

FORMS

RECEIVED

Application for Site Plan Special Permit

2026 MAR 16 P 4: 52

TOWN CLERK
BILLERICA

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 N/A square feet of gross floor area at:

Location 14 Sterling Road, Billerica, MA 01862

1. Applicant Sterling Road, LLC

Address 14 Sterling Road, Billerica MA

Telephone (978) 663 2623

2. Engineer/Surveyor Civil & Environmental Consultants, Inc. (David S. Kelley, P.E.)

Address 31 Bellows Road, Raynham, MA 02767

Telephone (774) 501-2176

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

Registry: Book 30617 / 30618 Page 115 / 113

Location, metes and bounds description of property.

Signature of Owner 

Name of Owner (print) William L. French Jr

Address of Owner 14 Sterling Road, Billerica, MA

Assessor's Plate Map 38 Parcel 28-3



March 16, 2026

Planning Board
Town of Billerica
365 Boston Road, Room 211
Billerica, MA 01821

Subject: Site Plan Special Permit Application
14 Sterling Road, North Billerica MA
CEC Project 347-159

Dear Board Members,

On behalf of Sterling Road, LLC (Sterling, the “Applicant”), Civil & Environmental Consultants, Inc. (CEC) herewith submits an application for a Site Plan Special Permit (SPSP) and supporting information for proposed development at 14 Sterling Road in North Billerica, Massachusetts (the “Site”). The Site is located within the Town of Billerica Industrial Zoning district, and is surrounded by other Industrially-zoned parcels to the north, east, and south, and by a “Rural Residence” zoning district to the west.

The Applicant is seeking approval to clear approximately 5.6 acres of wooded area, along the western portion of the site, for the construction of a compacted gravel and earthen pad. This pad will be used to expand the existing contractor yard and will be supported by a new stormwater management infrastructure system. The proposed earthen pad will consist of a compacted gravel surface designed to accommodate the expansion of the existing contractor yard for general equipment storage, materials staging, and related operational needs. In accordance with the Billerica zoning bylaws, the existing and proposed use of the site is permissible by special permit.

The Applicant is requesting reductions to two dimensional requirements of the Billerica zoning bylaws outlined below:

- Section 7, Item G: Green Strips and Screening

The applicant is seeking a reduction to the green strip requirement around the perimeter of the lot. In accordance with the zoning dimensional table, a 20-foot wide green strip is required around the perimeter of lots within the industrial zoning district. The existing facility was previously permitted with unpaved, compacted gravel areas within twenty (20) feet of site property boundaries. The proposed project similarly includes proposed alterations within twenty (20) feet of property boundaries, including the outer 2H:1V slope of the proposed earthen pad (which will be stabilized with rip-rap), a stormwater drainage pipe flared end section and rip-rap outlet protection associated with the outlet from the subsurface concrete chamber infiltration system, and portions of the proposed compacted gravel area. These items are generally setback at least five (5) feet from the property

boundary to allow for the installation of the erosion and sedimentation controls along the proposed limit of work and within the limits of the property boundary. The requested reduction in the green strip width does not negatively impact the parcel directly to the west of this location, as there are no residential structures within two hundred and fifty (250) from this western property line.

- Section 7, Item I: Slopes

The applicant is seeking a reduction to the slope requirement listed in the Billerica zoning regulations, which states, in part: “The creation or construction of slopes or a series of slopes in excess of one foot rise per three feet of run, otherwise known as a 3:1 slope, and over five feet in height is prohibited.” As mentioned above, the proposed project includes a 2H:1V outer slope along the perimeter of the proposed earthen pad. The proposed slope varies in height up to a maximum height of approximately 19 feet and will be stabilized with compacted rip-rap. The reduction in the slope requirement allows for the proposed limits of work to be setback from the existing property boundary to the maximum extent practicable.

