




## Billerica Conservation Commission

TOWN HALL, 365 BOSTON ROAD  
BILLERICA, MASSACHUSETTS 01821  
TELEPHONE (978) 671-0966



### MEMORANDUM

To: Planning Board

From: Isabel Tourkantonis, PWS   
Billerica Conservation Department

Date: May 20, 2025

Re: **Renovation and Addition**  
**Site Plan Special Permit – 409 Boston Road**

Please be advised the Conservation Department is aware of an upcoming hearing associated with the proposal to convert the existing multi-use property at 409 Boston Road to mixed use. The proposal is shown on the Site Plan - *Renovation and Addition, 409 Boston Road*, dated February 14, 2025 and includes an addition, parking areas and other renovations. The following comments are provided as part of the Planning Board review:

- The Conservation Department is aware of jurisdictional wetland resource areas located behind the property. A portion of the proposed site work may fall within the 100' Buffer Zone. A formal wetlands review pursuant to the Massachusetts Wetlands Protection Act, M.G.L. Chapter 131, Section 40 and/or Town of Billerica Wetlands Protection Bylaw, Article 22 may be required.
- The Applicant is advised to retain a wetlands professional to delineate the limit of wetland resource areas, including the 100' Buffer Zone boundary as part of the planning and design stages of the project and consult with the Conservation Department.
- An Operation and Maintenance Plan (O & M Plan) addressing inspection and maintenance of any existing and proposed stormwater management features and overall site management including parking lot sweeping and snow management. An O & M Plan with BMP Plan must be included in the Stormwater Report required as part of the wetlands review process.
- The applicant should consult with the DPW - Engineering Division/Board of Health to determine degree of review that may be required for compliance with local drainage regulations.
- The applicant is advised of Section 3.03.C of the Billerica Wetlands Protection Regulations including compliance with the applicable Alteration Zone and Limit on Impervious Surface Areas.

Please feel free to contact the Conservation Department with any questions.

cc: Christina Papadopoulos, Stormwater Engineer – DPW Engineering Division  
Kristel Bennett, Director - Billerica Board of Health  
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