



TOWN OF BURLINGTON, MA
PLANNING BOARD MINUTES
SEPTEMBER 15, 2022

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

Board Members Absent: None

Staff Members Present: Planning Director Kristin Kassner; and Senior Planner Elizabeth Bonventre

1. Call the Meeting of the Planning Board to Order

Chairman Rappaport called the meeting to order at 7:00 PM. The Town of Burlington will be holding the September 15, 2022 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.

MOTION – Vice Chairman L'Heureux made a motion to take items “7.h” and “7.i” together and out of order for discussion purposes. The motion was seconded by Clerk Gaffney and voted 7-0-0. On a roll call vote: Chairman Rappaport voted yes, 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.h Continued Public Hearing – Petition to amend the Zoning Bylaw, Article III “Districts”, Article IV “Use Regulations”, and Article VIII “Overlay Districts (8.5.0 Town Center)” to create a new zoning District “Town Center Multifamily (TCM)” – Submitted by the Planning Board

7.i Continued Public Hearing – Petitions to rezone property to the Town Center Multifamily (TCM) District – 137, 137 R, 138, 139, 139A, 169, 171, 173-175, 185, 207, 209, 211, 276 Cambridge Street; 25, 26, 30, 36 Grant Avenue; 1 Kinney Avenue; 17, 18, 20, 21, 22, 24 Terry Avenue – Submitted by the Planning Board



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MOTION – Vice Chairman L’Heureux made a motion to continue these matters to the Planning Board Meeting of October 6. The motion was seconded by Member Covino and voted 7-0-0. On a roll call vote: Chairman Rappaport voted yes, 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 – Vice Chairman L’Heureux made a motion to take items “7.j” through “7.n” together and out of order for discussion purposes. The motion was seconded by Member Covino and voted 7-0-0. On a roll call vote: Chairman Rappaport voted yes, 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.j Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.7.4 “Laboratories engaged in research, experimental and testing activities including, but not limited to, the fields of, chemistry, electronics, engineering, geology, non-biologic medicine and physics” of the Zoning Bylaws – 22 Terry Avenue – AP Terry, LLC, Applicant

7.k Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.7.4.1 “Life Science laboratories engaged in research, prototype manufacture, experimental and testing activities including, but not limited to, the fields of pharmaceuticals, biomedical technologies and engineering, life systems technologies, environmental and biomedical devices Biosafety Level 4 (BL-4) laboratories, as defined by the Centers for Disease Control and Prevention, are prohibited in Burlington” of the Zoning Bylaws – 22 Terry Avenue – AP Terry, LLC, Applicant

7.l Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.7.4.2 “Life Science laboratories engaged in the manufacture of life science technologies and medicines for commercial production to the market including, but not limited to, the fields of pharmaceuticals, biomedical technologies and engineering, life systems technologies, environmental, biomedical devices Biosafety Level 4 (BL-4) laboratories, as defined by the Centers for Disease Control and Prevention, are prohibited in Burlington” of the Zoning Bylaws – 22 Terry Avenue – AP Terry, LLC, Applicant

7.m Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.7.9 “Hazardous and toxic materials/chemicals use storage, transport, disposal or discharge” of the Zoning Bylaws – 22 Terry Avenue – AP Terry, LLC, Applicant

7.n Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.7.11 “Generation or storage of hazardous waste, limited to the volumes classified as a very small quantity generator (VSQG)” of the Zoning Bylaws – 22 Terry Avenue – AP Terry, LLC, Applicant



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MOTION – Vice Chairman L’Heureux made a motion to continue these matters to the Planning Board Meeting of November 3, 2022 at the request of the Applicant’s attorney in an email dated September 12, 2022. The motion was seconded by Clerk Gaffney and voted 7-0-0. On a roll call vote: Chairman Rappaport voted yes, 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.

2. Public Participation

No citizens came forward.

3. Announcements

Ms. Bonventre read the announcements. The Town Center Beer Garden will be on September 15, 22, and 29, 2022 from 4:30 to 8:30 PM at 184 Cambridge Street. Household Hazardous Waste Collection Day is on September 17, 2022 from 8:30 AM to 12:00 PM at the Francis Wyman School. Truck Day will be on September 18, 2022 from 10:00 AM to 2:00 PM at the Town Common. The September Town Meeting will be held at the Burlington High School at 7:30 PM on September 28, 2022.

