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Town of Burlington Planning Board  
Notice of Public Meeting and Meeting Agenda

TOWN CLERK  
BURLINGTON, MA

**September 16, 2010**

Main Hearing Room Town Hall 29 Center Street Burlington, MA 01803

Ernest E. Covino, Jr, Chairman      Paul F. Roth, Vice Chairman      Ann M. Cummings, Member Clerk  
John A. DeFrancesco      Paul R. Raymond      Jayne L. Hyde      Joseph A. Impemba

Staff: Anthony Fields, Planning Director      Kristin Kassner, Assistant Planner      Jennifer Gelinas, Principal Clerk

The following times are approximate, except for items marked with an (\*) which are new public hearings and will not start before the scheduled time.

**7:00 p.m.**

- 1) Call Planning Board Meeting to Order
- 2) Minutes
- 3) Citizens Time
- 4) Announcements
- 5) Legal Notices of Interest
- 6) Non-Approvals
- 7) Administrative Matters
  - a) \*Discussion – Application for Approval of a Minor Engineering Change – 141 Cambridge Street– Michael Santullo, Applicant

**7:10 0 p.m.**

- 8) Matters of Appointment
  - a) Continued Public Hearing – Petition to rezone property located at 36 Muller Road to the Planned Development (PD) District – Submitted by Symes Development & Permitting, LLC
  - b) \*Public Hearing – Petition to rezone property located at 32 Burlington Mall Road from One Family Dwelling (RO) District to the General Business (BG) District – Submitted by Robert J. Paradis
  - c) Continued Public Hearing – Petition to Amend the Zoning Bylaw, Article V “Density Regulations”, Section 5.2.0 Density Regulations Schedule, by amending footnote “\*\*\*\*” addressing the calculation of building height in the Business and Industrial Districts where such districts abut RO, OS, RC, RG or PD Districts, and within 1800 feet of the center point of Middlesex Turnpike at the Burlington/Lexington town line, and within the Town Center Overlay Districts – Submitted by John D. Kelly, TMM3
  - d) Continued Public Hearing – Petition to amend the Zoning Bylaw, Article XI “Special Residential Regulations”, Section 11.8.0 “Inclusionary Zoning Requirements for Multifamily Housing”, section 11.8.3 “Applicability”, section 11.8.3.1 “ Projects less than 10 Units, and section 11.8.3.2 “Projects equal to or greater than 10 Units” – Submitted by the Planning Board

- e) \*Public Hearing – Petition to Amend the Zoning Bylaw – Article XI, Section 11.8.0 Inclusionary Zoning Requirements for Multifamily Housing\* – Submitted by Thomas Conley TMM and Barbara L’Heureux, TMM
  - f) \*Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.3.1.12 “Keeping of animals other than the usual household pets; subject to the restrictions of the Board of Health” – 26 Woodhill Road – Dale Lorgeree, Applicant
  - g) \*Public Meeting – Application for Approval of a Site Plan Waiver – 18 Terry Avenue – Table Tennis Academy of New England, Applicant
  - h) \*Public Hearing – Application for Approval of a Special Permit pursuant to Section 12.1.5 “PD Special Permit Requirements” – 90 Middlesex Turnpike – Dave and Busters, Inc., Applicant
  - i) \*Public Hearing – Application for Approval of a Special Permit pursuant to Section 3.7 of the 90 Middlesex Turnpike Planned Development District Bylaw “Restaurant” – 90 Middlesex Turnpike – Dave and Busters, Inc., Applicant
  - j) \*Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.9 of the 90 Middlesex Turnpike Planned Development District Bylaw “Commercial Amusement Uses” – 90 Middlesex Turnpike – Dave and Busters, Inc., Applicant
  - k) \*Public Hearing – Application for Approval of a Special Permit pursuant to Section 5.7 of the 90 Middlesex Turnpike Planned Development District Bylaw “Discharge from Manmade Structures into the Wetlands” – 90 Middlesex Turnpike – Dave and Busters, Inc., Applicant
  - l) \*Public Meeting – Application for Approval of an Preliminary Subdivision – Muller Road – The Estate of Arthur Thorstensen, Applicant
  - m) \*Public Hearing – Petition for the discontinuance, laying out and acceptance of portions of Middlesex Turnpike, Second Avenue and Third Avenue – Submitted by the Planning Board
  - n) Continued Public Hearing – Petition to amend the Zoning Bylaw, Section 8.50 “Town Center Overlay Districts” and Section 8.5.8 “Design Requirements” to include Signs in Design Review – Submitted by the Planning Board on behalf of the Route 3A Committee
  - o) Continued Public Hearing – Petition to amend the Town Center Design Rules and Regulations by creating a new Section 9 “Signage” – Submitted by the Planning Board on behalf of the Route 3A Committee
  - p) Continued Public Hearing – Petition to amend Article XIII “Signs”, by amending Sections 13.1.2, 13.1.3, 13.1.4, 13.1.4 to further regulate Wall Signs – Submitted by the Sign Bylaw Committee
- 9) **Other Business:**
- a) **Discussion**
  - b) **Correspondence**
  - c) **Reports from Town Counsel**
  - d) **Subcommittee Reports**
  - e) **Unfinished Business**
  - f) **New Business**

*The following items are currently scheduled for the meeting of October 7, 2010*

Continued Public Hearing – Petition to amend the Zoning Bylaw, Section 2.34 “Home Occupation”, Section 4.3.1.2 “Use of a portion of a dwelling as an office ...”, and to create a new Section 10.1.1 “Additional Regulations for Home-Based Businesses” – Submitted by the Planning Board

Continued Public Hearing – Petition to create a new Business Park (BP) District by amending Article II, III, IV ,V, X and XIII and by creating create a new Section “Regulations in the Business Park District” – Submitted by the Planning Board