



ZONING Board of APPEALS  
166 Boulder Drive  
Fitchburg, MA 01420

**SENIOR CENTER, 14 WALLACE AV**  
**MEETING AGENDA – APRIL 11, 2017**

1. Call to Order
2. Communications
3. Hearings

**PLEDGE OF ALLEGIANCE**  
**ATTENDANCE:**

<b>CASE No.</b>	<b>APPLICANT</b>	<b>PROPERTY</b>	<b>TIME</b>
<b>ZBA-2014-01</b>	<b>Santo Viola/Norhtern Lights RT</b>	<b>226 WESTMINSTER ST</b>	<b>6:00PM</b>

Review of a Use Variance under §181.313 closing the dining room and converting a section of the building into a retail store located in the Industrial District at S54/1/C

<b>ZBA-2014-11</b>	<b>Sean Morrison</b>	<b>76 SUMMER ST</b>	<b>6:10PM</b>
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Review of a Special Permit under §181.313.C10B to allow Open-air Restaurant Sales in the Residential C District at 70/30/0

<b>ZBA-2016-03</b>	<b>Peter Cote</b>	<b>310 MAIN ST</b>	<b>6:20PM</b>
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Review of a Variance under §181.5363 for an Electronic Reader Board Sign located in the Central Business District at 55/48/0

<b>ZBA-2017-10</b>	<b>JMC Apartments, LLC</b>	<b>234 DANIELS ST</b>	<b>6:30PM</b>
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Special Permit under §181.3561 to reinstate a vacant/abandoned building as a 3-family dwelling located in the Residential B District at 77/15/0

<b>ZBA-2017-11</b>	<b>Virgil &amp; Carol Lucas</b>	<b>48 NEWTON ST</b>	<b>6:45PM</b>
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Special Permit under §181.34 to renew the existing Accessory Apartment located in the Residential A-2 District at 121/62/0

<b>ZBA-2017-12</b>	<b>Mark Rivers</b>	<b>535 PEARL HILL RD</b>	<b>7:00PM</b>
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Special Permit under §181.34 to renew the existing Accessory Apartment located in the Rural Residential District at S19/41/A

<b>ZBA-2017-13</b>	<b>Stephaine Sellers-Fornos</b>	<b>9 MILK ST</b>	<b>7:15PM</b>
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Special Permit under §181.3561 to reinstate a vacant/abandoned building located in the Central Business District at 54/15/0

<b>ZBA-2017-14</b>	<b>Miralva Pagan</b>	<b>133 CEDAR ST</b>	<b>7:30PM</b>
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Special Permit under §181.3561 to reinstate a vacant/abandoned building located in the Residential B District at 22/36/0

**ZBA-2017-08**

**Christie DeRosa**

**47 PACIFIC ST**

**7:45PM**

Review Special Permit under §181.3561 to Reinstate a vacant/abandoned building as a 2-family home located in the Residential B District at 33/52/0

**ZBA-2016-24**

**Hannah Wanjiku & Timothy Kihiko**

**160 PLYMOUTH ST**

**8:00PM**

[Continuance:](#)

Special Permit under §181.3561 to reinstate an abandoned/vacant building as a 1 - 2-unit dwelling located in the Residential C District at 63/10/0

**4. MISCELLANEOUS**

**5. ADJOURNMENT**