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TOWN CLERK  
BILLERICA

Date: December 15, 2025

Town of Billerica Planning Board  
365 Boston Road  
Billerica, MA 01821

Re: 333 Boston Road — Rooftop & Carport Solar Installation Project  
Site Plan Review & Special Permit Application

Dear Chairman Parker and Members of the Board,

NextGrid Energy, LLC (the "Applicant") hereby submits this Site Plan Review and Special Permit Application for the proposed Rooftop & Carport Mounted Solar Photovoltaic Project located at 333 Boston Road, Billerica, MA. This submission is made in accordance with the requirements of:

- Billerica Zoning By-Laws Section 6 – Site Plan Approval
- Section 5.H – Solar Energy Conversion Systems (SECS)

The following materials are included as part of this application package:

Attachment A – Site Plan/Special Permit Application

Attachment B – SPSP Checklist

Attachment C – Property Owner Letter of Authorization

Attachment D – Community Newspaper Bill Authorization

Attachment E – Stormwater Summary Memorandum

Attachment F – Full Site Plan Set (including ALTA Survey, Layout, Erosion Controls, Utilities)

Should there be any questions or a need for additional information, please do not hesitate to contact me.

Sincerely,  
Michael Pattison  
Permitting Manager  
NextGrid Energy, LLC  
781-290-9276  
[mike@nextgrid.com](mailto:mike@nextgrid.com)

**Project Description**

The Applicant proposes to install a 837.65 kW DC solar energy system consisting of (4) rooftop solar arrays, (6) carport-mounted solar arrays. The solar carports will be constructed above existing pavement in the parking area, and no increase in impervious area is proposed. This project complies with the performance standards for Solar Energy Conversion Systems (SECS), including siting, height, screening, and utility interconnection requirements under Zoning §5.H.

**Existing Conditions & Site Work**

The project site is a fully developed commercial parcel containing an existing building, paved parking areas, and associated utilities. Solar carport foundations will be installed within existing pavement limits. No tree clearing is anticipated aside from minimal trimming.

Disturbed areas for canopy pier installation and trenching is estimated at 12,572 sq ft (0.29 acres).

The project has been intentionally designed to avoid changes to existing site layout, parking circulation, or traffic patterns.

**Stormwater & Environmental Considerations**

No changes in impervious area or grading are proposed. Existing drainage patterns will remain in place, and post-construction runoff will mirror pre-construction conditions.

**Site Layout, Circulation & Access**

The proposed carport layout maintains all existing drive aisles and does not eliminate any parking spaces. Carport heights and columns locations are designed to maintain internal circulation and emergency vehicle access.

**Summary**

This project represents a low-impact, code-compliant renewable energy installation that supports Billerica's environmental and zoning objectives. It avoids alterations to site circulation, drainage, and access while providing long-term sustainability benefits.

**FORM S**

**Application for Site Plan Special Permit**

**To the Planning Board:**

**The undersigned herewith submits the accompanying Site Plan of the property located in the Town of Billerica for a Site Plan Special Permit pursuant to the requirements of Section 6 of the Billerica Zoning By-Laws to construct an addition or structure containing** Rooftop Solar & Solar Carport **square feet of gross floor area at:**

**Location** 333 Boston Road

**1. Applicant** NextGrid Energy, LLC - Mike Pattison

**Address** 177 Huntington Ave, Suite 1703 - Unit 73069, Boston, MA 02115

**Telephone** 781-290-9276

**2. Engineer/Surveyor** All-Points Technology Corporation, P.C.

**Address** 567 Vauxhall Street Ext. , Suite 311 - Waterford, CT 06385

**Telephone** 860-552-2046

**3. Deed(s) of property recorded in the** Middlesex North District

**Registry: Book** 192 **Page** 65

**Location, metes and bounds description of property.**

See Accompanied Survey for Location, metes and bounds description of property.

**Signature of Owner** See attached Letter of Authroization

**Name of Owner (print)** Paul A. Looney

**Address of Owner** 333 Boston Road, Billerica MA 01821

**Assessor's Plate** \_\_\_\_\_ **Parcel** \_\_\_\_\_

## 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.)

- X   Detailed Drainage Calculations      (5 copies)    Drairage Memo Provided
- X   Site Plan Application Form              (Original and 3 copies)
- X   Site Plan per sec. 6.E of the Zoning By-Law    (13) full copies (9) 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.**

- N/A   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.
- X   Filing Fee \$350.00
- X   Proof of Ownership    LOA
- N/A   Copies of Variances and/or Special Permits
- N/A   Traffic Study
- X   Statement addressing how the proposal meets the "Required Findings" listed under section 6.
- X   Aerial photographs of the site and the adjacent area.

