



TOWN OF BURLINGTON  
PLANNING BOARD MINUTES  
MAY 20, 2021

**RECEIVED**

By Town Clerk's Office at 11:55 am, Jun 21, 2021

**Members Present:** Chairman Brenda Rappaport, Vice Chairman William Gaffney, Ernest Covino, Michael Espejo, Joseph Impemba (Late Arrival) and Barbara G. L'Heureux

**Members Absent:** Clerk Paul Raymond

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

**1. Call the Meeting to Order**

Chairman Rappaport called the meeting to order at 7:01 PM. The Town of Burlington will be holding the April 15, 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. Bonventre 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](mailto:Planning@burlington.org) or on Facebook live.

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

Member Impemba joined at 7:05 PM.

**MOTION** - Member Covino made a motion to take item "7.t" out of order for discussion purposes. The motion was seconded by Vice Chairman Gaffney and unanimously voted 6-0-0. On a roll call vote: Chairman Rappaport voted Yes, Vice Chairman Gaffney voted Yes, Member Covino voted Yes, Member Espejo voted Yes, Member L'Heureux voted Yes, and Member Impemba voted Yes.

**7.t Continued Public Hearing – Application for Approval of an amendment to a Definitive Subdivision Plan – 4 & 5 Redmond Street – Murray Hills, Incorporated, Applicant**

**MOTION** - Member Covino made a motion to continue this matter to the Planning Board meeting of June 3, 2021 as requested in an email by the applicant dated May 19, 2021. The motion was seconded by Member L'Heureux and unanimously voted 6-0-0. On a roll call vote: Chairman Rappaport voted Yes, Vice Chairman Gaffney voted Yes, Member Covino voted Yes, Member Espejo voted Yes, Member L'Heureux voted Yes, and Member Impemba voted Yes.

**MOTION** - Member Covino made a motion to take items "7.u", "7.v", "7.w", "7.x" and "7.y" together and out of order for discussion purposes. The motion was seconded by Member L'Heureux and unanimously voted 6-0-0. On a roll call vote: Chairman Rappaport voted Yes, Vice Chairman Gaffney voted Yes, Member Covino voted Yes, Member Espejo voted Yes, Member L'Heureux voted Yes, and Member Impemba voted Yes.



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**7.u Public Hearing - Application for Approval of a Special Permit pursuant to 12.1.5 “PD Special Permit” of the Zoning Bylaw – 1 North Avenue – Desktop Metal Inc., Applicant**

**7.v Public Hearing - Application for Approval of a Special Permit pursuant to 1.5.1 “Light manufacturing or processing plants” of the Northwest Park PDD Bylaw Provisions – 1 North Avenue – Desktop Metal Inc., Applicant**

**7.w Public Hearing - Application for Approval of a Special Permit pursuant to 1.5.2 “Laboratories engaged in research experimental and testing activities including, but not limited to, the fields of biology, chemistry, electronics, engineering, geology, medicine and physics subject to the Planning Board making the findings set forth in Section 8.3.7.4 of the Zoning By-Laws and subject to the applicable rules and regulations of the Board of Health.” of the Northwest Park PDD Bylaw Provisions – 1 North Avenue – Desktop Metal Inc., Applicant**

**7.x Public Hearing - Application for Approval of a Special Permit pursuant to 1.5.4 “Hazardous and toxic materials/chemical use storage, transport, disposal or discharge.” of the Northwest Park PDD Bylaw Provisions – 1 North Avenue – Desktop Metal Inc., Applicant**

**7.y Public Hearing - Application for Approval of a Special Permit pursuant to 1.5.5 “Generation or storage of hazardous waste limited to the volumes classified as very small quantity generator.” of the Northwest Park PDD Bylaw Provisions – 1 North Avenue – Desktop Metal Inc., Applicant**

**MOTION** - Member Espejo made a motion to continue these matters to the Planning Board meeting of June 3, 2021 as requested in an email by the applicant dated May 19, 2021. The motion was seconded by Member Covino and unanimously voted 6-0-0. On a roll call vote: Chairman Rappaport voted Yes, Vice Chairman Gaffney voted Yes, Member Covino voted Yes, Member Espejo voted Yes, Member L’Heureux voted Yes, and Member Impemba voted Yes.