The proposed use of the site represents an extension of the existing permitted use and is not detrimental to the area in which it is located, nor is it expected to result in odors, fumes, noise, vibrations, chemical spills, or hazardous waste. The current use of the site is consistent with the adjacent industrial uses and the proposed project does not change the current use of the site. Additionally, a natural wooded buffer will remain along the western side of the site as this land is assumed to be undevelopable due to the presence of wetland resource areas.

The following documents are provided in support of the aforementioned project:

- Special Permit Site Plan Fee Payment
- Two (2) copies of the SPSP Application Form
- Two (2) copies of the SPSP Checklist
- Three (3) full-size copies of the Site Permitting Drawings
- Two (2) copies of the Stormwater Management Report and supporting calculations

In addition to the SPSP documents listed above, CEC is providing the Planning Board with a copy of the Notice of Intent application materials that have been provided to the Conservation Commission, as a part of this submission.

Planning Board
CEC Project 347-159
Page 3
March 16, 2026

We appreciate your consideration of this application, and we look forward to discussing the application with you during an upcoming meeting with the Planning Board. If you have any questions on this submittal, please do not hesitate to contact the undersigned at (774) 501-2176.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Kyle F. Hampton, P.E.
Project Manager



David S. Kelley, P.E.
Principal

Attachments

(See above, and refer to next page for the complete NOI application table of contents)

cc: Jon Shattuck, Sterling
Bill French Jr., Sterling
Jarrett Everton, Sterling

Site Plan 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.)**

- Detailed Drainage Calculations (5 copies)
- Site Plan Application Form (Original and 3 copies)
- 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.

Filing Fee \$350.00

Proof of Ownership

N/A Copies of Variances and/or Special Permits

N/A Traffic Study

Statement addressing how the proposal meets the “Required Findings” listed under section 6.

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 (*See Note) 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).*

**Note: Per correspondence with a representative from the Planning Board on 3/12, the Type C abutter list obtained for the project's NOI submittal was determined to be equivalent to the Type D list and sufficient for this application.*

N/A Consultant retainer in the amount of \$5000 made out to the Town of Billerica. In (**See Note) 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.

***Note: The applicant is seeking a waiver from the \$5,000 consultant retainer. The applicant understands that a peer review is expected as part of this project, and is prepared to pay the review fee when it is determined.*

WRITTEN DOCUMENTATION THAT THE BUILDING INSPECTOR HAS REVIEWED THIS SUBMITTED SITE PLAN.

A letter of intent will be submitted to the building department as part of this application.

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 _____



SECTION 3

ABUTTER NOTICES

- Permission to Advertise Form
 - Affidavit of Service Form for Abutters
 - Certified Abutters List
 - Notification to Abutters Form
 - Certified Mailing Receipts
(to be delivered to Conservation Commission during opening meeting)
-

PERMISSION TO ADVERTISE

Date: 3/16/2026

TO: Lowell Sun Newspapers
Legal Notice Department

I hereby authorize Lowell Sun Newspaper to bill me directly for the legal notice published in the Lowell Sun on (TBD) for a Notice of Intent (NOI) at 14 Sterling Road, Billerica, MA filed with the Billerica Conservation Commission

***Note: The Lowell Sun will not place the legal advertisement until they have received payment from the Applicant. First Hearings will be postponed if payment has not been received by the Lowell Sun in sufficient time to publish the legal advertisement five (5) days prior to the meeting date.**


Signature

Jon Shattuck
Printed Name

14 Sterling Road
Street Address

Billerica, MA, 01862
City, State, Zip Code

(978) 663-2623
Phone

jshattuck@wlfrench.com
Email

AFFIDAVIT OF SERVICE ABUTTERS

Under the Massachusetts Wetland Protection Act and
The Billerica Wetlands Protection By-Law

(To be submitted to the Massachusetts Department of Environmental Protection and the
Conservation Commission when filing a Notice of Intent, Request for Determination of
Applicability and/or Abbreviated Notice of Resource Area Delineation)

Civil & Environmental

I, Consultants, Inc. (Kyle Hampton) hereby certify under the pains and penalties of
Applicant or Representative Name

