



Town of Burlington Planning Board

Meeting Agenda

March 4, 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 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

7:35 p.m.

- 7) Administrative Matters
 - a) Discussion - Application for Approval of a Minor Engineering Change - 80 Blanchard Road - Duffy Properties, Applicant
 - b) Discussion - Application for Approval of a Minor Engineering Change - 31 North Avenue - Sprint/Nextel/Clearwire, Applicant

7:40 p.m.

- 8) Matters of Appointment
 - a) 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
 - b) Public Hearing - Application for Approval of a Special Permit pursuant to Section 4.2.6.9 "Fast Order Food Establishments" - 382-390 Cambridge Street - Vegetariana, Inc., Applicant
 - c) Public Hearing - Petition to rezone property located at 36 Muller Road to the Planned Development (PD) District - Submitted by Symes Development & Permitting, LLC
 - d) Public Hearing Petition to amend Article XIII "Signs", by creating a new Section "Municipal Signs" - Submitted by the Sign Bylaw Committee

- e) 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
- f) 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
- g) Public Hearing – Petition to amend Section 8.1.0 “100-Year Flood Plain District” of the Zoning Bylaw – submitted by the Planning Board
- h) Public Hearing – Petition to amend Article II and Article IV of the Zoning Bylaw to provide definitions and use restrictions for the following: Amenities Center, Biotechnology, Clinic, Conference Center, Prototype Manufacturing, and Research and Development – Submitted by the Planning Board
- i) 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 YES₁ to SP₁ 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
- j) Continued Public Hearing – Petition to create a new Business Park (BP) District by amending Article II, III, IV ,V, X and XIII and by creating create a new Section “Regulations in the Business Park District” – Submitted by the Planning Board

9) **Other Business:**

- a) **Discussion**
- b) **Correspondence**
- c) **Reports from Town Counsel**
- d) **Subcommittee Reports**
- e) **Unfinished Business**
 - 1) **Economic Strategies Plan**
- f) **New Business**

The following items are currently scheduled for the Meeting of March 18, 2010

Public Hearing – Application for Approval of a Site Plan – 378 Cambridge Street – Morteza Yazdi, Applicant