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TOWN OF BURLINGTON, MA

BOARD OF HEALTH

SUBCOMMITTEE MEETING MINUTES

PLACE: *When it's time, start your Webex meeting here.*

Meeting number (access code): 2346 482 0250

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Monday, February 27, 2023

10:30 am | (UTC-04:00) Eastern Time (US & Canada) | 1 hr

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**Board Members Present:** Ed Weiner, PhD, Chairman; David McSweeney, Vice Chairman  
**Staff Members Present:** Susan Lumenello, REHS/RS, CHMM, Director of Public Health; Christine Mathis, Environmental Engineer; Sarah Courtemanche, Administrative Assistant  
**Others Present:** Mark Vaughan, Esq., Riemer & Braunstein LLP; Melissa Cushing, Riemer & Braunstein LLP; Brian Roessler, Elkus Manfredi Architects, Ltd.; Katie Snyder, National Development; Aisling Kerr, National Development; Eric Gerade, VHB

Called to order at 10:30 AM

**Discussion**

The District Burlington Modified Master Plan (Parcel IDs 46-43-0, 46-44-0, 46-45-0, 46-47-0, 46-48-0, 46-50-0, 46-51-0, 46-52-0, 46-53-0, 52-13-0, 52-14-0, 52-15-0), Special Permit Applications for proposed Life Science Buildings and Life Science Uses (Applicant: National Development)

- Introductions were done: Ms. Snyder and Ms. Kerr worked on the first phase of the District Ave project as the Development Project Manager through National Development. Mr. Roessler is the project's architect. Mr. Gerade is the project's civic engineer with VHB. Mr. Vaughan and Ms. Cushing are the project's permitting counsel team.
- The project is proposing a redevelopment of the property owned by National Development located on District Avenue to accommodate life science tenants.
- National Development owns all the properties on District Avenue with the exception of 500, 1000 and 1400 District Avenue; these properties have no significance to this proposed project.
- National Development has reached out to the other property owners of the above properties and have had no push back from the other property owners; there is a good rapport.
- In 2014, National Development received approval from planning for 2 new buildings and additional garage parking to be used for office and retail space near 400 and 600 District Avenue.
- These structures have not been built. This project intends to reconfigure the approved site layout and to build out to suit life sciences uses instead. The project would demolish the existing buildings at 1200 and 1700 District Avenue.

- The proposed project would change the building near 600 District Avenue to life science use with an associated garage. The project would relocate the approved building near 400 District Avenue to in between 1000 and 1400 District Avenue. The project may also add a garage above 1000 District Avenue as parking needs dictate.
- There is residual contamination in this location, however it's continuing to be monitored. The site has Downgradient Property Status from releases offsite.
- The proposed buildings would be 6 stories each (+/- 190,000 sq. ft. for Building A, +/- 228,000 sq. ft. for Buildings B and C).
- This proposal has a smaller garage foot print with room to expand if the need for parking exceeds expectations.
- If approved, the timeline of this project would take several years to complete and be done in phases.
- The building would have the capability to be used as a mixed use building if future needs change, but the applicant would have to get a special permit for any other use to occupy the space while life science is occupying the same building.
- The buildings will need to have secured access so that the public cannot freely access life science areas of the building.
- Ms. Mathis will send the applicant the new wording for vapor barrier requirements ahead of the Board of Health board meeting for their review. The vapor barrier that would be put in place would need to meet MassDEP Vapor Intrusion Guidelines.
- National Development will be required to notify the Board of Health of any tenant who would fall under the Board of Health Biosafety and/or Hazardous Materials Regulation before they occupy the space.
- The pH neutralizations permits and system management will be the responsibility of National Development for the building(s); they will be in charge of making sure the tenants are in compliance.
- Stormwater Management infiltration has been increased to accommodate modification of buildings.
- The runoff will primarily be directed to water quality units, infiltrators or detention basin with overflow into Vine Brook.
- Building A's runoff will use an existing bio-retention basin and using existing pipe outlets going to Vine Brook. Rate of runoff will be inherently reduced.
- There is curbing in front of the basin(s) to prevent anyone from driving into the basin.
- There are proposed rain gardens by the second garage and Building B which would be newly installed (they would be about 1-2 ft. deep and each of the 3 rain gardens would be about 2,000 sq. ft. total size)
- Dr. Weiner asked Mr. Vaughan if he could visit the site to see what their existing rain garden looks like on the property (which is located between 1600 and 1700 District Avenue), Mr. Vaughan welcomed Dr. Weiner to visit the site.
- The proposed project will be presented to the Board of Health at a board meeting on March 14, 2023.

Adjourned at 11:20 AM.