

**RECEIVED**

By Town Clerk's Office at 3:11 pm, Jul 18, 2023



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 20, 2023**

Jessica Sutherland, Member Clerk  
Ernest E. Covino  
William Gaffney

Barbara L'Heureux, Chair

Brenda Rappaport, Vice Chair  
Joseph A. Impemba  
Toni Ann Natola

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=m7da16d1ef578db0febf90e0eb1ee7ff8>

*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 July 20, 2023*

Meeting number: 2335 005 0879

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.

**6:30 P.M.**

**1) Call Joint Planning Board, Land Use and Zoning Bylaw Review Committee Meeting to order**

- a) \*Public Hearing – Petition to amend the Zoning Bylaw Articles XIII “Sign Regulations” – Submitted by the Select Board  
*(This item is being withdrawn at the request of the Petitioner)*
- b) \*Public Hearing – Petition to amend the Zoning Bylaw, Article IV “Use Regulations” to address and define uses pertaining to Automobile Dealership uses – Submitted The Herb Chambers 93 Cambridge Street, LLC

- c) \*Public Hearing – Petition to amend the Zoning Bylaw Articles IV “Use Regulations” to clarify and clean up numbering in the Use Table – Submitted by the Planning Board
- d) \*Public Hearing – Petition to amend the Zoning Bylaw, Article II “Definitions” and Article VII “General Parking Requirements and Purpose” to as they relate to Shared Parking and Transportation Demand Management – The Planning Board

**2) Call Regular Planning Board Meeting to Order**

**3) Announcements**

**4) Legal Notices of Interest**

**5) Non-Approvals**

- a) \*Application for Endorsement of a Plan Believed Not to Require Approval – 3 Benson Way – Gary J. Litchfield, Applicant

**6) Administrative Matters**

- a) \*Discussion – Request for Approval of a Minor Engineering Change – 22 Terry Avenue – AP Terry, LLC, Applicant
- b) \*Discussion – Request for Approval of a Minor Engineering Change – 186 Middlesex Turnpike – Life Time Fitness, Applicant
- c) \*Discussion – Request for Approval of a Minor Engineering Change – 26 Beacon Street – Beacon Village Apartments, Applicant  
*(At the request of the applicant this matter has been continued to the Planning Board meeting of August 3, 2023)*

**7) Matters of Appointment**

- a) \*Public Hearing - Application for Approval of a Special Permit pursuant to 4.2.6.20.1 “Massage Therapy” of the Zoning Bylaws – 154 Cambridge Street – Ease & Grace Massage, Applicant
- b) \*Public Hearing - Application for Approval of a Special Permit pursuant to 3.6 “Fast Order Food Establishment” of the 90 Middlesex Turnpike Planned Development Zoning Provisions – 90 Middlesex Turnpike – Yas Chicken, Applicant
- c) \*Public Hearing - Application for Approval of a Special Permit pursuant to 4.2.6.10 “Restaurants” of the Zoning Bylaws – 75 Middlesex Turnpike (a/k/a Burlington Mall) – Fiorella’s Burlington, LLC d/b/a Fiorellas Cucina, Applicant
- d) \*Public Hearing - Application for Approval of a Special Permit pursuant to 4.3.1.14 (g) “Wireless Communications Facilities which are subject to Section 8.4.0 shall be permitted in the Wireless Communications Overlay Districts in accordance with the map depicting the districts and the provisions of Section 1.0 of the Zoning Bylaws” of the Zoning Bylaws – 328-330 Cambridge Street – Dish Wireless, LLC, Applicant
- e) 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 is being withdrawn at the request of the Petitioner)*
- f) 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 is being withdrawn at the request of the Applicant)*

- g) 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 is being withdrawn at the request of the Applicant)*
- h) 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 is being withdrawn at the request of the Applicant)*
- i) Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.7.11 “Generation or storage of hazardous waste, limited to the volumes classified as a very small quantity generator (VSQG)” of the Zoning Bylaws – 22 Terry Avenue – AP Terry, LLC, Applicant  
*(This item is being withdrawn at the request of the Applicant)*

**8. Minutes**

**9. Other Business**

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