



TOWN OF BURLINGTON
PLANNING BOARD MINUTES
JUNE 03, 2021

RECEIVED

By Town Clerk's Office at 11:52 am, Jun 21, 2021

Members Present: Chairman Brenda Rappaport, Vice Chairman William Garney (Late Arrival), Ernest Covino, Michael Espejo, Joseph Impemba (Late Arrival) and Barbara G. L'Heureux

Members Absent: None

Staff Present: Planning Director Kristen Kassner, Senior Planner Elizabeth Bonventre, Assistant Planner Brady Caldwell, Principal Clerk Jennifer Gelin

1. Call the Meeting to Order

Chairman Rappaport called the meeting to order at 7:01 PM. The Town of Burlington will be holding the June 03, 2021 Planning Board as a virtual/electronic meeting due to the current State of Emergency due to the COVID-19 crisis. As such, the Governor issued an Executive Order on March 12, 2020 authorizing remote meeting under M.G.L c. 30A, Section 20. Ms. Bonventre stated that this meeting is being held via Cisco WebEx. 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.

On a Roll Call for attendance for the Planning Board: Chairman Rappaport voted present, Clerk Raymond voted present, Member L'Heureux voted present, Member Covino voted present, and Member Espejo voted present.

MOTION - Member L'Heureux made a motion to take item "7.bb" out of order for discussion purposes. The motion was seconded by Member Espejo and unanimously voted 5-0-0. On a roll call vote: Chairman Rappaport voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Espejo voted Yes, and Member L'Heureux voted Yes.

7.bb Continued Public Hearing – Application for Approval of an amendment to a Definitive Subdivision Plan – 4 & 5 Redmond Street – Murray Hills, Incorporated, Applicant

MOTION - Member L'Heureux made a motion to continue this matter to the Planning Board meeting of June 17, 2021 as requested in an email by the applicant dated June 2, 2021. The motion was seconded by Clerk Raymond and unanimously voted 5-0-0. On a roll call vote: Chairman Rappaport voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Espejo voted Yes, and Member L'Heureux voted Yes.

MOTION - Member Espejo made a motion to take item "7.cc" out of order for discussion purposes. The motion was seconded by Clerk Raymond and unanimously voted 5-0-0. On a roll call vote: Chairman Rappaport voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Espejo voted Yes, and Member L'Heureux voted Yes.

Member Impemba joined at 7:08 PM.

Ms. Kassner stated that we have to options for this article. Staff is not ready to move forward for the October Town Meeting, so the Board can continue this out or withdraw it and come back when it's ready.



TOWN OF BURLINGTON
PLANNING BOARD MINUTES
JUNE 03, 2021

MOTION - Member L'Heureux made a motion to withdraw without prejudice the petition to amend the Zoning Bylaw Article V and Article VII as they pertain to Floor Area Ratio (FAR) submitted by the Planning Board. The motion was seconded by Member Espejo and unanimously voted 6-0-0. On a roll call vote: Chairman Rappaport voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Espejo voted Yes, Member Impemba and Member L'Heureux voted Yes.

2. Citizen's Time

There were no citizen's comments.

3. Announcements

Ms. Bonventre stated that ZBRC Signage Subcommittee will be meeting June 7th at 5:30 PM via Zoom. The Sculpture Park Subcommittee will be meeting June 8th at 9:00 AM via Zoom. The Zoning Bylaw Review Committee will be meeting June 9th at 6:30 PM via Zoom. The Town will be holding Document Shredding Day on June 12th from 8:00 AM to 12:00 PM behind Town Hall. On June 14th Town Hall reopens to the public during normal business hours. Juneteenth Observed on June 18th and all town offices will be closed. There will be a Hybrid Meeting Training with Burlington IT in June.

Member L'Heureux stated that the three stone benches have started and she will post the artist schedule so people can go and watch from a safe distance.

4. Legal Notices of Interest

There were no legal notices.

5. Non-Approvals

There were no non-approvals.

6. Administrative Matters

There were no administrative matters.

