



TOWN OF BURLINGTON
PLANNING BOARD MINUTES
JANUARY 21, 2021

RECEIVED

By Town Clerk's Office at 9:33 am, Feb 19, 2021

Members Present: Chairman Barbara G. L'Heureux, Vice Chairman Joseph Impemba, Clerk Paul R. Raymond, Ernest E. Covino, William Gaffney, Michael Espejo and Brenda Rappaport

Members Absent: None

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

1. Call Planning Board Meeting to Order

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

Chairman L'Heureux called the meeting to order at 7:01 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.

MOTION - Clerk Raymond made a motion to take items "8.n" through "8.w" out of order. The motion was seconded by Member Espejo and unanimously voted 7-0. On a roll call vote: Chairman L'Heureux voted Yes, Vice Chairman Impemba voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Gaffney voted Yes, Member Espejo voted Yes and Member Rappaport voted Yes.

8.n 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

8.o 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

8.p 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

8.q 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



TOWN OF BURLINGTON
PLANNING BOARD MINUTES
JANUARY 21, 2021

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

8.r 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, 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

8.s 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

8.t 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

8.u 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

8.v 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

8.w 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

MOTION - Clerk Raymond made a motion to continue this matter to the Planning Board Meeting of February 4, 2021 as requested by the applicant’s attorney in a letter dated January 20, 2021. The motion was seconded by Member Covino and unanimously voted 7-0. On a roll call vote: Chairman L’Heureux voted Yes, Vice Chairman Impemba voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Gaffney voted Yes, Member Espejo 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 Town Meeting will be held on January 25th at 7:00 PM via WebEx and BCAT. Zoning Bylaw Review Committee will be meeting on February 10th at 6:30 PM via Zoom and



TOWN OF BURLINGTON
PLANNING BOARD MINUTES
JANUARY 21, 2021

the Sculpture Park Committee will meet on February 2nd at 7:30 AM via Zoom.

Member Covino stated that the BCAT general membership meeting will be held next Tuesday at 7:00 PM via Zoom.

Clerk Raymond stated that there was a great article about Mary Cummings Park.

Member Rappaport stated that there is a Facebook survey going around for residents about the redevelopment of lower town center.

4. Legal Notices of Interest

There were no legal notices.

5. Non-Approvals

There were no non-approvals.

6. Administrative Matters

Chairman L'Heureux watched the previous meeting and is up to date on what occurred with the meeting she missed and feels comfortable with voting on all the items on the agenda.

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

Trevor Smith and Edward Noseworthy from Tesla appeared for the continued Minor Engineering Change at 75 Middlesex Turnpike. Mr. Smith stated that they provided a revised plan on a new location for the charging stations. The area that the Board wanted us to look at, where the snow storage currently is, is a developable parcel and Simon is not looking for our facility to be located there. We have chosen a new location that is on the other side of the “The Village” building.

Chairman L'Heureux stated that a meeting was held this week to discuss flexible EV spaces. Mr. Smith added that according to our data, we need the 12 charging stations but as a compromise, they would agree to 8 dedicated Tesla stations and 4 general/flex spaces until the need for all 12 Tesla spaces are proven.

Ms. Kassner stated that they looked at different areas around the mall and this location is a much better option than the original location. This provides better options for screening.

Ms. Bonventre read departmental comments.

Vice Chairman Impemba stated that he likes this location better than the original but would want additional screening. His preference is a location closest to Middlesex Turnpike.

Clerk Raymond stated that he doesn't think this is a minor engineering change. There are plenty of areas around the mall that are not being used. All the electric car charging stations should be in one location. Mr. Smith stated that electric vehicles are here now and we need to shift the way we travel. Charging stations are not the same as filling up your gas tank. EV charging stations are similar to charging your cell phone.



