



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

PLANNING BOARD

Town Hall Room 205/Hybrid

September 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

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2025 SEP - 3
TOWN OF
BILLERICA
MA
7:54

Roll Call

Open Mic

Applications/Hearings

1. SUBDIVISION RELEASE – 1 PURCELL DRIVE (PARCEL ID 61-130-0)

Applicant requests the Planning Board formally release this lot from subdivision restrictions dating to 1964.

2. INDUSTRIAL BUFFER RELEASE – FEDERAL STREET

Town Counsel requests the Planning Board endorse the ceasing of the 100 ft Industrial Zone buffer where property is rezoned.

3. SITE PLAN – 176 BOSTON ROAD (PARCEL ID 15-131-0)

Applicant seeks to construct a Fire Station in the Adult Entertainment Zone

4. 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.

5. PUBLIC HEARING – ZONING BYLAW AMENDMENT ARTICLE 33 - DOG DAYCARE

Amendment to the Required Findings for Dog Daycare or Dog Training in Section 7.6(B) of May 2025 Zoning Bylaws.

6. PUBLIC HEARING – ZONING BYLAW AMENDMENT ARTICLE 35 - TABLE OF USE REGULATIONS

Amendment to the Table of Use Regulations in Section 6.3 (Appendix A) of May 2025 Zoning Bylaws.

Other Business

- Minutes – August 12, 2025
- Committee Reports
- Constituent Reports
- Staff Updates
- October Meeting Schedule (3rd Night of Fall Town Meeting)

Adjournment

NEXT MEETING September 15, 2025