

TOWN OF BURLINGTON
PLANNING BOARD MINUTES
MAY 21, 2020

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

Members Absent: None

Staff Present: Planning Director Kristen Kassner, 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: Chairman L'Heureux voted present, Clerk Espejo voted present, Member Covino voted present, Member Gaffney voted present, Member Raymond voted present and Member Rappaport voted present.

Ms. L'Heureux called the meeting to order at 7:00 PM. The Town of Burlington will be holding the May 21, 2020 Planning Board as a virtual/electronic meeting due to the current State of Emergency due to the COVID-19 virus. 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, can call in by dialing 408-418-9388. 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 - Mr. Espejo made a motion to take items "6.a" out of order for discussion purposes. The motion was seconded by Ms. Rappaport and unanimously voted 6-0. On a roll call vote, Chairman L'Heureux voted yes, Member Rappaport voted yes, Clerk Espejo voted yes, Member Covino voted yes, Member Gaffney voted yes, and Member Raymond voted yes. Member Impemba was not present.

6.a Continued Discussion – Application for Approval of a Minor Engineering Change – 3 & 5 Dartmouth Road (General Walker Estates Subdivision) – General Walker Estates – Applicant

Ms. Kassner stated that since the last meeting, the applicant has met with the Department Heads and BSC. It was a very good meeting. Wayne's Drains cleaned out the system last Friday. The applicant have given addition information to BSC this week including grading and drainage. Photos and videos were sent today to BSC so he will review those and get back to us.

MOTION - Mr. Covino made a motion to continue this matter to the meeting of June 4, 2020. The motion was seconded by Ms. Rappaport and unanimously voted 6-0. On a roll call vote, Chairman L'Heureux voted yes, Member Rappaport voted yes, Clerk Espejo voted yes, Member Covino voted yes, Member Gaffney voted yes, and Member Raymond voted yes. Member Impemba was not present.

TOWN OF BURLINGTON
PLANNING BOARD MINUTES
MAY 21, 2020

MOTION - Mr. Raymond made a motion to take item “7.e,” out of order. The motion was seconded by Mr. Espejo and unanimously voted 6-0. On a roll call vote, Chairman L’Heureux voted yes, Member Rappaport voted yes, Clerk Espejo voted yes, Member Covino voted yes, Member Gaffney voted yes, and Member Raymond voted yes. Member Impemba was not present.

7.e Petition to Amend the Zoning Bylaw, Article II “Definitions” and Article IV “Use Regulations” to Address and Define Uses Pertaining to Short Term Rentals – Submitted by the Planning Board

Ms. Kassner stated that they are recommending to continue this and pushing this article off until the September Town Meeting.

MOTION - Mr. Covino made a motion to continue this matter to the Planning Board meeting of July 16, 2020. The motion was seconded by Mr. Espejo and unanimously voted 6-0. On a roll call vote, Chairman L’Heureux voted yes, Member Rappaport voted yes, Clerk Espejo voted yes, Member Covino voted yes, Member Gaffney voted yes, and Member Raymond voted yes. Member Impemba was not present.

MOTION - Mr. Espejo made a motion to take items “7.f” out of order for discussion purposes. The motion was seconded by Ms. Rappaport and unanimously voted 6-0. On a roll call vote, Chairman L’Heureux voted yes, Member Rappaport voted yes, Clerk Espejo voted yes, Member Covino voted yes, Member Gaffney voted yes, and Member Raymond voted yes. Member Impemba was not present.

7.f Public Hearing – Petition to amend the Zoning Bylaw, Article I.X “Administration and Procedures” as it pertains to permitting procedures – Submitted by the Planning Board

Ms. Kassner stated that they are recommending continue this and pushing this article off until the September Town Meeting.

MOTION - Mr. Raymond made a motion to continue this matter to the Planning Board meeting of July 16, 2020. The motion was seconded by Ms. Rappaport and unanimously voted 6-0. On a roll call vote, Chairman L’Heureux voted yes, Member Rappaport voted yes, Clerk Espejo voted yes, Member Covino voted yes, Member Gaffney voted yes, and Member Raymond voted yes. Member Impemba was not present.

