

**RECEIVED**

By Town Clerk's Office at 3:53 pm, Aug 16, 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

**August 17, 2023**

Jessica Sutherland, Member Clerk  
Ernest E. Covino  
William Gaffney

Barbara L'Heureux, Chair

Brenda Rappaport, Vice Chair  
Joseph A. Impemba  
Toni Ann Natola

Jennifer Gelinis, 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=mcff30bd8e17abd2d253ab260eade1937>

*If you would prefer that the Planning Board email a meeting invitation link directly to you, please email [Planning@Burlington.org](mailto:Planning@Burlington.org) by 12:00 PM on August 17, 2023*

Meeting number: 2343 653 8209

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 to Order**
- 2) **Announcements**
- 3) **Legal Notices of Interest**
- 4) **Non-Approvals**
- 5) **Administrative Matters**

- a) Release of Lots 3 (6 Dartmouth Road) from the Conditional Approval Covenant for Building Purposes - General Walker Estates Definitive Subdivision
- b) Extension of time to complete improvements within the General Walker Estates Definitive Subdivision

- c) Continued Discussion – Request for Approval of a Minor Engineering Change – 186 Middlesex Turnpike – Life Time Fitness, Applicant  
(This matter has been continued to the Planning Board meeting of September 7, 2023)

**6) Matters of Appointment**

- a) \*Public Hearing - Application for Approval of a Special Permit pursuant to 1.5.1 “Light manufacturing or processing plants” of the Northwest Park Planned Development (PD) Zoning Bylaws – 20 North Avenue – Phoenix Tailings, Inc, Applicant
- b) \*Public Hearing - Application for Approval of a Special Permit pursuant to 1.5.2 “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 Northwest Park Planned Development (PD) Zoning Bylaws – 20 North Avenue – Phoenix Tailings, Inc, Applicant
- c) \*Public Hearing - Application for Approval of a Special Permit pursuant to 1.5.4 “Hazardous and toxic materials/chemical use storage, transport, disposal or discharge” of the Northwest Park Planned Development (PD) Zoning Bylaws – 20 North Avenue – Phoenix Tailings, Inc, Applicant
- d) \*Public Hearing - Application for Approval of a Special Permit pursuant to 1.5.6 “Generation or storage of hazardous waste in excess of the volumes classified as a very small quantity generator” of the Northwest Park Planned Development (PD) Zoning Bylaws – 20 North Avenue – Phoenix Tailings, Inc, Applicant
- e) Continued Public Hearing - Application for Approval of a Special Permit pursuant to 4.3.1.14 (g) “Wireless Communications Facilities which are subject to Section 8.4.0 shall be permitted in the Wireless Communications Overlay Districts in accordance with the map depicting the districts and the provisions of Section 1.0 of the Zoning Bylaws” of the Zoning Bylaws – 328-330 Cambridge Street – Dish Wireless, LLC, Applicant

**7. Minutes**

**8. Other Business**

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