

**TOWN MEETING MEMBER MEETING  
THURSDAY, MAY 5, 2022**

Held Hybrid following the OML requirements under Governor Charlie's Baker's March 12, 2020 order suspending certain provisions of the Open Meeting Law and the Governor's March 15, 2020.

At 6:00 P.M., the meeting was called to order by Amy Warfield, Town Clerk, the Town Meeting Members of Precincts 2, 3 & 7 assembled in the Town Hall Main Hearing room and on WEBex to fill the vacancies in their Precinct.

**For Pct 6:** Precinct members in attendance were Dan Collins, Ed Parsons, Nicci Kadilak, Darrell Interess, James Fraczek, William Trelegan.

For Pct 6 - Jim Rounds, Wilmington Rd was elected by the members.

The other two individuals who were nominated were Teresa Costa and Karmela Schmaelzle. Thank you to them for coming forward and being interested in serving on Town Meeting.

**For Pct 7:** Precinct members in attendance were Sarah A. Cawley, Julie Cullen, Betsey Hughes, John Kelly, Scott H Martin, Ryan D. McSheffrey, Jonathan Sachs, Anthony Salamone, Paul Shvartsman, Lois Smith Martin, David R. Van Camp, David F. Webb, and Mark Woods - thank you and what a wonderful turn out!! For PCT 7 - Cynthia Kazanjian, Marigold Way and Jennifer Goldsmith, Richardson RD were elected unanimously. There is still one open seat for the precinct which we will try to fill on May 11th prior to the Town Meeting.

The meeting was adjourned at 6:18 PM

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**ADJOURNED TOWN MEETING  
MONDAY, MAY 9, 2022  
FOGELBURG PERFORMING  
ARTS CENTER  
BURLINGTON HIGH SCHOOL AND  
VIRTUALLY**

A quorum being present, the meeting was called to order at 7:43 PM. The Moderator, Bill Beyer, called the meeting to order and lead the body in the Pledge of allegiance to the flag. Then the Moderator recognized the new and reelected Town Meeting Members, they were sworn in by the Town Clerk, and reviewed the process that would be followed for the meeting. The Moderator had three motions at the beginning of the meeting. The first motion was accept voting via the WebEx polling tool by the members on WebEx and show of hands by those in house, the second motion was asked to appoint Bruce Morey, Deputy Moderator, the final motion was to continue until Wednesday 6, 2022 if the business of the Town was not completed tonight, it was moved and seconded; passed by a called majority.

The Moderator also recognized the Town Clerk to recognize all of our technology help that is making the Hybrid meeting possible. This includes schools: Jon Middleton and Joe Desousa; Town IT: Jim Round, Casey Silva, Linda Bellavia and Joe Bonjorno; Town

staff; Linda McNeill, Kirsten Midgley, Kate O'Shea and Jennifer Gelinas; BCAT staff: Jennifer Dodge, Rob Zahora and Chris Flaherty; and our Audio/Video staff: Joe Machado, Kasper Mcinich, Eric Kilburn and Lindsey Lavoie; and finally our head Audio Engineer John Porter.

There was a 5 minute recess to handle a technical situation after which the meeting resumed.

Now to the first Article:

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**GENERAL ARTICLES**

**ARTICLE #1 RE: Reports of Town Officers & Committees**

**MAIN MOTION:** To hear and act on the reports of the Town Officers and Committees, or to act in any other manner in relation thereto.

An overview report was made by Paul Sagarino, Town Administrator. This report detailed the state of the Town finances.

**ACTION: No voted required**

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**ARTICLE #2 RE: Transfer of Funds  
FY2022/Various Accounts**

To see if the Town will vote to transfer from available funds a sum of money for the purpose of paying for expenses incurred in FY2022 to various accounts same to be expended under the direction of the appropriate authorities; or to act in any other manner in relation thereto.

**MAIN MOTION: WITHDRAWN**

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**ARTICLE #3 RE: Fund FY2023 Operating Budget**

To see if the Town will vote to raise and appropriate, transfer from available funds, borrow or otherwise provide a sum of money, \$TBD, sufficient to cover the requests of the various departments for FY2023; or to act in any other manner in relation thereto.

**MAIN MOTION:** To see if the Town will vote to raise and appropriate, transfer from available funds, borrow or otherwise provide a sum of money, \$159,444,325, sufficient to cover the requests of the various departments for FY2023; or to act in any other manner in relation thereto.

**RECOMMENDATIONS:**

Select Board: 5-0-0

Ways & Means: Unanimous on all but #s 171,175, 541 & 902

**Held items shown in BOLD**

DEPT. NO.	DEPARTMENT NAME	FY23
113	Town Meeting and Reports	15,908
119	Ways and Means Reserve	200,000
119	Legislative Committees	11,017
122	Select Board/Town Admin	829,999
135	Town Accountant	444,060
<b>141</b>	<b>Assessors</b>	<b>462,837</b>
145	Treasurer/Collector	695,721
149	Central Administration (operating)	137,920
	Chapter 32B Employee Benefits (AA)	15,633,054
	Other Post Employment Benefits (AA)	931,775
	Unemployment (AA)	100,000
	Town Insurance/Workers Comp (AA)	1,214,219
	Financial Services/Audit (AA)	60,000
	Medicare (AA)	1,323,134
151	Legal	202,000
152	Human Resources	165,337
155	MIS	740,533
161	Clerk	493,265
<b>162</b>	<b>Board of Registrars</b>	<b>13,150</b>
171	Conservation	282,362
<b>175</b>	<b>Planning</b>	<b>444,226</b>
176	Board of Appeals	13,731
192	Town Facilities	98,163
210	Police	9,723,795
<b>220</b>	<b>Fire</b>	<b>9,203,023</b>
241	Building	687,198
244	Sealer of Weights and Measures	7,800
291	Emergency Management	23,600
300	Local Education	59,539,127
	Special Education (AA)	12,873,799
	Shawsheen Assessment (AA)	2,667,214
	Essex Assessment (AA)	106,865
	Minuteman (AA)	26,314
400	Public Works	10,197,080
	<b>Trash Removal (AA)</b>	<b>2,322,124</b>
	Streetlights (AA)	360,500
	DEP Drinking Water Assessment (AA)	15,000
510	Board of Health	694,894
	Mosquito Control (AA)	45,743
	Hazardous Waste Collection (AA)	50,000
541	Council on Aging	444,706
543	Veterans	265,772

549	Youth and Family Services	504,942
590	Disability Access	965
610	Library	1,710,003
630/631	Recreation	1,979,983
691	Historical Commission	9,620
<b>900</b>	<b>Negotiated Settlements</b>	<b>872,715</b>
710	Debt Principal (AA)	4,833,144
710	Debt Interest (AA)	2,772,553
901	Middlesex Retirement (AA)	12,543,435
902	Local Transportation (AA)	50,000
903	Capital Improvements	400,000
	<b>Grand Total</b>	<b>159,444,325</b>

**ACTION: Passed by Majority without HOLD - \$146,126,250.**

Then further discussion as had on HELD items. A motion was made to postpone # 175 Planning Dept. Motion failed.

**ACTION: Passed by Majority on remaining items \$13,318,075.**

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**ARTICLE #4 RE: Transfer from Free Cash to Stabilization Fund**

To see if the Town will vote to transfer a sum of money from Free Cash to place in the Town's Stabilization Account; or to act in any other manner in relation thereto.

**MAIN MOTION: WITHDRAWN**

**ACTION: WITHDRAWN**

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**ARTICLE #5 RE: Transfer from Free Cash to OPEB Trust Fund**

To see if the Town will vote to transfer a sum of money from Free Cash to place in the Town's OPEB (Other Post-Employment Benefits) Trust Fund; or to act in any other manner in relation thereto.

**MAIN MOTION: WITHDRAWN**

**ACTION: WITHDRAWN**

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**ARTICLE #6 RE: Fund Revolving Accounts**

To see if the Town will vote to authorize revolving funds for certain Town departments

under the Town of Burlington General Bylaws Section 6.6 and M.G.L. Chapter 44, Section 53E ½ for the fiscal year beginning July 1, 2022, or to act in any other manner in relation thereto.

