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*TOWN OF BURLINGTON*  
Zoning Bylaw Review Committee (ZBRC) Minutes  
April 28, 2021 - **revised**

Chair Shari Ellis called the 4/28/2021 Zoning Bylaw Review Committee to order as a remote meeting at 6:32PM and noted that the meeting was being recorded.

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

**Voting Members Absent:** None.

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

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

**Also Present:** Kristin Kassner, Planning Director, Kristine Hung, Reimer and Braunstein; Todd Fremont-Smith, Nordblom and Tayla Moore, Recording Clerk

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1. Public Participation – None.
  2. May Warrant Article discussions:
    - a. (additional agenda item, taken out of order) South Ave I PDD Zoning Amendment (Parcel C additional use) – Bendetson-Portsmouth Realty Trust, Thomasville Limited Partnership and Burlington Crossing Retail Business Condominium Trust Applicant
      - Language change required in “II. Additional Uses Permitted on Parcel C” to address the errors in the as printed Warrant. A meeting with Kristine Hung, Ed Parsons, and Tamara Maniscalco will occur to discuss the change required.
        1. Approve to continue to next meeting (TBD) prior to Town Meeting (8-0-0) (Sally missing)
        2. Chair draft a motion and bring to next meeting for approval (date TBD)
    - b. Network Drive PDD Zoning Amendment (Kent Cottage Housing) – Northwest Park Applicant
      - Planning Board approved with 4-0-1, Land Use has not voted yet
      - Committee discussed and agreed that Proponent would determine in a letter to Town Meeting, what should ultimately be presented for approval: whether to require one to be an affordable housing unit or \$50,000 donation to either Burlington Historic Society or Affordable Housing Fund
      - Proponent is making a financial commitment to restore Kent Cottage



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- Committee voted to amend the printed warrant to reflect “**up to 9** residential dwelling units” be included. Proponent agrees with the motion.
  1. Approve as amended (9-0-0)
  2. Chair draft a motion and bring to next meeting for approval (date TBD)
- c. Amend Article VII Section 7.2.7 Parking Structures – Planning Board Applicant
  1. Discussed an amendment to remove or the phrase “(exclusive of a parking structure within the BG District)”, as the committee have previously agreed would better clarify the bylaw; however, determined that it was satisfactory to leave as written
  2. Approved (8-0-1) as written
- 3. Style Guide – update Cathy Beyer
  - a. Cathy and Shari will get together next week
- 4. Signage Subcommittee – update Sally Willard
  - a. No update
- 5. Approval of Minutes – 3/10/2021; 4/14/2021
  - a. 3/10/2021, approve as amended (9-0-0)
  - b. 4/14/2021, approved (9-0-0)
- 6. Schedule next meeting – 5/10/2021 at 7 PM.

**Documents Referenced:**

- South Ave I PDD Zoning Amendment (Parcel C additional use)
- Network Drive PDD Zoning Amendment (Kent Cottage Housing)
- Amend Article VII Section 7.2.7 Parking Structures –

**Motion to Adjourn: 8:20PM**

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

**Approved: [5/26/21] ZBRC meeting [ 5-0-0 ]**