



## BILLERICA PLANNING BOARD

Town Hall  
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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 19, 2024 @ 7:00 P.M. Hybrid

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

#### Staff

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

#### Open Mic

No Public Comments

#### Agenda Item 1 – MBTA COMMUNITIES

The Planning Board discussed the remaining redlines for the draft MBTA Communities bylaws. The primary topic of discussion was the inclusion of a Sunset Clause as a provision should the Mass SJC rule that the MBTA Communities law is unconstitutional. The Board approved the wording of the Sunset Clause (pending final approval by Town Counsel.)

**Motion:** To accept the updates to draft bylaw Section 5.E.12.B.2 – Establishment and Applicability – Underlying Zoning.

**Moved:** Henderson

**Seconded:** Giroux  
**Vote:** Motion passes six (7) to none (0).

**Motion:** To accept the updates to draft bylaw Section 5.E.12.B.4 - Locations  
**Moved:** Henderson  
**Seconded:** Giroux  
**Vote:** Motion passes six (7) to none (0).

**Motion:** To accept the updates to draft bylaw Section 5.E.12.C - Definitions  
**Moved:** Henderson  
**Seconded:** Giroux  
**Vote:** Motion passes six (7) to none (0).

**Motion:** To accept the updates to draft bylaw Section 5.E.12.G.1 – General Development Standards  
**Moved:** Henderson  
**Seconded:** Sardina  
**Vote:** Motion passes six (7) to none (0).

**Motion:** To accept the Sunset Clause in draft bylaw Section 5.E.12.K  
**Moved:** Henderson  
**Seconded:** Giroux  
**Vote:** Motion passes six (7) to none (0).

## Adjournment

**Motion:** To adjourn the meeting  
**Moved:** Henderson  
**Seconded:** Giroux  
**Vote:** Motion passes six (7) to none (0).

Minutes prepared by Jane Merrill.