

TOWN OF BILLERICA

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

<https://us02web.zoom.us/j/83885008202>

AGENDA FOR THE BOARD OF APPEAL MEETING ON JUNE 25, 2025

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

Reorganization:

- 6:00 PM - Nyden Heng – Special Permit request to operate a fast-order food establishment in a General Business Zone located at 99 Chelmsford Rd. (Case #25-25)
- 6:05 PM - Richard A. Soly, II – Special Permit transfer request to operate Used Auto Sales Business in a General Business Zone located at 313 Boston Rd. (Case #25-26)
- 6:10 PM - Deborah Erickson by Steve Morrison – Variance request to reduce front setback to construct an addition in a Rural Residence Zone located at 15 Carmel Dr. (Case #25-28)
- 6:15 PM - Deborah Erickson by Steve Morrison – Special Permit request to construct an in-law apartment in a Rural Residence Zone located at 15 Carmel Dr. (Case #25-27)
- 6:20 PM - Mary Clark by John McKenna, Esq. – Variance request to divide the premises into two lots in a Neighborhood Residence Zone located at 12 Priscilla Ln. (Case # 25-31)
- 6:25 PM - 24 Maple Rd., LLC by John McKenna, Esq., - Variance request to reduce the side setback from 25' to 15' in an Industrial Zone located at 5 Falcon Ln. (Case #25-32)
- 6:30 PM - Town of Billerica, – Variance request to reduce the setbacks to construct a new fire station in a General Business Zone located at 176 Boston Rd. (Case #25-30)
- 6:35 PM - Meghan Ayer & Brian-William J. Dutko & Debra M. Dutko, Trustees of the Dutko 2024 Trust by James Dangora, Jr., Esq. – Variance request to divide the premises into two lots in a Rural Residence Zone located at 50 Alexander Rd. (Case #25-29)
- 6:40 PM - Cafua Realty Trust 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)
- 6:45 PM - Cafua Realty Trust 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 Rd. (Case # 24-58)

Administrative Matters:

1. Approval for the release of two bonds:
 - a. Alexander Estates by Robert Murphy: \$2,997.35
 - b. Carlisle Woods by George Allen & Richard Annese: \$2,934.65
2. Approve the minutes of the May 21, 2025 meeting
3. Approve the minutes of the May 21, 2025 Executive Session