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TOWN OF BURLINGTON
ZONING BYLAW REVIEW COMMITTEE (ZBRC) MINUTES
September 13, 2023

Chair Shari Ellis called the September 13, 2023, Zoning Bylaw Review Committee to order at 6:30 PM both in person at Town Hall Annex Basement room & remotely via Zoom.

Voting Members Present in -person: Shari Ellis, Betsey Hughes, Ed Parsons

Voting Members Present remote: Mark Donahue, Greg Ryan (left @ 7:30 p.m.).

Voting Members Absent: -- Cathy Beyer, Jeff DiBona, Sally Willard

Non-Voting Members Present remote: Ernie Covino

Non-Voting Members Absent: Mark Dupel

Guests: Melisa Tintocalis, Economic Development Director; Liz Bonaventure, Planning Director

1. Meeting Announcements

None.

2. Public Participation

None at this time.

3. January Town Meeting Warrant Articles:

a. 128/Mall Road Zoning Amendment Draft - Melisa

Melisa reviewed the objectives & goals for the 128 Mall Rd. corridor with respect to the proposed new MIX zoning district :

- Burlington Master Plan recommends including more “mixed-use”.
- Look to future to infill parking lots without the use of a PDD (too cumbersome and front end loaded) ; however this will take at least 5-10 years of planning.
- Parking lots could become, more efficient, and possible include meaningful open space.
- Housing – social concept of a possible “national shortage” having some options.
- Housing in the community – what impacts it will have and making sure things are balanced correctly.

Discussion /Comments:

- Shari noted that the PDD, which Melisa talked about previously, was meant to give the town more control over the mixed use district. Melisa stated that having the Performance Standards & Design Guidelines be part of the zoning will help to make more clear the objectives and therefore make the process smoother for the developers.
- Melisa reaffirmed that the proposed MIX district would be even more regulated. It could include a site plan amongst other things. An example of this would be Third Ave., which has mixed-use and flexibility. She reviewed some of the sections of the Performance Standards & Design Guidelines: 14.7 Site/Landscaping Standards and 14.12 Residential Standard Designs



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- Shari suggested they show real examples and pictures for the Town Meeting presentation, so that members can get a visual of what they are trying to accomplish.
- Melisa discussed with the members about how to come up with some guidelines for how much mixed-use and how much commercial use should be allowed in the same zoning area and how do we go about controlling it.
- Ernie asked Melisa how many property owners have participated in the study?
 - Melisa replied there's about 10-12 property owners who are involved pretty actively. Noting that some landlords have expressed interest in other uses that retail; Life Science, hotel, are examples. Bricksmore is planning a facelift and redevelopment over time, National Development already is zoned as a PDD, Burlington Woods has no plans at this time, Lahey may add some type of workforce housing down the line, and Piedmont may include more housing as part of an infill development project (which is important for "walkability" to Wayside Commons). Griffin is planning more residential and the Marriott has nothing planned yet.
- Greg asked the following questions:
 - Is there a housing unit goal, in addition to a goal for tax revenue?
 - Noting that an option would be Bonus Units Cumulative –cumulative if they want to do the LEED certification or similar, or additional affordable housing? What is the maximum units per acre or what's the max per acre? He stated that there could be a benefit to choosing more criteria, and also stated that it would be beneficial to us to have affordable housing as part of it.
 - What is the tax revenue increase from this and how many years will satisfy the growth rate in Burlington?
 - What is the max we can put in on an annual basis?
- Ed commented that we need to stay away from the tax revenue goal idea. He further commented that we need it to be mixed use to be a sustainable community.
- Betsy commented that our objective is to make sure we have mixed-use.
- Ernie asked what if we just sit back and do nothing? He also commented that if it includes housing we will definitely get some pushback for it, as we've already met our mandate for affordable housing in town.
- Melisa explained that if we just sit back and do nothing Burlington will lose desirability over time. She further commented that the Town needs high end stores and restaurants to attract people for viability. She also argued you can do nothing at all or at least do some projections and evaluations/comps over time.
- Ernie & Melisa discussed about how to incorporate mixed-use into the district. Melisa, Ernie and Shari discussed about what is the best way to control the mixed-use as part of the district. Melisa suggested one idea of mandating that the 1st floor of any commercial property be retail and anything above the first-floor can be residential and/or office space.
- Ed asked if there's any way to choose one commercial project and then a residential project.



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- Discussion again about showing pictures of areas in town to illustrate density would be beneficial for everyone to better understand housing density of 15 units/acre versus 30 units per acre

Action Items: none

- b. **Accessory Use Definitions / Regulations** - tabled to next meeting
- c. **TCO Signage Design Guidelines Draft and Signage Warrant Articles update** – tabled to next meeting

4. Warrant Articles – September – discussion on any amendments to articles

- Shari noted that an amendment will be made on the Floor for Article #16 – Shared Parking. There were a couple of ZBRC suggested changes that did not make it into the printed Warrant.

5. Approval of ZBRC minutes: tabled to next meeting

Shari informed the members, that as a precinct 3 TMM, she contacted the abutters in her precinct regarding the Kia dealership plans for the Article #14 Zoning Amendment. She included a packet of information with the proposed plans that TMM's received. She has heard nothing back from any of them.

Motion to Adjourn: 8:15 pm

*Respectfully Submitted,
Jen Cutillo, Recording Clerk*

Next ZBRC meeting will be held on **October 11, 2023 6:30 pm**

Documents Referenced: Article IV – Use Regulations – Amendments for the Mixed-Use Innovation District (MIX) - available from the Economic Development Department

Minutes Approved: October 11, 2023 [4-0-3]

*Respectfully Submitted,
Jen Cutillo, Recording Clerk*