



TOWN OF BURLINGTON, MA
BOARD OF HEALTH
SUBCOMMITTEE MEETING MINUTES

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Tuesday, May 3, 2022
2:00 pm / (UTC-04:00) Eastern Time (US & Canada) / 1 hr

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Board Members Present: Dr. Ed Weiner, PhD, Chairman; David McSweeney, Vice Chairman

Staff Members Present: Susan Lumenello, REHS/RS, CHMM, Director of Public Health; Michael Greene, REHS/RS, Associate Director of Public Health; Christine Mathis, Environmental Engineer

Others Present: Mark Wixted, Bohler Engineering; Paul Alphen, Esquire, Representative of Lincoln Properties; Robert Buckley, Esquire, Riemer & Braunstein; Melissa Cushing, Riemer & Braunstein; Kristine Hung, Riemer & Braunstein; Jim Noonan, Lincoln Properties; Spiro Cantonis, Pyramid Development

Called to order at 2:00 PM.

Discussion:

1 Burlington Mall Road, Site Plan and Special Permit, parking alterations (Applicant: Pyramid Hotel Group)

- Pyramid Hotel Development is the operator/owner of the Marriott Hotel.
- Proposal to spin-off the lower parking lot with the hotel residing on one of the other lots. There will be two parking lots when construction is finished.
- The lower parking lot has been used by other operators in Burlington over the last number of years to handle overflow parking and it has not been necessary for the hotel operations. In the rare event that

additional parking at the hotel is needed the parties will coordinate to have shared parking.

- Not considered a subdivision because the frontage for the new lot will be along the front of the property. From the public's point of view nothing will change at the entrance.
- Proposal will be an enhancement to the hotel because it consolidates and coordinates its uses here and will provide a natural base for the way business are conducted today via rooms or training sessions, etc. The hotel is also ideally situated to provide some amenities via lodging for people coming in for seminars, sales, activities, etc.

1 Burlington Mall Road, Site Plan and Special Permit, proposed Life Science Building and Life Science Use (Applicant: Lincoln Property Co.)

- Lincoln Property Company is a national real estate company based in Dallas with a large Boston office that specializes in property management, project management, and real estate development.
- The lower lot (to be developed lot) will be permitted as a Good Manufacturing Practice (GMP) laboratory facility. The GMP will be one-story tall, and the laboratory will be four stories tall with parking all around.
- People can access the second building by coming in off Burlington Mall Rd.
- The new building is designed to accommodate multiple tenants but can serve a single tenant.
- The entirety of the new development is within the existing curb line of the present parking lot (no work beyond that curb line). Impervious area will be reduced by 9,000 square feet.
- A raingarden will be situated where there is existing pavement today to help treat stormwater before it gets to the wetlands. Today, roof and parking lot runoff runs straight into the wetlands with minimal treatment. There is an existing detention basin (or wetland) off the parking area.
- Exploratory borings to see how deep the bedrock goes will occur during construction but there is already enough space based on existing grades.
- All existing catch basins will have sediment traps prior to any construction.
- Space outside for air gas tanks will be tenant specific as to what type (i.e., liquid nitrogen) and quantity of gas they will need (assuming that the tenants would need some air gas facilities). There is also space for a generator.
- No disturbance to trees surrounding the parking lot and bordering with Cambridge St.
- Intend to have an access point so that people can leave the site (steps/ramp system) to get to the sidewalk/walkway on Burlington Mall Rd.
- No contamination issues known at this time.
- Bohler Engineering will be filing with the Conservation Commission because of the work being done within the buffer zones of the wetlands.
- This Special Permit is going before the Board of Health on May 24, 2022. The Board is requesting a final, detailed plan including the underground water treatment system to acknowledge the building is safe for the community of Burlington prior to construction.

Adjourned at 2:57 PM.