

RECEIVED

By Town Clerk's Office at 12:14 pm, May 31, 2023



Town of Burlington Planning Board
Notice of Public Meeting and Meeting Agenda

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

June 1, 2023

William Gaffney, Member Clerk
Ernest E. Covino
Toni Ann Natola

Brenda Rappaport, Chair

Barbara L'Heureux, Vice Chair
Joseph A. Impemba
Jessica Sutherland

Jennifer Gelinas, Administrative Assistant
Caleb Zimmerman, Assistant Planner

Elizabeth Bonventre, Planning Director
Eric Bergeron, Recording Clerk

This meeting/hearing of the Planning Board will be held in-person at the location provided on this notice. Members of the Public are welcome to attend this in-person meeting. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless otherwise required by law. Members of the public with particular interest in any specific item on this agenda should make plans for in-person vs. virtual attendance accordingly.

To join the meeting virtually click on the link below:

<https://townofburlington.webex.com/townofburlington/j.php?MTID=mead77a7c14ef464fd5162f3671ca57a2>

If you would prefer that the Planning Board email a meeting invitation link directly to you, please email Planning@Burlington.org by 12:00 PM on June 1, 2023

Meeting number: 2336 428 1127

Meeting password: 1645 Phone Number: 1-617-315-0704

The following times are approximate, except for items marked with an (*) which are new public hearings and will not start before the scheduled time.

6:30 P.M.

- 1) **Call Planning Board Meeting to order**
- 2) **Reorganization**
- 3) **Announcements**
- 4) **Legal Notices of Interest**
- 5) **Non-Approvals**
- 6) **Administrative Matters**

a) ***Discussion – Request for Approval of a Minor Engineering Change – 10 Corporate Drive – The Gutierrez Company, Applicant**

b) ***Discussion – Request for Approval of a Minor Engineering Change – 1 Wall Street – The Gutierrez Company, Applicant**

