



TOWN OF BILLERICA

DEPARTMENT OF PUBLIC WORKS

DPW Policy

Accessory Dwelling Units (ADUs)

July 25, 2025

1. GENERAL

The following requirements shall apply to any applicant seeking to construct an Accessory Dwelling Unit (ADU) on an existing parcel, as permitted by the Building Department.

1.1 Required information:

Prior to Foundation Permit approval, the Applicant must provide DPW with the following:

- A plot plan showing existing and proposed: structures, impervious areas, easements, water and sewer services/connections, septic systems, stormwater infiltration units (including Stormwater design calculations), and all utilities.
- Detailed layout plans of the ADU.
- DPW Fees (Water Conservation and Sewer PE/II) must be paid based on square footage of the ADU.
- A new house number for the ADU will be assigned after all other Foundation Permit reviews have been completed and approved.

Prior to Occupancy Permit approval, the Applicant must provide DPW with:

- An as-built plot plan showing lot, easements, and final location of any new structures, impervious areas, all sewer and water service connections, and any stormwater devices. Ties shall be provided to all new water, sewer and drainage constructed as part of ADU construction.

1.2 Water and Sewer Connections:

All water and sewer connections for ADUs shall be made on the ADU parcel. No new service connections to the water or sewer mains shall be permitted.

Water for the ADU shall be connected to the existing dwelling plumbing after the water meter. A Plumbing Permit is required. Water connecting a detached ADU from the main dwelling after

the water meter shall be copper of same diameter as water service into main dwelling with minimum 5' cover over pipe.

The Town of Billerica will only read and maintain the main dwelling water meter.

Sewer for the ADU shall be connected to plumbing within main dwelling or to existing sewer service on the parcel. A Sewer Permit will be required for any new connections into the existing sewer service outside of the main dwelling. A Plumbing Permit shall be required for all pipe work within any structure.

1.3 Trash and Recycle Carts:

The applicant will not receive additional trash or recycle carts to service ADU. If additional carts are desired, applicant must apply for additional carts. Cart fees and annual service fees will apply.

1.4 Curb Cuts:

A Curb Cut Permit is required for any new curb cuts / driveways.

1.5 Stormwater:

Stormwater plans and calculations must be reviewed and approved by the Stormwater Engineer. Infiltration devices are required if new impervious area exceeds 500 square feet.