



TOWN OF BURLINGTON
PLANNING BOARD MINUTES
JANUARY 7, 2021

RECEIVED

By Town Clerk's Office at 9:34 am, Feb 19, 2021

Members Present: Vice Chairman Joseph Impemba, Clerk Paul R. Raymond, Ernest E. Covino, William Gaffney, and Brenda Rappaport

Members Absent: Chairman Barbara G. L'Heureux and Michael Espejo

Staff Present: Planning Director Kristen Kassner, Senior Planner Elizabeth Bonventre, Assistant Planner Brady Caldwell, Principal Clerk Jennifer Gelinis, Recording Clerk Dawn Cathcart

1. Call Planning Board Meeting to Order

On a Roll Call for attendance for Planning Board: Vice Chairman Impemba voted present, Clerk Raymond voted present, Member Covino voted present, and Member Gaffney voted present.

Vice Chairman Impemba called the meeting to order at 7:02 PM. The Town of Burlington will be holding the January 7, 2021 Planning Board as a virtual/electronic meeting due to the current State of Emergency due to the COVID-19 crisis. As such, the Governor issued an Executive Order on March 12, 2020 authorizing remote meeting under M.G.L c. 30A, Section 20. Ms. Kassner stated that this meeting is being held via Cisco WebEx. The public can join the meeting via the WebEx link posted on the Town's website, or they can call in by dialing 617-315-0704. The meeting is being broadcast live on BCAT, and on cable networks and residents can email questions to Planning@burlington.org or on Facebook live.

Clerk Raymond passed on condolences from the Board to Chairman L'Heureux for the passing of her father.

Member Rappaport joined the meeting at 7:05 PM.

MOTION - Member Gaffney made a motion to take item 7.a out of order. The motion was seconded by Member Covino and unanimously voted 5-0. On a roll call vote: Vice Chairman Impemba voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Gaffney voted Yes, and Member Rappaport voted Yes.

7.a Continued Discussion – Application for Approval of a Definitive Subdivision Plan – 4 & 5 Redmond Street – Murray Hills Incorporated, Applicant

MOTION - Member Gaffney made a motion to continue this matter to the Planning Board Meeting of February 18, 2021 as requested by the Applicant in a letter dated January 7, 2021. The motion was seconded by Member Covino and unanimously voted 5-0. On a roll call vote: Vice Chairman Impemba voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Gaffney voted Yes, and Member Rappaport voted Yes.

2. Citizen's Time

There were no citizen's coming forward.

3. Announcements

Ms. Bonventre stated that the Zoning Bylaw Review Committee will be meeting on January 13th at 6:30 PM via Zoom. They will discuss the housekeeping zoning article. All town offices will be closed on January 18th for Martin Luther King Day. The Board of Appeals will meet on January 19th at 7:30



TOWN OF BURLINGTON
PLANNING BOARD MINUTES
JANUARY 7, 2021

PM via Webex and they will be discussion Winnview Heights II a friendly 40B. Town Meeting will be held on January 25th at 7:00 PM via Webex.

4. Legal Notices of Interest

There were no legal notices.

5. Non-Approvals

There were no non-approvals.

6. Administrative Matters

6a. Continued Discussion – Application for Approval of Minor Engineering Change – 75 Middlesex Turnpike (Burlington Mall) – Tesla, Inc. Applicant

Trevor Smith from Tesla and Justin Feldhouse from Simon appeared for the Minor Engineering Change at 75 Middlesex Turnpike. Mr. Smith stated that they have revised the drawings and relocated the equipment further away from the entrance and enclosed the equipment. This replicates the installation at Lynnfield.

Ms. Kassner asked which side of the enclosure would be the landscaping. Mr. Smith replied the landscape would be added between the enclosure and Mall Road.

Mr. Caldwell read the department comments.

Member Raymond stated that he is concerned with access to the charging stations and where the traffic would be coming from.

Member Covino stated that the Building department has said that the signs on the charging stations would be considered free standing signs so that would have to be addressed. He would prefer the charging stations be in the parking lot not along Mall Road. Could a couple of generic charging stations be added in this same location? Mr. Feldhouse stated that if there was interest from other vendors then that would be acceptable. Mr. Smith stated that there are already generic EV stations on site. Member Covino asked if the charging spaces could be spread out over the site. Mr. Smith stated that would be cost prohibitive.