TOWN OF BURLINGTON
PLANNING BOARD MINUTES
MAY 21, 2020

MOTION - Mr. Espejo made a motion to take items “7.m” and “7.n” together and out of order for discussion purposes. The motion was seconded by Mr. Raymond and unanimously voted 6-0. On a roll call vote, Chairman L’Heureux voted yes, Vice Chair Impemba voted yes, Clerk Espejo voted yes, Member Covino voted yes, Member Gaffney voted yes, Member Raymond voted yes and Member Rappaport voted yes. Member Impemba was not present.

Mr. Impemba joined the meeting.

7.m Continued Public Hearing – Application for Approval of a Special Permit Pursuant to Section 4.3.2.6 “Outdoor Storage of Supplies and Equipment Incidental to Permitted Uses, Subject to Requirements for Location, Lighting, Screening, Fencing, Cover and Safety Precautions” of the Zoning Bylaws – 376 Cambridge Street – The Granite Place, Inc. – Applicant

7.n Continued Discussion – Application for Approval of a Minor Engineering Change – 376 Cambridge Street – The Granite Place, Inc. – Applicant

Ms. Kassner stated that these hearings have been continued for almost a year and they should be re-advertised.

Frank DiPietro joined the meeting to give a brief update on these matters. Mr. DiPietro stated that he has spoken with the owner, Carol Gomes and there was some issues with the new landlord in Wilmington. This has delayed the tenant fitup and the moving of the fabrication business but a new lease has been signed and they hope to get things moving soon. They have agreed to all the conditions that the Planning Board has requested from the March 13th meeting. They have hired a landscape architect and will be installing a 4’ fence along Van Norden Street and adding trees in front of the fence.

Mr. Raymond stated that a 4’ fence is not enough and it should be a full 6’ fence. Mr. DiPietro stated that the trees will be 10’ on center evergreen trees and they will grow to be substantial. Mr. Impemba agreed that 4’ is not high enough for the fence.

MOTION - Mr. Raymond made a motion to continue these matters to the Planning Board meeting of June 18, 2020 as requested in an email by the Applicant’s engineer. The motion was seconded by Ms. Rappaport and unanimously voted 7-0. On a roll call vote, Chairman L’Heureux voted yes, Vice Chairman Impemba voted yes, Clerk Espejo voted yes, Member Covino voted yes, Member Gaffney voted yes, Member Raymond voted yes and Member Rappaport voted yes.

2. Citizens’ Time

No one came forward.

TOWN OF BURLINGTON
PLANNING BOARD MINUTES
MAY 21, 2020

3. Announcements

Ms. L’Heureux stated that the Planning Board and Board of Selectmen are concerned with the impact of COVID-19 has done to the businesses in Burlington. There is a joint statement that she would like to read into the record and request that the Planning Board vote to support and hopes that the Board of Selectmen will also vote to support. *“The coronavirus pandemic has upended the livelihoods of countless people; in Burlington we have been eye-witness to the struggles of local employers as they have responded to the public health crisis by limiting business activities and, in many cases, closing businesses per the state mandate of March 13, 2020. Over the last several weeks, working together amid many sacrifices, the most recent public health data has shown a reduction in the spread of the virus. Given this data, Governor Baker has announced a state-wide plan of reopening business which began in a limited manner on May 18, 2020. In support of the state’s reopening efforts the Burlington Board of Selectmen and the Planning Board issue this joint statement of support for our businesses. This statement is intended to reaffirm our commitment to the economic engines that reside in our community and encourage our fellow residents to safely support our businesses and shop local. As our businesses and local employees work towards reopening and the longer journey of recovery, the elected officials of Burlington wish to express support for the following:*

- *Temporary creative approaches to generate business activity.*
- *Expedited proposals for temporary uses and special events*
- *Consideration of proposals to allow for public spaces to be used certain business activities on a temporary basis.*
- *Temporary-health care and test services in non-traditional formats*

The Town, including the planning, building and health departments will be working on streamlined permitting procedures to help businesses get up and running in a timely and safe manner. Procedures will take into consideration issues such as: safety of patrons and staff, emergency services accessibility, circulation and parking, and equity among all businesses.”

