



BILLERICA PLANNING BOARD

Town Hall

365 Boston Road Billerica, MA 01821

978-671-0962

<https://www.town.billerica.ma.us/PlanningBoard>

Michael Parker, *Chair*

Blake Robertson, *Vice Chair*

Christopher Tribou

Evens Cimea

Edward Giroux, *Secretary*

Marlies Henderson

Anthony Ventresca

AGENDA (Rev. 6/4/2025)

PLANNING BOARD

Town Hall Room 205/Hybrid

June 9, 2025

7:00 P.M.

The applications and plans are available for review at the Planning Department, Town Hall, Room 211 in-person and online. All interested parties are invited to attend in person or virtually. The virtual public hearing can be accessed on a computer, tablet, or smartphone by following the directions at the link provided:

<https://us02web.zoom.us/j/83023126639>

or via telephone: US: +1 929 205 6099 Webinar ID: 830 2312 6639

Roll Call

Open Mic

Applications/Hearings

1. **SPECIAL PERMIT – SOLAR USE – 20 BALDWIN ROAD (PARCEL ID 63-1-2)**
Applicant seeks to construct a freestanding solar energy conversion system in the Rural Residential zone. Continuance requested.
2. **ANR – APPROVAL NOT REQUIRED – 36 ROGERS STREET (PARCEL IDS 10-58-0 & 16-27-0)**
Applicant seeks endorsement of an ANR lot split at 36 Rogers Street into two (2) lots in the Neighborhood Residence zone.
3. **B2 SUBDIVISION – 12-14 BEVERLY ROAD – (PARCEL ID 32-73-0)**
Applicant requests subdivision of 12-14 Beverly Road into two (2) parcels in the Neighborhood Residence zone.
4. **B2 SUBDIVISION – 9 DELL HOLLOW ROAD – (PARCEL ID 81-32-2)**
Applicant requests subdivision of 9 Dell Hollow Road into three (3) parcels in the Neighborhood and Rural Residence zones.
5. **B2 SUBDIVISION – 483 MIDDLESEX TURNPIKE – (PARCEL ID 78-144-0)**
Applicant requests subdivision of 483 Middlesex Turnpike into two (2) parcels in the Village Residence zone.
6. **B2 SUBDIVISION – 31 BOSTON ROAD – (PARCEL ID 4-6-0)**
Applicant requests subdivision of 31 Boston Road into two (2) parcels in the Rural Residence.
7. **SITE PLAN SPECIAL PERMIT – 315-317-319 TREBLE COVE ROAD (PARCEL ID 58-2-1-3-2)**
Applicant seeks reconfigure previously approved layout, converting 3 buildings (213,910 sq. ft.) into 2 buildings (220,050 sq. ft.) in the Industrial Zoning District.
8. **MIXED USE SPECIAL PERMIT – 409 BOSTON ROAD (PARCEL ID 61-47-0)**
Applicant seeks a Mixed-Use Special Permit to convert the first floor of an existing multi-family to include business use (a café) in the Mixed-Use Overlay District.

Other Business

- [March 10, 2025 Minutes](#)
- [March 27, 2025 Minutes](#)
- NMCOG Technical Assistance Project Updates
- [L.O.R.A.X Committee appointment](#)
- Committee Reports
- Constituent Reports
- Staff Updates

Adjournment

NEXT MEETING July 15, 2025

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