



TOWN OF BURLINGTON
PLANNING BOARD MINUTES
MARCH 18, 2021

RECEIVED

By Town Clerk's Office at 8:54 am, Apr 02, 2021

Members Present: Chairman Barbara G. L'Heureux, Vice Chairman Joseph Impemba (Late Arrival), Clerk Paul R. Raymond (Late Arrival), Ernest E. Covino, William Gaffney (Late Arrival), 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 Gelinis

1. Call the Joint Meeting of the Planning Board, ZBRC and Land Use Committee to Order

Chairman L'Heureux called the meeting to order at 7:00 PM. The Town of Burlington will be holding the March 04, 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.

On a Roll Call for attendance for the Planning Board: Chairman L'Heureux voted present, Member Covino voted present, Member Espejo voted present and Member Rappaport voted present.

On a Roll Call for attendance for the Land Use Committee: Chairman Pearson voted present, Member O'Brien voted present and Member Webb voted present.

On a Roll Call for attendance for the Zoning Bylaw Review Committee: Chairman Ellis voted present, Vice Chairman Hughes voted present, Member Maniscalco voted present, Member Donahue voted present, and Member Willard voted present.

Planning Board Member William Gaffney joined at 6:06 PM.

1.a Public Hearing – To amend the South Avenue I Planned Development (PD) District Zoning By-Laws Use Table to permit the integration of new uses applicable to Parcel C only – Robert Bendetson, Trustee of the Bendetson-Portsmouth Realty Trust, u/d/t dated November 25, 1981, Thomasville Limited Partnership and Burlington Crossing Retail Business Condominium Trust

Attorney Robert Buckley and Attorney Kristen Hung from Riemer & Braunstein LLP appeared for the proposed zoning change at Burlington Crossing. Attorney Buckley stated that this was the second PDD for Burlington and it was done in 1987. There are 3 parcels involved and they had a retail building, a hotel and restaurant. They are requesting this be changed to BG to broaden the proposed uses allowed.

Member Espejo stated that he is all for stimulating the economy and asked if there were any potential tenants. Attorney Buckley replied not yet.

Member Gaffney asked if this change needed to go to Town Meeting. Attorney Buckley replied yes.

Planning Board Vice Chairman Joseph Impemba joined at 6:16 PM.



TOWN OF BURLINGTON
PLANNING BOARD MINUTES
MARCH 18, 2021

Chairman Pearson asked if there would be any change to the footprint. Attorney Buckley replied no.

Member O'Brien asked if there were any wetlands on the site. Attorney Buckley replied that there is a depression near the Long's building and there is a small wetlands area.

Chairman Ellis stated that the only changes are to Parcel "C". The Planning Board is doing something different with Parcel "A". There should be an overall plan. Attorney Buckley stated that they do not have a long term plan. Ms. Kassner stated that this is a very limited PDD.

Member Willard asked if multiple tenants would be permitted in the retail building. Attorney Buckley replied there could be but they are not proposing any parking changing so they would have to comply with the parking bylaw.

MOTION - Member Espejo made a motion to continue this matter to the Planning Board Meeting of April 1, 2021. The motion was seconded by Member Covino and unanimously voted 6-0-0. On a roll call vote: Chairman L'Heureux voted Yes, Vice Chairman Impemba voted Yes, Member Covino voted Yes, Member Gaffney voted Yes, Member Espejo voted Yes and Member Rappaport voted Yes.

1.b Public Hearing – To amend the Network Drive at Northwest Park Planned Development (PD) District Zoning By-Laws to permit the integration of new residential uses and associated dimensional standards, parking requirements and site amenities.– Nordblom Development Company and its affiliate Network Drive Lot 10 Owner LLC

Attorney Robert Buckley and Attorney Kristen Hung from Riemer & Braunstein LLP and Todd Fremont-Smith from Nordblom Development appeared for the proposed zoning change. Attorney Buckley stated that this is the site of Kent Cottage. They provided a concept plan to show the renovation of Kent Cottage into two units and the addition of a cluster development up to 9 units in total.

Member Espejo asked if any of these units would be affordable. Attorney Buckley stated that would have to be negotiated or there could be a contribution to the affordable housing fund. Member Espejo asked if it could be used for senior housing. Attorney Buckley replied it would be difficult because it is multiple levels. Chairman L'Heureux stated that she is not thrilled with a donation to the fund and perhaps they could look at providing an affordable unit in another building.

Chairman Pearson asked if this change was to add residential to the parcel. Attorney Buckley replied yes, up to 9 residential units. They want Kent Cottage to remain.

