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Approved:
Town Clerk:

TOWN OF BURLINGTON, MA
PLANNING BOARD MINUTES
APRIL 6, 2023

Board Members Present: Vice Chairman Barbara G. L'Heureux; Clerk William Gaffney; Ernest E. Covino (attending remotely); Joseph A. Impemba; Jessica Sutherland; and Toni Ann Natola

Board Members Absent: Chairman Brenda Rappaport

Staff Members Present: Elizabeth Bonventre, Planning Director, and Caleb Zimmerman, Assistant Planner

1. Call the Meeting of the Planning Board to Order

MOTION – Vice Chairman L'Heureux made a motion to call to order the Planning Board Meeting of April 6, 2023. The motion was voted 6-0-0. On a roll call vote: Vice Chairman L'Heureux voted yes, Clerk Gaffney voted yes, Member Covino voted yes, Member Impemba voted yes, Member Sutherland voted yes, and Member Natola voted yes.

Vice Chairman L'Heureux called the meeting to order at 6:32 PM. The Town of Burlington will be holding the April 6, 2023 meeting of the Planning Board as a hybrid meeting due to the current State of emergency due to the Covid-19 virus. As such, the Governor issued an executive order on March 12, 2020 authorizing remote meetings under G.L c. 30A Section 20 and extended by Chapter 22 of the Acts of 2022, including permitting remote meetings and participation, until March 31, 2023.

Ms. Bonventre stated that the option for remote participation via WebEx is being provided as a courtesy to the public. The public can join the meeting via the WebEx link posted on the Town's website, or they can call in by dialing 617-315-0704. The meeting is being broadcast live on BCAT, and on cable networks and residents can email questions to Planning@burlington.org or on Facebook live.

2. Board Reorganization

Vice Chairman L'Heureux stated that this matter will be postponed to a further Planning Board meeting with the full board in attendance.

3. Announcements

Ms. Bonventre read the announcements. The Burlington Public Library participated in a statewide Minute Madness Reading Competition for those who had the most reading hours during the month of March, and Burlington won. We are working on a Blanchard Wheeler Road Visioning Plan with VHB. Our contract with our consultant says that this is the final public meeting (#2) where they're going to give their recommendations to the town and what we can do moving forward. It will be held on April 26, 2023 from 6:00 PM to 7:30 PM via Microsoft Teams.



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4. Legal Notices of Interest

There were no legal notices.

5. Non-Approvals

There were no non-approvals.

6. Administrative Matters

Discussion – Sustainability & Resilience Action Plan with Assistant Conservation Administrator, Eileen Coleman

Eileen Coleman, Assistant Conservation Administrator, appeared before the Board (remotely).

Ms. Coleman stated that the Planning Board, the other committees, and staff have to be cognizant of changing conditions including more intense storms, frequent droughts, increasingly restrictive regulations as well as market preferences, so the choices made today may be beneficial tomorrow. In the face of climate change and continued development, we should be looking at protecting our remaining natural resources, making our buildings and endeavors more efficient at increasing our tree canopy, making the town more walkable or bikeable, looking at other modes of transportation within the town, how to better incorporate nature-based solutions and development, reduce impervious surfaces, mitigate pollution, and provide equity for all residents. Burlington is looking at joining several other communities in the state in creating a Sustainability Action Plan that would be a comprehensive roadmap towards a sustainable future for the town. The work would piggyback on the previous Watershed Scale Project Assessment that was conducted by the town last year. It's going to have five (5) focus areas. Those being natural resource management / nature-based solutions, energy conservation and renewables, buildings and infrastructure, transportation and mobility, and public health / emergency preparedness. We believe this is a proactive approach to something that's likely to become necessary and possibly even mandatory; putting Burlington in a prime position to entice forward-thinking companies to the town. We are currently working with a consultant to produce a competitive grant application for the Municipal Vulnerability Preparedness program.

Ms. Bonventre stated that in order to be eligible for the grant they are looking for support letters from Town Boards and Commissions, so that is why Ms. Coleman is here tonight to ask for your support.