Member Gaffney stated that we should look at one complete charging area with all types of options. He would like to see additional landscaping around the equipment and the signs would have to be removed. Mr. Smith stated that there is a setback requirement for landscaping from the charging station. Mr. Gaffney would like the applicant to look at other locations on this site. The area in the back where there is currently snow storage and bus parking should be looked at. He would also like what to know what options there are to deny the request. Mr. Smith stated that they do not know if there is even power in the back lot. Member Gaffney asked if we should look at a master plan for EV stations.

Member Rappaport asked why this cannot be located in another area. Mr. Feldhouse stated that Macy's has a lease for their property and there are other leases, no build areas and setback requirements. They are also mindful of future builds. Member Rappaport stated that she is not a fan of the current location and additional landscaping would be required.

Ms. Kassner stated that this is a tough site due to multiple leases, topographic features and wetlands.



TOWN OF BURLINGTON
PLANNING BOARD MINUTES
JANUARY 7, 2021

Vice-Chairman Impemba agreed that other locations should be look at.

Mr. Smith stated that they try to promote locations closer to amenities and power but not taking up prime parking spots.

Betsey Hughes – Town Meeting Member – Ms. Hughes stated that she is concerned with the proposed location and that it is only for a single vendor.

MOTION - Member Gaffney made a motion to continue this matter to the Planning Board Meeting of January 21, 2021. The motion was seconded by Member Rappaport and unanimously voted 5-0. On a roll call vote: Vice Chairman Impemba voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Gaffney voted Yes, and Member Rappaport voted Yes.

7. Matters of Appointment

7.b Application for Approval of a Site Plan – 34 Cambridge Street – Five Below, Inc. Applicant

Attorney Mark Vaughn from Riemer & Braunstein LLP, George Miller, Chris Chouinard from Five Below and Tim Hayes from Bohler Engineering appeared for the Site Plan approval of Five Below at 34 Cambridge Street. Attorney Vaughn stated that this site is the former Outback Steakhouse site. They are proposing renovating the space and adding a 1,000 SF addition for storage on the back of the building. Attorney Vaughn stated that the retail use requires less parking than the restaurant use.

Ms. Kassner stated that this proposal brings the parking into conformance with the bylaw. They are changing the equipment on the roof and talked a lot about sound attenuation. The new equipment should be quieter than the existing. They also spoke about garage pickup times and employee parking management.

Member Covino stated that all the conditions agreed to by the applicant and Mr. Kelly should be incorporated into the decision. There should also be a condition that snow melters should not be allowed behind the building.

Member Gaffney asked how many employees are on a shift. Mr. Chouinard replied that typically there are 2-3 employees per shift. The typical size store is 8,500-9,000 SF and this will be 8,200 SF including the storage room. Member Gaffney asked for a list of size of stores in Massachusetts.

Jack Kelly of 14 Oxbow Lane – Mr. Kelly stated that they he would like to include the elevation of the front façade in the decision and include sound absorbing material in the back. The neighbors in the back will be affected by this site. The back of the building is very swampy and he believes it will be hard to get employees to park in the back. Attorney Vaughn stated that this use will decrease the parking need. Mr. Kelly also does not want additional lighting out back and there should be time limits on emptying the dumpster.

Mr. Miller stated that the façade is not going to be higher than the existing but will be a littler wider. They will provide the cut sheets for the roof equipment, but they will be no louder than 77 decibels at the highest peak at 100' and the closest residents is 400' so it will be more like 54 decibels, similar to a conversation. They will also look at sound reducers in the back.

MOTION - Member Gaffney made a motion to continue this matter to the Planning Board Meeting of January 21, 2021. The motion was seconded by Member Covino and unanimously voted 5-0. On a roll



TOWN OF BURLINGTON
PLANNING BOARD MINUTES
JANUARY 7, 2021

call vote: Vice Chairman Impemba voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Gaffney voted Yes, and Member Rappaport voted Yes.

MOTION - Member Gaffney made a motion to take items “7.c” through “7.g” together for discussion purposes. The motion was seconded by Member Covino and unanimously voted 5-0. On a roll call vote: Vice Chairman Impemba voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Gaffney voted Yes, and Member Rappaport voted Yes.