Revolving Fund Name	Department or Board Authorized to Spend	Expenditure Limit
Cross Connection – Backflow Prevention	Public Works	\$80,000
Local Transportation Program	Public Works	\$50,000
Grand View Farm	Select Board	\$90,000
Nursing Programs & Services	Board of Health	\$40,000
Plan Imaging & Property File Documents	Building Department	\$25,000
Sale of Recyclable Materials, Trash Bags & Toters	Select Board	\$75,000
Sealer of Weights and Measures	Select Board	\$20,000
Ice Palace Improvement & Maintenance	Select Board	\$36,000
Meadowbrook School Maintenance and	Select Board	\$105,000

**MAIN MOTION: As printed in the Warrant****RECOMMENDATIONS: Select Board: 5-0-0****ACTION: Passed by called Majority****ARTICLE #7 RE: Fund FY2023 Capital Budget**

To see if the Town will vote to transfer from Free Cash the sum of \$4,976,589.00 or borrow, raise or appropriate any other amount for the items contained within the following proposed FY2023 Capital Budget, same to be expended under the appropriate authorities as indicated:

**MAIN MOTION: As printed in the Warrant****RECOMMENDATIONS: Select Board: 5-0-0**

Ways &amp; Means: Unanimous on all items

Held items shown in **BOLD**

WARRANT ARTICLE	DESCRIPTION	AMOUNT
7-01	<b>DPW - Chestnut Hill Cemetery Fence</b>	20,000
7-02	DPW - Stream Cleaning / Drainage Repair	200,000
7-03	<b>DPW - Grandview Ave Pump Station Design</b>	130,000
7-04	DPW - Vehicle Replacement	593,000
7-05	Fire - Phase 2 Communications Plan	700,000
7-06	<b>Fire/Police - Records Management &amp; Dispatch</b>	439,500
7-07	Police - Network Security Updates	63,219
7-08	Police - Body Cameras	222,870
7-09	Economic Development - Transportation Study 3A	35,000

7-10	Recreation - Pickup Truck with Plow	50,000
7-11	<b>Recreation - Simonds Park Basketball Court Renovation</b>	230,000
7-12	<b>School - Francis Wyman Playground</b>	290,000
7-13	School - Computer Science for all curriculum	150,000
7-14	<b>School - HVAC Controller Upgrade</b>	108,000
7-15	<b>School - Pine Glen Bathroom Repairs</b>	65,000
7-16	<b>School - Pine Glen HVAC</b>	500,000
7-17	<b>School - Burlington Sports Field Master Plan</b>	70,000
7-18	<b>School - Music Floor Reconstruction</b>	450,000
7-19	School - Fox Hill Portables Repairs	160,000
7-20	<b>School - Scoreboards for Sports Fields</b>	110,000
7-21	<b>School - Activity Bus and Utility Vehicles</b>	145,000
7-22	<b>School - Bleachers MSMS Field</b>	220,000
7-23	<b>School - Visitor Control Access System</b>	25,000

**ACTION: Passed by Majority without HOLD - \$969,500.**

Then further discussion as had on HELD items. Items HELD through 7-12.

Motion to Adjourn was made and seconded at 11:04. Vote was done by a show of hands. Town meeting was adjourned until May 11, 2022 at 7:30 PM  
Respectfully Submitted

*Amy E. Warfield*  
Town Clerk

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**ADJOURNED TOWN MEETING**  
**WEDNESDAY, May 11, 2022**  
**FOGELBURG PERFORMING ARTS CENTER**  
**BURLINGTON HIGH SCHOOL**  
**AND VIRTUALLY via WebEx**

A quorum being present, the meeting was called to order at 7:39 PM. The Moderator, Bill Beyer, called the meeting to order and lead the body in the Pledge of allegiance to the flag, now to the next Article:

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**ARTICLE #7 RE: Fund FY2023 Capital Budget - Continued**

HELD items from the previous meeting continued. Discussion continues on Article 7-14, all passing until Roll Call vote was called for Article 7-18. The Article Passes with a vote of 57 For, 51 Against, 1 No Vote. Discussion continued after 7-18 and all remain Articles pass.

**ACTION: Passed by Majority on HELD items amount of \$4,007,089.**

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Motion to Adjourn was made and Failed, continuing on with next Article.

**ARTICLE #8 RE: Chapter 90**

To see if the Town will vote to accept any and all grants relative to the Chapter 90 allocation from the Commonwealth of Massachusetts for the purpose of funding roadway improvements, same to be spent under the direction of the Town Administrator, or to act in any other manner in relation thereto.

**MAIN MOTION:** To see if the Town will vote to accept any and all grants including but not limited to \$1,090,837 relative to the Chapter 90 allocation from the Commonwealth of Massachusetts for the purpose of funding roadway improvements, same to be spent under the direction of the Town Administrator.

**RECOMMENDATIONS:** Select Board: 5-0  
Ways & Means: 12-0-0

**ACTION: Passed by Majority**

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**ARTICLE #9 RE: MWRA I/I Debt Service**

To see if the Town will vote to transfer from the Sewer Inflow/Infiltration fund the sum of \$77,975.00 for the purpose of paying the FY2023 debt service on the Town's three existing 0% MWRA I/I loans; or to act in any other manner in relation thereto.

**MAIN MOTION: As Printed in the Warrant**

**RECOMMENDATIONS:** Select Board 5-0-0  
Ways & Means 12-0-0

**ACTION: Passed by Majority**

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**ARTICLE #10 RE: Sewer Enterprise Fund**

To see if the Town will vote to transfer the sum of \$6,271,100.00 to operate the FY203 Sewer Services Enterprise, including sewer assessment, maintenance, and debt services, of which \$5,970,000.00 will come from the FY2023 Sewer Services Enterprise estimated revenue account, and \$301,100.00 will come from Sewer Services Enterprise Fund retained earnings account; or to act in any other manner in relation thereto.

**MAIN MOTION:** To see if the Town will vote to authorize the sum of \$6,271,100 to operate the FY2023 Sewer Services Enterprise, including sewer assessment, maintenance, and debt services, of which \$5,970,000 will come from the FY2023 Sewer Services Enterprise estimated revenue account, and \$301,100 will come from Sewer Services Enterprise Fund retained earnings account; or to act in any other manner in relation thereto.

**RECOMMENDATIONS:** Select Board 5-0-0  
Ways & Means 12-0-0

**ACTION: Passed Unanimously**

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**ARTICLE #11 RE: Water Stabilization Fund**

To see if the Town will vote to transfer from the Water Stabilization Fund the sum of \$952,243.00 or any other sum, to cover the operating expenses and debt service related to the connection to the Massachusetts Water Resources Authority (MWRA) system; or to act in any other manner in relation thereto.

**MAIN MOTION: As Printed in the Warrant**

**RECOMMENDATIONS:** Select Board 5-0-0  
Ways & Means 12-0-0

**ACTION: Passed Unanimously**

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## ARTICLE #12 RE: FY22 Water Purchases PFAS

To see if the Town will vote to transfer from free cash, otherwise provide the sum of \$500,000.00 to fund additional water purchases from the MWRA in FY22, or to act in any other manner in relation thereto.

**MAIN MOTION:** To see if the Town will vote to transfer from free cash the sum of \$500,000 to fund additional water purchases from the MWRA in FY22; or to act in any other manner in relation thereto.

**RECOMMENDATIONS:** Select Board 5-0-0  
Ways & Means 12-0-0

**ACTION:** Passed by Majority

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## ARTICLE #13 RE: Borrowing – Roads, Municipal Lots, and Sidewalks

To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide the sum of \$3,500,000.00 or any other sum, for the purpose of funding paving or roads and parking lots, same to be spent under the direction of the Town Administrator, or to act in any other manner in relation thereto.

**MAIN MOTION:** To see if the Town will appropriate \$3,500,000, to be expended under the direction of the Town Administrator, to pay costs for paving, roads, parking lots, and/or sidewalks and for the payment of all other costs incidental and related thereto, and that to meet this appropriation, the Treasurer, with the approval of the Select Board, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §7(1), or any other enabling authority, and to issue bonds or notes of the Town therefor.