Member Webb asked if Nordblom owns this property. Mr. Fremont-Smith replied yes, it is owned by one of our entities. Member Webb stated that Conservation would need to look at this and asked if it would be easier to tear down the Kent Cottage. Attorney Buckley stated that they have been approached by members of the community to save it.

Chairman Ellis asked if it could be a mixed used development with a small convenience store and will there be any access to Network Drive. Mr. Fremont-Smith stated that there is not enough room for parking spaces for a retail unit. We have been trying to market this site for commercial for years but it is so restrictive. Vice Chairman Impemba stated that a little coffee shop could fit in and the parking could be adjusted.

Clerk Raymond joined the meeting at 6:45 PM.



TOWN OF BURLINGTON
PLANNING BOARD MINUTES
MARCH 18, 2021

Member Willard asked if there were sidewalks on that side of the street. Attorney Buckley replied no.

Louis Smith-Martin, Precinct #7 Member – Ms. Martin asked who wanted to preserve the Kent Cottage. Attorney Buckley stated that he has had calls to his office including the Historical Commission. Ms. Martin stated that senior housing won't happen unless forced by the Planning Board. Chairman L'Heureux stated that the Planning Board has been working with Nordblom for affordable senior housing and asked that we reach out to the Historical Commission.

Jonathan Sachs – Mr. Sachs stated that we have limited historical houses and we should try to preserve as many as possible. Vice Chairman Impemba thanked Nordblom for trying to preserve this building.

MOTION - Member Covino made to continue this matter to the Planning Board Meeting of April 1, 2021. The motion was seconded by Member Espejo and unanimously voted 7-0-0. 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 continue the joint meeting to 7:15 PM. The motion was seconded by Clerk Raymond and unanimously voted 7-0-0.

1.c Public Hearing - To amend the Zoning Bylaw Article V and Article VII as they pertain to Floor Area Ratio (FAR) and Parking Structures & Garages – Planning Board, Applicant

Ms. Kassner stated that this article promotes Life Science uses. This would increase the FAR when a certain amount of floor area is dedicated to Life Sciences. This would be on a sliding scale and would allow for reduced traffic. Chairman L'Heureux since time is short, any questions and comments can be sent to the Planning Staff. Ms. Kassner stated that as far as the parking structures, it was brought to light during the Escadrille proposal that building to ground ratio needed to be looked at.

Chairman L'Heureux stated that she would prefer to focus on rezoning rather than increasing density.

Chairman Pearson stated that he understands other Towns have density ratios but the question is what we are trying to do. This feels mathematical and we need to understand the impacts and outcomes.

Member Beyer stated that we need to know if Life Science uses can utilize existing buildings or do they need new buildings.

MOTION - Member Covino made a motion to continue this matter to the Planning Board meeting of April 1, 2021. The motion was seconded by Member Espejo and unanimously voted 7-0-0. 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 Espejo made a motion to take items "1.d", "1.e", "1.f", "1.g", "1.h", "1.i", "1.j", "1.k" and "1.l" together for discussion purposes. The motion was seconded by Member Covino and unanimously voted 7-0-0. 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
MARCH 18, 2021

1.d Public Hearing – Petition to rezone property to the High-Rise Industrial (IH) District – 20 South Avenue – Submitted by the Planning Board

1.e Public Hearing – Petition to rezone property to the High-Rise Industrial (IH) District – 40 South Avenue – Submitted by the Planning Board

1.f Public Hearing – Petition to rezone property to the High-Rise Industrial (IH) District – 70 Blanchard Road – Submitted by the Planning Board

1.g Public Hearing – Petition to rezone property to the High-Rise Industrial (IH) District – 76 Blanchard Road – Submitted by the Planning Board

1.h Public Hearing – Petition to rezone property to the High-Rise Industrial (IH) District – 78 Blanchard Road – Submitted by the Planning Board

1.i Public Hearing – Petition to rezone property to the High-Rise Industrial (IH) District – 80 Blanchard Road – Submitted by the Planning Board

1.j Public Hearing – Petition to rezone property to the High-Rise Industrial (IH) District – 20 Blanchard Road – Submitted by the Planning Board

1.k Public Hearing – Petition to rezone property to the High-Rise Industrial (IH) District – 99 South Bedford Street – Submitted by the Planning Board

1.l Public Hearing – Petition to rezone property to the High-Rise Industrial (IH) District – 111 South Bedford Street – Submitted by the Planning Board

Ms. Kassner stated that we have done a great job with clusters of Life Science uses. The rezoning presented will help utilize and reposition abandoned buildings and repurpose them with different allowed uses. This will tie into Northeastern. Ms. Kassner stated that she will be presenting to all the property owners that are affected.

