



## Town of Burlington Planning Board

### Meeting Agenda

**April 19, 2007**

**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  
Albert L. Fay, Jr.  
Jayne L. Hyde

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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. \*Public Hearing – Petition to amend Article VIII, Section 8.5.5.5 of the Zoning Bylaw by deleting the second sentence in its entirety and substituting therefore the following sentence: “This buffer shall also apply to side and rear yards where the abutting residentially zoned property is located across a private way.” – Submitted by the Route 3A Subcommittee
- b. \*Public Hearing – Petition to Amend Article II of the Zoning Bylaw to provide a definition of “Open Space District” – Submitted by Paul R. Raymond
- c. \*Public Hearing – Petition to Amend Article V Section 5.2.0 to provide dimensional and density criteria for the OS District – Submitted by Paul R. Raymond
- d. \*Public Hearing – Petition to Amend Article VI, Section 6.7.0 to provide for and regulate signs in the OS District – Submitted by Paul R. Raymond
- e. Continued Public Hearing – Petition to rezone various parcels to the OS (Open Space) District – Submitted by Paul R. Raymond

- f. \*Public Hearing – Application for Approval of a Definitive Subdivision – Woodland Farms, Aldo Gallinelli - Applicant
- g. 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 -Manuel Moniz, Applicant
- h. Continued Public Hearing – Application for Approval of a Site Plan – 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” – 69 Middlesex Turnpike –Dunkin Donuts – Cafua Management Company, LLC, Applicant  
***(The Applicant has requested that the above matter be continued until May 17, 2007)***
- j. Continued Public Hearing – Application for Approval of a Site Plan – 69 Middlesex Turnpike – Dunkin Donuts – Cafua Management Company, LLC, Applicant  
***(The Applicant has requested that the above matter be continued until May 17, 2007)***
- k. Continued Public Hearing – Application for Approval of an amended Site Plan – 62 Cambridge Street - Herb Chambers Company, Applicant
- l. Continued Public Meeting – Application for Approval of a Site Plan Waiver – 97 Cambridge Street, Pass & Weisz -Edward Pass, Applicant
- m. \*Public Meeting – Application for Approval of a Site Plan Waiver – 8 A Street – Fred Salvucci, Applicant
- n. \*Public Hearing – Petition to rezone Map 11 Parcel 31-1, 30 Chestnut Avenue to the General Business (BG) District – Kin Wong DMD, Applicant  
***(The Applicant has requested that the above matter be withdrawn without prejudice.)***
- o. Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 7.4.0 “Increasing the maximum parking space requirements for specific non-residential and non-educational uses” – 129 Cambridge Street – Cohn & Dussi, LLC, Applicant  
***(The Applicant has requested that the above matter be continued until May 3, 2007)***
- p. Continued Public Hearing – Application for Approval of a Site Plan – 129 Cambridge Street - Cohn & Dussi, LLC, Applicant  
***(The Applicant has requested that the above matter be continued until May 3, 2007)***
- q. 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  
***(The Applicant has requested that the above matter be continued until May 17, 2007)***
- r. 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

**(The Applicant has requested that the above matter be continued until May 17, 2007)**

**8. Other Business:**

**a. Discussion**

- 1) Request for Declaration of Completeness and Release of Surety – Ipswich Estates Definitive Subdivision – Requested by Robert W. Murray, Ipswich Estates Trustee
- 2) Request for Declaration of Completeness and Release of Surety – 26 Cambridge Street, Café Escadrille – Requested by Robert W. Murray
- 3) Ray Avenue Crosswalk – Requested by Robert W. Murray

**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 May 3, 2007***

Public Hearing - Request for a Finding Pursuant to Section 6.1.2 of the Zoning Bylaws – 3 Pontos Avenue – Requested by Anthony Scalzilli, A.V. Realty Trust

Public Hearing – Application for Approval of a Special Permit pursuant to section 4.3.1.14 “Wireless Communications Facilities which are subject to Section 4.1.6 shall be permitted in the Wireless Communications Overlay Districts in accordance with the map depicting the districts and the provisions of Section 4.1.6’ – 35 Ray Avenue – Nextel Communications, Applicant

Continued Public Hearing – Application for Approval of a Special Permit Pursuant to Section 4.2.6.9 “Fast Order Food Establishments” – Taj Grocery, Applicant