

**RECEIVED**

By Town Clerk's Office at 3:02 pm, Mar 14, 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

**March 17, 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 Gelinis, Administrative Assistant*

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The Cisco Webex Link is:

<https://townofburlington.webex.com/townofburlington/j.php?MTID=m2079a1527114972a35bbc1dab35471fa>

*If you would prefer that the Planning Board email a meeting invitation link directly to you, please email [Planning@Burlington.org](mailto:Planning@Burlington.org) by 12:00 PM on March 17, 2022*

Meeting number: 2333 372 7686

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
- 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) \*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
- f) \*Public Hearing – Application for Approval of a Special Permit pursuant to Section 1.7.21 “Storage and disposal of oils and fuels/petroleum products including storage for on-site heating purposes” of the Corporate Center Planned Development (PD) Zoning District provisions – 10 Corporate Drive – The Gutierrez Company, Applicant
- g) \*Discussion - Application for Approval of a Minor Engineering Change – 10 Corporate Drive – The Gutierrez Company, Applicant
- h) Continued Public Hearing - Application for Approval of a Site Plan – 15 Adams Street - Senate Construction, Applicant
- i) \*Discussion - Application for Approval of a Minor Engineering Change – 43 South Avenue – The Gutierrez Company, Applicant  
*(This item has been continued to the Planning Board meeting of April 7<sup>th</sup> at the request of the Applicant.)*
- j) \*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  
*(This item has been continued to the Planning Board meeting of April 7<sup>th</sup> at the request of the Applicant.)*
- k) \*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  
*(This item has been continued to the Planning Board meeting of April 7<sup>th</sup> at the request of the Applicant.)*
- l) \*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  
*(This item has been continued to the Planning Board meeting of April 7<sup>th</sup> at the request of the Applicant.)*
- m) \*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  
*(This item has been continued to the Planning Board meeting of April 7<sup>th</sup> at the request of the Applicant.)*
- n) \*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  
*(This item has been continued to the Planning Board meeting of April 7<sup>th</sup> at the request of the Applicant.)*

- o) Continued Public Hearing – Petitions to rezone property to the Innovation (I) District – 54 Middlesex Turnpike, 56 Middlesex Turnpike and 15 Adams Street - Submitted by The Coen Realty Group, Burlex Realty LLC & 15 Adams Street, LLC  
(This item has been continued to the Planning Board meeting of April 7th at the request of the Applicant.)
- p) \*Discussion – Sign District Map – Zoning Bylaw Review Committee

8) **Minutes**

9) **Other Business**

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