



TOWN OF BURLINGTON
ZONING BYLAW REVIEW COMMITTEE (ZBRC) MINUTES
March 23, 2022 – special meeting

Chair Shari Ellis called the March 23, 2022, Zoning Bylaw Review Committee to order at 6:30 PM remotely via Zoom.

Voting Members Present: Shari Ellis, Cathy Beyer, Ed Parsons, Betsey Hughes, Michael Murray, Tamara Maniscalco, Greg Ryan, Sally Willard

Voting Members Absent: Mark Donahue

Non-Voting Members Present: Mark Dupell

Non-Voting Members Absent: Ernie Covino

Guests: Jeffrey Feldman, Peter Carbone, Todd Freemont-Smith, Susan Kadilak, Craig Foster, Kristine Hung, Kristin Kassner, Karl Trieschman

1. Public Participation - None

3. Approval of Minutes: 03/09/22

- Postponed until next meeting
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2. May Zoning Warrant Articles

a. Groundwater Separation – Planning Department

- Kristin updated that the Department, Planning Board, Board of Health, Conservation and Engineering met to figure out how to clarify that Article 5 has dimensional criteria that must be met.
 - Shari noted the term “groundwater” is used throughout the Bylaws, and stated that is this a specific type of groundwater. Kristin confirmed that and said that it is a specific type of groundwater.
 - Tamara asked, in regard to the changes in section 2.7, if was both a soil scientist or licensed Soil Evaluator, or if it was just one. Kristin noted to make it simple, according to the state it is just the Licensed Soil Evaluator.
 - Cathy asked if the change was triggered from a change in state laws. Kristin mentioned that currently there is no ask or requirement for this information. The Planning Staff and Conservation wanted to implement a local change.
 - Shari asked if this would have helped with a prior proposal, General Walker Estates, and if it would help a situation similar in the future. Kristin noted that the prior proposal was a sub-division and the project conditions changed during project. If it were a single home construction, nothing would have been reviewed.



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- Shari asked how this would work with permitting. Kristin noted when submitting a building permit, there is a process to check off all the boxes. The enforcement is entirely through the Building Department.

b. Network Drive PDD Amendment - Nordblom Development Company

- (Mark Dupell and Ed Parsons left the meeting approximately 6:55)
- Todd updated the committee stating that the only notable change was that the Planning Department asked for a preamble to be added to section 12.1 (Special Conditions). Edits relate to, within 24 months of approval, development team would work with the Planning Department to devise a master plan regarding traffic, water, sewer, etc. to mediate any impacts.
 - Relating to this project “master plan”, Cathy asked if there was a wish list or priority list for the town of things that they would like to peruse. Kristin noted, yes & no. Understanding the world post COVID is critical to keep the process ongoing. Cathy also asked what the plans were for developing post COVID. Kristin noted, there is no current plan, but they are working on an analysis process to implement a plan.
 - Shari asked regarding the sizes of the signs and if they could compare the sizing to some existing signs. Todd noted he would clarify the sizing and smooth out the wording.

c. Town Center Multifamily District – Novaya Real Estate Ventures

- Peter updated the committee that there were some changes to the project. They reduced the project from 98 units to 82 units, reduced the height of the project by 8-10ft by eliminating an entire floor, considering the elimination of all the retail, the back of the building was pulled forward about 35ft, and they discussed converting one of the two driveways to emergency access only.
 - Committee decided to hold the discussion until a further date when Kristin can join.
 - Committee had Town Meeting Members voice their opinions and concerns.
 - Committee decided to wait and discuss the wording and clarity with the Planning Board at a further date.
 - Shari will contact Kristin and request to reconvene the subcommittee to meet prior to the print deadline submission date, in order to further refine the language

Action Items: Postponed until future meeting

4. Discussion of format, date and agenda for future meetings (4/13, 5/11 scheduled)



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- Next meeting of the ZBRC will be April 13 - continuing remotely, as that was the consensus (will continue this format until July meeting).
 - May ZBRC meeting will be moved to May 4th (to accommodate any changes or votes necessary prior to May 10th Town Meeting). Any additional meetings will be determined as needed
 - ZBRC will meet June 8th
 - June 28th is deadline for zoning articles for September Town Meeting
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Documents Referenced:

- Groundwater Separation Zoning Bylaw 2022 – Revision2_3_23_22 ZBRC_edits
- Special Conditions for PPD (Existing) v4 Special Conditions for PPD
- 11_2021 PPD Zoning Provisions -v4 PPD Zoning Provisions (Proposed Amendment_Draft)
- 11_2021 PPD Use Table – v4 Use Table
- 2936892v1-ZONING BYLAW ARTICLE - Rezoning Petition Roger_s Piano and Sorenson

Motion to Adjourn: 9:02 pm

*Respectfully Submitted,
Emily O'Donoghue, Recording Clerk*

Approved: April 13, 2022 [6-0-0]