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**TOWN OF BILLERICA**

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

2025 OCT 30 AM 11:25

TOWN CLERK  
BILLERICA

<https://us02web.zoom.us/j/81930682236>

**AGENDA FOR THE BOARD OF APPEAL MEETING ON NOVEMBER 19, 2025**

**TO BE HELD IN TOWN HALL**

**ROOM 210 AT 6:00 P.M.**

- I. 6:00 PM - Gemco Realty Group, Inc. by Stephen Lentine, Esq. – Special permit modification to allow petitioner to expand seating from 37 to 88 total seats (44 indoors and 44 outdoors) in a Neighborhood Business Zone located at 509 Middlesex Turnpike (Case #25-43) (Continued to Nov. 19, 2025)
- II. 6:05 PM – Robert Simas by Mandy Hicks – Variance request to reduce the front setback to construct a garage in a Neighborhood Residence Zone located at 22 Mt. Vernon Ave. (Case #25-49)

**Administrative Matters:**

1. Approve the minutes of the October 15, 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 – 63 Cook St. – Diane Kullberg