Perjury that on 3/16/2026, I gave notification to abutters in compliance with
Date

The second paragraph of Massachusetts General Laws Chapter 131, Section 40, the
DEP Guide to Abutter Notification dated April 18, 1994, as well as Section 7.1A of
the Wetlands Protection By-Law and Section 2.04B of the By-Law Regulations in
connection with the following matter:

A Notice of Intent or Request for a Determination of Applicability or Abbreviated
Notice of Resource Area Delineation (circle one) filed under the Massachusetts

Wetlands Protection By-Law by Sterling Road, LLC, with the
Applicant Name

Billerica Conservation Commission on 3/16/2026 for property located at _____
Street

14 Sterling Road (Map 38, Lot 28-3)
Address Assessor's Plate & Parcel No.

The form of the notification, and a list of the direct abutters and abutters to abutters
within 300 feet of the property line to whom it was given and their addresses, are
attached to this Affidavit of Service.


Signature of Applicant

3/11/26
Date



CHECK 130001

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

MAR 11 2026

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

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

ABUTTERS LIST REQUEST

Name Kyle Hampton Date February 16, 2026
Address of Property 14 Sterling Road Plate Map 38
Telephone Number (774) 501-2176 Parcel Lot 28-3

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
Jon Shattuck, W.L. French
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.

parcels 70
Applicant - 1
Duplicates - 3
} 64 total

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 Date March 11, 2026 Amount Already paid for.

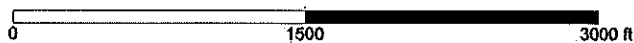
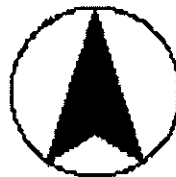


Abutters map for parcel 38-28-3 using abutter to abutter within 300 feet

Printed on 03/11/2026 at 08:59 AM

Legend

-  Parcel Boundary Selection
-  Parcel Boundary



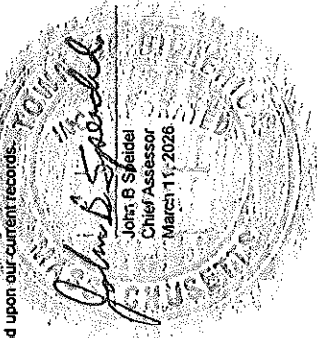
The data shown on this site are provided for informational and mapping purposes only. The user and its computer are not responsible for the misuse or misinterpretation of this data.

