

BILLERICA BOARD of APPEALS

**Minutes for the
June 25, 2025 Meeting**

**6:00 PM – Room 210
365 Boston Road, Billerica, MA**

ATTENDANCE: Members Eric Anable (Chairman), Robert Accomando (Vice-Chair), Michael Pendleton, Richard Colantuoni, and Anupam Wali (Secretary). Mark LaLumiere, Building Commissioner and Recording Secretary Liz Ells, ZBA.

I. 6:03 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)

Jennifer Heng presented her petition to reopen the space formerly occupied by Feel Good Café in the strip mall. She operates a Bubble Tea Café in Lowell and Washington State and is looking to expand her business operation to Billerica. There are no structural changes planned for the site and the interior will remain the same. The hours of operation will be Monday to Sunday, 12:00 pm to 9:00 pm.

The submitted Plot Plan prepared by Noonan & McDowell, Inc., dated December 15, 2008 and the interior design plan prepared by Michienzi Drafting & Design dated May 2025 shall be filed as the Plans of Record for this decision.

MOTION: TO close the public hearing. Moved by Member Colantuoni, seconded by Member Pendleton. All in favor. Motion carried.

MOTION: TO grant the special permit requested. Moved by Member Pendleton, seconded by Secretary Wali. All in favor. Motion carried. Special Permit **granted**.

II. 6:0 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)

Rick Soly presented his petition to transfer the special permit for the display and sale of motor vehicles. He stated the plan is to display 9-10 cars and the Board granted approval for up to 12 cars maximum. The applicant received abutter support for his request for a special permit and was asked to redirect a property spotlight in the back corner of the property which he agreed to do. He further noted that the light is on a timer that turns off at 9:00 p.m.

There was a brief discussion regarding the neighboring business for Transmissions & Auto Repair, located at 309 Boston Rd. Rick stated that to his understanding, this business was strictly permitted as Transmission Shop. When the Bldg. Commissioner, Mark LaLumiere, investigated the issue, he noted that the Board did not issue specific conditions regarding auto repair on that Special Permit; however, it

was strictly presented to the Board as a Transmission Shop only (reference Case # 24-64, dated 1/5/2024). It is noted that this petition request is categorized in the "Auto Repair" section of the By-Law, however, it was presented as a Transmission shop only. It was suggested that the Board could issue a letter asking for clarification of the business operations and depending on the owner's response, Mark LaLumiere could take further action to resolve the issue. It was stated that the conditions that were placed on this Special Permit have not yet been complied with and based on that and what was presented to the Board at the time, enforcement actions or possibly rescinding the applicant's special permit would be in order.

The submitted Site Plan prepared by Dresser, Williams & Way, Inc, dated November 18, 2019 shall be filed as the Plan of Record for this decision.

MOTION: TO close the public hearing. Moved by Vice-Chair Accomando, seconded by Member Pendleton. All in favor. Motion carried.

MOTION: TO grant the variance requested. Moved by Secretary Wali, seconded by member Pendleton. All in favor. Motion carried. Variance **granted**.

III. 6:21 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)

It is noted that both the petitions for this property were opened and discussed simultaneously as they relate to each other.

Steve Morrison presented his client's petition to construct an addition for an in-law apartment that requires front setback relief from 35' to 30'. It is noted that the property is a corner lot bordering Burnham Road and sits diagonally on the lot. The corner of the home facing Burnham Rd. is positioned 38'.7" from the property line and the corner of the addition will sit 30' from the property line also facing Burnham Rd. The Board issued front setback relief from the requested 30' to 29'. It is noted that the applicant's daughter and her family will move into the main house and the applicant will move into the in-law apartment.

The Certified Plot Plan prepared by Dresser, Williams & Way, Inc., dated April 24, 2025 and the Design Plan prepared by Jeff Allen, dated March 17, 2022 shall be filed as the Plans of Record for this decision.

MOTION: TO close the public hearing. Moved by Secretary Wali, seconded by Member Pendleton. All in favor. Motion carried.

MOTION: TO grant the variance requested. Moved by Member Pendleton, seconded by Vice-Chair Accomando. All in favor. Variance **granted**.

IV. 6:21 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)

It is noted that both the petitions for this property were opened and discussed simultaneously as they relate to each other.

