



BILLERICA PLANNING BOARD

Town Hall
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Michael Parker, *Chair*

Blake Robertson, *Vice Chair*
Marlies Henderson
Evens Cimea

Edward Giroux, *Secretary*
Christopher Tribou
Anthony Ventresca

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2026 APR - 6 P 2:04
TOWN CLERK
BILLERICA

**Planning Board Meeting
Minutes
April 14, 2025 @ 7:00 P.M.
Hybrid
Videod by BATV**

Can be Viewed: <https://billerica.cablecast.tv/CablecastPublicSite/?channel=3>

Members	Present
Michael Parker, Chair	Y
Blake Robertson, Vice-Chair	Y
Ed Giroux, Secretary	Y
Marlies Henderson	Y
Chris Tribou	Y
Evens Cimea	N
Anthony Ventresca	Y

Staff

Katherine Malgieri- Director, Planning & Community Development
Jane Merrill-Interim Senior Planner

Board Reorganization

Motion: To nominate Michael Parker as Chair
Moved: Robertson
Seconded: Henderson
Vote: Motion passes seven (7) to none (0)

Motion: To nominate Blake Robertson as Vice Chair
Moved: Ventresca
Seconded: Robertson

Motion: To nominate Edward Giroux as Vice Chair
Moved: Giroux

Seconded: Tribou
Vote: Vote for Blake Robertson as Vice Chair passes four (4) in favor to three (3) opposed (Tribou, Giroux, Henderson)

Motion: To nominate Edward Giroux as Secretary
Moved: Ventresca
Seconded: Robertson

Motion: To nominate Marlies Henderson as Secretary
Moved: Parker
Seconded: Henderson

Vote: Vote for Edward Giroux as Secretary n passes seven (7) to none (0)

Ventresca motioned to form a three-member subcommittee to establish Planning Board Rules and Regulations. Parker deferred this discussion until the May meeting.

Open Mic

No open mic comments.

Agenda Item 1 - SPECIAL PERMIT – SOLAR USE – 20 BALDWIN ROAD (PARCEL ID 63-1-2) (Brenden Reagan, Solar Consultant)

Motion: To open the Public Hearing
Moved: Giroux
Seconded: Henderson
Vote: Motion passes seven (7) to none (0)

Applicant is looking to erect a ground mounted solar power system. The structure will be 8 feet tall and will not require the removal of any trees.

The Board was supportive of this project, but Henderson pointed out that the proposed structure did not conform to the zoning setback requirements. LaLumiere stated that the solar array would need to conform with the zoning setbacks or would need to seek a variance from the Zoning Board of Appeals.

Jennifer Ford (5 Henderson Drive) voiced her concerns about the potential impact of the solar array on local wildlife, heat island effect, the life span, and health effects.

Kelley Sardina asked if the fire department had provided feedback on this project; Parker stated that they had not, but they would have more time to weigh in.

Motion: To continue the Public Hearing until May 12
Moved: Giroux
Seconded: Henderson
Vote: Motion passes seven (7) to none (0)

Agenda Item 2 - SPSP – 121 LEXINGTON ROAD – (PARCEL ID – 88-101-0)

Dave Grubb, Mark LaLumiere

Motion: To open the public hearing for 121 Lexington Road
Moved: Giroux
Seconded: Henderson
Vote: Motion passes seven (7) to none (0).

Grubb presented the plan for the new Recreation Center.

The Board was enthusiastic about this project. Members were supportive of granting waivers for the traffic study and peer review. Robertson requested, and Henderson agreed, that a different building inspector than LaLumiere should review the project; LaLumiere stated that another building inspector had reviewed it and submitted a review to the Planning Board that day. Parker stated that he trusted the Rec Department to properly schedule use of the facility to avoid parking issues.

Motion: To close the public hearing for 121 Lexington Road
Moved: Giroux
Seconded: Henderson
Vote: Motion passes seven (7) to none (0).

Motion: To waive the traffic study and peer review requirements.
Moved: Giroux
Seconded: Henderson
Vote: Motion passes seven (7) to none (0).

Motion: To approve the SPSP for 121 Lexington Road
Moved: Giroux
Seconded: Henderson
Vote: Motion passes seven (7) to none (0).

Agenda Item 3 – Informal – 279 BOSTON ROAD – (PARCEL ID 31-153-1)

John Thompson (Applicant)

Thompson is looking to open a brewery at 279 Boston Road. He plans to brew 10-12 beers, have a small on-site serving area, and to distribute to local liquor stores. Board comments focused on whether food would be cooked and served on site (Applicant has an agreement with Berlundi to serve food but will not have a kitchen of his own) and potential wastewater impacts. Henderson requested a memo from DPW addressing the latter question for the May meeting. Thompson also stated that he has an agreement with DPW and will be keeping a log of his water usage.

Agenda Item 4 – PUBLIC HEARING – ARTICLE 44 – FEDERAL FLOOD PLAIN MAPS

Maynard (Assistant Town Manager)

Motion: To open the Public Hearing for Article 44
Moved: Giroux
Seconded: Tribou
Vote: Motion passes seven (7) to none (0).

