

BACKUP

Burlington Town Meeting Warrant



**September 27, 2021
7:30 P.M.**

Burlington, MA
Burlington High School
Fogelberg Auditorium
and Virtual via WebEx

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BURLINGTON TOWN MEETING
MONDAY
SEPTEMBER 27, 2021**

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Simonds Trust

The Simonds Trust was established in 1906 with a gift of land to the Town of Burlington now known as Simonds Park and a parcel of land which is presently the Town Common. With the gift of land came a yearly appropriation of funds from a Trust which is intended to help maintain the facilities on the two parcels. The appropriation grew from \$2,000 to \$9,500 where it remained for 20 years. Currently, thanks to the generosity of the Trustees, the annual appropriation is **\$65,656.54**.

The land and the expenditure of the \$65,656.54 are under the control of the Recreation Commission. The Trust is controlled by three individuals; Joshua Simonds, who replaces Marshall Simonds and is a relative of the original founder of the Trust; Karen Hoyt a Burlington resident and former Recreation Department Supervisor and Recreation Commissioner and Michael Sullman, who is representing Bank of America, which manages the Trust.

Past projects which the Trust money has been spent include renovating the bathrooms/snack bar, construction of the bandstand and Visco building, renovating the tennis courts and skate park, stone walls, sprinkler systems, wading pool, and purchasing picnic tables, park benches and landscape materials. More recently the Trustees have expressed an interest in seeing a portion of the appropriation go towards programming, special events and scholarships for participants in Simonds Park programs.

The provisions of the Trust require two votes of Town meeting. To meet disbursement requirements of the Trust the votes are scheduled for May and September, in order for the funds to be appropriated by the end of the calendar year. The votes are necessary in order to accept the Simonds Trust gift for 2021 in the amount of \$65,656.54.

Proposed projects for the Simonds Trust money include:

- Make accessibility improvements to walkways by the lower tennis / pickleball courts
- Fund the modular trailer used for the summer Therapeutic Recreation program
- Visco Building roof replacement
- Program funds for Special events
- Scholarship Fund for programs in the park

Article 4 **Amend FY22 Operating Budget**

Article:

To see if the Town will vote to amend Article 3 of the May 2021 Annual Town Meeting, “Fund FY2022 Operating Budget”, by adjusting the amount appropriated in various lines by a sum of money; or to act in any other manner in relation thereto.

Request:

The purpose of this article is to request an increase in the approved FY22 operating budget. This change would be budget neutral with any increase in expenses being offset by an equal increase in revenues. The source of these additional revenue would be from federal COVID related funding.

Background:

The American Rescue Plan Act (ARPA) has authorized funding for cities and towns through the Coronavirus State & Local Fiscal Recovery Fund (SLFRF). This funding includes two allocations of funding for the Town of Burlington. The first is a direct municipal allocation, which for Burlington is \$2,996,347, and the second is the Town’s portion of the Middlesex County allotment, which is \$5,560,459. The total allocation for the Town is \$8,556,806.

The spending limitations of these funds are much less restrictive and the eligible expenditure period is longer than previous federal COVID related funding programs. The major expenditure categories are listed in the bullets below:

- **Support public health expenditures**, by, for example, funding COVID-19 mitigation efforts, medical expenses, behavioral healthcare, and certain public health and safety staff
- **Address negative economic impacts caused by the public health emergency**, including economic harms to workers, households, small businesses, impacted industries, and the public sector
- **Replace lost public sector revenue**, using this funding to provide government services to the extent of the reduction in revenue experienced due to the pandemic
- **Provide premium pay for essential workers**, offering additional support to those who have and will bear the greatest health risks because of their service in critical infrastructure sectors
- **Invest in water, sewer, and broadband infrastructure**, making necessary investments to improve access to clean drinking water, support vital wastewater and stormwater infrastructure, and to expand access to broadband internet

Conclusion:

Combatting this public health emergency and all of its ramifications continues to be a top priority of the Administration. To that end, a portion of these funds will be reserved to provide funding for any unforeseen public health expenditures required to address the pandemic on an ongoing basis.

To maximize the impact of these funds, after reserving a portion to support public health expenditures, the Administration plans to focus on two main components; revenue replacement and funding water/sewer infrastructure projects. Due to the extended timeline for the use of these funds the Administration can develop a multiyear plan for revenue replacement, which will allow us to reduce our reliance on these funds over time, as the local economy recovers. The balance of the available funds will be used to offset a portion of the \$15M water project or the \$4M sewer infrastructure project on this warrant.

For FY22 the spending plan for these funds includes the commitment of \$2M. This includes \$500,000 that has been committed for the engineering service and architectural design of the addition to the Mill Pond Water Treatment Plant for the filtration of PFAS. Another \$1.5M, or \$500,000 a year for three years, is planned for revenue replacement to help mitigate the effects the pandemic has had on our local economy. Declining local receipts resulted in a multi-million dollar budget reduction in FY21, and a flat revenue projection for FY22. As a result many departments were forced to cut their budgets by eliminating positions and/or decreasing hours. This revenue replacement would provide us the ability to reinstate the cuts that were made, and to do so without adding to the tax levy. This article will add back to the following budgets: Select Board/Administrator, Accounting, Assessor, Building, Schools, Board of Health, Council on Aging, Youth & Family Services, Library, and Recreation.

TM Warrant Article Backup

Francis Wyman Pump Station/Forcemain Rehabilitation

The design for this station was approved at Town Meeting in 2020 with the intent of asking for funding and going forward with construction in 2022.

This station is a duplex type below grade concrete chamber can with a concrete entrance tube. The station houses two centrifugal pumps, check valves, gate valves, level control panel and associated electrical. A standby generator set and automatic transfer switch is located above grade in a weatherproof enclosure.

The station had a thorough inspection in 2012 by Weston & Sampson Engineers, Peabody MA and documented the following deficiencies:

- 1. The electrical service cabinet and components are deteriorated.*
- 2. The equipment is exposed to vehicular traffic.*
- 3. Wet well is full of grease and debris.*
- 4. The level control panel is deteriorated.*
- 5. Man lift is in need of inspection.*
- 6. The pumps have many hours of service*
- 7. The pump chamber structure floor is deteriorated.*
- 8. Piping is aged. Poor condition; Priority 1.*

Additionally, the Department has repaired two (2) failures of the forcemain within the past 10 years. During the repairs it was noted that the Ductile Iron forcemain is showing signs of corrosion due to age; it is beyond it's 50 year design life and needs to be replaced. The forcemain was constructed within and adjacent to wetlands, both pipe failures caused sewage to discharge into brooks.

