



TOWN OF BURLINGTON, MA  
PLANNING BOARD MINUTES  
JUNE 2, 2022

**Members Present:** Chairman Brenda Rappaport; Clerk Paul Raymond; Ernest Covino; Barbara G. L’Heureux; Joseph Impemba; and Toni Ann Natola

**Members Absent:** Vice Chairman William Gaffney

**Staff Present:** Planning Director Kristin Kassner; and Senior Planner Elizabeth Bonventre

**1. Call the Meeting of the Planning Board to Order**

Chairman Rappaport called the meeting to order at 7:02 PM. The Town of Burlington will be holding the June 2, 2022 meeting of the Planning Board as a hybrid meeting due to the current State of Emergency due to the Covid-19 virus. As such, the Governor issued an executive order on March 12, 2020 authorizing remote meetings under G.L c. 30A Section 20.

Ms. Bonventre stated that the option for remote participation via WebEx is being provided as a courtesy to the public. The public can join the meeting via the WebEx link posted on the Town’s website, or they can call in by dialing 617-315-0704. The meeting is being broadcast live on BCAT, and on cable networks and residents can email questions to [Planning@burlington.org](mailto:Planning@burlington.org) or on Facebook live.

**MOTION** – Member L’Heureux made a motion to take item “8.a” out of order for discussion purposes. The motion was seconded by Clerk Raymond and unanimously voted 5-0-0.

**8.a Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.6.9 “Fast Order Food Establishments” of the Zoning Bylaws – 3 Old Concord Road– Arnold Construction & Design, LLC, Applicant**

**MOTION** – Member L’Heureux made a motion to continue this item to the Planning Board meeting of June 16, 2022. The motion was seconded by Member Impemba and unanimously voted 5-0-0.

**MOTION** – Member L’Heureux made a motion to take item “8.i” out of order for discussion purposes. The motion was seconded by Clerk Raymond and unanimously voted 5-0-0.

**8.i Discussion – Sign District Map – Zoning Bylaw Review Committee**

**MOTION** – Member L’Heureux made a motion to continue this item to the Planning Board meeting of July 21, 2022. The motion was seconded by Member Covino and unanimously voted 5-0-0.

**MOTION** – Member L’Heureux made a motion to take items “8.j” through “8.p” out of order and together for discussion purposes. The motion was seconded by Clerk Raymond and unanimously voted 5-0-0.



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**8.j Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.7.1 “Light manufacturing or processing plants, prototype manufacturing” of the Zoning Bylaws – 22 Terry Avenue – AP Terry, LLC, Applicant**

**8.k Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.7.1.1 “Research and Development” of the Zoning Bylaws – 22 Terry Avenue – AP Terry, LLC, Applicant**

**8.l Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.7.4 “Laboratories engaged in research, experimental and testing activities including, but not limited to, the fields of, chemistry, electronics, engineering, geology, non-biologic medicine and physics” of the Zoning Bylaws – 22 Terry Avenue – AP Terry, LLC, Applicant**

**8.m Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.7.4.1 “Life Science laboratories engaged in research, prototype manufacture, experimental and testing activities including, but not limited to, the fields of pharmaceuticals, biomedical technologies and engineering, life systems technologies, environmental and biomedical devices Biosafety Level 4 (BL-4) laboratories, as defined by the Centers for Disease Control and Prevention, are prohibited in Burlington” of the Zoning Bylaws – 22 Terry Avenue – AP Terry, LLC, Applicant**

**8.n Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.7.4.2 “Life Science laboratories engaged in the manufacture of life science technologies and medicines for commercial production to the market including, but not limited to, the fields of pharmaceuticals, biomedical technologies and engineering, life systems technologies, environmental, biomedical devices Biosafety Level 4 (BL-4) laboratories, as defined by the Centers for Disease Control and Prevention, are prohibited in Burlington” of the Zoning Bylaws – 22 Terry Avenue – AP Terry, LLC, Applicant**

**8.o Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.7.9 “Hazardous and toxic materials/chemicals use storage, transport, disposal or discharge” of the Zoning Bylaws – 22 Terry Avenue – AP Terry, LLC, Applicant**

**8.p Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.7.11 “Hazardous and toxic materials/chemicals use storage, transport, disposal or discharge” of the Zoning Bylaws – 22 Terry Avenue – AP Terry, LLC, Applicant**

**MOTION** – Member L’Heureux made a motion to continue these items to the Planning Board meeting of June 16, 2022 as requested by the Applicant’s attorney in an email dated May 31, 2022. The motion was seconded by Member Covino and unanimously voted 5-0-0.

