

RECEIVED

By Town Clerk's Office at 1:52 pm, Jul 18, 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

July 21, 2022

William Gaffney, Member Clerk
Ernest E. Covino
Paul R. Raymond

Brenda Rappaport, Chair

Barbara L'Heureux, Vice Chair
Joseph A. Impemba
Toni Ann Natola

Jennifer Gelinias, Administrative Assistant

Kristin Kassner, Planning Director
Caleb Zimmerman, Assistant Planner

Elizabeth Bonventre, Senior Planner

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=m01de3cd92d5800d255aa712235323c61>

If you would prefer that the Planning Board email a meeting invitation link directly to you, please email Planning@Burlington.org by 12:00 PM on July 21, 2022

Meeting number: 2336 523 9019

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 - Application for Approval of a Site Plan – 3 Forbes Avenue - Sunil Prajapati, Applicant
- b) *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

- c) *Public Hearing – Application for Approval of a Special Permit pursuant to Section 3.7 “Restaurants” of the 90 Middlesex Turnpike Planned Development District Zoning Provisions – 92 Middlesex Turnpike – Strega Burlington, LLC, Applicant
- d) Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.6.14 “Establishments for contractors in such services as, but not limited to, building, building maintenance, plumbing, landscaping, electrical, masonry, carpentry, well drilling” of the Zoning Bylaws – 30 Winn Street – Lexington Lawn Care, Applicant
- e) Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.3.2.6 “Outdoor storage of supplies and equipment incidental to permitted uses, subject to requirements for location, lighting, screening, fencing, cover and safety precautions” of the Zoning Bylaws – 30 Winn Street – Lexington Lawn Care, Applicant
- f) Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.3.2.7 “off-street outdoor overnight parking of freight-carrying or material-handling vehicles and equipment or buses” of the Zoning Bylaws – 30 Winn Street – Lexington Lawn Care, Applicant
- g) *Public Hearing – Application for Approval of a Special Permit pursuant to Section 1.5.2 “Laboratories engaged in research experimental and testing activities including, but not limited to, the fields of biology, chemistry, electronics, engineering, geology, medicine and physics subject to the Planning Board making the findings set forth in Section 8.3.7.4 of the Zoning By-Laws and subject to the applicable rules and regulations of the Board of Health.” of the Network Drive at Northwest Park Planned Development (PD) District Bylaw provisions – 63 Second Avenue – LeMaitre Vascular, Inc., Applicant
- h) *Public Hearing – Application for Approval of a Special Permit pursuant to Section 1.7.19 “Storage of oils and fuels/petroleum products including storage for on-site heating purposes and landscaping maintenance equipment (in excess of 50 gallons)” of the Northwest Park Planned Development (PD) District Bylaw provisions – 51 North Avenue – American Towers, LLC, Applicant
- i) Continued 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
- j) Continued 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
- k) 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 – 1 Burlington Mall Road – Lincoln Property Company, Applicant
- l) 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 – 1 Burlington Mall Road – Lincoln Property Company, Applicant
- m) Continued 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
- n) Continued 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

- o) Continued Public Hearing - Application for Approval of a Site Plan – 1 Burlington Mall Road - Lincoln Property Group, Applicant
- p) 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 – 3 Burlington Woods Drive – GI ETS Burlington I LLC, Applicant
- q) 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 – 3 Burlington Woods Drive – GI ETS Burlington I LLC, Applicant
- r) 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 – 3 Burlington Woods Drive – GI ETS Burlington I LLC, Applicant
- s) 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 – 3 Burlington Woods Drive – GI ETS Burlington I LLC, Applicant
- t) Continued 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 – 3 Burlington Woods Drive – GI ETS Burlington I LLC, Applicant
- u) Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 6.1.2.1 “Nonconforming Structures and Premises.” of the Zoning Bylaws – 3 Burlington Woods Drive – GI ETS Burlington I LLC, Applicant
- v) Continued Public Hearing – Application for Approval of a Site Plan – 3 Burlington Woods Drive – GI ETS Burlington I LLC, Applicant
- w) 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
- x) 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
- y) 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
- z) 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

- aa) 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
- bb) 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
- cc) 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
- dd) Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.3.2.23.2 “Solar Energy System, Ground-Mounted” of the Zoning Bylaws – 3 September Lane – Sunrun Installation Services, Applicant
- ee) Continued Public Hearing - Proposed Amendment to the Zoning Bylaw and Map - Town Center Signage Map - Zoning Bylaw Review Committee, Signage Subcommittee

8) **Minutes**

9) **Other Business**

a) **Discussion**

- 1. Chapter 61A Land – Pero Farm

b) **Correspondence**

c) **Reports from Town Counsel**

d) **Subcommittee Reports**

e) **Unfinished Business**

f) **New Business**