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## DRAFT MINUTES

DEPT./BOARD: Land Use Committee, Burlington Town Meeting  
DATE: March 15, 2022  
TIME: 7 p.m.  
PLACE: Town Hall Annex + Zoom

MEMBERS PRESENT: Joe Candrelli, Patricia O'Brien, Monte Pearson, David Woodilla, Dave Webb

GUESTS PRESENT: Robert Buckley, Mark Vaughn, Peter Carbone, Melissa Cushing and associates

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Meeting called to order at 7:05 pm. An LUC quorum was present.

1. Atty Bob Buckley of Riemer-Braunstein and associates discussed the TM warrant article on rezoning for the Network Dr./Nordblom PDD. They are requesting to change the PDD: 1) to allow construction of 3-4 new buildings within the existing Parcel 1 at Network Drive, and 2) to change the definition of area from Net sq. ft. to Gross sq. ft. According to the presenters, the new buildings will increase the town tax base by as much as \$2,700,000. They discussed key design features to enhance sustainability. LUC had questions about water usage, converting existing parking areas no longer used and general impervious surfaces to green space/trees, etc.

2. Atty Mark Vaughan, Peter Carbone, and associates of Novaya discussed the warrant articles on rezoning for a mixed-use development at 135 Cambridge St. There are two zoning bylaw articles: 1) to amend the ZBLs to create a multifamily district within the Town Center Overlay, and 2) to rezone the area to the new zoning district. The applicant has revised the development down to 80 for-sale units with no retail. This will minimize the amount of any additional traffic with Cambridge St. Attempts will be made to minimize left hand turns. Plantings will replace parking in the rear. The units will be mostly electric to deal with climate issues, an ongoing concern of LUC.

### 3. LUC-only Discussions:

- 1) Discussed adding up to two new members for LUC. Dan Di Tucci may have someone interested. Ideally LUC should have representative from each precinct, but LU has no one from Precincts 4 and 5. The Moderator must approve new members.
- 2) Discussed the process of hiring a recording secretary. Steve Morin of W&Ms says LUC has \$1500 in the budget for FY2023. This is enough to cover the hours needed for LUC next year. W&Ms must approve it, TM must pass the budget, and then the town HR will do the hiring.
- 3) We discussed having fixed monthly LUC meeting dates. LUC voted and approved having meetings on the second Tuesday of each month. There will be no meeting in May and LUC might skip a month in the summer.
- 4) We discussed expectations for LUC members: such as attending each meeting and responding to emails on pertinent topics.



5) We also discussed whether we are expected to attend joint meetings such as with the PB and/or ZBRC. We concluded that there is no such agreement, but that we could assign 1-2 members to attend such joint meetings and report back to the entire LUC.

4. Approval of Minutes of February 9, 2022

Motion to approve minutes: David Woodilla, seconded by Joe Candrelli.

Approved 5-0-0

Meeting adjourned: 9:30 pm