Chairman Pearson asked if 2 parcels could be considered a cluster.

Chairman Ellis asked if we should consider a PDD and allow for other uses. Ms. Kassner stated that could be looked at. Chairman Ellis asked if the “L” shape in Cluster A is part of the PDD. Ms. Kassner replied yes.

Member Willard asked if the clusters are all owned by one owner. Ms. Kassner replied no. Cluster A has 2 owners, Cluster B has 2 owners and Cluster C is one owner.

Vice Chairman Hughes stated that we should look at cluster strategies and diversify in the cluster to be not just biotech. Blanchard Road is already saturated with vehicles.

MOTION - Member Covino made a motion to continue this matter to the Planning Board Meeting of April 1, 2021. The motion was seconded by Clerk Raymond and unanimously voted 7-0-0. 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
MARCH 18, 2021

2. Call Planning Board Meeting to Order

Chairman L'Heureux stated that the joint meeting has ended and they will call the Planning Board meeting to order at 7:20 PM.

MOTION - Member Espejo made a motion to take item "8.g" out of order for discussion purposes. The motion was seconded by Member Gaffney and unanimously voted 7-0-0.

8.g Continued Public Hearing – Application for Approval of an Amendment to a Definitive Subdivision Plan – 4 & 5 Redmond Street – Murray Hills, Incorporated – Applicant

MOTION - Clerk Raymond made a motion to continue this matter to the planning board meeting of April 1, 2021 as requested in an email by the applicant dated March 18, 2021. The motion was seconded by Member Covino and unanimously voted 7-0-0. 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.

3. Citizen's Time

There were no citizen's coming forward.

4. Announcements

Ms. Bonventre stated that the Sculpture Park Committee will be meeting on March 23rd at 7:30 AM via Zoom. There will be a Community Chat on Economic Development on March 24th at 6:30 PM via WebEx. The deadline for General Bylaw Warrant Articles for the May Town Meeting is March 26th at 1:00 PM at the Selectmen's Office. The ZBRC Sign Bylaw Subcommittee will meet on April 5th at 5:30 PM via Zoom.

5. Legal Notices of Interest

There were no legal notices.

6. Non-Approvals

There were no non-approvals.

7. Administrative Matters

There were no administrative matters.

8. Matters of Appointment

MOTION - Clerk Raymond made a motion to take items "8.a," "8.b," "8.c," "8.d," and "8.e," together for discussion purposes. The motion was seconded by Member Gaffney and unanimously voted 7-0-0.

8.a 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

8.b 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



TOWN OF BURLINGTON
PLANNING BOARD MINUTES
MARCH 18, 2021

8.c 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

8.d 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

8.e 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 and Attorney Kristin Hung from Riemer & Braunstein LLP, Todd Fremont-Smith and Todd Nordblom from Nordblom Company, Frank DiPietro from BSC Group appeared for the continued Special Permits for 174 Middlesex Turnpike. Attorney Buckley stated that the Board of Health has approved our permit and the Conservation Commission is ready to vote but they want us to finish up with the Planning Board first in case there are any changes.

Ms. Kassner stated that the residential component and landscaping is fantastic but staff is still concerned with the proposed retail building and not knowing what that is or what it will look like. The circulation for the use will require a Minor Engineering Change prior to occupancy.

Clerk Raymond stated that he read an article about money that was received for the redevelopment of Mall Road. Ms. Kassner stated that was a grant that was applied for by Ms. Tintocalis. The Planning Board will be involved in how that grant will be spent. Clerk Raymond stated that he was concerned about the access onto Middlesex Turnpike from this site and believes it should be an entrance only. Can any of this grant money be used for that. Ms. Kassner stated that the funds are for Mall Road, not Middlesex Turnpike. Attorney Buckley stated that this will be a right turn only on Middlesex Turnpike. Mr. Fremont-Smith stated that they met with the DPW and Police Department and this is what was agreed upon. Mr. DiPietro stated that the angled island and signage should deter left hand turns out of this exit. Ms. Kassner stated that they have a condition that if this becomes a problem we could look at it and require that it becomes an entrance only.

Member Covino stated that if the Police are good with the exit then he is fine with it. Member Covino asked if we were approving the retail because he is not in favor until it is defined. Attorney Buckley stated that a note could be added that the retail use is not being approved at this time and is subject to approval by the Planning Board. The plan is only showing the proposed location.

Sargent Jerry McDonough from Burlington Police – Sargent McDonough stated that this area does have a high crash rate but the improvements shown will make it better than what is there presently.

