



TOWN OF BURLINGTON, MA
PLANNING BOARD MINUTES
JUNE 16, 2022

Members Present: Chairman Brenda Rappaport; Vice Chairman William Gaffney; Clerk Paul Raymond; Ernest Covino; Barbara G. L'Heureux; Joseph Impemba; and Toni Ann Natola

Members Absent: None

Staff Present: Planning Director Kristin Kassner; and Senior Planner Elizabeth Bonventre

1. Call the Meeting of the Planning Board to Order

Member L'Heureux called the meeting to order at 7:03 PM. The Town of Burlington will be holding the June 16, 2022 meeting of the Planning Board as a hybrid 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 meetings under G.L c. 30A Section 20.

Ms. Bonventre stated that the option for remote participation via WebEx is being provided as a courtesy to the public. 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.

2. Reorganization

MOTION – Member L'Heureux made a motion to reorganize the Officers of the Planning Board as outlined in Section 2.1 of the Planning Board Procedural Rules. The motion was seconded by Member Covino and unanimously voted 7-0-0.

MOTION – Member L'Heureux made a motion to nominate Brenda Rappaport as Chairman. The motion was seconded by Clerk Raymond and unanimously voted 7-0-0.

MOTION – Member Impemba made a motion to nominate Barbara G. L'Heureux as Vice Chairman. The motion was seconded by Vice Chairman Gaffney and unanimously voted 7-0-0.

MOTION – Member L'Heureux made a motion to nominate William Gaffney as Clerk. The motion was seconded by Member Covino and unanimously voted 7-0-0.

MOTION – Member L'Heureux made a motion to appoint members to Subcommittees and/or Commissions. The motion was seconded by Member Covino and unanimously voted 7-0-0.

MOTION – Clerk Raymond made a motion to nominate Member L'Heureux for Sculpture Park Committee. The motion was seconded by Vice Chairman Gaffney and unanimously voted 7-0-0.



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MOTION – Member L’Heureux made a motion to nominate Vice Chairman Gaffney for Recreation Commission. The motion was seconded by Member Covino and unanimously voted 7-0-0.

MOTION – Clerk Raymond made a motion to nominate Member Covino for Transportation Committee. The motion was seconded by Member L’Heureux and unanimously voted 7-0-0.

MOTION – Member L’Heureux made a motion to nominate Member Natola for Housing Partnership Committee. The motion was seconded by Member Impemba and unanimously voted 7-0-0.

MOTION – Clerk Raymond made a motion to nominate Chairman Rappaport for Economic Development Committee. The motion was seconded by Vice Chairman Gaffney and unanimously voted 7-0-0.

MOTION – Member L’Heureux made a motion to nominate Member Covino for Zoning Bylaw Review Committee (and Signage Subcommittee). The motion was seconded by Vice Chairman Gaffney and unanimously voted 7-0-0.

MOTION – Member L’Heureux made a motion to nominate Member Impemba for Land Use Committee. The motion was seconded by Member Covino and unanimously voted 7-0-0.

Chairman Rappaport was unable to stay for the remainder of the Planning Board meeting. Member L’Heureux took over as this evening’s Chairman at 7:09 PM.

MOTION – Clerk Raymond made a motion to take items “8.j,” “8.k,” “8.w,” “8.x,” “8.y,” “8.z,” and “8.aa” together and out of order for discussion purposes. The motion was seconded by Member Covino and unanimously voted 6-0-0.

8.j Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.7.1 “Light manufacturing or processing plants, prototype manufacturing” of the Zoning Bylaws – 22 Terry Avenue – AP Terry, LLC, Applicant

8.k Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.7.1.1 “Research and Development” of the Zoning Bylaws – 22 Terry Avenue – AP Terry, LLC, Applicant

8.w Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.7.4 “Laboratories engaged in research, experimental and testing activities including, but not limited to, the fields of, chemistry, electronics, engineering, geology, non-biologic medicine and physics” of the Zoning Bylaws – 22 Terry Avenue – AP Terry, LLC, Applicant

8.x Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.7.4.1 “Life Science laboratories engaged in research, prototype manufacture, experimental and testing activities including, but not limited to, the fields of pharmaceuticals, biomedical technologies



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and engineering, life systems technologies, environmental and biomedical devices Biosafety Level 4 (BL-4) laboratories, as defined by the Centers for Disease Control and Prevention, are prohibited in Burlington” of the Zoning Bylaws – 22 Terry Avenue – AP Terry, LLC, Applicant