SPSP Checklist  
July 2018

X Abutters List – *Abutters list must include all abutters to abutters within 300 hundred feet of the site. A copy of the assessor's map with the 300 ft. boundaries must accompany the list. The Town Assessor's Office must certify the list within 30 days of submittal. (List D).*

X 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 Michael Pattison Digitally signed by Michael  
Pattison  
Date: 2025.12.16 11:24:17 -05'00'

## Letter of Authorization for Permit Applications and Related Activities

### Landowner Information

Landowner's Name:	PAUL A. LOONEY
Landowner's Address:	333 BOSTON RD.
City, State, ZIP Code:	BILLERICA MASS. 01821
Phone Number:	978 375 1248
Email Address:	PROFH27 @ AOL. com
Date:	11-26-25

To: Town of Billerica Conservation Commission

Subject: Letter of Authorization for Permit Applications and Related Activities

As the legal owner of the property, hereby authorize **NextGrid**, including its designated engineering firm, **All-Points Tech**, to act on my behalf for the purposes of applying for, obtaining, and signing any and all permits related to the rooftop & carport solar array project at the property located at:

**333 Boston Road, Billerica, MA**

This authorization includes, but is not limited to:

1. Preparing and submitting applications for any required permits.
2. Representing my interests in any public or private hearings related to permitting.
3. Providing necessary documentation and responding to any requests from regulatory authorities.
4. Paying applicable fees associated with the permitting process.
5. Receiving all permits, approvals, and official correspondence related to the applications.

Should you require any further verification or clarification, please do not hesitate to contact me at the above-listed contact information.

Sincerely,

  
Landowner's Signature

Paul A. Looney  
Printed Name

**TOWN OF BILLERICA**  
**Planning Board**  
**Town Hall**  
**365 Boston Road, Billerica, MA 01821**  
**978-671-0962**  
**978-671-9448 Fax**

Date: 12/10/2025

To: Community Newspapers  
Legal Notice Department

From: Billerica Planning Board

I hereby authorize Community Newspapers to bill me directly for the legal notices to be  
published on 12/30/2025 and 01/06/2026 in the Billerica  
Minuteman.

**Michael Pattison**

Digitally signed by Michael

Pattison

Date: 2025.12.16 11:24:35 -05'00'

Signature

Bill To: Michael Pattison

Address: 68 Harrison Ave, Ste 605, PMB 73069

Boston, MA 02111

Phone: 781-290-9276





December 9, 2025

NextGrid Energy LLC  
Michael Pattison  
Permitting Manager  
177 Huntington Ave, Suite 1703 - Unit 73069  
Boston, MA 02115

Re: Stormwater Summary  
Billerica Solar Project  
333 Boston Road  
Billerica, Massachusetts 01862

Dear Mr. Pattison,

We have prepared this letter report related to stormwater drainage associated with the proposed Billerica Solar Rooftop and Carport project (the "Project"). The Project is proposed on the rooftop of an existing commercial building and the adjacent parking located at 333 Boston Road and Page Street in Billerica, Massachusetts (the "Site"). Please also refer to the Site Plans that accompany the application materials for more information on the existing site and proposed work.

## **Introduction**

The 7.37-ac subject property consists of a parcel of land, Map/Parcel #41-15-8. The property consists of a commercial building, asphalt parking lots, a basketball court, a track and a storage area with storage containers

The Project includes the installation of a free-standing ground-mounted solar carport array systems, to be installed south and west of the building within the existing parking area/basketball court as well roof-mounted arrays. The ground-mounted and roof-mounted systems will consist of (1,523) 550W solar panels.

## **Site Conditions and Stormwater Patterns**

The proposed carport and roof-mounted arrays are anticipated to have an extent of approximately 41,211 sq-ft (0.95-ac). No grading is proposed for the Project. No tree clearing or grubbing is anticipated. However, limited tree trimming may be required. The overall anticipated limits of disturbance and temporary disturbance for the project, associated with the needed foundations and utility trenching, is expected to be approximately 12,572 sq-ft (0.29-ac).

The existing Project area drains mainly from the northeast to the southwest across the existing asphalt parking area. No increase in impervious area is proposed as proposed work is located over existing impervious asphalt pavement. The existing Site drainage patterns will be maintained after



construction and will function in the same manner as in its current condition. Additionally, no landscaped islands will be covered or impacted by the proposed carports. Therefore, the proposed work and alterations will have a negligible impact on existing runoff conditions on site.

## **Conclusion**

The proposed ground-mounted solar carport arrays will be constructed on a post mounted racking system, with foundations to be located within the existing pavement of the parking area. With little to no impacts to the existing ground conditions for the proposed project, the post-construction stormwater runoff is anticipated to be similar to the pre-construction stormwater runoff. Therefore, no stormwater analysis or management was deemed to be required for the Project.

