1. Chairman Kelly called the January 3, 2019 Regular Planning Board Meeting to order at 7:03 p.m. in the Main Hearing Room of the Burlington Town Hall, 29 Center Street.

**Members Present:** Member Covino, Member Gaffney, Vice Chairman Perna, Chairman Kelly, (Member Impemba) and Member Raymond

**Members Absent:** Member Clerk L’Heureux

**Also Present:** Planning Director Kassner

2. **Citizens Time**

No one spoke.

3. **Announcements** *(7:04 pm)*

   - Zoning Bylaw Review Committee – Wednesday, January 9 at 6pm – Town Hall Annex
   - Life Science Panel - Wednesday, January 16 at 6pm – Location TBD
   - Martin Luther King Day - Monday, January 21 – Town Hall Offices will be closed
   - Town Meeting – Monday, January 28, 2019 at 7:30pm – Performing Arts Center, Burlington High School
     - Planning Board articles of interest: Mooney Road reconfiguration, and Life Sciences bylaw amendment
   - Burlington is connected to the MWRA
   - Governor Baker signed a Short-Term Rentals (such as Air BNB) Bill that will take effect July 1, 2019, it will tax short term rentals at the same rate as hotels
   - National Grid and Union Representative have reached a tentative agreement – terms of argument will be presented prior to January 7 – Projects held up in Burlington from this lock out are: Twist Bakery, and former Building 19 ½ site

4. **Legal Notices of Interest**
   - None

5. **Non-Approvals**
   - None
6. **Administrative Matters**

None

7. **Matters of Appointment**

a) Continued Public Hearing – Petition to amend the Zoning Bylaw, Article II “Definitions” and Article IV “Use Regulations” to address and define uses pertaining to Life Sciences – Submitted by the Planning Board *(7:08 pm)*

**Plans & Reports discussed:**
- Warrant Article

Shari Ellis, Chairman of the Zoning Bylaw Review Committee (ZBRC), participated in the discussion with the Planning Board.

Planning Director Kassner noted Town Council, Planning Board, and Zoning Bylaw Review Committee have reviewed the article, and those comments have been incorporated into the amendment. The life science panel discussion will comprise of a Board of Health member/staff, Director of Lab Safety and Health from Northeastern University, and a representative of Spaulding Investments.

Planning Director Kassner plans to ask the panel:
- What is life science?
- What is the movement in business?
- What does a life science building/lab look like?

Planning Director Kassner reviewed the amendment.

*Member Impemba arrived to the meeting at 7:15 pm.*

Planning Board commented:
- Staying ahead of the vacancy rate in the office parks is important in planning
- Discretion in permitting is best to accommodate the changing market, rather than over regulating
- Diversifying the town is important to prevent saturation
- Life Science is an evolving industry which makes it tough to define
- Applicants will need to prove their impact to the area

Planning Board discussed questions to ask panel:
- Which communities are attracting these types of businesses?
- What are the drawbacks to these types of businesses?
- If Burlington draws a large amount of Life Science to Burlington, could there be a consequence to that? Should there be a percentage limit?
- Include fire department in discussions because of the hazardous materials storage risks
- What is the estimated amount of people working in these buildings for the various types of lab space?
Planning Board requested:
  • Red line version of the amendment to see the changes

Any additional questions or comments should be sent to Planning Director Kassner.

MOTION – To continue this matter to the Planning Board meeting of January 17, 2019.

APPROVED: 6-0-0

8. Minutes
   None

9. Other Business (8:29 pm)
   a) Discussion
      1. Mooney Road Warrant Article

Planning Director Kassner reviewed the article, and the decision made at the Planning Board of October 17, 2018. The Planning Board delayed a vote until the next meeting to allow time to review the plans again.

2. 2019 Planning Department Forecast

- Finish Master Plan
- Construction Projects: former Sears site, relocate Longs Jeweler to the Burlington Mall parking lot, friendly 40B project at Corporate Drive, Northeastern innovation building, Shoppes at Simonds Park (former Building 19 ½ site), Yard House (former Chili’s), Eddie V’s (former Macaroni Grill), Frank Pepe’s (former Uno’s), Convenient MD (former gas station), CVS (former Busa Liquors), Winn Street Towing (former Donahue’s Furniture) Wayside Indian Restaurant (former Bone Fish Grill)
- Municipal Vulnerability Preparedness (MVP) program: climate change resiliency plan and implementing priority projects
- Complete Streets: MassDOT Complete Streets Funding Program
- Green Communities: Green Communities Division assisting municipalities with implement clean energy projects
- Route 3 / Route 3A / South Bedford Street: Northeastern University acquiring funding (TIP and MassWorks) to improve the intersection
- ViewPoint Cloud: Software for permitting and development; visit viewpointcloud.com for details
- Discussing future trends with applicants

3. Possible Violations
• Terrace Hall Storage has exposed units
• Princess Jewelry has an unapproved retaining wall

4. Tree Committee/Tree Warden

Member Impemba suggested adding tree regulations to the Town Center Overlay District. Planning Director Kassner suggested reaching out to the General Bylaw Review Committee to pursue tree regulations.

5. 17 Sears Street – For Sale

Member Impemba pointed out this property is for sale, its ¾ acres, abuts municipal properties, and it’s historic. Burlington should explore purchasing the land.

MOTION – The Planning Board requests that the Board of Selectmen explore purchasing 17 Sears Street for the purposes of preserving Burlington history and expand municipal parking.

APPROVED: 6-0-0

b) Correspondence None.
c) Reports from Town Counsel None.
d) Subcommittee Reports None.
e) Unfinished Business None.
f) New Business None.

MOTION – To adjourn at 9:27 pm.

APPROVED: 6-0-0

Respectfully Submitted, Approved by,

Noelle Judd, Recording Clerk Barbara L’Heureux, Member Clerk

Minutes accepted at the Planning Board meeting of ________________.

Minutes filed with the Town Clerk on ________________.

All decisions are on file with the Town Clerk. All the noted documents are on file and can be viewed in the Planning Department. A DVD recording of the meeting is on file in the Planning Department.