

January 27, 2026

Ms. Katherine Malgieri
Director Planning & Community Development Department
Town of Billerica
365 Boston Road
Billerica, MA 01821

kmalgieri@billerica.gov
(978) 671 - 0962

PROJECT #: Project # 3490-03
RE: Response to Comments
Site Plan Review
1 & 2 Federal Street
Billerica, MA 01821

Dear Ms. Malgieri,

On behalf of our client, JLB Realty, LLC, Allen & Major Associates, Inc. (A&M), is providing the following responses to address recommendations in a letter received by the Department's technical review consultant, Kimley-Horn, dated January 7, 2026.

The responses to comments are shown below in **bold**, preceded by the original comments shown in *italics*. Revisions to the Site Development Drawings can be found in the attached drawings noted as Revision 1 revised January 21, 2026.

Comment 1: Waiver request 1 for Section G.2(iv): Since corner lots do not have rear lot lines, it is not possible to locate parking onsite without it being between the building and front and side lot lines. Recommend approval based on previous sites containing parking along these frontages. Landscaping is provided in accordance with section G.2.v to provide a visual buffer between parking and the street. Recommend a fence or wall of no more than three feet in height in accordance with section G.2.v.

Response 1: Comment recommending approval of the waiver request is noted and appreciated. The applicant believes that added and attractive landscaping provided is adequate and above and beyond what is there currently and the other properties on Federal Street.

Comment 2: Waiver request 2 for Section G Paragraph 9(i): Recommend approval based on previous sites containing parking along these frontages, landscaping and screening provided, and parking is not proposed to be located in parking setbacks.

Response 2: Comment recommending approval of the waiver request is noted and appreciated.

Comment 3: Provide data from other similar multi-family sites that indicate a ratio of 1.4 spaces per unit is sufficient and justifies the proposal of "banked parking" for 52 of the required spaces. Additionally, confirm whether the space allocated for banked parking is included in open space and green space calculations.

Response 3: See attached executive summary from the "Metro Boston Perfect Fit Parking Initiative" by the Metropolitan Area Planning Council, dated July 2019, where this study concluded that peak parking demand was less than 1.0 space per residential unit across a wide variety of multifamily projects that were surveyed. This study included surveys from nearly 200 multifamily residential developments with approximately 19,600 housing units in 14 municipalities in and around Boston, and provides a good reference for this project where proposed parking supply is 1.7 spaces per unit at 1 Federal Street and 1.4 spaces per unit at 2 Federal (not including the banked parking) for a total of 1.53 spaces/unit. This aligns with the applicant's experience on other multifamily projects that they have built. Accordingly, the amount of parking provided should be more than adequate, and the applicant has no intentions to ever have to construct the additional "banked parking" spaces that are shown

on the plan and these 2 areas will be left in their natural vegetated state. The zoning table has been updated to reflect that 47.7% open space is provided inclusive of the banked parking being constructed. If the banked parking is not constructed, open space will be 51.8%.

Comment 4: Submit a waiver request for the reduction in parking to be built on-site if banked parking is to be pursued.

Response 4: Based on the applicant's legal counsel's reading of the MCMOD Zoning Bylaw, it is appropriate that a condition of approval be issued by the Planning Board to allow that only the "banked parking" be built if needed. And that this does not constitute a waiver as the applicant can demonstrate that it can be built and parking requirement satisfied if needed.

Comment 5: Show green space and green strip compliance per Section L Dimensional Requirements table in Section L of the Town of Billerica Zoning By-laws.

Response 5: Per Section 5.E.12.B.2., if the provisions of the MCMOD conflict with the requirements of the underlying districts for such use, the requirements of the MCMOD shall control. Accordingly, the Green Strip and Green Space dimensional requirements for the Industrial Zoning District in Section L. Dimensional Table do not apply to the multifamily use in the MCMOD zoning district where there is only a minimum 20% Open Space requirement per Section 5.E.12.E.1. Furthermore, Section 7.G.7. says that Green Strips and Screening requirements may be reduced or waived as part of and in conjunction with the Site Plan Special Permit Process described in Section 6, and yet Section 5.E.12.I.2.ii. says that the MCMOD Site Plan review process supersedes Section 6 of the Zoning Bylaw. Accordingly, the green space and green strip requirements in Section 7.L. do not apply to this project.

Comment 6: Given the construction of the Yankee Doodle bike path, show the limits of the proposed tree line and if needed, provide screening of the proposed parking per Town of Billerica Zoning By-laws Section 5.E.13.2.v.

Response 6: A&M believes the comment was intended to reference Section 5.E.12.G.2.v. Screening for Parking within the MCMOD district, as there is no Section 5.E.13. However, the applicant has no control over the future construction of the Yankee Doodle bike path. The edge of the proposed parking and garages along the bike path provide more than the required 6' setback from the bike path. It is the applicant's opinion that additional screening off the bike path is not required.

Comment 7: Show the location of the affordable units in each building for review of compliance with Town of Billerica Zoning By-laws Section 5.E.14.4.