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

## **2. Citizen’s Time**

There were no citizen’s comments.

## **3. Announcements**

Ms. Bonventre stated that the ZBRC Sign Subcommittee is meeting on May 24<sup>th</sup> at 5:30 PM via Zoom. The Housing Partnership Committee is meeting May 27<sup>th</sup> at 6:00 PM via WebEx and Memorial Day is May 31<sup>st</sup> and all Town Offices will be closed.

## **4. Legal Notices of Interest**

There were no legal notices.

## **5. Non-Approvals**

There were no non-approvals.



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**6. Administrative Matters**

There were no administrative matters.

**7. Matters of Appointment**

**MOTION** - Member Covino made a motion to take items “7.a” through “7.g” together for discussion purposes. The motion was seconded by Member Espejo and unanimously voted 6-0-0. On a roll call vote: Chairman Rappaport voted Yes, Vice Chairman Gaffney voted Yes, Member Covino voted Yes, Member Espejo voted Yes, Member L’Heureux voted Yes, and Member Impemba voted Yes.

**7.a Public Hearing - Application for Approval of a Special Permit pursuant to 12.1.5 “PD Special Permit” of the Zoning Bylaw Provisions – 25 Network Drive – The Nordblom Company, Applicant**

**7.b Public Hearing - Application for Approval of a Special Permit pursuant to 1.5.1 “Light manufacturing or processing plants” of the Northwest Park PDD Bylaw Provisions – 25 Network Drive – The Nordblom Company, Applicant**

**7.c Public Hearing - Application for Approval of a Special Permit pursuant to 1.5.2 “Laboratories engaged in research experimental and testing activities including, but not limited to, the fields of biology, chemistry, electronics, engineering, geology, medicine and physics subject to the Planning Board making the findings set forth in Section 8.3.7.4 of the Zoning By-Laws and subject to the applicable rules and regulations of the Board of Health.” of the Northwest Park PDD Bylaw Provisions – 25 Network Drive – The Nordblom Company, Applicant**

**7.d Public Hearing - Application for Approval of a Special Permit pursuant to 1.5.3 “Wholesale trade and warehousing” of the Northwest Park PDD Bylaw Provisions – 25 Network Drive – The Nordblom Company, Applicant**

**7.e Public Hearing - Application for Approval of a Special Permit pursuant to 1.6.7 “Discharges from manmade structures into the wetlands” of the Northwest Park PDD Bylaw Provisions – 25 Network Drive – The Nordblom Company, Applicant**

**7.f Public Hearing - Application for Approval of a Special Permit pursuant to 1.7.5 “Accessory Health Club located entirely within a commercial or residential facility” of the Northwest Park PDD Bylaw Provisions – 25 Network Drive – The Nordblom Company, Applicant**

**7.g Public Hearing - Application for Approval of a Special Permit pursuant to 1.7.19 “Storage of oils and fuels/petroleum products including storage for on-site heating purposes and landscaping maintenance equipment (in excess of 50 gallons).” of the Northwest Park PDD Bylaw Provisions – 25 Network Drive – The Nordblom Company, Applicant**

Attorney Robert Buckley from Riemer & Braunstein LLP, Todd Fremont-Smith from Nordblom Development, Frank DiPietro and Marissa Valentino from BSC Group appeared for the public hearings for 25 Network Drive. Attorney Buckley stated that there is an existing special permit for a typical office building but there have been no tenants. They would like to change it and market it for Life Sciences.



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Mr. Fremont-Smith stated that Life Sciences like Burlington because of the access to Rt. 3 and the amenities that Burlington provides but there is not a lot of space. They would like to build a campus style building at Network Drive. They are proposing a 2 tenant building and they have a potential tenant for one of the spaces. The units will be separated by a fire wall. There will be no shared utilities or entrances. Each unit will have their own backup generator and electrical switches. They are meeting with the Board of Health to discuss this next week. They are also looking at potentially changing 95 Network Drive for Life Science in the future. Mr. Fremont-Smith added that each tenant will require their own Special Permit.

Mr. DiPietro stated that there is a walking trail behind Life Time Fitness and they will be widening the walkways and create a boulevard with pedestrian access. There will be 2 sets of loading docks for each side and an interconnection to the other buildings. Life Science also requires less parking so this will allow us to add more green space. The approved office required 800 parking spaces and the new proposal would only require 440. They will also be reducing the number of driveways.