7. Matters of Appointment

MOTION - Member L'Heureux made a motion to take items "7.a" through "7.e" together for discussion purposes. The motion was seconded by Member Espejo and unanimously voted 6-0-0. On a roll call vote: Chairman Rappaport voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Espejo voted Yes, Member Impemba and Member L'Heureux voted Yes.

7.a Continued Public Hearing - Application for Approval of a Special Permit pursuant to 12.1.5 "Light manufacturing or processing plants" of the Northwest Park PDD Bylaw Provisions - 30 North Avenue - Glaukos, Applicant

7.b Continued Public Hearing - Application for Approval of a Special Permit pursuant to 1.5.1 "Light manufacturing or processing plants" of the Northwest Park PDD Bylaw Provisions - 30 North Avenue - Glaukos, Applicant



TOWN OF BURLINGTON
PLANNING BOARD MINUTES
JUNE 03, 2021

7.c Continued Public Hearing - Application for Approval of a Special Permit pursuant to 1.5.2 “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 Northwest Park PDD Bylaw Provisions – 30 North Avenue – Glaukos, Applicant

7.d Continued Public Hearing - Application for Approval of a Special Permit pursuant to 1.5.4 “Hazardous and toxic materials/chemical use storage, transport, disposal or discharge.” of the Northwest Park PDD Bylaw Provisions – 30 North Avenue – Glaukos, Applicant

7.e Continued Public Hearing - Application for Approval of a Special Permit pursuant to 1.5.5 “Generation or storage of hazardous waste limited to the volumes classified as very small quantity generator” of the Northwest Park PDD Bylaw Provisions – 30 North Avenue – Glaukos, Applicant

Kristine Hung from Riemer & Braunstein LLP and Desmond Adler appeared for the continued Special Permits at 30 North Avenue for Glaukos. Attorney Hung stated that they are here to answer any questions but this location will be their East Coast headquarters.

Mr. Caldwell stated that the Board of Health has approved this with 5 conditions.

Ms. Kassner stated that they have a draft decision and they are taking the entire building. Most of the work is interior but they have the standards conditions that the dumpsters must be enclosed, parking spaces including handicap spaces must be in compliance.

There were no questions from the Board or the audience.

MOTION - Member Espejo made a motion to close the public hearing on these matters. The motion was seconded by Member Covino and unanimously voted 6-0-0. On a roll call vote: Chairman Rappaport voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Espejo voted Yes, Member Impemba and Member L’Heureux voted Yes.

MOTION - Member L’Heureux made a motion to approve the request of Glaukos Corporation for a Special Permit pursuant to Section 12.1.5 “PD Special Permit” of the Burlington Zoning Bylaw and Sections 1.5.1 “Light manufacturing plants or processing plants,” 1.5.2 “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,” 1.5.4 “Hazardous and toxic materials/chemical use, storage, transport, disposal or discharge,” and 1.5.5 “Generation or storage of hazardous waste limited to the volumes classified as a very small quantity generator,” of the Northwest Park Planned Development District Bylaw Provisions, to allow for the operation of an ophthalmic medical technology and pharmaceutical company located within the Northwest Park Planned Development District and Water Resources (WR) district at 30 North Avenue contained in Exhibit “A” attached. The motion was seconded by Clerk Raymond and unanimously voted 6-0-0. On a roll call vote: Chairman Rappaport voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Espejo voted Yes, Member Impemba and Member L’Heureux voted Yes.



TOWN OF BURLINGTON
PLANNING BOARD MINUTES
JUNE 03, 2021

MOTION - Member Covino made a motion to take items “7f” through “7.j” together for discussion purposes. The motion was seconded by Clerk Raymond and unanimously voted 6-0-0. On a roll call vote: Chairman Rappaport voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Espejo voted Yes, Member Impemba and Member L’Heureux voted Yes.

