

RECEIVED

By Town Clerk's Office at 12:50 pm, Jan 13, 2026



Town of Burlington Planning Board
Notice of Public Meeting and Meeting Agenda
Main Hearing Room, Burlington Town Hall, 29 Center Street, Burlington, MA

January 15, 2026

*Toni Ann Natola, Member Clerk
Joseph A. Impemba
Jeremy Harrington*

Brenda Rappaport, Chair

*Barbara L'Heureux, Vice Chair
Jessica Sutherland
Gregory Ryan*

Jennifer Gelinas, Admin. Assistant

*Elizabeth Bonventre, Planning Director
Julie Faulkingham, Recording Clerk*

Caleb Zimmerman, Assist. Dir. of Planning

This meeting/hearing of the Planning Board will be held in-person at the location provided above in this notice. Members of the Public are welcome to attend this in-person meeting. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless otherwise required by law. Members of the public with particular interest in any specific item on this agenda should make plans for in-person vs. virtual attendance accordingly.

To join the meeting virtually click on the link below:

<https://townofburlington.webex.com/townofburlington/j.php?MTID=mdf3af816e63cbd6f986e9dcb10b65f5e>

Meeting number: 2342 665 1161
Meeting password: 1645 Phone Number: 1-617-315-0704

If you would prefer that the Planning Board email a meeting invitation link directly to you, please email Planning@Burlington.org by 12:00 PM on January 15, 2026

6:30 P.M.

- 1) Call the Planning Board Meeting to Order**
- 2) Public Participation**
- 3) Announcements**
- 4) Legal Notices of Interest**
- 5) Non-Approvals**
- 6) Administrative Matters**

- a) Proposed Amendment to the Patricia Way Subdivision – Robert W. Murray and Murray Hills Inc., Applicant
- b) Discussion – Text Amendment to the MBTA Communities Multi-Family Overlay District Zoning Bylaws at 300 Summit Drive – Submitted by the Gutierrez Company

7) Matters of Appointment

- a) *Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.6.10 “Restaurants, Fast-Order Food and Take Out” of the Zoning Bylaws – 28 Winn Street – Winn Street Donuts LLC, Applicant
- b) *Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.3.2.27 “Drive-Through Facility” of the Zoning Bylaws – 28 Winn Street – Winn Street Donuts LLC, Applicant

8) Minutes

9) Other Business

- a) **Discussion**
 - i. Town Center Signage Design Guidelines Update
 - ii. Mass Downtown Initiative (MDI) Grant for Town Center Design Guidelines
 - iii. MIX District Guidelines Update
 - iv. Civic Expo Debrief
- b) **Correspondence**
- c) **Reports from Town Counsel**
- d) **Subcommittee Reports**
- e) **Unfinished Business**
- f) **New Business**