Purpose/Benefit:

To maintain sanitary sewer system operation

TM Warrant Article Backup

Mill Pond PFAS Filter Addition

On October 2, 2020, the Massachusetts Department of Environmental Protection (MassDEP) promulgated a new drinking water regulation and the maximum contaminant level (MCL) of 20 nanograms per liter (ng/L) for the sum of six per- and polyfluoroalkyl substances (called PFAS6). Based on samples taken starting in April 2021, Burlington exceeds the new MCL at both the Vine Brook Treatment Facility and the Mill Pond Treatment Facility.

The long term corrective plan will include the abandonment of the Vine Brook Treatment Facility, constructing a new transmission main to access water from the MWRA and upgrades to the Mill Pond Treatment Facility to remove PFAS6 below the MCL. In the short term, we opened the Adams Street connection to Lexington which provides approximately 1 million gallons per day to reduce the impact of PFAS in the distribution system.

Bids for the construction of the new transmission main to access MWRA water will be open in August 2021 with expected completion by summer 2023.

The town advertised a proposal for the hiring of an engineering firm for the design of treatment at the Mill Pond Treatment Facility. In addition, the town was authorized to submit an application for SRF emergency financing for the construction of the Mill Pond PFAS treatment facility.

We are requesting Town Meeting to approve this article with the goal to start construction by the end of the calendar year, with a completion date of late 2022. Unfortunately, the large demand for PFAS filtering systems has created a delay in the availability of filters which could extend the completion time of this project.

What are PFAS?

PFAS are a family of manmade chemicals used since the 1950's for non-stick coatings and firefighting foams. Products containing PFAS include carpets, clothing, fabrics for furniture, paper packaging for food (such as sandwich wrappers and take out containers) and other materials (e.g., cookware) that are resistant to water, grease and stains. Manufacturing of certain PFAS was discontinued in the U.S. about 30 years ago, but they may still be used in imported products. PFAS are resilient and do not degrade easily in soil and water. As a result, they are widely found in the environment and many consumer products where they migrate to the food supply and drinking water. In fact, most people already have concentrations of these chemicals in their blood as food and consumer products are additional points of exposure.

Mass DEP recommends consumers in a sensitive subgroup (pregnant or nursing women, infants and people diagnosed by their health care provider to have a compromised immune system), are advised not to consume, drink, or cook with water when the level of PFAS6 is above 20 ppt. Mass DEP says that "consuming water with PFAS6 above the drinking water standard does not mean that adverse effects will occur. The degree of risk depends on the level of the chemicals and the duration of exposure."

There are scientific studies that suggest potential links between exposure to certain PFAS in the environment and health effects. The studies have looked at the effects on the development of fetuses and infants, the thyroid, the liver, kidneys, hormone levels and the immune system, as well as if a cancer risk exists for people exposed to levels well above the drinking water standard.

Mass DEP and the U.S. Centers for Disease Control both note more research is needed and ongoing, and it is important to remember consuming water with high PFAS6 levels does not mean adverse effects will occur. While awaiting further scientific study, Mass DEP has acted to set a drinking water standard and statewide, public water suppliers are working in the best interest of consumers to lower PFAS6 levels where they are found to be at or above 20 ppt. Consumers concerned about potential health effects of PFAS should consult a medical professional.

Purpose/Benefit:

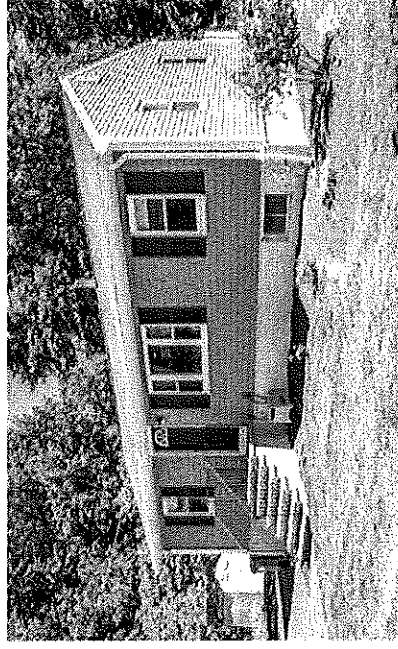
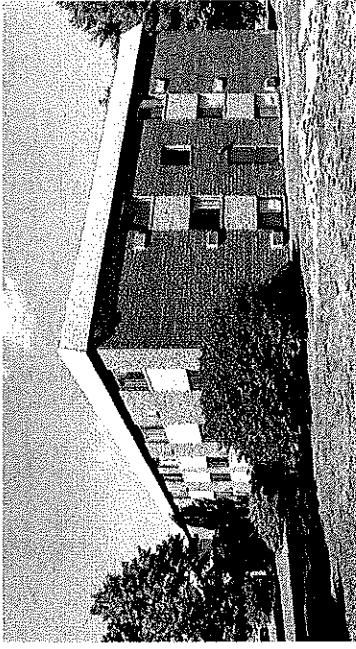
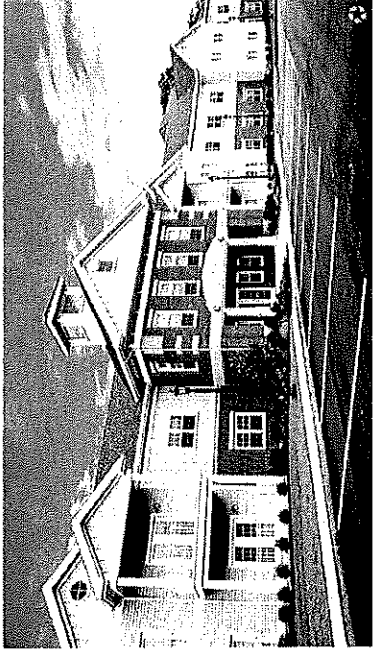
Prevention of PFAS 6 above the maximum contaminant level (MCL) of 20 nanograms per liter (ng/l).

Proposal for a Burlington Housing Needs Assessment & Municipal Affordable Housing Trust

Financial Article – Transfer from Affordable
Housing Fund Affordable Housing
Needs
Assessment

August

1



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Presentation prepared by the
Burlington Housing Partnership Committee
2021

What do we mean when we say “affordable housing”?

Many people think “affordable housing” refers to public and/or subsidized housing. In reality, it's a **broad term** that simply means housing that is affordable to people at a range of income levels.

One way to think of affordable housing:

Aa

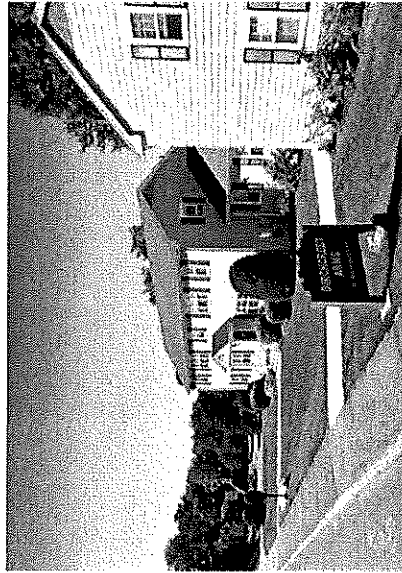
Affordable Housing with a capital “A” refers to public and/or subsidized housing. This can be seniors housing at reduced rents, Section 8 vouchers, etc.