7.f Continued Public Hearing - Application for Approval of a Special Permit pursuant to 12.1.5 “PD Special Permit” of the Zoning Bylaw – 1 North Avenue – Desktop Metal Inc., Applicant

7.g Continued Public Hearing - Application for Approval of a Special Permit pursuant to 1.5.1 “Light manufacturing or processing plants” of the Northwest Park PDD Bylaw Provisions – 1 North Avenue – Desktop Metal Inc., Applicant

7.h Continued Public Hearing - Application for Approval of a Special Permit pursuant to 1.5.2 “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 Northwest Park PDD Bylaw Provisions – 1 North Avenue – Desktop Metal Inc., Applicant

7.i Continued Public Hearing - Application for Approval of a Special Permit pursuant to 1.5.4 “Hazardous and toxic materials/chemical use storage, transport, disposal or discharge.” of the Northwest Park PDD Bylaw Provisions – 1 North Avenue – Desktop Metal Inc., Applicant

7.j Continued Public Hearing - Application for Approval of a Special Permit pursuant to 1.5.5 “Generation or storage of hazardous waste limited to the volumes classified as very small quantity generator.” of the Northwest Park PDD Bylaw Provisions – 1 North Avenue – Desktop Metal Inc., Applicant

Holly Lynch and Kevin Li from Desktop Metals appeared for the continued Special Permits for 1 North Avenue.

Mr. Caldwell stated that they were waiting on the Code Review from Fire and Building Department. The Board of Health has approved this application.

Ms. Kassner stated that this is a 3D wood printing company that will fall under Desktop Metal. They have no issue with these permits.

There were no questions from the Board or audience.

MOTION - Member L’Heureux made a motion to close the public hearing on these matters. The motion was seconded by Member Covino and unanimously voted 6-0-0. On a roll call vote: Chairman Rappaport voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Espejo voted Yes, Member Impemba and Member L’Heureux voted Yes.

MOTION - Member Covino made a motion to approve the request of Desktop Metal Inc. for a Special Permit pursuant to Section 12.1.5 “PD Special Permit” of the Burlington Zoning Bylaws and Sections 1.5.1 “Light manufacturing plants or processing plants,” 1.5.2 “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



TOWN OF BURLINGTON
PLANNING BOARD MINUTES
JUNE 03, 2021

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,” 1.5.4 “Hazardous and toxic materials/chemical use, storage, transport, disposal or discharge,” and 1.5.5 “Generation or storage of hazardous waste limited to the volumes classified as a very small quantity generator,” of the Northwest Park Planned Development District Bylaw Provisions, to allow for the operation of a 3D wood flour printing, manufacturing, and research and development facility by the name of Desktop Metal, Inc., for property located in the Northwest Park Planned Development District and the Water Resource (WR) District located at 1 North Avenue Suites C & D contained in Exhibit “B” attached. The motion was seconded by Member Espejo and unanimously voted 6-0-0. On a roll call vote: Chairman Rappaport voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Espejo voted Yes, Member Impemba and Member L’Heureux voted Yes.

MOTION - Member L’Heureux made a motion to take items “7.k” through “7.m” together for discussion purposes. The motion was seconded by Member Espejo and unanimously voted 6-0-0. On a roll call vote: Chairman Rappaport voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Espejo voted Yes, Member Impemba and Member L’Heureux voted Yes.

7.k Continued Public Hearing - Application for Approval of a Special Permit pursuant to 4.2.7.5 “Wholesale trade” of the Zoning Bylaw – 103 Terrace Hall Avenue – Genrose Stone & Tile, Applicant

7.l Continued Public Hearing - Application for Approval of a Special Permit pursuant to 4.3.2.12 “Warehousing incidental to a permitted principal use (except hazardous and toxic materials/chemicals)” of the Zoning Bylaw – 103 Terrace Hall Avenue – Genrose Stone & Tile, Applicant

7.m Continued Public Hearing - Application for Approval of a Special Permit pursuant to 4.3.2.14 “Incidental sale at retail of the same merchandise sold at wholesale” of the Zoning Bylaw Provisions – 103 Terrace Hall Avenue – Genrose Stone & Tile, Applicant

Robert Smethurst appeared for the continued Special Permits for Genrose Stone and Tile at 103 Terrace Hall.