MOTION - Mr. Espejo made a motion to support the statement to support our businesses. The motion was seconded by Ms. Rappaport and unanimously voted 7-0. On a roll call vote, Chairman L’Heureux voted yes, Vice Chairman Impemba voted yes, Clerk Espejo voted yes, Member Covino voted yes, Member Gaffney voted yes, Member Raymond voted yes and Member Rappaport voted yes.

Ms. Kassner stated that the Town Election has been moved to June 6, 2020. Polling hours will be 8:00 AM to 8:00 PM at the Burlington High School. Town Meeting has been rescheduled for June 10, 2020 at 7:00 PM in the Burlington High School. They are still working on the details. The Federal Census

TOWN OF BURLINGTON
PLANNING BOARD MINUTES
MAY 21, 2020

is ongoing and should be filled out and the Town Census is also ongoing. Middlesex 3 and NEREJ is offering a Webinar series if anyone is interested.

4. Legal Notices of Interest

There were no legal notices.

5. Non-Approvals

There were no non-approvals.

6. Administrative Matters

There were no administrative matters.

7. Matters of Appointment

MOTION - Mr. Raymond made a motion to take items “7.a”, “7.b”, “7.c” and “7.d” together for discussion purposes and vote on them separately. The motion was seconded by Ms. Rappaport and unanimously voted 7-0. On a roll call vote, Chairman L’Heureux voted yes, Vice Chairman Impemba voted yes, Clerk Espejo voted yes, Member Covino voted yes, Member Gaffney voted yes, Member Raymond voted yes and Member Rappaport voted yes.

7.a Continued Public Hearing - Petition to amend the Zoning Bylaw, Article II “Definitions” and Article IV “Use Regulations” to address and define uses pertaining to Parking Structures – Submitted by Escadrille Realty, LLC

7.b Continued Public Hearing - Petition to amend the Zoning Bylaw, Article V “Dimensional Regulation Schedule” as it pertains to parking structures – Submitted by Escadrille Realty, LLC

7.c Continued Public Hearing - Petition to amend the Zoning Bylaw, Article VII “Parking Structures” to modify the requirements for parking garages – Submitted by Escadrille Realty, LLC

7.d Continued Public Hearing - Petition to rezone property to the General Business (BG) District – 1-3 Ray Avenue – Ray Avenue Trust, Applicant

Attorney Thomas Murphy and Michael Murray appeared for discussion of the zoning articles. Attorney Murphy stated that since the last Planning Board meeting, they met with the ZBRC. They discussed the minimum green space requirement and voted to have 100% but the applicant felt that the Planning Board really wanted 200% so that is what was submitted in the warrant article. There was no discussion on design guidelines due to the timing of Town Meeting.

Ms. Kassner stated that Article 37 is the definitions article that the ZBRC has put forth. The ZBRC was uncomfortable with adding design standards into the zoning and felt it should be in the Planning Board Special Permit conditions.

TOWN OF BURLINGTON
PLANNING BOARD MINUTES
MAY 21, 2020

Shari Ellis, Chair of the ZBRC – Ms. Ellis requested that the definition for green space was amended at the request of the Building Inspector. It should read “An upland area of grass, trees, or other vegetation set apart for recreational or aesthetic purposes. Retention areas and designated wetlands are not Green Space.” They also recommend that in Section 7.2.7.3 that the percentage of green space required by 100% because if it is more than it would penalize the property owners.

Mr. Raymond asked what happened to the discussion of landscaping on other sites. Attorney Murphy stated that is covered that during the Special Permit process, the Planning Board can determine if there is public benefit off site.

Mr. Gaffney asked why the design standards would not be in the zoning. Ms. Ellis stated that there was not enough time to review and investigate it and nothing was submitted to the ZBRC. This was better situated in the Planning Board rules and regulations, not zoning. Ms. Kassner stated that the Site Plan rules and regulations for submission that addresses the use and an applicant would need to meet certain criteria within the Special Permit. Mr. Gaffney stated that this needs to be added to the Planning Board Site Plan Regulations and this action should be kept on the Planning Board agenda as an open item until it is completed.

