

FORM S-3
Application for Special Permit

RECEIVED

2025 MAY -2 A 10: 29

To the Planning Board:

TOWN CLERK
BILLERICA

The undersigned herewith submits the accompanying Site Plan of a property located in the Town of Billerica for a Special Permit pursuant to the requirements of Section 5 of the Billerica Zoning By-Laws to : convert existing

multi-family to mixed use.

Location 409 BOSTON ROAD BILLERICA MA 01821

Applicant DESIGN BILLERICA LLC

Address 409 BOSTON ROAD BILLERICA MA 01821

Telephone 978 973 2216

Engineer/Surveyor MERRIMACK ENGINEERING SERVICES

Address 86 PAUL ST ANDOVER MA 01810

Telephone 978 475 3555

Deed(s) of property recorded in the TOWN OF BILLERICA PARCEL ID 61-47-0

Registry: Book 38086 Page 226

PLAN BOOK #55 PLAN #89

Location, metes and bounds description of property.

Signature of Owner



Name of Owner (print)

MAUREEN RADONIC

Address of Owner

32 ALLENDALE AVENUE BILLERICA MA

Assessor's Plate

Parcel

S -3 Special Permit Checklist

All of the listed items below must be provided in order for an application to be accepted.
(Any waivers of these items must be approved by the Planning Board prior to submittal.)

- Yes/Waiv Detailed Drainage Calculations (5 copies) *memo / stamped plan comparing stormwater, old to new*
- Yes Site Plan Application Form (Original and 3 copies)
- Yes Site Plan per sec. 6.E of the Zoning By-Law ~~(13)~~³ full copies ~~(9)~~¹⁰ reduced sets of site & grading only. **All individual sets shall be assembled, stapled and folded**

Plans must detail the drainage plan, grading plan, landscape plan, existing topography, flood plain delineation and wetlands delineation. Site Plans must show all existing and proposed buildings, pavement, curb cuts, parking spaces, distance of all buildings to lot lines, lot dimensions and a sketch elevation of the proposed structure. **To guarantee clarity these plans must be drawn on at least 2 separate sheets not including the building elevation.**

Waiv Landscape plan stamped by a certified professional landscape architect showing location of plantings, plant species and a summary table showing total numbers of plants of each species (20 copies). All trees shall be native.

Yes Filing Fee \$350.00

Yes Proof of Ownership

n/a Copies of Variances and/or Special Permits

Waiv Traffic Study

Yes Statement addressing how the proposal meets the "Required Findings" listed under section 6.

Yes Aerial photographs of the site and the adjacent area.

SPSP Checklist
July 2018

must accompany the list. The Town Assessor's Office must certify the list within 30 days of submittal. (List D).

_____ Consultant retainer in the amount of \$5000 made out to the Town of Billerica. In some cases this amount may increase based on our consultant's evaluation of the tasks required for a complete evaluation of a particular application. If a proposal is limited in size or complexity the applicant may request a reduction of this retainer which may be granted by a majority vote of the Planning Board at a regularly scheduled meeting. No application will be judged complete unless the retainer is provided or the Planning Board has granted a waiver or modification of such prior to submittal.

**WRITTEN DOCUMENTATION THAT THE BUILDING INSPECTOR HAS
REVIEWED THIS SUBMITTED SITE PLAN.**

I understand that as applicant I will be responsible for the cost of advertising the mailing of the notices to abutters and the payment for any consultant(s). I also understand that completion of all items on this checklist does not preclude the board from making a determination that an application is incomplete.

Signature _____

A handwritten signature in dark ink, appearing to be 'WAL', written over a horizontal line.

SPSP Checklist
July 2018

Middlesex North Registry of Deeds

Electronically Recorded Document

This is the first page of this document - Do not remove

Recording Information

Document Number	: 28200
Document Type	: DEED
Recorded Date	: September 22, 2023
Recorded Time	: 03:27:58 PM
Recorded Book and Page	: 38086 / 226
Number of Pages(including cover sheet)	: 3
Receipt Number	: 1014286
Recording Fee (including excise)	: \$4,715.00

MASSACHUSETTS EXCISE TAX
Middlesex North ROD #14 001
Date: 09/22/2023 03:27 PM
Ctrl# 103532 31667 Doc# 00028200
Fee: \$4,560.00 cons: \$1,000,000.00

