



## Town of Burlington Planning Board

### Notice of Public Meeting and Meeting Agenda

Main Hearing Room, Burlington Town Hall, 29 Center Street, Burlington, MA 01803

**September 2, 2021**

*Paul Raymond, Member Clerk*  
*Ernest E. Covino*  
*Barbara G. L'Heureux*

*Brenda Rappaport, Chairman*

*William Gaffney, Vice Chairman*  
*Joseph A. Impemba*  
*Mike Espejo*

*Brady Caldwell, Assistant Planner*  
*Dawn Cathcart, Recording Clerk*

*Kristin Kassner, Planning Director*

*Elizabeth Bonventre, Senior Planner*  
*Jennifer Gelinis, Administrative Assistant 1*

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This meeting will be held in-person at the Town Hall Main Hearing Room, 29 Center Street Burlington, MA. 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 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.

The public will be able to make comments during the hearing during the time for public comment. The hearing will be broadcast on BCAT and streamed on Facebook Live via the BCAT Facebook Page.

The Cisco Webex Link is:

<https://townofburlington.webex.com/townofburlington/j.php?MTID=m37ecf9824b83a02740d7e22f5daa5515>

Meeting number: 179 010 4320

Meeting password: 1645

Phone Number: 1-617-315-0704

The following times are approximate, except for items marked with an (\*) which are new public hearings and will not start before the scheduled time.

**7:00 PM**

- 1) **Call Planning Board Meeting to order**
- 2) **Executive Session**

Pursuant to G.L. c. 30A, § 21(a)(3), the Planning Board will convene to executive session as an open meeting may have a detrimental effect on the litigating position of the Board, in order to discuss/consider strategy with respect to litigation in the matter of Russell, et al. v. Ivnitskiy, et al., Middlesex Superior Court Docket No. 1981CV03376, with the Board adjourning from the executive session and not reconvening in open session as is authorized by G.L. c. 30A, § 21(b)(4).

- 3) **Citizens Time**
- 4) **Announcements**
- 5) **Legal Notices of Interest**
- 6) **Non-Approvals**
- 7) **Administrative Matters**
- 8) **Matters of Appointment**

- a) Continued Public Hearing – Petition to rezone property to the High-Rise Industrial (IH) District – 1 Rounder Way – Submitted by the David Reinfeld and Lou Frate
- b) Continued Public Hearing – Petition to rezone property to the High-Rise Industrial (IH) District – 1 Wall Street – Submitted by the Gutierrez Company
- c) Continued Public Hearing – Petition to rezone property to the High-Rise Industrial (IH) District – 2 Wall Street – Submitted by the Gutierrez Company
- d) Continued Public Hearing – Petition to rezone property to the High-Rise Industrial (IH) District – 10 Wall Street – Submitted by the Gutierrez Company
- e) Continued Public Hearing – Petition to rezone property to the High-Rise Industrial (IH) District – 20 Wall Street – Submitted by the Gutierrez Company
- f) Continued Public Hearing - To amend the Zoning Bylaw by renaming the High-Rise Industrial (IH) District – Planning Board, Applicant
- g) \*Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.6.10 “Restaurants” of the Zoning Bylaw – 75 Middlesex Turnpike (Burlington Mall) – Rosa Mexicana, Applicant
- h) Continued Public Hearing - Application for Approval of a Special Permit pursuant to 6.1.1.2 “Expansion of a nonconforming use” of the Zoning Bylaws – 207 Cambridge Street – Phase Zero Design, Applicant
- i) Continued Public Hearing - Application for Approval of a Special Permit pursuant to 4.3.2.15 “Storage and disposal of oils and fuels/ petroleum products” of the Zoning Bylaws – 207 Cambridge Street – Phase Zero Design, Applicant
- j) Continued Public Hearing - Application for Approval of a Special Permit pursuant to 4.3.2.16 “Storage of hazardous and toxic materials/chemicals for retail sale” of the Zoning Bylaw – 207 Cambridge Street – Phase Zero Design, Applicant
- k) Continued Public Hearing - Application for Approval of a Site Plan – 207 Cambridge Street - Federal Investment Trust, Applicant

9) **Minutes**

10) **Other Business**

- a) **Discussion**
- b) **Correspondence**
- c) **Reports from Town Counsel**
- d) **Subcommittee Reports**
- e) **Unfinished Business**
- f) **New Business**