

**RECEIVED**

By Town Clerk's Office at 1:40 pm, May 31, 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

**June 2, 2022**

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

Brenda Rappaport, Chairman

William Gaffney, Vice Chairman  
Joseph A. Impemba  
Toni Ann Natola

Jennifer Gelinas, Administrative Assistant

Kristin Kassner, Planning Director

Elizabeth Bonventre, Senior Planner

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The Meeting will also be available virtually through Cisco Webex. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless otherwise required by law.

To join the meeting virtually click on the link below:

<https://townofburlington.webex.com/townofburlington/j.php?MTID=mc38d814af5f7df5619ba5fc0d405d97f>

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 June 2, 2022

Meeting number: 2349 590 1461

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) **Board Reorganization**
- 3) **Citizens Time**
- 4) **Announcements**
- 5) **Legal Notices of Interest**
- 6) **Non-Approvals**
- 7) **Administrative Matters**
- 8) **Matters of Appointment**

- 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**
- 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

- 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
- 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, are prohibited in Burlington” of the Zoning Bylaws – 1 Burlington Mall Road – Lincoln Property Company, Applicant
- 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
- 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
- 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
- h) \*Public Hearing - Application for Approval of a Site Plan – 1 Burlington Mall Road - Lincoln Property Group, Applicant
- i) \*Discussion – Sign District Map – Zoning Bylaw Review Committee
- 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  
*(This item has been postponed and the hearing will open at the meeting of June 16, 2022 at the request of the Applicant.)*
- 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  
*(This item has been postponed and the hearing will open at the meeting of June 16, 2022 at the request of the Applicant.)*
- 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  
*(This item has been postponed and the hearing will open at the meeting of June 16, 2022 at the request of the Applicant.)*
- 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  
*(This item has been postponed and the hearing will open at the meeting of June 16, 2022 at the request of the Applicant.)*

- 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  
*(This item has been postponed and the hearing will open at the meeting of June 16, 2022 at the request of the Applicant.)*
- 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  
*(This item has been postponed and the hearing will open at the meeting of June 16, 2022 at the request of the Applicant.)*
- 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  
*(This item has been postponed and the hearing will open at the meeting of June 16, 2022 at the request of the Applicant.)*

9) **Minutes**

10) **Other Business**

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