



ZONING Board of APPEALS  
166 Boulder Drive  
Fitchburg, MA 01420

Note: THIS WILL BE A VIRTUAL MEETING MEMBERS OF THE PUBLIC THAT WISH TO OBSERVE THE MEETING CAN GO TO:

<https://register.gotowebinar.com/rt/3216552406367581196> +1(631)992-3221

PERSONS THAT WISH TO PARTICIPATE PLEASE EMAIL [mmata@fitchburgma.gov](mailto:mmata@fitchburgma.gov)

**MEETING AGENDA – TUESDAY NOVEMBER 10, 2020**  
**MEETING TIME: 6:00 PM**

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-2017-16</b>	<b>South Middlesex Non-Profit</b>	<b>94 HIGHLAND AVE</b>	<b>6:00PM</b>
Review of the Remanded from Superior Court to amend the original Petition to seek a special permit to reinstate a prior use as a boarding house under §181.3561, to seek a special permit to operate a boarding house under §181.313A5, to overrule the Building Commissioner and to grant a reasonable accommodation under the FHA and ADA located in a Residential C District Map 45 Block 5 Lot 0			
<b>ZBA-2019-23</b>	<b>Zachary Poladian</b>	<b>285 RIVER ST</b>	<b>6:10PM</b>
Review of a Use Variance under §181.962 Special Permit under §181.352 to operate a motor vehicle sales located in an Industrial District Map 39 Block 51 Lot 0			
<b>ZBA-2020-24</b>	<b>Thomas &amp; Rhonda Neforas</b>	<b>410 BILLINGS RD</b>	<b>6:20PM</b>
Renew of a Special Permit under §181.77 to continue the use of the in-law apartment unit located in the Rural Residential District Map 60R Block 4 Lot 0			
<b>ZBA-2020-26</b>	<b>Scott &amp; Norene Smith</b>	<b>83 ENGLAND AVE</b>	<b>6:35PM</b>
Renew of a Special Permit under §181.77 to continue the use of the In-Law apartment unit located in Residential R-2 District Map 88 Block 70 Lot 0			
<b>ZBA-2020-29</b>	<b>Shayne &amp; Margaret Jordan</b>	<b>551 TOWNSEND ST</b>	<b>6:50PM</b>
Renew of a Special Permit under §181.77 to continue the use of the In-Law apartment unit located in the Residential A-1 District Map 162 Block 4 Lot 0			
<b>ZBA-2020-25</b>	<b>Brian LeClair</b>	<b>0 FISHER RD</b>	<b>7:05PM</b>
Remand by order of the Land Court to consider anew an application for a Variance under §181.961 to construct a single-family dwelling with less than the lot width required by section §181.414 located in the Residential B District Map S11 Block 4 Lot A , with the issues for the Board’s consideration on remand to include at least: (i) whether, absent a variance, the Plaintiff will suffer a “substantial hardship, financial or otherwise” and whether said hardship is sufficient justification for the grant of a variance or was self-imposed; and (ii) whether the grant of a variance is otherwise “without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of” the Zoning Ordinance			

**ZBA-2020-23**                      **Stephen & Denise Prevost**                      **81 FRANKFORT ST**                      **7:20PM**  
A dimensional Variance under §181.96 to erect a shed on the property front yard due to the topography located in the Residential B District Map 78 Block 41 Lot 81

**ZBA-2020-27**                      **Anthony Sculimbrene**                      **240 SUMMER ST**                      **7:35PM**  
Variance under §181.536 to install a double freestanding Full Color LED messaging sign above a Daktronics located in the (59%) Residential B and (39%) Central Business District Map 98 Block 1 Lot A

**ZBA-2020-28**                      **Ricardo Jean**                      **13-15 CHESTNUT ST**                      **7:50PM**  
Special Permit under §181.35 to reinstate a non-conforming vacant/abandoned building as a 3-family dwelling located in the Residential B District Map 18 Block 107 Lot 0

**ZBA-2020-18**                      **Bertrand Njangtarh**                      **13 PRINCE ST**                      **8:05PM**  
**Continuance:**  
Special Permit under §181.77 to convert part of a single-family dwelling enclosed porch into an in-law apartment located in the Residential A-2 District Map 9 Block 17 Lot 0

**ZBA-2020-19**                      **Essex Management &**                      **133 CEDAR ST**                      **8:20PM**  
**Continuance:**                      **Realty Property, Inc**  
Special Permit under §181.356 to reinstate a vacant/abandoned building as a 3-family dwelling located in the Residential B District Map 22 Lot Block 36 Lot 0

**ZBA-2020-21**                      **Matthew Thibeault**                      **0 PEARL HILL PK**                      **8:35PM**  
**Continuance:**  
Variance under §181.961 for a dimensional frontage require on a new single-family dwelling construction located in the Rural Residential District Map 70R Block 40 Map 1A

**4. MISCELLANEOUS**

**5. ADJOURNMENT**