Mr. Caldwell stated that there are no new department comments.

Ms. Kassner stated that the landscaping was a question from the last meeting and the applicant has submitted pictures this week.

Member L’Heureux stated that there are wide curb cuts and asked if something could be done to make a defined entrance. This should be done with every application that comes to us in this area. Ms. Kassner stated that they will work with the property owner and applicant to get a defined entrance. This property owner owns a few properties in this area so they will speak with him.

There were no questions from the audience.

MOTION - Member Covino made a motion to close the public hearing on these matters. The motion was seconded by Member L’Heureux and unanimously voted 6-0-0. On a roll call vote: Chairman Rappaport voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Espejo voted Yes, Member Impemba and Member L’Heureux voted Yes.



TOWN OF BURLINGTON
PLANNING BOARD MINUTES
JUNE 03, 2021

MOTION - Member Espejo made a motion to approve the request of Genrose Stone & Tile for a Special Permit pursuant to Sections 4.2.7.5 “Wholesale Trade”; 4.3.2.12 “Warehousing incidental to a permitted principal use”; and 4.3.2.14 “Incidental sale at retail...” of the Town of Burlington Zoning Bylaws, to permit the operation of a wholesale wall and floor tile retail business by the name of Genrose Stone & Tile on property located within the General Industrial (IG) and Aquifer (A) Districts at 103 Terrace Hall Ave and contained in Exhibit “C” attached and amended. The motion was seconded by Clerk Raymond and unanimously voted 6-0-0. On a roll call vote: Chairman Rappaport voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Espejo voted Yes, Member Impemba and Member L’Heureux voted Yes.

7.n Public Hearing – Application for Approval of a Special Permit Pursuant to 4.2.6.9 “Fast Order Food Establishments” of the Zoning Bylaw Provisions – 75 Middlesex Turnpike (Burlington Mall) – Bennett’s Store of Burlington, MA, LLC – Applicant

Kristine Hung from Riemer & Braunstein LLP and Matt Marques, CEO of Bennett’s Stores appeared for the Special Permit at 75 Middlesex Turnpike. Attorney Hung stated that this is a fast casual salad and sandwich establishment. They have 3 other locations. This location is in the former Sear’s building. The location will have indoor and outdoor seasonal seating and there will be an internal and external grease trap added. Mr. Marques stated that they are excited to come to Burlington. The interior will have 2 entrances and an open kitchen area. They have a large takeout business.

Ms. Kassner asked what is the square footage and seating number. Mr. Marques replied it is between 1,200 and 1,400 SF. The number of seats is about 20 inside and 20 outside. Mr. Marques added that about 50% of their business is takeout and they do have a catering option.

Member Espejo asked if there is a barrier on the tables outside. Attorney Hung stated that there will be railings and planters. Member Espejo asked if there will be morning hours. Mr. Marques replied yes, they have an extended breakfast.

Member Covino asked if Simon’s obligations have been met regarding this building. Ms. Kassner replied that the biggest obligation was the sidewalk but she will verify.

Chairman Rappaport asked if there will be dedicated parking for takeout. Mr. Marques replied that they were still working with Simon on this. Attorney Hung stated that there will be no dedicated spots for this business but there will be a group of generic 15 minute parking spots. Chairman Rappaport asked if liquor is sold at this establishment. Mr. Marquis replied no.

There were no questions from the audience.

MOTION - Clerk Raymond made a motion to continue this matter to the Planning Board Meeting of June 3, 2021. The motion was seconded by Member Covino and unanimously voted 6-0-0. On a roll call vote: Chairman Rappaport voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Espejo voted Yes, Member Impemba and Member L’Heureux voted Yes.

Vice Chairman Gaffney joined the meeting at 7:50 PM.



TOWN OF BURLINGTON
PLANNING BOARD MINUTES
JUNE 03, 2021

MOTION - Member L'Heureux made a motion to take items "7.o" through "7.v" together for discussion purposes. The motion was seconded by Member Espejo and unanimously voted 7-0-0. On a roll call vote: Chairman Rappaport voted Yes, Vice Chairman Gaffney voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Espejo voted Yes, Member Impemba and Member L'Heureux voted Yes.