MOTION – Clerk Gaffney made a motion that the Planning Board supports the Sustainability & Resilience Action Plan from the conservation group. The motion was seconded by Member Impemba and voted 6-0-0. On a roll call vote: Vice Chairman L'Heureux voted yes, Clerk Gaffney voted yes, Member Covino voted yes, Member Impemba voted yes, Member Sutherland voted yes, and Member Natola voted yes.

7. Matters of Appointment

MOTION – Clerk Gaffney made a motion to take item “7.i” out of order for discussion purposes. The motion was seconded by Member Sutherland and voted 6-0-0. On a roll call vote: Vice Chairman L'Heureux voted yes, Clerk Gaffney voted yes, Member Covino voted yes, Member Impemba voted yes, Member Sutherland voted yes, and Member Natola voted yes.



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7.i 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) – FRC Balance, LLC (d/b/a True Food Kitchen), Applicant

MOTION – Clerk Gaffney made a motion to withdraw this application without prejudice at the request of the Applicant’s attorney in an email dated March 16, 2023. The motion was seconded by Member Impemba and voted 6-0-0. On a roll call vote: Vice Chairman L’Heureux voted yes, Clerk Gaffney voted yes, Member Covino voted yes, Member Impemba voted yes, Member Sutherland voted yes, and Member Natola voted yes.

MOTION – Clerk Gaffney made a motion to take items “7.a,” through “7.h” together for discussion purposes. The motion was seconded by Member Sutherland and voted 6-0-0. On a roll call vote: Vice Chairman L’Heureux voted yes, Clerk Gaffney voted yes, Member Covino voted yes, Member Impemba voted yes, Member Sutherland voted yes, and Member Natola voted yes.

7.a Public Hearing - Application for Approval of a Special Permit pursuant to 12.1.5 “PD Special Permit Requirements” of the Zoning Bylaws – 0, 100, 350, 600, 700, 800, 1200, 1500, 1600, 1700, 2400 District Avenue – National Development, Applicant

7.b Public Hearing - Application for Approval of a Special Permit pursuant to 4.1 “Light manufacturing or processing plants” of the New England Executive Park Planned Development (PD) District Bylaw Provisions – 0, 100, 350, 600, 700, 800, 1200, 1500, 1600, 1700, 2400 District Avenue – National Development, Applicant

7.c Public Hearing - Application for Approval of a Special Permit pursuant to 4.2 “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 New England Executive Park Planned Development (PD) District Bylaw Provisions – 0, 100, 350, 600, 700, 800, 1200, 1500, 1600, 1700, 2400 District Avenue – National Development, Applicant

7.d Public Hearing - Application for Approval of a Special Permit pursuant to 4.4 “Hazardous and toxic materials/chemical use storage, transport, disposal or discharge” of the New England Executive Park Planned Development (PD) District Bylaw Provisions – 0, 100, 350, 600, 700, 800, 1200, 1500, 1600, 1700, 2400 District Avenue – National Development, Applicant

7.e Public Hearing - Application for Approval of a Special Permit pursuant to 4.5 “Generation or storage of hazardous waste limited to the volumes classified as very small quantity generator” of the New England Executive Park Planned Development (PD) District Bylaw Provisions – 0, 100, 350, 600, 700, 800, 1200, 1500, 1600, 1700, 2400 District Avenue – National Development, Applicant

7.f Public Hearing - Application for Approval of a Special Permit pursuant to 4.12 “Biotechnology –Research, development and manufacturing in the fields of biotechnology, medical, pharmaceutical,



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physical, biological and behavioral sciences and technology, environmental science, toxicology, genetic engineering, comparative medicine, bioengineering, cell biology, human and animal nutrition including the production of equipment, apparatus, machines and devices for research, development, manufacturing and advance and practical application in any such field or area, and including, office, administrative and support facilities related to any of the foregoing activities” of the New England Executive Park Planned Development (PD) District Bylaw Provisions – 0, 100, 350, 600, 700, 800, 1200, 1500, 1600, 1700, 2400 District Avenue – National Development, Applicant