Ms. Kassner announced that she will be resigning as Planning Director on September 16, 2022. All the Planning Board members and staff thanked Ms. Kassner for her service to Burlington as Planning Director.

Community Preservation Act (CPA) Presentation – CPA Committee

Shari Ellis, Town Meeting Member (Precinct 3), appeared before the Board to ask for their endorsement of the Community Preservation Act (CPA) that’s going to be on the ballot on November 8, 2022.

Ms. Ellis stated that the CPA is a program that was created by the state legislature that's been in existence since the year 2000. It was established to incentivize investments in Massachusetts communities by creating a local revenue stream dedicated specifically to areas that will improve the quality of life for the residents, businesses, and visitors. These areas include open space and recreation, affordable housing, and historic preservation. In order for a community to benefit from the program, they must adopt the Act which simply means that the communities create a local surcharge. In Burlington’s case, it will be 1.5 percent on the real estate tax of all properties: both residential and commercial. Of that surcharge, there are exemptions available for those who can least afford the increase in their taxes: (1) the first \$100,000 of all real estate assessed values is automatically exempt, (2) as an opt-out option, there is a low-income residential exemption for those at the 80% AMI as determined by the U.S Department of Housing and Urban Development, (3) another opt-out option for seniors and for those over the age of 60 whose income is around 100% AMI, and (4) any portion of the taxpayers property taxes that are exempt under Chapter 59 of Massachusetts General Laws is also exempt from the CPA. The funds are controlled by the Town and are allocated by Town Meeting and can only be spent in the areas mentioned above. Although funds are received annually, they do not need to be spent annually. In other words, we can save up for larger projects.



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Additionally, the CPA funds can be used in conjunction with other funds such as municipal private funds or any other grant funding.

Once the CPA is enacted by the community, a local committee will be formed that will be discussed in public forums and ultimately approved by Town Meeting. The makeup of that committee will consist of five mandated representatives, including one representative from the Planning Board. The committee's charge is to review and recommend any projects that are proposed and ultimately recommend them to Town Meeting for discussion and approval.

Chairman Rappaport gave her endorsement for the CPA.

MOTION – Member Covino made a motion that the Planning Board endorses the Community Preservation Act (CPA) and urges residents to vote “Yes” on November 8, 2022. The motion was seconded by Vice Chairman L’Heureux and voted 7-0-0. On a roll call vote: Chairman Rappaport voted yes, 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.

Housing Needs Assessment Presentation – Housing Partnership Committee

Ms. Bonventre stated that at last year's September Town Meeting, a consultant was hired to do a housing needs assessment. MAPC, a local planning agency out of Boston, collected data on Burlington's housing stock, demographics, and affordability.

Ms. Bonventre stated that the overwhelming majority of the housing in Burlington is single-family. We have 16 percent multi-family housing, but only 19 percent of that is middle housing (i.e., duplexes). Housing prices have risen astronomically, and since 2011, the average home price in Burlington has gone up 82 percent. The average rent in Burlington has gone up 46 percent since 2011, and you would need an income over \$96,000 to afford the average apartment rent. In regard to racial demographics, most of the homeowners are white, one percent of homeowners are Hispanic, one percent are African American, and 14 percent are Asian. We also found that 28 percent of households are considered cost burdened. A cost burdened household is one that's spending 30 percent or more of their income on housing, and doesn't leave a lot of money for health care, transportation, food, etc.