Ms. L’Heureux agreed that design guidelines for parking structures need to be added to a priority list. Ms. L’Heureux thanked the applicant for going with 200%. This is a benefit to the Town and it is not punitive. Ms. L’Heureux asked how much green space the Escadrille will have to add to meet the 200%. Attorney Murphy stated that they believe that they believe they could cover the 200% without adding anything new. Mr. Murray stated that the parking deck will add 35-40 additional parking spaces.

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

MOTION - Ms. Rappaport made a motion to recommend *favorably* on Articles 37 & 38, the petitions to amend the Zoning Bylaw, Article II “Definitions”, submitted by The Zoning Bylaw Review Committee and the Escadrille Realty Trust as amended by the ZBRC. The motion was seconded by Mr. Espejo and unanimously voted 7-0. On a roll call vote, Chairman L’Heureux voted yes, Vice Chairman Impemba voted yes, Clerk Espejo voted yes, Member Covino voted yes, Member Gaffney voted yes, Member Raymond voted yes and Member Rappaport voted yes.

TOWN OF BURLINGTON
PLANNING BOARD MINUTES
MAY 21, 2020

MOTION - Mr. Espejo made a motion to recommend *favorably* on Articles 39 & 41, the petitions to amend the Zoning Bylaw, Article IV, Use Table and Article VII: Parking Regulations, submitted by Escadrille Realty Trust. The motion was seconded by Ms. Rappaport and voted 6-1-0. On a roll call vote, Chairman L’Heureux voted no, Vice Chairman Impemba voted yes, Clerk Espejo voted yes, Member Covino voted yes, Member Gaffney voted yes, Member Raymond voted yes and Member Rappaport voted yes.

Ms. L’Heureux stated that she voted opposed to this because this could cause unintended consequences elsewhere in Town. She is not worried about the Café Escadrille site.

MOTION - Mr. Covino made a motion to recommend *favorably* on the Petition to rezone property to the General Business (BG) District – 1-3 Ray Avenue. The motion was seconded by Ms. Rappaport and unanimously voted 7-0. On a roll call vote, Chairman L’Heureux voted yes, Vice Chairman Impemba voted yes, Clerk Espejo voted yes, Member Covino voted yes, Member Gaffney voted yes, Member Raymond voted yes and Member Rappaport voted yes.

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

7.g Continued Public Hearing – Application for Approval of a Special Permit Pursuant to Section 4.2.6.10 “Restaurants” of the Zoning Bylaws – 75 & 85 Middlesex Turnpike (Burlington Mall) – Parm Burlington, LLC. – Applicant

7.h Continued Public Hearing – Application for Approval of a Site Plan– 75 & 85 Middlesex Turnpike (Burlington Mall) – Parm Burlington, LLC. – Applicant

Attorney Mark Vaughn from Riemer & Brunstein, LLP, Julia Pei from Parm Burlington, LLC, Garrett Singer, and Joselyn Gambone from VHB appeared for the Special Permit and Site Plan for 75 & 85 Middlesex Turnpike. Attorney Vaughn stated that he believes that all the questions were answered at the last meeting but if there are any more, they would be happy to address them.

Ms. Kassner stated that this is a Site Plan and Special Permit. There has been no public comment or questions since the last meeting. They have added 2 conditions: #18 there will be no valet or tenant

TOWN OF BURLINGTON
PLANNING BOARD MINUTES
MAY 21, 2020

specific parking spaces and #31 which addresses the COVID-19 State of Emergency. Staff has no questions and would recommend approval.

Ms. L’Heureux asked what the planned opening is. Ms. Pei stated that originally it was planned for late 2020 or early 2021 but they will have to see how the COVID-19 plays out.

There were no questions from the audience.

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

MOTION - Mr. Raymond made a motion to approve the request of Parm Burlington, LLC for a Special Permit pursuant to Section 4.2.6.10 “Restaurants” of the Zoning Bylaws to allow for the operation of a full service restaurant at –75 Middlesex Turnpike (Burlington Mall), subject to the terms and conditions contained in exhibit “A”. The motion was seconded by Mr. Espejo and unanimously voted 7-0. On a roll call vote, Chairman L’Heureux voted yes, Vice Chairman Impemba voted yes, Clerk Espejo voted yes, Member Covino voted yes, Member Gaffney voted yes, Member Raymond voted yes and Member Rappaport voted yes.