Steve Morrison presented his client's petition to construct an addition for an in-law apartment that requires front setback relief from 35' to 30'. It is noted that the property is a corner lot bordering Burnham Road and sits diagonally on the lot. The corner of the home facing Burnham Rd. is positioned 38'.7" from the property line and the corner of the addition will sit 30' from the property line also facing Burnham Rd. The Board issued front setback relief from the requested 30' to 29'. It is noted that the applicant's daughter and her family will move into the main house and the applicant will move into the in-law apartment.

The Certified Plot Plan prepared by Dresser, Williams & Way, Inc., dated April 24, 2025 and the Design Plan prepared by Jeff Allen, dated March 17, 2022 shall be filed as the Plans of Record for this decision.

MOTION: TO close the public hearing. Moved by Member Pendleton, seconded by Member Colantuoni All in favor. Motion carried.

MOTION: TO grant the special permit requested. Moved by Member Pendleton, seconded by Member Colantuoni. All in favor. Special Permit **granted**.

V. 6:30 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)

Attorney McKenna presented his client's petition to divide their property into two lots. It is noted that this property is a through street property bordering Beverly Road. Currently, the lot size is 28,000 sq. ft. By dividing the property, Lot 54A would consist of 15,680 sq. ft. with 140' of frontage, and Lot 54B would consist of 12,320 sq. ft. with 140' of frontage on Beverly Rd. It is noted that that applicant's home and garage have fallen into disrepair as a result of Covid and personal health and financial hardships. By granting this lot split, the applicant would be able to build a new home on the property which he would reside in. It is noted that this lot split, if granted, may require Planning Board subdivision approval. Further, this proposed lot split appears compatible with surrounding lots in the area.

The Certified Plan of Land prepared by Dresser, Williams & Way, Inc., dated April 16, 2025 shall be filed as the Plan of Record for this decision.

MOTION: TO close the public hearing. Moved by Secretary Wali, seconded by Member Pendleton. All in favor. Motion carried.

MOTION: TO grant the variance requested. Moved by Secretary Wali, seconded by Vice-Chair Accomando. All in favor. Variance **granted**.

VI. 6:38 PM - 4 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)

Attorney McKenna presented his client's petition to reduce the side setback on the 132,400 sq. ft. vacant lot to construct a building and to allow for more distance from the drainage easement and wetland 100' and 50' buffer zones. The applicant is seeking to reduce the 25' setback to 15'. The proposed building is a feed and grain operation presently operating on Cook St.

The Certified Plan of Land prepared by Dresser, Williams & Way, Inc., dated May 20, 2025 shall be filed as the Plan of Record for this decision.

MOTION: TO close the public hearing. Moved by Secretary Wali, seconded by Member Pendleton. All in favor. Motion carried.

MOTION: TO grant the variance requested. Moved by Secretary Wali, seconded by Member Pendleton. All in favor. Variance **granted**.

VII. 6:44 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)

Billerica Fire Chief Robert Cole presented the Town's petition for setback relief to construct a new North Billerica Fire Station. Presently, the current station is challenged for remodeling and expansion due to wetland buffer zones and flood plain, therefore, a new site for it has been purchased at 176 Boston Rd. It is noted that the lot is smaller than the current site and as such, the following setback relief is requested:

Side yard setback reduced from 50' to 19' (abuts the residential district)
Side yard setback reduced from 25' to 11' (abuts the General Business district)
Rear yard setback reduced from 35' to 10'
Maximum Lot Coverage increase from 25% to 32.60%
Lot Perimeter Green Strip reduced from 10' to 5' (narrowest point)
Building perimeter Green Strip reduced from 75% @10' to 25% @ 10'.

The Certified Plan of Land prepared by GPI, Inc., dated May 14, 2025 and the Design Plan prepared by TGAS, dated May 15, 2025 shall be filed as the Plans of Record for this decision.

MOTION: TO close the public hearing. Moved by Member Colantuoni, seconded by Secretary Wali. All in favor. Motion carried.

MOTION: TO grant the variance requested. Moved by Secretary Wali, seconded by Member Pendleton. All in favor. Variance **granted**.