Ms. Bonventre continued by stating that this project entailed focus groups and the *following* were ten (10) takeaways:

1. Strong desire for **middle housing** that meets a variety of housing needs and is more likely to be affordable to seniors, young homebuyers, and small families
2. Strong feelings that **homeownership is unattainable or unaffordable** in Burlington and many homeowners have maintenance needs that create or exacerbate cost burden



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3. The community values **diversity and inclusion** and many hope that the town will become more equitable and welcoming
4. Concern that seniors are not able to **age in place** and also cannot find **downsizing** options that allow them to stay in the community
5. **Cost burdens** causes both renters and homeowners to make difficult financial decisions, spending less on food, healthcare, transportation, etc.
6. More capital A **Affordable housing** is needed because we are in an extremely high-cost housing market
7. **Single-person** and **small households** do not have many options based on the type and cost of housing available in town
8. Many observe **teardowns** occurring, resulting in a loss of “starter-homes” and an increase in large, expensive, single-family homes
9. There’s a **lack of family-sized rental housing** for those who can’t afford to purchase a home. **Overcrowding** in rental units has also been observed by many
10. More housing options are needed to support the local **workforce**

The next steps Burlington could take is to create a **Municipal Affordable Housing Trust** so that the money that we have can be spent more efficiently. The creation of a **Housing Production Plan** would (1) identify physical and regulatory constraints to housing development, (2) identify specific sites for housing production, and (3) establish goals / strategies to reach housing production targets. Additional steps are to incorporate affordability with **Section 3A (MBTA Communities) Zoning** and to create a **Housing Strategic Plan** to guide further work.

Chairman Rappaport asked if in-laws or accessory units are considered single-family or middle housing. Ms. Bonventre replied that it would be considered middle housing and is something that we need to define in our bylaws.

Mall Road-Middlesex Turnpike Zoning Initiative

Melisa Tintocalis, Economic Development Director, appeared before the Board.

Ms. Tintocalis stated that over the last 10 months we have worked with MassDevelopment (who provided us with a grant) to develop a vision for the Commercial Corridor. One of the takeaways from this report is the recognition that current development patterns need to evolve, and we do that through a regulatory framework. We identified that through this existing Corridor there’s only 100 residential units (mainly assisted living) on over 500 acres. Within those 500 acres, there are 100 acres of development potential. Our vision also includes the concept of a “15-minute city” where you’re putting different uses that you can access



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essentially by not taking your car. The warrant for Town Meeting at the end of this month is going to be a request for funding to move this Zoning Initiative forward. We were awarded \$50,000 by the Energy and Environmental Affairs (EEA), and are requesting additional funds (\$80,000) from the September Town Meeting. If this moves forward, we assume it will be a 12-month process and the goal is to bring it to Town Meeting in September 2023.

Clerk Gaffney commented that he'd really like to have an opportunity to look at a draft beforehand and if you'd be open to modifying it. Vice Chairman L'Heureux stated that she'd like to have the Planning Board become involved early on in the process.

4. Legal Notices of Interest

There were no legal notices.

5. Non-Approvals

5.a Application for Endorsement of a Plan Believed Not to Require Approval – Rear Chandler Road – C&L Homes, LLC, Applicant

Attorney Thomas Murphy appeared for the application.

Mr. Murphy stated that it's a plan that does not require approval under subdivision control law. This is a large parcel of residentially zoned land at the end of Drake Road and runs behind Chandler Road, and his client obtained a variance to build a single-family house. In his discussions with the Conservation Commission, he agreed to deed two portions labeled as "Parcels A" and "B".

Ms. Bonventre stated that these parcels are not buildable and there's a note on the plan that these will be deeded to the Conservation Commission.

MOTION – Vice Chairman L'Heureux made a motion to approve and sign an Approval Not Required plan entitled "Subdivision Plan of Land Located in Burlington, Mass," prepared by Eastern Land Survey Associates, dated June 27, 2022 reflecting the subdivision of Assessor's Parcel 19-10-0 into "Parcel A" (19,423 +/- sq. ft.), "Parcel B" (50,224 +/- sq. ft.) and "Lot G" (122,795 +/- sq. ft.). The Planning Board finds that this is a proper submission of an Approval Not Required Plan. "Parcel A" and "Parcel B" are not buildable lots as they may be in violation of the Burlington Zoning Bylaw. Said lots are to be deeded to the Burlington Conservation Commission. The Applicant shall submit two (2) paper copies and an electronic PDF of the endorsed Approval Not Required Plan to the Planning Board office within four (4) weeks of this approval. Proof of recording with the Registry of Deeds shall be provided to the Planning Department upon completion. The motion was seconded by Clerk Gaffney and voted 7-0-0. On a roll call vote: Chairman Rappaport voted yes, 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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6. Administrative Matters

6.a Discussion – Application for Approval of a Minor Engineering Change – 15, 25, 45 Network Drive – Nordblom Company, Applicant

Attorney Robert Buckley from Riemer & Braunstein, Joseph White and Emily Derrig from BSC Group appeared for the application.