Malgieri stated that this warrant article was submitted by the Town Manager's office to update the effective date on the FEMA maps and minor language changes as directed by the State. Henderson asked if this was an opportunity to resolve the conflict between the FEMA flood plains and the town's Green Engineering flood plain. Maynard stated that these maps came from the federal level and are not related to the town's Green Engineering maps. Robertson noted that there was a scrivener's error in the third line of the text.

Motion: To close the Public Hearing for Article 44
Moved: Giroux
Seconded: Ventresca
Vote: Motion passes seven (7) to none (0).

Motion: To recommend Article 44 to Spring Town Meeting
Moved: Giroux
Seconded: Cimea
Vote: Motion passes seven (7) to none (0).

Agenda Item 5 - PUBLIC HEARING – ARTICLE 45 - ZONING RECODIFICATION

Judy Barrett (Consultant)

Motion: To open the Public Hearing for Article 45
Moved: Giroux
Seconded: Parker
Vote: Motion passes seven (7) to none (0).

Malgieri presented the Zoning Recodification Powerpoint:

<https://www.town.billerica.ma.us/DocumentCenter/View/13038/Zoning-Recodification-for-STM25>

Giroux stated the public hearing for Article 46 demonstrated the need for this zoning recodification. Robertson stated that while he is worried that new errors will be introduced into the Zoning Bylaws, delaying the recodification will delay the work of the Planning Board and the town. He applauded the heroic effort put in by the consultants, staff, and other Recodification committee members. He requested that staff leave comments for other Planning Board members open for another week but he was ready to vote to approve.

Motion: To close the Public Hearing for Article 45
Moved: Giroux
Seconded: Tribou
Vote: Motion passes six (6) to none (0) with one (1) abstaining (Ventresca).

Motion: To recommend Article 45 to Spring Town Meeting
Moved: Giroux
Seconded: Tribou
Vote: Motion passes six (6) to none (0) with one (1) abstaining (Ventresca)

Agenda Item 6 – PUBLIC HEARING – ARTICLE 46 – REQUIRED FINDINGS FOR DOG DAYCARE

Laureen Knowles (Petitioner)

Motion: To open the Public Hearing for Article 46
Moved: Giroux

Seconded: Ventresca
Vote: Motion passes seven (7) to none (0).

The petitioner seeks to amend the required findings for the Dog Daycare zoning bylaw to change the maximum amount of allowed dogs from 15 to 30. The Board was open to the changes to the bylaw as suggested but was concerned that making the changes before the recodification was adopted may create new problems in the future. LaLumiere stated that using the zoning bylaws to manage the number of dogs allowed puts the enforcement of number and size of dogs in the Building Department's hands when it should be Animal Control's responsibility.

Diana Saunders (20 Oxford Road) asked why the Board would recommend this article to Town Meeting when the Building Commissioner stated that enforcement would fall to his department and it would be almost impossible for his office to enforce.

Candace Dryden (Creature Connections) suggested striking the square foot calculation before bringing it to Town Meeting

Judy Barrett (Barrett Consulting) stated that this is an example of why the Zoning Bylaw needed to be recodified and she believed it would be better to bring this back in the fall.

Petitioner decided to withdraw this article

Motion: To close the Public Hearing for Article 46
Moved: Giroux
Seconded: Tribou
Vote: Motion passes seven (7) to none (0).

Agenda Item 7 – PROPOSED STREET ACCEPTANCES FOR SPRING TOWN MEETING – ARTICLE 33

Ventresca asked what standards the roads are being held to; Malgieri answered that some roads may be in disrepair, which is when the Town may step in, accept the street, and then bring that street up to standards. In this case, the streets were submitted by citizen request.

Motion: To recommend Article 33 to Spring Town Meeting
Moved: Giroux
Seconded: Tribou
Vote: Motion passes five (5) to two (2) .

Other Business

December 10, 2024 Meeting Minutes

Motion: To accept the December 10, 2024 Planning Board minutes as presented.
Moved: Giroux
Seconded: Henderson
Vote: Motion passes six (6) to none (0) with one (1) abstaining (Ventresca)

January 13, 2025 Meeting Minutes

Motion: To accept the January 13, 2025 Planning Board minutes as presented.

Moved: Giroux
Seconded: Henderson
Vote: Motion passes six (6) to none (0) with one (1) abstaining (Ventresca)

March 27, 2025 Meeting Minutes

Motion: To accept the March 27, 2025 Planning Board minutes as presented.
Moved: Giroux
Seconded: Henderson
Vote: Motion passes five (5) to none (0) with two (2) abstaining (Cimea, Ventresca)

Committee Updates

NMCOG – Henderson went to a economic development summit on March 26th about “the Cannibalism of Communities” where towns in the same region poach businesses from each other and how this impacts local economics.

OSPRC – Parker stated that Clean Up Green Up day is on April 26th from 10am to 12pm and then from 12pm to 3pm on April 26th is the Tree Give-away.

Staff Updates:

- NMCOG is looking at the Site Plan Review process and how to improve the Board’s current process.
- Applied for a grant application for MA250 for a historical mural for Billerica.
- We submitted an expression of interest for the Community One Stop for a Rt 3 Corridor Study.

Adjournment

Motion: To adjourn the meeting
Moved: Giroux
Seconded:
Vote: Motion passes six (6) to none (0).

Minutes prepared by Jane Merrill.