

TOWN OF BILLERICA

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

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AGENDA FOR THE BOARD OF APPEAL MEETING ON MAY 20, 2026

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

<https://us02web.zoom.us/j/89746930195>

- I. **6:00 PM** –Allan Swanson by Bryan Duby – Variance request to reduce the front setback from 20’ to 10’ to construct a new single-family dwelling in a Village Residence Zone located at 30 Eliot St. (Case #26-08) (Continued to May 20, 2026)
- II. **6:05 PM** – JD Petroleum, LLC by James Dangora, Jr., Esq. – Special Permit request for the transfer of ownership to continue to operate a gas fueling station with associated retail store in a General Business Zone located at 261 Boston Rd. (Case #26-10)
- III. **6:10 PM** – Latte’s Landing, LLC by James Dangora, Jr., Esq. – Special Permit request to operate a dog kennel, dog daycare and dog grooming business in a dual zoned district General Business/Neighborhood Residence and Historic Overlay District located at 430-432 Boston Road (Case #26-11)
- IV. **6:15 PM** – Latte’s Landing, LLC by James Dangora, Jr., Esq. – Variance request to vary the terms of Dwelling Distance, Maximum number of dogs onsite, subsidiary use by permanent resident, maximum limit of dogs onsite for dog daycare, and Dimensional Requirement of a 7.5’ side yard setback in a Historic Overlay District and to vary the height of a fence from 8’ to 6’ in a dual zone district General Business/Neighborhood Residence and Historic Overlay located at 430-432 Boston Road (Case #26-12)
- V. **6:20 PM** --Steven J. and Nancy M. Maillet by James Dangora, Jr., Esq. – Variance request to divide the premises into two lots in a Rural Residence Zone located at 6 Shamrock Road (Case #26-13)

Administrative Matters:

1. For Discussion Only - Cafua Realty Trust, CLXII, LLCC BY James Dangora, Jr., Esq. – 796 Boston Road. Court Case 25 MISC 000175 RBF –Declared Judgement to issue the Special Permit with conditions as outlined. ZBA Case # 24-58.
2. Approve the minutes of the April 15, 2026 meeting.