

TOWN OF BILLERICA

BOARD OF APPEALS

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

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2025 JAN 14 AM 10:01

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

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

UPDATED: JANUARY 14, 2026

<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to allow the construction of access to Parcel 181-7 in a Rural Residential Zone located at 161 High St. (Case #25-51) (Withdrawn without prejudice)
- 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to allow the construction of access to Parcel 181-7 in a Rural Residential Zone located at 165 High St. (Case #25-52) (Withdrawn without prejudice)
- 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and side setback to create access to Parcel 181-7 in a Rural Residential Zone located at 167 High St. (Case #25-53) (Withdrawn without prejudice)