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TOWN OF BILLERICA

BOARD OF APPEALS

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Billerica, Massachusetts 01821
Telephone: 978-671-0964

2025 SEP 15 A 9: 22

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<https://us02web.zoom.us/j/85914785305>

AGENDA FOR THE BOARD OF APPEAL MEETING ON SEPTEMBER 17, 2025

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

- I. **6:00 PM** - Gemco Realty Group, Inc. by Stephen Lentine, Esq. – Special permit modification to allow petitioner to expand seating from 37 to 88 total seats (44 indoors and 44 outdoors) in a Neighborhood Business Zone located at 509 Middlesex Turnpike (Case #25-43)
- II. **6:05 PM** - Lisa Luther & Alice Vera by Studio 26 Associates, LLC – Variance request to reduce the front setbacks to construct an addition with a 2-car garage in a Rural Residence Zone located at 6 Green St. (Case #25-44)
- III. **6:10 PM** – Michael Giordano, Jr. by Bryan Duby – Variance request to reduce the front and side setbacks to construct a new single-family home in a Rural Residence Zone located at 5 Topliff St. (Case #25-45)
- IV. **6:15 PM** – Shaun Silvia - Appeal of Building Commissioner's Determination of MGL 40a §6 Anti-Merger Clause to divide the property into 3 lots to construct 3 new homes on lots that contain 15,000 sf, 15,000 sf and 12,500 sf respectfully in a Rural Residence Zone located at 0 Edgeworth Ave. (Case # 25-46)

Administrative Matters:

- 1. Approve the minutes of the August 13, 2025 meeting