

TOWN OF BILLERICA

BOARD OF APPEALS

**365 Boston Road
Billerica, Massachusetts 01821
Telephone: 978-671-0964**

[https://us02web.zoom.us/j/870 8789 4193](https://us02web.zoom.us/j/87087894193)

AGENDA FOR THE BOARD OF APPEAL MEETING ON OCTOBER 15, 2025

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

- I. 6:00 PM – Board Reorganization**
- II. 6:05 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) (Continued to Oct. 15, 2025)**
- III. 6:10 PM – Nuccio Living Trust by Stephen Lentine, Esq. – Variance request to divide the premises into two lots in a Rural Residence Zone located at 21 Greenleaf St. (Case #25-47)**
- IV. 6:15 PM – Connor Elmore & Rachael Ramos – Variance request to reduce the side setback to construct a 2-car garage in a Village Residence Zone located at 8 Fillmore Dr. (Case #25-48)**

Administrative Matters:

- 1. Approve the minutes of the September 17, 2025 meeting

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TOWN CLERK
BILLERICA