



## Town of Burlington Planning Board

### Meeting Agenda

**October 19, 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**

- a) Request for Endorsement of a Plan Believed Not to Require Approval – Mullberry Lane - John W & Margaret L. Stewart, Applicant

**7:35 p.m.**

**7. Matters of Appointment:**

- a) Discussion – Update on Northwest Park Revelopment
- b) 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
- c) 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
- d) Continued Public Hearing – Petition to amend Article VI Section 6.1.1 “Nonconforming Uses” of the Zoning Bylaw - Submitted by TMM John D. Kelly

- e) Continued Public Hearing – Petition to amend Article VI Section 6.1.1 “Nonconforming Uses” of the Zoning Bylaw - Submitted by TMM John D. Kelly
- f) Continued Public Hearing – Petition to rezone Map 18 Parcel 1, off Carol Avenue, to the Wireless Communication Overlay District – Submitted by Omnipoint Communications Inc.
- g) Continued 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.
- h) Continued Discussion – Application for Approval of a Minor Engineering Change – 28 Winn Street - Dunkin Donuts - Manuel Moniz, Applicant
- i) 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
- j) Continued Public Hearing – Application for Approval of a Site Plan – 28 Winn Street – Dunkin Donuts - Manuel Moniz, Applicant
- k) Continued Public Meeting – Application for Approval of a Site Plan Waiver – 97 Cambridge Street, Pass & Weisz -Edward Pass, Applicant
- l) \*Public Hearing – Application for Approval of a Special Permit Pursuant to Section 4.2.6.20.1 “Massage Therapy”, 75 Middlesex Turnpike – New Age Oriental Therapy, LLC, Applicant
- m) \*Discussion – Application for Approval of a Minor Engineering Change – 75 Middlesex Turnpike – Simon Property Group (Burlington Mall), Applicant
- n) \*Discussion – Application for Approval of a Minor Engineering Change – 128 Middlesex Turnpike – Border Café - Catawba Corporation, Applicant
- o) Continued Discussion – Application for Approval of a Minor Engineering Change – Burlington Office Park 1 – 25 Wall Street (Winn Street Towing) – The Gutierrez Company, 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 November 2, 2006.***

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)