



TOWN OF BURLINGTON
ZONING BYLAW REVIEW COMMITTEE (ZBRC) MINUTES
January 8, 2025

Voting Members Present: Shari Ellis, Cathy Beyer, Greg Ryan, Betsey Hughes, Sally Willard, Alex Rutfield

Voting Members Absent: Mark Donahue, Jeff DiBona,

Non-Voting Members Present: Ernie Covino

Non-Voting Members Absent: Mark Dupell

Also Present: Will Seagaard, Melissa Tintocalis, Liz Bonventre

1. Agenda Item : Meeting Rules/Announcements/Goals

- Current Schedule 2025 - remains the same 2nd Wednesday of every month
- No word yet on the extension to remote meeting rule (April 2025)
- Next Planning Board, January 16th
- Town Council, January 9th
- Shari Ellis announced her departure/retirement following March ZBRC meeting

2. Public Participation: NONE

3. Agenda Item: January Warrant Articles

a) Burlington Signage Districts:

Article 6: Create district, adopt map

Cathy made motion: **Move to approve motion as written in warrant**

Alex, Betsey, Cathy, Greg, Sally, Shari. **VOTE: 6/0/0**

Article 7: Sign Regulations - Town Center signage district

Sally made motion: **Vote to amend article 13 as written in warrant:**

Alex, Betsy, Cathy, Greg, Sally, Shari **VOTE: 6/0/0**

b) Mixed Use Zoning Article: Articles 2-5: (new zoning district; not an overlay)

- Melissa reiterates that these articles are bundled. "Mixed use innovation district". Sally notes this is adding a district, and not an overlay.
- **Mixed Use Zoning Article: Article 3:** Principal Use Regulation Schedule; includes a new column, language on left is existing. This is a living document
- **Mixed Use Zoning Article: Article 4:** Next use column added: Please refer to article bylaw section XIV, regarding dimensions (dimensions not in line) any project to go through Planning Board
- **Mixed Use Zoning Article: Article 5 :** Comments: (42 pages long) Page 10, Section C1b: Street Belt & mandating street trees (deciduous trees has growth pattern, provide shade (no blockage for retailers)



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- Sally made motion: **Vote to approve Article 2: map as printed in warrant:**
- Alex, Betsey, Cathy, Greg, Sally, Shari **VOTE: 6/0/0**

- Cathy made motion: **Vote to approve Article 3 as printed in warrant.**
- Alex, Greg, Cathy, Sally, Shari, Betsey **VOTE: 6/0/0**

- Cathy made motion: **Vote to approve Article 4 as printed in warrant**
- Alex, Betsey, Cathy, Greg, Sally, Shari **VOTE: 6/0/0**

- Betsey made motion: **Vote to approve Article 5 as printed in warrant**
- Alex, Betsey, Cathy, Greg, Sally, Shari **VOTE: 6/0/0**

c) Middle Housing: Liz Bonventre - Planning Director

- No new updates
- In certain streets shown on map, property owner has option to develop 1st floor commercial with two story above
- Parking on Cambridge Street (parallel parking)
- Maximum height - 3 stories

- Alex made motion: **Vote to approve Article 8 as printed in warrant**
- Alex, Betsy, Cathy, Greg, Sally, Shari (NO): **VOTE: 5/1/0**

d) ADUs: Liz Bonventre – Planning Director

- State promulgated rules/regulations the day after Planning Board Vote :
- Planning Board next meeting Thursday, January 16th (Updated version of article complaint to state rules/regs). Planning Board will give special permits (at their discretion) if criteria are met (social economic needs, neighborhood character. Liz will be meeting Town Counsel Thursday, January 9th, 2025.
- ADU shall meet all dimensional requirements
- Maximum square feet cannot be required
- Interior sq footage cannot be required
- Cannot limit # ADUs
- Distance should be 10 feet between structures
- Internal square footage no < 400 sq feet
- No ADU should be in front yard

VOTE: Postponed till Monday, January 27th, 2025

Action Item: Shari will arrange for a location and post meeting once scheduled

e) Retail Marijuana – General Bylaw Article

- Zoning Bylaw Article not going town Meeting - If General Bylaw approved, then retail marijuana permitted; however, cannot locate anywhere in town with no approved zones



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Comments:

- ZBRC should not weigh in on GBL retail marijuana article
- Is there legal opinion if it's allowed in town but not zoned?
- Subject to be brought to state/federal election as a referendum question – Select Board would need to approve

Approval ZBRC Minutes:

November 25th minutes:

- Betsey made motion: **Vote to approve as amended.**
- Alex, Betsey, Cathy, Greg, Sally, Shari **VOTE: 6/0/0**

Documents Referenced:

- ADU Warrant Articles – available from Planning Department
- ADU By-Law Old/New Comparisons– available from Planning Department

Motion to Adjourn: 8:30PM VOTE: All 6/0/0

*Respectfully Submitted,
Amy Scicchitani, Recording Clerk*

Approved: [2/12/25] ZBRC meeting [6-0-0]