Middlesex North Registry of Deeds
Richard P. Howe Jr., Register
360 Gorham Street
Lowell, Massachusetts 01852
978/322-9000
www.lowelldeeds.com

Quitclaim Deed

I, Marcello S. Laurindo, of 409 Boston Road, Billerica, MA 01821, in consideration of ONE MILLION AND 00/100 (\$1,000,000.00) DOLLARS **GRANT TO** Design Billerica LLC, a Massachusetts Limited Liability Company, with an address of 32 Allendale Avenue, Billerica, Middlesex County, MA

With ***QUITCLAIM COVENANTS***

the land in said Billerica, with buildings thereon situated on the Westerly side of Boston Road, bounded and described as follows:

NORTHWESTERLY by land of the Town of Billerica, one hundred forty-four and 9/10 (144.9) feet;

WESTERLY by land of owner unknown, one hundred forty-three (143) feet;

SOUTHERLY still by land of owner unknown, twenty-six and 5/10 (26.5) feet;

SOUTHEASTERLY by land of I. Valyou, two hundred fourteen (214) feet;

NORTHERLY by said Road in two courses, seventy six and 16/100 (76.16) feet, and twelve and 18/100 (12.18) feet.

Containing 22,100 square feet.

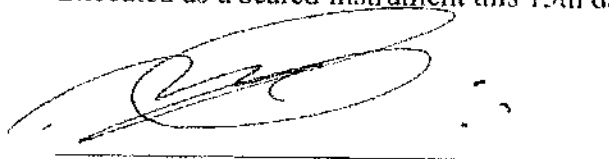
Said premises being shown on a plan entitled "Plan of Land in Billerica, Mass. owned by E.N. Bartlett, Boston Road, Billerica, Mass., June 1928, R.F. Smith, C.E." which plan is recorded with Middlesex North District Registry of Deeds, Plan Book 55, Plan 89.

Subject to and with the benefit of easements and restrictions of record, if any, in force and applicable.

For Grantor's Title, see deed dated and recorded in the Northern Middlesex County Registry of Deeds at Book 32058, Page 242.

Property Address: 409 Boston Road, Billerica, MA 01821

Executed as a sealed instrument this 15th day of September, 2023.

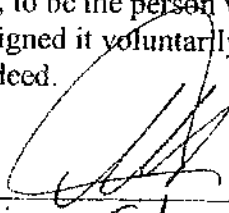


Marcello S. Laurindo

Commonwealth of Massachusetts

Middlesex, ss.

On 15th day of September, 2023, before me, the undersigned notary public, personally appeared Marcello S. Laurindo, the above-named and proved to me through satisfactory evidence of identification being MAR, to be the person whose name is signed on this document, and acknowledged to me that he/she signed it voluntarily for its stated purpose and that the foregoing instrument is his/her free act and deed.


Notary Public: Erik Hagstrom

My Commission Expires: 3.22.24



Concord Ave

Concord Rd

Cummings St

Boston Rd

Boston Rd

Grace Ave

Boston Rd

DiVito Brothers
Italian Pizzeria
Top rated

Sheer Garage
Door Repair

St. M.
Evan

Secretary of the Commonwealth of Massachusetts
William Francis Galvin

Business Entity Summary

ID Number: 001652847

[Request certificate](#)

[New search](#)

Summary for: **DESIGN, BILLERICA LLC**

The exact name of the Domestic Limited Liability Company (LLC): DESIGN, BILLERICA LLC

Entity type: Domestic Limited Liability Company (LLC)

Identification Number: 001652847

Date of Organization in Massachusetts: 04-25-2023
Date of Revival:

Last date certain:

The location or address where the records are maintained (A PO box is not a valid location or address):

Address: 32 ALLENDALE AVENUE

City or town, State, Zip code, BILLERICA, MA 01821 USA
Country:

The name and address of the Resident Agent:

Name: MAUREEN E. RADONCIC

Address: 32 ALLENDALE AVENUE

City or town, State, Zip code, BILLERICA, MA 01821 USA
Country:

The name and business address of each Manager:

Title	Individual name	Address
MANAGER	MAUREEN E. RADONCIC	32 ALLENDALE AVENUE BILLERICA, MA 01821 USA

In addition to the manager(s), the name and business address of the person(s) authorized to execute documents to be filed with the Corporations Division:

Title	Individual name	Address
SOC SIGNATORY	PAUL J. SEYFFERT ESQ,	200 JEFFERSON ROAD STE 208 WILMINGTON, MA 01887 USA

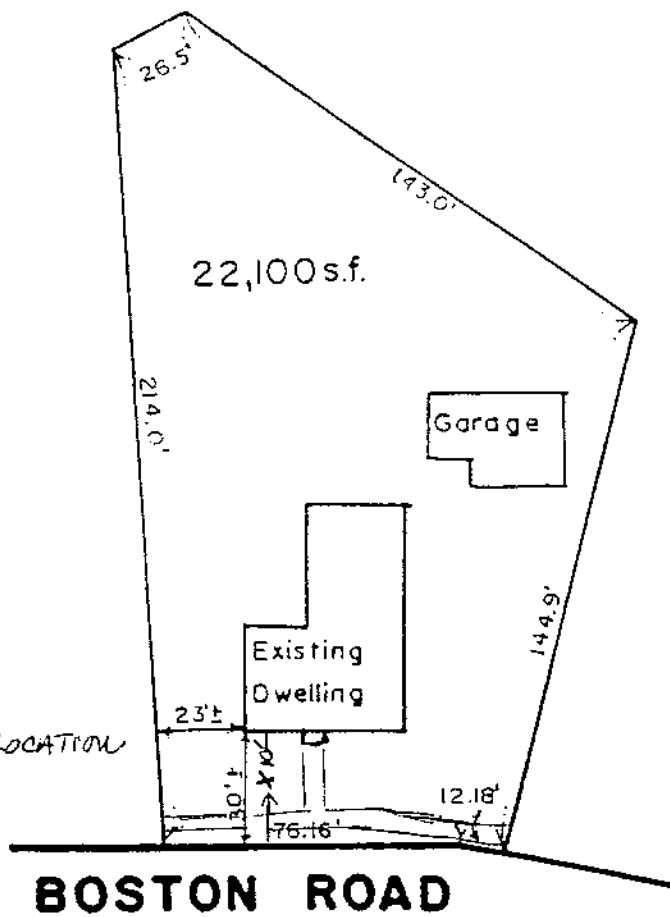
The name and business address of the person(s) authorized to execute, acknowledge, deliver, and record any recordable instrument purporting to affect an interest in real property:

Title	Individual name	Address
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**MORTGAGE INSPECTION PLAN
409 BOSTON ROAD
BILLERICA, MASS.**

SCALE: 1"=50' JUNE , 1986

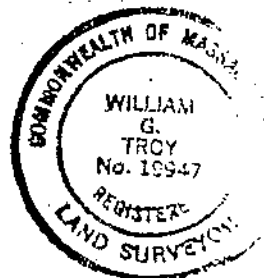
WILLIAM G. TROY
REGISTERED LAND SURVEYOR
12 EUCLID ROAD - TEWKSBURY, MASS.