8.c Public Hearing - *Application for Approval of a Special Permit pursuant to Section 12.1.5 “PD Special Permit” of the Zoning Bylaw – 174 Middlesex Turnpike – Nordblom Company, Applicant

8.d Application for Approval of a Special Permit pursuant to Section 1.6.7 “Discharge from manmade structure into the wetlands” of the Northwest Park Planned Development District Bylaw – 174 Middlesex Turnpike – Nordblom Company, Applicant

8.e Application for Approval of a Special Permit pursuant to Section 1.7.5 Accessory Health Club located entirely within a commercial or residential facility” of the Northwest Park Planned Development District Bylaw – 174 Middlesex Turnpike – Nordblom Company, Applicant

8.f Application for Approval of a Special Permit pursuant to Section 1.7.6 “Dry Cleaning (drop off and pick up only)” of the Northwest Park Planned Development District Bylaw – 174 Middlesex Turnpike – Nordblom Company, Applicant

8.g Application for Approval of a Special Permit pursuant to Section 1.7.12 “Garage space or spaces and/or attached or detached structures (above and below ground and under buildings) for parking” of the Northwest Park Planned Development District Bylaw – 174 Middlesex Turnpike – Nordblom Company, Applicant

Attorney Robert Buckley from Riemer & Braunstein LLP, Todd Freidmont-Smith and Todd Nordblom from Nordblom Company, Larry Grossman, Architect, Frank DiPietro and Monique Hall from BSC Group appeared for the Special Permits for 174 Middlesex Turnpike.

Mr. Smith gave a presentation of the proposal. They are proposing a 167 unit cooperative residential development with Life Time Living that was approved at Town Meeting. They had proposed office building but there is no market for it so they have changed it to residential use. The Northwest Park is doing well with occupancy of the buildings in the development.

Mr. Grossman stated that the proposal is for a 5-story building that will have 4 residential floors over underground parking. They have also added a small retail building in the front corner of the parcel. The building will be an “S” shape and have 2 courtyards. This will be a LEED certified design, will have EV charging stations, MBTA bus stop, possible solar panels and solar car ports.

Ms. Hall stated that they have added substantial landscaping and tie it into 4th Avenue and Life Time Fitness. They have a center park that will have park benches and a walkway that will be ¼ mile long. They will have fieldstone walls with seating and will preserve as many mature trees as possible.

Mr. DiPietro stated that the building will be setback at least 200’ from Middlesex Turnpike. The original approval was for a 240,000 SF office building but this proposal is for 223,000 SF including the retail building. There will be 291 parking spaces including 164 under the building. There are



TOWN OF BURLINGTON
PLANNING BOARD MINUTES
JANUARY 7, 2021

bordering wetlands and flood plain issues. They cannot do infiltration but will treat and store water in an underground detention system. The code requires that the first floor of habitable space has to be at least 2' above the flood elevation.

Vice Chairman Impemba asked what the retail use will be. Mr. Smith stated that they are not sure yet but will come back when they have a tenant. Vice Chairman Impemba asked what the timeline for the project is. Mr. Smith replied that if this is approved, they would like to start in the fall, and it will be an 18-month construction schedule.

Scott Martin – Town Meeting Member Precinct #7 – Mr. Martin stated that he is a chair of the Bylaw Review Committee and this building should have net zero footprint and the construction should include solar panels on the roof and if possible, car ports.

There were no questions from the audience.

MOTION - Member Gaffney made a motion to continue these matters to the Planning Board Meeting of January 21, 2021. The motion was seconded by Member Covino and unanimously voted 5-0. On a roll call vote: Vice Chairman Impemba voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Gaffney voted Yes, and Member Rappaport voted Yes.

MOTION - Member Gaffney made a motion to take items “7.h” through “7.q” together for discussion purposes. The motion was seconded by Clerk Raymond and unanimously voted 5-0. On a roll call vote: Vice Chairman Impemba voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Gaffney voted Yes, and Member Rappaport voted Yes.

