



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
February 10, 2025 @ 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	Y
Marlies Henderson, Secretary	Y
Blake Robertson	N Y
Chris Tribou	Y
Ed Giroux	Y
Evens Cimea	Y

Staff

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

Open Mic

No open mic comments.

Agenda Item 1 – B2 – 0-2 CARMENA ROAD (PARCEL IDs 59-45-0 AND 59-46-0)

Public Hearing opened on January 13, 2025 and continued. Dangora presented the B-2/Lot Line Adjustment for 0-2 Carmena Road. The Board did not have any questions or comments.

Motion: To close the Public Hearing opened on January 13, 2025
Moved: Henderson
Seconded: Giroux
Vote: Motion passes seven (6) to none (0).

Motion: To approve the B-2 for 0-2 Carmena Road
Moved: Henderson
Seconded: Giroux
Vote: Motion passes seven (6) to none (0).

Agenda Item 2 – ACCESSORY DWELLING UNITS (ADUs)

Parker led the Planning Board in a discussion about the new state ADU law. The Board was largely in agreement that they did not need to take immediate action for Spring Town Meeting. They did have concerns about a potential increase in short-term rentals but recognized that there may be unintended consequences for banning them. Board decided by voice consent to reassess in the fall to determine if they need to recommend any changes.

Other Business

August 8, 2024 Meeting Minutes

Motion: To accept the August 8, 2024 Planning Board minutes as presented.
Moved: Henderson
Seconded: Giroux
Vote: Motion passes seven (6) to none (0).

October 15, 2024 Meeting Minutes

Motion: To accept the October 15, 2024 Planning Board minutes with scrivener's errors (corrected).
Moved: Henderson
Seconded: Giroux
Vote: Motion passes seven (6) to none (0).

November 12, 2024 Meeting Minutes

Motion: To accept the November 12, 2024 Meeting Minutes as presented.
Moved: Henderson
Seconded: Robertson
Vote: Motion passes seven (6) to none (0).

December 2, 2024 Meeting Minutes

Motion: To accept the December 2, 2024 Meeting Minutes as presented.
Moved: Henderson
Seconded: Giroux
Vote: Motion passes seven (6) to none (0).

Committee Updates

- NMCOG - Henderson shared that NMCOG has been working on a new strategic plan and is in the process of updating their logo.
- Recodification - Giroux
- Sardina announced that she will not be running to retain her Planning Board seat.

Staff Updates:

- CPTC is still registering for fall and winter online training seminars, but they have not set a timetable for when the Site Plan Review seminar will be available. Malgieri is still looking to have CPTC come to a Planning Board meeting early next year to provide training.
- Hosting a "Best Soup in Billerica" contest with 5 nominees:
 - What the Fork
 - Emerald Rose
 - Caipirinha's
 - Carr's Confections
 - Brelundi

Adjournment

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

Minutes prepared by Jane Merrill.