



TOWN OF BILLERICA

BOARD OF APPEALS

365 Boston Road

Billerica, Massachusetts 01821

Telephone: 978-671-0964

AGENDA FOR THE BOARD OF APPEAL MEETING ON JANUARY 14, 2026

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

<https://us02web.zoom.us/j/82859424789>

- I. **6:00 PM** - Pipat Piewngam & Francois X. DeMets by Kyle Matthew Construction – Variance request to reduce side setback to construct a 24' x 24' garage in a Village Residence Zone located at 16 Shedd Rd. (Case #25-55)
- II. **6:05 PM** - 1975 LLC, d/b/a/ Frangos – Special Permit request to modify the hours of operation of a fast order food establishment in a General Business Zone located at 199 Boston Rd. (Case #25-60)
- III. **6:10 PM** – Atlas Auto Sales, Inc. by James Dangora, Jr., Esq. – Special Permit request to operate an automobile sales business as Auto Sales in a General Business Zone located at 741 Boston Rd. (Case #25-56)
- IV. **6:15 PM** – Susan M. Corman & Mary O'Reilly by Stephen Lentine, Esq. – Variance request to divide the premises into two lots in a Neighborhood Residence Zone located at 1 & 3 Wedgewood Ave. (Case #25-57)
- V. **6:20 PM** – Dale Lawrie – Special permit request to obtain a Class 2 License to operate a used cars business in an Industrial Zone located at 56 Sullivan Rd. (Case #25-58)
- VI. **6:25 PM** – Lawn Kham & Man Lian Dim by John McKenna, Esq. – Special Permit request to operate a Fast Order Food Establishment in a General Business Zone located at 131 Boston Rd, Unit 4 (Case #25-59)
- VII. **6:30 PM** – Robert D'Agostino & Adela Jani by John McKenna, Esq. – Variance request for a boundary adjustment to allow the construction of access to Parcel 181-7 in a Rural Residential Zone located at 161 High St. (Case #25-51)
- VIII. **6:35 PM** – Robert & Kathleen Loranger by John McKenna, Esq. – Variance request for frontage and area to allow the construction of access to Parcel 181-7 in a Rural Residential Zone located at 165 High St. (Case #25-52)
- IX. **6:40 PM** – Rosete Semkula & Lillian Lwanga by John McKenna, Esq. – Variance request to reduce frontage and side setback to create access to Parcel 181-7 in a Rural Residential Zone located at 167 High St. (Case #25-53)

Administrative Matters:

1. Request for 6 month extension on Case #25-02, 15 Middlesex Turnpike, Variance request for side setback relief
2. Approve the minutes of the December 17, 2025 meeting.

Executive Session:

Executive Session Pursuant to G.L. c. 30A§ 21 (3) To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares – Dunkin Donuts located 796 Boston Road