7.g Public Hearing - Application for Approval of a Special Permit pursuant to 5.7 “Discharges from manmade structures into the municipally zoned wetlands” of the New England Executive Park Planned Development (PD) District Bylaw Provisions – 0, 100, 350, 600, 700, 800, 1200, 1500, 1600, 1700, 2400 District Avenue – National Development, Applicant

7.h Public Hearing - Application for Approval of a Special Permit pursuant to 6.16 “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 New England Executive Park Planned Development (PD) District Bylaw Provisions – 0, 100, 350, 600, 700, 800, 1200, 1500, 1600, 1700, 2400 District Avenue – National Development, Applicant

Attorney Mark Vaughn of Riemer & Braunstein; Katie Snyder of National Development; Chris Jones of IBI Group; Brian Roessler of Elkus Manfredi Architects; Eric Gorade of VHB; Aisling Kerr of National Development; and David Manfredi of Elkus Manfredi Architects appeared before the Board.

Attorney Vaughn stated that we first met with the Board back on March 16 and had our first public hearing with the Conservation Commission on March 23. I think that there’s an acknowledgment in terms of the improvements that are being made, particularly pulling back a lot of the pavement along the Vine Brook area. We also met with the Board of Health on March 28, and they recommended approval for the project with certain conditions. Tonight, we want to provide the Board with a detailed update regarding the Life Science A Project and the Vine Brook Walk.

Vice Chairman L’Heureux informed the Board that since this is such a big project, we want to break it down into bite-sized pieces so tonight we’re going to look at Building A, Parking Structure A, and Vine Brook Walk.

Mr. Manfredi stated that we’ve been working with National Development before they took ownership of the property and the primary goal has been to make the site more walkable, more pedestrian oriented and less car centric. You achieve this by a mix of uses so that people aren’t driving to work, parking in a lot, getting in the car to go to lunch, coming back again, all of which adds up to more traffic. We’re trying to make things feel closer together so that you want to walk there because of all the improvements. These are two really important sites because they have visibility from Route 128 and from District Avenue, which establishes a change, a sense of quality, and the future of this site. They frame the west side of that important park space and with that comes obligations, meaning that we want buildings to define space, and the best open spaces are spaces that have definition and edges, and they don’t just leak out. We’re trying to make the site



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permeable and make the pedestrian connection between Building A and Parking Structure A that leads over to the Burlington Mall an attractive path. We've changed the garage by adding on the east side along District Ave. a bike room and there might be another use (i.e., dry cleaning drop off). Our elevators and stairs will be in the glass-enclosed tower. We're looking for every opportunity to make that parking structure as friendly to the pedestrian as possible. We're trying to frame the park with a series of buildings. First, it was the addition to 700 and now it's Building A and Garage A, so that the park has really defined edges, and becomes a destination where people can gather. We're going to line the north side of the building with active uses for a tenant as well as on the west side of the building so that when people do take walks for exercise / recreation there are very few blank walls. It's about seeing what's going on inside the building.

Mr. Jones stated that the Vine Brook Walk is a stone dust path with overlooks that were built. The overlook consists of hardwood, a deck, a seating area, and native grass / shrub plantings. There's also a mix of trees and understory that we had planted. One of the things discussed at yesterday's subcommittee meeting was incorporating lighting of some type. The parking lot lighting will light this path for the most part to the safety levels that you need, but we can use low bollard lighting to function somewhat like wayfinding (a light about every 50 feet). By putting them every 50 feet, you can walk down the path and know you're still walking towards a destination. The loading is being relocated to an east-west orientation. Currently, it's north-south up against the face of Building 800 and blocks the connectivity from Vine Brook onto that path that leads you further to the west. By moving and re-orienting the loading on the east-west orientation, we capture that large green space and that allows us to make that connection.

Member Natola asked that since there's nothing connecting Garage A and Building A, will people have to go outside to enter the building. Mr. Jones replied yes.

