



Approved
5/17/21
Kerri Ruff

BILLERICA PLANNING BOARD

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

Michael Riley, *Chairman*

Matt Battcock, *Vice Chair*
Patricia Flemming, *Secretary*
Gary DaSilva

Christopher Tribou
Blake Robertson
Janet Morris

**Planning Board
Minutes
February 9, 2021 @7:00 p.m.
Held via remote-zoom**

Attendance: Blake Robertson, Gary DaSilva, Pat Flemming, Mike Riley, Chris Tribou, Janet Morris
Matt Battcock-Excused
Interim Planning Director- Denise McClure

The meeting was videoed by BATV
<https://billerica.cablecast.tv/CablecastPublicSite/show/3176?channel=3>

Pledge of Allegiance

Open Mic-No comments

ANR-367 Boston Road
John Curran-Town Manager

Denise McClure-This is an ANR plan that is next to town Hall. We are looking at' subdividing off that back portion for the town to take that and create parking. It is a standard ANR and it meets all the requirements.

John Curran-We are looking to purchase the back lot at town meeting and use it for the town hall parking lot. There will be a warrant article at Town meeting. It will provide roughly 39 parking spots. It will be used mostly for the police, but it will open other spaces.

Comments from Board

RECEIVED
2021 MAY 18 A 9:46
TOWN CLERK
BILLERICA

Janet Morris-If town meeting votes this down for whatever reason is there any issue with it being separate.

John Curran-Not for us, it is not a buildable lot.

Janet Morris-I make a motion to accept the ANR for 367 Boston Road
Seconded by Chris Tribou

Chris Tribou
Gary Dasilva
Patricia Flemming
Janet Morris
Blake Robertson
Mike Riley
Matt Battcock-Absent
6 in favor 1 absent

ANR-Padula Lane

John Curran-Town Manager

John Curran-This is 7+ acres that is being carved out of the Cidermill property. The Town purchased most of this property with the exception of the 7 acres. This would be a good situation for the Town and most of it would remain undeveloped and under the control of the Town.

The board proceeded to ask the Town Manager questions about the property.

Janet Morris-I make a motion to accept the ANR for Padula Lane/Cidermill
Seconded by Gary Dasilva

Chris Tribou
Gary Dasilva
Patricia Flemming
Janet Morris
Blake Robertson
Mike Riley
Matt Battcock-Absent
6 in favor 1 absent

79 Andover Road B2

Jim Dangora Jr.-Attorney for applicant
Susan & Steve Blinn-Homeowners

Gary Dasilva-Make a motion to open the Public Hearing for the B2 subdivision for 79 Andover Road and waive the reading of the notice
Seconded by Chris Tribou

All in Favor
Chris Tribou
Gary Dasilva
Patricia Flemming
Janet Morris
Blake Robertson
Mike Riley
Matt Battcock-Absent
6 in favor 1 absent

Jim Dangora Jr-The applicant is looking to subdivide the land into three (3) lots in the Neighborhood Residential District. Mr. Dangora gave history of the applicant and the property. Went over the comments that he received from the department heads.

Denise McClure-Said it was straight forward B2, no concerns

The board proceeded to ask the attorney/homeowner questions on the B2 and the future of the property. They were all very happy with the support they got from the neighbors.

No comments from the public

Janet Morris-I make a motion to close the public hearing
Seconded by Blake Robertson
Chris Tribou
Gary Dasilva
Patricia Flemming
Janet Morris
Blake Robertson
Mike Riley
Matt Battcock-Absent
6 in favor 1 absent

Janet Morris-I make a motion to approve the B2 Subdivision for 79 Andover Road with the conditions from the Fire Department
Seconded by Gary Dasilva
Chris Tribou
Gary Dasilva
Patricia Flemming
Janet Morris
Blake Robertson
Mike Riley
Matt Battcock-Absent
6 in favor 1 absent

12 Dunham Road - SPSP

John McKenna-Attorney for applicant
Gene Sullivan-Engineer

Gary Dasilva-Make a motion to open the Public Hearing for the SPSP for 12 Dunham Road and waive the reading of the notice

Seconded by Janet Morris

All in Favor
Chris Tribou
Gary Dasilva
Patricia Flemming
Janet Morris
Blake Robertson
Mike Riley
Matt Battcock-Absent

6 in favor 1 absent

John McKenna-The applicant proposes to construct a 1,005 sq. ft. addition to an existing building. The building is proposed to be converted to office space. The property is pre-existing, non-conforming. Explained that they are still tweaking the plan with Beta. He talked about green space and the items that are important to the Town.

Gene Sullivan-Explained the changes that they were making to the site. They are working on drainage improvements to the property. He feels they are on track with the parking for the employees.

Denise McClure-Thinks it is a great project, and she will be talking to Mark Lalumiere to make sure that this project meets all the zoning requirements.

The board is looking forward to getting that area cleaned up. Some feel there might be tuff issues with parking and looking to see the improvements on the next meeting.

No Public Comment

Mike Riley-Make a motion to continue the Public Hearing to March 1st for the SPSP for 12 Dunham Road

Moved by Blake Robertson

All in Favor
Chris Tribou
Gary Dasilva
Patricia Flemming
Janet Morris
Blake Robertson

Mike Riley
Matt Battcock-Absent
6 in favor 1 absent

Sumner Farms-Bond Release for Sumner Farms

Bob Murphy-Contractor

Denise McClure-The applicant requests to release a portion (\$677,716.93) of the existing bond being held for the construction of Sumner Farms. This will be the 2nd release. Denise explained that this number comes from DPW.

Blake Robertson-Asked what improvements have been made; feels it would be helpful if he knew what was outstanding.

Denise McClure- Will send Blake Robertson the breakdown

No other comments from the board

Janet Morris-I make a motion to release the partial bond \$677,716.93 to Sumner Farms

Seconded by Gary Dasilva

Chris Tribou
Gary Dasilva
Patricia Flemming
Janet Morris
Blake Robertson-Abstain
Mike Riley
Matt Battcock-Absent
5 in favor, 1 Abstain, 1 absent

Other Business-

Janet Morris asked about the outstanding minutes

Chris Tribou-Make a motion to adjourn

Moved by Gary Dasilva

All in Favor
Chris Tribou
Gary Dasilva
Patricia Flemming
Janet Morris
Blake Robertson
Mike Riley
Matt Battcock-Absent
6 in favor 1 absent