However, **affordable housing with a lowercase “a”** means simply housing that is affordable to someone making the median income of an area (an entry level home that is affordable to a first-time homebuyer, a market-rent apartment that is affordable to an average worker, etc.).

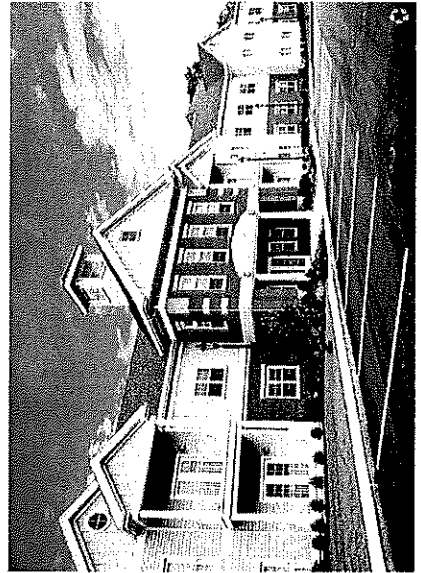
It is important to understand this distinction.

Affordable Housing in Burlington

Two separate entities in town are primarily responsible for overseeing affordable housing:



The Burlington Housing Authority manages two Affordable Housing developments for seniors and people with disabilities (Birchcrest Arms & Tower Hill Apartments) and manages the Section 8 Housing Choice Voucher Program.



The Burlington Housing Partnership Committee is a separate entity, responsible for other (typically lowercase “a”) affordable housing opportunities in town.

Who is the Burlington Housing Partnership Committee? (BHPC)

Charter

The BHPC considers housing needs in Burlington with particular attention to housing opportunities that are affordable to residents of all income levels and abilities. Members are appointed by the Town Administrator, and the committee serves as an advisory group to the Select Board.

History

The committee was originally established as the Housing Opportunity Partnership, approximately 30 years ago. Today, the committee advocates for affordable housing in Burlington, holds lotteries for new affordable units, and most recently, fully renovated a single-family home on S. Bedford Street to be sold to a first-time homebuyer as affordable housing. Over half of the committee are new members within the last year, who have extensive housing, finance, real estate, and planning experience.

Committee Members

- Michael Runyan, Chair *[Select Board Representative]*
- Ernie Covino, Vice Chair *[Planning Board Representative; Zoning Bylaw Review Committee]*
- Kerry Donahue, Secretary *[Harvard Joint Center for Housing Studies]*
- Rita Shah *[SAHELL; Burlington Rotary; Friends of Indian Senior Citizen Organization]*
- Eileen Sickler *[Town Meeting Member; Audit Committee]*
- John Sullivan *[Board of Appeals Representative]*
- Henry Wu

Denotes new members within the last year

Where does Burlington get funding for affordable housing?

- Revenue sources include monitoring and developer fees
- Burlington has collected approximately \$800,000, primarily from \$600,000 received for the Davis properties
- Recent cash disbursements were primarily for renovations to 117 S. Bedford St (single family home to be sold soon in an affordable housing lottery)

Burlington Housing Needs Assessment

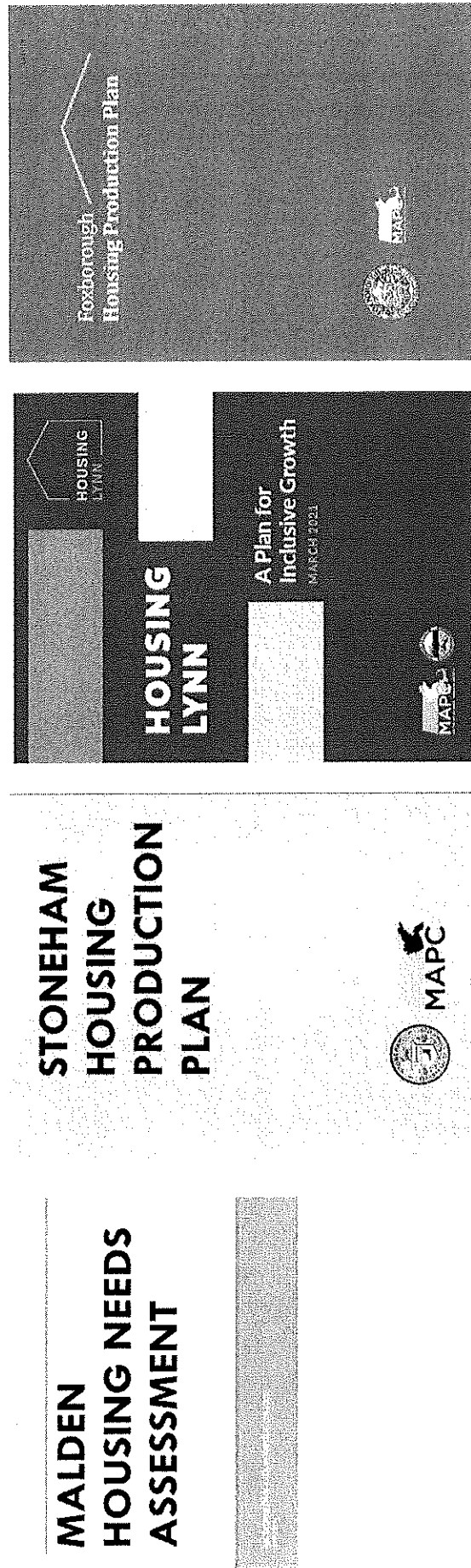
BHPC seeks Town Meeting approval to conduct an independent and objective Housing Needs Assessment. The assessment will be significantly more detailed and comprehensive than the work done for the housing component of the Master Plan.



