



TOWN OF BURLINGTON

Meeting Minutes

Email minutes to meetings@burlington.org or Bring to the Clerk's Office. Thank you

Minutes need to be posted within 30 days or 2 meetings of the board – Draft minutes can be posted and revised at a later date

DEPT./BOARD: Planning Department MBTA Communities Working Group

DATE: February 12, 2024

TIME: 5:30 pm

PLACE: Burlington Town Hall Annex

PRESENT: John Keeley, Rick Parker, Robert Buckley, William Gaffney, Melissa Tintocalis, Zi Wang, Eileen Coleman (on Zoom), Roger Riggs (on Zoom), Elizabeth Bonventre, Caleb Zimmerman

Minutes

1. The Meeting was called to order at 5:30 pm.
2. Discussion: To solidify the overlay district location and begin discussions regarding zoning language in order to achieve compliance with the MBTA Communities Law.

After further discussion since the last Working Group Meeting, The Lord Baron Apartment complex was removed from the proposed zoning map.

The proposed plans were discussed:

Option 1:

Subdistrict A

1. Beacon Village Apartments (38.85 acres)
2. Heritage at Stoneridge (5.7 acres)

Subdistrict B

3. Lifetime Living (5.3 acres)
4. The Huntington and The Tremont (9.4 acres)
5. SW Middlesex Tpk & 2nd (5.69 acres)

= 65.07 Total Acres (meets the 50-acre minimum)

The Working Group discussed coming up with a plan that will pass at Town Meeting. They discussed making existing housing/buildings work for the MBTA Communities plan and if needed, how potential drafting of new units/properties could be put in after the fact.





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Option 2:

Subdistrict A

1. Beacon Village Apartments (38.85 acres)
2. Heritage Stoneridge (5.7 acres)

Subdistrict B

3. Lifetime Living (5.3 acres)
4. The Huntington and The Tremont (9.4 acres)
5. Staples Area – (8.28 acres)

= 67.219 Total Acres (meets the 50-acre minimum)

Planning Director Elizabeth Bonventre discussed how Lifetime Living is on a floodplain and how the building is a podium-built building, allowing water to flood. The Working Group discussed how this is something that could potentially be done at the Staples area. The Working Group discussed being up against a deadline for May Town Meeting. They discussed how the MBTA overlay is an incentive for affordable housing. The Working Group discussed if the plan does not pass in the Spring, they have Fall Town Meeting and they will need to let everyone know there is a heavy consequence for not complying with the MBTA Communities Law. The Working Group discussed wanting to come up with something that is palatable for everyone at Town Meeting.

Economic Development Director Melissa Tintocalis discussed a vision for mixed use zoning. She discussed a strategy piece of talking to Town Meeting members and trying to explain the plan has 2 phases. The first phase would be to do an overlay to get credit for MBTA Communities, and the second phase would be to bring something in writing about mixed use in September.

Planning Director Bonventre discussed trying to get the MBTA Communities plan approved in May. There will not be results of the preliminary plan and rough draft until after May Town Meeting. Also, if the review comes in and changes need to be made, at least there will be September Town Meeting rather than having the need to hold a special Town Meeting.

The Working Group discussed how mixed-use zoning has both housing and commercial. Economic Development Director Tintocalis discussed the goal of how building in people adds value. Land Use Committee Member Zi Wang discussed how the presentation of the plan is very important. Planning Director Bonventre discussed the need to think about allowing structured parking in the Bylaw.

Planning Director Bonventre discussed the options to either vote on a choice today, or relying on September Town Meeting. The Working Group discussed the best option presented was Option 2 with #5 as Great Meadow. Director Bonventre felt there are many options and it is not an easy choice, but thanked everyone for being there and how the meeting was productive. The next Planning Department MBTA Communities Working Group is TBD.

The meeting adjourned at 7:30 pm.

Respectfully submitted by Julie Faulkingham, Recording Clerk.

