

TOWN OF BILLERICA

BOARD OF APPEALS
365 Boston Road
Billerica, Massachusetts 01821
Telephone: 978-671-0964

RECEIVED

2023 SEP 18 10:20

TOWN CLERK
BILLERICA

<https://us02web.zoom.us/j/84546821303>

Webinar ID: 845 4682 1303

AGENDA FOR THE BOARD OF APPEAL MEETING ON SEPTEMBER 20, 2023

TO BE HELD IN TOWN HALL ROOM 210 AT 6:00 P.M.

- 6:00 PM - 834-836 Boston Road Realty, LLC by James Dangora, Jr., Esq., - Variance request to redevelop the site to construct a restaurant in a General Business Zone located at 834-836 Boston Road (Case #23-26) *(continued to September 20, 2023)*
- 6:05 PM - 834-836 Boston Road Realty, LLC by James Dangora, Jr., Esq.- Special Permit request to construct a new restaurant located in a General Business Zone located at 834-836 Boston Road (Case #23-25) *(continued to September 20, 2023)*
- 6:10 PM - Auto Care Plus, LLC., by James Dangora, Jr., Esq. – Special Permit transfer request to operate an automobile repair business in a General Business Zone located at 626 Boston Road (Case #23-45)
- 6:15 PM - Patrice Ficociello – Variance request to divide the premises into two parcels in a Rural Residence Zone located at 354 Concord Road (Case #23-42) *(continued to September 20, 2023)*
- 6:20 PM - Jeffrey Allen by John McKenna, Esq., - Variance request to divide the premises into two lots in a Rural Residence Zone located at 10 Memory Lane (Case #23-49)
- 6:25 PM - JSES Associates, LLC., by Stephen Nelson, Esq., - Special Permit request to operate an Electrical Supply Retail Store /Wholesale Use in an Industrial Zone located at 10 Republic Way (Case #23-44)
- 6:30 PM - Ernest & Lucy Parent, by Stephen Nelson, Esq., - Variance request to divide the premises into two lots in a Rural Residence Zone located at 7 Silverbirch Road (Case #23-47)
- 6:35 PM - 22 Commune, Inc., by Stephen Lentine, Esq., - Special permit request to construct a 40-seat restaurant located in an Industrial Zone located at 164 Lexington Rd. (Case #23-51)
- 6:40 PM - Stephen & Lacey Perna – Special Permit request to construct an in-law apartment in a Rural Residence Zone located at 9 Marlyn Rd. (Case #23-50) *(Continued to October 18, 2023)*
- 6:45 PM - Gregory & Kaitlin Abelli – Variance request to reduce the front and side setbacks to construct a shed located in a Neighborhood Residence Zone located at 26 Poe Road (Case #23-46)

- 6:50 PM - Peter Bailey – Variance request to reduce side setback to construct a shed in a Neighborhood Residence Zone located at 15 Skyline Drive (Case #23-48)
- 6:55 PM - Tina Damore – Variance request to reduce the rear setback to construct a garage in a Village Residence Zone located at 20 Community Road (Case #23-39) (*withdrawn without prejudice*)
- 7:00 PM - James McGrory – Appeal to Zoning Board of Appeals Variance Decision in a Village Residence Zone located at 7 Munroe Way (Case #23-43) (*withdrawn without prejudice*)

Administrative Matters:

1. Billerica Housing Authority by James Dangora, Jr., Esq - Administrative determination request for clarification of Condition #3 for 16-18 Mason Street (Case #22-52)
2. Approve the Minutes of the August 9, 2023 Board of Appeals Meeting