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LUC Meeting Minutes 7/19/2023

Dept/Board: Land Use Committee

Date: Wednesday July 19, 2023

Time: 7:00 pm

Place: Burlington Town Hall Annex and Virtual

Member(s) in attendance: Zi Wang, David Webb, Patricia O'Brien, Mike Proulx, David Woodilla, Monte Pearson

Recording Clerk in attendance: Julie Girolamo

One person from the public was in attendance and Chair of Zoning Bylaw Review Committee Shari Ellis was present on Zoom.

The meeting was called to order at 7:07 pm.

1. Chair's Comments:
 - a. Chair David Webb addressed electing a new Chair of the LUC. Patricia O'Brien agreed to stay on as Vice Chair. There was one nomination for Vice Chair being Patricia O'Brien with no competitors. The LUC voted Patricia O'Brien as Vice Chair with a 6-0-0 vote.
 - b. David Webb suggested going forward there should be a new vote for Chair after the Town Meeting in May every year.
 - c. David Woodilla is nominated as the new Chair by Vice Chair Patricia O'Brien. David Webb seconded this nomination. David Woodilla is nominated as the new Chair of the LUC in a 5-0-1 vote.
2. Discussion on Zoning Warrant Articles for September Town Meeting:
 - a. Attorney Mark Vaughn has reached out to the LUC with anticipated plans of expanding the Herb Chambers Kia parking lot. Herb Chambers Kia presently owns the lot and the companies next to it.
 - b. Mike Proulx expressed problems with these plans including the unloading of cars on the street and causing traffic. Mike compared this car dealership to the Audi/Porsche and Mercedes dealerships on Route 3A which presently has these issues.
 - c. The LUC discussed how in August there will be a public meeting on paving Cambridge Street which would further cause issues with the expansion plan of Herb Chambers Kia. David Woodilla discussed ingress and egress issues at the Kia site and how it is not a well-lit area. David Webb discussed how the Kia lot is very narrow and steep. The LUC discussed how the companies in the buildings in which they want to expand the lot will be negatively affected.
 - d. Zi Wang will attend this meeting tomorrow night 7/20/23 where this project will be discussed and she will represent the LUC.
3. Discussion on Expanding Zoning Bylaws:
 - a. The Chair of the Zoning Bylaw Review Committee Shari Ellis was present on Zoom. She discussed the topic of expanding zoning bylaws and how they are currently solely in newspapers (The Union and The Daily Times). In addition to the newspaper, she discussed expanding notice of the bylaws by also using means of electronic communication such as "The Buzz" and email.
 - b. There was a discussion how the bylaws are currently required only in newspapers but other media can be used but is not required. There must be an approval by the town counsel in order to have the bylaws in any source other than the newspaper.
4. Discussion on Winn View Heights II Proposal:
 - a. The Winn View Heights II proposal won with a 3-2 vote. There were 500 people who signed a petition against the proposal.
 - b. Monte Pearson discussed telling the Zoning Board of Appeals how this proposal is bypassing the Town Meeting and it should be a requirement to go to Town Meeting. Monte proposed a resolution for the next Town Meeting that Town Meeting vote on the Winn View Proposal. The LUC will vote on it at their next meeting.

- c. The LUC discussed the zoning issues of this project and how this can be brought up at the Town Meeting as a means to reject the project.
- d. Patricia O'Brien discussed how the Select Board has already okayed this project due to 6 criteria of positives. Some of the positives include not rezoning the property, having over 30 waivers of the zoning bylaws, and having a single-family waiver.

5. LUC Liaisons Reports:

- a. Planning Board - David Webb discussed how there is a Planning Board meeting tomorrow. The signage zoning bylaw was withdrawn by the Planning Board.
- b. Conservation - Zi Wang discussed how the wetland bylaw has been updated. The update discussed how climate change is happening and highlights 4 specific topics. These include adding carbon by cutting trees rather than grinding the trees, focusing on carbon storage and carbon sequestration, looking at heat island effect and asphalt, looking at biodiversity and heat tolerance, and looking at ways of mitigating the impact of climate change.
- c. The LUC discussed the issue of Life Time Fitness not having enough parking spaces. Life Time Fitness wants to make 20 parking spots on the grass area on Middlesex Tpke in front of the facility. Life Time wants to make another 19 spots in the other two small grass areas at the facility; right next to their building and behind it. The LUC discussed how there should be 30% green space in the area.
- d. Conservation has to make a decision and then that decision goes to the Planning Board. Patricia O'Brien discussed how it is appropriate to bring up the LUC discussion about this plan. The LUC is not in favor of tearing up green space and they argue that it is a poor use of land to swap grass for concrete.

Motion- The Lifetime Fitness proposal of putting in more parking spaces is detrimental to the site grass, increases heat island impact in the area, and the LUC opposes the proposed plan. This motion is approved with a 6-0-0 vote. Monte Pearson is going to come up with a draft to present to conservation.

6. Substation Visualization:

- a. The LUC discussed how Eversource is planning a 2 and half mile replacement of structured high-tension wires (overhead transmission lines).
- b. The LUC discussed the issues of this project including higher towers, thicker wires, and privacy fences having to be put up. Patricia O'Brien discussed the possible use of drones to overlook these high-tension wires and that may concern residents.
- c. The LUC discussed the positives of how the substations plan would allow the TOB to also receive power from other surrounding substations. Monte Pearson discussed how electricity is just going to keep growing and there is a need for more power sources. Zi Wang discussed how the TOB is currently using portable transformers so this plan seems to be necessary.

7. LUC Subcommittee Reports:

- a. Select Board- Patricia O'Brien discussed how residents are partnering with Black Earth Composting and the more residents who sign up the cheaper it is.
 - i. The LUC discussed how compost causes town garbage disposal/trash to be impacted. A question of whether it would change the garbage rate is discussed.
 - ii. The DPW is promoting using Black Earth and it on their website which can be found [here](#).
 - iii. Monte Pearson discussed how he uses Black Earth and he gets one 40 lb. bag of mulch for using the composting service. Patricia O'Brien suggested a sustainability meeting.

8. LUC Bylaw Revision:

- a. The LUC discussed the draft of the LUC Bylaw and edits what is appropriate. The LUC is not planning on presenting the bylaw until January 2024.

Motion: To approve the meeting minutes for June 7, 2023. This motion is approved by a 5-0-1 vote.

Next meeting date: 8/16/23 at 7 pm at the Burlington Town Annex. The agenda will be based upon updates about the topics discussed from the July 19, 2023 meeting.

Motion: To adjourn meeting. This motion is approved with a 6-0-0 vote. Meeting adjourned at 9:18 pm.

Respectfully by Julie Girolamo, Recording Clerk.