

RECEIVED

By Town Clerk's Office at 10:39 am, Nov 15, 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

November 17, 2022

William Gaffney, Member Clerk
Ernest E. Covino
Toni Ann Natola

Brenda Rappaport, Chair

Barbara L'Heureux, Vice Chair
Joseph A. Impemba
Jessica Sutherland

Jennifer Gelinas, Administrative Assistant
Caleb Zimmerman, Assistant Planner

Elizabeth Bonventre, Planning Director
Eric Bergeron, Recording Clerk

This meeting/hearing of the Planning Board will be held in-person at the location provided on this notice. Members of the Public are welcome to attend this in-person meeting. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless otherwise required by law. Members of the public with particular interest in any specific item on this agenda should make plans for in-person vs. virtual attendance accordingly.

To join the meeting virtually click on the link below:

<https://townofburlington.webex.com/townofburlington/j.php?MTID=m02d54676008a733bdc33d0834345b728>

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 November 17, 2022

Meeting number: 2343 122 2152

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) Public Participation**
- 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 Planning Board Town Center Design Rules and Regulations – Submitted by the Planning Board
- b) *Public Hearing - Application for Approval of a Special Permit pursuant to 4.2.6.9 “Fast order food establishments” of the Zoning Bylaw Provisions – 59-63 Middlesex Turnpike – Nouria Energy, Applicant
- c) *Public Hearing - Application for Approval of a Special Permit pursuant to 4.2.5.1 “Retail gasoline, oil and lubrication stations with the incidental sale and installation of tires and other automobile accessories, maintenance and minor repairs of motor vehicles” of the Zoning Bylaw Provisions – 59-63 Middlesex Turnpike – Nouria Energy, Applicant
- d) *Public Hearing - Application for Approval of a Special Permit pursuant to 4.3.2.15 “Storage and disposal of oils and fuels/ petroleum products” of the Zoning Bylaw Provisions – 59-63 Middlesex Turnpike – Nouria Energy, Applicant
- e) *Public Hearing - Application for Approval of a Special Permit pursuant to 4.4.1.11 “Discharges from manmade structures into the wetlands” of the Zoning Bylaw Provisions – 59-63 Middlesex Turnpike – Nouria Energy, Applicant
- f) *Public Hearing - Application for Approval of a Special Permit pursuant to 6.1.1 “Nonconforming Uses” of the Zoning Bylaw Provisions – 59-63 Middlesex Turnpike – Nouria Energy, Applicant
- g) *Public Hearing - Application for Approval of a Special Permit pursuant to 6.1.2 “Nonconforming Structures and Premises” of the Zoning Bylaw Provisions – 59-63 Middlesex Turnpike – Nouria Energy, Applicant
- h) *Public Hearing - Application for Approval of a Special Permit pursuant to 8.3.5.4 (b) “Storage of liquid petroleum products” of the Zoning Bylaw Provisions – 59-63 Middlesex Turnpike – Nouria Energy, Applicant
- i) *Public Hearing - Application for Approval of a Site Plan – 59-63 Middlesex Turnpike – Nouria Energy, Applicant
- j) Continued Public Hearing – Petition to amend the Rules and Regulations Governing the Subdivision of Land in Burlington – Submitted by the Planning Board
This matter has been continued to the Planning Board meeting of January 5, 2023

8) **Minutes**

9) **Other Business**

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