



SELECT BOARD
TOWN HALL
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Jillian K. Pavidis, *Chair*
John J. Burrows, *Vice Chair*
Daniel R. Darris-O'Connor, *Secretary*
Michael S. Rosa, *Member*
Dina M. Favreau, *Member*

<https://us02web.zoom.us/j/83477138002>

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webinar id: 834 7713 8002

BILLERICA SELECT BOARD SPECIAL MEETING AGENDA

JULY 14, 2025 @ 6:30 PM

**365 BOSTON ROAD, THOMAS CONWAY HEARING ROOM #205 AND HYBRID VIA
ZOOM**

Call to order 6:30 PM

New Business:

1. Commercial and Industrial Economic Development Policy – 1st Reading – Member Rosa

This meeting is being called pursuant to Section 7-10A of the Town Charter, wherein the Select Board is a multipole member body and Selectman Rosa and Selectwoman Favreau represent 40% of the board.

Industrial/Commercial Economic Development Policy

This policy is for the sole purpose of helping to fill vacant commercial and Industrial zoned properties in Billerica, or to help retain existing business, that meets the below criteria. The Select Board will decide on a case-by-case basis and reserves the right not to waive fees if it's not in the best interest of the Town. The owner of a property or properties, the Building Commissioner and/or the Planning Director can come before the Select Board to seek a waiver of the fees:

1. The property has to be vacant for a minimum of one year, or have an existing business that is intending to leave Billerica or wants to expand and ultimately the expansion will benefit the community.
2. The property owner needs to be in good standing with the Town for property taxes, personal property taxes, water and sewer and any other taxes or fees that would be charged by the Town to the owner.
3. The owner or representative can ask the Select Board to submit a warrant article to Town Meeting for a TIF providing that the property meets the requirement for a TIF.
4. Businesses that receive permit fee relief are also deemed economic development priorities.

Definitions:

- A. VACANCY: any property that has not had a tenant occupying the property or the owner has not collected rent for property for a one-year minimum.
- B. FEES: cost of permits issued by the Town and Inspections done by the Town. This policy only covers Town of Billerica controlled costs.