8.y Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.7.4.2 “Life Science laboratories engaged in the manufacture of life science technologies and medicines for commercial production to the market including, but not limited to, the fields of pharmaceuticals, biomedical technologies and engineering, life systems technologies, environmental, biomedical devices Biosafety Level 4 (BL-4) laboratories, as defined by the Centers for Disease Control and Prevention, are prohibited in Burlington” of the Zoning Bylaws – 22 Terry Avenue – AP Terry, LLC, Applicant

8.z Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.7.9 “Hazardous and toxic materials/chemicals use storage, transport, disposal or discharge” of the Zoning Bylaws – 22 Terry Avenue – AP Terry, LLC, Applicant

8.aa Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.7.11 “Hazardous and toxic materials/chemicals use storage, transport, disposal or discharge” of the Zoning Bylaws – 22 Terry Avenue – AP Terry, LLC, Applicant

MOTION – Clerk Raymond made a motion to continue these items to the Planning Board meeting of July 21, 2022 as requested by the Applicant’s attorney. The motion was seconded by Member Covino and unanimously voted 6-0-0.

MOTION – Clerk Raymond made a motion to take item “8.1” out of order for discussion purposes. The motion was seconded by Vice Chairman Gaffney and unanimously voted 6-0-0.

8.1 Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.3.2.23.2 “Solar Energy System, Ground-Mounted” of the Zoning Bylaws – 3 September Lane – Sunrun Installation Services, Applicant

MOTION – Clerk Raymond made a motion to continue this item to the Planning Board meeting of July 21, 2022 at the request of the applicant. The motion was seconded by Member Covino and unanimously voted 6-0-0.

3. Citizens Time

No citizens came forward.

4. Announcements



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Ms. Bonventre read the announcements. Community Shredding Day will be on June 18th from 9:00 AM - 12:00 PM at the Pocket Park on 184 Cambridge Street. This event was sponsored by the Town Clerk's office. Juneteenth will be observed on June 20th and all town offices will be closed. The MBTA Better Bus Project Regional Meeting will be held on June 22nd at 6:00 PM. They will be changing the 354-express route into Boston. If you take the MBTA now is the time to have your voice heard. For more information, go to transportation page on Planning Website. All town offices will be closed on Independence Day, July 4th. The Sculpture Park Committee will meet on July 5th at 4:00 via Webex.

Ms. Kassner mentioned that the changing of the 354-express route will affect the ability of employees to get to Burlington. She encouraged anyone who is listening to please make sure their voice(s) are heard to the MBTA.

Member L'Heureux added that between 12:00 PM – 1:00 PM on June 17, a new sculpture will be delivered to the sculpture park.

Member Covino mentioned that BCAT's annual meeting where they present awards will be held on June 24th at the high school at 6:00 PM.

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 – Member Impemba made a motion to take items “8.a” through “8.g” together for discussion purposes. The motion was seconded by Clerk Raymond and unanimously voted 6-0-0.

8.a 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 – 1 Burlington Mall Road – Pyramid Burlington Management LLC on behalf of RB Hotel Burlington LLC, Applicant

8.b Continued Public Hearing - Application for Approval of a Site Plan – 1 Burlington Mall Road – Pyramid Burlington Management LLC on behalf of RB Hotel Burlington LLC, Applicant

8.c Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.7.4.2 “Life Science laboratories engaged in the manufacture of life science technologies



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and medicines for commercial production to the market including, but not limited to, the fields of pharmaceuticals, biomedical technologies and engineering, life systems technologies, environmental, biomedical devices Biosafety Level 4 (BL-4) laboratories, as defined by the Centers for Disease Control and Prevention, are prohibited in Burlington” of the Zoning Bylaws – 1 Burlington Mall Road – Lincoln Property Company, Applicant

8.d Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.7.9 “Hazardous and toxic materials/chemicals use storage, transport, disposal or discharge” of the Zoning Bylaws – 1 Burlington Mall Road – Lincoln Property Company, Applicant

8.e Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.7.12 “Generation or storage of hazardous waste, in excess of the volumes classified as a very small quantity generator (VSQG)” of the Zoning Bylaws – 1 Burlington Mall Road – Lincoln Property Company, Applicant

8.f Continued Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.3.2.15 “Storage and disposal of oils and fuels/ petroleum products” of the Zoning Bylaws – 1 Burlington Mall Road – Lincoln Property Company, Applicant

8.g Continued Public Hearing - Application for Approval of a Site Plan – 1 Burlington Mall Road – Lincoln Property Group, Applicant

Attorney Robert Buckley from Riemer & Braunstein; Jim Noonan from Lincoln Property Company; Mark Wixted from Bohler Engineering; and Spiro Cantonis from Pyramid Development appeared for the application at 1 Burlington Mall Rd.

