

**RECEIVED**

By Town Clerk's Office at 8:53 am, May 10, 2022

## MINUTES

DEPT./BOARD: Land Use Committee, Burlington Town Meeting

DATE: April 11, 2022

TIME: 7 p.m.

PLACE: Town Hall Annex

MEMBERS PRESENT (6): Joe Candrelli, Dan DiTucci Jr, Patricia O'Brien, Monte Pearson, Dave Webb, and David Woodilla

GUESTS PRESENT: Robert Buckley, Peter Carbone and associates, Todd Fremont-Smith, Shari Ellis, Kristin Kassner (via call-in)

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

1. Kristin Kassner from the Planning Board discussed TM Warrant article 40 on the zoning bylaw revision on Groundwater Separation. The main change to the existing bylaw is to require that the bottom floor of a single-family home be at least 2 feet above the ground water table. This is to minimize flooding related to new construction.

2. Atty Bob Buckley of Riemer-Braunstein and Todd Fremont-Smith discussed some updates to the warrant article 37 on rezoning for the Network Dr./Nordblom PDD. They removed signage text. They indicated that within 2 years will develop a "mini master plan" and develop an Impact Report.

3. Peter Carbone and associates of Novaya discussed updates to the warrant articles 35 and 36 on rezoning for a mixed-use development at 135 Cambridge St. This will minimize any additional traffic by making the north entrance one-way in and left-hand turns will be minimized. Plantings will replace most parking in the rear. The units will be mostly electric to deal with climate issues. They claim that previous complaints from neighbors have been satisfied. Novaya is willing to develop a Community Development Agreement.

4. We had discussions with Kristin K. on multifamily zoning including how best Burlington should deal with the recent MBTA requirement, housing issues in general, and possibly expanding the I zoning to include other currently zoned districts such as BG and IG. This would help avoid developers continuing to waste the time of town boards and committees to rezone individual parcels to I.

5. LUC voted on warrant articles:

#32 on CPA. There was discussion whether LUC should be involved with this article. We voted 4-2 to take a vote, and then 5-1-0 to approve it.

#34 on amended bylaw on compensation for a secretary. We decided not to vote on it.

#35 on amending the bylaw to create a new town center multifamily (TCM) district, 135 Cambridge St. Voted 5-0-1 to approve.

#36 on rezoning the 135 Cambridge St. property into the new TCM district. Voted 5-0-1 to approve.



#37 on rezoning the Network Dr. PDD. Voted 6-0 to approve.

#38 on rezoning 56 Middlesex Tpk to Innovation district. The LUC did not like developers coming to the boards and committees for rezoning to I without having offers from specific tenants/buyers. Voted 2-4 not to support.

#39 on rezoning 15 Adams St to Innovation district. Because of this same argument we voted 2-4 not to support.

#40 on groundwater separation. Voted 6-0 to approve.

#### 6. LUC-only Discussions:

- 1) Continued discussion about adding up to two new members for LUC. Dan Di Tucci may have someone interested.
- 2) P. O'Brien requested that Public Participation (or Citizen's Time) be added to the beginning of each meeting and be listed on the agenda as a recurring item.
- 3) LU will try to have meetings on the second Tuesday of each month. There will have our next meeting in late May/early June, skip July, and have one in August to prepare for the Sept. TM.

#### 7. Approval of Minutes of March 15, 2022: 6-0-0.

Meeting adjourned: 9:30 pm