Mr. Buckley stated that when the Broad Institute and Vericel came to Burlington, we spent a lot of time trying to make sure that we maintain those pedestrian connections. It's all one project integrated but they are separate lots, so rather than come in separately, we decided to come in at once with all the proposed changes. This entails degrading changes, pedestrian / walkway connection changes, minor parking changes, and some utility changes. It's designed to integrate everything together so that those who occupy 25 Network Drive will have safe and convenient access from a pedestrian standpoint.

Ms. Bonventre mentioned that they're adding a lot of EV charging spots.

MOTION – Vice Chairman L'Heureux made a motion to approve the request for approval of a Minor Engineering Change for property located at 25 Network Drive to decrease in building footprint size, reconfigure the rear entrances and loading dock area, add the final location of the emergency generators, and associated minor modifications to the site and landscape designs as reflected on the plan sets entitled "25 Network Drive in Burlington, Massachusetts Minor Engineering Change Key Sheet" prepared by BSC Group consisting of six (6) sheets, "95 Network Drive Burlington, MA" prepared by RJ O'Connell consisting of five (5) sheets and "95 Network Drive Burlington, MA" prepared by MDLA consisting of ten (10) sheets, each dated July 29, 2022 subject to the following revisions terms and conditions as printed. The motion was seconded by Clerk Gaffney and voted 7-0-0. On a roll call vote: Chairman Rappaport voted yes, 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 – Vice Chairman L'Heureux made a motion to take items "7.a" through "7.g" together for discussion purposes. The motion was seconded by Clerk Gaffney and voted 7-0-0. On a roll call vote: Chairman Rappaport voted yes, 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 Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 6.1.2.1 "Nonconforming Structures and Premises" of the Zoning Bylaws – 1 Burlington Mall Road – Pyramid Burlington Management LLC on behalf of RB Hotel Burlington LLC, Applicant



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- 7.b **Continued Public Hearing - Application for Approval of a Site Plan – 1 Burlington Mall Road – Pyramid Burlington Management LLC on behalf of RB Hotel Burlington LLC, Applicant**
- 7.c **Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.7.4.2 “Life Science laboratories engaged in the manufacture of life science technologies and medicines for commercial production to the market including, but not limited to, the fields of pharmaceuticals, biomedical technologies and engineering, life systems technologies, environmental, biomedical devices Biosafety Level 4 (BL-4) laboratories, as defined by the Centers for Disease Control and Prevention, are prohibited in Burlington” of the Zoning Bylaws – 1 Burlington Mall Road – Lincoln Property Company, Applicant**
- 7.d **Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.7.9 “Hazardous and toxic materials/chemicals use storage, transport, disposal or discharge” of the Zoning Bylaws – 1 Burlington Mall Road – Lincoln Property Company, Applicant**
- 7.e **Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.7.12 “Generation or storage of hazardous waste, in excess of the volumes classified as a very small quantity generator (VSQG)” of the Zoning Bylaws – 1 Burlington Mall Road – Lincoln Property Company, Applicant**
- 7.f **Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.3.2.15 “Storage and disposal of oils and fuels/ petroleum products” of the Zoning Bylaws – 1 Burlington Mall Road – Lincoln Property Company, Applicant**
- 7.g **Continued Public Hearing - Application for Approval of a Site Plan – 1 Burlington Mall Road – Lincoln Property Group, Applicant**

Attorney Robert Buckley from Riemer & Braunstein; Attorney Paul Alphen from Alphen & Santos; and Spiro Cantonis from Pyramid Development appeared for the application.

Mr. Buckley stated that this is an infill development of the lower parking lot at the Marriott facility. We have been continuing this matter for the past few meetings because we were waiting for the Conservation Commission to act on the notice of intent. We’re here to hopefully receive an approval to get working on the development.