| PARCEL ID | LOCATION | OWNER 1 | OWNER 2 | ADDRESS 1 | ADDRESS 2 | CITY | STATE | abutters_zip |
|-------------|----------------------------|--|---------|-------------------------|-----------|-----------------|-------|--------------|
| 38-5-10 | RANGWAY RD | SWANSON MEADOWS GOLF COURSE INC | | 10 EDGEHILL RD | | PEARBODY | MA | 01960 |
| 38-5-8-1 | 216 RANGWAY RD UNIT 111 | LARAMEE GAIL M | | 216 RANGWAY RD #111 | | N BILLERICA | MA | 01862-2023 |
| 38-5-8-2 | 216 RANGWAY RD UNIT 112 | GOLDMAN FAMILY REVOC TRUST OF | | 216 RANGWAY RD #112 | | N BILLERICA | MA | 01862-2016 |
| 38-5-8-3 | 216 RANGWAY RD UNIT 113 | RALPH-JANET DELDON REVOC TR | | 216 RANGWAY RD #113 | | N BILLERICA | MA | 01862-2023 |
| 38-5-8-4 | 216 RANGWAY RD UNIT 114 | RYON KWANSIK | | 216 RANGWAY RD #114 | | N BILLERICA | MA | 01862-2023 |
| 38-5-8-5 | 216 RANGWAY RD UNIT 121 | NOSHIRWANI ZAFIR N | | 216 RANGWAY RD #121 | | N BILLERICA | MA | 01862-2023 |
| 38-5-8-6 | 216 RANGWAY RD UNIT 122 | ALMEIDA MANUELA R | | 216 RANGWAY RD #122 | | BILLERICA | MA | 01862-2016 |
| 38-5-8-7 | 216 RANGWAY RD UNIT 123 | SIRCAR AVEEK | | 216 RANGWAY RD #123 | | N BILLERICA | MA | 01862-2023 |
| 38-5-8-8 | 216 RANGWAY RD UNIT 124 | MILLER SUSAN | | 216 RANGWAY RD #124 | | N BILLERICA | MA | 01862 |
| 38-5-8-9 | 216 RANGWAY RD UNIT 1111 | CHEN HUI | | 216 RANGWAY RD #1111 | | N BILLERICA | MA | 01862-2096 |
| 38-5-8-10 | 216 RANGWAY RD UNIT 1112 | PADEL PARAS H | | 216 RANGWAY RD #1112 | | N BILLERICA | MA | 01862-2096 |
| 38-5-8-11 | 216 RANGWAY RD UNIT 1113 | SHAULOV MARK | | 216 RANGWAY RD #1113 | | N BILLERICA | MA | 01862-2096 |
| 38-5-8-12 | 216 RANGWAY RD UNIT 1114 | WELCH MICHAEL S | | 216 RANGWAY RD #1114 | | N BILLERICA | MA | 01862-2096 |
| 38-5-8-13 | 216 RANGWAY RD UNIT 161 | PANGARKAR SUSHIL RAVINDRA | | 216 RANGWAY RD UNIT 161 | | BILLERICA | MA | 01862-2024 |
| 38-5-8-14 | 216 RANGWAY RD UNIT 162 | GREENHALGH JOHN T | | 216 RANGWAY RD #162 | | N BILLERICA | MA | 01862-2024 |
| 38-5-8-15 | 216 RANGWAY RD UNIT 163 | D AGOSTINO MICHELE | | 216 RANGWAY RD #163 | | N BILLERICA | MA | 01862-2024 |
| 38-5-8-16 | 216 RANGWAY RD UNIT 164 | CAROLYN C CARUSO TRUST | | 216 RANGWAY RD #164 | | N BILLERICA | MA | 01862-2024 |
| 38-5-8-17 | 216 RANGWAY RD UNIT 171 | LAZARIS LOUISE | | 216 RANGWAY RD #171 | | N BILLERICA | MA | 01862-2024 |
| 38-5-8-18 | 216 RANGWAY RD UNIT 172 | TEKKEDIL DILIP | | 216 RANGWAY RD #172 | | N BILLERICA | MA | 01862-2024 |
