



**TOWN OF BILLERICA  
SELECT BOARD MINUTES  
OCTOBER 06, 2025**

**Members Present:** Vice Chair John Burrows, Secretary Daniel Darris-O'Connor, Member Michael Rosa, and Member Dina Favreau

**Members Absent:** Chair Jillian Pavidis

**Staff Present:** Town Manager Christopher Dillon and Recording Secretary Dawn McDowell

**Call to Order 6:00 PM**

Vice Chair Burrows called the meeting to order at 6:00 PM.

The Pledge of Allegiance was recited.

**1. Open Microphone**

Marlies Henderson of Sprague Street – Ms. Henderson stated that she would like to talk about the Talbot Dam. The Board of Health has issued a waiver and the State permits have been granted for the removal. In June, the HDC ignored Town Counsel's opinion and denied the removal permit. The owner has appealed the decision. We need to look at mitigation over litigation. The Select Board oversees the legal budget and we should look at saving on legal fees and get mitigation that will help the town. We should try to avoid litigation.

Andrew Jennings of 29 Talbot Ave – Mr. Jennings stated that he is one the LRTA Advisory Board and they are updating the 5-year LRTA transit plan. They would like the Select Board thoughts on this because they are going to have a round table at the end of October.

Al Tassone of 216 Rangeway Road – Mr. Tassone stated that a letter was sent to Town Meeting reps regarding Article 38 and asked to vote no. If we go back to last year, the proposed article was not ready. Last year the Finance Committee voted 9-2 in favor now this year they voted 0-11. He is in favor of the zoning.

Mary Frescette of 216 Rangeway Road – Ms. Frescette stated that she supports Article 38. This project would allow access to green space. This would allow 55+ housing without stress to the school. There should be awareness of the need for senior housing in the Town.

Ralph Deldon of 216 Rangeway Road – Mr. Deldon stated that he would like to apologize to Mr. Rosa for the last meeting. We can agree to disagree on this item but this is not a yes or no situation. We will respect the process and this is an option to explore what is possible. This would be at least a 2-year process including public hearings before the Planning Board and the Finance Committee. We are jumping from A to Z and this is not a by-right project but there are things that are by-right that scares him. This article is simply looking to add an overlay zoning that allows senior housing and doesn't affect any restrictions.

Grace Tucci of 7 Carson Street – Ms. Tucci stated that the Ditson playground looks great. She did receive a letter regarding Article 38 and we shouldn't ignore the abutters concerned. There are reports from DEP and EPA stating that there are contaminated parcels. There are also concerns with environmental factors and taking down 2,000 trees. There is also the right of first refusal and if this passes, it would triple the cost of the property.

Billy Reed of 16 River Street – Mr. Reed stated that he gets on the bus at the library and the lights are blinking yellow and not red. There were 3 cars flying through the intersection. There is a state law that they have to stop for pedestrians and they don't. We need to change the lights from yellow to red.

**Announcements**

**2. Vacancies on Boards and Committees**

Secretary Darris-O'Connor read the vacancies on Boards and Committees.

**3. All other announcements may be viewed on the Town of Billerica website**

**Proclamation and Public Recognition**



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**4. Domestic Violence Awareness Month**

Secretary Darris-O'Connor read the proclamation for Domestic Violence Awareness Month.

**5. Breast Cancer Awareness Month**

Secretary Darris-O'Connor read the proclamation for Breast Cancer Awareness Month.

**Public Hearings**

**6. Public Hearing – National Grid and Verizon #31192238 – National Grid to install (1) JO Pole (Pole 161-50) on Boston Road beginning at a point ~50' north of the centerline of the intersection of Andover Road and Boston Road**

**MOTION** – Secretary Darris-O'Connor made a motion to open the public hearing at 6:26 PM. The motion was seconded by Member Rosa and unanimously voted 4-0-0.

Alec Birdsong appeared from National Grid.

Member Rosa asked if any abutters have reached out. Mr. Birdsong replied no. Member Rosa asked if you have read the DPW comments and do you know that they did not recommend approval of this application. Mr. Birdson stated that they can look at another location.

There were no questions from the audience or via Zoom.

**MOTION** – Secretary Darris-O'Connor made a motion to close the public hearing for National Grid #31192238. The motion was seconded by Member Rosa and unanimously voted 4-0-0.

**MOTION** – Member Rosa made a motion to deny the National Grid pole petition #31192238. The motion was seconded by Secretary Darris-O'Connor and unanimously voted 4-0-0.