Vice Chairman Gaffney stated that he didn't see the Minor Engineering Change. Ms. Kassner stated that will be presented at the next meeting. In the PDD, Section 12.1.5 is the Site Plan. Vice Chairman Gaffney stated that this seems like more than a minor change and usually, a tenant comes in first so it seems backwards.

Member Covino asked if building #15 is occupied. Mr. Fremont-Smith replied yes with high tech tenants. Member Covino stated that the original approval had a separate parking garage. Mr. Fremont-Smith stated that this proposal will not. Member Covino asked if some of the parking could be held in reserve. Mr. Fremont-Smith stated that they are always willing to have reserve parking. Member Covino asked if there would be a loading dock. Mr. Fremont-Smith stated that if they don't need a loading dock, they will install a window in place.

Chairman Rappaport stated that it is important to know what type of chemicals will be used in this building.

Mr. Caldwell read the department comments.

Ms. Kassner stated that they have been working with Nordblom and are really impressed with the team they have put together for this project including the Richmond Group.

There were no questions from the audience.

**MOTION** - Member Covino made a motion to continue this matter to the Planning Board meeting of June 3, 2021. The motion was seconded by Member L'Heureux and unanimously voted 6-0-0. On a roll call vote: Chairman Rappaport voted Yes, Vice Chairman Gaffney voted Yes, Member Covino voted Yes, Member Espejo voted Yes, Member L'Heureux voted Yes, and Member Impemba voted Yes.

**MOTION** - Member Covino made a motion to take items "7.h" through "7.k" together for discussion purposes. The motion was seconded by Member Espejo and unanimously voted 6-0-0. On a roll call vote: Chairman Rappaport voted Yes, Vice Chairman Gaffney voted Yes, Member Covino voted Yes, Member Espejo voted Yes, Member L'Heureux voted Yes, and Member Impemba voted Yes.



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**7.h Public Hearing - Application for Approval of a Special Permit pursuant to 12.1.5 “Light manufacturing or processing plants” of the Northwest Park PDD Bylaw Provisions – 30 North Avenue – Glaukos, Applicant**

**7.i Public Hearing - Application for Approval of a Special Permit pursuant to 1.5.1 “Light manufacturing or processing plants” of the Northwest Park PDD Bylaw Provisions – 30 North Avenue – Glaukos, Applicant**

**7.j Public Hearing - Application for Approval of a Special Permit pursuant to 1.5.2 “Laboratories engaged in research experimental and testing activities including, but not limited to, the fields of biology, chemistry, electronics, engineering, geology, medicine and physics subject to the Planning Board making the findings set forth in Section 8.3.7.4 of the Zoning By-Laws and subject to the applicable rules and regulations of the Board of Health.” of the Northwest Park PDD Bylaw Provisions – 30 North Avenue – Glaukos, Applicant**

**7.k Public Hearing - Application for Approval of a Special Permit pursuant to 1.5.4 “Hazardous and toxic materials/chemical use storage, transport, disposal or discharge.” of the Northwest Park PDD Bylaw Provisions – 30 North Avenue – Glaukos, Applicant**

Kristine Hung from Riemer & Braunstein LLP, Desmond Adler, Enzo Scalora, Project Manager and Shannon Burrington, Architect appeared for the Special Permits at 30 North Avenue for Glaukos. Attorney Hung stated that Glaukos is a cutting edge company with medical technology relating to corneal disease. They are hoping to expand from Waltham to Burlington. They have spoken with Christine Mathis from the Board of Health and they do not need to appear before them. The only exterior change will be a new trash and recycling dumpsters that will be enclosed.

Mr. Adler stated that he is the GM and Vice President of East Coast operations. Glaukos does R&D and light manufacturing to support corneal diseases more specifically Keratoconus. The only way to address this disease before our technology was a cornea transplant.

Mr. Caldwell read the department comments.

Ms. Kassner stated that there will be no changes in the exterior except the dumpsters and the parking lot will be required to be striped. Ms. Kassner asked if the entire operation is moving from Waltham to Burlington. Mr. Adler replied yes. Ms. Kassner asked if there were other locations in the US. Mr. Adler replied yes, our headquarters is located in California and we have about 90 people on the East Coast.

