



BILLERICA PLANNING BOARD

Town Hall
365 Boston Road Billerica, MA 01821
978-671-0962
978-670-9448 Fax

TOWN CLERK
BILLERICA

2022 MAR -8 P 12: 02

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Michael Riley, *Chairman*

Matthew K. Battcock, *Vice Chair*
Chris Tribou
Blake Robertson

Patricia Flemming, *Secretary*
Janet Morris
Marlies Henderson

AGENDA ***PLANNING BOARD*** ***March 14, 2022*** ***7:00 P.M.***

The application and plans are available for review at the Town of Billerica. All interested parties are invited to comment in writing or present any relevant information for the Board's consideration during the virtual public hearing. 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/89941135439>

or via telephone: US: +1 929 205 6099 Webinar ID: 899 4113 5439

OPEN MICROPHONE

ANR- APPROVAL NOT REQUIRED-16 AUSTIN ROAD-(PLATE 88, PARCEL 283-1)

The applicant requests to subdivide a parcel in the Village Residence District to create two (2) lots

PUBLIC HEARING-B2 SUBDIVISION- 681 BOSTON ROAD (PLATE 89, PARCEL 162-1)

The applicant requests to subdivide the land into two (2) lots in the Neighborhood Residence District. The applicable procedure is described under Section 7.L of the Zoning By-Law.

PUBLIC HEARING-B2 SUBDIVISION-430 TREBLE COVE ROAD (PLATE 72 PARCEL4-2)

The applicant requests to subdivide the land into two (2) lots located in a Rural Residence District. The applicable procedure is described under Section 7.L of the Zoning By-Law.

PUBLIC HEARING-SPECIAL PERMIT-RANGWAY ROAD (PLATE 29 PARCEL 9-0)

The applicant is seeking a use special permit to operate a contractor's yard in the Industrial District as required by Section 5.8.c (2) of the Billerica Zoning By-Laws

PUBLIC HEARING- B1 PRELIMINARY SUBDIVISION PLAN-WINSOR ROAD (PLATE 72 PARCEL 12-1, PLATE 63 PARCEL, 65 PLATE 63, PARCEL 66)

The applicant seeks approval of a B-1 Preliminary Subdivision Plan (Section 4 of the Subdivision Rules and Regulations) for the property located on Winsor Road. The applicant proposes to construct a new roadway and create fourteen (14) new lots.

**PLANNED UNIT DEVELOPMENT MINOR AMENDMENT - 480 BOSTON ROAD –
(PLATE 61, PARCEL 205-1)**

The applicant is requesting the written determination of the Planning Board as it pertains to a proposed minor amendment to the approved Planned Unit Development Special Permit for the parcel located at 480 Boston Road.

(Cont)-B2 SUBDIVISION-120 RANGEWAY ROAD (PLATE-38 PARCEL 2-0)

The applicant requests to subdivide the land into four (4) lots located in a Rural Residence District. The applicable procedure is described under Section 7.L of the Zoning By-Law

**(Cont)-SITE PLAN SPECIAL PERMIT-600 TECHNOLOGY PARK DRIVE (PLATE 95
PARCEL10-6)**

The applicant proposes to construct an addition to an existing building in the Industrial Zoning District. The addition will be approximately 64,400 square feet in size. The building is proposed to be utilized as good manufacturing and is located at 600 Technology Park Drive

FITZPATRICK WOODS – PARTIAL BOND RELEASE

The applicant requests to release a portion of the existing bond being held for construction of Fitzpatrick Woods

OTHER BUSINESS

Approval of minutes from the February 7, 2022, Planning Board Meeting

ADJOURNMENT