**7. Public Hearing – National Grid and Verizon #31182460 – National Grid to install (1) JO Pole (Pole 14-50) ~250' northeast of the centerline of the intersection of Boston Road between Pole #14 and #15 Sprague Street. The pole will be located on Town property intersected by Boston Road and Kohlrausch Avenue**

**MOTION** – Secretary Darris-O'Connor made a motion to open the public hearing at 6:30 PM. The motion was seconded by Member Rosa and unanimously voted 4-0-0.

Alec Birdsong of National Grid appeared for the public hearing.

Member Rosa asked if any abutters have reached out. Mr. Birdsong replied no. Member Rosa asked if you have read the DPW comments and know that you need to reach out to them directly to mark the water and sewer. Mr. Birdsong replied yes.

The resident from 35 Sprague Street – The resident stated that there is a fire hydrant and trees where the proposed pole is going. There is also a fence and brush so he would like to know exactly where the pole is going.

Member Rosa stated that we should continue this and have National Grid mark exactly where the pole is being proposed.

**MOTION** – Member Rosa made a motion to continue the National Grid public hearing #31182460 until October 10, 2025. The motion was seconded by Secretary Darris-O'Connor and unanimously voted 4-0-0.

**8. Public Hearing – National Grid and Verizon #31183913 – National Grid to install (1) JO Pole (#61-50) on Concord Road at the intersection of Middlesex Turnpike in line with P62 towards P61 located on the sidewalk of town property.**

**MOTION** – Secretary Darris-O'Connor made a motion to open the public hearing at 6:34 PM. The motion was seconded by Member Rosa and unanimously voted 4-0-0.

Alec Birdsong appeared from National Grid. This permit is to increase the liability of the circuit.



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Member Rosa asked if any abutters have reached out. Mr. Birdsong replied no. Member Rosa stated that the pole is going in the existing sidewalk and will not support this. We have been working really hard to get the poles out of the sidewalks.

Member Favreau stated that she agrees. The proposed pole will impede access.

There were no questions from the audience or via Zoom.

**MOTION** - Secretary Darris-O'Connor made a motion to close the public hearing for National Grid #31183913 at 6:36 PM. The motion was seconded by Member Rosa and unanimously voted 4-0-0.

**MOTION** - Member Rosa made a motion to deny the National Grid pole petition #31183913. The motion was seconded by Secretary Darris-O'Connor and unanimously voted 4-0-0.

**9. Public Hearing – National Grid and Verizon #31076050 – National Grid to install (1) JO Pole (#2-50) on Republic Road at a point ~30' easterly from existing pole #3 in order to provide electric service to new EV charging stations at 1 Republic Road AND to install ~ 8' 2-4" conduits with three phase underground primary cable in public way from proposed pole 2-50 to edge of private property in order to feed new 3 phase transformer for new EV charging stations at 1 Republic Road**

**MOTION** - Secretary Darris-O'Connor made a motion to open the public hearing at 6:37 PM. The motion was seconded by Member Rosa and unanimously voted 4-0-0.

Alec Birdsong of National Grid appeared for the public hearing. This proposal is for new EV charging stations located at Dunkin Donuts. There are two applications, one for a pole and one for underground conduit.

Member Rosa asked if any abutters have reached out. Mr. Birdsong replied no. Member Rosa asked if you have read the DPW comments and know that you need to reach out to them directly to mark the water and sewer. Mr. Birdsong replied yes.

There were no questions from the audience or via Zoom.

**MOTION** - Secretary Darris-O'Connor made a motion to close the National Grid public hearing #31076050 at 6:38 PM. The motion was seconded by Member Rosa and unanimously voted 4-0-0.

**MOTION** - Secretary Darris-O'Connor made a motion to approve the National Grid pole petition and underground conduit for #31076050. The motion was seconded by Member Rosa and unanimously voted 4-0-0.

**New Business (Quick Items)**

**10. Discussion and Possible Vote on Proposed Grant of Easement to the Town of Billerica for a Bikeway and Pedestrian Walkway (Yankee Doodle Bike Path) - Requested by Kelley Conway, Town Engineer**

Town Engineer Kelley Conway appeared for a grant of easement for the Yankee Doodle Bike Path. We are asking for a vote to accept the easement for Mass DOT. This has been reviewed by Town Counsel.

Member Rosa thanked Ms. Conway for working on this.

Member Favreau stated that this is great progress.

Ms. Conway stated that the bids were open for Phase I and hopefully it will be awarded soon. This is a 3-year project.

**MOTION** - Secretary Darris-O'Connor made a motion to approve and accept the easement granted from the Massachusetts Department of Transportation for the Yankee Doodle Bike Path Project. The motion was seconded by Member Rosa and unanimously voted 4-0-0.