Member Covino asked what tenant was there previously. Mr. Adler stated that QSA has about 10,000 SF of space and they will be moving out.

**MOTION** - Member Covino made a motion to continue this matter to the Planning Board meeting of June 3, 2021. The motion was seconded by Member Espejo and unanimously voted 6-0-0. On a roll call vote: Chairman Rappaport voted Yes, Vice Chairman Gaffney voted Yes, Member Covino voted Yes, Member Espejo voted Yes, Member L’Heureux voted Yes, and Member Impemba voted Yes.

**MOTION** - Member Covino made a motion to take items “7.l” through “7.p” together for discussion purposes. The motion was seconded by Member Espejo and unanimously voted 6-0-0. On a roll call vote: Chairman Rappaport voted Yes, Vice Chairman Gaffney voted Yes, Member Covino voted Yes, Member Espejo voted Yes, Member L’Heureux voted Yes, and Member Impemba voted Yes.





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**7.l Public Hearing - Application for Approval of a Special Permit pursuant to 4.2.6.9 “Fast order food establishments” of the Zoning Bylaw Provisions – 59-63 Middlesex Turnpike – Nouria Energy, Applicant**

**7.m Public Hearing - Application for Approval of a Special Permit pursuant to 4.4.1.11 “Discharges from manmade structures into the wetlands” of the Zoning Bylaw Provisions – 59-63 Middlesex Turnpike – Nouria Energy, Applicant**

**7.n Public Hearing - Application for Approval of a Special Permit pursuant to 6.1.1 “Nonconforming Uses” of the Zoning Bylaw Provisions – 59-63 Middlesex Turnpike – Nouria Energy, Applicant**

**7.o Public Hearing - Application for Approval of a Special Permit pursuant to 6.1.2 “Nonconforming Structures and Premises” of the Zoning Bylaw Provisions – 59-63 Middlesex Turnpike – Nouria Energy, Applicant**

**7.p Public Hearing - Application for Approval of a Site Plan – 59-63 Middlesex Turnpike – Nouria Energy, Applicant**

Attorney Bill Proia from Riemer & Braunstein LLP, Luke DiStefano from Bohler Engineering, Ron Muller, Muller Traffic Consultants and Tom Healy from Nouria Energy appeared for the Special Permits and Site Plan for 59-63 Middlesex Turnpike. Attorney Proia stated that they have been to Conservation twice and will be going to the Board of Health.

Mr. DiStefano stated that this is a redevelopment project. This will consist of a new gas station with canopy and a new convenience store, 2 new 15,000-gallon storage tanks, 21 parking spaces and 6 double-side fuel dispensing stations under the canopy. There will be 1,200 SF of green space, the landscape has been increased, there will be storm water management improvements and new utilities brought into the site.

Mr. Muller stated that the traffic study focused on the site driveways. The existing D’Angelo’s building will be razed. This location is not a high crash location and the weekday volume will be 22% lower. The traffic counts were done in November 2020, so they pulled historical data due to COVID. The level of service is acceptable and it will not change with this project. There will be 2 entrances and 3 exits out of this site. There will be a delay leaving the site.

Attorney Proia stated that they are meeting with the Board of Health next week and they have retained an LSP for the project.

Mr. Caldwell read the department comments.

Chairman Rappaport stated that they received a letter from the abutter, Burlington Gateway LP concerned with downstream flooding and beaver dams. Ms. Bonventre stated that they spoke with the Conservation agent and Burlington Gateway, LP is actually upstream from this property.

Ms. Kassner stated that the gas station is a non-conforming use so the new location must stay in the existing gas station site boundary. The Board will need to determine if the expansion of this non-conforming use is more detrimental. They have recommended vertical granite curbing around the entire site. The applicant has requested not adding raised sidewalks next to the building and asked to install bollards instead. The other question is if the fast food component will be operated by them or



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other. Attorney Proia stated that they have agreed to the vertical granite curbing. Mr. Healy stated that they are proposing the bollards because of people not paying attention and tripping on the sidewalk. The fast food component will be a made to order product (pizza, subs, pasta) and be operated by Amato's from Maine.

