Notice of Public Meeting – (As required by G.L. c. 30 A, c. §18-25)

DEPT./BOARD: ZBRC

DATE: Wednesday, June 3, 2020

TIME: 6:00 PM

PLACE: Remote Meeting: Zoom - sign-up instructions follow the agenda

AGENDA

1. Public Participation
2. Committee Notifications and news
3. Recap/Vote May 2020 Warrant Article Submissions:
   a. Article(s) – Escadrille: Amending Articles IV and VII
   b. Article(s) – Amending Article II - Definitions / Back up
4. Subcommittee reports:
   a. NWP Housing - RFP - Shari
5. September Zoning Bylaw Amendments Discussion: (Warrant Submission Deadline: July 2nd)
   a. Amend ZBL Article IX Section 9.3.2: Planning Dept. Proponent
   b. Amend ZBL Article II Definitions (Signage Definitions): ZBRC Proponent
   c. Short Term Rental: Planning Board Proponent
6. Future ZBL Amendment requests
   a. Amend ZBL Article 5.1.3.3: Solar Bylaw: Francis Grueter Proponent
Town of Burlington

Meeting Posting

Email Posting to meetings@burlington.org or Bring to the Clerks Office. Thank you

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7. Approval of Minutes: 5/11/2020
8. New Business / Scheduled next meeting: July 8th
9. Adjourn

ZOOM Meeting Notice details:

Topic: Burlington ZBRC Committee
Time: Jun 3, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
https://zoom.us/j/596170867?pwd=b1Jr0FBhV1Zta0wdx1BwTVV6NjhFZz09

Meeting ID: 596 170 867
Password: 01803
One tap mobile
+1 646 558 8656 US (New York)
+1 301 715 8592 US (Germantown)
+1 312 626 6799 US (Chicago)
+1 669 900 9128 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)

Meeting ID: 596 170 867
Password: 01803
Call the Meeting to Order
Chair Shari Ellis called the June 3rd, 2020 Zoning Bylaw Review Committee to order at 6:05 PM via remote video teleconferencing.

Voting Members Present: Cathy Beyer, Shari Ellis, Betsey Hughes, Tamara Maniscalco, Michael Murray, Edward Parsons, Gregory Ryan, and Sally Willard

Voting Members Absent:

Non-Voting Members Present: Ernest Covino

Non-Voting Members Absent: Andrew Ungerson

Also Present: no other

1. Public Participation
   - None

Update
   - Dawn Cathcart, recordings secretary, has resigned. Ms. Ellis has notified Joanne Faust (town HR), replacement to be considered at a future date.

Town Meeting Article Recap
Motion: To vote our recommendations for each zoning-related Town Meeting Article (moved by Willard, 2nd by Maniscalco)
Approved: (8-0-0)

Motion: To recommend favorably to Town Meeting Article 37 as printed in the Warrant (moved by Willard, 2nd by Hughes)
Approved: (7-0-1, Murray abstaining)

Motion: To amend Town Meeting Article 38 by removing the final sentence (moved by Beyer, 2nd by Hughes)
Approved: (7-0-1, Murray abstaining)

Motion: To recommend favorably to Town Meeting Article 38 as amended (moved by Beyer, 2nd by Hughes)
Approved: (7-0-1, Murray abstaining)

• Discussion on the nature of our recommendation of Article 39. Some members were not necessarily in favor of the effect if the amendment but in favor of the structure and
language that was developed in committee. Previous discussion was cited, with regards to unknown consequences of use in other parcels in the BG district.

**Motion:** To recommend favorably to Town Meeting Article 39 (moved by Maniscalco, 2nd by Beyer)

**Approved:** (5-2-1, Ellis & Hughes dissenting, Murray abstaining)

- Article 40 has been withdrawn
- Discussion of Article 41: The Planning Board approved the Article after amending proposed §7.2.7.3 to “…200% of the footprint…”.
- ZBRC had discussed 100%, consistent with other language in the zoning bylaws. Planning Board was worried about broader applicability at 100%. ZBRC members questioned if a greater restriction may incentivize paving over more area for single-level parking in lieu of a parking structure, thereby subverting the purpose of the restriction. The narrow applicability of the use allowance was cited as limiting either concern.