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**11. Discussion and Possible Vote – License Agreement for Minuteman Repeater Association, Inc and the Town of Billerica for the Crosby Hill Water Tank – Requested by Ed Joy**

Ed Joy appeared for the license agreement for the Minuteman Repeater Association. Mr. Joy stated that about a year ago, the organization was notify that they were losing their repeater site on Concord Road. They talked with the Water Department and former Town Manager about adding it to the Crosby Hill Water Tank.

Member Rosa asked if this will interfere with the AT&T antennas on the tank now. Mr. Joy replied no. This is on a separate bandwidth. Member Rosa stated that AT&T had to go to the ZBA, and asked why doesn't this have to. Mr. Joy stated that this is a strictly a licensure. The previous approvals was the ZBA but now it is the Planning Board. The requirement to go to the Planning Board doesn't cover ham radio operation. Member Rosa stated that AT&T pays \$52,000 a year for their lease, but they are only offering \$400 and will this put us in a disadvantage with negotiations with AT&T. Mr. Dillon stated that the purposes are totally different. AT&T has a high revenue income, where this is for a hobby. Member Rosa asked if there is anything in lease regarding repair if there is damage. Mr. Joy stated that they would spot paint and repair any damage. Member Rosa stated that he would like any approval contingent on our new Town Counsel's review and approval.

Secretary Darris-O'Connor stated that he would support this. This is a hobby and not a for profit company. He is not concerned with the \$400 and asked if Mr. Dillon had any concern. Mr. Dillon stated that Mr. Joy brought in this tentative agreement and Town Counsel has beefed it up. Mr. Joy has done a great job. Secretary Darris-O'Connor stated that if Town Counsel has already reviewed it then he is ok with approving it as is.

Member Favreau stated that she doesn't have issues with document and she doesn't care if we approve it or contingent on another review.

**MOTION** – Secretary Darris-O'Connor made a motion to approve the license for Minuteman Repeater Association as dated on September 15, 2025 contingent on a review by our new Town Counsel. The motion was seconded by Member Rosa and unanimously voted 4-0-0.

**12. Signs on the Common – Request (4) 18" x 24" Signs from October 18<sup>th</sup> to November 2nd for the Pop Warner Cheerleading Showcase on Sunday, November 2<sup>nd</sup> at BMHS – Requested by Pop Warner**

Mike Mahr from Pop Warner appeared to request the signs for Pop Warner. Mr. Mahr described their program and this showcase will help pay for them to go to Nationals.

**MOTION** – Secretary Darris-O'Connor made a motion to approve the signs for Pop Warner as presented. The motion was seconded by Member Rosa and unanimously voted 4-0-0.

**13. One Day Special Alcohol License – Billerica Holiday Festival Inc. – Annual Billerica Holiday Festival on Friday, November 21, 2025 from 6:30 PM to 9:00 PM located at 15 Concord Road and Request to Waive All Fees – Requested by John Gagliardi, Billerica Holiday Festival**

**14. Request Permission to use Town Property for the 2025 Winter Festival and the 27<sup>th</sup> Annual Tree Lighting on Saturday, December 6, 2025 from 8:00 AM to 7:00 PM with a rain/snow date of Sunday, December 7, 2025 (same times) – Requested by John Gagliardi, Billerica Holiday Festival**

John Gagliardi appeared for the one-day special alcohol licenses and use of the town property for the 27<sup>th</sup> Annual Holiday Festival. The one day alcohol license is a 21+ fundraiser. There will be raffles and tree displays. The winter festival will have Todd Angelo sign again and the COA will be having pictures with Santa.

Member Rosa stated that these are both great events.

**MOTION** – Secretary Darris-O'Connor made a motion to approve one-day special alcohol license for the Billerica Holiday Festival, Inc. for November 21, 2025 from 6:30 PM to 9:00 PM located at 15 Concord Road. The motion was seconded by Member Rosa and unanimously voted 4-0-0.



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**MOTION** - Secretary Darris-O'Connor made a motion to waive all fees. The motion was seconded by Member Rosa and unanimously voted 4-0-0.

**MOTION** - Secretary Darris-O'Connor made a motion to approve the use of Town property for the 2025 Winter Festival and the 27<sup>th</sup> Annual Tree Lighting on Saturday, December 6<sup>th</sup> from 8:00 AM to 7:00 PM with a rain/snow date on Sunday, December 7, 2025. The motion was seconded by Member Rosa and unanimously voted 4-0-0.