Member L'Heureux asked if there will be seating. Mr. Healy stated that there will be six 2-seat tables but no outdoor seating. Member L'Heureux stated that the peak AM traffic will be 52 and the peak PM is 20 and asked how long of a delay will there be leaving the site. Mr. Muller replied it could take up to 80 seconds taking a left hand turn. Member L'Heureux asked if there will be EV charging stations. Mr. Healy replied yes, there will be 2 EV stations. Member L'Heureux stated that she is concerned with expanding the non-conforming use because it is always the intention of phasing them out.

Vice Chairman Gaffney asked if the EV charging stations were Tesla or universal. Mr. Healy replied universal because Tesla owners usually have adapters. Vice Chairman Gaffney asked if the pumps will have a video component and if they do, he asked that Staff look into how that complies with the bylaw of no media signs. Mr. Healy replied that they do. Ms. Kassner stated that they will check with the Building Department if these would be considered signs but that can be addressed under the Special Permit. Vice Chairman Gaffney asked if there is an option to preclude the video component. Mr. Healy replied yes. Vice Chairman Gaffney stated that he does not agree with the plastic bollard options because they do not age well and agrees that a sidewalk with vertical granite curbing is more appropriate in this location than a bollard. He also requested a rendering be submitted for the next meeting. Vice Chairman Gaffney asked how does a tanker turnaround on the site. Mr. DiStefano stated that it is not uncommon to have the tankers go under the canopy. Vice Chairman Gaffney stated that he would like ornamental grass on the north side of the site.

Member Covino stated that he is not a fan of the bollards but if they are used then spacing is critical. Mr. DiStefano replied that they would be 5' on center. Member Covino asked if the curb cuts could be reduced to two. Mr. DiStefano replied no because of the tanker deliveries.

Member Espejo asked that pictures of other sites with bollards be submitted so he can compare.

Member Impemba asked if there will be beer/wine/liquor sold from this location. Mr. Healy replied he is not sure.

There were no questions from the audience.

**MOTION** - Member L'Heureux made a motion to continue this matter to the Planning Board meeting of June 3, 2021. The motion was seconded by Vice Chairman Gaffney and unanimously voted 6-0-0. On a roll call vote: Chairman Rappaport voted Yes, Vice Chairman Gaffney voted Yes, Member Covino voted Yes, Member Espejo voted Yes, Member L'Heureux voted Yes, and Member Impemba voted Yes.

**MOTION** - Member Covino made a motion to take items "7.q" through "7.s" together for discussion purposes. The motion was second by Member L'Heureux and unanimously voted 6-0-0. On a roll call vote: Chairman Rappaport voted Yes, Vice Chairman Gaffney voted Yes, Member Covino voted Yes, Member Espejo voted Yes, Member L'Heureux voted Yes, and Member Impemba voted Yes.



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**7.q Public Hearing - Application for Approval of a Special Permit pursuant to 4.2.7.5 “Wholesale trade” of the Zoning Bylaw – 103 Terrace Hall Avenue – Genrose Stone & Tile, Applicant**

**7.r Public Hearing - Application for Approval of a Special Permit pursuant to 4.3.2.12 “Warehousing incidental to a permitted principal use (except hazardous and toxic materials/chemicals)” of the Zoning Bylaw – 103 Terrace Hall Avenue – Genrose Stone & Tile, Applicant**

**7.s Public Hearing - Application for Approval of a Special Permit pursuant to 4.3.2.14 “Incidental sale at retail of the same merchandise sold at wholesale” of the Zoning Bylaw Provisions – 103 Terrace Hall Avenue – Genrose Stone & Tile, Applicant**

Robert Smethurst appeared for the Special Permits for Genrose Stone and Tile at 103 Terrace Hall. Mr. Smethurst stated that are currently located at 5 Grant Ave and they would like to move to 103 Terrace Hall.

Ms. Kassner asked if there will be outside storage. Mr. Smethurst replied there will be no outside storage or manufacturing.

Mr. Caldwell read the department comments.

Vice Chairman Gaffney stated that there was a lot of unapproved signage on Grant Ave including feather signs. These are not allowed or approved and should not be there. Mr. Smethurst replied he was not aware and will not use them in the future. Vice Chairman Gaffney asked Staff to work with the Building Department to get the message out to all businesses that these types of signs are not allowed.