TOWN OF BURLINGTON
PLANNING BOARD MINUTES
JANUARY 21, 2021

Member Covino asked if we could be put a review period into the approval to have the use and location reviewed in a certain period of time. He agrees that additional screening would be required and would leave that approval to the Chair and Director. Ms. Kassner replied yes on certain criteria.

Member Espejo stated that he does like this location better but asked how the transformer works for universal spots. Mr. Smith stated that they encourage other EV vehicles and will setup future handhold and conduit for others. Mr. Noseworthy stated that they will do the upfront legwork with the utility upfront. Member Espejo stated that on the call this week, it was stated that the snow lot could be used for future development.

Member Gaffney stated that we need a plan. The EV charging scene is changing rapidly and he is not convinced that this is the best location. He would suggest starting with 4 charging stations. People are looking for instant charge. The landscaping is critical and would like to do a site walk. Member Gaffney stated that this technology is changing rapidly.

Member Rappaport stated that this location is better the original one but still should be further into the site. Will these charging stations be a subtle situation or will they be courtesy. Mr. Smith stated that they will lay the foundation for the infrastructure and primary at no cost but other companies will have to install the equipment and secondary power at their cost. Member Rappaport stated that she has heard that Tesla is working on a 12 person van and that would not fit into this site. She agrees with Clerk Raymond that all the EV charging stations should be in one location.

Chairman L'Heureux stated that she likes this location better than the original one and asked if the charging stations are illuminated. Mr. Smith replied that the top of station is, that is how customers know they are operational. Chairman L'Heureux asked how bright will they be and will be they available 24/7. Mr. Smith replied they will be available 24/7 just like the other stations and he will send over the lighting information for the charging stations.

Member Gaffney stated that 8 stations seem excessive as everyone is moving towards new technology and 4 stations seem more appropriate. We also have bus storage at the mall that we need to address. Chairman L'Heureux stated that out of the 12 spaces, 8 will be Tesla only and the other four can be any parking. Mr. Smith replied that was correct and for the record all their other sites that have 12 charging stations are full with is required for the existing fleet of vehicles. Member Gaffney stated if 12 stations are already full then where does the growth go. He believes there should be a centralized charging area.

Ms. Kassner stated that for the next meeting they will look at screening, illumination, limit of passenger vehicles and perhaps scheduling a site walk so Mr. Feldhouse can show us why certain areas cannot be used.

There were no questions from the audience.

MOTION - Clerk Raymond made a motion to continue this matter to the Planning Board Meeting of February 4, 2021. The motion was seconded by Member Gaffney and unanimously voted 7-0. On a roll call vote: Chairman L'Heureux voted Yes, Vice Chairman Impemba voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Gaffney voted Yes, Member Espejo voted Yes and Member Rappaport voted Yes.

7. Matters of Appointment



TOWN OF BURLINGTON
PLANNING BOARD MINUTES
JANUARY 21, 2021

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

7.a Continued 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.b Continued 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.c Continued 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

7.d Discussion – Application for Approval of a Minor Engineering Change – 42-44 Third Avenue – Lightforce Orthodontics, Applicant

Robert Chilton Griffin and Alexander Ayers from Lightforce Orthodontics appeared for the Special Permits for 42-44 Third Avenue.

Ms. Kassner stated that there were no questions from the last hearing and a draft decision has been presented.

There were no questions from the audience.

MOTION - Member Covino made a motion to close the public hearing on this matter. The motion was seconded by Member Espejo and unanimously voted 7-0. On a roll call vote: Chairman L’Heureux voted Yes, Vice Chairman Impemba voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Gaffney voted Yes, Member Espejo voted Yes and Member Rappaport voted Yes.