Mr. Cantonis stated that Pyramid has been the ownership operating partner at the Marriott since 2011. They view this project as an enhancement for the Marriott both from the perspective of incremental demand from restaurants and meeting space demand, as well as to improve the overall appeal of the property on the corner at Burlington Mall Rd. He emphasized that the hotel would not have gone down this path with Lincoln on life-science development if they felt it would jeopardize their ability to meet the operational needs of their guests/employees. The site has 325 parking spaces in the front lot, 48 in the side lot, 60 in the back lot, and 320 spaces in the lower lot, which is where the life-science development will be occurring. The lower lot is primarily surplus parking for the hotel and is used exclusively on the weekends a couple times a year. When they do utilize it, they’re using 10-15 spaces and not the 320 available spaces. He added that Lincoln has developed a shared parking plan to ensure that the operational needs of each user (hotel and life-science) are appropriately met. The parking demand for life-science is primarily 8 AM to 6 PM, whereas hotel usage is typically 7 PM to 7 AM.

Vice Chairman Gaffney asked if the hotel will still be holding ballroom functions during the day. Mr. Cantonis replied yes and that the corporate group profile during the week is historically 50-150 sized groups.



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However, most of them are flying customers that don't have a vehicle need at the hotel. Mr. Gaffney also asked if they would limit their corporate functions in the ballroom to a certain number (i.e., 100 people) during the day. Mr. Cantonis replied that we do not feel that this framework would in any manner limit our ability to host those functions, whether it's with corporate groups in the market or with community events. The hotel's check-in time is 3 PM and the check-out time is 11 AM and so guests are not at the hotel during the day.

Member Impemba inquired about a hypothetical "perfect storm" scenario at the hotel. Mr. Cantonis replied that a "perfect storm" would be all 418 rooms being occupied and every guest is driving a car. Over the last 11 years, it's more or less a 0.5 to 0.6 correlation, and so the likelihood of this event occurring is extremely rare. Should it occur, Mr. Cantonis stated that they have the ability to make adjustments ahead of time. The large community events the hotel has hosted have predominantly been on the weekends and, given the compatible parking patterns between a life-science employee and a hotel guest, they do not feel that there's friction there.

Member L'Heureux and Clerk Raymond asked if they would provide shuttle service to the hotel if there was going to be parking down near the lab space building. Mr. Cantonis replied that would be an option. He stated that hotel employees are encouraged to park in the furthest spaces so that the guest experience is more optimal, and those spaces are available.

Sunil Prajapati of 3 Forbes Avenue – Mr. Prajapati asked how many jobs they are expecting in the life-science building. Mr. Noonan replied that they're still investigating since no tenant is known at this time.

MOTION – Member Covino made a motion to continue these matters to the Planning Board Meeting of July 21, 2022. The motion was seconded by Vice Chairman Gaffney and unanimously voted 6-0-0.

8.h Public Hearing - Application for Approval of a Site Plan – 3 Forbes Avenue – Sunil Prajapati, Applicant

Sunil Prajapati appeared for the application at 3 Forbes Avenue.

Ms. Kassner stated that property was originally constructed as a home with an in-law unit. The applicant chose to convert it to a two-family home which is allowed in the Town Center Overlay. The project has been approved by both the Building Department and Board of Appeals. The approval of a Site Plan by the Planning Board is the final step in the process for occupancy.

Ms. Bonventre mentioned that one of things talked about in the Town Center is providing a diverse mix of housing (i.e., smaller multi-family properties) and this project is the first two-family house that we have permitted. Neighbors of the property have been notified.

Vice Chairman Gaffney asked if the property has ever been used by in-laws living on one side or the other. Mr. Prajapati replied that since we are still going through the permitting process they live on and off in the



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new portion. Once the final permit is approved, we will start using it as our complete residence.

