



BILLERICA PLANNING BOARD

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Marlies Henderson-Chair

Janet Morris-Vice Chair
Chris Tribou
Edward Giroux

Patricia Flemming, *Secretary*
Blake Robertson
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AGENDA *PLANNING BOARD* *Town Hall Room 210/Hybrid* *July 11, 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/89463406007>

or via telephone: US: +1 929 205 6099 Webinar ID: 894 6340 6007

OPEN MICROPHONE

1. **(CONT.) - 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. **-To Be Continued to September 19, 2022**

2. **ANR- APPROVAL NOT REQUIRED- 1 ALBERT STREET (PLATE 83, PARCEL 38-1)**

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

3. **(CONT.) - PUBLIC HEARING-SITE PLAN SPECIAL PERMIT-161 CONCORD ROAD (PLATE 68 PARCEL 22-1 & 69-29-2)**

The applicant proposes to construct a building totaling approximately 197,900 square feet to be utilized as a Current Good Manufacturing Practice (cGMP) at 161 Concord Road, Billerica, MA. The property is located in the Industrial Zoning District.

4. **(CONT.) - PUBLIC HEARING-SITE PLAN SPECIAL PERMIT-101 BILLERICA AVE BLDG#2 (PLATE 3 PARCEL 2-1)** The applicant proposes to construct a building totaling approximately 70,400 square feet to be utilized for Industrial/Light Manufacturing purposes at 101 Billerica Ave, Bldg #2, Billerica, MA. The property is located in the Industrial Zoning District.
5. **PUBLIC HEARING- B2 – 59 OAK ST (PLATE 12, PARCEL 96)** The applicant requests to subdivide the land into two (2) lots in the Rural Residence District. The applicable procedure is described under Section 7.L of the Zoning By-Law.
6. **PUBLIC HEARING- B2 – 290 RIVER ST (PLATE 49 PARCEL 190-3)** The applicant requests to subdivide the land into two (2) lots in the Rural Residence District. The applicable procedure is described under Section 7.L of the Zoning By-Law.
7. **PUBLIC HEARING- B2 – 26 ARCADIA (PLATE 81 PARCEL 2)** 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.

OTHER BUSINESS

Approval of minutes June 13, 2022

Committee Updates

Director Updates

ADJOURNMENT