- Assessment would be conducted by the Metropolitan Area Planning Council (MAPC), a regional planning agency for 101 municipalities in and around Boston
- Assessment is an analysis of demographic data and housing stock showing trends and characteristics helping to explain housing needs and demands. It will have both quantitative (data) and qualitative (community outreach) components
- A final report will be presented at Town Meeting and available to the public
- Cost will range from \$15k to \$30k
- Funding will be requested from Town Meeting, from the town's affordable housing fund
- The assessment will inform the direction of a Municipal Affordable Housing Trust

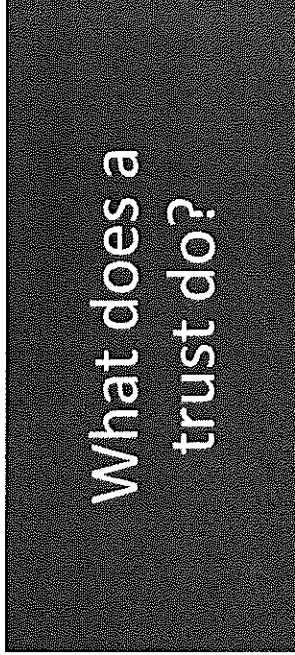
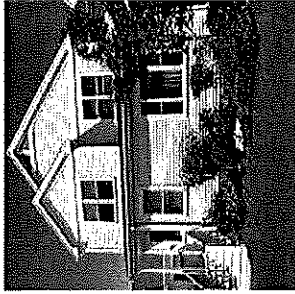
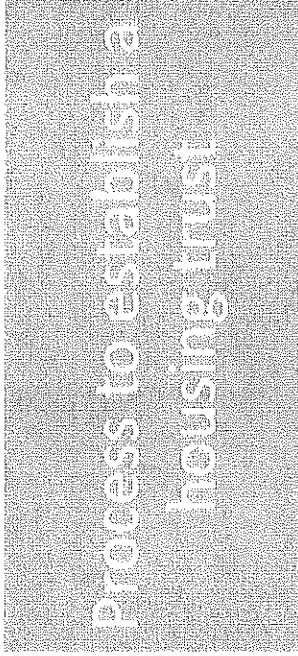
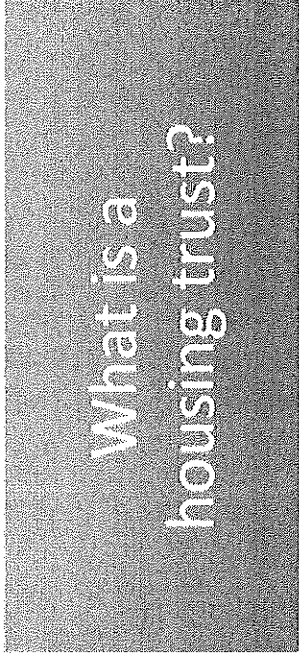
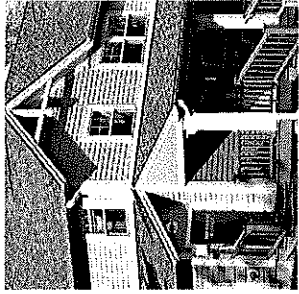
Housing Needs Assessment Examples

Examples of assessments conducted by MAPC for other communities are available for download:



Municipal Affordable Housing Trust

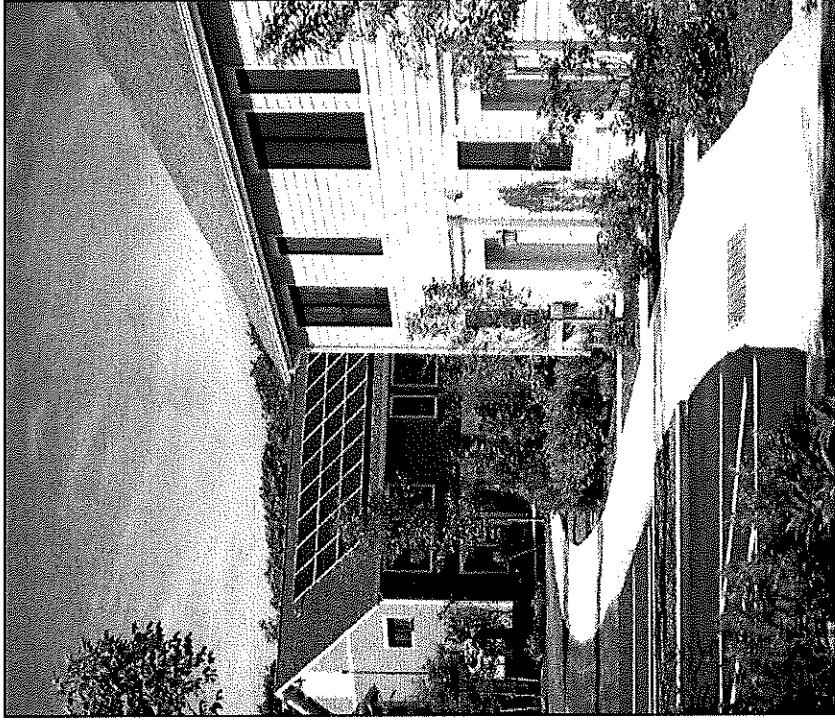
BHPC also seeks Town Meeting approval to work with the Massachusetts Housing Partnership* (MHP) to form a Municipal Affordable Housing Trust.



**MHP is a statewide public non-profit that supports and finances affordable housing. It works in concert with the Governor, the Department of Housing and Community Development and the state's other quasi-public housing organizations.*

What is a Municipal Affordable Housing Trust?

- The trust is a public entity, created by the local legislative body to create and preserve affordable housing
- Led by Board of Trustees
- Supports local control of housing initiatives
- Engages in real estate activity (acquire, purchase, and preserve affordable housing)
- Makes timely decisions
- Collects funding from variety of sources



What does a Municipal Affordable Housing Trust do?

