

TOWN OF BILLERICA

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

RECEIVED

2023 AUG -7 A 9:03

AGENDA FOR THE BOARD OF APPEAL MEETING ON AUGUST 9, 2023

TOWN CLERK
BILLERICA

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 - Cynthia Proulx & Carole Cutrumbes by James Dangora, Sr., Esq., - Variance request to divide the premises into two lots in a Rural Residence Zone located at 279 Rangeway Road (Case #23-40)
- 6:15 PM - Paul & Kathie Marchant by Stephen Lentine, Esq. – Variance request to reconfigure lot lines and maintain the same as legally buildable lots in a General Business Zone located at 856 & 858 Boston Rd. (Case #23-36)
- 6:20 PM - Paul & Kathie Marchant by Stephen Lentine, Esq. – Special Permit request to reconfigure lot lines and maintain the same as legally buildable lots in a General Business Zone located at 856 & 858 Boston Rd. (Case #23-37)
- 6:25 PM - JPS Realty Trust by Stephen Lentine, Esq. – Variance request to divide the premises into two lots in a Rural Residence Zone located at 9 Sequoia Street (Case #23-38)
- 6:30 PM - Patrice Ficociello by John McKenna, Esq. – Variance request to divide the premises into two parcels in a Rural Residence Zone located at 354 Concord Road (Case #23-42)
- 6:35 PM - Monsour Alrishea – Special Permit request to erect a tent in the parking lot in a General Business Zone located at 481 Boston Road (Case #23-24)
- 6:40 PM - Rick Beebe by David Kinsella – Special Permit request to construct an in-law apartment in a Rural Residence Zone located at 6 Tracy Circle (Case #23-33) *(Withdrawn w/out prejudice)*
- 6:45 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)
- 6:50 PM - John McAuliffe – Variance request to reduce the front setbacks to construct a farmer’s porch in a Village Residence Zone located at 22 Pinewood Avenue (Case #23-41)

- 6:55 PM - James McGrory – Appeal to Zoning Board of Appeals Variance Decision in a Village Residence Zone located at 7 Munroe Way (Case #23-43)
- 7:00 PM - Charles Van Kirk & Jill Corbett – Variance request to reduce setbacks, lot coverage and area to demolish existing home and construct a new home in a Village Residence Zone located at 2 Crest Rd. (Case #23-29)
- 7:05 PM - Charles Van Kirk & Jill Corbett – Special Permit request to construct an in-law apartment in a Village Residence Zone located at 2 Crest Rd. (Case #23-30)

Administrative Matters:

1. Approve the Minutes of the June 21, 2023 Board of Appeals Meeting