**RECOMMENDATIONS:** Select Board 5-0-0  
Ways & Means 12-0-1

**ACTION:** Passed by Moderator Called 2/3s

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## ARTICLE #14 RE: Partridge Lane Sewer Pump Station Force main Rehab

To see if the Town will vote to raise and appropriate, transfer from available funds, borrow or otherwise provide the sum of \$1,100,000 or any other sum, for the purpose of repairing the force main at the Partridge Lane Sewer Pumping Station, same to be spent under the direction of the

Town Administrator; or to act in any other manner in relation thereto.

**MAIN MOTION:** To see if the Town will vote transfer from free cash the sum of \$1,100,000 for the purpose of repairing the force main at the Partridge Lane Sewer Pumping Station, same to be spent under the direction of the Town Administrator; or to act in any other manner in relation thereto.

**RECOMMENDATIONS:** Select Board 5-0-0  
Ways & Means 13-0-0

**ACTION:** Passed by Majority

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## ARTICLE #15 RE: PEG Cable Access Enterprise Fund

To see if the Town will vote to transfer the sum of \$585,000.00 to operate the FY2023 Peg Cable Access Enterprise of which \$585,000 will come from the FY2023 PEG Cable Access Enterprise Fund Estimated Revenue Account; or to act in any other manner in relation thereto.

**MAIN MOTION:** As Printed in the Warrant

**RECOMMENDATIONS:** Select Board 4-0-1  
Ways & Means 12-0-1

**ACTION:** Passed by Majority

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## ARTICLE #16 RE: Transfer from Receipts Reserved Account for Ambulance Services

To see if the Town will vote to transfer from the Receipts Reserved Account for Ambulance Services the sum of \$TBD, or any other sum, to cover the costs associated with operating ambulance services at the advanced life support paramedic level; or to act in any other manner in relation thereto.

**MAIN MOTION:** WITHDRAWN

**ACTION:** WITHDRAWN

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## ARTICLE #17 RE: Fund the Burlington Municipal Employees' Association Contract

To see if the Town will vote to transfer from the Negotiated Settlement Account a sum of money for the purpose of funding the approved Collective Bargaining Agreement between the Town of Burlington and the Burlington Municipal Employees' Association contract for FY2023, FY2024, and FY2025, same to be spent

under the appropriate authority; or to act in any other manner in relation thereto.

**MAIN MOTION: WITHDRAWN**

**ACTION: WITHDRAWN**

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**ARTICLE #18 RE: Fund the Department of Public Works Contract**

To see if the Town will vote to transfer from the Negotiated Settlement Account a sum of money for the purpose of funding the approved Collective Bargaining Agreement between the Town of Burlington and the Burlington Public Works Contract for FY2023, FY2024, and FY2025, same to be spent under the appropriate authority; or to act in any other manner in relation thereto.

**MAIN MOTION: WITHDRAWN**

**ACTION: WITHDRAWN**

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**ARTICLE #19 RE: Fund the Burlington International Firefighters' Association Contract**

To see if the Town will vote to transfer from FY2023 Negotiated Settlement Account a sum of money for the purpose of funding the approved Collective Bargaining Agreement between the Town of Burlington and the Burlington International Firefighters' Association for FY2023, FY2024, and FY2025, same to be spent under the appropriate authority; or to act in any other manner in relation thereto.

**MAIN MOTION: WITHDRAWN**

**ACTION: WITHDRAWN**

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Motion was made to adjourn, seconded and passed with a show of hands. Meeting was adjourned at 10:59 PM, to reconvene on Monday, May 16 at 7:30 PM.

Respectfully Submitted

*Amy E. Warfield*  
Town Clerk

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**ADJOURNED TOWN MEETING**  
**MONDAY, May 16, 2022**  
**FOGELBURG PERFORMING ARTS CENTER**  
**BURLINGTON HIGH SCHOOL**  
**AND VIRTUALLY via WebEx**

A quorum being present, the meeting was called to order at 7:39 PM. The Moderator, Bill Beyer, called the meeting to order and lead the body in the Pledge of allegiance to the flag, now to the next Article:

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**ARTICLE #20 RE: Fund the Burlington Police Command Officers' Contract**

To see if the Town will vote to transfer from the Negotiated Settlement Account a sum of money for the purpose of funding the approved Collective Bargaining Agreement between the Town of Burlington and the Burlington Police Command Officers' Contract for FY2023, FY2024, and FY2025 same to be spent under the appropriate authority; or to act in any other manner in relation thereto.

**MAIN MOTION:** To see if the Town will vote to transfer from the FY2023 Negotiated Settlement Account a sum of \$72,832 for the purpose of funding the approved Collective Bargaining Agreement between the Town of Burlington and the Burlington Police Command Officers for FY2023, FY2024, and FY2025, same to be spent under the appropriate authority

**RECOMMENDATIONS:** Select Board 5-0-0  
Ways & Means 12-0-0

**ACTION: Passed by Majority**

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**ARTICLE #21 RE: Fund Burlington Police Patrolmen's Association Contract**

To see if the Town will vote to transfer from the FY2023 Negotiated Settlement Account the sum of \$123,946 for the purpose of funding the approved Collective Bargaining Agreement between the Town of Burlington and the Burlington Police Patrolmen's Association for FY2023, FY2024 and FY2025, same to be spent under the appropriate authority.

**MAIN MOTION:** To see if the Town will vote to transfer from the FY2023 Negotiated Settlement Account the sum of \$123,946 for the purpose of funding the approved Collective Bargaining Agreement between the Town of Burlington and the Burlington Police Patrolmen's Association for FY2023, FY2024 and FY2025, same to be spent under the appropriate authority.

**RECOMMENDATIONS:** Select Board 5-0-0  
Ways & Means 12-0-0

**ACTION: Passed by Majority**

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## **ARTICLE #22 RE: Fund Administrative & Professional Compensation Plan**

To see if the Town will vote to adopt the Administrative & Professional Compensation Plan for FY2023, and transfer from the FY2023 Negotiated Settlement Account a sum of money for the purpose of funding the plan, same to be expended under the appropriate authorities; or to act in any other manner in relation thereto.

**MAIN MOTION: WITHDRAWN**

**ACTION: WITHDRAWN**

## **ARTICLE #23 RE: Fund the Part-time Compensation Plan**

To see if the Town will vote to transfer from the FY2023 Negotiated Settlement a sum of money for the purpose of funding the Part-time Salary Plan (under 20 hours) for FY2023, same to be expended under the appropriate authorities; or to act in any other manner in relation thereto

**MAIN MOTION: WITHDRAWN**

**ACTION: WITHDRAWN**

## **ARTICLE #24 RE: Will of Marshall Simonds**

To see if the Town will vote to accept from the Trustees under the will of Marshall Simonds in an amount \$ **TBD**, for the improvement of Simonds Park, same to be expended under the direction of the Recreation Commissioners; or to act in any other manner in relation thereto.

**MAIN MOTION:** To see if the Town will vote to accept from the Trustees under the will of Marshall Simonds in an amount \$ 70,382.69, for the improvement of Simonds Park, same to be expended under the direction of the Recreation Commissioners; or to act in any other manner in relation thereto.

**RECOMMENDATIONS:**

Ways & Means 13-0-0

**ACTION: PASSED BY MAJORITY**

## **ARTICLE #25 RE: Affordable Housing Coordinator**

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide the sum of \$40,000.00, or any other sum, for the purpose of funding Affordable

Housing Coordination services, same to be spent under the direction of the Town Administrator in coordination with the Housing Partnership Committee, or to act in any other manner in relation thereto.

**MAIN MOTION:** To see if the Town will vote to raise and appropriate the sum of \$40,000, for the purpose of funding Affordable Housing Coordination services, same to be spent under the direction of the Town Administrator in coordination with the Housing Partnership Committee, or to act in any other manner in relation thereto.