Ms. Kassner stated that the applicants have been very forthcoming with information and data to ensure that the sites will work well together. We talked a lot about how we can make this site and Burlington Mall Road better and have negotiated a mitigation package for Burlington Mall Roadway improvements of \$300,000, which will include an upfront full design of the intersection that we can use to go after additional capital improvement state grants on top of the applicant’s contribution.



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Clerk Gaffney asked if there was a raised traffic table going from the center of the parking lot to the hotel entrance. Mr. Buckley replied that the reason we don't have a table is that people will be pulling suitcases, etc. from the parking lot and, in the wintertime, it creates an unsafe situation.

Member Impemba asked if there were any new departmental comments. Ms. Bonventre replied that the Conservation Commission was the only one that we were waiting on, and approved this at the September 8, 2022 Meeting. Every other department, including the Board of Health, is in favor. Mr. Alphen commented that we made the Board of Health our first stop because we're aware that under the Town of Burlington's biosafety regulations, any applicant / occupant that comes to the premises must obtain a license from the Board of Health regarding the specific products that will be in the facility and that license must be renewed annually.

Chairman Rappaport asked if they need to come back before the Board once they obtain a tenant. Ms. Bonventre replied they would go to the Board of Health. Chairman Rappaport then asked if there are any tenants at this time. Mr. Alphen replied no.

MOTION – Vice Chairman L'Heureux made a motion to close the public hearing on these matters. The motion was seconded by Clerk Gaffney and voted 6-0-1. On a roll call vote: Chairman Rappaport voted yes, Vice Chairman L'Heureux voted yes, Clerk Gaffney voted yes, Member Covino voted yes, Member Impemba voted yes, Member Sutherland abstained from voting, and Member Natola voted yes.

MOTION – Vice Chairman L'Heureux made a motion to approve the request of Pyramid Burlington Management LLC on behalf of RB Hotel Burlington LLC ("Applicant") for Special Permit pursuant to **Section 6.1.2.1 "Nonconforming Structures and Premises" of the Zoning Bylaws** to permit upgrades to the entrance to the Marriott and to accommodate associated site improvements associated with the life science laboratory and manufacturing project to located on the separate property located on the lower parking area of 1 Burlington Mall Road for property located in the **Innovation (I) at 1 Burlington Mall Road** subject to the terms and conditions contained in exhibit "A" attached. The motion was seconded by Clerk Gaffney and voted 6-0-1. On a roll call vote: Chairman Rappaport voted yes, Vice Chairman L'Heureux voted yes, Clerk Gaffney voted yes, Member Covino voted yes, Member Impemba voted yes, Member Sutherland abstained from voting, and Member Natola voted yes.

MOTION – Vice Chairman L'Heureux made a motion to approve the request of Pyramid Burlington Management LLC on behalf of RB Hotel Burlington LLC ("Applicant"), to permit upgrades to the entrance to the Marriott and to accommodate associated site improvements associated with the life science laboratory and manufacturing project to located on the separate property located on the lower parking area of 1 Burlington Mall Road ("Site Plan") prepared by Bohler Engineering, dated April 5, 2022, revised to September 14, consisting of twelve (12) sheets. This Site Plan decision is subject to the following revisions, terms, and conditions as amended. The motion was seconded by Clerk Gaffney and voted 6-0-1. On a roll call vote: Chairman Rappaport voted yes, Vice Chairman L'Heureux voted yes, Clerk Gaffney voted yes,



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Member Covino voted yes, Member Impemba voted yes, Member Sutherland abstained from voting, and Member Natola voted yes.

