

**RECEIVED**

By Town Clerk's Office at 1:43 pm, Oct 30, 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

**November 2, 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, Planner & Development Coordinator

Elizabeth Bonventre, Planning Director  
Eric Bergeron, Recording Clerk

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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=mb2a53984eff081203b0fa282732d2f58>

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 November 2, 2023

Meeting number: 2354 711 1867

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) **Public Participation**
- 3) **Announcements**
- 4) **Legal Notices of Interest**
- 5) **Non-Approvals**
- 6) **Administrative Matters**

- a) **\*Discussion – Petition to amend the Zoning Bylaws Article VIII Section 8.1.0 “100 Year Floodplain District” by replacing the section in its entirety – Submitted by the Planning Board on behalf of the Conservation Department**

- b) \*Discussion – Petition to amend the Zoning Bylaws Article IV Use Regulations, Section 4.2.0 Principal Use Regulation Schedule by adding a new Section 4.2.5.11 related to Automobile Dealership use, said new Section 4.2.5.11 to be permitted by Special Permit in the General Business (BG) District, by right in the Water Resource District and otherwise prohibited in all other Districts – Submitted by Herb Chambers 93 Cambridge Street LLC
- c) \*Discussion – Petition to amend the Zoning Bylaws Article II “Definitions” and Article IV, Section 4.2.0 Principal Use Regulations to define and regulate “Fitness Studios” and “Fitness Centers” – Submitted by Burlington Equitable LLC
- d) \*Discussion – Petition to amend the Zoning Bylaws Article II “Definitions” and Article V “Dimensional Requirements” as they pertain to accessory use regulations relating to the RO (One Family Dwelling) District – Submitted by the Zoning Bylaw Review Committee
- e) \*Discussion – Petition to amend the Zoning Bylaws Article II “Definitions” to add a definition for Middle Housing – Submitted by the Planning Board
- f) \*Discussion – Petition to amend and update Article VIII Section 8.4.0 “Wireless Communication Facilities” of the Burlington Zoning Bylaw– Submitted by the Planning Board
- g) \*Discussion – Petition to amend the Zoning Bylaws Article V “General Regulations” to update parking requirements – Submitted by the Planning Board
- h) \*Discussion – Petition to Amend the Zoning Bylaws by updating and modernizing Article II “Definitions” and Article IV, Section 4.2.0 “Principal Use Regulation Schedule” – Submitted by the Planning Board

## 7) Matters of Appointment

- a) Continued Public Hearing - Application for Approval of a Special Permit pursuant to 4.3.2.22 “Drive-through” of the Zoning Bylaws – 36 Cambridge Street – Salem Five Bank, LLC, Applicant
- b) Continued Public Hearing - Application for Approval of a Special Permit pursuant to 4.4.1.11 “Discharges from manmade structures into the wetlands” of the Zoning Bylaws – 36 Cambridge Street – Salem Five Bank, LLC, Applicant
- c) Continued Public Hearing - Application for Approval of a Site Plan – 36 Cambridge Street - Salem Five Bank, LLC, Applicant
- d) \*Public Hearing - Application for Approval of a Special Permit pursuant to 4.3.14 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 – 27 Blanchard Road – 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