VIII. 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)

Attorney Dangora presented his client's petition to divide their property into two lots and withdrew this request of the variance to create a 10,000 sq. ft. lot. It has been determined that this property qualified under the new anti-merger law and is deemed a buildable lot with 10,000 sq. ft and can support a 1,850 sq. ft. home with 75' of frontage. The distance from the new lot and the existing lot is 6'.7" off the corner lot line to the existing home on 50 Alexander Rd. It is noted that a 4' easement will be put on the property as well as a white vinyl fence. It is noted that the existing structures on this property facing Memory Lane will be removed and cleaned up. The front setback on Memory Lane will be 20' with the building envelop reflecting a 15' side setback and 20' rear setback. This petition received abutter support.

The Certified Plan of Land prepared by Dresser, Williams & Way, Inc., dated May 5, 2025 shall be filed as the Plan of Record for this decision.

MOTION: TO close the public hearing. Moved by Secretary Wali, seconded by Member Pendleton. All in favor. Motion carried.

MOTION: TO grant the variance requested. Moved by Secretary Wali, seconded by Vice-Chair Accomando. All in favor. Variance **granted**.

IX. 7:30 - 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)

It is noted that these petitions were remanded back to the ZBA for reconsideration and possible further mitigation (Massachusetts Land Court, Docket No. 25 MISC 000175). It is further noted that both the hearings for this property were opened simultaneously as they relate to each other and were advertised as one hearing. The votes taken on each were done separately.

Notice of this hearing was advertised in the Lowell Sun on June 11, 2025 and June 18, 2025. Notice of this hearing was also posted at the Town Hall and sent to the applicant and all abutters located within 300 feet of the property.

The following members were present and voting on this petition: Eric Anable, Richard Colantuoni, Michael Pendleton, Anupam Wali, and Robert Accomando.

Attorney Dangora presented his client's requests for variances and special permit to construct and operate a drive through Dunkin Donuts at 796 Boston Road. These decisions were previously denied by the Board and have been remanded back to the Board in the hopes of successful mitigation and resolution.

The lot itself is 32,981 sq. ft and approximately 160 feet deep and located in a General Business Zone. This Dunkin Donuts would replace the existing one located at 729 Boston Rd. The variances are for Green Strip and for 2nd access with 2 frontages as this is a corner lot. It is noted that this property is dual zoned: General Business/Rural Residence/Village Residence. The proposed new building will be 1800 sq. ft. and has queuing for up to 16 vehicles with the drive-through configuration and 23 parking spaces. A white vinyl fence is also proposed on the back of the property for privacy as well as being landscaped. A traffic study was conducted and vetted by Kimley-Horn as the peer reviewer. The consultant, Lisa Juan, presented her findings on their study and agreed with much of the traffic consultant's report. Their recommendations were to install a "Do Not Block" sign at the entrance on Cook St., and the other was post construction monitoring of the signal timing through Mass. DOT. The Boston Rd. entrance is a right-hand turn in and a right-hand turn exiting to not block Boston Rd. with patrons trying to take a left-hand turn heading south on Boston Rd.

Chris Tymula, GPI, Landscaping Consultant, presented the layout plan with the landscaping overlay which consists of 9 trees, 90 shrubs and grass. It also has landscaping planned for around the fenced dumpster closure. He stated the property will be extensively covered with landscaping.

Robert Bollinger, GPI traffic consultant, clarified that their data study was conducted while school was in session as the Ditson Elementary School is close to the intersection as well as the Shawsheen Technical High School being further down the road. He assured the Board that they did look forward to the future with their study as it is a requirement to look 7 years in advance. The second clarified point was their consideration of the Mass DOT ongoing paving project of Boston Rd. (Rt. 3A) which will cut 4 lanes down to 2 with a bike lane. They are currently waiting for their approval from Mass DOT for a permit to cut the Boston Rd. entrance and expect it will be soon. It was questioned if the neighborhood side streets were included in their study. He confirmed their study area included the intersection of Boston Road and Cook Street and the intersection of Boston Rd. and Beaumont Rd. It is noted the applicant has allowed the neighbors to utilize the back lot for parking.

Several abutters in the audience expressed their concerns over safety and felt very strongly that the traffic which they described as a nightmare is only going to worsen. They already have trouble exiting their driveways due to the traffic congestion on Cook St. and expressed their frustration with the current situation. It is further noted that there are school bus stops on Cook St. for both the Ditson Elementary and the Shawsheen High School.