**RECOMMENDATIONS:** Select Board 5-0-0  
Ways & Means 13-0-0

**ACTION: PASSED BY MAJORITY**

## **ARTICLE #25 RE: Affordable Housing Coordinator**

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide the sum of \$40,000.00, or any other sum, for the purpose of funding Affordable Housing Coordination services, same to be spent under the direction of the Town Administrator in coordination with the Housing Partnership Committee, or to act in any other manner in relation thereto.

**MAIN MOTION:** To see if the Town will vote to raise and appropriate the sum of \$40,000, for the purpose of funding Affordable Housing Coordination services, same to be spent under the direction of the Town Administrator in coordination with the Housing Partnership Committee, or to act in any other manner in relation thereto.

**RECOMMENDATIONS:** Select Board 5-0-0  
Ways & Means 13-0-0

**ACTION: PASSED BY MAJORITY**

## **ARTICLE #26 RE: Fourth of July Parade**

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide the sum of \$40,000.00 to pay for expenses associated with the annual 4<sup>th</sup> of July parade and to do or act in any other manner in relation thereto.

**MAIN MOTION:** To see if the Town will vote to transfer from free cash the sum of \$40,000 to pay for expenses associated with the annual 4<sup>th</sup> of July parade, same to be spent under the direction of the Town Administrator in coordination with the 4<sup>th</sup> of July committee.

**RECOMMENDATIONS:** Select Board 5-0-0  
Ways & Means 13-0-0

**ACTION: PASSED BY MAJORITY**

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**ARTICLE #27 RE: Historical Commission Storage Shed**

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide the sum of \$33,000.00 for the purpose of providing a storage shed at the West School property; or to act in any other manner in relation thereto.

**MAIN MOTION:** To see if the Town will vote to transfer from free cash, the sum of \$33,000 for the purpose of providing a storage shed at the West School property, same to be spent under the direction of the Town Administrator in coordination with the Historical Commission; or to act in any other manner in relation thereto.

**RECOMMENDATIONS:** Select Board 5-0-0  
Ways & Means 11-3-0

**ACTION: PASSED BY MAJORITY**

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**ARTICLE #28 RE: 119 South Bedford Rd**

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide the sum of \$TBD as necessary to exercise its first right of refusal and purchase 119 South Bedford Street, and then to authorize the Select Board to sell same upon terms and conditions which they determine to be most advantageous to the Town as an affordable housing unit; or to act in any other manner in relation thereto.

**MAIN MOTION:** To see if the Town will vote to transfer from Affordable housing fund, the sum of \$350,000 as necessary to exercise its first right of refusal and purchase 119 South Bedford Street, and then to authorize the Select Board to sell same upon terms and conditions which they determine to be most advantageous to the Town as an Affordable housing unit; or to act in any other manner in relation thereto.

**RECOMMENDATIONS:** Select Board  
Ways & Means 12-1-0

**ACTION: PASSED BY CALLED 2/3S**

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**ARTICLE #29 RE: Burlington Sculpture Park**

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide a sum of money for the purpose of funding the Burlington Sculpture Park for fiscal year 2023 to be expended under the appropriate authorities; or to act in any other manner in relation thereto.

**MAIN MOTION:** To see if the Town will vote to transfer from free cash the sum of \$20,000 for the purpose of supporting the Sculpture Park, same to be spent under the direction of the Town Administrator

in coordination with the Burlington Sculpture Park Committee; or to act in any other manner in relation thereto.

**RECOMMENDATIONS:** Ways & Means 12-1-0

**ACTION: PASSED BY MAJORITY**

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**ARTICLE #30 RE: CPI Adjustment for Elderly**

To see if the Town will vote to accept Massachusetts General Law Chapter 59 Section 5 Clause 41D, in order to authorize the Town to adjust annually, the gross receipts and whole estate, real and personal, as set forth in Clause 41C to increase by the amount set in the Consumer Price Index published by the United States Department of Labor, Bureau of Labor Statistics, for each year; or take any action related thereto.

**MAIN MOTION: As Printed in the warrant**

**RECOMMENDATIONS:** Select Board 5-0-0  
Ways & Means 13-0-0

**ACTION: PASSED BY MAJORITY**

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**ARTICLE #31 RE: Elderly and disabled Taxation Fund**

To see if the Town will vote to accept Massachusetts General Law Chapter 60 Section 3D, in order to authorize an Elderly and Disabled Taxation Aid Fund in Burlington. Such fund will be created to allow taxpayers of Burlington to voluntarily check off an amount not less than \$1 which shall increase the amount otherwise due, and to establish a Town aid to the elderly and disabled taxation fund for the purpose of defraying the real estate taxes of elderly and disabled persons of low income. A Taxation Aid Committee to be appointed by the Select Board shall consist of the Chair of the Board of Assessors, the Town Treasurer and three residents to carry out the provisions of this article and to identify recipients of such aid; or take any action related thereto.

**MAIN MOTION: As Printed in the Warrant**

**RECOMMENDATIONS:** Select Board 5-0-0  
Ways & Means 13-0-0

**ACTION: PASSED BY MAJORITY**

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## ARTICLE #32 RE: Adopting the Community Preservation Act in Burlington

To see if the Town will vote to accept Sections 3 to 7 inclusive of Chapter 44B of the General Laws, a summary of which appears below (such acceptance will put the text on the November 2022 ballot for voter approval):

Sections 3 to 7 of Chapter 44B of the General Laws of Massachusetts, also known as the Community Preservation Act, (hereinafter “the Act”) establish a dedicated funding source to enable cities and towns to (1) acquire, create, preserve, rehabilitate and restore land for recreational use. (2) acquire, create preserve, rehabilitate and restore open space, which includes land for parks, conservation areas and the protection of drinking water supplies; (3) acquire, preserve, rehabilitate and restore historic buildings and resources; and (4) acquire, create, preserve, rehabilitate and restore affordable housing, and help meet local families’ housing needs.

In Burlington, the funding source for these community preservation purposes will be a surcharge of 1.5 percent on the annual property tax assessed on real property beginning in fiscal year 2024, and by annual distributions made by the state from a trust fund created by the Act. Only communities that adopt the Act receive a distribution from this state trust fund.

If approved, the following will be exempt from the surcharge:

- property owned and occupied as a domicile by a person who qualifies for low-income housing or low-or-moderate-income senior housing in the Town of Burlington as defined in Section 2 of said Act. If exemption is elected by the property owner, the taxpayer must apply annually for this exemption
- class three (commercial) and class four (industrial) properties as defined in section 2A of GLc.59 for the first \$100,000 of the assessed valuation of each taxable parcel
- class one (**residential**) properties as defined in section 2A of GLc.59 for the first \$100,000 of the assessed valuation of each taxable parcel

A taxpayer receiving a regular property tax abatement or exemption will also receive a pro rata reduction in surcharge. Upon acceptance by the voters, a Community Preservation Committee will be established by town by-law, composed of local citizens, to study community preservation resources, possibilities and needs, and to make annual recommendations to Town Meeting on the use of the funds. All expenditures must be approved by Town Meeting, or to act in any other manner in relation thereto.

### MAIN MOTION: As Printed in the Warrant

**RECOMMENDATIONS:** Select Board 5-0-0  
Ways & Means 11-1-0

**ACTION: PASSED BY MAJORITY**

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## ARTICLE # 33 RE: Alteration of Public Way, Winter Street

To see if the Town will vote to authorize the Select Board to accept, purchase, or take by eminent domain a three (3) foot wide roadway easement across the properties located at 17,19, and 21/23 Winter Street; or to act in any other manner in relation thereto.

### MAIN MOTION: WITHDRAWN

**ACTION: WITHDRAWN**

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## ARTICLE # 34 RE: Amendment to general Bylaw Article V, Sections 1.5.4, 2.1, 2.3.2, 2.6 and 2.8.2.5, regarding setting the compensation for the secretary (recording clerk).

To see if the Town will vote to amend Article V of the General Bylaws of the Town of Burlington to change the sentence in the following sections from – “The committee shall (or may) define the duties of the secretary and fix the compensation of the secretary...” to be “The committee shall define the duties and hours of the recording clerk, whose hourly rate will be set by a contract negotiated by the Town.”

