



BILLERICA PLANNING BOARD

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Michael Parker, *Chair*

Kelley Sardina, *Vice Chair*
Christopher Tribou
Edward Giroux

Marlies Henderson, *Secretary*
Blake Robertson
Evens Cimea

Planning Board Special Meeting Minutes November 6, 2024 @ 7:00 P.M. Hybrid

Members	Present
Michael Parker, Chair	Y
Kelley Sardina, Vice-Chair	Y
Marlies Henderson, Secretary	Y
Blake Robertson	N
Chris Tribou	Y
Ed Giroux	Y
Evens Cimea	Y

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TOWN CLERK
BILLERICA

Staff

Katherine Malgieri-Interim Planning Director
Jane Merrill-Interim Senior Planner

Open Mic

No open mic comments.

Agenda Item 1 – MBTA COMMUNITIES

Malgieri presented the RKG Financial Analysis to the Board:

<https://www.town.billerica.ma.us/DocumentCenter/View/12502/Billerica-Fiscal-Impact-Analysis-Summary-Report>

The Board discussed the findings of the Fiscal Analysis. In particular, they discussed how the consultants included capital investments in their analysis. Malgieri answered that capital improvement projects were not included because these are investments the town would need to make irrespective of the MBTA Communities requirements and cannot be attributed solely to

potential future residents. The Board also discussed whether it made sense to include the proceeds from excise and CPA taxes or not. Additionally, the Board discussed how the high office vacancy rate over the last five years has led to an increase in tax burden on residents.

Public comments expressed concerns about how the fiscal analysis calculated the average students per household, the cost of education per student, and Billerica's long term water supply. Parker responded that RKG had received some of this feedback already and were working on a second draft to respond to these concerns.

Merrill presented the final maps, each map's proposed density, and the final calculations.

Inner Mills	35 units per acre, district capacity 570 units.
Outer Mills	15 units per acre, district capacity 516 units
Kenmar	20 units per acre, district capacity 439 units
Federal St	25 units per acre, district capacity 848 units

Residential comments included concern that the zoning at Kenmar would cause a massive increase in traffic; Merrill answered that Kenmar is largely already developed, and this is crediting existing density and will not cause an influx of additional cars in the Center/Mall area.

Malgieri presented the NMCOG technical analysis, highlighting that NMCOG recommended dropping the Overlay's lot frontage requirement and using the requirements for each district's underlying zoning. NMCOG also confirmed that lowering the height maximum for the Outer Mills to 2.5 stories would not cause a reduction in district capacity. Additionally, they confirmed that removing the property along the Concord River/Middlesex Canal and adding in the property containing the daycare in the Inner Mills would not reduce the total district capacity to be non-compliant.

Motion: To approve the MBTA Communities Subdistrict Maps as presented and amend the Zoning Bylaws to match.

Moved: Henderson

Seconded: Tribou

Vote: Motion passes six (6) to none (0).

Motion: To remove frontage requirement from the proposed MBTA Communities Bylaw

Moved: Henderson

Seconded: Giroux

Vote: Motion passes six (6) to none (0).

Motion: To approve the proposed MBTA Communities Subdistrict density requirements as presented.

Moved: Henderson

Seconded: Sardina

Vote: Motion passes six (6) to none (0).

Motion: To approve the MBTA Communities Subdistrict height restrictions as presented.

Moved: Henderson

Seconded: Giroux

Vote: Motion passes six (6) to none (0).

Adjournment

Motion: To adjourn the meeting
Moved: Henderson
Seconded: Giroux
Vote: Motion passes six (6) to none (0).

Minutes prepared by Jane Merrill.