MOTION – Vice Chairman L’Heureux made a motion to approve the request of Lincoln Property Company (“Applicant”) for Special Permits pursuant **Section 4.2.7.4.2 “Life Science laboratories engaged in the manufacture of life science technologies** and medicines for commercial production to the market including, but not limited to, the fields of pharmaceuticals, biomedical technologies and engineering, life systems technologies, environmental, biomedical devices Biosafety Level 4 (BL-4) laboratories, as defined by the Centers for Disease Control and Prevention, are prohibited in Burlington”, **Section 4.2.7.9 “Hazardous and toxic materials/chemicals use storage, transport, disposal or discharge”, Section 4.2.7.12 “Generation or storage of hazardous waste, in excess of the volumes classified as a very small quantity generator (VSQG)”, Section 4.2.7.12 “Generation or storage of hazardous waste, in excess of the volumes classified as a very small quantity generator (VSQG)”, and Section 4.3.2.15 “Storage and disposal of oils and fuels/ petroleum products”** of the Zoning Bylaws of the Zoning Bylaws to permit the construction the development of a 96,000+/- s.f. building with associated site improvements and uses to accommodate a life science laboratory and manufacturing project in the **Innovation (I) at 1 Burlington Mall Road** subject to the terms and conditions contained in exhibit “B” as attached. The motion was seconded by Clerk Gaffney and voted 6-0-1. On a roll call vote: Chairman Rappaport voted yes, Vice Chairman L’Heureux voted yes, Clerk Gaffney voted yes, Member Covino voted yes, Member Impemba voted yes, Member Sutherland abstained from voting, and Member Natola voted yes.

MOTION – Vice Chairman L’Heureux made a motion to approve the request of Lincoln Property Company (“Applicant”), to permit the construction the development of a 96,000+/- s.f. building with associated site improvements and uses to accommodate a life science laboratory and manufacturing project for property located 1 Burlington Mall Road (“Site Plan”) prepared by Bohler Engineering, dated April 5, 2022, revised to September 14, consisting of twelve (12) sheets. This Site Plan decision is subject to the following revisions, terms and conditions as amended. The motion was seconded by Clerk Gaffney and voted 6-0-1. On a roll call vote: Chairman Rappaport voted yes, Vice Chairman L’Heureux voted yes, Clerk Gaffney voted yes, Member Covino voted yes, Member Impemba voted yes, Member Sutherland abstained from voting, and Member Natola voted yes.

9. Minutes

MOTION – Vice Chairman L’Heureux made a motion to approve the Planning Board minutes of May 4, 2022; May 5, 2022; and July 21, 2022 as amended. The motion was seconded by Clerk Gaffney and voted 6-0-1. On a roll call vote: Chairman Rappaport voted yes, Vice Chairman L’Heureux voted yes, Clerk Gaffney voted yes, Member Covino voted yes, Member Impemba voted yes, Member Sutherland abstained from voting, and Member Natola voted yes.

10. Other Matters



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10.a Discussion

10.a.i Planning Board Retreat

The Board agreed to re-schedule the Planning Board Retreat for October 27, 2022.

10.a.ii Kristin's Transition

MOTION – Member Covino made a motion to authorize the Chairman and Vice Chairman to negotiate with Ms. Kassner on a contract for part-time work between September 16, 2022, through January 1, 2023. The motion was seconded by Clerk Gaffney and voted 7-0-0. On a roll call vote: Chairman Rappaport voted yes, 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.

10.b Correspondence

There was no correspondence.

10.c Reports from Town Counsel

There were no reports from Town Counsel.

10.d Subcommittee Reports

There were no Subcommittee Reports.

10.e Unfinished Business

There was no unfinished business.

10.f New Business

Vice Chairman L'Heureux stated that the Burlington Sculpture Park appeared before Town Meeting in May and granted us \$20,000 for specific projects. The installation of the Follow Your Heart sculpture on the Town Common has been completed.

Clerk Gaffney suggested that Teriyaki Madness have a general sign instead of handmade signs for pickup spaces because people were avoiding those signs. Ms. Bonventre replied that we have been getting lots of letters from the building inspector that they've been doing a lot more enforcement on signs, and I'll let him know.

Clerk Gaffney also stated (from the Recreation Commission) that the construction of the tree house in Simonds Park has started.



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MOTION – Clerk Gaffney made a motion to adjourn the September 15, 2022 Planning Board Meeting at 8:30 PM. The motion was seconded by Vice Chairman L’Heureux and voted 7-0-0. On a roll call vote: Chairman Rappaport voted yes, 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*