MOTION - Mr. Raymond made a motion to approve the request for approval of a Site Plan application of Parm Fund (Burlington) LLC, for property located at 75 Middlesex Turnpike (Burlington Mall), to permit a restaurant use with internal and external/season patio seating. Site plan modifications include the designation of partially enclosed patio areas, relocated access/egress doors including the primary entrance vestibule, and building façade enhancements including awnings as reflected on the redlined Site Plan entitled “Proposed Parm Restaurant 5 Burlington Mall Road 1100 Middlesex Turnpike Burlington Massachusetts,” prepared by Vanasse Hangen Brustlin, Inc., dated March 20, 2020, consisting of one (1) page and the project floor plans entitled “Parm Restaurant, Burlington Mall 75 Middlesex Turnpike Burlington, MA 01803” dated March 25, 2020 prepared by Garrett Singer Architecture & Design

TOWN OF BURLINGTON
PLANNING BOARD MINUTES
MAY 21, 2020

consisting of five (5) pages, reflecting the proposed 5,692+/- square foot tenant space with 120 interior and 46 patio dining seats, subject to the following revisions, terms and conditions, as amended. The motion was seconded by Mr. Espejo and unanimously voted 7-0. On a roll call vote, Chairman L'Heureux voted yes, Vice Chairman Impemba voted yes, Clerk Espejo voted yes, Member Covino voted yes, Member Gaffney voted yes, Member Raymond voted yes and Member Rappaport voted yes.

MOTION - Mr. Raymond made a motion to take items "7.i", "7.j", "7.k" and "7.l" together for discussion purposes. The motion was seconded by Ms. Rappaport and unanimously voted 7-0. On a roll call vote, Chairman L'Heureux voted yes, Vice Chairman Impemba voted yes, Clerk Espejo voted yes, Member Covino voted yes, Member Gaffney voted yes, Member Raymond voted yes and Member Rappaport voted yes.

7.i Continued Public Hearing – Application for Approval of a Special Permit Pursuant to Section 4.3.2.22 “Drive-through” of the Zoning Bylaws – 150 Lexington Street – Arista Development, LLC, Inc., Applicant

7.j Continued Public Hearing – Application for Approval of a Special Permit Pursuant to Section 4.4.1.11 “Discharges from Manmade Structures Into the Wetlands” of the Zoning Bylaws – 150 Lexington Street – Arista Development, LLC, Inc., Applicant

7.k Continued Public Hearing – Application for Approval of a Special Permit Pursuant to Section 6.1.2.1 “Nonconforming Structures and Premises” of the Zoning Bylaws – 150 Lexington Street – Arista Development, LLC, Inc., Applicant

7.l Continued Public Hearing – Application for Approval of a Site Plan – 150 Lexington Street – Arista Development, LLC, Inc., Applicant

Attorney Mark Vaughn from Riemer & Brunstein, LLP, Doug Benoit from Arista Development, Samantha Bergner from Citizen's Bank, Ron Mueller, Bill Lorign and Phil Henry appeared for the continued special permits for 150 Lexington Street.

Attorney Vaughn stated that the design of the building was a big discussion from the last meeting. They have revised the renderings to show colonial elements on the building and they have also revised the site plan to include comments from Conservation and Planning.

Mr. Lorign stated that the design of the building has been updated to include colonial style elements such as gable roofs with dormers and shingles. They have added clapboard and human scale windows. The vestibule is accessible from the front and side with awnings. They have also included a small trash enclosure to the left on the back side.

TOWN OF BURLINGTON
PLANNING BOARD MINUTES
MAY 21, 2020

Mr. Impemba asked if there is only a sign on the Lexington Street side. Mr. Lorign stated that there is a sign above the awning on the Burlington Mall side. Mr. Impemba stated that the building is an improvement of the last one. Ms. L'Heureux agreed it looks good.