| 38-5-8-19 | 216 RANGWAY RD UNIT 173 | MATHUR RAJAT | | 216 RANGWAY RD #173 | | N BILLERICA | MA | 01862-2024 |
| 38-5-8-20 | 216 RANGWAY RD UNIT 174 | SHANBHAG SACHIN K | | 216 RANGWAY RD #174 | | N BILLERICA | MA | 01862-2024 |
| 38-5-8-21 | 216 RANGWAY RD UNIT 1101 | COLON ADAM | | 216 RANGWAY RD #1101 | | N BILLERICA | MA | 01862-2086 |
| 38-5-8-22 | 216 RANGWAY RD UNIT 1102 | SALAZAR MISAEJI | | 216 RANGWAY RD #1102 | | N BILLERICA | MA | 01862-2096 |
| 38-5-8-23 | 216 RANGWAY RD UNIT 1103 | EVERSTONE REALTY LLC | | 33 WINDING WAY | | GROTON | MA | 01450-2161 |
| 38-5-8-24 | 216 RANGWAY RD UNIT 1104 | OLSHEVSKY ROZALIA | | 216 RANGWAY RD #1104 | | N BILLERICA | MA | 01862-2096 |
| 38-5-8-25 | 216 RANGWAY RD UNIT 131 | SEELAM RAVINSHORE | | 216 RANGWAY RD #131 | | N BILLERICA | MA | 01862-2023 |
| 38-5-8-26 | 216 RANGWAY RD UNIT 132 | HIDADJI GYETANJALI BASAVARAJ | | 216 RANGWAY RD #132 | | N BILLERICA | MA | 01862-2023 |
| 38-5-8-27 | 216 RANGWAY RD UNIT 133 | OJOMO FAMILY REALTY TRUST | | 216 RANGWAY RD #133 | | N BILLERICA | MA | 01862-2023 |
| 38-5-8-28 | 216 RANGWAY RD UNIT 134 | JUN KYUNG EO | | 216 RANGWAY RD #134 | | N BILLERICA | MA | 01862-2023 |
| 38-5-8-29 | 216 RANGWAY RD UNIT 141 | FRECHETTE MARTIAL A | | 216 RANGWAY RD #141 | | N BILLERICA | MA | 01862-2023 |
| 38-5-8-30 | 216 RANGWAY RD UNIT 142 | PIANTES N MIDDLESEX COUNTY REALTY TRUST | | 216 RANGWAY RD #142 | | N BILLERICA | MA | 01862-2023 |
| 38-5-8-31 | 216 RANGWAY RD UNIT 143 | HANNA J MARIA LIVING TRUST | | 216 RANGWAY RD #143 | | N BILLERICA | MA | 01862 |
| 38-5-8-32 | 216 RANGWAY RD UNIT 144 | JY JUN FAMILY TRUST | | 216 RANGWAY RD #144 | | N BILLERICA | MA | 01862-2024 |
| 38-5-8-33 | 216 RANGWAY RD UNIT 151 | VANAMALLA ANTHONY | | 216 RANGWAY RD #151 | | BILLERICA | MA | 01862 |
| 38-5-8-34 | 216 RANGWAY RD UNIT 152 | LAROSE CYNTHIA J TR | | 216 RANGWAY RD #152 | | N BILLERICA | MA | 01862-2024 |
| 38-5-8-35 | 216 RANGWAY RD UNIT 153 | GORIPARTHI NITYA | | 216 RANGWAY ROAD | UNIT #153 | NORTH BILLERICA | MA | 01862-2024 |
| 38-5-8-36 | 216 RANGWAY RD UNIT 154 | GIBBONS DIANE M | | 216 RANGWAY RD #154 | | N BILLERICA | MA | 01862-2024 |
| 38-5-8-37 | 216 RANGWAY RD UNIT 181 | MCDERMOTTORE JAMES B | | 216 RANGWAY RD #181 | | N BILLERICA | MA | 01862-2024 |
| 38-5-8-38 | 216 RANGWAY RD UNIT 182 | GUMMADI SAHITYA | | 216 RANGWAY RD #182 | | N BILLERICA | MA | 01862-2024 |
| 38-5-8-39 | 216 RANGWAY RD UNIT 183 | SHEVALE NACHIKET NARENDRA | | 216 RANGWAY RD #183 | | N BILLERICA | MA | 01862-2024 |
