

TOWN OF BILLERICA

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

TOWN OF BILLERICA

<https://us02web.zoom.us/j/81625245573>

AGENDA FOR THE BOARD OF APPEAL MEETING ON MAY 21, 2025

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

- 6:00 PM - Michelle Rich – Special Permit request to construct an in-law apartment in a Rural Residence Zone located at 5 Karl Dr. (Case #25-21)
- 6:05 PM - Chase Bank by Hazel Wood Hopkins – Variance request to install two secondary signs in a General Business Zone located at 484 Boston Rd. (Case #25-20)
- 6:10 PM - Piyush & Sonal Shah by James Dangora, Jr., Esq. – Variance request to divide the premises into two lots in a Village Residence Zone located at 30 Ernest Rd. (Case #25-22)
- 6:15 PM - Brian Schofield – Special Permit request to expand and operate a restaurant in a General Business Zone located at 816 Boston Rd. (Case #25-23)
- 6:20 PM - Five Below by Hazel Wood Hopkins – Variance request to install a 6'.9"x 28'x9" sign in a General Business Zone located at 700 Boston Rd. (Case #25-24)

Administrative Matters:

1. Craftsman Village Billerica (f/k/a Greystone Estates):
 - a. Application for Modification, Rescission or Amendment of Definitive Subdivision Plan & Easement
 - b. Acknowledgement of Zoning Board of Appeals as part of the Regulatory Agreement to secure final approval from Mass Housing
2. Approve the minutes of the April 16, 2025 meeting
3. Approve the minutes of the April 16, 2025 Executive Session

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