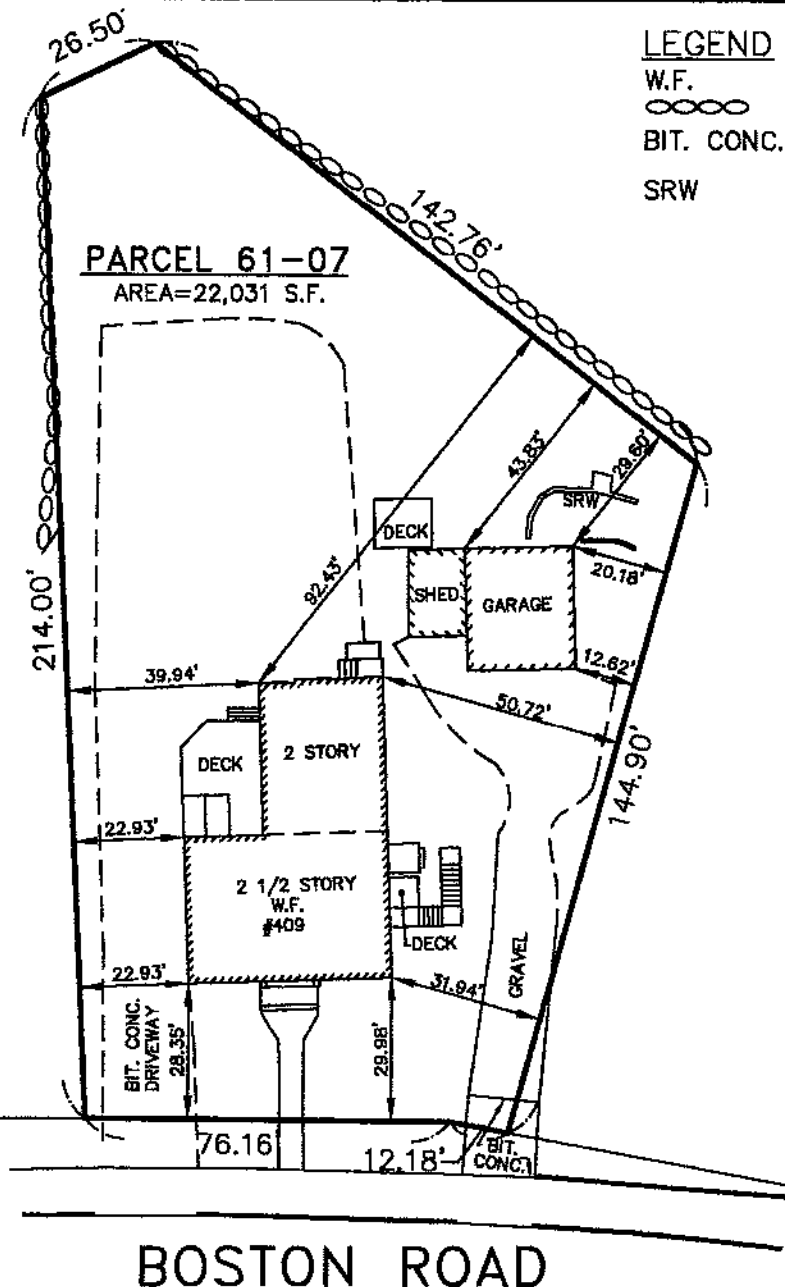
I HEREBY CERTIFY TO THE TITLE INSUROR AND TO THE BANK THAT THE DWELLING IS LOCATED ON THE LOT AS SHOWN AND THAT IT DOES CONFORM WITH THE TOWN OF BILLERICA ZONING REGULATIONS REGARDING SETBACKS FROM STREETS AND LOT LINES.

I FURTHER CERTIFY THAT THIS DWELLING IS NOT LOCATED IN THE FEDERAL FLOOD HAZARD AREA AS SHOWN ON MAP DATED NOV. 5, 1980.

William G. Troy
REGISTERED LAND SURVEYOR

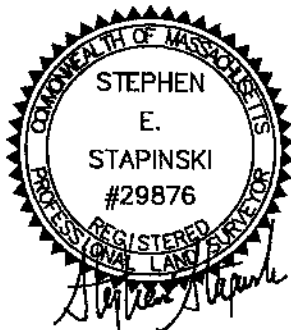


THIS PLAN FOR MORTGAGE PURPOSES - NOT FOR BOUNDARY DETERMINATION.
BOUNDARY INFORMATION TAKEN FROM: M.N.R.D. PLAN 55/89



NOTE

1. SEE TOWN OF BILLERICA PARCEL ID #61-47-0, DEED BOOK #38086 PAGE #226 AND PLAN BOOK #55 PLAN #89 MNRD FOR SITE.



STEPHEN E. STAPINSKI, R.L.S.

12/12/24
DATE

PLAN OF LAND

IN

BILLERICA, MASSACHUSETTS

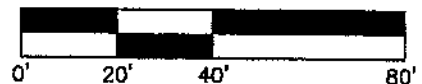
SHOWING HOUSE LOCATION

PREPARED FOR

MAUREEN RADONCIC
409 BOSTON ROAD
BILLERICA, MASSACHUSETTS

DATE: DECEMBER 12, 2024

SCALE 1"=40'