7.o Continued Public Hearing - Application for Approval of a Special Permit pursuant to 12.1.5 "PD Special Permit" of the Zoning Bylaw Provisions – 25 Network Drive – The Nordblom Company, Applicant

7.p Continued Public Hearing - Application for Approval of a Special Permit pursuant to 1.5.1 "Light manufacturing or processing plants" of the Northwest Park PDD Bylaw Provisions – 25 Network Drive – The Nordblom Company, Applicant

7.q Continued Public Hearing - Application for Approval of a Special Permit pursuant to 1.5.2 "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 Northwest Park PDD Bylaw Provisions – 25 Network Drive – The Nordblom Company, Applicant

7.r Continued Public Hearing - Application for Approval of a Special Permit pursuant to 1.5.3 "Wholesale trade and warehousing" of the Northwest Park PDD Bylaw Provisions – 25 Network Drive – The Nordblom Company, Applicant

7.s Continued Public Hearing - Application for Approval of a Special Permit pursuant to 1.6.7 "Discharges from manmade structures into the wetlands" of the Northwest Park PDD Bylaw Provisions – 25 Network Drive – The Nordblom Company, Applicant

7.t Continued Public Hearing - Application for Approval of a Special Permit pursuant to 1.7.5 "Accessory Health Club located entirely within a commercial or residential facility" of the Northwest Park PDD Bylaw Provisions – 25 Network Drive – The Nordblom Company, Applicant

7.u Continued Public Hearing - Application for Approval of a Special Permit pursuant to 1.7.19 "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 Northwest Park PDD Bylaw Provisions – 25 Network Drive – The Nordblom Company, Applicant

7.v Discussion – Application for Approval of a Minor Engineering Change – 15, 25, 35, 45 & 95 Network Drive – Nordblom Company, Applicant

Attorney Robert Buckley from Riemer & Braunstein LLP, Todd Fremont-Smith from Nordblom Development, Frank DiPietro and Marissa Valentino from BSC Group and Russell Glen from the Richmond Group appeared for the continued public hearings for 25 Network Drive and Minor Engineering Change. Attorney Buckley stated that they did appear in front of the Board of Health and after a lengthy discussion they approved the project. Mr. Fremont-Smith stated that this will be a state of the art facility for investor.



TOWN OF BURLINGTON
PLANNING BOARD MINUTES
JUNE 03, 2021

Mr. Glen stated that the Richmond Group has been involved with biotech projects since 1993. These uses are similar to business uses but they have a lab component. They also have stronger HVAC systems, more roof top equipment due to clean room environments but they have less people and employees. The ceilings are usually higher, they usually have generators for power backup and water is treated before leaving the building. There is usually a dedicated loading dock and larger service elevators. There is a tremendous demand for Good Manufacturing Practice (GMP) buildings, which is what this is.

Attorney Buckley stated that the Minor Engineering Change is required to modify adjacent lots to allow access to the amenities such as the winter garden for employees. These changes would provide an integrated campus. There will be updated pedestrian and vehicle access.

Mr. Fremont-Smith stated that one of the potential tenants will have their headquarters, office and manufacturing all in this one location.

Ms. Kassner stated that we need more information to understand the traffic and pedestrian circulation of the campus area. The PDD is difficult to put the decision together so they are working on it.

Member L'Heureux asked what is the building height. Mr. Glen stated that it is 4 floors at about 15' per floor for a total of 60' which included the mechanical penthouse. Member L'Heureux asked if the equipment on the roof will be visible. Mr. Fremont-Smith stated that there will be a mechanical penthouse on the roof that will screen the mechanical equipment. Member L'Heureux wants to make sure the applicant knows to be respectful of the signage. We do not want bright signage like Millipore. Mr. Fremont-Smith stated that is understood.

