

**RECEIVED**

By Town Clerk's Office at 11:36 am, Sep 13, 2022



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 15, 2022**

*William Gaffney, Member Clerk*  
*Ernest E. Covino*  
*Toni Ann Natola*

*Brenda Rappaport, Chair*

*Barbara L'Heureux, Vice Chair*  
*Joseph A. Impemba*  
*Jessica Sutherland*

*Jennifer Gelinas, Administrative Assistant*  
*Caleb Zimmerman, Assistant Planner*

*Kristin Kassner, Planning Director*

*Elizabeth Bonventre, Senior Planner*  
*Eric Bergeron, Recording Clerk*

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This meeting/hearing of the Planning Board will be held in-person at the location provided on 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=m9ccb1dfe9717a411b9b5e8cbef4abed6>

If you would prefer that the Planning Board email a meeting invitation link directly to you, please email [Planning@Burlington.org](mailto:Planning@Burlington.org) by 12:00 PM on September 15, 2022

Meeting number: 2348 313 5137

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 P.M.**

- 1) **Call Planning Board Meeting to order**
- 2) **Public Participation**
- 3) **Announcements**

- a) Community Preservation Act (CPA) Presentation – CPA Committee
- b) Housing Needs Assessment Presentation – Housing Partnership Committee
- c) Mall Road-Middlesex Turnpike Zoning Initiative – Melisa Tintocalis, Economic Development Director

4) **Legal Notices of Interest**

5) **Non-Approvals**

- a) \*Application for Endorsement of a Plan Believed Not to Require Approval – Rear Chandler Road – C & L Homes, LLC, Applicant

6) **Administrative Matters**

- a) \*Discussion – Application for Approval of a Minor Engineering Change – 15, 25, 45 Network Drive – Nordblom Company, Applicant

7) **Matters of Appointment**

- 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
- 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
- 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
- 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
- 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
- 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
- g) Continued Public Hearing - Application for Approval of a Site Plan – 1 Burlington Mall Road – Lincoln Property Group, Applicant
- 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
- 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
- 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  
*(This matter has been continued to the Planning Board meeting of November 3, 2022 at the request of the applicant.)*

- 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  
*(This matter has been continued to the Planning Board meeting of November 3, 2022 at the request of the applicant.)*
- 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  
*(This matter has been continued to the Planning Board meeting of November 3, 2022 at the request of the applicant.)*
- 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  
*(This matter has been continued to the Planning Board meeting of November 3, 2022 at the request of the applicant.)*
- 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  
*(This matter has been continued to the Planning Board meeting of November 3, 2022 at the request of the applicant.)*

8) **Minutes**

9) **Other Business**

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