



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 Meeting
Minutes
December 10, 2024 @ 7:00 P.M.
Hybrid
Videoed by BATV

Can be Viewed: <https://billerica.cablecast.tv/CablecastPublicSite/?channel=3>

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

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TOWN CLERK
BILLERICA
DEC 17 P 1:20

Staff

Katherine Malgieri-Interim Director, Planning & Community Development
Jane Merrill-Interim Senior Planner

Open Mic

Dina Favreau (41 Boston Road) stated she believed there was a misinformation circulating regarding MBTA Communities compliance. She added that it was crucial for the Town to adopt a bylaw and remain in compliance to continue having access to state funding for critical infrastructure projects.

Agenda Item 1 – BOND RELEASE – FITZPATRICK LANE

Jon Metivier (Applicant)

Metivier stated that the work on Fitzpatrick Lane was completed and the As-Built plans approved by engineering.

The Board had no questions for Metivier. Selectboard Member Rosa stated that the Select Board had voted unanimously to approve the street acceptance for this subdivision.

Motion: To approve the release of the remaining bond of \$173,362.26
Moved: Henderson
Seconded: Giroux
Vote: Motion passes six (6) to none (0).

Agenda Item 2 – B2- 86 LEXINGTON ROAD (PARCEL ID 88-160-0)

Jim Dangora (Attorney)

Motion: To open the Public Hearing for the B2 at 86 Lexington Road.
Moved: Henderson
Seconded: Giroux
Vote: Motion passes six (6) to none (0).

Dangora presented the B-2 for 86 Lexington Road. He stated that there is adequate access for the subdivision along Lexington Road and will be serviced by municipal water and sewer. Giroux asked if the hook up to the utilities would break a road cut moratorium on Lexington Farms Way; Dangora answered that the utilities would be coming through Lexington Road. Henderson requested two trees in the front of the lots; Dangora agreed. Parker asked if the applicant had requested relief from the ZBA for the front setback along Lexington Farms Way; Dangora answered that he has not. The Board had no other comments.

Motion: To close the Public Hearing for the B2 at 86 Lexington Road.
Moved: Henderson
Seconded: Giroux
Vote: Motion passes six (6) to none (0).

Motion: To approve the B2 at 86 Lexington Road.
Moved: Henderson
Seconded: Cimea
Vote: Motion passes six (6) to none (0).

Agenda Item 3 – SPSP – SITE PLAN SPECIAL PERMIT – 155 TREBLE COVE ROAD (PARCEL ID 39-14-0)

Steve Lentine (Attorney), Steve Glowacki (Engineer), Adele Olivier (Traffic Engineer)

Lentine and Glowacki responded verbally to the most recent peer review response from Places. Glowacki highlighted the following for the Board to determine acceptability:

- #4.Q – Light Spillage – applicant worked with DPW and Peer Reviewer to ensure there is minimal light spillage onto Treble Cove Road.
- #6.A – The weighted average green strip is 15.5 feet.
- #6.C – The Peer Review suggests that the impervious area could be reduced. Glowacki stated that the amount of impervious area is necessary along the bay doors.

Because the Board received the Peer Review response at the time of the meeting, most Board members did not have any questions or comments. Robertson asked if there was a possibility of moving the entrance to the proposed contractor's yard to the opposite side of the property. Glowacki answered that the Traffic Report (and verified by the Peer Reviewer) that the proposed sightlines were sufficient and that it is generally safer to have a 4-way intersection rather than offset entrances. Henderson stated that she has difficulty accepting that this use is harmonious with the abutting state forest property. Parker asked if there were any plans to recapture rainwater to reduce the strain on the town's water supply; Glowacki stated that this is something that can be considered in the final design plans.

Motion: To continue the Public Hearing until January 13, 2025
Moved: Henderson
Seconded: Tribou
Vote: Motion passes six (6) to none (0).

Agenda Item 4 – ZONING AMENDMENT PUBLIC HEARING - MBTA Communities

Motion: To open the Public Hearing
Moved: Henderson
Seconded: Giroux
Vote: Motion passes six (6) to none (0).

Parker thanked the Planning Board and staff for their hard work over 28 meetings to draft the proposed bylaw and asked the Board for their final comments.

The Board were in agreement that they did not like the State mandating this zoning change. Some members expressed frustration that the law constituted an unfunded mandate that infringed on the Town's rights to control development within its borders. There was broad agreement that the Town could not afford to be deemed ineligible for state grants and that it would be fiscally irresponsible not to comply with the law.

Parker opened the floor to public comment.

Michael Rosa (29 Riverdale Road) expressed some concerns about the proposed bylaw, including the open space requirements and how the affordable housing requirement was calculated. Parker answered that the open space requirement is for individual property owners,

not public open space, and that the affordability requirements will average out between larger and smaller developments.

Brian Henderson (31 Sprague Street) thanked the Board and staff for their hard work. He also stated that while he did not like the state mandate, he believed that the stated purpose to expand housing options across the entire region and not just on individual towns was important to addressing housing affordability issues in the long term.

Dina Favreau (41 Boston Road) reiterated her earlier comment that it was important to get accurate information out to counter online misinformation.

Lily Foss (Community Teamwork, Lowell) asked Robertson to clarify how he thinks the law would cause higher taxes for existing property owners; Robertson answered that the town does not have the infrastructure capacity to handle 2323 units. Foss offered to provide information to the Board that shows the positive impacts of multifamily housing on town finances.

Julia Kayman (25 Billerica Ave) stated that she was excited about the potential for increased walkability in her neighborhood from the new zoning.

Motion: To close the Public Hearing
Moved: Henderson
Seconded: Giroux
Vote: Motion passes six (6) to none (0).

Motion: To recommend Article 1 to Town Meeting
Moved: Henderson
Seconded: Giroux
Vote: Motion passes five (5) one (1) against, one (1) absent.

Other Business

Committee Updates

- Henderson stated that NMCOG is working on a Bike Path Plan.
- Henderson also stated that the Open Space and Recreation plan needs one more letter of support to come in before submittal to the state.
- Giroux stated that at the last Recodification Committee meeting, the major topic of discussion was the use table.

Staff Updates:

- Market Basket parking lot construction has been completed.
- Boston Road traffic pattern around Town Hall will shift as construction moves into a different phase.
- First "Best in Billerica" winner for Best Dessert was What The Fork's Apple Pie Eggrolls.
- The Planning Department will be adding an ADU information page to the website

Adjournment

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

Minutes prepared by Jane Merrill.