Vice Chairman Gaffney stated that there are no sidewalks around the ring road and people are walking in the street, which should be addressed. Vice Chairman Gaffney asked what the proposed clean room class would be. Mr. Glen stated that is dependent on the tenant but he would guess it would be a class 10,000. Attorney Buckley stated that the Minor Engineering Change will address pedestrian access and they will discuss that at the next meeting. There have also been speed tables installed on the outer ring road.

Member Covino stated that each tenant will have to get approval from the Board of Health. Attorney Buckley replied yes, this is a highly regulated use and they may have to come back before this Board also. Member Covino asked if the Board could tour the site, especially the common areas for reference. Mr. Fremont-Smith stated that could be done, just let him know.

There were no questions from the audience.

MOTION - Member L'Heureux made a motion to continue this matter to the Planning Board meeting of June 17, 2021. The motion was seconded by Member Covino and unanimously voted 7-0-0. On a roll call vote: Chairman Rappaport voted Yes, Vice Chairman Gaffney voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Espejo voted Yes, Member Impemba voted Yes and Member L'Heureux voted Yes.



TOWN OF BURLINGTON
PLANNING BOARD MINUTES
JUNE 03, 2021

MOTION - Member L'Heureux made a motion to take items "7.w" through "7.aa" together for discussion purposes. The motion was seconded by Member Espejo and unanimously voted 7-0-0. On a roll call vote: Chairman Rappaport voted Yes, Vice Chairman Gaffney voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Espejo voted Yes, Member Impemba and Member L'Heureux voted Yes.

7.w Continued Public Hearing - Application for Approval of a Special Permit pursuant to 4.2.6.9 "Fast order food establishments" of the Zoning Bylaw Provisions – 59-63 Middlesex Turnpike – Nouria Energy, Applicant

7.x Continued Public Hearing - Application for Approval of a Special Permit pursuant to 4.4.1.11 "Discharges from manmade structures into the wetlands" of the Zoning Bylaw Provisions – 59-63 Middlesex Turnpike – Nouria Energy, Applicant

7.y Continued Public Hearing - Application for Approval of a Special Permit pursuant to 6.1.1 "Nonconforming Uses" of the Zoning Bylaw Provisions – 59-63 Middlesex Turnpike – Nouria Energy, Applicant

7.z Continued Public Hearing - Application for Approval of a Special Permit pursuant to 6.1.2 "Nonconforming Structures and Premises" of the Zoning Bylaw Provisions – 59-63 Middlesex Turnpike – Nouria Energy, Applicant

7.aa Continued Public Hearing - Application for Approval of a Site Plan – 59-63 Middlesex Turnpike – Nouria Energy, Applicant

Attorney Bill Proia from Riemer & Braunstein LLP, Luke DiStefano from Bohler Engineering, Kirsten Brown from Muller Traffic Consultants, John Selle from Phase Zero Design and Tom Healy from Nouria Energy appeared for the continued Special Permits and Site Plan for 59-63 Middlesex Turnpike. Attorney Proia stated that the fueling stations will be around for a while and we try to make them more efficient. The curb less design is very accessible and safe. The elevations and renderings have been submitted and they tried to blend in with the surrounding buildings.

Ms. Kassner stated that the landscape and vegetation plan is still required. The Board will have to render a Section 6 Finding. The number of pumps is a concern. All Special Permits that deal with gas will be done together and they will separate the fast food Special Permit.

Mr. Selle stated that they have incorporated brand recognition into the design. The fast food component will be Amato's out of Maine. This will include 12 seats and the store will have a large glass opening.

Mr. DiStefano stated that they have added low maintenance low lying shrubs by the street edge with mulch.

Clerk Raymond stated that he watched the last meeting so he is update on the information that was provided. He is not comfortable with increasing the non-conforming use and asked how many gas pumps are there now versus what is proposed. Mr. DiStefano stated that there are currently 4 pumps and they are proposing 6 pumps.



TOWN OF BURLINGTON
PLANNING BOARD MINUTES
JUNE 03, 2021

Member L'Heureux asked if the green canopy will be painted or is it lighted. Mr. Selle replied it is painted. Member L'Heureux agreed with Clerk Raymond and does not agree with increasing the non-conforming use. She is also concerned with the increased traffic and the proposed EV charging stations should be marked on the site plan.