Mr. Henry stated that the site plan has been updated to include comments from Conservation and Planning. They have added a note that all trash will be cleaned up on both sides of the fence near the riverfront. There are 4 areas for snow storage has been included to incorporate into the existing site snow removal. The trash enclosure is smaller and closer to the building on the left side of the building in the rear. There is a 4' chain link fence that will be relocated and extended to intersect with Lexington Street. They have added pedestrian signs for the crosswalk at the ATM drive-thru. The landscape plan has been provided. They have increased the landscape by 8,500 SF and added additional landscape islands to the west of the bank in the main Kohl's parking lot. There will be 15 red maple trees and 5 arborvitae behind the ATM. They are adding shrubs and grasses including seeded lawn and naturalized grasses along the riverfront.

Ms. L'Heureux asked what will happen to the flowering trees. Mr. Henry stated that the 6 trees along Lexington/Mall Road will remain and 4 additional ones will be added. Ms. L'Heureux asked if any trees will be removed. Mr. Henry replied yes, there are 2-3 trees that will be removed in the location of the proposed building. Ms. L'Heureux asked if they could be transplanted elsewhere on site. Mr. Henry replied that is possible but they would have to be transplanted immediately.

Ms. Kassner stated that from the last meeting there were questions about parking count and utilization as well as zoning, Section 6 findings and use.

Attorney Vaughn stated that the Kohl's building is a pre-existing non-conforming structure as it violates the setback on Meadow Road. There is not enough open space as required by the bylaw and the parking is insufficient according to the parking calculations in the zoning bylaw. The zoning requires 412 spaces and there are 384 parking spaces on site. About 19% of the Kohl's building is non-retail, if you take that into account, when the bank is added, they are still 16 parking spaces short.

Mr. Mueller stated that a traffic impact study was done and it looked at traffic impacts and parking. For the bank, during peak hours there will be 55-71 trips in and out. The existing bank site generates between 38-58 trips in and out. The existing bank location is larger than the proposed building. All recommendations have been incorporated into the site plan. The parking demands count was done last year on a Friday. They were onsite from Noon to 5:00 PM on Friday and from 11:00 AM to 1:00 PM on Saturday. There are 347 spaces on site. Kohl's used 126, the ITE manual indicates that the bank will use 10. That is 40% of the total spaces. The parking from the Islamic Center took up 134 spaces. Even with the additional parking they were at 77% of the total spaces but during the December busy retail time and with traffic from the Islamic Center they were at 97% of total parking.

Ms. Kassner stated that it was important to do this analysis for the parking calculations.

Mr. Impemba stated that he would like a landscape rendering. Mr. Impemba is concerned with the pedestrians that walk to the Islamic Center and questioned if the parking is sufficient. He also would like the applicant to look at adding lights on the sidewalk along Mall Road and Lexington Street.

TOWN OF BURLINGTON
PLANNING BOARD MINUTES
MAY 21, 2020

Mr. Espejo stated that he is opposed to the bank being in this spot and there is a major issue with traffic congestion on Friday's with the Islamic Center. He is not comfortable with the sidewalk going across the ATM drive-thru.

Mr. Covino asked if they have adequate parking. Mr. Mueller replied yes. Mr. Covino asked if they could show the parking but not build it out right away. Mr. Mueller stated that during the December timeframe with the Islamic Center parking, they are at 97% so the parking would need to be built out now. Mr. Covino asked that the applicant look at raising the crosswalk across the ATM drive way. Mr. Mueller replied they could look at that but added that it is only 1-way traffic. Mr. Covino asked what type of curbing is being used. Mr. Henry stated that they will use vertical granite at the entry caps and pre-cast elsewhere. Mr. Covino stated that the new islands should be vertical granite curbing.

Mr. Raymond stated that most banking is done online now and he doesn't think there will be much traffic.

Mr. Gaffney stated that the dead end should not be changed to a 1 way but remain a no way. Mr. Gaffney stated that this is likely to reduce cut through traffic and the original planners got it right. That area could be made into a landscape island and trees could be added. Mr. Gaffney asked them to look at adding shrubs near the ATM to block headlights from shining onto Lexington Street. The applicant should also look at adding additional landscaping to the west side and north side of the building. Additional lighting should also be added because parking lot lights are being removed.

