

TOWN OF BILLERICA

BOARD OF APPEALS
365 Boston Road
Billerica, Massachusetts 01821
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<https://us02web.zoom.us/j/87161337288>

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TOWN OF BILLERICA
APR 16 2025

AGENDA FOR THE BOARD OF APPEAL MEETING ON APRIL 16, 2025

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

Rev. 1

- 6:00 PM - FB Realty Investors, Inc., by Shreya Patel – Special Permit request to operate an existing fast-food establishment in a General Business Zone located at 480 Boston Rd. (Case #25-03)
- 6:05 PM - Mallory Shackford – Special Permit request to operate an existing fast-food establishment in a General Business Zone located at 240 Nashua Rd. (Case #25-16)
- 6:10 PM - McCue Outlet, LLC by Signverse, LLC – Special Permit request to install a 60"x41" roof sign in a General Business Zone located at 505 Boston Rd. (Case #25-14)
- 6:15 PM - Seemant Mathur – Variance request to reduce front and rear side setback to construct an addition in a Village Residence Zone located at 59 Pinehurst Ave. (Case #25-12)
- 6:20 PM - Bulgarian Center of New England – Variance request to reduce front and side setback to construct an addition in a Rural Residence Zone located at 310 River St. (Case #25-15)
- 6:25 PM - Richard F. Annese & John F. Ripa, Jr. by James Dangora, Jr., Esq., - Variance request to divide the premises into two lots in a Rural Residence Zone located at 31 Boston Rd. (Case #25-17)
- 6:30 pm - Carolyn Chronister by Michael Fabiano – Variance request to reduce front setback on corner lot to replace existing deck with enclosed living space in a Village and Rural Residence Zone located at 2 Emerson Rd. (Case #25-18)

Administrative Matters:

1. Approve the minutes of the March 19, 2025 meeting

EXECUTIVE SESSION:

Executive Session Pursuant to G.L c. 30A§ 21 (3) To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares – Dunkin Donuts located 796 Boston Road