**MOTION** - Secretary Darris-O'Connor made a motion to close Blanchard Ave for the dates requested for the 2025 Winter Festival. The motion was seconded by Member Rosa and unanimously voted 4-0-0.

**Appointments**

Vice Chair Burrows stated that the appointment to the ZBA will be continued until October 20, 2025.

**15. Zoning Board of Appeals – Regular Member**

- a. Joseph Shaw
- b. John LaFauci (Current Associate Member)
- c. Kelly Sardina

**Presentation**

**16. Billerica's Local Energy Advocate (Mass Saves) – Matt Wilkins**

Matt Wilkins from Mass Saves joined the meeting to give a presentation of what Mass Saves can do for Billerica residents.

Member Favreau stated that there was a resident lives in a 5-unit condo and couldn't get a energy audit. Mr. Wilkins stated that there is a weird stipulation about multi-units but they should call him and he can help. Member Favreau stated that we should include the FAQ. Mr. Wilkins replied that is a great idea.

Member Rosa stated that Mass Saves works well and asked if he was available to ask questions. He gave an example of purchasing an AC unit but was denied reimbursement because the serial number wasn't in the system. Would you be able to help residents with things like this. Mr. Wilkins stated that is exactly what he is here for.

**Committee Reports**

**Old Business**

**17. 250<sup>th</sup> Committee Update – Requested by the Select Board**

Chris Sennott appeared for the 250<sup>th</sup> Committee update.

Member Favreau stated that at the last 250<sup>th</sup> Committee meeting it was stated that she said there was misappropriation of funds and she was going to cut funding to the 250<sup>th</sup> Committee and that is not accurate. Some one came to her with concerns and she never asked for the article to be pulled. The 250<sup>th</sup> Committee is a subcommittee of this Board. We should get quarterly updates and should come up with their own bylaws. The Town Accountant tracks the accounts and expenses but the Chair should also track these. The Treasurer of this committee should provide an accounting of the finances of this committee.

Mr. Sennott stated that the Treasurer does track the ins and outs of the finances. She does hand written reports but our accounts are directly out of the Town Accountant office. He was upset about the accusation that there was improper accounting in a public meeting. Member Favreau stated that one member asked for the expenses and didn't get it. Mr. Sennott replied that was not true.

Vice Chair Burrows asked if your checks and balances are in order. Mr. Sennott replied yes. Mr. Sennott stated that he would like to provide an actual update on projects that this committee is working on.



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**18. Town Manager's Report**

Mr. Dillon gave the Town Manager's Report.

Secretary Darris-O'Connor thanked Mr. Dillon for the update.

**Assistant Town Manager**

If you have reached out to me and I have been slow to respond, I do apologize. In addition to preparing for my first Town Meeting, the Town Manager's office has also been down two employees. The Administrative Director position was not filled when Robert was promoted. Clancy announced his departure while accepting resume/applications for the Administrative Director position and did not feel it was his place to fill that position. Robert left the Assistant Town Manager position in September, creating the second vacancy in the Town Manager's office. I would like to thank Susan Michelini and Dawn McDowell for their hard work and dedication while being short-handed and for keeping operations moving forward.

This past week a panel of staff members interviewed well-suited candidates and narrowed the field for a new Assistant Town Manager position to a couple who will return the end of this week for another round of questioning. The goal is to offer the position at the end of this week or early next week and have the new Assistant Town Manager on board before November.

**Staff Appreciation**

This Thursday, October 9<sup>th</sup>, the Town Offices will close at 1pm. We will be holding a staff appreciation BBQ for town staff at PHR. From my understanding, this cookout was very much appreciated by staff in the past and is typically a nice way to end the summer. Although we are holding it a little later in the fall, I felt it was important to continue recognizing the hard work of the employees and all they do every day. We are posting on social media, Town Website, will have signs on the doors and are doing what we can to get the word out.

**Websites**

The Town Website is actually 6 websites, the Fire Department, Police Department, Recreation Department, Council on Aging, Town Offices, and the Library. At the previous Select Board meeting (September 22, 2025) a citizen asked when the new website will be up. The plan is for these sites to go live by the end of the week. Robert Maynard worked hard on coordinating and getting these sites up and active and we are finally ready to push the button. With all of this being said, I do want to let the Board and public know that when we first go live, there will be things that come to our attention that will need to be modified. This is normal and we ask for patience as we transition. Additionally, when the site first goes live, you may not see some of the older material initially. Our agreement with the website company called for them to go back a couple of years. We will be uploading older agendas, minutes, town reports and other material once the site is active.