**2. Reorganization**



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**MOTION** – Member L’Heureux made a motion to reorganize the Officers of the Planning Board as outlined in Section 2.1 of the Planning Board Procedural Rules. The motion was seconded by Member Covino and unanimously voted 5-0-0.

Chairman Rappaport welcomed Toni Ann Natola as the new member to the Planning Board.

**3. Citizens Time**

No citizens came forward.

**4. Announcements**

Ms. Bonventre read the announcements. The ZBRC Signage Subcommittee will meet on June 6 at 5:30 PM via Zoom. The Burlington Housing Partnership will meet on June 7 at 5:00 PM via Webex. The Sculpture Park Committee will meet on June 14 at 4:00 PM via Webex.

**5. Legal Notices of Interest**

There were no legal notices.

**6. Non-Approvals**

There were no non-approvals.

**7. Administrative Matters**

There were no administrative matters.

**8. Matters of Appointment**

**MOTION** – Member L’Heureux made a motion to take items “8.b” through “8.h” together for discussion purposes. The motion was seconded by Member Covino and unanimously voted 5-0-0.

**8.b Public Hearing – Application for Approval of a Special Permit pursuant to Section 6.1.2.1 “Nonconforming Structures and Premises” of the Zoning Bylaws – 1 Burlington Mall Road – Pyramid Burlington Management LLC on behalf of RB Hotel Burlington LLC, Applicant**

**8.c Public Hearing - Application for Approval of a Site Plan – 1 Burlington Mall Road - Pyramid Burlington Management LLC on behalf of RB Hotel Burlington LLC, Applicant**

**8.d Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.7.4.2 “Life Science laboratories engaged in the manufacture of life science technologies and medicines for commercial production to the market including, but not limited to, the fields of pharmaceuticals, biomedical technologies and engineering, life systems technologies, environmental, biomedical devices Biosafety Level 4 (BL-4) laboratories, as defined by the Centers for Disease Control and Prevention,**



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**are prohibited in Burlington” of the Zoning Bylaws – 1 Burlington Mall Road – Lincoln Property Company, Applicant**

**8.e Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.7.9 “Hazardous and toxic materials/chemicals use storage, transport, disposal or discharge” of the Zoning Bylaws – 1 Burlington Mall Road – Lincoln Property Company, Applicant**

**8.f Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.7.12 “Generation or storage of hazardous waste, in excess of the volumes classified as a very small quantity generator (VSQG)” of the Zoning Bylaws – 1 Burlington Mall Road – Lincoln Property Company, Applicant**

**8.g Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.3.2.15 “Storage and disposal of oils and fuels/ petroleum products” of the Zoning Bylaws – 1 Burlington Mall Road – Lincoln Property Company, Applicant**

**8.h Public Hearing - Application for Approval of a Site Plan – 1 Burlington Mall Road - Lincoln Property Group, Applicant**

Attorney Robert Buckley from Riemer & Braunstein; Attorney Paul Alphen from Alphen & Santos; Jim Noonan from Lincoln Property Company; Chris Wessen from Lincoln Property Company; Mark Wixted from Bohler Engineering; and Michael Liu, Senior Partner at The Architectural Team, Inc. appeared for the application 1 Burlington Mall Rd.

Attorney Buckley stated that this is an ANR plan to spin off the lower parking lot at the Marriott Hotel site and to develop the lower parcel as a life-science building. This is a collaborative effort, and the hotel is excited about the opportunity because this will enhance the cluster that already exists. He reinforced that Burlington is positioning itself to take advantage of the emerging exodus out of the inner core with the life-science industry. Attorney Alphen stated that the Lincoln Property Co. came to Burlington because of the town’s reputation of being able to appreciate and addressing the needs of businesses. Currently, future tenant(s) of the proposed building are unknown as are the locations of laboratories, chemical and hazardous waste storage areas, and the specifics regarding the outdoor storage of chemicals. The site is designed to comply with the zoning bylaw because of height restrictions based on the site’s proximity to the residential district. There are no variances required.

Mr. Noonan explained that Lincoln Property Co. is a national real estate company with about 8,500 employees and have local offices in downtown Boston that specialize in property management, project management, and real estate development. The company has a number of properties under management in Burlington, and are currently developing a lab building in Waltham, Massachusetts. Mr. Wessen stated that four million square feet of life-science product is under management today within greater Boston. He emphasized that the life-science team of 40 full-time professionals is the fastest growing within the company with decades of experience in this field.



