



**Town of Burlington Planning Board**  
**Meeting Agenda**  
**January 7, 2010**

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

Ernest E. Covino, Jr, Chairman      Paul R. Raymond, Vice Chairman      Ann M. Cummings, Member Clerk  
John A. DeFrancesco      Jayne L. Hyde      Paul F. Roth      Joseph A. Impemba

Staff: Anthony Fields, Planning Director      Kristin Kassner, Assistant Planner      Jennifer Gelinis, Principal Clerk

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 Planning Board Meeting to Order
- 2) Minutes
- 3) Citizens Time
- 4) Announcements
- 5) Legal Notices of Interest
- 6) Non-Approvals

7:35

7) Administrative Matters

- a) \*Discussion - Application for Approval of a Minor Engineering Change - 10 North Avenue - Nordblom Company, Applicant

7:40

8) Matters of Appointment

- a) Continued Public Hearing - Application for Approval of a Site Plan - 182 Cambridge Street - Sovereign Bank, Applicant
- b) Continued Public Hearing - Application for Approval of an Erosion and Sedimentation Permit pursuant to Section 14 of the General Bylaws - 182 Cambridge Street - Sovereign Bank, Applicant
- c) \*Public Meeting - Application for Approval of a Site Plan Waiver - 5 Center Street - Pizzeria Villafranca, Applicant
- d) Continued Public Hearing - Request for a Finding Pursuant to Section 6.1.1 "Nonconforming Uses" of the Zoning Bylaws - 121 Lexington Street - Requested by Mohammad Yaqub
- e) \*Public Hearing - Petition to rezone property located at 22 Beacon Street to the Garden Apartments (RG) District- Submitted by First Patriot Corporation
- f) \*Public Hearing - Petition to amend the Zoning Bylaw, Article II "Definitions" by amending section 2.50.1 "Massage Therapy" by deleting the words "Burlington Board of Health" and substituting

therefore the words "Commonwealth of Massachusetts" and further to amend Article IV, Section 4.2.0 "Use Table" section 4.2.6.20.1 "Massage Therapy, subject to the regulations of the Board of Health" by deleting the words "Board of Health" - Submitted by the Planning Board

- g) Continued Public Hearing - Petition to amend the Zoning Bylaw, Article IV, Section 4.2.0 "Use Table" to change subsection 4.2.1.2 "Garden Apartment dwelling units" from YES to SP in the Garden Apartment (RG) District, and subsection 4.2.1.17 "Multi-Family other than 4.2.1.2" from YES<sub>1</sub> to SP<sub>1</sub> in the Civic Center (CC) and Central Business District (CBD) Overlay Districts; And further to amend Article XI "Special Residential Regulations" by creating a new Section 11.8.0 "Inclusionary Zoning Requirements for Multifamily Housing" - Submitted by the Planning Board
  - h) Continued Public Hearing - Petition to Amend the Zoning Bylaw by creating a new Section 5.2.1.6 "Lot shape requirements in the One Family Dwelling (RO) District" - Submitted by the Planning Board
  - i) Continued Public Hearing - Petition to amend Section 7.3.0 "Loading Requirements" of the Zoning Bylaws - Submitted by the Planning Board
  - j) Continued Public Hearing - Petition to amend Section 7.4.0 "Landscaping Requirements" of the Zoning Bylaws - Submitted by the Planning Board
- 9) **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 January 21, 2010*

Continued Public Hearing - Petition to rezone property within New England Executive Park to the Business Park District - Submitted by Equity Office Properties

Public Meeting - Application for Approval of a Site Plan Waiver - 123 Cambridge Street - Burlington School Department, Applicant

Public Hearing - Application for Approval of an Definitive Subdivision - 25 Margaret Road - Peter & Kathleen Bergquist, Applicant