

TOWN OF BILLERICA

BOARD OF APPEALS
365 Boston Road
Billerica, Massachusetts 01821
Telephone: 978-671-0964

RECEIVED

2025 JAN 15 A 9:01

<https://us02web.zoom.us/j/81221208487>

TOWN CLERK
BILLERICA

AGENDA FOR THE BOARD OF APPEAL MEETING ON JANUARY 15, 2025

TO BE HELD IN TOWN HALL ROOM 210 AT 6:00 P.M.

AMENDED 1/15/2025

- 6:00 PM - Carla Olson – Special Permit request to transfer an existing in-law apartment in a Rural Residence Zone located at 234 High St. (Case #24-79)
- 6:05 PM - Linda & Maurice Matte – Variance request to reduce side setback to construct a garage in a Rural Residence Zone located at 21 Connolly Rd. (Case #24-78)
- 6:10 PM - Rakesh Rana – Variance request to reduce side and front setback to install a car port in a Rural Residence Zone located at 10 Tom Grace Way (Case #24-80)
- 6:15 PM - Julie Stephenson by Kevin Kieler, Brady Built, Inc., - Variance request to reduce side setback to construct a sunroom in a Rural Residence Zone located at 36 Sachem St. (Case #24-77)
- 6:20 PM - EK BK & Co., LLC d/b/a/ Mimi's Bahn Mi by James Dangora, Jr., Esq. – Special Permit request to operate a Vietnamese Fast Order Food Establishment in a General Business Zone located at 446 Boston Rd. (Case #24-75)
- 6:25 PM - Cafua Realty trust LCXII, LLC by James Dangora, Jr., Esq. – Variance request to make the lot, building and use conforming in a General Business Zone located at 796 Boston Rd (Case #24-57) (Continued to February 19, 2025)
- 6:30 PM - Cafua Realty trust LCXII, LLC by James Dangora, Jr., Esq – Special Permit request to construct a fast-food establishment with a drive through window in a General Business Zone located at 796 Boston Road (Case #24-58) (Continued to February 19, 2025)
- 6:35 PM - Reaching Swanson Meadows, Corp. by Stephen Nelson, Esq. – Special Permit Modification Request to expand current restaurant in a Rural Residence/Town House Overlay Zone at 216 ½ Rangeway Rd. (Case #24-41)

Administrative Matters:

1. Foley's Used Cars & Parts, Inc. – Special Permit 6-month extension request to July 17, 2025
2. Approve the minutes of the December 18, 2024 meeting