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By Town Clerk's Office at 9:11 am, Jan 05, 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

January 6, 2022

*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 Gelinias, Administrative Assistant*

The Cisco Webex Link is:

<https://townofburlington.webex.com/townofburlington/j.php?MTID=m44e4988aeb0e62425f861f39a700f43b>

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 6, 2022

Meeting number: 2344 574 2147

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

- a) Continued Public Hearing - Application for Approval of a Special Permit pursuant to 4.2.2.27 "Public Water Distribution Structures" of the Zoning Bylaws – 70 Winter Street – Town of Burlington, DPW, Applicant
- b) Continued Public Hearing - Application for Approval of a Site Plan – 70 Winter Street – Town of Burlington, DPW, Applicant

- c) Continued Public Hearing – Petition to amend the Zoning Bylaw, Article II “Definitions”, Article IV “Use Regulations”, Article VIII “Overlay Districts”, Article X “Miscellaneous and Special Regulations” to define and regulate outdoor seating and place making uses – Submitted by the Select Board
- d) Continued Public Hearing - Application for Approval of an amendment to a Special Permit pursuant to 4.3.2.22 “Drive-through” of the Zoning Bylaws – 28 Winn Street – Moniz Donuts, Inc., Applicant
- e) Continued Public Hearing – Application for Approval of a Definitive Subdivision Plan – 4 Redmond Street – Murray Hills, Incorporated, Applicant
- f) *Public Hearing – Application for Approval of a Special Permit pursuant to Section 3.7 “Restaurants” of the 90 Middlesex Turnpike PDD – 92 Middlesex Turnpike – Strega Burlington, LLC, Applicant
- g) *Public Hearing – Application for Approval of an amendment to a Special Permit pursuant to Section 4.2.6.10 “Restaurants” of the Zoning Bylaws – 75 Middlesex Turnpike (Burlington Mall) – LSF Burlington, LLC Applicant
- h) *Public Hearing - Application for Approval of a Site Plan – 75 Middlesex Turnpike (Burlington Mall) – LSF Burlington, LLC, Applicant
- i) Continued Public Hearing - Application for Approval a Special Permit pursuant to 1.5.1 “Light Manufacturing” of the Burlington Corporate Center Planned Development District Bylaws – 10 Corporate Drive – The Gutierrez Company, Applicant
- j) Continued Public Hearing - Application for Approval a Special Permit pursuant to 1.5.2 (a) “Laboratories engaged in research, development, experimental and testing activities in such fields as biology, chemistry and medicine.” of the Burlington Corporate Center Planned Development District Bylaws – 10 Corporate Drive – The Gutierrez Company, Applicant
- k) *Public Hearing - Application for Approval of a Special Permit pursuant to 1.5.1 “Light manufacturing or processing plants” of the Northwest Park PDD Bylaw Provisions – 25 Network Drive – Vericel Corporation, Applicant
- l) *Public Hearing - Application for Approval of a Special Permit pursuant to 1.5.4 “Hazardous and toxic materials/chemical use storage, transport, disposal or discharge” of the Northwest Park PDD Bylaw Provisions – 25 Network Drive – Vericel Corporation, Applicant
- m) *Public Hearing - Application for Approval of a Special Permit pursuant to 1.5.6 “Generation or storage of hazardous waste in excess of the volumes classified as a very small quantity generator” of the Northwest Park PDD Bylaw Provisions – 25 Network Drive – Vericel Corporation, Applicant
- n) *Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.1.2 “Pre-existing Uses and Structures” of the Zoning Bylaws – 64A Middlesex Turnpike – NStar Electric Company d/b/a Eversource Energy, Applicant
- o) *Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.2.23 “Passenger stations; landing fields; sites, buildings, and facilities for other public services; public works structures” of the Zoning Bylaws – 64A Middlesex Turnpike – NStar Electric Company d/b/a Eversource Energy, Applicant
- p) *Public Hearing – Application for Approval of a Special Permit pursuant to Section 6.1.1 “Nonconforming Uses” of the Zoning Bylaws – 64A Middlesex Turnpike – NStar Electric Company d/b/a Eversource Energy, Applicant
- q) *Public Hearing – Application for Approval of a Special Permit pursuant to Section 8.3.9 “Nonconforming Uses” of the Zoning Bylaws – 64A Middlesex Turnpike – NStar Electric Company d/b/a Eversource Energy, Applicant

- r) *Public Hearing - Application for Approval of a Site Plan – 64A Middlesex Turnpike – NStar Electric Company d/b/a Eversource Energy, Applicant
- s) Continued Public Hearing - Application for Approval of a Site Plan – 600 Summit Drive – Jones Lange Lasalle for Millipore, Applicant
(This item has been continued to the Planning Board meeting of January 20, 2022 at the request of the applicant)
- t) Continued Public Hearing - Application for Approval of a Site Plan – 15 Adams Street - Senate Construction, Applicant
(This item has been continued to the Planning Board meeting of January 20, 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**