

**RECEIVED**

By Town Clerk's Office at 2:30 pm, Jan 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

**February 2, 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 Gelinis, Administrative Assistant  
Caleb Zimmerman, Assistant Planner*

*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=me100989bdb395ccc421666ecfee835fe>

*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 February 2, 2023*

Meeting number: 2347 088 0842

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) Public Participation**

**3) Announcements**

**4) Legal Notices of Interest**

**5) Non-Approvals**

**6) Administrative Matters**

a) \*Discussion – Request for an Extension of Time for a Site Plan Approval – 75 Middlesex Turnpike (Lord & Taylor) – LT Burlington Leasehold LLC, Applicant

b) \*Discussion – Application for Approval of a Minor Engineering Change – 75 Middlesex Turnpike (Burlington Mall) – Common Craft, Applicant

**7) Matters of Appointment**

- a) \*Public Hearing - Application for Approval of a Special Permit pursuant to 4.2.6.20.1 “Massage Therapy” of the Zoning Bylaws – 125 Cambridge Street – Jing Sheng, LLC, Applicant
- b) \*Public Hearing - Application for Approval of a Special Permit pursuant to 4.2.7.1 “Light manufacturing or processing plants, prototype manufacturing” of the Zoning Bylaws – 6-8 Adams Street – 21st Century Concrete, Inc., Applicant
- c) \*Public Hearing - Application for Approval of a Special Permit pursuant to 4.2.7.9 “Hazardous and toxic materials/chemicals use storage, transport, disposal or discharge” of the Zoning Bylaws – 6-8 Adams Street – 21st Century Concrete, Inc., Applicant
- d) \*Public Hearing - Application for Approval of a Special Permit pursuant to 6.1.1 “Nonconforming Uses” of the Zoning Bylaws – 6-8 Adams Street – 21st Century Concrete, Inc., Applicant
- e) \*Public Hearing - Application for Approval of a Special Permit pursuant to 6.1.2 “Nonconforming Structures and Premises” of the Zoning Bylaws – 6-8 Adams Street – 21st Century Concrete, Inc., Applicant
- f) Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.6.2.1 “Supermarket” of the Zoning Bylaws – 120 Cambridge Street – Foodland Supermarket, Inc., Applicant
- g) \*Public Hearing - Application for Approval of a Special Permit pursuant to 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 – 15 Burlington Mall Road (a/k/a 5 Burlington Woods Drive)– 5 Burlington Woods, LLC, Applicant
- h) \*Public Hearing - Application for Approval of a Special Permit pursuant to 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 – 15 Burlington Mall Road (a/k/a 5 Burlington Woods Drive)– 5 Burlington Woods, LLC, Applicant
- i) \*Public Hearing - Application for Approval of a Special Permit pursuant to 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 – 15 Burlington Mall Road (a/k/a 5 Burlington Woods Drive)– 5 Burlington Woods, LLC, Applicant
- j) \*Public Hearing - Application for Approval of a Special Permit pursuant to 4.2.7.9 “Hazardous and toxic materials/chemicals use storage, transport, disposal or discharge” of the Zoning Bylaws – 15 Burlington Mall Road (a/k/a 5 Burlington Woods Drive)– 5 Burlington Woods, LLC, Applicant
- k) \*Public Hearing - Application for Approval of a Special Permit pursuant to 4.2.7.12 “Generation or storage of hazardous waste, in excess of the volumes classified as a very small quantity generator (VSQG)” of the Zoning Bylaws – 15 Burlington Mall Road (a/k/a 5 Burlington Woods Drive)– 5 Burlington Woods, LLC, Applicant
- l) \*Public Hearing - Application for Approval of a Special Permit pursuant to 4.3.2.15 “Storage and disposal of oils and fuels/ petroleum products” of the Zoning Bylaws – 15 Burlington Mall Road (a/k/a 5 Burlington Woods Drive)– 5 Burlington Woods, LLC, Applicant
- m) \*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 – 15 Burlington Mall Road (a/k/a 5 Burlington Woods Drive)– 5 Burlington Woods, LLC, Applicant

- n) \*Public Hearing - Application for Approval of a Special Permit pursuant to 6.1.2 “Nonconforming Structures and Premises” of the Zoning Bylaws – 15 Burlington Mall Road (a/k/a 5 Burlington Woods Drive)– 5 Burlington Woods, LLC, Applicant
- o) \*Public Hearing - Application for Approval of a Site Plan – 15 Burlington Mall Road (a/k/a 5 Burlington Woods Drive) – 5 Burlington Woods, LLC, Applicant
- p) 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 March 16, 2023 at the request of the applicant)*
- q) 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  
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- r) 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  
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- t) 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 March 16, 2023 at the request of the applicant)*

8) **Minutes**

- a. Revised - January 5, 2023

9) **Other Business**

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