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Mr. Wixted stated that the site is a satellite parking lot that's really not used by the Marriott Hotel and will stay completely within the existing curb line. There will be no disturbance to the trees surrounding the parking lot and bordering with Cambridge St. Impervious area will be reduced by 9,000 square feet. A bioretention area will be situated where there is existing pavement today to help treat stormwater before it gets to the wetlands. Today, roof and parking lot runoff runs straight into the wetlands with minimal treatment. There is an existing detention basin (or wetland) off the parking area. Improvements at the entry for future employees and hotel guests/patrons is to have an access point so that people can leave the site (steps/ramp system) to get to the sidewalk/walkway on Burlington Mall Rd. They will also be adding a handicap ramp in front of the conference center of the hotel which doesn't exist today.

Member Impemba asked what the difference in elevation is from 3A to the ground level of the of the proposed building. Mr. Wixted replied that it is probably 15-20 feet.

Mr. Liu stated that the larger façade is intended to express the use of the building when you're in the intersection, whereas the side that's facing the kind of "campus" if you will is broken up into pieces. The proposed building consists of a laboratory portion and a good manufacturing practice (GMP) portion, and both are interlocked with a "roof screen" that is intended to screen the mechanical equipment that would serve both. In terms of materiality, the façade would be composed of colored and textured precast concrete.

Member L'Heureux asked for clarification on the "roof screen" and whether it will solid or not. Mr. Liu replied that the lab building has a fair amount of mechanical equipment so rather than expose it a screen will be installed. They will try to treat the screen as a piece of architecture that is part of the ensemble of the masses. When you have perforated screens, they tend to feel lighter because when you look through them you can see light through it. Signage could be incorporated onto it in a subtle way that makes it more interesting.

Member L'Heureux stated that green walls were mentioned during a meeting with the Conservation Commission and was wondering if that is something they can consider due to visual and environmental benefits. Mr. Liu and Attorney Buckley both replied that they will give it some thought.

Members Covino and L'Heureux both stated that they are hesitant to give Special Permits for certain things when they don't know who the future tenant is. The Planning Board will have to think about whether or not to do that or to approve some of the Permits while holding off others until you actually know who the future tenant is.

**MOTION** – Member L'Heureux made a motion to continue these matters to the Planning Board Meeting of June 16, 2022. The motion was seconded by Member Covino and unanimously voted 5-0-0.

## **9. Minutes**

No minutes to approve.

## **10. Other Matters**



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**10.a Discussion**

**10.a.i 24 Terry Avenue**

Ms. Kassner stated that since COVID, the business has been doing a lot more remote problem solving through Zoom instead of being on site. They've grown their employee base, however, their offices in Boston, Plymouth, and New Hampshire have closed. We are awaiting a memo and may have it by the time of the next meeting. We would suggest Board Members that would like to meet on site with the Applicant to discuss the improvements come with the Staff next week. If after the discussion the Board would like to see the Applicant, we will relay that message to the Applicant for the Planning Board Meeting of June 16, 2022.

Clerk Raymond commented that we have certain parking requirements and since many people are working remotely nowadays, we might at some point need to get a consultant to see if we should change that because there's no need to have all that parking space. Planting trees and vegetation would be a much more efficient use of the land.

**10.a.ii Assistant Planner Candidates**

Ms. Kassner and Ms. Bonventre will be interviewing candidates next week and hopefully the following week bring one or two candidates for second interviews with any Board members that would like to attend.

**10.a.iii Development Coordinator Position**

Ms. Kassner stated that the salary will not be in place until July 1. They plan to post the job description in the next week or so. Candidates from the Assistant pool have been pulled that may be a good fit.

**10.a.iv Retreat**

Based on the schedule and discussion amongst the Board Members, the Retreat will most likely be pushed to July.

**10.b Correspondence**

There was no correspondence.

**10.c Reports from Town Counsel**

There were no reports from Town Counsel.

**10.d Subcommittee Reports**

There were no subcommittee reports.

**10.e Unfinished Business**



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There was no unfinished business.

**10.f New Business**

There was no new business.

**MOTION** – Clerk Raymond made a motion to adjourn the June 2, 2022 Planning Board meeting at 8:08 PM. The motion was seconded by Member Covino and unanimously voted 5-0-0.

*Respectfully Submitted by Eric Bergeron,  
Recording Clerk*