Section 1.5.4 Committee Composition, (Information Systems Security Advisors Committee) paragraph 1

The Committee shall consist of nine (9) voting members’ total, of which five (5) members are town residents to be appointed by the Select Board within thirty (30) days after the adjournment of the May Town Meeting. In the absence of an active committee, these five (5) members shall be appointed as follows: two (2) will be appointed for three (3) years, two (2) members will be appointed for two (2) years and one member (1) member will be appointed for (1) year. Thereafter, all appointments shall be three (3) years. The Committee shall annually elect a chairperson, vice-chairperson and engage a recording clerk. The recording clerk shall not be a member of the committee. The committee shall define the duties and hours of the recording clerk, whose hourly rate will be set

by a contract negotiated by the Town..

Section 2.1 Finance Committee (Ways & Means), paragraph 3

The Committee shall annually engage a recording clerk who shall not be a member of the Committee. The committee shall define the duties and hours of the recording clerk, whose hourly rate will be set by a contract negotiated by the Town.

Section 2.3.2 (General Bylaw Review Committee)

The committee shall annually elect a chairperson and vice-chairperson and engage a recording clerk. The recording clerk shall not be a member of the committee. The committee shall define the duties and hours of the recording clerk, whose hourly rate will be set by a contract negotiated by the Town.

Section 2.6 (Land Use Committee)

The committee shall annually elect a chairperson and vice-chairperson and engage a recording clerk. The recording clerk shall not be a member of the committee. The committee shall define the duties and hours of the recording clerk, whose hourly rate will be set by a contract negotiated by the Town

2.8.2.5.9 (Zoning Bylaw Review committee)

The committee shall annually elect a chairperson and vice-chairperson, and engage a recording clerk. The recording clerk shall not be a member of the committee. The committee shall define the duties and hours of the recording clerk, whose hourly rate will be set by a contract negotiated by the Town.

**MAIN MOTION: As Printed in the Warrant**

**RECOMMENDATIONS: GBRC**

**ACTION: PASSED BY MAJORITY**

Motion was made to adjourn, seconded and passed with a show of hands. Meeting was adjourned at 10:45 PM, to reconvene on Wednesday, May 18 at 7:30 PM.

Respectfully Submitted

*A*my E. Warfield  
Town Clerk

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**ADJOURNED TOWN MEETING  
WEDNESDAY MAY 18, 2022  
FOGELBURG PERFORMING ARTS CENTER  
BURLINGTON HIGH SCHOOL  
AND VIRTUALLY via WebEx**

A quorum being present, the meeting was called to order at 7:43 PM. The Moderator, Bill Beyer, called the meeting to order and lead the body in the Pledge of allegiance to the flag, now to the next Article:

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**ARTICLE # 35 RE: Zoning Bylaw  
Amendment to create a new  
Zoning District - Multifamily  
(TCM) District**

To see if Town Meeting will vote to amend the Zoning Bylaws to create a new Zoning District (Overlay) within the Town Center Overlay District to be called Town Center Multifamily (TCM) District. The Zoning Bylaw amendments shall include the following sections: Article III: "Districts" to create a new Zoning District (Overlay) within the Town Center Overlay Districts to be called Town Center Multifamily (TCM) District; Article IV: Use Regulations to add additional language clarifying where multi-family housing is allowed in the new Town Center Multifamily (TCM) District; and Article VIII: Overlay Districts (Town Center Overlay Districts) to amend sections to add the Town Center Multifamily (TCM) District and add a new Section 8.5.8 "Multifamily Housing Dimensional Waiver" and renumber the existing sections that follow. Amendments are as follows:

**ARTICLE III: DISTRICTS**

**Overlay Districts**

The following special districts are hereby established and are set forth in Article 8.0:

**TCM Town Center Multifamily District**

**ARTICLE IV: USE REGULATIONS****SECTION 4.1.0 APPLICABILITY OF REGULATIONS****4.1.1 Symbols in Use Regulation Schedules**

4.2.0 PRINCIPAL USE REGULATION SCHEDULE																	
4.2.1	USE DESIGNATION	DISTRICT													OVERLAY DISTRICTS		
		RO	RG	RC	BN	BL	BG	BT	IG	I	IR	OS	A	WR	CC	CBD	
4.2.1.17	Multi-Family other than 4.2.1.2	NO	SP	NO	YES	YES	NO	NO **									

Use Regulation Schedule Footnotes:

**\*\* (4.2.1.17) Except p ermitted “As of Right” in a TCM District only, following Town Meeting rezoning of the subject Premises to the TCM District. See Section 8.5.0 Town Center Overlay for additional requirements.**

**LEGEND**

Civic Center (CC) & Central Business District (CBD) Districts: **(See Section 8.5.0 Town Center Overlay for additional regulations.)**

**SECTION 8.5.0 TOWN CENTER OVERLAY DISTRICTS****8.5.1 The Town Center is hereby adopted to achieve the following purposes and objectives.**

The application of “Smart Growth Principles” as enumerated by the Commonwealth of Massachusetts to the future redevelopment of the Town Center **including varied housing options on selected parcels within the Town Center:**

**8.5.1 District Boundaries**

Delete section in its entirety and replace with the following:

**The Town Center is herein incorporated as three (3) overlay districts, superimposed over other districts established by this Bylaw said districts to be known as: the “Civic Center” (CC), the “Central Business District” (CBD) and the Town Center Multifamily (TCM) District. The districts shall include all areas as reflected on a map titled “Town Center Overlay Map: Civic Center and Central Business Districts”, prepared by Town of Burlington Planning Department, dated December 2005, revised through May 9, 2022. This map as may be amended from time to time is hereby made a part of this Bylaw. The TCM District may only be superimposed over a**

**CBD District parcel following a Town Meeting rezoning of such CBD District parcel to the TCM District.**

**8.5.2 General Requirements and Applicability**

All land located within the Civic Center, Central Business Districts and **Town Center Multifamily District** shall be subject to the use restrictions or prohibitions as identified in Sections 4.2.0, 4.3.0 and 4.4.0 of these Zoning Bylaws. Uses not specifically permitted in these schedules shall be prohibited. Where land falls within the 100-Year Flood Plain District, Wetlands Districts, Aquifer or Water Resource Districts, such land shall be governed by the additional requirements or prohibitions of such districts.

**8.5.4 Permitted Uses****8.5.4.1 Uses permitted by Site Plan and Special Permit**

Where a use if designated as “NO” in the CC or CBD Districts, such use shall be prohibited regardless of the provisions of the underlying zoning district, **unless otherwise noted in the Use Regulations.**

**TCM District Allowed Uses: All uses permitted by right or by special permit in the CBD are permitted by right or by special permit in the TCM District. Multi-Family uses (Section 4.2.1.17) are permitted by right in a TCM (See Use Regulation Schedule Footnotes).**

**8.5.4.2 Housing Production and Residential uses in the Town Center.**

**8.5.4.2.1 (This section deleted in its entirety at the Town Meeting of September 2010)**

**8.5.4.2.2 Maximum Residential**

**Component**

No additional Multifamily Dwellings shall be permitted beyond those units already permitted or applied for as of June 8, 2010.

**8.5.5.9 Maximum Floor Area Ratio**

For properties whose underlying zoning designation is General Industrial, the Floor Area Ratio may be increased to 0.50 pursuant to a special permit granted by the Planning Board in accordance with the provisions of Section 8.5.5.6. Floor Area Ratio shall not apply to other properties in the CC, CBD **or TCM**.

**8.5.8 Multifamily Housing Dimensional Waiver**

In order to advance municipal initiatives related to the creation of diverse infill housing opportunities in the Town Center Overlay, the Planning Board may vary the dimensional standards imposed under Section 8.5.3 and 8.5.5 of the Town Center Overlay District for multi-family and mixed-use/multi-family developments in a TCM District. Waivers may be granted with a majority vote of the Planning Board subject to a finding that the proposed development is consistent with the purposes of the Town Center and where the Application for Site Plan and/or Special Permit approval demonstrates that the project meets or exceeds one or more of the criteria outlined in this section below.