Acquire

e.g. Purchase a small ranch home to sell to a first-time homebuyer

Create

e.g. Build new rental units or repurpose existing buildings for housing

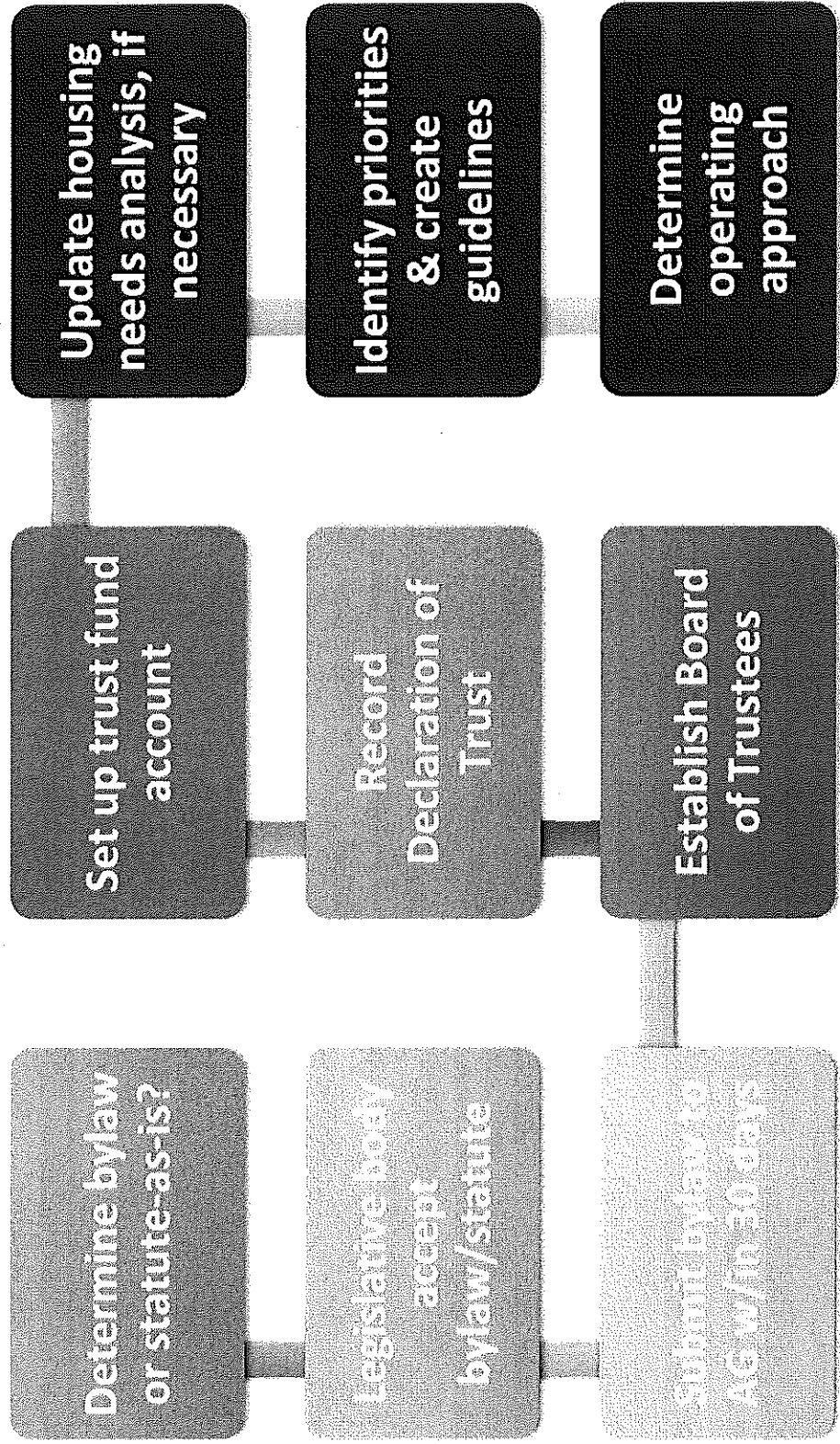
Preserve

e.g. Maintenance for existing units to ensure continued use

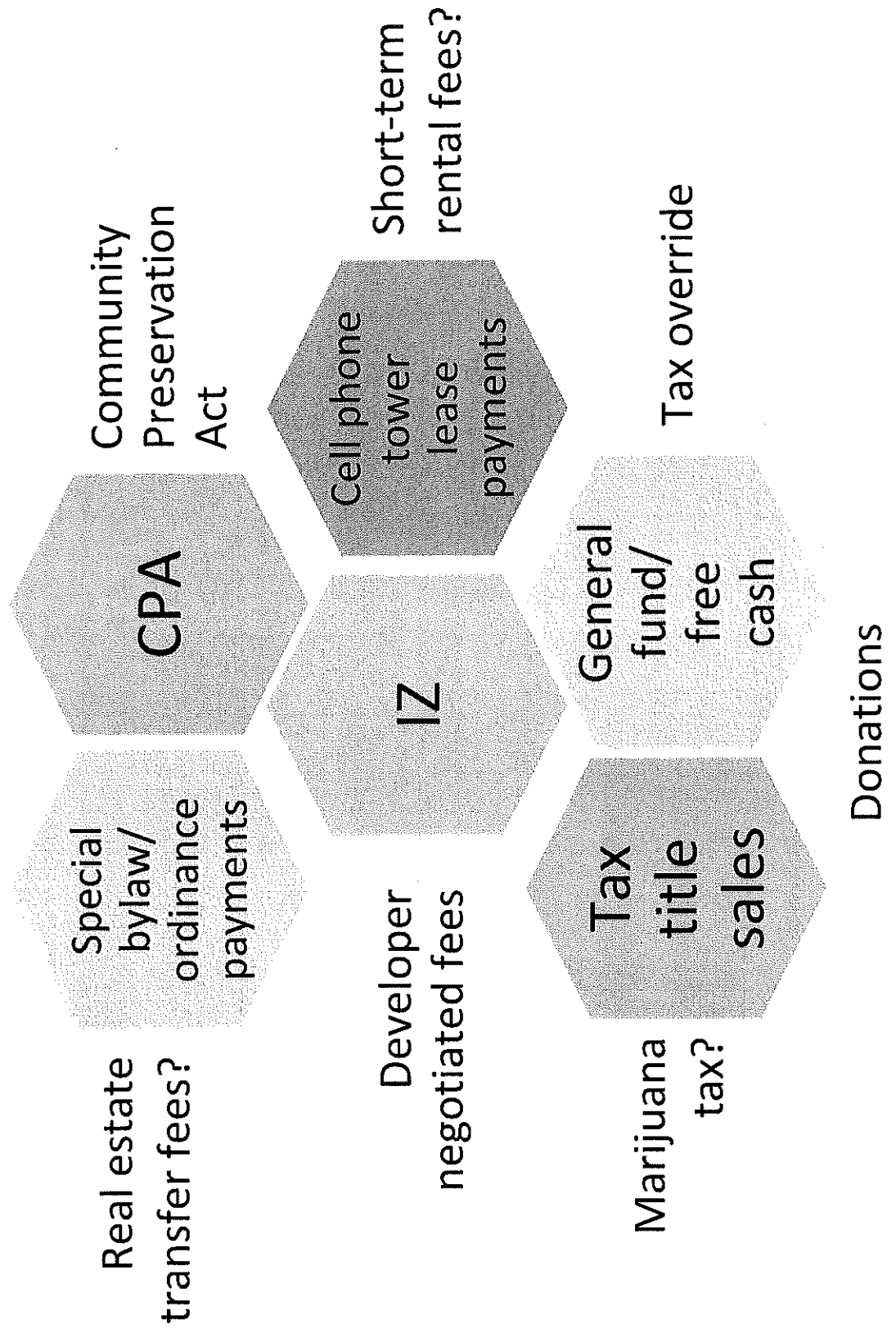
Support

e.g. Develop housing plans, provide rental or downpayment assistance

Process to Establish Housing Trust



What funds can be used?



Questions?