Member Impemba wanted to clarify that as long as the owner occupies a unit, they can rent it out to a non-family member as an accessory. A two-family building is the only you can rent out both sides and not live there as an owner. Mr. Prajapati replied that they tried to get it as an accessory but that was not approved. It was approved as a two-family home by the Building Department. The USPS is already aware that there are two addresses at the site.

Board members L'Heureux, Impemba, Covino, and Gaffney made the following suggestions to the applicant to improve the look of the property: matching shutters and siding for each side of the structure, addition of arborvitaes/landscaping and lantern lightings. Mr. Prajapati replied that they are on a tight budget and that the existing siding is not available anymore and the closest match is 3-4 times more expensive.

Member L'Heureux stated that if there is financial hardship, the Board could put in a decision that the work needs to be done by a future date, but not necessarily right away.

MOTION – Member Covino made a motion to continue this matter to the Planning Board Meeting of July 21, 2022. The motion was seconded by Vice Chairman Gaffney and unanimously voted 6-0-0.

8.i Public Hearing – Application for Approval of a Special Permit pursuant to Section 6.1.3 “Nonconforming Single and Two Family Residential Structures” of the Zoning Bylaws – 24 Pathwoods Avenue – Richard Melo, Applicant

Richard Melo and his wife Lisa Melo appeared for the application at 24 Pathwoods Avenue.

Mr. Mello explained that he wants to rebuild the property at 24 Pathwoods Avenue on the existing foundation since it would have been too much work to renovate the original floor. They are looking to add a farmer's porch to the front of the home which would add an additional 6 feet to the front setback. The existing front entry porch is non-conforming. They are doing so for the following reasons: (1) the value of the home, (2) they have elderly parents that visit frequently, and the existing front entry is pretty tight with barely enough room for the door to swing open. They are increasing the non-conformity on the right side of the house because the front of the property is canted to the front property line so by bringing out the front right corner it's reducing the side setback from an existing 9 feet to 8.2 feet. One thing that they're doing to help that non-conformity is the elimination of a deck on the back right-hand corner of the home. To the right of the property is a strip of grass with no structure.

Ms. Kassner stated that this is an undersized lot, and the existing non-conformities allow for these improvements to go through a Special Permit (Section 6.1.3). By adding a famer's porch, the property is in character with other dwellings in the neighborhood.

Ms. Bonventre added that if someone came to the Building Department and were looking to add a new non-conformity to an already conforming lot that's when they're going to the Board of Appeals.



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Member L'Heureux wanted to clarify that the new home has not yet been built. Mr. Mello replied that they applied for a building permit and received a demolition permit and a foundation permit and so the home is currently demolished.

MOTION – Member Covino made a motion to close the public hearing on this matter. The motion was seconded by Clerk Raymond and unanimously voted 6-0-0.

MOTION – Vice Chairman Gaffney made a motion that Pursuant to Section 6.1.3 “Nonconforming Single and Two-Family Residential Structure” of the Zoning Bylaw, the Planning Board finds that the extension, alteration and change of the nonconforming one family dwelling at 24 Pathwoods Avenue will not be substantially more detrimental to the neighborhood than the existing nonconforming one family dwelling that existed prior to the extension, alteration and change for the following reasons approving the request to permit an increase to the building within and existing non-conforming front setback on property owned by Richard Melo within the One-Family Residential District (RO) located at 24 Pathwoods Avenue, subject to the terms and conditions contained in exhibit “A” attached. The motion was seconded by Member Covino and unanimously voted 6-0-0.

MOTION – Member Natola made a motion to take items “8.m,” “8.n,” and “8.o” together for discussion purposes. The motion was seconded by Vice Chairman Gaffney and unanimously voted 6-0-0.

8.m Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.6.14 “Establishments for contractors in such services as, but not limited to, building, building maintenance, plumbing, landscaping, electrical, masonry, carpentry, well drilling” of the Zoning Bylaws – 30 Winn Street – Lexington Lawn Care, Applicant

8.n 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 – 30 Winn Street – Lexington Lawn Care, Applicant

8.o Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.3.2.7 “off-street outdoor overnight parking of freight-carrying or material-handling vehicles and equipment or buses” of the Zoning Bylaws – 30 Winn Street – Lexington Lawn Care, Applicant

Member Impemba recused himself from this hearing and will not be voting.

Attorney Thomas Murphy and Robert Burge appeared for the application at 30 Winn Street.