It was brought to the attention that originally, the right-hand turn on the corner of Boston Rd. and Cook St. was developed as a truck turn lane only and this plan does not reflect that. It was expressed that people will ignore the "Do Not Block" sign as well as taking a left from the front entrance onto Boston Rd. It was also suggested that a "No Right Turn" sign on Cook St. be installed as the purpose of this Dunkin Donuts is to grab the traffic going north on Boston Rd. They felt that adding this burden on their neighborhood is unfair and lacks respect for the residents of this neighborhood. They also expressed concerns for snow storage. They feel that the current Dunkin Donut location up the street is fine as it is in a small strip mall and has a drive-through as well as traffic lights. They felt that it is unnecessary to have a drive-through at this location. This area of town is one of the most densely populated neighborhoods in the entire town and any new development needs to meet a high standard and this one simply doesn't. An abutter specifically cited the section of the By-Law required findings which states:

(h) Drive-up and drive-through restaurant

Required Findings:

- The customers are served inside the perimeter of a building, enclosure, or canopy
- The green strips and green space as set forth in this Zoning by-law are complied with
- That adequate safeguards are employed to control the disposal of disposable containers including requirements for the use of biodegradable materials
- The use does not adversely impact on traffic or traffic circulation
- The use is not detrimental to the area in which it is located

The abutters expressed the Board's duty to uphold the By-Law and deny the Variances and Special Permit. An abutter further expressed concern and frustration over the back parking lot. They still experience people utilizing it not just for parking, but also 18 wheelers/transportation trucks/dump trucks and a landscaper who again is utilizing the back lot. The neighbors are also dealing with cars and dirt bikes doing burnouts in the lot. It was also questioned about the noise ordinance. It was stated by a concerned resident that the Board is being asked to "bend" our By-Law to make this project work and it was also stated that without anything on this property, there is a severe traffic problem and that no doubt, adding this type of use is going to exasperate the traffic issue even further. The Board clarified that it is not "bending" the By-Law, rather the variance requests are for Green Strip and the 2nd means of access, which has been previously done by the Board. Another concerned resident also stated that the Town has

not collected any revenue from this location and believes that something is going to happen on this lot and it's best to work this out. It was further noted that the statement that the original decisions were not stamped within the 14-day timeframe; the stamped date on the decisions (March 5, 2025) was the 14th day from the night of the meeting, February 19, 2025).

The Board strongly feels they followed the By-Law and made the best decision possible for the residents of Billerica, more specifically, the community of Pinehurst, when they denied the original permits.

This hearing covered both the variances and special permit; however, the votes were taken separately as stated below:

The Board of Appeals voted 5-0 to grant the variances requested.

The Board of Appeals voted 3-2 to deny the special permit requested but considered the following conditions if it was granted:

CONDITIONS TO SPECIAL PERMIT:

1. The church and rectory buildings must be demolished; the site must be loomed and seeded before building permits are issued
2. All the parking lots must be chained off to prevent vehicular access
3. DO NOT BLOCK signage to be installed on Cook St.
4. A 6-month signal monitoring must be completed on the traffic light

Roll call vote for the Special Permit:

Eric Anable, Yay, Michael Pendleton, Yay, Anupam Wali, Yay. Voting in opposition were Richard Colantuoni, No, Robert Accomando, No.

Relative to the “NO” vote by 2 members of the Zoning Board:

The Billerica Zoning By-Laws has the following objectives:

1. To lessen congestion in the streets
5. To prevent overcrowding of land.
16. To prevent obnoxious, hazardous or injurious uses to the neighborhood.

In addition section 5.C.6.c.2(h)(drive-up/drive-through restaurant) requires the following findings:

1. Customers are served inside the perimeter of the building, enclosure or canopy.
2. The green strips and green space as set forth in this Zoning By-Law are complied with.
3. That adequate safeguards are employed to control the disposal of disposable containers including the use of biodegradable containers.
4. The use does not adversely affect on traffic or traffic circulation.
5. The use is not detrimental to the area in which it is located.

The opinion of the 2 “NO” members of the board (who each have over 50 years of residency in the town) and combined 35+ years’ experience on the Zoning Board is that this proposed project WILL adversely affect traffic and will be detrimental to the area.

This opinion is based on their observations and testimony from the neighbors. Additionally, referring to the objectives noted above, the proposed project is not in concert with the Town of Billerica Zoning By-Law.

The Proposed Site Development Plans prepared by GPI Engineering dated August 15, 2024 shall be filed as the Plans of Record for this decision.

