

TOWN OF BILLERICA

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

[https://us02web.zoom.us/j/838 7599 1339](https://us02web.zoom.us/j/83875991339)

AGENDA FOR THE BOARD OF APPEAL MEETING ON AUGUST 13, 2025

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

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2025 AUG - 13
TOWN CLERK
BILLERICA
9:33

- 6:00 PM - Hinoki Japanese Steakhouse, Inc. by Dana Myers, Esq. – Special Permit request to transfer existing permit to operate a Japanese steakhouse restaurant in a General Business zone located at 199 Boston Rd. (Case # 24-37)
- 6:05 PM - 1975 LLC, d/b/a/ Frangos – Special Permit transfer request to operate a fast order food establishment in a General Business Zone located at 199 Boston Rd. (Case #25-42)
- 6:10 PM - Alyssa Howarth – Variance request to reduce front and side setbacks to construct a 2-story, 2-car garage in a Village residence zone located at 35 Riveredge Rd. (Case #25-41)
- 6:15 PM - Harold Cadet – Variance request to reduce front and side setbacks to construct a shed in a Village Zone located at 57 Lexington Rd. (Case #25-35)
- 6:20 PM - Baystate Pool Supplies by James DiGregorio, GSA Engineers – Variance request to reduce side setbacks to install a generator and retaining wall in an Industrial Zone located at 301 Treble Cove Rd. (Case #25-36)
- 6:25 PM - 184 Boston Rd. Realty by Halim Choubah, CEG Engineering Group – Variance request to reduce front and side setbacks to construct a convenience store and gas station located in a General Business Zone located at 184 Boston Rd. (Case #25-33)
- 6:30 PM - 184 Boston Rd. Realty by Halim Choubah, CEG Engineering Group – Special Permit request to operate a convenience store and gas station located in a General Business Zone located at 184 Boston Rd. (Case #25-34)
- 6:35 PM - D.E. Foods, LLC by Stephen Lentine, Esq. – Variance request to reduce front setback, green strip, parking lot landscape and signage and height to construct a fast order food establishment in a General Business Zone located at 200 Boston Rd. (Case #25-40)

- 6:40 PM - D.E. Foods, LLC by Stephen Lentine, Esq. – Special Permit request to construct a fast order food establishment (Taco Bell) with a drive through in a General Business Zone located at 200 Boston Rd. (Case #25-39)
- 6:45 PM - Foley's Used Cars & Parts, Inc., by Stephen Lentine, Esq. – Special Permit request to construct 3 proposed buildings and a roof like covering over a concrete pad located in an Industrial Zone located at 24 & 26 Town Farm Rd. (Case #25-38)

Administrative Matters:

1. Approve the minutes of the June 25, 2025 meeting