Sincerely,

Thomas E. Little, PE  
Department Manager - Civil Engineering  
All-Points Technology Corporation, P.C.  
Mass. Eng. #58765



Board of Assessors  
Town Hall  
365 Boston Road  
Billerica, Massachusetts 01821

Received  
DEC 09 2025  
Board of Assessors  
Billerica, MA

JOHN B. SPEIDEL, *Chairman*  
RICHARD J. SCANLON, *Associate*  
RICK LADD, *Associate*

Tele: (978) 671-0971  
[assessors@town.billerica.ma.us](mailto:assessors@town.billerica.ma.us)

**ABUTTERS LIST REQUEST**

Name Mike Pattison Date 12/9/2025  
Address of Property 333 Boston Road Plate 4690  
Telephone Number 781-290-9276 Parcel 41-15-8

I request one copy of the following abutters list and three copies of the labels for the above listed property. The cost of this service shall be \$2.00 per name. The list shall be available five to ten (5-10) working days from the requested date or earlier.

Signature of applicant Michael Pattison Digitally signed by Michael Pattison  
Date: 2025.12.09 11:00:33 -05'00'

**Types of Abutters Lists**

There are four types of abutters lists which may be required in the Town of Billerica. The board or commission you are seeking approval from and the particular request you are making determines the type of list. You will need to contact the applicable board or commission to determine which of the following will be required in your case.

(Circle one – If no letter is circled a “D” list will be prepared.)

**A. Direct Abutters - Direct Abutters to Parcel and Roadway Being Improved**

This list contains direct abutters only. Properties across public right-of-ways or paper streets, which have not been discontinued, are not included. (This list should include direct abutters to the roadway being improved if road construction is involved.)

**B. Abutters Within 100 Feet**

This list contains all abutters within 100 feet of the parcel, notwithstanding public or private streets or ways, municipal borders or bodies of water.

**C. Abutter to Abutter Within 300 Feet**

This list contains abutters to direct abutters within 300 feet of the parcel. If there is more than one abutter between the subject parcel and the abutting property within 300 feet the owner will not be notified.

**D. All Property Owners Within 300 Feet (Cell Towers – All Property Within 500 Feet)**


This list contains all properties within 300 feet of the subject parcel. Abutters to abutter restrictions do not apply.

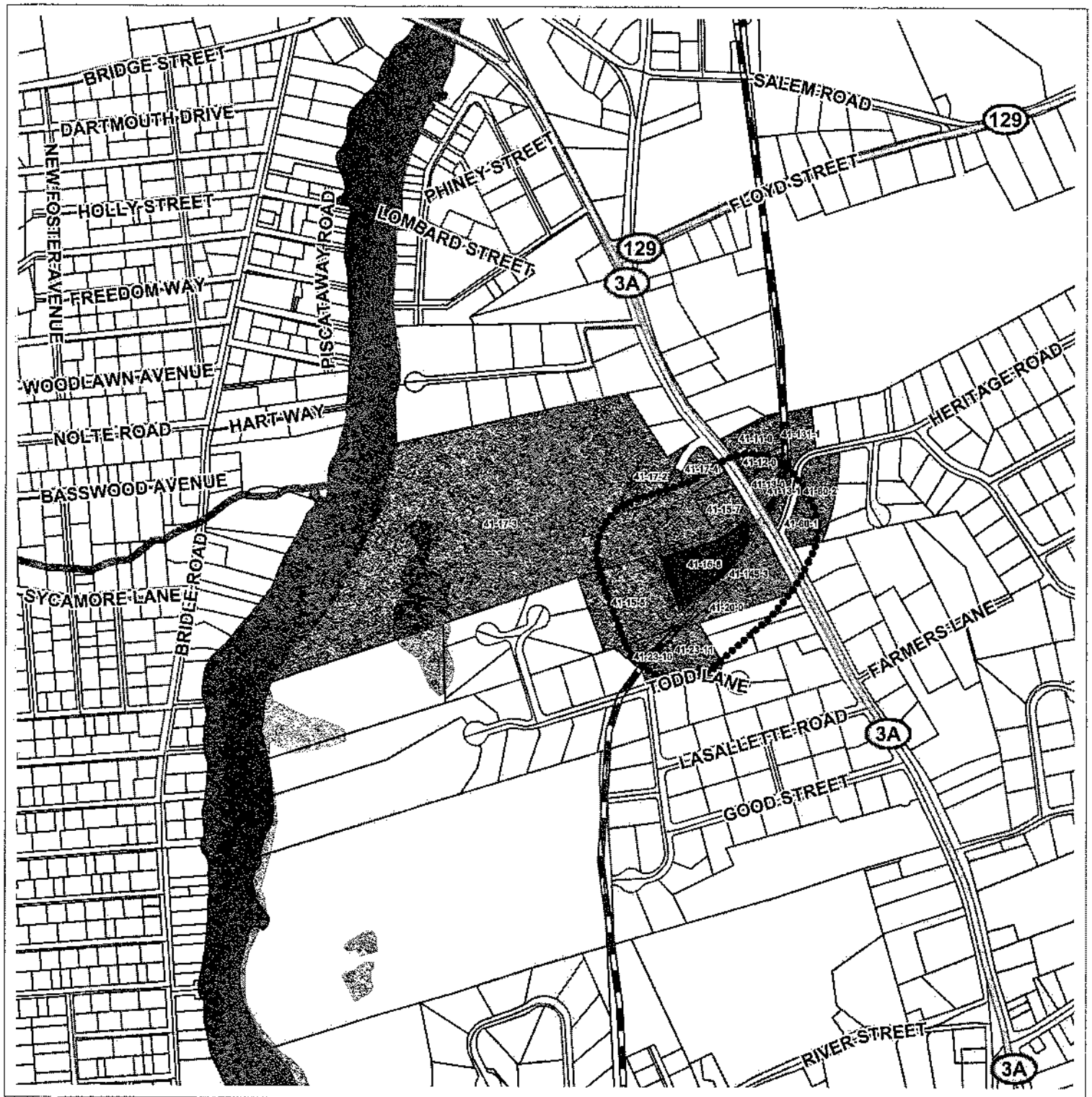
Assessor's Signature John B. Speidel Date 10/9/25 Amount \$22.00

