



TOWN OF BURLINGTON  
ZONING BYLAW REVIEW COMMITTEE (ZBRC) MINUTES  
February 10, 2021

### **Call the Meeting to Order**

Chair Shari Ellis called the 2/10/2021 Zoning Bylaw Review Committee to order as a remote meeting at 6:34 PM and noted that the meeting was being recorded.

**Voting Members Present:** Shari Ellis, Greg Ryan, Cathy Beyer, Tamara Maniscalco, Mark Donahue, Ed Parsons, Betsy Hughes, Michael Murray and Sally Willard.

**Voting Members Absent:** None.

**Non-Voting Members Present:** Ernie Covino and Andy Ungerson.

**Non-Voting Members Absent:** None.

**Also Present:** Kristin Kassner, Planning Director, Melissa Tintocalis, Economic Development Director, and Tayla Moore, Recording Clerk.

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### **1. Public Participation**

- Andy requested ZBRC review Articles 2.9.3 of in-law and in-law apartments and Article 11.2 of accessory apartments within single family houses in an effort to redefine in-law area(s) for assessing purposes.
  - Shari, Andy, and Kristin will discuss the presentation of the topic.
  - Betsy requested the building department to be a part of the discussion.
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### **2. May Town Meeting**

- Articles for May Town Meeting will be presented at the Planning Board Meeting on Thursday, 3/18/2021.
- Kristin briefly introduced four Articles submitted:
  1. Amending the FAR (floor area ratio) and expanding to include potential for lab life science use and more walkability. There will be two options presented.
  2. Repositioning and clustering of sites that can be utilized for different uses such as life science labs, as well as, creating more walkability. There are three clusters to be reviewed: Cluster A is 20 and 40 South Ave., Cluster B is 70-78 Blanchard Rd., and Cluster C is 99 South Bedford Rd. and 111 and 120 Blanchard Rd.
  3. Reviewing the flexibility of the PDD zoning agreement at South Ave. including locations of Long's Jewelers, Eddy V's Steakhouse, and the Extended Stay.
  4. Allowing 9 units total of housing development around Kent Cottage on Network Dr. at Northwest Park PDD. Kent Cottage will include two units and the remaining 7 units will be built around Kent Cottage, as it



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will be preserved. Units will be styled similarly to connected single-families on Beacon St. at Beacon Woods.

- Shari asked how ZBRC can play an active role in the Economic Development of the town.
    - Coordination, collaboration, and focus are helpful.
    - The Economic Development Department's goal is to create connectivity and walkability, as well as, preserving existing areas to meet future needs of the town.
  - Update on the Burlington Mall
    - Macy's and Simon Properties are negotiating regarding property use.
    - ULI (urban land institute) meeting to be held between the Economic Development Committee and representatives from Macy's and Simons' group.
    - The Economic Development Department has moved forward with locating funds and hearing from the community regarding their needs and wants in the Lower Town Center.
  - Update on the Simonds' Park shops
    - Simonds' Park shops are at 40% committed leases right now.
  - Shari suggested ZBRC meet between monthly meetings in preparation for May Town Meeting to become familiar with proposals and public record(s). Proposal submission deadline was 2/9/2021.
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**3. September Zoning Amendment(s): Warrant Submittal deadline: June 29th (GBL: Aug 13th)**

- Signage
    - Sally reports they may not be ready for September Zoning Amendments. Betsy reports needing feedback from Melissa and stakeholders which may take some time.
    - Cathy has concern that the public meeting may occur too late in the planning process. Sally has extended the invitation already and Andy suggested that the advertisement of the invitation be posted on the town's bulletin for the public's additional input.
    - Sally suggested Melissa join their meeting regarding economic development and signage's vision.
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**4. ZBC Style Guide Review - to align with current ZBL**

- Shari and Cathy will look at the style guide together to bring forward suggestions.
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**5. Approval of Minutes - 1/13/2021**

- Minutes for 1/13/2021 and 2/10/2021 will be approved on 3/10/2021.



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**Documents Referenced:**

- May Zoning Amendment documents are located in the Planning Department

**Motion to Adjourn: 7:38PM**

*Respectfully Submitted,  
Tayla A. Moore, Recording Clerk*

**Approved: [3-10-21] ZBRC meeting [8-0-0]**