Mr. Murphy stated that the property at 30 Winn Street is approx. 4,700 square feet and is adjacent to a Dunkin Dounts and across the street from Morandi's Barber Shop. The property is now being sold. A new



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fence is being installed along the Dunkin Donuts site that goes from the street all the way back to the end of the property line. The back is fairly narrow and there's a fence with residences behind it. What Mr. Burge hopes to do is keep some of his trucks and equipment to make it a little bit easier to service some of the properties that he might own down this way (most of his properties are up in the Chelmsford–Lowell area). The plan essentially would be having his employees (the ones using the equipment) arrive in the morning, park their cars, get into the trucks, and go off and do their work for the day. They will come back at the end of the day where they will put the trucks and tools/equipment away, take their cars and go home. In order to run this type of a business in this zone, a Special Permit is required to park vehicles outdoors overnight. Mr. Burge hopes to get most of his trucks on a day-to-day basis within the building but depending on where people might be on a given afternoon and where they have to go the next day, it might be necessary to park one of the trucks outside. Mr. Burge also plans to put a shed container in the back of the property to store tools/equipment.

Ms. Bonventre asked if there will be any exterior storage of equipment. Mr. Burge replied that they will not be storing any outside equipment, but occasionally there will be 1-2 vehicles and a trailer that would be empty.

Member Covino asked if the 1-2 vehicles Mr. Burge mentioned would be parked on the left side of the building. Mr. Burge replied yes, and there will be no parking of any vehicles/trucks in the back of the building.

Vice Chairman Gaffney and Member L'Heureux asked what could be done landscaping wise. Mr. Burge replied that they want to clean up the arborvitaes and could, at the suggestion of Member L'Heureux, plant ornamental grass, flowers, or trees on each corner.

MOTION – Member Covino made a motion to continue this matter to the Planning Board Meeting of July 21, 2022. The motion was seconded by Clerk Raymond and unanimously voted 5-0-0.

Member Impemba rejoined the meeting.

MOTION – Clerk Raymond made a motion to take items “8.p” through “8.v” together for discussion purposes. The motion was seconded by Member Covino and unanimously voted 6-0-0.

8.p Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.7.4 “Laboratories engaged in research, experimental and testing activities including, but not limited to, the fields of, chemistry, electronics, engineering, geology, non-biologic medicine and physics” of the Zoning Bylaws – 3 Burlington Woods Drive – GI ETS Burlington I LLC, Applicant

8.q Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.7.4.1 “Life Science laboratories engaged in research, prototype manufacture, experimental and testing activities including, but not limited to, the fields of pharmaceuticals, biomedical technologies and engineering, life systems technologies, environmental and biomedical devices Biosafety Level 4 (BL-4)



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laboratories, as defined by the Centers for Disease Control and Prevention, are prohibited in Burlington.” of the Zoning Bylaws – 3 Burlington Woods Drive – GI ETS Burlington I LLC, Applicant

8.r Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.7.4.2 “Life Science laboratories engaged in the manufacture of life science technologies and medicines for commercial production to the market including, but not limited to, the fields of pharmaceuticals, biomedical technologies and engineering, life systems technologies, environmental, biomedical devices Biosafety Level 4 (BL-4) laboratories, as defined by the Centers for Disease Control and Prevention, are prohibited in Burlington.” of the Zoning Bylaws – 3 Burlington Woods Drive – GI ETS Burlington I LLC, Applicant

8.s Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.7.9 “Hazardous and toxic materials/chemicals use storage, transport, disposal or discharge” of the Zoning Bylaws – 3 Burlington Woods Drive – GI ETS Burlington I LLC, Applicant

8.t Public Hearing – Application for Approval of a Special Permit pursuant to Section 4.2.7.12 “Generation or storage of hazardous waste, in excess of the volumes classified as a very small quantity generator (VSQG)” of the Zoning Bylaws – 3 Burlington Woods Drive – GI ETS Burlington I LLC, Applicant

8.u Public Hearing – Application for Approval of a Special Permit pursuant to Section 6.1.2.1 “Nonconforming Structures and Premises.” of the Zoning Bylaws – 3 Burlington Woods Drive – GI ETS Burlington I LLC, Applicant

8.v Public Hearing – Application for Approval of a Site Plan – 3 Burlington Woods Drive – GI ETS Burlington I LLC, Applicant

Michael Manship from Vivo Architecture, Joe Imparato from GI Partners, Greg Lusky from Leggat McCall Properties, Attorney Mark Vaughn, and Mark Wixted from Bohler Engineering appeared for the application at 3 Burlington Woods Drive.