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP CODE
41-60-2	7 HERITAGE RD	BOLDEBUCK KRISTINA M		7 HERITAGE RD		BILLERICA	MA	01821
41-15-7	331 BOSTON RD	PRIMO 3A LLC		14 HEARTHSTONE DR		BURLINGTON	MA	01803-4215
41-17-3	329 BOSTON RD	REA FAMILY REVOCABLE TRUST	REA MICHAEL J JR TR	1 COLLINS REA LANE		N BILLERICA	MA	01862-2615
41-13-1	REAR BOSTON RD	NSD REAL ESTATE LLC		159 EAST MAIN ST		GLOUCESTER	MA	01930
41-11-0	340 BOSTON RD	PATEL RAJAN	PATEL ROSHNI	340 BOSTON RD		N BILLERICA	MA	01862-2625
41-12-0	342 BOSTON RD	NSD REAL ESTATE LLC		159 EAST MAIN ST		GLOUCESTER	MA	01930
41-145-3	346 BOSTON RD	NSD REAL ESTATE LLC		159 EAST MAIN ST		GLOUCESTER	MA	01930
41-131-1	4 HERITAGE RD	STONE CHARLES C JR	SULLIVAN LISA M	4 HERITAGE RD		BILLERICA	MA	01821
41-145-3	335 BOSTON RD	CHARLES E CARROLL REV TR 2019	CARROLL CHARLES E TR	335 BOSTON RD		BILLERICA	MA	01821-1801
41-15-5	331 REAR BOSTON RD	333 BOSTON RD LLC		333 BOSTON RD		BILLERICA	MA	01821-1801
41-15-8	333 BOSTON RD	333 BOSTON RD LLC		333 BOSTON RD		BILLERICA	MA	01821-1801
41-17-4	329 BOSTON RD	REA MICHAEL J JR		1 COLLINS REA LANE		N BILLERICA	MA	01862-2615
41-20-0	1 COLLINS-REA LN	COLLINS REA FAMILY REVOCABLE T	COLLINS-REA MAUREEN	1 COLLINS-REA LANE		BILLERICA	MA	01862-2615
41-17-2	337 BOSTON RD	BAY STATE BAPTIST CHURCH	REA MICHAEL J JR TR	337 BOSTON RD		BILLERICA	MA	01821
41-23-10	5 TODD LN	TODD LANE REALTY TRUST	PACITTO LISA A TR	5 TODD LANE		BILLERICA	MA	01821-1830
41-23-11	3 TODD LN	CARLSON JOHN F	CARLSON SHARON M	3 TODD LN		BILLERICA	MA	01821
41-60-1	348 BOSTON RD	PATEL NAVIN C TR	A & R REALTY TRUST	8 SHAKER HILL LANE		WOBURN	MA	01801

DISCLAIMER: This list is certified based upon records held in this department as of the date on the abutter's list. It was completed to the best of our ability based upon the information we have available. We do not certify the accuracy of this list per se, only the names and addresses listed on it. In most cases, public disclosure of the hearing pertaining to this list is required and published in the local newspaper. Every effort has been made to ensure proper notification.

The Board of Assessors certifies the accuracy of the names and addresses on this list based upon our current records.



  
 John B. Spielder  
 Chief Assessor  
 December 9, 2025



A butters map for parcel 41-15-8 using abutter to abutter within 300 feet

Printed on 12/09/2025 at 02:15 PM

### Legend

-  Parcel Boundary Selection
-  Parcel Boundary