Member L’Heureux stated that they are working on improving the landscaping in that area with the installation of sidewalks. Mr. Smethurst stated that the landlord is responsible for the landscaping but he will talk with them about adding more. Chairman Rappaport stated that we can invite the landlord to the next meeting.

Ms. Kassner asked that the applicant and landlord try to get together a landscape plan for the next meeting. Mr. Smethurst stated that he is trying to get in as quickly as possible.

There were no questions from the audience.

**MOTION** - Member Covino made a motion to continue this matter to the Planning Board Meeting of June 3, 2021. The motion was seconded by Member L’Heureux and unanimously voted 6-0-0. On a roll call vote: Chairman Rappaport voted Yes, Vice Chairman Gaffney voted Yes, Member Covino voted Yes, Member Espejo voted Yes, Member L’Heureux voted Yes, and Member Impemba voted Yes.

**8. Minutes – April 15, 2021**

Vice Chairman Gaffney stated that he has not had a chance to review them and asked to continue until the next meeting.





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**9. Other Business**

**9.a.1 Extension of Time – Patricia Way Definitive Subdivision**

Ms. Kassner stated that the applicant has requested a 2 year extension. This was approved in April 2018 and no work has started.

**MOTION** - Member Covino made a motion that Planning Board hereby agrees to extend the statutory timeline to complete the Definitive Subdivision to April 11, 2023. The motion was seconded by Member Espejo and unanimously voted 6-0-0. On a roll call vote: Chairman Rappaport voted Yes, Vice Chairman Gaffney voted Yes, Member Covino voted Yes, Member Espejo voted Yes, Member L'Heureux voted Yes, and Member Impemba voted Yes.

**9.b Correspondence**

There was no correspondence.

**9.c Reports from Town Counsel**

Ms. Kassner stated that they are speaking with Town Counsel about the return of in person meetings but there are no definitive answers but they are discussing it.

**9.d Subcommittee Reports**

There were no subcommittee reports.

**9.e Unfinished Business**

There was no unfinished business.

**9.f New Business**

Member Covino stated that the deadline for zoning for the next Town Meeting is the end of June and he is proposing that we submit an article to change the name of the High Rise Industrial district from IH to IG2. Ms. Kassner agrees with this proposal and they can discuss this at the next meeting and she can have a side by side comparison of IH and IG.

**MOTION** - Member Covino made a motion that the Planning Board request Staff to submit an article to change the name of the Industrial High Rise (IH) district. The motion was seconded by Member L'Heureux and unanimously voted 6-0-0. On a roll call vote: Chairman Rappaport voted Yes, Vice Chairman Gaffney voted Yes, Member Covino voted Yes, Member Espejo voted Yes, Member L'Heureux voted Yes, and Member Impemba voted Yes.

Chairman Rappaport stated that there was no ill intent for hosting the special meeting. We were told by the Town Clerk that our vote on the 3 clusters separately was not how the article was written so we had to address this issue. If members felt that it was rushed she apologized. We should meet to discuss our goals as a Board for the upcoming year.

Vice Chairman Gaffney stated that he was disturbed by this meeting and it was one sided and rushed. He was also concerned that the previous vote was redone and the vote was changed. This was not a discussion on strategy.



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Member Impemba stated that he couldn't attend but he thought it was a strategy meeting and he didn't know the article would be voted on again.

Chairman Rappaport stated that we never voted on the article as it was submitted so we had to take other action. Ms. Kassner stated that to be clear, the Town Clerk said the Board never voted as the article was submitted so there were options made available that the Board could vote on. We had to make it clear to Town Meeting. We should look at holding our vote on articles two meetings prior to Town Meeting in case there are any issues that need to be discussed.

Member Covino stated that it has been done in the past that they meet right before Town Meeting to take a vote on an article but it is not a regular occurrence but a vote needed to be taken to address the article as submitted. He agrees with holding our public hearings two meetings before.

**MOTION** - Member L'Heureux made a motion to adjourn the May 20, 2021 Planning Board meeting at 9:55 PM. The motion was seconded by Member Covino and unanimously voted 6-0-0. On a roll call vote: Chairman Rappaport voted Yes, Vice Chairman Gaffney voted Yes, Member Covino voted Yes, Member Espejo voted Yes, Member L'Heureux voted Yes, and Member Impemba voted Yes.

*Respectfully Submitted by Dawn Cathcart,  
Recording Clerk*