1. The proposed use is proximate to public transit options and incorporates, where needed, enhanced pedestrian accommodations in the form of, for example but not limited to, sidewalk extensions, benches or bus shelters, etc. to facilitate access to public transit in the area;
2. The proposed development will result in improvements to certain pre-existing non-conforming conditions, which may include uses, structures and/or premises through the improvements to the pre-existing nonconformity;
3. The proposed development project will result in improvements to stormwater design and water quality. Stormwater designs may include infiltration systems and

**Low Impact Development (LID) components to enhance groundwater recharge (where environmental conditions allow), these improvements shall be over and above that which are required by applicable local and state requirements relating to stormwater;**

4. The petitioner shall demonstrate how the redevelopment advances the purposes and objectives of the Town Center Overlay Districts outlined in Section 8.5.9 and/or other Town published studies;
5. The proposed development will enhance and/or provide for improved outdoor recreational space for residents and/or other community benefit.

**8.5.9 Design Requirements****8.5.10 Transfer of Development Rights****8.5.11 Criteria for approval**

A Motion was made to amend the Article by the Zoning Bylaw Review Committee, it was seconded and read by Moderator:

Under Article IV: Use Regulations, the footnote at the end of the Use Regulation Table to read:  
\*\* (4.2.1.17) Except permitted "As of Right" only in a TCM District, subject to Town Meeting rezoning of the subject Premises to the TCM District. See Section 8.5.0 Town Center Overlay for additional requirements.

**THE AMENDMENT WAS PASSED UNANIMOUSLY,**

then discussion was on the Motion as amended

**MAIN MOTION: As Printed in the Warrant, and amended.**

**RECOMMENDATIONS:**

Planning Board 2-3-0

ZBRC – 7-0-0

Land Use 5-0-1

**ACTION: Failed to Pass, Roll Call Vote Taken 45 – FOR; 55 – Against; 1 – Abstain.**

**ARTICLE # 36 RE: Amend Zoning Map, Town Center Overlay Map and to rezone property into the Town Center Multifamily (TCM) District**

To see if Town Meeting will vote to amend the Zoning Map of the Town of Burlington and the Town Center Overlay Map, as most recently amended, to rezone certain property located at 135 Cambridge Street (Map 29-137-0), 137 Cambridge Street (Map 29-138-0), 137 R Cambridge Street (Map 29-139-0), 139 A Cambridge Street (29-140-0) and 139 Cambridge Street (29-141-0), as further shown on a plan entitled “Proposed Rezoning To Town Center Multifamily District (TCM)” prepared by Cube3 dated January 27, 2022, to the Town Center Multifamily (TCM) District which is a subdistrict of the Town Center Overlay District. Said parcels consist of approximately 3.1+/- acres of land.

**MAIN MOTION: As Printed in the Warrant**

**RECOMMENDATIONS:**

Planning Board 4-1-0  
ZBRC – 7-0-0

**ACTION: WITHDRAWN**

**ARTICLE # 37 RE: Network Drive Planned Development District/ Zoning Amendment Development District/ Zoning Amendment**

To see if Town Meeting will vote to amend the Network Drive (Formerly Sun Microsystems, Inc.) Planned Development District (“Network Drive PDD”) Zoning Provisions, Use Table and Special Conditions, as originally adopted by Town Meeting on May 19, 1997, and as amended by Town Meeting on May 12, 2008, and further amended on May 10, 2021, in order to modify the Zoning Provisions, Use Table and Special Conditions as follows:

1. To amend the following paragraphs and text of Section 12.1.4.2.C. Zoning Provisions and the following sections: Article I - Use Regulations; Article II - Definitions; Article III - Density and Dimensional Requirements; Article IV - Parking and Land Regulations; Article V - Administration and Procedures; Article VI - Signage; Article VII - Miscellaneous; and Article VIII - Kendall Road Easement, as follows: (Additions noted by **bold, underlined** text; deletions noted by ~~strike-through~~. Footnotes have been renumbered as noted.) (For Town

Meeting Member reference, a compilation of the Network Drive PDD reflecting the full text of the Bylaw and all proposed changes has been provided by the Applicant in the Warrant Backup Material)

**Article I - Use Regulations:**

The PD Premises consists of approximately 140.61 acres. An additional 17.1 acres, consisting primarily of bordering vegetated wetlands, are located in the Town of Bedford (hereinafter, the PD Premises and the property located in Bedford are collectively referred to as, the “Property”). The Concept Plan provides for a mixed use development of the PD Premises as shown on the plan entitled “PD District Rezoning - Application for Mixed Use Development Kent Road - Burlington, Massachusetts” dated March 13, 1997 revised to May 2, 1997 as prepared by Vanasse Hangen Brustlin, Inc., 101 Walnut Street, Watertown, Massachusetts (hereinafter, the “Plan”), as said Plan may be supplemented, altered or amended by the plan entitled “Revised Building Envelope Network Drive at Northwest Park”, dated March 21, 2008 prepared by Vanasse Hangen Brustlin, Inc., (as approved by the May 12, 2008 Town Meeting) **and as further amended by the May 10, 2021 Town Meeting. The layout of the building envelope identified on the Concept Plan has been restated on the plan entitled “Network Drive Planned Development District Burlington, Massachusetts” dated March 14, 2022, prepared by BSC Group.** In no event shall development on the entire PD Premises exceed **1,300,000**~~**2,150,000**~~ square feet of **Net<sup>1</sup> Gross** Floor Area, **In no event shall there be more than 1,950,000 Square Feet of Gross Floor Area of development within the area identified as Parcel 1 on the Concept Plan.**

<sup>1</sup> Square foot measurements for purposes of all permitted uses shall be calculated on the basis of “net leaseable square feet” which is the space leased by tenant(s) exclusive of common areas, hallways, building foyers, areas devoted to heating, air conditioning, elevators, and other utility areas.

The permitted uses at the PD Premises by category (“Office”, “Institutional and Recreational” “Retail”, “Residential”, “Commercial”, “Uses in a Wetlands District” and “Accessory Uses” relating to each principal use category) are set forth on the Use Table annexed hereto as Exhibit “A”, dated **March 2008**~~**May 2022**~~ and incorporated herein by reference. Uses in a Wetland District shall be subject to the normal jurisdictional review and approval (if applicable) of the Burlington Conservation Commission. All permitted uses at the PD

Premises are subject to the issuance by other Town agencies or boards of all required licenses and approvals normally required for such use. No so-called "warehouse superstores" or "box retailers" shall be permitted within the PD Premises or any part thereof.

For the purposes of the PD Premises, a "lot" shall be defined as a parcel of land used or set aside and available for use as the site of one or more buildings and buildings accessory thereto or for any other definite purpose permitted under the Concept Plan, in one (1) ownership, or condominium form of ownership, and which may be divided by a public or private street. Contiguous parcels may be combined to form a single lot.

On Parcel 1, any single user of a permitted use under Section 1.4 (Retail Uses), as set forth in the Use Table annexed hereto as Exhibit A, shall not occupy more than 7,000 NetGross Square Feet and the aggregate of space occupied by all permitted retail uses under Section 1.4 shall not exceed 55,000 NetGross Square Feet. The foregoing limitation shall not apply to any cafeteria permitted in the Use Table.

Notwithstanding anything to the contrary contained herein or in the Use Table, that portion of PD Premises shown as the "Residential Development Parcel" on Exhibit B annexed hereto (the "Residential Development Parcel") shall permit the development of up to nine (9) residential dwelling units in a cluster scheme (2 or more connected units) with accessory uses such as, but not limited to, residential parking garages (attached or detached), a temporary sales office and such other accessory uses customary to such principal use. In addition, the development of the Residential Development Parcel along with any parking garage shall be excluded from the 1,300,0002,150,000 square feet of Net Gross Floor Area restriction governing development of the PD Premises (The Gross Floor Area calculation shall exclude any floor area constructed on the Residential Area as shown on the Concept Plan).