Member Favreau thanked Mr. Dillon for the update. Member Favreau asked if the BSAP website was part of the redesign. Mr. Dillon stated that he will look at the draft website and see if it was incorporated.

**Economic Development and Planning**

There was recently a real estate summit held by Middlesex 3 Coalition. Our Planning Director noted many speakers gave examples of Billerica Companies during their sessions. Billerica was successful in retaining Entegris, we attracted Form Labs, AM Batteries and Allium Engineering retrofitted office buildings to meet their needs for "tough-tech". Other things discussed during the networking piece of the real estate summit included the grant we submitted to review tech park or the Route 3 corridor. Also, Katherine is continuing to work with Middlesex 3 on an event focusing on Manufacturing in November. We had met with the owner of a building that has struggled to find businesses to utilize their building. This is a great opportunity to showcase Billerica and fill empty spaces.



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**Department of Public Works Updates**

Boston Road TIP: The subcontractors are currently working on placing concrete for the remaining sidewalks on Boston Road and Heritage Road, installing and adjusting castings, and installing remaining electrical conduit. Tree and shrub plantings will begin this week. Brox intends to mill transitions and pave the surface course the week of 10/13. This work will occur at night beginning 10/13. Pavement markings are anticipated to begin the week of 10/20.

Member Rosa stated that there are weeds growing in the sidewalk because there is sand between the joints. Mr. Russell stated that the seed washed into the brick and they will address this. Member Rosa stated that they should have used polymetric sand.

Roadway Management 2025: Paving (Middlesex Turnpike) is tentatively scheduled for the week of October 14<sup>th</sup>. The line striping for fog sealed roads is planned for this week.

Lexington/Glad Valley: The bid was awarded to Newport Construction for \$8,141,041.27. The Contract Completion Date is September 21, 2027. Of note, we budgeted \$2,400,000 for the water non-participating work and the bid came in at \$1,662,940.11 so hopefully save some money there. A preconstruction meeting was held in August. Surveyors have started construction layout. Utility coordination will be one of the first steps, there are pole relocations in the project. The Contractor hopes to mobilize and start installing some drainage this season. They will be doing bi-weekly construction meetings with us as we do with the other projects. Will keep you updated one we get a schedule and as we hear more.

Rangeway Road: Installation of approximately 3,300 linear feet of low-pressure and gravity sewer lines, along with two culvert replacements, is now substantially complete. The Town's contractor will proceed with constructing the sewer pump station located within the easement at 144 Rangeway Road. This work is scheduled to take place between September 2025 and January 2026.

New DPW Facility: The new DPW building has been fully erected with exterior masonry and metal panel installation ongoing and roofing nearing completion. The interior framing and drywall are underway along with the mechanical, electrical, and plumbing rough in work continuing. Site utilities and paving are ongoing along with completion of the remaining concrete slabs at the vehicle maintenance and storage areas. The substantial completion date for the DPW Building is scheduled for June 18, 2026 with the final project completion including the satellite salt shed at Alexander Road scheduled for August 31, 2026.

Yankee Doodle Bike Path: Barletta Heavy Division (BHD) is the apparent low bidder for this project. We anticipate that the project will be awarded to this contractor. Once the project is awarded, there will be a preconstruction meeting, and we will share additional information once this meeting is completed.

Middlesex Turnpike: BHD has stated that they will begin working 10/6 on a slope deficiency near the driveway for 829 Middlesex Turnpike with the intent to finish by 11/15. Crews are currently addressing punch list items.

Member Rosa stated that he knows this is a state project but do we have any sign off for completion. Mr. Dillon replied he was not sure but will double check.

**19. Final Warrant Discussion and Possible Vote – October Town Meeting**

**MOTION** - Secretary Darris-O'Connor made a motion to withdraw Article 14. The motion was seconded by Member Rosa and unanimously voted 4-0-0.

**Article 15**

Mr. Russell stated that the new UTV will have a plow and enclosed and heated cab. The outflow for the treatment plant is 1/3 mile away and they will use this vehicle to get to the outflow. They also will use it to haul sand and salt to small spaces around the treatment plant.



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Member Rosa thanked Mr. Russell for the explanation. We have one Kubota and asked if the Recreation Department uses the same. Mr. Russell replied he was not sure. Member Rosa stated that we should look to standardize equipment.

**MOTION** - Secretary Darris-O'Connor made a motion to recommend approval of Article 15 to Town Meeting. The motion was seconded by Member Rosa and unanimously voted 4-0-0.

