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By Town Clerk's Office at 11:17 am, Apr 04, 2022



Town of Burlington Planning Board

Notice of Public Meeting and Meeting Agenda

Main Hearing Room, Burlington Town Hall, 29 Center Street, Burlington, MA 01803

April 7, 2022

*Paul Raymond, Member Clerk
Ernest E. Covino
Barbara G. L'Heureux*

Brenda Rappaport, Chairman

*William Gaffney, Vice Chairman
Joseph A. Impemba
Mike Espejo*

*Brady Caldwell, Assistant Planner
Dawn Cathcart, Recording Clerk*

Kristin Kassner, Planning Director

*Elizabeth Bonventre, Senior Planner
Jennifer Gelinias, Administrative Assistant*

The Cisco Webex Link is:

<https://townofburlington.webex.com/townofburlington/j.php?MTID=mceb3b57f236a851f771b4c93b2dc938d>

If you would prefer that the Planning Board email a meeting invitation link directly to you, please email Planning@Burlington.org by 12:00 PM on April 7, 2022

Meeting number: 2340 971 0806

Meeting password: 1645

Phone Number: 1-617-315-0704

The following times are approximate, except for items marked with an (*) which are new public hearings and will not start before the scheduled time.

7:00 P.M.

- 1) **Call Planning Board Meeting to order**
- 2) **Citizens Time**
- 3) **Announcements**
- 4) **Legal Notices of Interest**
- 5) **Non-Approvals**
- 6) **Administrative Matters**
- 7) **Matters of Appointment**

- a) Continued Public Hearing – Petition to amend the Zoning Bylaw, Article II: Definitions and Article V “Dimensional Requirements” to address Groundwater Separation for One -Dwelling District - Submitted by the Planning Board (This item has been continued to the Planning Board Meeting of April 21, 2022.)
- b) Continued Public Hearing – Petition to amend the Zoning Bylaw, Article III “Districts”, Article IV “Use Regulations”, and Article VIII “Overlay Districts (8.5.0 Town Center)” to create a new zoning District “Town Center Multifamily (TCM)” - Submitted by Novaya Real Estate Ventures LLC

- c) Continued Public Hearing – Petitions to rezone property to the Town Center Multifamily (TCM) District – 135, 137, 137R, 139A, 139 Cambridge Street - Submitted by Novaya Real Estate Ventures LLC
- d) Continued Public Hearing – Petition to amend the Network Drive at Northwest Park Planned Development District Zoning Provisions, Special Conditions, and Use Provisions - Submitted by Nordblom Development Company and its affiliates NDB Property Owner 1, LP and NDB Property Owner 2, LP
- e) Continued Public Hearing – Petitions to rezone property to the Innovation (I) District – 56 Middlesex Turnpike and 15 Adams Street - Submitted by Burlex Realty LLC & 15 Adams Street, LLC
- f) Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.6.2 “Convenience food stores, drugstores, retail stores for sale of beauty and health aids, smoking supplies, periodicals; none with the sale of food intended for consumption on the premises” of the Zoning Bylaws – 226 Cambridge Street – Burlington Smoke Shop Inc., Applicant
- g) Continued Discussion - Application for Approval of a Minor Engineering Change – 43 South Avenue – The Gutierrez Company, Applicant
- h) Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 1.4.1 “Light manufacturing or processing plants” of the South Avenue Planned Development (PD) Zoning District provisions – 43 South Avenue – The Gutierrez Company, Applicant
- i) Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 1.4.4 “Hazardous and toxic materials/chemical use storage, transport, disposal or discharge. Disposal must be off-site and under appropriate manifest and discharge must only be to sanitary sewer if allowed by Massachusetts Water Resources Authority and the Burlington Department of Public Works” of the South Avenue Planned Development (PD) Zoning District provisions – 43 South Avenue – The Gutierrez Company, Applicant
- j) Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 1.4.5 “Generation or storage of hazardous waste limited to the volumes classified as very small quantity generator with approval of Board of Health” of the South Avenue Planned Development (PD) Zoning District provisions – 43 South Avenue – The Gutierrez Company, Applicant
- k) Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 1.4.6 “Generation or storage of hazardous waste limited to the volumes classified as small quantity generator with approval of Board of Health” of the South Avenue Planned Development (PD) Zoning District provisions – 43 South Avenue – The Gutierrez Company, Applicant
- l) Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 1.6.16 “Above ground storage of oils and fuels/petroleum products including storage for on-site heating purposes and landscaping maintenance equipment (in excess of 50 gallons). Underground storage is prohibited” of the South Avenue Planned Development (PD) Zoning District provisions – 43 South Avenue – The Gutierrez Company, Applicant
- m) Continued Discussion – Sign District Map – Zoning Bylaw Review Committee
(*This item has been continued to the Planning Board Meeting of June 2, 2022.*)

8) **Minutes**

9) **Other Business**

- a) **Discussion**
- b) **Correspondence**
- c) **Reports from Town Counsel**
- d) **Subcommittee Reports**
- e) **Unfinished Business**
- f) **New Business**