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TOWN OF BURLINGTON

Meeting Posting

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Notice of Public Meeting – (As required by G.L. c. 30A, c. §18-25)

DEPT./BOARD: Burlington Board of Appeals
DATE: Tuesday, December 5, 2023
TIME: 7:00 P.M. Administrative Meeting
PLACE: Town Hall Main Meeting Room, 29 Center St., 2nd Floor. This meeting is to be broadcast on BCAT.

Agenda

7:00 P.M. Administrative Meeting, basement meeting room 29 Center Street
7:30 P.M. Town Hall Main Hearing Room – Public Hearings to begin.

Continued Hearing: #23-19 – 0 Bedford Street
Applicant: Kristine Hung – CMT Realty Partnership

The applicant is seeking a sign permit to install one (1) freestanding double-sided advertising sign proposed to be 15'0" H x 6'8" L.

Per the opinion of the Burlington Inspector of Buildings, the proposed sign would not be in harmony with the intent of the Signage By-laws.

Continued Hearing: #23-23 – 6 Wayside Avenue
Applicant: Henry Nguyen of CT Sign & Graphics

The applicant is seeking a special sign permit to install a wall sign proposed to be 2'6" H x 18'6" L +/- (46.5 sq. ft. +/-) on the front elevation of the building. Sign to read "GLOSSY NAILS".

The sign is in compliance with the Zoning by-laws. However, there are prior ZBA decisions that state in part, "that no additional signage on the building(s) even if by-right shall be permitted without approval by the Board."





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New Hearing: #23-22 – 39 Hilltop Drive
Applicant: Ismail Yusuf

The applicant seeks a variance for a proposed shed/addition on their property. The proposed shed/addition is in violation of **Article V – Section 5.2.0 Density Regulation Schedule:**

Proposed new addition on the left side set back will be 12 ft.

New Hearing: #23-24 – 2 Van Norden Road
Applicant: Muhammad Ahsan

The applicant is in violation of using a single-family dwelling as an unpermitted short-term rental which is not allowed in any zoning district per the Town's zoning bylaws (Article II, Section 2.19, "Short-term rentals").

New Hearing: #23-25 – 0 Winnmere Avenue
Applicant: Atty. Thomas Murphy representing Robert Murray

The applicant seeks a variance for "grandfathered" lots at this location

The Building Inspector denied the application upon a recommendation from Lisa Mead, Town Counsel dated July 24, 2023, (on file with the Town or online via Viewpoint). The letter from Town Counsel, states that the lot(s) in question are not buildable as singular or combined.

Approve minutes from November 21, 2023

Other Business Matters: Approve 2024 ZBA meetings calendar.

Adjourn.

