



## BILLERICA PLANNING BOARD

Town Hall  
365 Boston Road Billerica, MA 01821  
978-671-0962  
<https://billerica.gov/planning-board/>

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Michael Parker, *Chair*

Blake Robertson, *Vice Chair*  
Christopher Tribou  
Evens Cimea

Edward Giroux, *Secretary*  
Marlies Henderson  
Anthony Ventresca

TOWN CLERK  
BILLERICA

### **AGENDA** **PLANNING BOARD** *Town Hall Room 205/Hybrid* *Monday, April 13, 2026* *7:00 P.M.*

The applications and plans are available for review at the Planning Department, Town Hall, Room 211 in-person and online. All interested parties are invited to attend in person or virtually. The virtual public hearing can be accessed on a computer, tablet, or smartphone by following the directions at the link provided: <https://us02web.zoom.us/j/83023126639> or via telephone: US: +1 929 205 6099 Webinar ID: 830 2312 6639

#### Roll Call

#### Hail and Farewell

#### Board Reorganization

The Board will appoint the necessary positions pertaining to the Planning Board.

#### Open Mic

#### Applications/Hearings

1. APPROVAL NOT REQUIRED – 36 ROGERS STREET (PARCEL ID 16-58-0)  
Applicant seeks endorsement of a lot split at 36 Rogers Street in the Neighborhood Residence Zone.
2. B-2 - 1 & 3 WEDGEWOOD AVE (PARCEL ID 50-39-0)  
Applicant requests subdivision of 1-3 Wedgewood into two (2) parcels in the Neighborhood Residence zone.
3. SUBDIVISION RESCISSION - GRAYSTONE ESTATES  
Applicant requests rescission of an approved subdivision on Capodilupo Lane in the Rural Residence Zone.
4. SITE PLAN SPECIAL PERMIT - 14 STERLING ROAD (PARCEL ID 38-28-3)  
Applicant seeks to construct a 5.6 acre compacted gravel and earthen pad to expand an existing contractor's yard.

#### Warrant Articles

5. WARRANT ARTICLE 30 - PROPOSED STREET ACCEPTANCES
6. WARRANT ARTICLE 36 – TO AMEND SECTION 11.11 - MCMOD  
Public Hearing to amend Sections 11.11.D.3, 11.11.G.2.d, and 11.11.G.2.l of the MBTA Communities Multifamily Overlay District.
7. WARRANT ARTICLE 37 -TO AMEND SECTION 4.7 - SITE PLAN REVIEW  
Public Hearing to amend Section 4.7 Site Plan Review.

## Other Business

- NMCOG Housing Strategies Discussion
- Minutes: February 9<sup>th</sup>, 2026 and February 9<sup>th</sup>, 2026 (Executive Session)
- Committee Reports
- Constituent Reports
- Staff Updates