MOTION: TO close the public hearing. Moved by Secretary Wali, seconded by Member Pendleton. All in favor. Motion carried.

MOTION: TO grant the variance requested. Moved by Secretary Wali, seconded by Vice-Chair Accomando. All in favor. Variance **granted**.

X. 7:30 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)

It is noted that these petitions were remanded back to the ZBA for reconsideration and possible further mitigation (Massachusetts Land Court, Docket No. 25 MISC 000175). It is further noted that both the hearings for this property were opened simultaneously as they relate to each other and were advertised as one hearing. The votes taken on each were done separately.

Notice of this hearing was advertised in the Lowell Sun on June 11, 2025 and June 18, 2025. Notice of this hearing was also posted at the Town Hall and sent to the applicant and all abutters located within 300 feet of the property.

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Robert Bollinger, GPI traffic consultant, clarified that their data study was conducted while school was in session as the Ditson Elementary School is close to the intersection as well as the Shawsheen Technical High School being further down the road. He assured the Board that they did look forward to the future with their study as it is a requirement to look 7 years in advance. The second clarified point was their consideration of the Mass DOT ongoing paving project of Boston Rd. (Rt. 3A) which will cut 4 lanes down to 2 with a bike lane. They are currently waiting for their approval from Mass DOT for a permit to cut the Boston Rd. entrance and expect it will be soon. It was questioned if the neighborhood side streets were included in their study. He confirmed their study area included the intersection of Boston Road and Cook Street and the intersection of Boston Rd. and Beaumont Rd. It is noted the applicant has allowed the neighbors to utilize the back lot for parking.

Several abutters in the audience expressed their concerns over safety and felt very strongly that the traffic which they described as a nightmare is only going to worsen. They already have trouble exiting their driveways due to the traffic congestion on Cook St. and expressed their frustration with the current situation. It is further noted that there are school bus stops on Cook St. for both the Ditson Elementary and the Shawsheen High School.

It was brought to the attention that originally, the right-hand turn on the corner of Boston Rd. and Cook St. was developed as a truck turn lane only and this plan does not reflect that. It was expressed that

people will ignore the “Do Not Block” sign as well as taking a left from the front entrance onto Boston Rd. It was also suggested that a “No Right Turn” sign on Cook St. be installed as the purpose of this Dunkin Donuts is to grab the traffic going north on Boston Rd. They felt that adding this burden on their neighborhood is unfair and lacks respect for the residents of this neighborhood. They also expressed concerns for snow storage. They feel that the current Dunkin Donut location up the street is fine as it is in a small strip mall and has a drive-through as well as traffic lights. They felt that it is unnecessary to have a drive-through at this location. This area of town is one of the most densely populated neighborhoods in the entire town and any new development needs to meet a high standard and this one simply doesn’t. An abutter specifically cited the section of the By-Law required findings which states:

(h) Drive-up and drive-through restaurant

Required Findings:

- The customers are served inside the perimeter of a building, enclosure, or canopy
- The green strips and green space as set forth in this Zoning by-law are complied with
- That adequate safeguards are employed to control the disposal of disposable containers including requirements for the use of biodegradable materials
- The use does not adversely impact on traffic or traffic circulation
- The use is not detrimental to the area in which it is located

The abutters expressed the Board’s duty to uphold the By-Law and deny the Variances and Special Permit. An abutter’s further expressed concern and frustration over the back parking lot. They still experience people utilizing it not just for parking, but also 18 wheelers/transportation trucks/dump trucks and a landscaper who again is utilizing the back lot. The neighbors are also dealing with cars and dirt bikes doing burnouts in the lot. It was also questioned about the noise ordinance. It was stated by a concerned resident that the Board is being asked to “bend” our By-Law to make this project work and it was also stated that without anything on this property, there is a severe traffic problem and that no doubt, adding this type of use is going to exasperate the traffic issue even further. The Board clarified that it is not “bending” the By-Law, rather the variance requests are for Green Strip and the 2nd means of access, which has been previously done by the Board. Another concerned resident also stated that the Town has

not collected any revenue from this location and believes that something is going to happen on this lot and it’s best to work this out. It was further noted that the statement that the original decisions were not stamped within the 14-day timeframe; the stamped date on the decisions (March 5, 2025) was the 14th day from the night of the meeting, February 19, 2025).