Response 7: A&M believes the comment was intended to reference Section 5.E.12.H.4. (Affordability Requirements, Development Standards) within the MCMOD district. The project is required to have 15% of the total units as designated affordable. The Applicant will be required to enter into the Regulatory Agreement with the Executive Office of Housing and Livable COMMUNITIES (EOHLC) and the Town of Billerica. The Applicant will work with both parties and will submit proposed locations to EOHLC for approval prior to the issuance of a building permit.

Comment 8: Provide the FAR of both buildings per Town of Billerica Zoning By-laws Section 7.E.1.

Response 8: It is A&M's opinion the referenced section defines a FAR limit for the industrial district only and is not applicable in the MCMOD. However, the calculated FAR for lot 1 is 0.70 and lot 2 is 0.56.

Comment 9: Provide dimensions for the width of curb islands for evaluation of Town of Billerica Zoning Bylaws Section 8.B.7.

Response 9: Various dimensions have been added. However, it is A&M's opinion the referenced section is not applicable given the language of the MCMOD whereas Section 5.E.12.G1. notes development standards in this section are components of Site Plan Review per 5.E.12.I.

Comment 10: Indicate the limits of each type of pavement. Parking and loading areas shall have a 2" binder and 1" top mix or a minimum 4" concrete section per Town of Billerica Zoning By-laws Section 8.B.8.

Response 10: Reference to Section 8.B.8 is noted, though not applicable under the MCMOD. The intended pavement section as shown on the detail sheets is 1.5" wearing course and 2" base of parking areas, and a 2" wearing course and 2" base in loading areas, both exceeding these requirements.

Comment 11: Add the maximum building height at the top of the roof lines to the building elevations to verify they are in compliance with the 40' maximum height restriction, or if they exceed that, the height exception is in compliance with the Town of Billerica Zoning By-laws Section 5.E.12.D.3.i stating that the height exceeding the 40' is an ornamental feature that is not used for living purposes and is not more than 25% of the ground floor of the building.

Response 11: The building heights are on the architectural elevations that were submitted. Per the Town of Billerica Zoning Bylaws Building Height is measured off the average finished ground level around the building perimeter to the mean height between the eave and the ridge. The Project is in compliance as submitted.

Comment 12: Verify the sidewalk path connections from the buildings to the public sidewalk are ADA paths with ADA ramps and slopes per Town of Billerica Zoning By-laws Section 5.E.13.2.i.

Response 12: The comment may have intended to reference Section 5.E.12.G.2.i. (Connections) within the MCMOD district as opposed to Section 5.E.13.2.i. Site plans have been reviewed for ADA compliance and the onsite sidewalk are all designed with appropriate ADA ramps and slopes at all connections with the public sidewalk, as well as new ADA ramps provided at the curb cuts intercepting the sidewalk at 1 Federal Street.

Comment 13: Add the number of small car or "compact" stalls to the Parking & Loading Requirements table on C-105 & C-106 to show that the quantity does not exceed 15% of total parking stalls per Town of Billerica Zoning By-laws Section 8.C.2.a.

Response 13: A total of 35 compact spaces are proposed at 2 Federal (including 31 of the banked spaces), representing approximately 12% of the 299 proposed spaces. No compact spaces are proposed for 1 Federal Street. These numbers will be added to C-105 and C-106.

Comment 14: Add plantings to further screen the dumpster in accordance with the Town of Billerica Zoning By-laws Section 5.E.13.2.x.

Response 14: The comment may have intended to reference Section 5.E.12.G.2.x. (Dumpsters) as opposed to Section 5.E.13.2.x. Please refer to Sheet C-504 for details on the proposed dumpster enclosures that include a combination of masonry block wall with gates, and plantings are provided per landscape plans L2.1 and L3.1. Additional plans can be added to further screen the enclosure.

Comment 15: Add the relevant information regarding handicapped stalls to the Parking & Loading Requirements table on C-105 & C-106 per Town of Billerica Zoning By-laws Section 8.C.2.b.

Response 15: A total of 5 ADA spaces at 1 Federal Street and 7 ADA spaces at 2 Federal are provided to meet ADA requirements. These include 1 garage space on each lot. The parking table has been revised as noted.

Comment 16: Dimension the loading areas to show sufficient width and depth per Town of Billerica Zoning By-laws Section 8.E.2.

Response 16: Dimensions have been added as noted. Each space conforms to these requirements.

Comment 17. Indicate locations of signage and confirm no signs necessitate a sign permit per Town of Billerica Zoning Bylaws Section 9.

Response 17: The signage on 1 Federal Street is to be relocated as shown on the Site Development Drawings with no change to the dimensional face or size of the sign. 2 Federal Street will remain where it currently is and a new identifying plate with be added to the sign with no changes to the dimensional requirements.

A&M believes these responses will provide sufficient information for the continued review of this application. If you require additional information, please feel free to contact us.

Very Truly Yours,

ALLEN & MAJOR ASSOCIATES, INC.



Digitally signed by Philip Cordeiro
Date: 2026.01.27 17:18:34-05'00'

Philip L. Cordeiro, PE
Principal

Enclosure: Site Development Drawings – Revision 1

Copy: Mark Seck – JLB Realty, LLC (VIA email)
Elizabeth Roche/Danielle Danzing, PE - Kimley-Horn (VIA email)