



PB
Approved
at June 13, 2022
meeting
Kerni Deft

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

Marlies Henderson, *Chair*

Janet Morris, *Vice Chair*
Christopher Tribou
Edward Giroux

Patricia Flemming, *Secretary*
Blake Robertson
Michael Parker

RECEIVED
2022 JUN 15 A 10:03
TOWN CLERK
BILLERICA

**Planning Board
Minutes
May 9, 2022 @ 7:00 P.M.
Held via remote zoom
Videod by BATV**

Can be Viewed: <https://billerica.cablecast.tv/CablecastPublicSite/show/3216?channel=3>

| Members | Present |
|---|---------|
| Marlies Henderson, Chair | X |
| Janet Morris, Vice-Chair | X |
| Patricia Flemming, Secretary | Excused |
| Chris Tribou | X |
| Blake Robertson | X |
| Edward Giroux | X |
| Michael Parker | X |
| Denise McClure, Acting Interim Director | X |
| Erika Oliver Jerram-Director | Excused |

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BILLERICA

Pledge of Allegiance

Public Comment-

None

(CONT.) B1 WINSOR-PRELIMINARY

Attorney Nelson corresponded that the hearing will be continued to June 13th

Michael Parker-I make a motion to continue the B1-Winsor Road to June 13, 2022

MOTION TO CONTINUE

Michael Parker-I make a motion to continue the B1-Winsor Road to June 13, 2022

Seconded by Ed Giroux

Chris Tribou-Yes

Janet Morris-Yes

Blake Robertson-Yes

Marlies Henderson-Yes

Ed Giroux-Yes

Michael Parker-Yes

6-0-1-Continued to June 13th

SPSP-8 FEDERAL STREET 18:42-41:30

Attendees-Jim Dangora Jr

Tim Williams-Allen & Major

Mike Cavanaugh-Rhino

MOTION TO OPEN

Janet Morris-I make a motion to open the SPSP-8 Federal Street and waive the reading of the notice

Seconded by Ed Giroux

Chris Tribou-Yes

Michael Parker-Yes

Janet Morris-Yes

Blake Robertson-Yes

Ed Giroux-Yes

Marlies Henderson-Yes

6-0-1-Open

Jim Dangora Jr.-The applicant is looking to ass a 7,900 square foot addition onto the northwest end of the existing building. The new space will be utilized for light manufacturing. Rhino purchased the building in 2020. We are asking for a waiver for Traffic, Drainage, and the Peer review

Denise McClure-This is not a large addition. It makes sense that they are asking for a waiver for traffic. Final elevations should be submitted for approval.

Questions from the Board:

Chris Tribou-It is straight forward, it will be nice to have the business being kept in Billerica

Janet Morris-I just want to make sure that if we grant a waiver, Con Com can still ask for whatever they need.

Denise McClure-By you granting that waiver, doesn't mean that you are granting the waiver for Con Com.

Jim Dangora Jr.-For clarification the NOI has not been filed yet, it will be shortly.

Blake Robertson-I did go and walk the area today and I was a little surprised that they cut the pavement.

Mike Cavanaugh-The work you saw today was part of Boston Materials TI project, which is a different permit all together. That what for a propane line that is going to their space. It has nothing to do with this project

Blake Robertson-Are you going to finish the interior renovation before adding the addition?

Mike Cavanaugh-Yes

Blake Robertson-What is your intent of when this is going to begin.

Mike Cavanaugh-As soon as we get approval hopefully by the end of June

Blake Robertson-The note here says it is going to be two stories. And tell me about the parking?

Jim Dangora Jr.-It will be a single-story high bay.

Tim Williams-We are re-striping the parking for ADA

Blake Robertson-For the record, I do like this project

Ed Giroux-It is nice to get a building occupied that has been empty. Will something be going in the other build on MTP.

Jim Dangora Jr.- My understanding that the outfit that bought it is going to occupy it.

Ed Giroux-That is great news and I support this.

Michael Parker-All of my questions have been answered. I walked the site today and I am happy that this building will be filled.