Member Gaffney stated that he wants at least 1 covered parking space for the senior units and if they want another one it should be half price. There also should be an option for half off another Life Time Fitness membership. Attorney Buckley stated that zoning should not dictate this. This should be discussed in the Senior Housing Committee and there should be an agreement with the Town. There are handicap spaces available and there is a qualification process. There is one membership to Life Time Fitness per unit across the board. Mr. Fremont-Smith stated that we accommodate seniors now



TOWN OF BURLINGTON
PLANNING BOARD MINUTES
MARCH 18, 2021

in our current buildings and we have increased the covered handicap spaces from 8 to 12 in this building. Member Gaffney disagreed, there should be a level playing field with the market rate units.

Chairman L'Heureux stated that she agrees that seniors should have at least one covered parking space but the additional prorated Life Time Fitness membership is not that important. Mr. Nordblom stated that healthy seniors that go to Lift Time Fitness everyday may not need a covered parking space that is why we do a qualification process and those spaces should be available for those in need. Chairman L'Heureux asked that the one parking space for the senior affordable units be considered. Member Covino asked how many covered spaces are proposed. Mr. Nordblom stated that there are 284 total parking spaces with 167 cover spaces. Mr. Fremont-Smith added that the 2 bedroom units automatically get 1 covered parking space. If mobility is an issue then those residents get preference whether they are affordable or market rate. Member Gaffney stated that there is only an additional 8 covered spaces required for the affordable units, so if you don't build 12 handicap spaces and go back to 8 handicap spaces then you should be able to get a space for each affordable unit. Attorney Buckley stated that he would want if required by the tenant to be added in the language. If they do not have a car, then they should not be entitled to a covered parking space. Chairman L'Heureux stated that Attorney Buckley can work with Ms. Kassner on the language of the condition.

MOTION - Mr. Covino made a motion to approve the request of Nordblom Company, Inc. ("Applicant") for approval of a Special Permit pursuant to Section 12.1.5 PD Special Permit ("Site Development and Use Plan") of the Zoning Bylaw and Section 1.6.7 "Discharges from manmade structures into the wetlands"; 1.7.5 "Accessory Health Club"; 1.7.6 "Dry Cleaning (drop off and pick up only); and 1.7.12 "Garage Space.." (Pursuant to footnote 3 of the Use Table) of the Northwest Park Planned Development District Zoning Bylaw provisions ("Special Permit Application") to permit the development of a multifamily housing project (not to exceed 170 units) with associated structured parking spaces, surface parking and site improvements along Middlesex Turnpike for property located at 174 Middlesex Turnpike and situated in the Northwest Park Planned Development District (NWP PDD), and partially in the Aquifer and Water Resource (WR) Districts contained in Exhibit "A" attached as amended. The motion was seconded by Member Gaffney and unanimously voted 7-0-0. 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.f Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.6.2 "Convenience food stores, drugstores, retail stores for sale of beauty and health aids, smoking supplies, periodicals; none with the sale of food intended for consumption on the premises" of the Zoning Bylaw – 207 Cambridge Street – India Food Market, LLC, Applicant

Devendra Patil and Mo Santangelo appeared for the public hearing for 207 Cambridge Street.

Ms. Kassner stated that a site walk was conducted last week. Ms. Bonventre stated that we went to the site on Wednesday. There were issues with dumpsters not being enclosed and the structures out back. There were 5-6 condensers that need to be screened in for sound attenuation. There are also issues with drainage. Ms. Kassner stated that the property owners have a plan and they are working with a landscaper to create a basin for the water then the stormwater will flow into the catch basin. Ms. Kassner stated that there are a lot of moving parts. O'Reilly Auto Parts would like to move into the empty space as well as this expansion. The owners are working to remediate the flooding and a



TOWN OF BURLINGTON
PLANNING BOARD MINUTES
MARCH 18, 2021

Special permit will be needed. The location and installation of the condensers was never approved. If we focus on this permit, the condensers need to be permitted and the applicant should work with herself and the Building Department to provide sound attenuation as well. These condensers as well as the drainage should be put on a Site Plan and submitted to the office. There are also the dumpsters that need to be addressed as well as the sheds out back.

Mr. Patil stated that he spoke with a mechanical engineer and he will provide a plan. Ms. Kassner stated that we can add this as a condition and the final design could be approved by Staff and the Building Department prior to occupancy as well as the submittal of the Site Plan.

Member Rappaport stated that more landscaping should be added. We are trying to make this area a walkable area.