**Motion:** To amend Article 41 to remove redundant “of the footprint” (moved by Beyer, 2nd by Hughes)

**Approved:** (7-0-1, Murray abstaining)

**Motion:** To amend Article 41 to change “200%” to “100%”. (moved by Ryan, 2nd by Willard)

**Not Approved:** (2-5-1, Ryan & Parsons dissenting, Murray abstaining)

**Motion:** To recommend favorably to Town Meeting Article 41, as amended (moved by Hughes, 2nd by Willard)

**Approved:** (6-1-1, Ellis dissenting, Murray abstaining)

2. Subcommittee Reports

- Ms. Ellis provided update on NWP Housing agreement subcommittee. A Request for Proposal is moving forward to find a consultant (at Nordblom’s expense) to help with the housing language. The committee has not met recently.

- Ms. Willard provided an update on the Signage Subcommittee. The last meeting was held on May 20th. Subcommittee worked on definitions, through letter “R”. The definition of “obscene” was put on hold. Ernie has made database of other towns definitions. Discussed commercial areas, using the Town’s interactive GIS tool to look at zones. There is a “neighborhood” district not used currently. Considering a presentation to Town Meeting to communicate status, or a written report. Next meeting Monday 5:30pm (6/8)
3. Future Zoning Bylaw Amendment Articles (September Town Meeting)

Warrant Submission deadline is July 2\textsuperscript{nd}, 2020.

a. Planning Department Amendment to §9.3.2 – Discussion tabled.

b. ZBRC Amendment to include signage-related definitions (§2) – The subcommittee is progressing, and may draft an article for submission.

c. Planning Board Article related to Short-Term Rentals
   
   • The general bylaw amendment was ruled out of order and retracted
   
   • Planning Board is considering options, and plans to hold public hearings.

4. Future requests for Zoning Bylaw Amendment

a. Louis Yarid, representative of Francis Grueter (and of RevoluSun, a solar installation company) has contacted Ms. Ellis about a §5.1.3.3 amendment.

   • Shari suggested, rather, considering the Solar-specific bylaws in Article 10. Company has pursued a Special Permit through the Planning Board, and were told bylaws would need to be amended. Ms. Ellis contacted Kristin Kassner to assist with talking through process with RevoluSun.

   • Mr. Covino stated that this has been on planning board agenda for a year, and will be discussed on June 4\textsuperscript{th}. It relates to one 4-acre property on Margaret Street.

   • Proponent has been appraised of the fact that he would need to propose a zoning bylaw amendment and submit, and it will be reviewed by 3 committees.

   \textit{Mr. Ryan left the meeting at 7:45pm.}

6. Other Business (taken out of order)

   • Article 42 is a re-zoning, but the language in the warrant is not consistent with intent and precedent

   \textbf{Motion:} To amend Article 42 to the language previously reviewed by ZBRC. (moved by Parsons, 2\textsuperscript{nd} by Maniscalco)

   \textbf{Approved:} (7-0-0)

5. Approval of Minutes of 5/11/2020 Meeting

   • Amended minutes were reviewed
Motion: To approve the 5/11/2020 minutes as amended. (moved by Hughes, 2nd by Murray)
Approved: (7-0-0)

Agenda items for July meeting:

- Date of July 8th at 6pm was set.
- Signage definitions to be discussed
- Amendment of solar installation restrictions to be discussed

Motion to Adjourn: 8:15pm, moved by Hughes, 2nd by Murray
Approved: (7-0-0)

Documents Referenced:

- 5/11/2020 Draft Minutes
- Zoning Amendments #’s 38,39,441 and 42

Respectfully Submitted,
Edward Parsons, ZBRC

Approved: At the 7/8/2020 ZBRC meeting [5-0-0]