



**TOWN OF BURLINGTON  
ZONING BYLAW REVIEW COMMITTEE (ZBRC) MINUTES**

March 12, 2025

**RECEIVED**

*By Town Clerk's Office at 8:32 am, Apr 10, 2025*

**Call the Meeting to Order:**

Chair Shari Ellis called the March 12, 2025 Zoning Bylaw Review Committee to order at 6:33 PM in the Zoom

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

**Voting Members Absent:** Jeff Dibona

**Non-Voting Members Present:** Ernie Covino, Mark Dupell

**Non-Voting Members Absent:**

**Also Present:** Liz Bonventre, Planning Director, Bob Buckley, Reimer and Braunstein LLP, Tood Freemont-Smith, Nordblom Company, Eileen Coleman, Burlington Conservation Administrator,

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**1. Meeting announcements**

Shari brought up the issues of Building Heights and Requested that ZBRC revisit the definitions that were proposed at last May's Town Meeting (Building Heights, setbacks, etc). She, along with the Inspector of Buildings, would like clarity on the timing of the Building Height determination (pre demolition). Betsey noted that it will be an agenda item at the April ZBRC meeting.

**2. Public participation: NONE**

**3. Approval of minutes**

Feb 12, 2025: **Motion:** Betsy/Greg moved to accept minutes:

**Vote: 6-0:** Alex, Betsy, Cathy, Greg, Sally, Shari

**4. May Warrant Articles**

**4.A Section 8.1.0 100-Year Flood Plain District**

- Housekeeping changes proposed to Town Meeting
- Federal Government approves the Flood plain maps effective date: July 8, 2025
- Flood specialist works with DCR (approves all flood plan bylaws)
- Letter of determination received in Jan 2025 goes into effect July 2025
- Statement will read: Maps approved, amendment(s) will be filed (maps will not change in July unless approved by Town Meeting)
- Message shared with Town Meeting
- Shari questioned that if the maps, for some reason, do not go into effect, what happens with the Bylaw, if approved by Town Meeting? Eileen thought that If there is a delay in approval, current maps will be used.

**4 B. Zoning use table Advancement**



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- Use Table Advancement submitted to Town Meeting
- First part of Amendment is to remove Retail Industrial zoning district from the entire ZBLSecond part of the amendment is to amend the use Regulation Schedule
- Note was made to change to "Retail Industrial" and not "Industrial Retail"
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- Liz discussed all the proposed amendment with respect to bringing more supervision by the Planning Board for the listed uses. She presented the amendment with all the changes; most were to change from a by right use (YES) to a special permit by the Planning Board (SP).

### **4 C. Amend Article VIII Section 8.6.0 MBTA:**

Northwest Park - Spring 2025 Presentation given to Planning Board (March 2025) presented by Todd Freemont-Smith

- Park started 1950's (3<sup>rd</sup> Ave)
- Mixed Use (Wegmans (anchor store), restaurants doing well, housing full
- MBTA buses access area
- \$350,000 pickle ball court installed
- Public art program (NESA)
- 270,000 SF New development (Broad Institute) taxes 2.5 Million a year
- Tenants are growing (medical device cluster/high tech cluster) 23 parcels, 10 retail, 3 multi-family, 1 fitness, 1 hotel)
- 550,000 sf of leases in past 24 months, 0 office space
- significant portion of value of office space has been lost

### **Area 5: Recycle office space/create workforce housing/MBTA community**

- multi-family use
- Buildings would be self-managed
- Proposed building will be across Middlesex Turnpike from 3<sup>rd</sup> Avenue
- Crosswalks exist – protective island
- No ground water issue
- Walking traffic encouraged from Middlesex Av to Great Meadow Road
- NET Gross Revenue \$600,000 less police/fire/school = \$450,000 positive impact
- Designed to be Passive House, and would be first in Burlington
- **Zoning height: 80 Feet On Middlesex Turnpike - from rear, max density(4 stories) 60.units, 1.70 spaces / parking (Will Town Meeting support this?) This will be reviewed**

### **Discussion:**

- Could this project work at 70 Feet?
- Are there green initiatives if bldg. is gold/silver certified
- Additional crosswalks?
- Could 800 units be absorbed at mall area?
- Warrant Article 8.6.4 Permitted Land Uses
- Proposals are by right (no special permit process); however, a site plan will still be required



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- Project to go before May 2025 Town Meeting

**5. Agenda: Future ZBRC Amendment: (Definitions)**

2.19: Definition Building Height (Agenda on April 2025 meeting)

- What is a building height? You may consider putting definitions into bylaws
- House lots being raised (30 feet) causing angst with neighbors because of additional height differential

**6. ZBRC Committee Makeup:**

Betsey interim Chair until committee re-organizes

**Motion made:** Cathy/Greg:

Alex, Betsey, Cathy, Greg, Shari **VOTE: 5/0**

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**Documents Referenced: Warrant Articles presented are available through the planning Department**

**Motion to Adjourn:** Shari made motion to adjourn, all in favor.

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**Meeting adjourned: at 8:17PM: VOTE: 6/0**

*Respectfully Submitted,  
\_Amy Scicchitani Recording Clerk*