## Article II – Definitions:

The uses permitted on the PD Premises shall be defined as provided in the Zoning Bylaws unless otherwise noted below:

**Laboratory:** A designated area within a building equipped to conduct scientific experiments, tests, investigations, research, prototype manufacture, experimental and testing activities including, but not limited to, the fields of biology, life science, chemistry, electronics, engineering, geology, medicine and physics.

**Life Science: Research, development and prototype manufacturing utilizing: i) microorganisms or biological substances in the fields of "Life Science", biotechnology, medical, pharmaceutical, environmental science, immunology, microbiology, virology, toxicology, rDNA, comparative medicine, genome research, cell biology; and (ii) apparatus, machines and devices for research, development, pharmaceuticals, biomedical technologies, life systems technologies, environmental and biomedical devices manufacturing and advance and practical application in any such field or areas. Life Science and Biotechnology uses are subject to all federal, state and local regulations and best management practices including but not limited to the Burlington Board of Health Regulations for the Use of Recombinant DNA Technology, the National Institute of Health Guidelines for Research Involving recombinant DNA Molecules, and the Biosafety in Microbial and Biomedical Laboratories (BMBL).**

**Life Science Manufacturing: A life science or biotechnology laboratory engaged in the manufacturing of life science technologies and medicines for commercial production to the market.**

**Light Manufacturing: Fabrication, processing or assembly employing only electric or other substantially noiseless and inoffensive motive power, utilizing hand labor or quiet machinery and processes, and free from neighborhood disturbing agents, such as odors, gas fumes, smoke, cinders, flashing or excessively bright lights, refuse matter, electromagnetic radiation, heat or vibration.**

**Solar Energy System: An active solar energy system that converts solar energy directly into electricity and/or other forms of energy, a substantial purpose of which is to provide for the collection, storage and distribution of solar energy.**

**Solar Energy System, Ground-Mounted: An active Solar Energy System that is structurally mounted to the ground and is not mounted to a structure.**

**Solar Energy System, Roof-Mounted: An active Solar Energy System that is structurally mounted to the roof of a building or structure**

### **Article III – Density and Dimensional Requirements:**

(a) There shall be no density and dimensional requirements applicable to the PD Premises except as summarized below:

- Minimum Frontage . 20.0 feet
- Minimum Front Yard..20.0 feet
- Minimum Rear Yard. 10.0 feet<sup>21</sup>
- Minimum Side Yard ....10.0 feet<sup>1</sup>
- Maximum Building and Structure Height (Building Height as

defined in Section 2.13 of the Zoning By-Laws. **(Structured Parking directly under the finished floor area of a building to a maximum of two levels of parking use above the average finished grade around the building can be excluded when calculating structure height.)**

..... 85.0 feet  
• Maximum Building and Structure Height

(Residential Development Parcel)..... 40 feet/3 stories

- **Maximum Floor Area Ratio** –  
<sup>3</sup>.....  
.....**0.25**

- **Maximum Number of Stories**.....6

- Maximum Number of Stories (Residential Development Parcel)  
.....3
- Minimum Spacing Between Buildings ..... 20.0 feet<sup>21</sup>
- Maximum Impervious Surface Ratio<sup>42</sup> . ..... Not to Exceed 60.0%

<sup>21</sup> Unless any **building's buildings** outside walls are of fireproof construction and any openings in such walls are protected by a suitable fire restrictive door or shutter or water curtain device, subject to the approval of the Building Inspector in which event the minimum side yard and rear yard shall be 0 feet.

<sup>3</sup> **For purposes of the Property, the term "Floor Area Ratio" shall mean the ratio of Floor Area, Gross (as defined in the Zoning By-Laws) of all buildings on the Property to the total land area of the Property and not on a lot by lot or parcel by parcel basis. Floor Area Ratio shall not apply to the Residential Development Parcel.**

<sup>42</sup> The Maximum Impervious Surface Ratio as shown on the Plan and all other dimensional ratios under the Zoning By-Laws to the extent applicable shall be calculated based upon the Property as a whole and not on a lot by lot or parcel by parcel basis.

### **Article HHV - Parking and Land Regulations:**

The maximum parking requirements applicable to the various use categories permitted at the PD Premises shall be as follows. Any use not identified below shall be regulated by the Zoning By-Law relative to parking requirements:

- ✓ 4.0 spaces per 1,000 square feet of gross floor area of office use;
- ✓ 6.0 spaces for each 1,000 square feet of retail use located on Parcel 2;
- ✓ 5.5 spaces for each 1,000 square feet of retail use located on Parcel 1;
- ✓ 1.0 space per each keyed hotel room;
- ✓ 1.0 space per each 2.5 seats of restaurant use;
- ✓ 1.0 space per each 3.0 seats of general assembly/conference space; and
- ✓ 2.0 spaces per residential dwelling unit (plus visitor parking spaces) located on the Residential Development Parcel.
- ✓ **3.5 spaces for each 1,000 square feet of Life Science uses (See Section 1.5.2 of the Use Table);**

Typical parking space dimensions shall be as follows. **unless modified by the Planning Board as part of a PD Special Permit/Site Development and Use plan approval or plan modification in accordance with the applicable Site Plan Rules and Regulations:**

### **Article IVV - Administration and Procedures**

#### **Article VVI - Signage:**

#### **Article VIIVII – Miscellaneous:**

#### **Article VIIVIII - Kendall Road Easement:**

2. To amend Exhibit "A" Use Table to amend existing use provisions, to add new use provisions, to update page numbers and update of the table date to May 2022. (Additions noted by **bold, underlined** text; deletions noted by **strike through**.) (For Town Meeting Member reference, a compilation of the Network Drive PDD reflecting the full text of the Bylaw and all proposed changes has been provided by the Applicant in the Warrant Backup Material):

1.1.1	Residential (as provided in Article I ( <i>up to 9 units</i> ) – Use Regulations of the Planned Development	YES	2 <a href="#"><u>See reference to Residential Area on Concept</u></a>
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1.4.4	Retail stores and showrooms 7,000 <b>netgross</b> square feet or less located entirely within a commercial facility.	YES	1
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<sup>2</sup> Any single user of a permitted use under Section 1.4 “Retail Uses” as set forth in the Use Table, located on Parcel 1 shall not occupy more than 7,000 **netgross** square feet and the aggregate of space occupied by all permitted retail users on Parcel 1 shall not exceed 55,000 **netgross** square feet.

1.5.2	Laboratories engaged in research experimental and testing activities including, but not limited to, the fields of <b>life science (including manufacturing)</b> , biology, chemistry, electronics, engineering, geology, medicine and physics subject to the Planning Board making the findings set forth in Section 8.3.7.4 of the Zoning By-Laws <b>andwhere said use is located in the Aquifer or Water Resource Overlay District. Section 1.5.2 shall be deemed to include, as a by-right ancillary use(s), the following Sections: 1.5.1, 1.5.3, 1.5.4, 1.5.5, and 1.5.6.</b>	<b>YES/Parcel 1</b> <b>SP/Parcel 2</b>	1, 2
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1.7.1	Cafeterias, delicatessens, lunch counters, coffee shops, dairy or ice cream establishments, not to exceed 7,000 square feet per use (allowed as an accessory use)	<b>SPYES</b>	1, 2
1.7.3	Accessory convenience store of a maximum of 2,000 square feet. (allowed as an accessory use located within a permitted facility).	<b>SPYES</b>	1, 2
1.7.4	Digital/photo imaging, copy center (provided any digital and/or photo imaging chemicals are self contained within the equipment and provided, further, such stored chemicals do not exceed amounts that would require registration with the Board of Health) limited to a maximum of 2,000 square feet. (allowed as an accessory use located within a permitted facility).	<b>SPYES</b>	1, 2
1.7.5	Accessory Health Club (allowed as an accessory use located within a permitted facility).	<b>SPYES</b>	1, 2
1. <u>7.25</u>	<u>Solar Energy System, Roof-Mounted</u>	<u>YES</u>	<u>1, 2</u>
1. <u>7.26</u>	<u>Solar Energy System, Ground-Mounted</u>	<u>YES</u>	<u>1, 2</u>

1. <u>7.27</u>	Electric Vehicle Charging Stations and associated mechanical systems	YES	1, <u>2</u>
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### Water Resource District and Aquifer District

Subject to the provisions~~findings~~ of Section 8.3.0 of the Zoning By-Laws, the foregoing uses shall be permitted as a matter of right or with a Special Permit in a Water Resource and Aquifer District as set forth in the above Table of Uses. Notwithstanding anything to the contrary contained in this Use Table, a use that is prohibited in the Aquifer District shall be prohibited in any portion of the PD Premises included within the Aquifer Overlay District.