Committee contacts:

Mike Runyan: mike@michaelrunyan.com

Ernie Covino: ecovinopb@gmail.com

Kerry Donahue: donahue.kerry@gmail.com

Rita Shah: rita.saheli@gmail.com

Eileen Sickler: eileen@esickler.com

John Sullivan: johns@lamarcaandsons.com

Henry Wu: henry.wu@us.af.mil

**Article 11 Backup
117 South Bedford Street**

Article:

To see if the Town will authorize the Select Board to sell, convey and otherwise transfer, the property and structure(s) thereon, located at 117 South Bedford Street for the purpose of providing affordable housing and to determine in their judgement, the best method to effectuate same and to authorize the Board to enter into any and all agreements needed to complete said sale including but not limited to an affordable housing deed restriction, and further that any funds received for the sale of said property be transferred into the affordable housing fund; or take any action related thereto.

Request:

The purpose of this article is to seek approval from Town Meeting for the resale of an affordable housing unit located at 117 South Bedford Street, and for the proceeds from this sale to be returned to the Affordable Housing Fund.

Background:

This property is an existing affordable unit that came up for sale in 2019, and the Town exercised its first right of refusal to purchase. In May 2019 Town Meeting approved \$250,000 for the purchase of this property. The purchase price was approximately \$153,000, and the remaining \$97,000 was used for repairs and updates needed to prepare the house for resale.

The condition of the home was very poor and required quite a bit of work to make it habitable and suitable for resale. This work included updates to all of the following; plumbing, electrical system, roofing, siding, HVAC, windows, doors, and floors. Asbestos and lead paint removal services were performed as required.

The sale price will be determined by the Housing Partnership Committee, in collaboration with the Town's Affordable Housing Coordination Consultant, and within the range prescribed by the governing rules and regulations.

Article # 16

Amendment to the General Bylaws- Bylaw Review Committee

Background and Supporting Information

This Article is designed to provide the ByLaw Review Committee with more time to review and draft Warrant Articles that will be presented to Town Meeting.

Currently as defined in Article 2, General Provisions, Section 1.2 3rd paragraph, the Bylaw Review Committee must submit articles for inclusion in the warrant for Town Meeting to the Selectmen no later than forty-five days before the meeting. Often the Committee is not apprised of articles being submitted by other committees or individuals until just before this deadline. This leaves the Committee with either one meeting or no time at all to make the necessary changes to the article to have it conform to our set of Bylaws. The Committee is asking that the date in which to receive General Bylaw Articles before Town Meeting be increased from 45 to 90 days so that the Committee is able to complete its work properly.

Article III, Procedure of Town Meeting, section 12.0 Acts Requiring a Bylaw, paragraph 3, states **“Every proposed Bylaw shall be introduced in writing and in the form required for final adoption. No proposed Bylaw shall contain more than one subject, which shall be clearly expressed in the title.”**

It is the job of the Bylaw Review Committee to make sure this has been done properly. Without the extension of time needed for the Committee to address each bylaw, the Committee runs into time traps, unable to properly vet each Article.

Article V, Authorities, Commissions and Committees, further states in section 2.3.3: **“All proposed bylaws appearing on the Warrant for any session of Town Meeting, and all articles on any Warrant for any session of Town Meeting proposing actions which must be taken by law, shall be referred by the Town Administrator as soon as the Warrant closes to the Bylaw Review Committee. Said committee shall consider (a) where in said Bylaws the proposed Bylaw should be placed; (b) the form, clarity and conciseness of the proposed Bylaw; and (c) all arguments in favor of or in opposition to the proposed Bylaw, and shall make recommendations to Town Meeting based on these considerations.”** The Committee is often unable to do this properly within the forty-five days, especially when receiving the Articles just before Town Meeting. Many Bylaws take numerous meetings to address and make uniform, requiring the maker(s) of the motion to join the Committee at one or more meetings. This is to ensure that the correct meaning and message of the Bylaw is accurate.

In order to do its work effectively and timely, the Committee is respectfully asking for a **new** paragraph 3 be inserted into Article II, Representative Town Meeting, Section 1.2 to read:

The date by which the Board of Selectmen shall receive General Bylaw articles, by petition or otherwise, for inclusion in the warrant for Town Meeting shall be no later

than ninety (90) days before the meeting notwithstanding the provisions of Chapter 686 of the Acts of 1970, Section 12(a) relating to Special Town Meetings. The Board of Selectmen is not prohibited from inserting in the warrant, after that date, articles which, in the Board's opinion, are of such importance to the welfare of the Town as to make their consideration at such meeting necessary or desirable.

The remaining paragraphs in this section should follow new paragraph 3.

Article # 11

Amendment to the General Bylaws – Rename the Bylaw Review Committee

Background and Supporting Information

The Bylaw Review Committee (BRC) has the responsibility to annually review the General Bylaws, and all special Bylaws of the Town of Burlington. The Zoning Bylaw Review Committee (ZBRC) has the responsibility to annually review the Zoning Bylaws of the Town of Burlington. Prior to the existence of the ZBRC there was no confusion when referencing the Bylaw Committee. Since 2018 when the ZBRC was established, it has become apparent that a distinction is necessary. By naming the BRC the General Bylaw Review Committee (GBRC) there will be an easy and recognizable distinction between the two committees.

Therefore, this Warrant Article requests in each reference of the BRC in the General Bylaws the title be changed to General Bylaw Review Committee. Currently there are no references in the Zoning Bylaws of the BRC. There are three areas where the BRC is referenced:

1. Table of Contents
2. Article I, Section 1.0, § 1.1
3. Article 5, Section 2.0, § 2.3

The individual areas above would now appear as follows:

Table of Contents –

ARTICLE V AUTHORITIES, COMMISSIONS, AND COMMITTEES

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2.2	Capital Budget Committee	5-3
2.3	General Bylaw Review Committee	5-4
2.4	Town Facilities Committee	5-4
2.5	Rules Committee	5-5
2.6	Land Use Committee	5-5
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2.8	Zoning Bylaw Review Committee	5-6

Article I, Section 1.0, § 1.1 –

- 1.0 These General Bylaws are in addition to the Bylaws and votes of the Town heretofore in effect.

1.1 The General Bylaws, and all special Bylaws, shall be reviewed each year prior to the Annual Town Meeting by a General Bylaw Review Committee of five (5) members to be appointed by the Moderator within thirty (30) days after each Annual Town Meeting. The Bylaw Review Committee shall report to the next Annual Town Meeting their recommendations for the amendment, adoption or repeal of Bylaws.

Article V, Section 2.0, § 2.3 –

2.3 General Bylaw Review Committee

2.3.1 The General Bylaws, and all special Bylaws, shall be reviewed annually by the General Bylaw Review Committee consisting of five members to be appointed annually, for a term of three (3) years, by the Moderator within thirty (30) days after the final adjournment of the May Town Meeting. In the absence of an active committee, two (2) members will be appointed for three (3) years, two (2) members will be appointed for two (2) years and one (1) member will be appointed for one (1) year. Thereafter, all appointments shall be three years;

2.3.2 The committee shall annually elect a chairperson and vice-chairperson and appoint a secretary. The secretary shall not be a member of the committee. The committee shall define the duties of the secretary and fix the compensation thereof.