7) Matters of Appointment

- a) Continued Public Hearing - Application for Approval of an amendment to a Definitive Subdivision Plan – District Avenue and Park Place – NEEP Investors Holdings, LLC, Applicant
- b) Continued Public Hearing - Application for Approval of a Special Permit pursuant to 12.1.5 “PD Special Permit Requirements” of the Zoning Bylaws – 0, 100, 350, 600, 700, 800, 1200, 1500, 1600, 1700, 2400 District Avenue – National Development, Applicant
- c) Continued Public Hearing - Application for Approval of a Special Permit pursuant to 4.1 “Light manufacturing or processing plants” of the New England Executive Park Planned Development (PD) District Bylaw Provisions – 0, 100, 350, 600, 700, 800, 1200, 1500, 1600, 1700, 2400 District Avenue – National Development, Applicant
- d) Continued Public Hearing - Application for Approval of a Special Permit pursuant to 4.2 “Laboratories engaged in research experimental and testing activities including, but not limited to, the fields of biology, chemistry, electronics, engineering, geology, medicine and physics subject to the Planning Board making the findings set forth in Section 8.3.7.4 of the Zoning By-Laws and subject to the applicable rules and regulations of the Board of Health” of the New England Executive Park Planned Development (PD) District Bylaw Provisions – 0, 100, 350, 600, 700, 800, 1200, 1500, 1600, 1700, 2400 District Avenue – National Development, Applicant
- e) Continued Public Hearing - Application for Approval of a Special Permit pursuant to 4.4 “Hazardous and toxic materials/chemical use storage, transport, disposal or discharge” of the New England Executive Park Planned Development (PD) District Bylaw Provisions – 0, 100, 350, 600, 700, 800, 1200, 1500, 1600, 1700, 2400 District Avenue – National Development, Applicant
- f) Continued Public Hearing - Application for Approval of a Special Permit pursuant to 4.5 “Generation or storage of hazardous waste limited to the volumes classified as very small quantity generator” of the New England Executive Park Planned Development (PD) District Bylaw Provisions – 0, 100, 350, 600, 700, 800, 1200, 1500, 1600, 1700, 2400 District Avenue – National Development, Applicant
- g) Continued Public Hearing - Application for Approval of a Special Permit pursuant to 4.12 “Biotechnology – Research, development and manufacturing in the fields of biotechnology, medical, pharmaceutical, physical, biological and behavioral sciences and technology, environmental science, toxicology, genetic engineering, comparative medicine, bioengineering, cell biology, human and animal nutrition including the production of equipment, apparatus, machines and devices for research, development, manufacturing and advance and practical application in any such field or area, and including, office, administrative and support facilities related to any of the foregoing activities” of the New England Executive Park Planned Development (PD) District Bylaw Provisions – 0, 100, 350, 600, 700, 800, 1200, 1500, 1600, 1700, 2400 District Avenue – National Development, Applicant
- h) Continued Public Hearing - Application for Approval of a Special Permit pursuant to 5.7 “Discharges from manmade structures into the municipally zoned wetlands” of the New England Executive Park Planned Development (PD) District Bylaw Provisions – 0, 100, 350, 600, 700, 800, 1200, 1500, 1600, 1700, 2400 District Avenue – National Development, Applicant
- i) Continued Public Hearing - Application for Approval of a Special Permit pursuant to 6.16 “Storage of oils and fuels/petroleum products including storage for on-site heating purposes and landscaping maintenance equipment (in excess of 50 gallons)” of the New England Executive Park Planned Development (PD) District Bylaw Provisions – 0, 100, 350, 600, 700, 800, 1200, 1500, 1600, 1700, 2400 District Avenue – National Development, Applicant
- j) Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.7.4 “Laboratories engaged in research, experimental and testing activities including, but not limited to, the fields of, chemistry, electronics, engineering, geology, non-biologic medicine and physics” of the Zoning Bylaws – 22 Terry Avenue – AP Terry, LLC, Applicant
(This matter has been continued to the Planning Board meeting of June 15, 2023)
- k) Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.7.4.1 “Life Science laboratories engaged in research, prototype manufacture, experimental and testing activities including, but not limited to, the fields of pharmaceuticals, biomedical technologies and engineering, life systems technologies,

environmental and biomedical devices Biosafety Level 4 (BL-4) laboratories, as defined by the Centers for Disease Control and Prevention, are prohibited in Burlington” of the Zoning Bylaws – 22 Terry Avenue – AP Terry, LLC, Applicant

(This matter has been continued to the Planning Board meeting of June 15, 2023)

- l) Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.7.4.2 “Life Science laboratories engaged in the manufacture of life science technologies and medicines for commercial production to the market including, but not limited to, the fields of pharmaceuticals, biomedical technologies and engineering, life systems technologies, environmental, biomedical devices Biosafety Level 4 (BL-4) laboratories, as defined by the Centers for Disease Control and Prevention, are prohibited in Burlington” of the Zoning Bylaws – 22 Terry Avenue – AP Terry, LLC, Applicant

(This matter has been continued to the Planning Board meeting of June 15, 2023)

- m) Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.7.9 “Hazardous and toxic materials/chemicals use storage, transport, disposal or discharge” of the Zoning Bylaws – 22 Terry Avenue – AP Terry, LLC, Applicant

(This matter has been continued to the Planning Board meeting of June 15, 2023)

- n) Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.7.11 “Generation or storage of hazardous waste, limited to the volumes classified as a very small quantity generator (VSQG)” of the Zoning Bylaws – 22 Terry Avenue – AP Terry, LLC, Applicant

(This matter has been continued to the Planning Board meeting of June 15, 2023)

8) Minutes

9) Other Business

- a) Discussion
- b) Correspondence
- c) Reports from Town Counsel
- d) Subcommittee Reports
- e) Unfinished Business
- f) New Business