7.h Public Hearing - *Application for Approval of a Special Permit pursuant to Section 4.2.7.1 “Light manufacturing or processing plants, prototype manufacturing,” of the Zoning Bylaw – 60 Blanchard Road – Azzur Clean-Rooms-On-Demand-Burlington LLC, Applicant

7.i Application for Approval of a Special Permit pursuant to Section 4.2.7.1.1 “Research and Development” of the Zoning Bylaw – 60 Blanchard Road – Azzur Clean-Rooms-On-Demand-Burlington LLC, Applicant

7.j 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 Bylaw – 60 Blanchard Road – Azzur Clean-Rooms-On-Demand-Burlington LLC, Applicant

7.k 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, subject to the Regulations of the Board of Health, see additional regulations in Article X, Section 10.5.0. Biosafety Level 4 (BL-4) laboratories, as defined by the Centers for Disease Control and Prevention, are prohibited in Burlington” of the Zoning Bylaw – 60 Blanchard Road – Azzur Clean-Rooms-On-Demand-Burlington LLC, Applicant

7.l 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



TOWN OF BURLINGTON
PLANNING BOARD MINUTES
JANUARY 7, 2021

commercial production to the market including, but not limited to, the fields of pharmaceuticals, biomedical technologies and engineering, life systems technologies, environmental, biomedical devices, subject to the Regulations of the Board of Health, see additional regulations in Article X, Section 10.5.0. Biosafety Level 4 (BL-4) laboratories, as defined by the Centers for Disease Control and Prevention, are prohibited in Burlington” of the Zoning Bylaw – 60 Blanchard Road – Azzur Clean-Rooms-On-Demand-Burlington LLC, Applicant

7.m 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 Bylaw – 60 Blanchard Road – Azzur Clean-Rooms-On-Demand-Burlington LLC, Applicant

7.n Application for Approval of a Special Permit pursuant to 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 Bylaw – 60 Blanchard Road – Azzur Clean-Rooms-On-Demand-Burlington LLC, Applicant

7.o Application for Approval of a Special Permit pursuant to 4.3.2.8 “Maintenance shops, power plants, machine shops and similar structures to support permitted uses” of the Zoning Bylaw – 60 Blanchard Road – Azzur Clean-Rooms-On-Demand-Burlington LLC, Applicant

7.p Application for Approval of a Special Permit pursuant to 4.4.1.11 “Discharges from manmade structures into the wetland” of the Zoning Bylaw – 60 Blanchard Road – Azzur Clean-Rooms-On-Demand-Burlington LLC, Applicant

7.q Application for Approval of a Special Permit pursuant to 6.1.2.1 (4) “Nonconforming Structures and Premises” of the Zoning Bylaw – 60 Blanchard Road – Azzur Clean-Rooms-On-Demand-Burlington LLC, Applicant

Attorney Kristine Hung from Riemer & Braunstein LLP, Todd Freidmont-Smith from Nordblom Company, Frank DiPietro from BSC Group and Christine Kressiner and Ravi Samavedan from Azzur appeared for the Special Permits for 60 Blanchard Road. Attorney Hung stated that Azzur provides clean rooms on demand. They provide the actual clean rooms and compliance support. They will be meeting with the Board of Health and Conservation next week. Mr. Smith stated that this is the former Datacom facility.

Ms. Kressiner stated that Azzur has 15 locations in the US. They accelerate the product development for their clients. This facility will house 20 modular clean rooms that can be modified for the space required. All employees will require security and training before they can access the clean rooms. They will manage the entire facility and operations, and this will be their largest and flagship site. They have contracted with Safety Measures to help set up the protocols.

Mr. DiPietro stated that the entire site will be repaved. The drainage will be upgraded but they will use the existing catch basin system. They will meet the 80% TSS removal required. There will be a water quality swale added near the entrance of the site as well as a deep sump and hooded catch basin. They will install two 6” gas mains and will have a generator. They will be adding 3 new loading bays and new curbing around the site. There will be no increase in runoff and they will be adding bollards.

Mr. Samavedan stated that there will be no drains in this facility.



TOWN OF BURLINGTON
PLANNING BOARD MINUTES
JANUARY 7, 2021

Ms. Kassner stated that the individual tenants will need approval from the Board of Health. Azzur will be issued an umbrella Special Permit for hazardous material they will be in charge of.

Ms. Bonventre read the staff comments.

Member Covino asked how often the material will be picked up. Mr. Samavedan replied typically once or twice a week. There is a locked waste storage area that will only be accessed by trained personnel.

Member Gaffney stated that he would like details of the co-generator. Member Gaffney asked for more information on how it will be known what type of material is being brought in. Mr. Samavedan stated that Azzur purchases the material so they know what is being brought in. Mr. Gaffney asked that the parking calculations be looked at to see if the parking along the sides of the driveway could be eliminated.

