



## BILLERICA PLANNING BOARD

Town Hall  
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Michael Parker, *Chair*

Kelley Sardina, *Vice Chair*  
Christopher Tribou  
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Marlies Henderson, *Secretary*  
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Evens Cimea

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### **AGENDA** **PLANNING BOARD** *Town Hall Room 210/Hybrid* *May 13, 2024* *7:00 P.M.*

The applications and plans are available for review at the Town of Billerica in-person and online. All interested parties are invited to attend in person or virtually. The virtual public hearing can be accessed on a computer, tablet, or smartphone by following the directions at the link provided: <https://us02web.zoom.us/j/83023126639> or via telephone: US: +1 929 205 6099 Webinar ID: 830 2312 6639

1. **ANR – APPROVAL NOT REQUIRED – 216 ½ RANGWAY ROAD (PARCEL ID 38-5-10)**  
Applicant seeks endorsement of an ANR Lot Split at 216 ½ Rangeway Road into two (2) lots in the Rural Residence Zone
2. **B2 – SUBDIVISION- 305 CONCORD ROAD (PARCEL ID 86-13-1)**  
Applicant requests the subdivision of 305 Concord Road into two (2) lots in the Rural Residence Zone.
3. **SPSP – SITE PLAN SPECIAL PERMIT – 315-317-319 TREBLE COVE ROAD (PARCEL ID 58-2-1-3-2)**  
Applicant requests to construct three (3) industrial buildings totaling 213,900 SF in the Industrial District.
4. **SPSP – SITE PLAN SPECIAL PERMIT – 296 CONCORD ROAD (PARCEL ID 86-108-5)**  
Applicant requests to construct a 146,000 SF GMP lab facility in the Industrial District.
5. **PLANNED UNIT DEVELOPMENT MINOR AMENDMENT - 480 BOSTON ROAD (PLATE 61, PARCEL 205-1)**  
Applicant requests approval of a “Minor Amendment” to existing Final Plan for the purpose of tenant fit out, entailing a change to the flow of traffic through the drive-thrus, in accordance with 5.E.10.17 (Planned Unit Development District) of the Zoning Bylaw.
6. **SPSP EXTENSION – 161 CONCORD ROAD (PARCEL ID 69-29-2)**  
Applicant requests an extension of an SPSP approved in August 2022.
7. **SPSP EXTENSION – 101 BILLERICA AVE #2 (PARCEL ID 3-2-1)**  
Applicant requests an extension of an SPSP approved in August 2022.

#### **OTHER BUSINESS**

- MBTA Communities (MGL 40a, 3a)
- Committee Appointments
- Approve April 9, 2024 Minutes
- Committee/Constituent Reports
- Staff Updates

#### **ADJOURNMENT**

**NEXT MEETING JUNE 10, 2024**