Member Gaffney stated that he would want to see the site cleaned up before we approve it. The lean-to in the back was done without a building permit and that should be addressed before we approve the permit. The dumpster should be enclosed immediately and there was a bike and scooter that was dumped there that should be removed. A landscape plan should be submitted. Member Gaffney asked if there will be any additional condensers. Mr. Patil replied no. Mr. Santangelo stated that he doesn't have an estimated time for the completion of the Site Plan but they are working with an engineer. He didn't know that the Site Plan was required for this permit to proceed.

Member Espejo stated that he thought there were be a landscape plan.

Member Covino stated that he doesn't want to punish the tenant for things that the land owner is responsible for.

Clerk Raymond stated a Site Plan is needed. This is a problem site and it affects the neighbors. He would not be in favor of approving this tonight.

Vice Chairman Impemba stated that he doesn't want to hurt a small business but the owner needs to step up. There is 100% pavement on that site and 80% of it doesn't get used. The condensers, drainage, dumpster, etc. all needs to be taken care.

Chairman L'Heureux agreed that the condensers with sound attenuation and enclosing the dumpsters are the responsibility of the tenant. This is a tremendous opportunity to clean up this site. The tenant needs to provide some information and the property owner's should meet with staff.

Mr. Santangelo stated that they did the landscaping along 185-195 Cambridge Street and it looks great. The parking is restriped every year. Vice Chairman Impemba stated that there is no traffic pattern defined and there is extra hot top that is not needed.

Debra and James Walker of 18 Woodcrest Avenue – Mrs. Walker stated that she agrees with the Planning Board members. If the permit was issued then nothing would get done. The things that are onsite now were done without permits and she would like to see the site cleaned up.

Mr. Patil stated that the condensers have been there for 18 months and if they had known there was a sound issue they would have taken care of. They will address the sound. Mrs. Walker stated that her husband had cancer so they were a little busy.

Chairman L'Heureux stated that a subcommittee of Vice Chairman Impemba and Clerk Raymond will work with staff and the applicant on this matter.



TOWN OF BURLINGTON
PLANNING BOARD MINUTES
MARCH 18, 2021

MOTION - Clerk Raymond made a motion to continue this matter to the Planning Board Meeting of April 1, 2021. The motion was seconded by Member Rappaport and unanimously voted 7-0-0. 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.

9. Minutes – March 4, 2021

MOTION - Member Espejo made a motion to approve the Planning Board minutes of March 4, 2021. The motion was seconded by Member Rappaport and voted 7-0-0. 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.

10. Other Business

10.a.1 Discussion – General Walker Estates Subdivision Update

Ms. Kassner stated that the motion to dismiss the litigation is complete. An article will be submitted for Town Meeting to abandon a portion of the cul-de-sac. 101 & 103 are under construction and #6 has applied for building permits. The Board will need to release the covenant for building only.

10.a.2 Eversource Substation Update

Ms. Kassner stated that the substation at 64A Middlesex Turnpike is running out of power to serve Burlington. They will be coming in for a temporary mobile transfer station. They will also need a new substation or expand the existing. Member Gaffney asked where the new substation would go. Ms. Kassner stated that they don't know. It has to be in close proximity to the high tension lines and major users.

Ms. Kassner stated that the final Road Safety Study Audit came out today and Mass DOT is looking to repave Cambridge Street from Billerica to Woburn. There is a preliminary plan and they are requesting department comments. Member Gaffney asked if the 3A repaving will mark 1 or 2 lanes. We should be pushing for 1 lane all the way down. Ms. Kassner stated that they need to formalize this dependent on the width of the road. Vice Chairman Impemba stated that this area should be a pedestrian friendly area. It should be 1 lane with a bike lane and sidewalks. Chairman L'Heureux stated that Vice Chairman Impemba and Member Gaffney will serve as a subcommittee for this issue.

10.b Correspondence

There was no correspondence.

10.c Reports from Town Counsel

There were no reports from Town Counsel.



TOWN OF BURLINGTON
PLANNING BOARD MINUTES
MARCH 18, 2021

10.d Subcommittee Reports

Member Espejo stated that the Economic Development Committee has been meeting virtually monthly. We are formally defining the structure of the committee and the goals. They are applying for an \$85,000 Mass Development grant and a Community 1 Stop Growth Grant. There will be a community virtual chat held on March 24th at 6:30 PM and all are welcome.

10.e Unfinished Business

There was no unfinished business.

10.f New Business

There was no new business.

MOTION - Member Espejo made a motion to adjourn the March 18, 2021 Planning Board meeting at 9:15 PM. The motion was seconded by Member Covino and unanimously voted 7-0-0. 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*