Mr. Caldwell stated that there is a message from Mr. Kelly asking where the snow storage will be. Mr. DiPietro stated that it will be on the easterly side, but he will have it marked on the plan.

MOTION - Member Gaffney made a motion to continue these matters to the Planning Board on January 21, 2021. The motion was seconded by Member Covino and unanimously voted 5-0. On a roll call vote: Vice Chairman Impemba voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Gaffney voted Yes, and Member Rappaport voted Yes.

MOTION - Member Gaffney made a motion to take items “7.r” through “7.t” together for discussion purposes. The motion was seconded by Member Covino and unanimously voted 5-0. On a roll call vote: Vice Chairman Impemba voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Gaffney voted Yes, and Member Rappaport voted Yes.

7.r Application for Approval of a Special Permit pursuant to Section 12.1.5 “PD Special Permit” of the Zoning Bylaw – 42-44 Third Avenue – Lightforce Orthodontics, Applicant

7.s Application for Approval of a Special Permit pursuant to Section 1.5.1 “Light Manufacturing or Processing Plants” of the Northwest Park Planned Development District Bylaw – 42-44 Third Avenue – Lightforce Orthodontics, Applicant

7.t Application for Approval of a Special Permit pursuant to Section 1.5.4 “Hazardous and toxic materials/chemical use storage, transport, disposal or discharge” of the Northwest Park Planned Development District Bylaw – 42-44 Third Avenue – Lightforce Orthodontics, Applicant

Robert Chilton Griffin, Alexander Ayers, Alfred Griffin, Eran Nadir from Lightforce Orthodontics and Tyler Glode from RJ O’Conner and appeared for the Special Permits for 42-44 Third Avenue. Mr. Griffin stated that Lightforce Orthodontics prints orthodontic brackets. They currently are located in Cambridge but would like to relocate in Burlington.

Mr. Ayers stated that they print custom orthodontics for patients by 3D printing the brackets specific for each patient. This reduces waste. The building will be approximately 50% office and 50% manufacturing.

Ms. Bonventre read the staff comments.



TOWN OF BURLINGTON
PLANNING BOARD MINUTES
JANUARY 7, 2021

There were no questions from the audience.

MOTION - Clerk Raymond made a motion to continue these matters to the Planning Board Meeting of January 21, 2021. The motion was seconded by Member Gaffney and unanimously voted 5-0. On a roll call vote: Vice Chairman Impemba voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Gaffney voted Yes, and Member Rappaport voted Yes.

7.u Public Hearing – Petition to amend the Zoning Bylaw, Article II “Definitions”, Article IV “Use Regulations”, Article V “Dimensional Requirements”, Article VI “Non-Confirming uses and structures”, Article VII “General Regulations”, Article VIII “Overlay Districts”, Article IX “Administration and Procedures”, Article X “Miscellaneous and Special Regulations”, Article XI “Special Residential Regulations “and Article XII ”Planned Development Districts”, to address Housekeeping matters – Submitted by the Planning Board

Ms. Kassner stated that this article is made up of a lot of little things.

There were no questions from the audience.

MOTION - Member Covino made a motion to close the public hearing. The motion was seconded by Member Gaffney and unanimously voted 5-0. On a roll call vote: Vice Chairman Impemba voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Gaffney voted Yes, and Member Rappaport voted Yes.

MOTION - Member Gaffney made a motion that the Planning Board recommends **favorably** on the petition to amend the Zoning Bylaw, Article II “Definitions”, Article III “Districts”, Article IV “Use Regulations”, Article V “Dimensional Requirements”, Article VI “Non-Confirming uses and structures”, Article VII “General Regulations”, Article VIII “Overlay Districts”, Article IX “Administration and Procedures”, Article X “Miscellaneous and Special Regulations”, Article XI “Special Residential Regulations “and Article XII ”Planned Development Districts”, to address Housekeeping matters. The motion was seconded by Member Covino and unanimously voted 5-0. On a roll call vote: Vice Chairman Impemba voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Gaffney voted Yes, and Member Rappaport voted Yes.

7.v Public Hearing – Petition to Amend the Zoning Bylaw to Address a Change of name from the “Board of Selectmen” to “Select Board” – Submitted by the Board of Selectmen

There were no questions from the Board of audience.

