



Town of Burlington Planning Board
Notice of Public Meeting and Meeting Agenda
November 18, 2010

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

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

Staff: Anthony Fields, Planning Director Kristin Kassner, Assistant Planner Jennifer Gelinas, 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) Administrative Matters

- a) Continued Discussion - Application for Approval of a Minor Engineering Change - 141 Cambridge Street- Michael Santullo, Applicant

7:35 *p.m.*

8) Matters of Appointment

- a) Continued Public Hearing - Petition to Amend the Zoning Bylaw, Article V "Density Regulations", Section 5.2.0 Density Regulations Schedule, by amending footnote "****" addressing the calculation of building height in the Business and Industrial Districts where such districts abut RO, OS, RC, RG or PD Districts, and within 1800 feet of the center point of Middlesex Turnpike at the Burlington/Lexington town line, and within the Town Center Overlay Districts - Submitted by John D. Kelly, TMM3

9) Other Business:

a) Discussion

1. **Planning Board Priorities**

- 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 December 2, 2010

Public Hearing – Application for Approval to amend a Special Permit pursuant to Section 4.2.6.9 “Fast Order Food Establishments” – 5 Center Street – Villafranco Pizzeria Inc. Applicant

Public Hearing – Request for Section 6 Finding for Nonconforming Use – 121 Lexington Street – M. Bilal Yaqub, Applicant

Public Hearing – Amended Petition to rezone property from General Industrial (IG) and One Family Dwelling (RO) Districts to a Planned Development (PD) District – 36 Muller Road – Symes Associates, Applicant

Public Hearing – Application for Approval of a Special Permit for a Site Development and Use Plan within the Sun Microsystems Planned Development District, to construct a 110 unit assisted living facility, a 350 seat restaurant, and an 8,000 sq.ft. retail space – 50 Network Drive – Northbridge Companies and Nordblom Company, Applicants

Public Hearing – Application for Approval of a Special Permit Pursuant to Section 4.2.6.9 “Fast order food establishment” – 43 Middlesex Turnpike (Middlesex Commons) – Edens & Avant, Applicant.

Public Hearing – Application for Approval of a Special Permit Pursuant to Section 4.2.6.10 “Restaurant” – 43 Middlesex Turnpike (Middlesex Commons) – Edens & Avant, Applicant.

Discussion – Application for Approval of a Minor Engineering Change – 43 Middlesex Turnpike (Middlesex Commons) – Edens & Avant, Applicant.

Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 12.1.5 “PD Special Permit Requirements” – 90 Middlesex Turnpike – Dave and Busters, Inc., Applicant

Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 3.7 of the 90 Middlesex Turnpike Planned Development District Bylaw “Restaurant” – 90 Middlesex Turnpike – Dave and Busters, Inc., Applicant

Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.9 of the 90 Middlesex Turnpike Planned Development District Bylaw “Commercial Amusement Uses” – 90 Middlesex Turnpike – Dave and Busters, Inc., Applicant

Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 5.7 of the 90 Middlesex Turnpike Planned Development District Bylaw “Discharge from Manmade Structures into the Wetlands” – 90 Middlesex Turnpike – Dave and Busters, Inc., Applicant

Continued Public Hearing – Petition to amend the Zoning Bylaw, Section 2.34 “Home Occupation”, Section 4.3.1.2 “Use of a portion of a dwelling as an office ...”, and to create a new Section 10.1.1 “Additional Regulations for Home-Based Businesses” – Submitted by the Planning Board

Continued Public Hearing – Petition to amend the Zoning Bylaw, Section 8.50 “Town Center Overlay Districts” and Section 8.5.8 “Design Requirements” to include Signs in Design Review – Submitted by the Planning Board on behalf of the Route 3A Committee

Continued Public Hearing – Petition to amend the Town Center Design Rules and Regulations by creating a new Section 9 “Signage” – Submitted by the Planning Board on behalf of the Route 3A Committee

Continued Public Hearing – Petition to amend Article XIII “Signs”, by amending Sections 13.1.2, 13.1.3, 13.1.4, 13.1.4 to further regulate Wall Signs – Submitted by the Sign Bylaw Committee