



MEMORANDUM

To: Billerica Planning Board, Conservation Commission
From: Kyle F. Hampton, Project Manager, Civil & Environmental Consultants, Inc. (CEC)
David S. Kelley, Principal, CEC
Date: April 21, 2026
Subject: Site Development Permitting, 14 Sterling Road, Billerica, MA
CEC Project 347-159

CEC has prepared this memorandum on behalf of 14 Sterling Road, LLC (the Applicant) to describe design changes associated with the proposed site development project at 14 Sterling Road in Billerica, Massachusetts (the Site). The original design was presented in the Notice of Intent (NOI) application submitted to the Billerica Conservation Commission on March 16, 2026. CEC also submitted a Site Plan Special Permit application to the Billerica Planning Board, concurrent with the NOI submittal.

During a public meeting with the Billerica Planning Board on April 13, 2026, board members expressed resistance to the Applicant's waiver request to reduce the 20-foot green strip requirement along the western limit of the Site. The abutting property is zoned rural residence and includes the Swanson Meadows golf course and townhouse development at 216 Rangeway Road. Upon consideration, the Applicant agrees to maintain a 20-foot wide, undisturbed green strip along the western site limit and is not seeking a waiver from the green strip requirement in this area of the Site; however, the Applicant is still seeking a reduced green strip along the northern portion of the property which abuts industrially zoned property.

Below we have summarized the design changes made from the March 16, 2026 submission and the revised April 21, 2026 submission:

- Revised limit of clearing, design grading, layout, and stormwater controls along the western limit of the Site to maintain a minimum 20-foot undisturbed green strip from the property boundary;
- Wetland buffer zone impacts reduced to $\pm 49,500$ square feet (SF) from $\pm 63,275$ SF, a reduction in buffer zone impact of $\pm 13,775$ SF;
- Estimated quantity of fill import reduced to $\pm 91,200$ cubic yards (CY) from 97,000 CY, a reduction of import materials by $\pm 5,800$ CY;
- Total area of clearing reduced to ± 5.3 acres from ± 5.6 acres, a reduction of clearing by ± 0.3 acres;
- Total area of new impervious (compacted gravel) area reduced to ± 5.6 acres from ± 5.8 acres, a reduction of impervious areas by ± 0.2 acres;

The design changes outlined above are presented on the revised permit application drawings prepared by CEC (Revision 1). CEC has also revised the stormwater design report and applicable design calculations accordingly, including the post-development HydroCAD analysis. The revised application components are summarized below and are provided as attachments.

Attachments

- Section 1: Revised Billerica Wetland Bylaw Application Form
- Section 4: Revised Permit Application Drawings (R1 dated 4/21/2026)
- Section 5: Revised Stormwater Design Report and Appendices
 - Revised Design Report Narrative
 - Appendix E2 – Post-Development Drainage Map and HydroCAD Report
 - Appendix F2 – Water Quality Calculations
 - Appendix F3 – Groundwater Recharge Calculations