**Article 19**

Member Rosa stated that in 2018, we added \$50,000 to this account and it's taken to 2025 to expend it. We talked about not using Free Cash and perhaps we can change this to \$25,000. Mr. Russell stated that we currently have six street acceptances in process and have \$4,500 left. In past years, we folded the street acceptances into the sewer or betterment projects so that is how we extended the money. Member Rosa thanked Mr. Russell for the detailed analysis.

**MOTION** - Secretary Darris-O'Connor made a motion to recommend approval of Article 19 to Town Meeting. The motion was seconded by Member Rosa and unanimously voted 4-0-0.

**Article 21**

Member Rosa stated that this has flash backs to sewer #37. How were we so far off the amount? Mr. Russell stated that Patriot Fuel did the analysis and repair price of \$85,000. They said they were going to bid but they didn't. They received two valid bids and \$150,000 was the lowest bid. They asked the lower bidder to hold their price and they agreed.

**MOTION** - Secretary Darris-O'Connor made a motion to recommend approval of Article 21 to Town Meeting. The motion was seconded by Member Rosa and unanimously voted 4-0-0.

**Article 22**

Member Rosa stated that he brought up the AT&T Special permit and read the paragraph from the 2015 lease. This expires in 2030. We need to work in the background to recoup the funds. Mr. Russell stated that this article covers both tanks inside and outside. The AT&T antenna are a small portion on the smaller tank. Member Rosa stated that this is an opportunity to recoup some funds.

**MOTION** - Secretary Darris-O'Connor made a motion to recommend approval of Article 22 to Town Meeting. The motion was seconded by Member Rosa and unanimously voted 4-0-0.

**Article 23**

Mr. Russell provided pictures of the roof from the Waste Water Plant. This is the original roofs and he has reports on the status of them.

**MOTION** - Secretary Darris-O'Connor made a motion to recommend approval of Article 23 to Town Meeting. The motion was seconded by Member Rosa and unanimously voted 4-0-0.

**Article 24**

Mr. Russell stated that this is the last two pump stations that need to be replaced.

**MOTION** - Secretary Darris-O'Connor made a motion to recommend approval of Article 24 to Town Meeting. The motion was seconded by Member Rosa and unanimously voted 4-0-0.

**Article 25**

Mr. Russell stated that this article is for hydrant and gate valves replacement.

**MOTION** - Secretary Darris-O'Connor made a motion to recommend approval of Article 25 to Town Meeting. The motion was seconded by Member Rosa and unanimously voted 4-0-0.



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**Article 32**

Secretary Darris-O'Connor stated that this article changes the requirement from a 2/3 vote to a majority vote for overturning a referendum petition and Town Counsel has given their ok on this article.

Member Rosa stated that if an action of Town Meeting requires a 2/3 vote, Chapter 44, Section 7 says that a 2/3 vote would be needed in an election. According to the Town Charter, when a referendum petition is received, then the action of Town Meeting is suspended. He doesn't agree with this article.

Secretary Darris-O'Connor stated that KP Law and Brooks and DeRensis agrees with this change. This is also in other communities so it is legal. We need to look at past referendum petitions and a super majority is such as a high bar.

Member Favreau asked who got paid. There are three versions of Town Counsel opinions on this article and possibly a fourth. She will not support this.

Grace Tucci – Ms. Tucci stated that she is on the Charter Review Committee and they are going through the Charter. This seems premature to bring this forward.

Secretary Darris-O'Connor stated that he went through the due process.

**MOTION** – Member Favreau made a motion to recommend approval of Article 32 to Town Meeting. The motion was seconded by Secretary Darris-O'Connor and voted 2-2-0. Member Rosa and Member Favreau voting against. The motion fails.

**Article 38**

**MOTION** – Member Rosa made a motion to rescind the previous recommendation for Article 38. The motion was seconded by Member Favreau and voted 2-2-0. Vice Chair Burrows and Secretary Darris-O'Connor voting against. The motion fails.

Member Rosa stated that this option is not the best option for the Town, it only benefits the property owners. The Finance Committee voted 0-11. There has been no analysis on water/sewer impacts because they are sized to the zoning we have, not adding an additional 192 units. Usually over 55+ is to downsize and be less expensive than single family homes but that is not the case for this project. There is also the right of first refusal. The taxes should be \$71,000 and we can recoup five years of the difference. The zoning would increase the cost of the Town to purchase it. They also did a survey of the residents and over 71% were against it.

Vice Chair Burrows stated that the Town let Hawthorne build a huge development without letting existing houses connect to sewer. The residents of Rangeway Road had to bond their own sewer, so where was the concern for those residents. Single family homes produce kids, over 55+ doesn't.