Clerk Gaffney asked if there was an internal explosive / imploding room (where the walls are softer) for chemical storage on the plan. Mr. Manfredi replied that there are restrictions around chemical storage, chemicals going into the building, and chemicals going out of the building, but not the kind of restrictions you were talking about. There's only a certain amount / quantity of highly explosive types of chemicals allowed on each floor of the building. The higher you go up the building, the less and less quantity of any sort of flammable in case there is an accident. Clerk Gaffney asked if there was any curbing along the pedestrian walkway or is it just pavers. Mr. Jones replied that the paseo is envisioned to be a combination of paving, seating, and planting. Clerk Gaffney then asked if a car is able to come down the pavers. If so, is there a way we can put planters in there so that a car can't get down there. Mr. Jones replied yes. Clerk Gaffney then asked how many square feet do you have to build until you have to get Town Meeting approval. Ms. Snyder replied that we're below the cap at 1.5 million square feet (about 1.3 million square feet).

Member Sutherland asked if you plan to have a sidewalk along the existing pedestrian walkway next to Building 600. Ms. Snyder replied that we actually flagged it today and it's something that we can look at. Member Sutherland then asked if there is a pedestrian exit in the back corner of Garage A, closest to the mall. Mr. Manfredi replied that the intention is that there would be a stairway there.



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Vice Chairman L'Heureux asked how are we going to get walkers, for example from Pressed Café, over to the walkway that starts at Building 2400, and is there a plan for that. Mr. Jones replied that there needs to be some sort of ceremonial trailhead in the green space outside of Feng Shui that points you to walk along the face of Building 2400 and brings you right to the trail.

Vice Chairman L'Heureux requested a rendering for the back of Building A and Garage A and what it looks like from the mall site. Mr. Jones and Mr. Manfredi agreed. Vice Chairman L'Heureux then suggested possibly painting the electrical boxes.

Member Covino stated that there are three islands / parcels in this park that are not part of the PD, and asked if we have had any communication with any of those three landowners. Ms. Bonventre and Ms. Snyder replied that they have been in contact with those property owners, and they're aware of the project.

Ms. Bonventre stated that another thing that was discussed at the subcommittee was the Mall Road median, which is one of those things that we've been trying to update. As part of this project, I've requested a landscape design from Mr. Jones to help us get started on that, as well as a landscaping plan and maintenance plan for the rest of the islands on the median.

MOTION – Clerk Gaffney made a motion to continue this public hearing to Planning Board meeting of May 4, 2023. The motion was seconded by Member Sutherland and voted 6-0-0. On a roll call vote: Vice Chairman L'Heureux voted yes, Clerk Gaffney voted yes, Member Covino voted yes, Member Impemba voted yes, Member Sutherland voted yes, and Member Natola voted yes.

8. Minutes

MOTION – Clerk Gaffney made a motion to approve the Planning Board minutes of February 2, 2023. The motion was seconded by Member Sutherland and voted 5-0-1. On a roll call vote: Vice Chairman L'Heureux voted yes, Clerk Gaffney abstained from voting, Member Covino voted yes, Member Impemba voted yes, Member Sutherland voted yes, and Member Natola voted yes.

9. Other Matters

9.a Discussion

Ms. Bonventre stated as a reminder that the next Planning Board meeting will be on May 4, 2023.

Mall Road FBC design charrette:

Ms. Bonventre stated that we're finalizing an FBC design charrette. We toured 25 Mall Rd. owned by Piedmont Development and they're offering conference space for us to do a three-day design charrette with the consultants in late May 2023.

9.b Correspondence

There was no correspondence.

9.c Reports from Town Counsel

There were no reports from Town Counsel.



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9.d Subcommittee Reports

There were no Subcommittee Reports.

9.e Unfinished Business

There was no unfinished business.

9.f New Business

There was no new business.

MOTION – Clerk Gaffney made a motion to adjourn the April 6, 2023 Planning Board Meeting at 7:47 PM. The motion was seconded by Member Sutherland and voted 6-0-0. On a roll call vote: Vice Chairman L’Heureux voted yes, Clerk Gaffney voted yes, Member Covino voted yes, Member Impemba voted yes, Member Sutherland voted yes, and Member Natola voted yes.

*Respectfully Submitted by Eric Bergeron,
Recording Clerk*