

**MINUTES**

DEPT./BOARD: Land Use Committee, Burlington Town Meeting  
DATE: ~~April 26, 2021~~ April 29, 2021 (per email)  
TIME: 7:00 p.m. to 9:00 p.m.  
PLACE: Zoom Meeting

**Present:** Joanne Kinchla, Patricia O'Brien, David Webb, Gary Mercier, Monte Pearson, Joe Candrelli, Dan DiTucci Jr. *Guests:* Kristin Kassner, Todd Fremont Smith, Christine Hung, Ed Parsons.

1. Approval of Minutes – moved to third on the agenda to accommodate guests.
2. Vote on Proposal for Zoning Change at Kent Cottage

The LUC reviewed the possible construction of 9 residential units and the renovation of the Kent Cottage. The environmental impact of these buildings on the nearby wetlands was discussed. The difficulty of access on and off the Middlesex Turnpike was discussed. The difficulty of the public seeing the property if the site is residential was brought up. The Historical Commission has no policy or specific position related to the Kent Cottage. A motion to endorse the change to residential zoning was made by DiTucci, with Kinchla seconding. The vote was 5-1-1 in favor.

3. Discussion of General By-Laws Committee changes to Warrant Article on Selectmen

Problems with the LUC Warrant Article were raised. The Bylaw Review Committee changed/improved the wording of the article, but the LUC members did not receive a copy of the revisions to review. The Town Council wrote that the section requesting 60 days notice of maps and other materials could mean the A.G. would rule the by-law did not conform to state laws. Ed Parsons suggested the broad scope of the housing activities mentioned at the beginning of the article could lead to unintended consequences for routine requests for permits for renovations, etc.

It was confirmed that the Article would not help the current situation on Richardson Road. The members decided that the article should be withdrawn for further crafting before re-submitting to Town Meeting in September. Moved by O'Brien, seconded by Mercier. The vote was 6-1 in favor.

**Item 1 – Minutes of past meetings.**

Minutes of April 13, 2021, moved by O'Brien, seconded Mercier; approved 6-0.  
Minutes of March 23, 2021, moved by Webb, seconded Candrelli; approved 6-0.  
Minutes of September 21, 2020, moved by Candrelli, seconded Mercier; approved 6-0.