MOTION - Member Covino made a motion to approve the request of three (3) Special Permits pursuant to Section 12.1.5 “PD Special Permit” of the Burlington Zoning Bylaw and Sections 1.5.1 “Light Manufacturing ...”; and 1.5.4 “Hazardous and toxic materials/chemical use ...”; of the Northwest Park PPD Zoning Provisions, to permit the operation of an orthodontic 3D printing and manufacturing firm by the name of Lightforce Orthodontics, for property located in the Northwest Park Planned Development District and the Water Resource (WR) District located at 42-44 Third Ave, subject to the terms and conditions contained in exhibit “A” attached. The motion was seconded by Member Espejo and unanimously voted 7-0. On a roll call vote: Chairman L’Heureux voted Yes, Vice Chairman Impemba voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Gaffney voted Yes, Member Espejo voted Yes and Member Rappaport voted Yes.

MOTION - Member Covino made a motion to approve the request for approval of a Minor Engineering Change for property located at 42-44 Third Avenue to install a concrete utility pad with fenced enclosure and bollards, as well as a crushed stone drip edge around the pad to collect stormwater runoff as reflected as reflected on the redlined site plan entitled “Site Plan in Burlington, MA 42 Third



TOWN OF BURLINGTON
PLANNING BOARD MINUTES
JANUARY 21, 2021

Avenue – Lot 59) – Burlington, MA,” prepared by Land Design Services, dated June 20, 1994, and revised to December 23, 2020 by RJ O’Connell & Associates consisting of one (1) sheet subject to the following revisions, terms, and conditions. The motion was seconded by Clerk Raymond and unanimously voted 7-0. On a roll call vote: Chairman L’Heureux voted Yes, Vice Chairman Impemba voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Gaffney voted Yes, Member Espejo voted Yes and Member Rappaport voted Yes.

7.e Continued 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 continued Site Plan approval of Five Below at 34 Cambridge Street. Attorney Vaughn recapped the hearing. They have agreed to include Mr. Kelly’s concerns into the decision. The façade at the front of building will not be increased in height. They are confident that the new equipment that is being installed will reduce the sound. This site is comparable to recent stores between 8,000 SF to 10,000 SF. This store is 8,515 SF and Lowell is 7,746 SF, Saugus is 8,351 SF and Everett is 9,595 SF.

Ms. Kassner stated that we need to add the specifics from Mr. Kelly’s letter into the decision including when the dumpster will be emptied, lighting in the back and noise attenuation. The applicant needs to make sure the back parking spaces are safe and utilized for employee parking.

Member Gaffney stated that there are 20 stores in Massachusetts but you only gave us three in comparison. Mr. Chouinard replied that those are the three closest stores to Burlington. The store in Danvers is 7,720 SF. He can also get the SF for Natick and Dedham.

There were no questions from the audience.

MOTION - Clerk Raymond made a motion to close the public hearing on this matter. The motion was seconded by Member Covino and unanimously voted 7-0. On a roll call vote: Chairman L’Heureux voted Yes, Vice Chairman Impemba voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Gaffney voted Yes, Member Espejo voted Yes and Member Rappaport voted Yes.

MOTION - Clerk Raymond made a motion to approve the request of Five Below, Inc. (“Applicant”) for approval of a Site Plan Application, for property located at 34 Cambridge Street, to permit the construction of 1,000 +/- square foot addition to the rear of the existing 7,515 square foot tenant space to be utilized as an ancillary office and storage area, modify the primary building façade for continuity and customer access, and eliminate the pre-existing nonconforming parking conditions, as reflected on the site plan entitled, “Five Below Proposed Retail Addition 34 Cambridge Street Burlington, Middlesex County, MA,” prepared by Bohler Engineering, dated November 24, 2020 consisting of five (5) sheets (“Site Plan”). The project is subject to the following terms, revisions, and conditions as amended. The motion was seconded by Member Covino and voted 6-1. On a roll call vote: Chairman L’Heureux voted Yes, Vice Chairman Impemba voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Gaffney voted No, Member Espejo voted Yes and Member Rappaport voted Yes.



