



**Town of Burlington Planning Board**  
**Notice of Public Meeting and Meeting Agenda**  
**July 15, 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

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

**7:35 p.m.**

- 7) Matters of Appointment**
  - a) Continued Public Hearing - Petition to amend, modify or rescind the Rosario Meadows Definitive Subdivision Plan - Submitted by the Planning Board
  - b) Continued Public Hearing - Petition to rezone property located at 36 Muller Road to the Planned Development (PD) District - Submitted by Symes Development & Permitting, LLC
  - c) Continued Public Hearing - Application for Approval of a Site Plan - Off Scott Avenue - Murray Hills Inc., Applicant
  - d) Continued Public Hearing - Application for Approval of an Erosion and Sedimentation Permit pursuant to Section 14 of the General Bylaws - Off Scott Avenue - Murray Hills Inc., Applicant
  - e) Continued Public Hearing - Application for Approval of a Special Permit pursuant to Section 4.3.1.19 "Garage space for parking more than three automobiles" of the Zoning Bylaws - Off Scott Avenue - Murray Hills Inc., Applicant

- f) \*Public Hearing – Petition to Amend the Zoning Bylaw, Article VIII, Section 8.5.0 Town Center Overlay Districts, to delete Section 8.5.4.2.1 Annual Permit Cap and amending Section 8.5.4.2.2 Maximum Residential Component to read “No additional Multiple Family Dwelling shall be permitted beyond those units already permitted or applied for as of June 8, 2010 – Submitted by John D. Kelly, TMM3
  - g) \*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
  - h) Continued Public Hearing – Petition to amend the Zoning Bylaw, Article XI “Special Residential Regulations”, Section 11.8.0 “Inclusionary Zoning Requirements for Multifamily Housing”, section 11.8.3 “Applicability”, section 11.8.3.1 “ Projects less than 10 Units, and section 11.8.3.2 “Projects equal to or greater than 10 Units” – Submitted by the Planning Board
  - i) Continued Public Hearing – Petition to amend the Zoning Bylaw, Article II “Definitions” Section 2.50 “Lot Width” and Article V “Dimensional Requirements”, Section 5.2.0 “Density Regulations Schedule” to regulate lot width in residential zoning districts – Submitted by the Planning Board
  - j) 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
  - k) 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
  - l) 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
- 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 August 19, 2010*

Public Hearing – Petition to rezone property located at 32 Burlington Mall Road from One Family Dwelling (RO) District to the General Business (BG) District – Submitted by Robert J. Paradis

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.

Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.6.9 “Fast Order Food Establishment” – 75 Middlesex Turnpike (Burlington Mall) – Rica Yogurt, Inc., Applicant.

Public Hearing - Application for Approval of a Special Permit pursuant to Section 4.2.6.10 "Restaurants" of the Zoning Bylaw - 91 Middlesex Turnpike - Mr. Chan's, Applicant

Public Hearing - Application for Approval of a Special Permit pursuant to Section 4.3.1.14 "Wireless Communications Facilities" of the Zoning Bylaws - 35 Ray Avenue - Clear Wireless LLC, Applicant

Public Hearing - Application for Approval of an Amendment to a Definitive Subdivision - Woodland Farms, Aldo Gallinelli - Applicant

Public Hearing - Petition to Amend the Zoning Bylaw - Article XI, Section 11.8.0 Inclusionary Zoning Requirements for Multifamily Housing" - Submitted by Thomas Conley TMM and Barbara L'Heureux, TMM

Public Hearing - Petition to Amend the Zoning Bylaw to incorporate a moratorium on multifamily housing in the Town Center Overlay Districts - Submitted by Thomas Conley, TMM and Barbara L'Heureux, TMM