Member Favreau stated that the warrant articles has multiple versions of legal opinions. Town Counsel has refused to weigh in. Parcel 1 has a restriction, Parcel B has contamination. She is not in favor of this and Town Counsel is refusing to provide guidance to the Select Board, Planning Board and Finance Committee.

Secretary Darris-O'Connor stated that he supported this at the last meeting. The survey was done by private residents and was geared towards a certain response. Town Meeting needs to make this decision. Not all residents are against it. There are abutters who are in favor of it. This is only zoning, when they get a Special Permit that is when all these other issues will be addressed. The golf course uses 1.2 million gallons per acre of water per year. Townhouses are more affordable than single family homes.

**New Business**

**20. Draft 2026 Select Board Meeting Schedule**

This will be discussed at the next meeting.



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**21. Request for Approval – Affordable Unit Swap at “The Point at 3 North” – Requested by SEB Housing/EOHLC**

Member Rosa stated that he is ok with this since the affordable unit will be bigger than the original.

Member Favreau asked if these were rentals or owners. Member Rosa replied that they are rentals.

**MOTION** - Secretary Darris-O'Connor made a motion to approve the affordable unit swap at “The Point at 3 North” as presented. The motion was seconded by Member Rosa and unanimously voted 4-0-0.

**Approval of Meeting Minutes**

**22. June 2, 2025 Regular Meeting**

**MOTION** - Member Rosa made a motion to approve the Select Board meeting minutes of June 2, 2025 as amended. The motion was seconded by Secretary Darris-O'Connor and unanimously voted 4-0-0.

**23. June 11, 2025 Special Meeting**

Member Favreau stated that she will accept the original minutes and asked that on page 2, change “create a supportive environment for developers” to “ and delete “Member Favreau does not necessarily agree to waiving permitting fees.” And change the 3<sup>rd</sup> paragraph after the 2<sup>nd</sup> motion to read “Member Favreau stated that she does not necessarily agree to waiving permitting fees but she is not completely opposed to it.”

Vice Chair Burrows stated that Member Rosa is pretty picking and we shouldn’t have minutes that are word for word.

**MOTION** - Member Rosa made a motion to approve the Select Board meeting minutes of June 11, 2025 as amended. The motion was seconded by Secretary Darris-O'Connor and unanimously voted 4-0-0.

**Meeting Schedule**

October 7, 2025 (Town Meeting, If Needed), October 9, 2025 (Town Meeting, If Needed), October 20, 2025

**MOTION** - Secretary Darris-O'Connor made a motion to adjourn the regular meeting of October 06, 2025 at 8:18 PM. The motion was seconded by Member Rosa and unanimously voted 4-0-0.

*Respectfully Submitted by Dawn McDowell,  
Recording Secretary*

**Please note, the entire video of this meeting can be found at: <https://www.batvinc.org/vodchannels.html>**



**TOWN OF BILLERICA  
SELECT BOARD MINUTES  
OCTOBER 06, 2025**

**Exhibits for the Select Board Meeting – October 06, 2025**

**Call to order 6:00 PM**

1. Open Microphone – No Exhibits

**Announcements**

2. Vacancies on Boards and Committees – Vacancy List dated 10/02/25
3. All other announcements may be viewed on the Town of Billerica website - No Exhibits