2.3.3 All proposed bylaws appearing on the Warrant for any session of Town Meeting, and all articles on any Warrant for any session of Town Meeting proposing actions which must be taken by law, shall be referred by the Town Administrator as soon as the Warrant closes to the General Bylaw Review Committee. Said committee shall consider (a) where in said Bylaws the proposed Bylaw should be placed; (b) the form, clarity and conciseness of the proposed Bylaw; and (c) all arguments in favor of or in opposition to the proposed Bylaw, and shall make recommendations to Town Meeting based on these considerations.



RECEIVED

By Town Clerk's Office at 10:30 am, Aug 26, 2021

TOWN OF BURLINGTON
Planning Board

*Paul R. Raymond, Member Clerk
Ernest E. Covino
Michael Espejo*

Brenda Rappaport, Chairman

*William Gaffney, Vice Chairman
Joseph A. Impemba
Barbara G. L'Heureux*

MEMO TO: Amy E. Warfield, Town Clerk

FROM: Planning Staff

DATE: August 26, 2021

RE: Recommendation of the Planning Board to Town Meeting – To amend the Zoning Bylaws by renaming the High-Rise Industrial District - Planning Board, Applicant

At its meeting of August 19, 2021 the Planning Board made the following motion:

MOTION – To recommend favorably on the petition to see if the Town will vote to amend the Town of Burlington Zoning Bylaws by deleting the words “**High-Rise Industrial**” each time it appears in said bylaws and inserting the word “**Innovation**” in place thereof, and further, deleting the word “(IH)” each time it appears or to act in any other manner in relation thereto and inserting “(I)”.

APPROVED: 5-0-0

Zoning Bylaw Article – Amend Zoning Map and Rezone Property to the High-Rise Industrial (IH)
District

June 23, 2021

The Board of Selectmen
The Town of Burlington, Massachusetts
29 Center Street
Town Hall
Burlington, MA 01803

Delivered via email to Selectmen@burlington.org

**RE: Request for consideration to present an article at the September 2021 Town Meeting
to rezone 1 Rounder Way in Burlington, Massachusetts**

To whom it may concern;

We are the owners of the property located at 1 Rounder Way in Burlington which is currently located in the IG zoning district. The building itself is mostly vacant at this time and it has come to our attention that a number of the neighboring properties recently were rezoned to IH, allowing for both life sciences and lab uses by right. It is our desire to provide the maximum flexibility for the property in terms of the types of tenants that we could attract there.

If the property were to be rezoned, in addition to opening up the possibilities of leasing to a wider pool of prospective tenants, we believe there is also the possibility to increase the density and subsequently the value of the property. As a result, the Town should be able to realize additional future tax dollars making it a win-win for both the owners and the Town of Burlington.

Attached you will find the current site plan which shows the 3.5 acre parcel with the existing structure which is 40,000 square feet located on two floors. The property has over 1100 feet of frontage on Route 128 which is an attractive feature for most companies looking for signage and visibility in one of the most desirable communities in the Commonwealth.

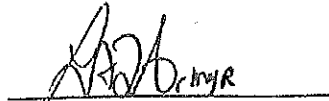
Please let us know if there is any specific information that you may need in order to move this forward and present this for consideration to the Planning Board.

Thank you very much for your time and assistance with this important matter. We look forward to hearing back from you soon.

Sincerely,



Mr. David Reinfeld
Plover Capital, LLC
dreinfeld1@gmail.com



Mr. Lou Frate
Nils Anthony, LLC
lfrate02@hotmail.com

ZONING ARTICLE

ARTICLE #
to the

RE: Amend Zoning Map and Rezone Property
High-Rise Industrial (IH) District

To see if the Town will vote to amend the Zoning Map of the Town of Burlington to rezone certain property located at:

- 1 Rounder Way, said land is further identified as being the parcel as shown generally on the Town of Burlington Assessor's Map 52 Parcel 5-0. To rezone from the General Industrial (IG) District to the **High-Rise Industrial (IH) District**, consisting of approximately 3.50 acres.

or to act in any other manner in relation thereto.

Submitted by the Board of Selectmen at the request of
Department/Name/Board/Committee

PASSED () DEFEATED () POSTPONED INDEFINITELY () OTHER ()

RECORDS SHOW AN INTEREST TO THE MICHIGAN RESIDENTS
FURNISH DATA (NAMES) OF 1989

MENTIONED JET NUMBER, FLOOD MARKING AREA, PLANE A OR B,
AS SHOWN ON PHOTO TAKEN BY THE NEW YORK CONSUMERS PANEL
WHICH WAS DATED JULY 2, 1986.

QUESTIONS MAY BE ANSWERED BY DOCUMENTS ATTACHED AND PROJECTS
CONDUCTED IN THE APPROXIMATE NEIGHBORHOOD OF DEERE

PHOTOGRAPH FLOW TEST AT INTERSECTION OF MADISON STREET
AND WHEELER STREET ON APRIL 20, 1986 RESULTED IN AN
ACTUAL FLOW OF 2.875 CFS AND A FLOW OF 4.984 CFS AT 20
FOOT DISTANCE FROM CURB.
THESE CONSIDERATIONS SHALL GIVE TWENTY-FIVE (25) HOUR NOTICE
TO PARTICIPATE WITH AUTHORITY BEFORE COMPLETING ANY
WORK IN THE FIELD

I CERTIFY THAT I HAVE COMPARED WITH THE RULES AND REGULATIONS OF THE AGENCIES OF DEEDS IN PREPARING THIS PLAN. A

NORTHERN CIRCUMFERENTIAL HIGHWAY

EXHIBIT 129 -- 1960 STATE HIGHWAY LAYOUT -- PLAIN NO. 1470 OF 1960 -- PUMBLE -- VARIABLE MILEAGE

SITE PLAN AT
5 COMMONWEALTH EXECUTIVE DRIVE
IN
BURLINGTON, MASS.