TOWN OF BURLINGTON
PLANNING BOARD MINUTES
JANUARY 21, 2021

7.f Public Hearing – Application for Approval of a Special Permit Pursuant to Section 4.2.6.9 “Fast Order Food Establishment” of the Zoning Bylaw – 390 Cambridge Street – International Trade Network Inc./dba Kabob Grill & Pizzeria, Applicant

Muhammad Irfan appeared for the Special Permit at 390 Cambridge Street. Mr. Irfan stated that the space is an existing pizza shop and they are changing the menu to more of a Mediterranean food. They have added a small hood. They are also requesting 12 seats instead of the 9 allowed. Their business is 75% take out and 25% eat in.

Ms. Kassner stated that this is a very tight site for parking. If the Board approves the 12 seats, then there should be a review period to make sure there isn't a parking issue. Ms. Kassner stated that there are questions such as is there a grease trap and with the change of menu will odor control be required.

Ms. Bonventre read departmental comments.

Member Covino asked if the employees will park off site. Mr. Irfan stated that he lives only about a minute walk so he will not drive his car. This is a family owned business so employee parking should not be a problem. Mr. Irfan added that there is a grease trap already and the odor control system has already been installed.

Vice Chairman Impemba asked if the other tenants are aware of this change. Chairman L'Heureux asked if the tenants can be notified before the next meeting.

There were no questions from the audience.

MOTION - Member Covino made a motion to continue this matter to the Planning Board Meeting of February 4, 2021. The motion was seconded by Member Rappaport and unanimously voted 7-0. On a roll call vote: Chairman L'Heureux voted Yes, Vice Chairman Impemba voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Gaffney voted Yes, Member Espejo voted Yes and Member Rappaport voted Yes.

7.g Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.2.23 “Passenger stations; landing fields; sites, buildings, and facilities for other public services; public works structures” of the Zoning Bylaw – 41 Burlington Mall Road – Lahey Clinic Foundation Inc., Applicant

7.h Application for Approval of a Site Plan – 41 Burlington Mall Road - Lahey Clinic Foundation Inc., Applicant

Attorney Mark Vaughn from Riemer & Braunstein LLP, Michael Slejzer and Malcom Creighton from Lahey Clinic, Jeff Stewart, FAA Consultant and Tim Williams from Allen & Major Associates appeared for the Special Permit and Site Plan for a new helipad at Lahey Clinic. Attorney Vaughn stated that this application is for a new raised platform for a helideck that will be 18' off the ground and a small 365 SF addition used by the MRI facility located near the emergency department. This will be used by Med Flight.

Mr. Williams stated that Lahey Clinic would like to relocate the helideck closer to the ER to provide quicker access for patients from the helicopter to the ER. There will be 17 parking spots located under the addition and there will only be a small encroachment to existing utility. An oil/water separator will be added in the lower deck.



TOWN OF BURLINGTON
PLANNING BOARD MINUTES
JANUARY 21, 2021

Ms. Kassner stated that they have not received staff comments yet.

Mr. Creighton stated that Lahey is a Level 1 Trauma Center and this is very exciting. It currently takes between 12-15 minutes to go ¼ mile from the landing site to the ER. We want to bring the helicopter landing site as close to the trauma ward as possible.

Member Espejo asked how many Medflights arrive every week. Mr. Creighton stated that the average is 1-2 a week.

Member Gaffney asked if there is an increase of impervious surface. Mr. Williams replied yes by 300 SF due to the additional sidewalk. Member Gaffney asked if there will be parking under the helipad. Mr. Williams replied yes, there will be 17 parking spaces. Member Gaffney stated that he is concerned with the sound for the neighbors. What is going to happen with the existing helipad? Mr. Slejzer replied nothing right now, they will secure the site but have no plans for it right now. Member Gaffney stated that he would also like to discuss free parking for Burlington residents at the next meeting.

Member Rappaport asked how is snow removal handled on the helideck. Mr. Slejzer stated that there will be an ice melt system installed as well as a fire suppression system. Member Rappaport recommend that they turn the existing helipad into green space.