| 38-5-8-40 | 216 RANGWAY RD UNIT 184 | KHAN TEHMINA | | 216 RANGWAY RD #184 | | N BILLERICA | MA | 01862-2024 |
| 38-5-8-41 | 216 RANGWAY RD UNIT 191 | VELAGAPUDI LUDAY KIRAN | | 216 RANGWAY RD #191 | | N BILLERICA | MA | 01862-2025 |
| 38-5-8-42 | 216 RANGWAY RD UNIT 192 | RAGHUNATHAN SUGHI | | 216 RANGWAY RD #192 | | N BILLERICA | MA | 01862-2025 |
| 38-5-8-43 | 216 RANGWAY RD UNIT 193 | DEPHIA PALLAVI | | 216 RANGWAY RD #193 | | N BILLERICA | MA | 01862-2025 |
| 38-5-8-44 | 216 RANGWAY RD UNIT 194 | GUPTA ROHIT | | 216 RANGWAY RD #194 | | N BILLERICA | MA | 01862-2025 |
| 38-15-1-2 | 2 STERLING RD UNIT 1 | BLACK DIAMOND INVESTMENTS LLC | | 6 TURNBUCKLE LANE | | BILLERICA | MA | 01862 |
| 38-15-1-1 | 2 STERLING RD UNIT 2 | PEARSON VENTURE INVESTMENTS LLC | | 2 STERLING RD | | BILLERICA | MA | 01862 |
| 38-25-0 | 28 STERLING RD | BEDFORD WOODS DEVELOPMENT LLC | | 204 ANDOVER RD | | BILLERICA | MA | 01862 |
| 38-11-1 | 29 ESQUIRE RD | B60 29 ESQUIRE OWNER LLC | | ONE INTERNATIONAL PL | | BETHEDA | MD | 20814-9223 |
| 38-30-3-1 | 14 STERLING RD | NATMI NATIONAL TRUCK TERMINALS LLC | | 100 OLIVER ST #1840 | | BOSTON | MA | 02110 |
| 38-30-3-2 | 19 STERLING RD UNIT 1 | STERLING ROAD LLC | | 14 STERLING RD | | N BILLERICA | MA | 01862 |
| 38-30-3-3 | 19 STERLING RD UNIT 2 | SINGLETON DAVID J TR + CHERUBINI JOHN C TR | | 66 WEST STREET | | LEOMINSTER | MA | 01455 |
| 38-30-3-4 | 19 STERLING RD UNIT 3 | KADA LLC | | 27 BETA RD | | SHREWSBURY | MA | 01545 |
| 38-30-3-5 | 19 STERLING RD UNIT 4 | NINETEEN STERLING ROAD LLC | | 108 HOOKER FARM ROAD | | SALEM | NH | 01741 |
| 38-30-3-6-1 | 19-0-6 STERLING RD UNIT 6B | FREEDOM REALTY TRUST | | 19 STERLING RD | UNIT 4A | BILLERICA | MA | 01862 |
| 38-30-3-6-2 | 19-0-6 STERLING RD UNIT 6A | ZANORA MANAGEMENT LLC | | 19 STERLING RD #5 | | N BILLERICA | MA | 01862 |
| 38-30-3-7 | 19 STERLING RD UNIT 7 | CGC REALTY LLC | | 852 NORTH RD | #6A | CARLISLE | MA | 27614-7808 |
| 38-30-3-8 | 19 STERLING RD UNIT 8 | S-H LIVING TRUST | | 19 STERLING RD | | N BILLERICA | MA | 01862 |
| 38-30-5 | 36 STERLING RD | FALCONE SANTI | | 66 WEST STREET | | LEOMINSTER | MA | 01453 |
| 38-32-1 | 36 STERLING RD | SINGLETON DAVID J TR + CHERUBINI JOHN C TR | | 185 NEW BOSTON ST | | N BILLERICA | MA | 01862-2524 |
| 38-32-2 | 4 STERLING RD | HPH REALTY LLC | | 837 E HARTFORD DRIVE | #100 | WOBURN | MA | 01801 |
| 39-18-1 | 13 STERLING RD | JDDS LLC | | PO BOX 578 | | NORTH OXFORD | MA | 01527-0578 |
| 39-18-2 | STERLING RD | DABER-Q LLC | | 159 RANGWAY ROAD | | BILLERICA | MA | 01862 |