1"=40'

0' 20' 40' 60' 80' 120' 160'

DECEMBER 16, 2003
REV.: MARCH 23, 2004

1425

203 SHULEY STREET
WATERFORD, MASS. 01860
TEL: (781) 746-3600

WMS ENGINEERING, INC.
CIVIL ENGINEERS &
LAND SURVEYORS

145

OWNER/APPLICANT:
OLD CONCORD ROAD TRUST
C/O CHS ALECH, INC. TRUSTEE
MICHAEL PURIN

DEED REFERENCE:
BOOK 916
PAGE 152

SUBDIVISION ASSESSOR'S MAP:
MAP 22
PARCEL 5

146 BEACON STREET
DORCHESTER, MA 02116

INFLAR 5805
PAGE 1 OF 1

S605

INDUSTRIAL ZONING TYPE	REQUIRED	EXISTING	PROPOSED
MAN. LOT 1922	40,000 SF	129,168 SF	130,100 SF
MAN. LOT 1923	150 FT	588.65 FT	588.65 FT
MAN. LOT 1924	25 FT	415.8'	49.8'
MAN. LOT 1925	125 FT	51.4'	51.4'
MAN. LOT 1926	15 FT	38.6'	29.6'
MAN. LOT 1927	0.19	0.37 *	0.31 *
MAN. LOT 1928	250'	16.33'	10.76'
MAN. LOT 1929	30 FT	25 FT *	25 FT *
MAN. LOT 1930	400'	845'	815'

• NOT DESIGNED BY MIVES ENGINEERING INC.

PARKING SPACE TABLE

* APPROXIMATE ON-SITE GAUGES MAX 3 SPACES / 1,000 SF

2007-08-01 10:00 AM

EXISTING ON-SITE SOURCES: RLY SPACES (2 HANDED)

PROPOSED ON-SITE SPACES FOR STORAGE OF MATERIALS

* BUILDING FLOOR AREA IS APPROXIMATE AND NOT BASED ON
BY MEANS ENGINEERING INC.

DOI: 10.1002/for

US MAP: SCALE 1" = 400'



Zoning Bylaw – Amend Zoning Map and Rezone Property
To the High Rise Industrial (IH) District (Cluster D)

200 Wheeler Road
Burlington, MA 01803

June 29, 2021

Mr. James Tigges, Chair
Select Board
Town of Burlington
Town Hall
29 Center Street
Burlington, Massachusetts 01803

Ms. Brenda Rappaport, Chair
Planning Board
Town of Burlington
Town Hall Annex
25 Center Street
Burlington, Massachusetts 01803

**Re: September 2021 Town Meeting Warrant
Burlington Office Park I – 1, 2, 10 and 20 Wall Street
Amend Zoning Map and Rezone Property to High Rise Industrial District**

Dear Chairs,

The Gutierrez Company, on behalf of Auburn-Oxford Trust, requests consideration by the Burlington Select Board for inclusion of a petition to amend the Town of Burlington zoning map and rezone the Burlington Office Park I property – including One, 2, 10 and 20 Wall Street – to the High Rise Industrial (IH) District.

As you know, over the past several years, the Town – through the Select Board, Planning Board, Board of Health, numerous committees and of course Town Meeting – has proactively changed its bylaws creating more appropriate and responsive regulations intended to attract and grow the life science industry within in the IH District. The Town has also recently placed several parcels into the IH District to both allow and encourage clusters of life science companies to locate in Town.

The Gutierrez Company has worked collaboratively with the Town staff, boards, and committees to foster this growth and deliver facilities for life science companies and other technology-based companies in the Town. Working together, we have brought in large life science companies such as Millipore Sigma and seek to continue this success with additional expansion capacity at the Summit. In fact, the Town's recent efforts have been recognized with a platinum Bio-Ready rating from the Massachusetts Biotechnology Council and has recently been identified as a strong emerging life science market.

As Town Meeting has recently added several commercial properties, or clusters, to the IH District, we seek to build on this approach by including the Burlington Office Park I properties at One, 2, 10, and 20 Wall Street within the IH District to help promote these properties as receptive to life science, technology and innovation companies. While already fully developed, the IH zoning designation will put this cluster on the map for location consideration for life science companies into the future.

Chairs Tigges and Rappaport
June 29, 2021
Page 2 of 2

To secure a place on the September 2021 Town Meeting Warrant, please find enclosed six (6) copies of the following materials for your consideration:

- Cover letter
- Draft warrant article
- Plan entitled: Burlington Office Park I, 1-2-10-20 Wall Street, High Rise Industrial Zone Change Request Plan
- Check for \$6,760 to cover the rezoning fee (13.52 acres x \$500/ac.)

Please note that this petition is being transmitted concurrently to the Planning Board for commencement of the required public hearing process. Please let me know if you have any questions or need additional information. Thank you for your consideration and assistance.

Sincerely,

THE GUTIERREZ COMPANY

Scott J. Weiss
Vice President of Development

Enclosure: Draft Zoning Article #--
Check for \$6,760 to the Town of Burlington

WallStreet-LtrReZoneChangeRequest_2021-06-29

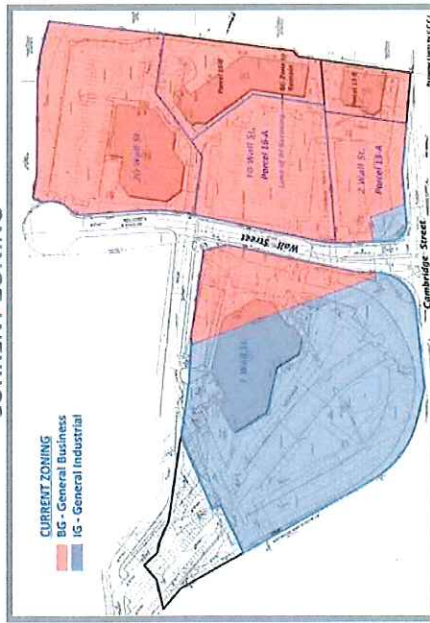
Wall Street - Proposed Life Science Cluster

Burlington Office Park I

1, 2, 10 & 20 Wall Street

PROPOSED ZONING
 BG - General Business
 IH - High-Rise Industrial

CURRENT ZONING



Purpose: To expand potential tenant roster in One and 20 Wall Street to create a medical / life science campus with supporting amenities as part of the Cambridge Street life science cluster.



ALTAMPS LAND
 TITLE SURVEY
 1, 2, 10, 20 WALL STREET
 IN
 BURLINGTON
 MASSACHUSETTS
 (MIDDLESEX COUNTY)
 August 26, 2021

NO.	DATE	REVISION
1	8/26/21	ISSUED FOR PERMITTING

5	4	1
3	2	

PREPARED FOR:
 THE GUTTERIEZ COMPANY
 200 SUMMIT STREET
 BURLINGTON, MA 01803

BSC GROUP
 803 SUMMIT STREET
 BURLINGTON, MA 01803
 617.899.4300

DATE: 8/26/21	BY: J. GUTTERIEZ
CHECKED: J. GUTTERIEZ	DATE: 8/26/21
APPROVED: J. GUTTERIEZ	DATE: 8/26/21
FILE NO: 22084-03	PROJECT NO: 22084-03

Resizing Limits by G.C.C.I.