The Board strongly feels they followed the By-Law and made the best decision possible for the residents of Billerica, more specifically, the community of Pinehurst, when they denied the original permits.

This hearing covered both the variances and special permit; however, the votes were taken separately as stated below:

The Board of Appeals voted 5-0 to grant the variances requested.

The Board of Appeals voted 3-2 to deny the special permit requested but considered the following conditions if it was granted:

CONDITIONS TO SPECIAL PERMIT:

5. The church and rectory buildings must be demolished; the site must be loomed and seeded before building permits are issued
6. All the parking lots must be chained off to prevent vehicular access
7. DO NOT BLOCK signage to be installed on Cook St.
8. A 6-month signal monitoring must be completed on the traffic light

Roll call vote for the Special Permit:

Eric Anable, Yay, Michael Pendleton, Yay, Anupam Wali, Yay. Voting in opposition were Richard Colantuoni, No, Robert Accomando, No.

Relative to the “NO” vote by 2 members of the Zoning Board:

The Billerica Zoning By-Laws has the following objectives:

1. To lessen congestion in the streets
5. To prevent overcrowding of land.
16. To prevent obnoxious, hazardous or injurious uses to the neighborhood.

In addition section 5.C.6.c.2(h)(drive-up/drive-through restaurant) requires the following findings:

6. Customers are served inside the perimeter of the building, enclosure or canopy.
7. The green strips and green space as set forth in this Zoning By-Law are complied with.
8. That adequate safeguards are employed to control the disposal of disposable containers including the use of biodegradable containers.
9. The use does not adversely affect on traffic or traffic circulation.
10. The use is not detrimental to the area in which it is located.

The opinion of the 2 “NO” members of the board (who each have over 50 years of residency in the town) and combined 35+ years’ experience on the Zoning Board is that this proposed project WILL adversely affect traffic and will be detrimental to the area.

This opinion is based on their observations and testimony from the neighbors. Additionally, referring to the objectives noted above, the proposed project is not in concert with the Town of Billerica Zoning By-Law.

The Proposed Site Development Plans prepared by GPI Engineering dated August 15, 2024 shall be filed as the Plans of Record for this decision.

MOTION: TO close the public hearing. Moved by Secretary Wali, seconded by Member Pendleton. All in favor. Motion carried.

MOTION: TO grant the Special Permit requested. Moved by Secretary Wali, seconded by Vice-Chair Accomando. Vote: 3-2. Special permit **denied**.

Administrative Matters:

1. Board Reorganization:

Chairman Anable nominated Michael Pendleton to position of Chairman, seconded by Vice-Chair Accomando. All in favor. Motion accepted.

Chair Anable nominated Secretary Wali to position of Vice-Chairman, seconded by Vice-Chair Accomando. All in favor. Motion accepted.

Member Pendleton nominated Chairman Anable to position of Secretary, seconded by Vice-Chair Accomando. All in favor. Motion accepted.

2. Approval for the release of two bonds:

a. Alexander Estates by Robert Murphy: \$2,997.35

MOTION: TO approve and release the remaining bond. Moved by Member Pendleton, seconded by Member Colantuoni. All in favor. Motion carried.

b. Carlisle Woods by George Allen & Richard Annese: \$2,934.65

MOTION: TO approve and release the remaining bond. Moved by Member Pendleton, seconded by Member Colantuoni. All in favor. Motion carried.

3. Approve the minutes of the May 21, 2025 meeting

MOTION: TO accept the minutes of the May 21, 2025 meeting as presented. Moved by Member Pendleton, seconded by Vice-Chair Accomando. All in favor. Minutes carried.

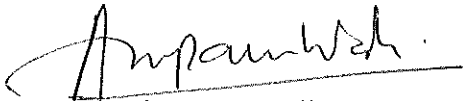
4. Approve the minutes of the May 21, 2025 Executive Session

MOTION: TO accept the Executive Session minutes of the May 21, 2025 meeting as presented. Moved by Member Pendleton, seconded by Vice-Chair Accomando. All in favor. Minutes carried.

9:15 PM – ADJOURN

MOTION: TO adjourn. Moved by Member Pendleton, seconded by Member Colantuoni. All in Favor. Motion Carried. Meeting adjourned.

Respectfully submitted,


Anupam Wali, Secretary