**Proclamation and Public Recognition**

4. Domestic Violence Awareness Month- Proclamation undated
5. Breast Cancer Awareness Month- Proclamation undated

**Public Hearings**

6. Public Hearing – National Grid and Verizon #31192238 – National Grid to install (1) JO Pole (Pole 161-50) on Boston Road beginning at a point ~50' north of the centerline of the intersection of Andover Road and Boston Road – NG application dated 08/05/25, DPW Comments dated 09/25/25, Contractor Electrical Comments dated 09/19/25, PD Comments dated 09/30/25, Notice of Hearing undated, Abutters List dated 09/10/25
7. Public Hearing – National Grid and Verizon #31182460 – National Grid to install (1) JO Pole (Pole 14-50) ~250' northeast of the centerline of the intersection of Boston Road between Pole #14 and #15 Sprague Street. The pole will be located on Town property intersected by Boston Road and Kohlrausch Avenue – NG application dated 08/07/25, DPW Comments dated 09/25/25, Contractor Acknowledgement Form dated 09/26/25, Electrical Comments dated 09/19/25, PD Comments dated 10/01/25, Notice of Hearing undated, Abutters List dated 09/10/25
8. Public Hearing – National Grid and Verizon #31183913 – National Grid to install (1) JO Pole (#61-50) on Concord Road at the intersection of Middlesex Turnpike in line with P62 towards P61 located on the sidewalk of town property. - NG application dated 08/18/25, DPW Comments dated 10/01/25, Contractor Acknowledgement Form dated 10/02/25, Electrical Comments dated 10/01/25, PD Comments dated 10/01/25, Notice of Hearing undated, Abutters List dated 09/22/25
9. Public Hearing – National Grid and Verizon #31076050 – National Grid to install (1) JO Pole (#2-50) on Republic Road at a point ~30' easterly from existing pole #3 in order to provide electric service to new EV charging stations at 1 Republic Road AND to install ~ 8' 2-4" conduits with three phase underground primary cable in public way from proposed pole 2-50 to edge of private property in order to feed new 3 phase transformer for new EV charging stations at 1 Republic Road - NG application dated 08/18/25, DPW Comments dated 10/01/25, Contractor Acknowledgement Form dated 10/02/25, Electrical Comments dated 10/01/25, PD Comments dated 10/01/25, Notice of Hearing undated, Abutters List dated 09/22/25

**New Business (Quick Items)**

10. Discussion and Possible Vote on Proposed Grant of Easement to the Town of Billerica for a Bikeway and Pedestrian Walkway (Yankee Doodle Bike Path) - Requested by Kelley Conway, Town Engineer – Memo from K. Conway dated 09/15/25
11. Discussion and Possible Vote – License Agreement for Minuteman Repeater Association, Inc and the Town of Billerica for the Crosby Hill Water Tank – Requested by Ed Joy – License Agreement dated 09/15/25, Zoning Bylaw, Section 5.G
12. Signs on the Common – Request (4) 18" x 24" Signs from October 18<sup>th</sup> to November 2nd for the Pop Warner Cheerleading Showcase on Sunday, November 2<sup>nd</sup> at BMHS – Requested by Pop Warner – Email from BPW President dated 09/24/25, Flyer undated



**TOWN OF BILLERICA  
SELECT BOARD MINUTES  
OCTOBER 06, 2025**

13. **One Day Special Alcohol License – Billerica Holiday Festival Inc. – Annual Billerica Holiday Festival on Friday, November 21, 2025 from 6:30 PM to 9:00 PM located at 15 Concord Road and Request to Waive All Fees – Requested by John Gagliardi, Billerica Holiday Festival - Billerica Application dated 09/18/25, Memo from Lt. Coffey dated 09/17/25**
14. **Request Permission to use Town Property for the 2025 Winter Festival and the 27<sup>th</sup> Annual Tree Lighting on Saturday, December 6, 2025 from 8:00 AM to 7:00 PM with a rain/snow date of Sunday, December 7, 2025 (same times) – Requested by John Gagliardi, Billerica Holiday Festival – Memo from Billerica Holiday Festival dated October 2025**

**Appointments**

15. **Zoning Board of Appeals – Regular Member**
  - a. **Joseph Shaw** – Application dated 09/25/25
  - b. **John LaFauci (Current Associate Member)** – Application dated 09/29/25
  - c. **Kelly Sardina** – Application dated 10/02/25

**Presentation**

16. **Billerica's Local Energy Advocate (Mass Saves) – Matt Wilkins** – Memo from M. Wilkins undated

**Committee Reports**

**Old Business**

17. **250<sup>th</sup> Committee Update – Requested by the Select Board** – GL Account dated 10/01/25
18. **Town Manager's Report** – dated 10/06/25
19. **Final Warrant Discussion and Possible Vote** – Final Warrant dated 10/07/25, SB Votes undated, Email from D. McDowell dated 10/06/25

**New Business**

20. **Draft 2026 Select Board Meeting Schedule** – Draft 2026 Select Board Meeting Schedule undated
21. **Request for Approval – Affordable Unit Swap at “The Point at 3 North” Requested by SEB Housing/EOHLC** – Email from K. Pina dated 09/24/25

**Approval of Meeting Minutes**

22. **June 2, 2025 Regular Meeting** – Memo from D. McDowell dated 10/03/25, Memo from D. Favreau dated 08/19/25, Minutes undated
23. **June 11, 2025 Special Meeting** – Memo from D. McDowell dated 10/03/25, Memo from D. Favreau dated 08/19/25, Minutes undated

**Meeting Schedule**

**October 7, 2025 (Town Meeting, If Needed), October 9, 2025 (Town Meeting, If Needed), October 20, 2025** – No Exhibits

**Approved On: December 15, 2025**