



ZONING Board of APPEALS
166 Boulder Drive
Fitchburg, MA 01420

MEETING AGENDA – SEPTEMBER 11, 2018
SENIOR CENTER, 14 WALLACE AV

1. Call to Order
2. Communications
3. Hearings

PLEDGE OF ALLEGIANCE
ATTENDANCE:

CASE No.	APPLICANT	PROPERTY	TIME
ZBA-2017-10	JMC Apartments, LLC	234 DANIELS ST	7:00PM
Review of Conditions on a Special Permit under §181.3561 to reinstate a vacant/abandoned building as a 2-family dwelling located in the Residential B District at 77/15/0			
ZBA-2017-19	Mohammad Chaudhary	19-23 PROSPECT ST	7:05PM
Review Special Permit Conditions under §181.3561 to reinstate an abandoned/vacant building as a 2-family dwelling located in the Residential B District at 18/48/0			
ZBA-2017-26	Brett Usher & Silvia Cavillo-Hayes	162 MARSHALL ST	7:10PM
Review of Conditions on a Special Permit under §181.3561 to reinstate the abandoned/vacant Building located in the Residential B District at 3/68/0			
ZBA-2018-20	The Peterbilt Store, New England LLC.	215 CRAWFORD ST	7:15PM
Use Variance under §181.313C11&12 to operate a Commercial Truck Sales and Service Center in the Industrial District at 114R/6/0			
ZBA-2018-21	FBC19-62, LLC	126 PACIFIC ST/183 CEDAR ST/191 CEDAR ST	7:30PM
Appeal to Overrule the Building Commissioner's Decision for the need of a Special Permit from The Planning Board under §181.752 in a Residential B District at 13/51/0, 13/50/0 & 13/48/0			
ZBA-2018-22	Norman & Karen Tucker	96 ASHBY WEST RD	7:45PM
Variance under §181.414 to demolish and rebuild the garage with a small addition leaving Approximately 20' to the front property line located in the Rural Residential District at 78R/40/0			
ZBA-2018-23	Roberto Fernandez	27 GAGE ST	8:00PM
Special Permit under §181.3561 to reinstate a vacant/abandoned building as a 3-family dwelling with stacked parking spaces located in the Residential B District at 31/111/0			
ZBA-2018-24	Karleye Krikorian	23 WINTHROP ST	8:15PM
Variance under §181.414 to construct a single family dwelling with less than the required area for an infill lot and not meeting the requirements for the Residential C District in which it is located at 67/95/0			
ZBA-2018-25	Raffael DeFeo	318 FIFTH MA TPK	8:30PM
Variance under §181.4214 & §181.4215 for a fence over 6' high on a corner lot located in the Residential B District at S46/6/0			

ZBA-2018-26 **Joel Rubiera/Edge Real Estate** **13-15 CHESTNUT ST** **8:45PM**
Investment LLC
Appeal of the Building Commissioner's Decision under §181.3564 of the being a vacant/abandoned property to comply under 181.3562 of the Zoning Ordinance located in the Residential B District at 18/107/0

ZBA-2018-27 **Elias DaRocha** **142 DAY ST** **9:00PM**
Special Permit under §181.3561 to reinstate a vacant/abandoned building as a 3-family dwelling located in the Residential C District at 32/7/0

ZBA-2018-12 **210 Upham Street Realty Trust/Phillip J Albert, Trs.** **210 UPHAM ST** **9:15PM**
Continuance:
Appeal to Overrule the Building Commissioner's Decision for the need of/or for a Special Permit under §181.313D5 for a Construction Yard located in the Industrial District at 58/44/C

ZBA-2018-16 **Nassif Hayek** **0 KIMBALL ST** **9:30PM**
Continuance:
Use Variance under §181.313C11 for an Automotive Dealership located in the Industrial District at 41/17/5, 6, 7 & 8

ZBA-2018-17 **Bienvenido Vicioso** **18-20 BEEKMAN ST** **9:45PM**
Continuance:
Special Permit under §181.3561 to reinstate a vacant/abandoned building as a 3-family dwelling located in the Residential B District at 95/19/0

ZBA-2018-13 **Nadel Antonio** **20 WALNUT ST** **10:00PM**
Continuance:
Special Permit under §181.355 to change from a single-family structure to a two-family and a Variance under §181.414 to add a second means of egress from the second floor leaving approximately 1' to the property line located in the Residential C District at 68/43/0

4. MISCELLANEOUS

5. ADJOURNMENT