Marlies Henderson-Michael Parker and I have picked up a refrigerator from there. I was illegally dumped. There is a gate there that looks trampled. I think it would be great to keep that gate opened, maybe repaired? Put a rock there because the property has been used as a dumping site. Can you put an outdoor cigarette receptacle for smokers? The proposed path is marked on the plan.

Jim Dangora Jr.-No problem for the cigarette receptacle. As far as the bike path, I can't commit Rhino to an easement. I just respectfully request that you don't nail them down because it could have some impact. We are happy to comply with DPW request of showing it on the plan.

Marlies Henderson-I will talk to you offline

Jim Dangora Jr.-By committing these folks to an easement at this point could have ramifications. There is a good deal of work that could be done.

Denise McClure-The bike path on the plan. A reference that it is there.

Janet Morris-I hope Boston Materials understand that the bike path is something near and dear to the Town. I really want the property owners to know that to.

Michael Parker-We are approving this, we don't want to stop this tenant's ability to get approval because of this bike path. They have already been part of this conversation.

Public Comment
None

MOTION TO CLOSE

Michael Parker-I make a motion to close the public hearing for SPSP-8 Federal Street

Seconded by Ed Giroux

Chris Tribou-Yes

Michael Parker-Yes

Janet Morris-Yes

Blake Robertson-Yes

Ed Giroux-Yes

Marlies Henderson-Yes

6-0-1-Closed

Jim Dangora Jr- Can you do the waiver please

Janet Morris-Moved

Seconded by Ed Giroux

Marlies Henderson-We will vote on approving the waivers for the Traffic Study, Drainage and Consultant

Chris Tribou-Yes

Michael Parker-Yes

Janet Morris-Yes

Blake Robertson-Yes

Ed Giroux-Yes

Marlies Henderson-Yes

6-0-1-Approved waiver

MOTION TO APPROVE

Michael Parker-I make a motion to approve the public hearing for SPSP-8 Federal Street with the Conditions mentioned: 1.) Elevation to be submitted and approved by the Planning Director.

2.) The Bike path referenced as a general location on the plan with the expectation that the property owner will work with the Town documenting its reference point when the time is necessary.

Seconded by Ed Giroux

Chris Tribou-Yes

Michael Parker-Yes

Janet Morris-Yes

Blake Robertson-Yes

Ed Giroux-Yes

Marlies Henderson-Yes

6-0-1-Approved

OTHER BUSINESS

VOTE TO GO BACK TO IN PERSON/HYBRID MEETINGS

The board had a lengthy discussion about the benefits of going back to in person/hybrid meetings starting June 13th. They have a fear of one person showing up at Town Hall and everyone is hybrid. Denise said that we will have to advertise that the meetings will be hybrid. The board is excited about going back in person

Kerri will get training for Hybrid

Michael Parker-I make a motion for the Planning Board to go have in person/Hybrid meetings starting on June 13th

Seconded by Ed Giroux

Chris Tribou-Yes

Michael Parker-Yes

Janet Morris-Yes

Blake Robertson-Yes

Ed Giroux-Yes

Marlies Henderson-Yes

6-0-1-Approved

Update on Mylars for ANR's 56:36

To inform the board that only one member is needed for a signature on the Mylar.

MOTION TO APPROVE THE MINUTES

Blake Robertson-Scripter's error page 10

Janet Morris-I make a motion to approve the minutes from April 11, 2022 as amended

Seconded by Chris Tribou

Chris Tribou-Yes

Michael Parker-Yes

Janet Morris-Yes

Marlies Henderson-Yes

Blake Robertson-Yes

Ed Giroux-Abstained

6-0-1-Minutes Approved

ADJOURNMENT 1:04

Ed Giroux-I make a motion to adjourn

Seconded by Janet Morris

Chris Tribou-Yes

Michael Parker-Yes

Janet Morris-Yes

Marlies Henderson-Yes

Blake Robertson-Yes

Ed Giroux-Yes

6-0-1

THE BOARD ADJOURNED

End