MERRIMACK ENGINEERING SERVICES

66 PARK STREET
ANDOVER, MASSACHUSETTS 01810

PHONE: (978) 475-3555 FAX: (978) 475-1448
EMAIL: MERRENG@AOL.COM

LAURENCE MALSKY
ARCHITECT
26 DRIVER AVENUE
WILMINGTON, MA 01897
508-653-6601
WWW.LARCHITECTURE.COM

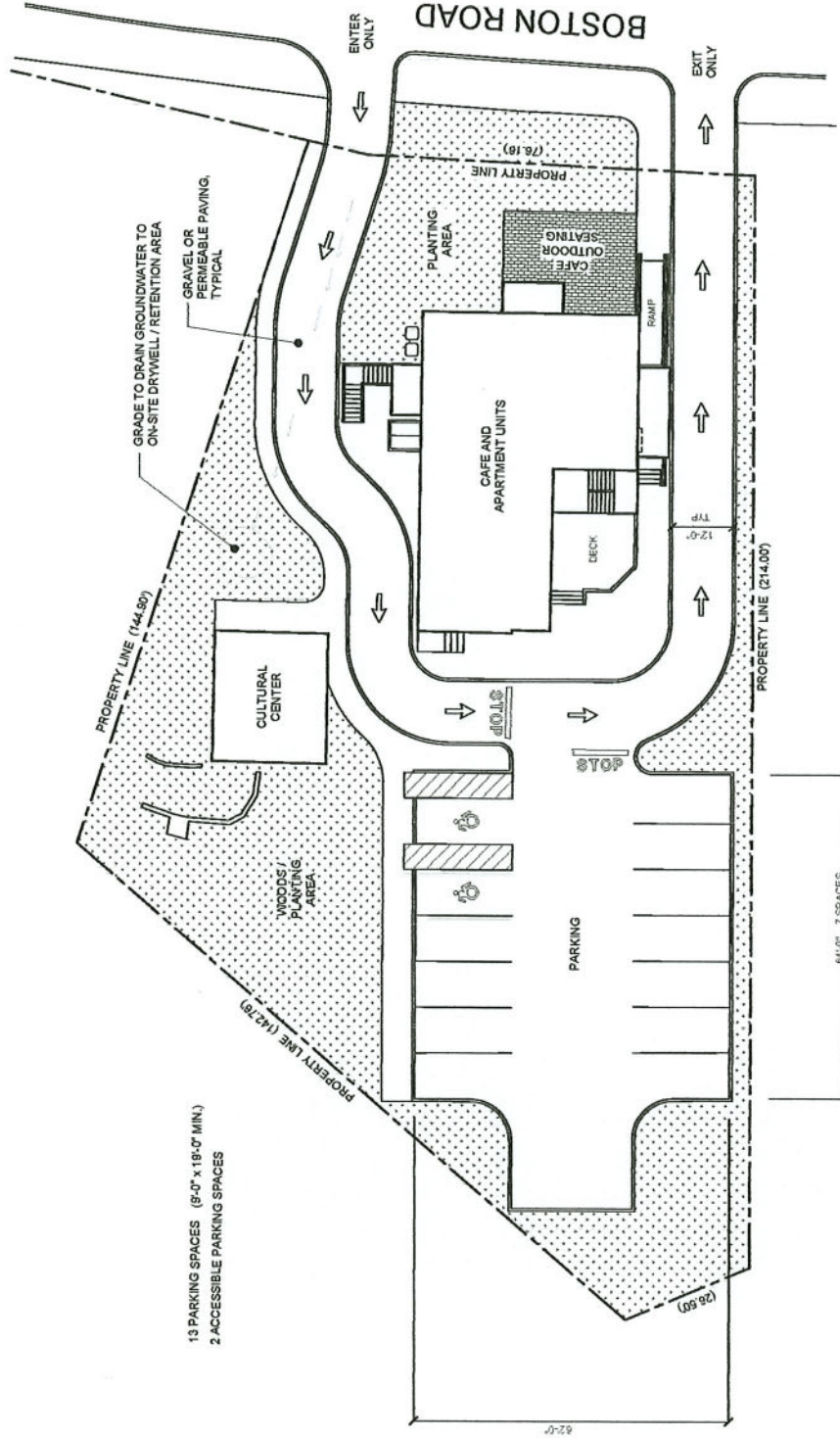
DRAFT

RENOVATION AND ADDITION
409 BOSTON ROAD
BILLERICA, MASSACHUSETTS

REVISIONS	DATE	DESCRIPTION
02-14-2025	SCHEMATIC DESIGN	

PROJECT NO.	23.07
DATE	02-14-2025
SCALE	AS NOTED
DRAWN BY	LM
CHECKED BY	LM

SITE PLAN



1 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"