Member Covino asked since becoming a Level 1 Trauma facility, what is the increase in helicopter trips. Mr. Creighton stated that there will be no difference in number of helicopter trips between Level 1 and 2. The only difference in the levels is published academic papers. The volume of patients has not changed. Member Covino asked if the Fire Department will still have to respond to the new helipad. Mr. Slejzer replied no, and added that they are not responding to helicopter landings now. Member Covino asked about traffic. Mr. Slejzer replied that the FAA has approved the flight path and onsite security will be there handle any foot traffic when the helicopter is on site.

Clerk Raymond asked when the addition is done, will you still be able to drive up to the ER. Attorney Vaughn replied yes, it will be changed a little but yes.

Vice Chairman Impemba asked if the helicopter will always fly in the same direction. Mr. Slejzer replied typically yes. They arrive left to right and leave right to left. Vice Chairman Impemba stated that he doesn't want the helicopter to fly over neighborhoods. Mr. Stewart stated that is understood and their pilots try to fly friendly to avoid neighborhoods.

Chairman L'Heureux asked how close the parked cars to the proposed helideck are. Mr. Slejzer stated that is a contractor's lot so it is gated off and there will be signage.

Ms. Kassner stated that there will be a subcommittee to talk about traffic, the FAA requirements, building code requirements and we will wait for departmental comments.

There were no questions from the audience.

MOTION - Member Espejo made a motion continue these matters to the Planning Board Meeting of February 4, 2021. The motion was seconded by Member Rappaport and unanimously voted 7-0. On a roll call vote: Chairman L'Heureux voted Yes, Vice Chairman Impemba voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Gaffney voted Yes, Member Espejo voted Yes and Member Rappaport voted Yes.



TOWN OF BURLINGTON
PLANNING BOARD MINUTES
JANUARY 21, 2021

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

7.i Continued 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

7.j Continued 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

7.k Continued 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

7.l Continued 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

7.m Continued 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 continued Special Permits for 174 Middlesex Turnpike. Attorney Buckley stated that the proposed retail use in the front of the property is not known yet. There was a question on how Life Time Fitness factors into this site. Eric Padget from Lift Time Fitness also joined the meeting. Mr. Padget stated that we are partnering with Nordblom Company to provide a healthy way of life for the residences. Each residence will have a membership to Life Time Fitness as part of their rent. They have 3 similar facilities under construction now in Coral Gables, FL, Green Valley, NV and Dallas, TX. Ms. Hall stated that in the public spaces they will use them to have outdoor fitness classes and music events. It will be a community gathering place and Mr. Smith added that they have staff dedicated to use of the open space and they hope to have a Farmer’s Market eventually.

Mr. DiPietro stated that the site was originally approved for office so he did a comparison. The commercial proposal had more square footage, more parking and less landscape buffer. They will also address the access to Life Time Fitness from Middlesex Turnpike and they have a concept plan to add a directional island.

Chairman L’Heureux asked if this project will impact the senior housing that was promised and will they have access to Life Time Fitness. Mr. Nordblom stated that the 23 affordable senior units will have a set rate and it is not related to the market rate units and their rent includes the Life Time Fitness membership.



TOWN OF BURLINGTON
PLANNING BOARD MINUTES
JANUARY 21, 2021

Ms. Kassner asked that the civil drawings get updated and resubmitted.

Vice Chairman Impemba asked if the other building will be similar. Mr. Freidmont -Smith stated that this building has 167 units, the other building will be smaller but they are not sure how that will be developed yet.

Clerk Raymond asked if there will be a sculpture at this location. Mr. Freidmont -Smith replied yes, there is a pad installed at Life Time Fitness for a sculpture and there will be one installed here.

Member Gaffney stated that he submitted 9 questions and is still waiting on the responses. He also stated that a Lifetime membership should be included in the rent for seniors living in the development. He also doesn't know why there is a conference room proposed, this is a residential building and if there is a room for a conference room then they could put another affordable unit instead. Will the outdoor activities be only for the residents or will it be open to the public? Mr. Nordblom stated that the outdoor space on Third Ave is a mixture of public and private business use as well as Nordblom sponsored events. He believes that this space would be similar. Member Gaffney stated that additional landscaping should be added around the island near Life Time Fitness.