MOTION - Member Rappaport made a motion to close the public hearing. The motion was seconded by Member Covino and unanimously voted 5-0. On a roll call vote: Vice Chairman Impemba voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Gaffney voted Yes, and Member Rappaport voted Yes.

MOTION - Member Gaffney made a motion that the Planning Board recommends **favorably** on the petition to amend the Zoning Bylaw to address a change in name from the “Board of Selectmen” to “Select Board” – Submitted by the Board of Selectmen. The motion was seconded by Member Covino and unanimously voted 5-0. On a roll call vote: Vice Chairman Impemba voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Gaffney voted Yes, and Member Rappaport voted Yes.



TOWN OF BURLINGTON
PLANNING BOARD MINUTES
JANUARY 7, 2021

8. Minutes – November 19, 2020 and December 3, 2020

MOTION - Member Covino made a motion to table discussion of the minutes until the next meeting. The motion was seconded by Member Gaffney and unanimously voted 5-0. On a roll call vote: Vice Chairman Impemba voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Gaffney voted Yes, and Member Rappaport voted Yes

9. Other Business

9.a Discussion

9.a.1 Warrant Article – Dartmouth Road Cul-de-sac Discontinuance

Ms. Kassner stated that this article is to remove the old cul-de-sac and convey the property back to the 2 lots. The Planning Board supports this action and it is not the final step. It must be approved at Town Meeting and then approved by the Board of Selectmen. The final civil plan is being worked on by Steve Dresser.

Member Covino asked if the pavement will be removed. Ms. Kassner replied that most of the pavement is already removed but Waypoint will be responsible. Member Covino asked what is happening with the road on the other side of the cul-de-sac. Ms. Kassner stated that she will have to look at this. Mr. Kelly stated that he believes there is a sidewalk on the other side.

MOTION - Member Gaffney made a motion that the Planning Board supports to discontinue and abandon that portion of Dartmouth Road as shown on the redlined plan “General Walker Estates, Terra Firma Lane, Burlington, MA, prepared by Dressers, Williams and Way, Inc., dated January 17, 2017, redlined to December 10, 2020, to be further revised by Dressers Williams and Way prior to filing at the Middlesex South Registry of Deeds. Said original plan filed at the Middlesex South Registry of Deeds on March 8, 2017 as Plan 230 of 2017 and which parcels for discontinuance and abandon are shown as Lot “A” and Lot “B” and thereafter, that the use thereof is changed from municipal use to for the purpose of conveyance and thereafter authorize the Board of Selectmen to convey Lot “A” to the owner of _ property located at 2 Dartmouth Road, parcel 21-188-0 and Lot “B” to the owner of 4 Dartmouth Road, Parcel 21-189 including any and all utilities located therein. The motion was seconded by Member Covino and unanimously voted 5-0. On a roll call vote: Vice Chairman Impemba voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Gaffney voted Yes, and Member Rappaport voted Yes

9.a.2 Extension of Time to Complete Improvements at 1 Wheeler Road

MOTION - Clerk Raymond made a motion that the Planning Board hereby grants a one (1) year extension of time from December 5, 2020 to December 5, 2021 to complete the required Site Plan improvements to construct a 22,000 +/- gross square foot two story commercial/retail building with associated site and utility improvements, as requested by the Applicant’s attorney in an email dated January 4, 2021. The motion was seconded by Member Rappaport and unanimously voted 5-0. On a roll call vote: Vice Chairman Impemba voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Gaffney voted Yes, and Member Rappaport voted Yes

9.b Correspondence

There was no correspondence.



TOWN OF BURLINGTON
PLANNING BOARD MINUTES
JANUARY 7, 2021

9.c Reports from Town Counsel

There were no reports from Town Counsel.

9.d Subcommittee Reports

There were no subcommittee reports.

9.e Unfinished Business

There was no unfinished business.

9.f New Business

There was no new business.

MOTION - Member Rappaport made a motion to adjourn the January 7, 2021 Planning Board meeting at 10:37 PM. The motion was seconded by Member Gaffney and unanimously voted 5-0. On a roll call vote: Vice Chairman Impemba voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Gaffney voted Yes, and Member Rappaport voted Yes

*Respectfully Submitted by Dawn Cathcart,
Recording Clerk*