



Town of Burlington Planning Board

Meeting Agenda

September 21, 2006

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

Paul R. Raymond, Chairman
John A. DeFrancesco

Ann M. Cummings, Vice Chairman
Ernest E. Covino, Jr.

Joseph A. Impemba, Member Clerk
Jayne L. Hyde

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

7:30 p.m.

- 1. Call Regular Planning Board Meeting to Order**
- 2. Minutes**
- 3. Citizens Time**
- 4. Announcements**
- 5. Legal Notices of Interest**
- 6. Non-Approvals**

7:35 p.m.

7. Matters of Appointment:

- a) Continued Public Hearing – Petition to Amend Article VII of the Zoning Bylaw by creating a new Section 8.5.1.1 “Intent of Town Meeting” – Petition now Submitted by TMM John D. Kelly (originally submitted by TMM Shari Lynn Ellis)
- b) Continued Public Hearing – Petition to Amend Article III Section 3.1.1 of the Zoning Bylaw to establish an open space district – Petition now Submitted by TMM William Beyer (originally submitted by TMM Maureen M. Ryan)
- c) Continued Public Hearing – Petition to rezone various parcels to the OS (Open Space) District - Petition now Submitted by TMM William Beyer (originally submitted by TMM Maureen M. Ryan)
- d) Public Hearing – Petition to rezone Map 18 Parcel 1, off Carol Avenue, to the Wireless Communication Overlay District – Submitted by Omnipoint Communications Inc.

- e) Public Hearing – Petition to rezone Map 54 Parcel 3-11, 35 Ray Avenue, to the Wireless Communication Overlay District – Submitted by Nextel Communications of the Mid-Atlantic, Inc.
- f) *Public Hearing – Application for Approval of a Site Plan – 6 Cambridge Street - Bickfords Family Restaurant, Applicant
- g) *Public Hearing – Application for Approval of a Special Permit Pursuant to Section 4.2.6.1 “Personal Service Business...” – 120 Cambridge Street, Dedhiya Inc., Applicant
- h) *Public Hearing – Application for Approval of a Site Plan, 120 Cambridge Street - Dedhiya Inc., Applicant
- i) *Public Hearing – Application for Approval of a Special Permit Pursuant to Section 4.2.2.14 “Other than nonprofit educational uses on land...” – 25 Burlington Mall Road - Computertraining.com, Applicant
- j) *Public Meeting – Application for Approval of a Site Plan Waiver – 52 Middlesex Turnpike - Froio Management Group Inc., Applicant
- k) Continued Discussion – Application for Approval of a Minor Engineering Change – 28 Winn Street - Dunkin Donuts - Manuel Moniz, Applicant
- l) Continued Public Hearing – Application for Approval of a Special Permit Pursuant to Section 4.2.6.9 “Fast Order Food Establishments” – 28 Winn Street –Dunkin Donuts -Manual Moniz, Applicant
- m) Continued Public Hearing – Application for Approval of a Site Plan – 28 Winn Street – Dunkin Donuts - Manuel Moniz, Applicant
- n) Continued Public Meeting – Application for Approval of a Site Plan Waiver – 17 Terry Avenue - Storage Unlimited – Anthony Tambone, Applicant
- o) Continued Public Meeting – Application for Approval of a Site Plan Waiver – 97 Cambridge Street, Pass & Weisz -Edward Pass, Applicant

8. 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 5, 2006.

Public Hearing – Application for Approval of a Definitive Subdivision – Muller Road, Blueberry Estates, LLC - Applicant

Discussion – Application for Approval of a Minor Engineering Change – Burlington Office Park – The Gutierrez Company, Applicant

Continued Public Hearing – Petition to Amend Section 5.1.9 of the Zoning Bylaw by deleting the existing section in its entirety and substituting therefore a new Section 5.1.9 “Inclusion of Affordable Housing” – Submitted by the Planning Board

Continued Public Hearing – Petition to Amend Article II of the Zoning Bylaw to provide definitions for “Affordable Housing Unit” and “Qualified Affordable Housing Unit Purchaser” – Submitted by the Planning Board

Continued Public Hearing – Petition to amend Article VI Section 6.1.1 “Nonconforming Uses” of the Zoning Bylaw - Submitted by TMM John D. Kelly

Continued Public Hearing – Petition to amend Article VI Section 6.1.1 “Nonconforming Uses” of the Zoning Bylaw - Submitted by TMM John D. Kelly