| | | | | | | |
|---------|---------------|--------------------------|------------------------------|-------------|----|------------|
| 39-18-3 | 9 STERLING RD | JSES ASSOCIATES LLC | 9 STERLING ROAD | N BILLERICA | MA | 01862 |
| 39-18-4 | 7 STERLING RD | GOLD JEFFREY S., TR. | 10 STILLWATER CIR | NATICK | MA | 01760 |
| 48-11-1 | 18 ESQUIRE RD | BGO 18 ESQUIRE OWNER LLC | 7315 WISCONSIN AVE STE 200W | BETHESDA | MD | 20814-3223 |
| 48-23-1 | 16 ESQUIRE RD | BGO 16 ESQUIRE OWNER LLC | 7315 WISCONSIN AVE STE 200 W | BETHESDA | MD | 20814-3223 |

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.



SWANSON MEADOWS GOLF COURSE
INC
10 EDGEHILL RD
PEABODY, MA 01960

RALPH+JANET DELDON REVOC TR
DELDON RALPH J TR
216 RANGEWAY RD #113
N BILLERICA, MA 01862-2023

ALMEIDA MANUELA R
216 RANGEWAY UNIT 122
BILLERICA, MA 01862-2016

CHEN HUI
LI XIAOPING
216 RANGEWAY RD #1111
N BILLERICA, MA 01862-2096

WELCH MICHAEL S
WELCH TERRI L
216 RANGEWAY RD #1114
N. BILLERICA, MA 01862-2096

D AGOSTINO MICHELE
216 RANGEWAY RD #163
N BILLERICA, MA 01862-2024

TEKKEDIL DILIP
KARTHIKEYAN ANUPAMA
216 RANGEWAY RD #172
N BILLERICA, MA 01862-2024

COLON ADAM
COLON MELISSA ROSE
216 RANGEWAY RD #1101
N BILLERICA, MA 01862-2096

OLSHEVSKY ROZALIA
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Notification to Abutters

under the Massachusetts Wetlands Protection Act and the Billerica Wetlands Protection Bylaw

In accordance with the second paragraph of Massachusetts General Laws, Chapter 131, Section 40, and the Town of Billerica Wetlands Protection Bylaw you are hereby notified of the following:

A. The Name of the Applicant is:

[Sterling Road, LLC](#)

B. The Applicant has filed a wetlands application [*Circle one:* Notice of Intent (NOI), Abbreviated Notice of Resource Area Delineation (ANRAD), or a Request for Determination of Applicability (RDA)] with the Billerica Conservation Commission seeking permission to *remove, fill, dredge, or alter an Area subject to protection under the Massachusetts Wetlands Protection Act [M.G.L. c.131, § 40] and the Town of Billerica Wetlands Protection Bylaw:*

Project Description: [Tree clearing and importing soil fill in order to construct an earthen pad to extend the existing Contractor Yard, and includes associated stormwater management infrastructure including a new closed drainage system, a new subsurface infiltration system and a new infiltration basin.](#)

C. The Address of the lot where the Activity is proposed:

[14 Sterling Road, North Billerica, MA](#) [Map #38](#) | [Lot #28-3](#)

D. A copy of the wetlands application may be examined at the Billerica Conservation Commission at Town Hall, 365 Boston Road between the hours of 8:30 AM and 4:00 PM Monday to Friday. **Please contact the Billerica Conservation Department at (978) 671-0966 to schedule a file review appointment or for more information.**

E. A copy of the permit application may be obtained from the Applicant or the Applicant's Representative by calling (Name: [Kyle Hampton](#)) at ([774](#)) [501](#) - [2176](#)

NOTE: An administrative fee may be applied for providing copies of the application and plans.

F. Information regarding the date, time, and place of the public hearing may be obtained from the Billerica Conservation Commission by calling (978) 671-0966 between the hours of 8:30 AM and 4:00 PM Monday to Friday.

NOTE: Notice of the public hearing, including its date, time, and place will be published at least five (5) days in advance in the **Lowell Sun**.

Notice of the public hearing, including its date, time, and place will also be posted in the Town Clerk's Office, Town Hall not less than forty-eight (48) hours in advance.

You are receiving this notification because you have been identified as the owner of land abutting a property at which certain activities are proposed within and/or adjacent to wetland resource areas, including Buffer Zone. Those activities require a wetlands permit from the local Conservation Commission under the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40) and/or Billerica Wetlands Protection Bylaw.