Member Impemba agreed that the non-conforming use should not be increased.

Member Covino stated that he would want to see more landscaping and more pumps could mean more traffic.

Vice Chairman Gaffney stated that he also agrees that the non-conforming use should not be increased. He is concerned with the lack of landscaping and the store front looks stark. There is also a concern with traffic and the video screens on the pumps should not be allowed.

Attorney Proia stated that this site currently consists of a convenience store, fast food restaurant and a gas station. This design provides a better circulation over what is there now.

Ms. Brown stated that there are two sites. There will only be an additional 5 to 50 trips per day. The northern driveway is exit only and there will be some delays leaving the site but only if they are turning left. This is not a destination site, most of the trips are from cars that are already on the road system.

Chairman Rappaport stated that her biggest concern were the bollards and would prefer a sidewalk with vertical granite curbing. The applicant should look at the best way to dress the building.

There were no questions from the audience.

MOTION - Member L'Heureux made a motion to continue this matter to the Planning Board meeting of June 17, 2021. The motion was seconded by Vice Chairman Gaffney and unanimously voted 7-0-0. On a roll call vote: Chairman Rappaport voted Yes, Vice Chairman Gaffney voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Espejo voted Yes, Member Impemba and Member L'Heureux voted Yes.

8. Minutes –May 6, 2021 & May 20, 2021

Vice Chairman Gaffney stated that he has not had a chance to review them and asked to continue until the next meeting.

9. Other Business

9.a.1 Renaming the IH District

Ms. Kassner stated that they would like to work on the article to rename the IH District but would like the Board thoughts on it. The warrant submission is at the end of June and they will put a placeholder for this. They will send out some suggestions for the Board to consider.

9.a.2 Chapter 43D

Ms. Kassner stated that in 2003, Burlington accepted Expedited Permitting that would process permits within 6 months. They are looking at rezoning some sites into 43D site for redevelopment.



TOWN OF BURLINGTON
PLANNING BOARD MINUTES
JUNE 03, 2021

9.a.3 Planning Board group email discussion & OML

Chairman Rappaport asked if the Board would like to get emails from residents sent directly to the Board members. Ms. Kassner stated that she would need to talk with the IT Department because we may need to set up Burlington.org emails to make this work. She will report back on the July 22, 2021 meeting.

Vice Chairman Gaffney stated that he does not want to receive emails from residents. He is confident in staff that they can filter what we need to weigh in on.

9.a.4 Strategy Meeting

Chairman Rappaport would like to set up a meeting to discuss strategy and goals for the Planning Board over the next year like Master Plan, etc. She would like to schedule a meeting for July 22, 2021 at 6:30 PM.

9.b Correspondence

There was no correspondence.

9.c Reports from Town Counsel

There were no reports from Town Counsel.

9.d Subcommittee Reports

There were no subcommittee reports.

9.e Unfinished Business

There was no unfinished business.

9.f New Business

Member Espejo asked what the plan for meetings going forward. Chairman Rappaport stated that the Town is working on a hybrid plan for meetings. The June 17th meeting will still be remote. Ms. Kassner stated that the Governor has filed legislation to extend the online meetings until September. We will be back to in person meetings in July.

Vice Chairman Gaffney asked how the Town Center meeting went today. Member Covino stated that the consultants did a survey of business owners. Signs were a big issue as well as lack of walkability. Mr. Caldwell stated that the meeting was recorded and he will send a link to the Board members.

MOTION - Member Espejo made a motion to adjourn the June 3, 2021 Planning Board meeting at 9:20 PM. The motion was seconded by Vice Chairman Gaffney and unanimously voted 7-0-0. On a roll call vote: Chairman Rappaport voted Yes, Vice Chairman Gaffney voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Espejo voted Yes, Member L'Heureux voted Yes, and Member Impemba voted Yes.

*Respectfully Submitted by Dawn Cathcart,
Recording Clerk*