Member Covino stated that the landscape island is very important and you should make it as difficult as possible to take a right hand turn.

Xinning Gao of 7 Edgemont Ave – Ms. Gao stated that this is a benefit to Burlington senior houses but is concerned with the increased traffic. She would like Life Time Fitness to give a discount to Burlington residents.

MOTION - Member Espejo made a motion to continue these matters to the Planning Board Meeting of February 4, 2021. The motion was seconded by Member Rappaport and unanimously voted 7-0. On a roll call vote: Chairman L'Heureux voted Yes, Vice Chairman Impemba voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Gaffney voted Yes, Member Espejo voted Yes and Member Rappaport voted Yes.

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

Member Gaffney stated that there was discussion with the Economic Development on November 19, 2020 regarding signage in the down town area and how they dealt with them with enforcement Director and he would like that added to the minutes.

Mr. Caldwell stated that if any members have any changes, they should forward their comments to him and he can get them corrected.

9. Other Business

9.a Discussion

9.a.1 Warrant Article #4 RE: Board of Health Associate Director of Public Health

Ms. Kassner stated that the Board of Health is looking for our support of a new position. Member Gaffney stated that they should look at their fees in Life Sciences or grants to support this position. Ms. Kassner stated that we have expanded the regulations for rDNA to cover all life sciences and having the expertise in this area is highly desirable. Member Gaffney stated that he would only support if they look at funding it other ways. Clerk Raymond stated that if Dr. Weiner is asking for this



TOWN OF BURLINGTON
PLANNING BOARD MINUTES
JANUARY 21, 2021

position then he would support it. Vice Chairman Impemba stated that he agrees with Member Raymond. The Board of Health has been pro-active in getting life sciences that allows for diversity of businesses in Burlington, which is great for the Town to have Life Science here. This type of business requires more permitting and inspections. Member Espejo stated that he watched a video and COVID has been tough on them but it will not last forever. This is going to be a tough budget year and is uneasy about the timing. Member Covino stated that the Board of Health is exemplary and the next few years are going to be tough. They should look at their fees to offset the cost of the position. Chairman L'Heureux stated that this is so important to the Town and \$80,000 a year is well spent. We really can't tell another Board how to pay for a position. It comes from the general fund and it is not under our purview. Ms. Kassner stated that Life Science is too important to Burlington and we want to strengthen our position and continue to grow. Chairman L'Heureux asked Ms. Kassner to draft a letter for Monday's Town Meeting and any member that wants to sign the letter can.

9.a.2 Winnview Heights II – BOA Update

Ms. Kassner stated that Winnview Heights 40B opened up at the ZBA on Tuesday night. There were over 20 abutters in attendance that were opposed to the project. Town Counsel is reviewing it and looking for any questions that the Board member may have. They will have a peer review for the civil design and the role of staff is assisting in gathering department comments. There is a 180-day deadline and there are a lot of issues including the easement.

9.b Correspondence

There was no correspondence.

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

Member Covino asked when we were going to vote on the last 2 elements of the Master Plan and asked if a working group should be set up. Chairman L'Heureux stated that we will look into this.

9.f New Business

There was no new business.

MOTION - Member Espejo made a motion to adjourn the January 21, 2021 Planning Board meeting at 10:53 PM. The motion was seconded by Member Rappaport and unanimously voted 7-0. On a roll call vote: Chairman L'Heureux voted Yes, Vice Chairman Impemba voted Yes, Clerk Raymond voted Yes, Member Covino voted Yes, Member Gaffney voted Yes, Member Espejo voted Yes and Member Rappaport voted Yes.

*Respectfully Submitted by Dawn Cathcart,
Recording Clerk*