3. To amend Section 12.1.4.2.D. Special Conditions to add a new Section IX Special Conditions Applicable to Development on Parcel 1. (Additions noted by bold, underlined text; deletions noted by ~~strike through~~.) (For Town Meeting Member reference, a compilation of the Network Drive PDD reflecting the full text of the Bylaw and all proposed changes has been provided by the Applicant in the Warrant Backup Material):

### SECTION 12.1.4.2.D. SPECIAL CONDITIONS FOR PLANNED DEVELOPMENT DISTRICT AS OF MAY 2022

#### IX Special Conditions Applicable to Development on Parcel 1.

General Infrastructure Assessment: The Developer, within 24 months of the approval of this May 2022 Amendment, shall, working with the Planning Department of the Town and its consultants and as necessary Town departments, assess potential impacts of the potential build-out of the additional authorized development square footage to various public infrastructure, such as water, sewer, traffic, pedestrian circulation, and identify potential community benefits/enhancements or improvement projects as the Developer and the Town identify (the “Impact Report”). The Impact Report shall also include potential additional projects that have been identified, both public and private, in the general area of the PD Premises. The reasonable cost of the preparation of the Impact Report shall be paid by the Developer.

The Impact Report shall set forth a schedule to govern the timing of the implementation of recommendations (i.e., schedule of implementation based upon development execution/project phasing). This Impact Report shall be consulted by the Developer in connection with individual PD Special Permit applications for components of the future development of new floor area at the PD Premises. The Planning Board shall identify appropriate

mitigation with reference to this Impact Report and include as appropriate, such mitigation necessary to address the identified impacts of the proposed components of the project at the PD Premises and the cost obligation attributable to the Developer.

Any PD Special Permit granted for new floor area shall include a condition, that the agreed upon mitigation based on the Impact Report shall include a timeline for the implementation of such mitigation.

In addition, the Town may use the Impact Report to pursue both state and federal funding beyond the scope of Developer’s obligations, for certain public infrastructure projects that have a nexus to the development and the Developer shall cooperate with the Town with such funding efforts.

The Developer, in connection with each permit application, shall specifically provide the following:

#### Traffic Analysis

Prior to the submission of any PD Site Development and Use Plan for the development of new useable floor area, the Applicant shall meet with the Planning Director to review the project and to obtain a determination as to whether a traffic memorandum or full traffic impact analysis is required. A full traffic analysis shall assess the adequacy of the existing or future transportation infrastructure to accommodate the additional trips generated by the new floor area and proposed use. The traffic impact analysis shall detail, if deemed warranted based on

the resultant findings, appropriate signalization enhancements, intersection or roadway geometrical improvements and/or preparation of further studies.

### Water and Sewer

All PD Site Development and Use Plan filings shall include an infrastructure analysis which calculates the projected sewer and water usage associated with the proposed development.

### Zoning Compliance

Following the issuance of a PD Site Development and Use Plan the Applicant shall provide to the Planning Department a current campus wide site layout plan with corresponding zoning and parking compliance charts.

### **MAIN MOTION: As Printed in the Warrant**

#### **RECOMMENDATIONS:**

Planning Board 7-0-0  
ZBRC – 6-0  
Land Use 6-0

### **ACTION: PASSED WITH CALLED 2/3S**

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### **ARTICLE # 38 RE: Amend Zoning Map and Rezone Property at 56 Middlesex Turnpike to the Innovation (I) District**

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

56 Middlesex Turnpike, said land is further identified as being the parcel as shown generally on the Town of Burlington Assessor's Map 56 Parcel 12 to rezone from the General Business (BG) District to the Innovation (I) District, consisting of approximately 2.84 acres.

or to act in any other manner in relation thereto.

### **MAIN MOTION: As Printed in the Warrant**

#### **RECOMMENDATIONS:**

Planning Board 7-0-0  
Land Use 2-4

### **ACTION: PASSED WITH CALLED 2/3S**

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### **ARTICLE # 39 RE: Amend Zoning Map and Rezone Property at 15 Adams Street to the Innovation (I) District**

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

15 Adams Street, said land is further identified as being the parcel as shown generally on the Town of Burlington Assessor's Map 59 Parcel 14 to rezone from the General Industrial (IG) District to the Innovation (I) District, consisting of approximately 6.56 acres.

or to act in any other manner in relation thereto.

### **MAIN MOTION: As Printed in the Warrant**

#### **RECOMMENDATIONS:**

Planning Board 7-0-0  
Land Use 2-4

### **ACTION: PASSED WITH CALLED 2/3S**

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### **ARTICLE # 40 RE: GROUNDWATER SEPARATION (On Dwelling RO District)**

To see if the Town will vote to amend the Zoning Bylaw to regulate the distance between groundwater and building basements, crawl space floors, or slab elevations by adding the following new sections to the Zoning Bylaw; or act in any other manner in relation thereto.

Article II: Definitions:

2.7 Groundwater (Estimated Seasonal High Groundwater Table (ESHGWT))  
Estimated Seasonal High Groundwater Table (ESHGWT): The estimated highest level to a zone of saturation in the soil in most years under normal wet season, as determined by a qualified soil scientist or licensed soil evaluator.

#### **5.1.6 DISTANCE FROM BASEMENT, SLAB OR CRAWL SPACE AND GROUNDWATER**

5.1.6.1 Purpose. The purposes of this bylaw are to preserve and protect groundwater; to maintain and enhance the public safety, environment, health, and general welfare by establishing minimum requirements; and to establish procedures to control the adverse effects of building basement floors nearer than two (2) feet from the Estimated Seasonal High Groundwater Table (ESHGWT), including basement flooding, pumping and discharge of groundwater to neighboring

properties, discharging groundwater to the public way, and illicit connections to the Town sewer and stormwater connections.

5.1.6.2 Applicability. The requirement of this Section 5.1.6 shall apply to the One Family Dwelling (RO) District:

1. A new dwelling; or
2. Additions to an existing dwelling that increases a building footprint by more than 1,000 square feet.

5.1.6.3 Conditions and Requirements. The vertical distance between the basement floor of any dwelling house shall not be less than two (2) feet above the ESHGWT. Said distance shall be determined by a qualified soil scientist or Licensed Soil Evaluator. Except that, the vertical distance may be less than two (2) feet above the ESHGWT if all of the following conditions are met:

- a. Detailed engineering plans, certified by a Registered Professional Engineer showing a foundation and perimeter drain management system and roof stormwater management system(s) that will mitigate and control groundwater discharge and stormwater runoff, are provided;
- b. The provided foundation and perimeter drain discharge management system and roof stormwater management system plans have been reviewed by the Building, Conservation, Health and Engineering Departments and comments adequately addressed;
- c. Roof drains and downspouts connect to a stormwater management system designed by a Registered Professional Engineer.
- d. The applicant has agreed to pay the fee for consulting services to perform engineering review pursuant to the provisions of M.G.L. Chapter 44, Section 53G

5.1.6.4 Relationship to Other Laws.

Nothing in this by-law shall be construed to restrict, amend, repeal, or otherwise limit the application or enforcement of any other law or regulation.

or to act in any other manner in relation thereto.

**MAIN MOTION: Withdrawn**

**ACTION: WITHDRAWN**

And finally with the completion of the business of the Town Warrant. A Motion was made to adjourn, seconded and passed with a show of hands. Meeting was adjourned at 11:04 PM.

Respectfully Submitted

*Amy E. Warfield*  
Town Clerk