Mr. Rappaport also agreed that the dead end should remain a dead end. She is also concerned about the crosswalk across the ATM drive. Ms. Rappaport stated that is concerned for the safety of people using the drive-up ATM when there are large arborvitaes behind it and the lighting is very limited.

Ms. L'Heureux stated that if the crosswalk across the ATM drive is not needed, then it should be removed. Ms. Kassner stated that good planning is to give people options to walk. Ms. L'Heureux asked that the applicant mark the trees that are to be removed so the Board can look at them.

Ms. Kassner stated that she can contact the traffic safety office and have a meeting with the applicant and Board members who are interested about the cut through.

Mr. Henry asked for clarification of the rendering requested. Mr. Impemba stated that he would like a color rendering on what type of plants and the location of the plans being proposed. Mr. Gaffney asked that staff send them an example of the type of landscaping renderings we receive. Mr. Henry stated that they purposely did not put shrubs on the east side of the building because of the line of sight issue. Mr. Gaffney also asked them to add a buffer around the transformer. Mr. Impemba asked that the proposed lighting should be added to the landscape rendering.

TOWN OF BURLINGTON
PLANNING BOARD MINUTES
MAY 21, 2020

MOTION - Ms. Rappaport made a motion to continue these matters to the Planning Board meeting of June 4, 2020. The motion was seconded by Mr. Gaffney and unanimously voted 7-0. On a roll call vote, Chairman L'Heureux voted yes, Vice Chair Impemba voted yes, Clerk Espejo voted yes, Member Covino voted yes, Member Gaffney voted yes, Member Rappaport voted yes and Member Raymond voted yes.

8. Minutes – April 16, 2020 and May 7, 2020

MOTION - Mr. Gaffney made a motion to approve the Planning Board minutes of April 16, 2020 and May 7, 2020 as submitted. The motion was seconded by Mr. Espejo and unanimously voted 7-0. On a roll call vote, Chairman L'Heureux voted yes, Vice Chair Impemba voted yes, Clerk Espejo voted yes, Member Covino voted yes, Member Gaffney voted yes, Member Rappaport voted yes and Member Raymond voted yes.

9. Other Business

9.a Discussion

9.a.1 Master Plan

Ms. Kassner stated that the Board has not voted on the Housing and Town Center elements yet. All elements will be available for review beginning next week. She would like to place them in the Google drive so that all members can edit them. If anyone is uncomfortable, let staff know.

9.a.2 Town Hall

Ms. Kassner stated that 100% of the staff will be returning to Town Hall on June 1st. The Town Hall will remain closed to the public for now.

9.a.3 MWRA

Ms. Kassner stated that the application for Burlington has been approved to move forward with the connection. This is a multi-year project. The connection needs to connect Lexington to Arlington and they will work with the State to try to expedite it. Mr. Covino asked if this is the full connection. Ms. Kassner replied yes. Mr. Gaffney stated that when the connection to the MWRA is finished we should look at enhancing the recreation area around the reservoir such as adding canoeing and kayaking.

9.b Correspondence

There was no correspondence.

9.c Reports from Town Counsel

There were no reports from Town Counsel.

TOWN OF BURLINGTON
PLANNING BOARD MINUTES
MAY 21, 2020

9.d Subcommittee Reports

There were no subcommittee reports.

9.e Unfinished Business

There was no unfinished business

9.f New Business

Ms. L'Heureux stated that in connection with the letter that was approved to help businesses, we need to start thinking on rules and procedures so this can move smoothly and efficiently. Ms. L'Heureux wanted to thank staff for making these meetings run so efficiently. Ms. L'Heureux also thanked Brady for keeping the minutes up to date.

MOTION - Mr. Espejo made a motion to adjourn the May 21, 2020 Planning Board meeting at 9:31 PM. The motion was seconded by Mr. Gaffney and unanimously voted 7-0. On a roll call vote, Chairman L'Heureux voted yes, Vice Chair Impemba voted yes, Clerk Espejo voted yes, Member Covino voted yes, Member Gaffney voted yes, Member Rappaport and Member Raymond voted yes.

*Respectfully Submitted by Dawn Cathcart,
Recording Clerk*