Mr. Vaughn stated that the building was built back in 1985 and is in the general industrial zoning district. Mr. Imparato acquired the building earlier this year with the intention of converting it for life-science and office use. The building footprint is staying the same. There will be some expansion in square footage by increasing the current floor air ratio (FAR) from 0.33 to 0.38.

Mr. Imparato stated that GI Partners is a real estate asset management company that owns and operates mission critical real estate such as data centers, life science laboratories, and manufacturing facilities. They have 7.5 million square feet of these mission critical properties. He added that they are really excited to be here in Burlington and that you’re starting to see companies moving out of the traditional urban cores like



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Kendall Square in Boston.

Mr. Wixted stated that they are making some adjustments by converting some of the garage space into a loading dock area. The loading dock is hidden from the road, and they had to stripe out some of the perimeter islands and reduce some of the parking (71 spaces overall) along the path to get trucks all the way around to the corner. They also reducing runoff, increasing infiltration, and adding a water quality unit in the area near the loading dock. Additionally, they will be adding some green space next to the loading dock for utilities. Other improvements include the addition of crosswalks and ADA spaces.

Ms. Bonventre stated that the staff spoke with Mr. Wixted and his team about adding a few more landscape islands and shade trees in order to reduce heat island effect since the parking lot is large.

Clerk Raymond welcomed the applicant(s) to Burlington and mentioned that the Broad Institute is relocating here soon. A recent article stated that Burlington is becoming the epicenter in greater Boston for bio-medical/life-science.

Vice Chairman Gaffney asked if Color Kinetics Inc. still occupies the space there. Mr. Imparato replied no and that the building is almost completely vacant. Existing signage will be removed from the building.

Vice Chairman Gaffney also inquired about the enclosed area for explosive storage. Mr. Manship replied that a portion of the parking area (on the lower level) will be converted for use as mechanical rooms, hazardous chemical storage (which will not be explosive), and a centralized pH neutralization system.

MOTION – Clerk Raymond made a motion to continue this matter to the Planning Board Meeting of July 21, 2022. The motion was seconded by Vice Chairman Gaffney and unanimously voted 6-0-0.

9. Minutes

MOTION – Vice Chairman Gaffney made a motion to approve the Planning Board minutes of May 19, 2022 as amended. The motion was seconded by Member Covino and voted 4-0-2. Member Covino abstained from voting. Member Impemba abstained from voting.

10. Other Matters

10.a Discussion

10.a.i Assistant Planner Position

Ms. Kassner and Ms. Bonventre stated that second round interviews were conducted and right now are checking references at this point.

10.a.ii Zoning Bylaw Submission



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Ms. Kassner stated that the zoning bylaws submission deadline is June 28th. The groundwater separation bylaw was continued off this past Town Meeting and we do intend to resubmit that. There has been some discussion among this Board as well as other land-use boards and MBTA communities in regard to bringing something forward for multi-family housing.

10.a.iii Retreat

The retreat is scheduled for August 4th, 2022.

10.a.iv APA Planning Board Membership

Ms. Kassner stated that APA Planning Board membership is \$121/year or \$68/member, and that there is money in the budget for membership.

10.a.v 24 Terry Avenue

Member L'Heureux stated that she as well as Board Members Covino, Gaffney, and Impemba visited the site. There was some confusion as to what the three additional parking spaces were for because it was understood back when the Board permitted that it would be for parking cars. However, during the conversation, it sounded like they wanted to use it for loading and unloading trucks which we would not want to see on that particular street because of its proximity to residences. Member Impemba suggested that instead of reducing the green space and putting in parking is to allow for instead on-street parallel parking. This would act as a traffic calming measure since it would act as a buffer for those who are walking on the sidewalk and that people do tend to drive through that intersection quickly.

Vice Chairman Gaffney mentioned that the next-door neighbor at that site is going to be sold and there's an opportunity to work with them on additional spaces if they need it.

Members L'Heureux and Impemba are also concerned to see an abundance of individually marked parking spaces, because that does contribute to the problem if someone arrives at work and there are at least five spaces available, but they can't park in them because they're designated for somebody else.

10.b Correspondence

There was no correspondence.

10.c Reports from Town Counsel

There were no reports from Town Counsel.

10.d Subcommittee Reports

10.d.i Recreation Commission



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Vice Chairman Gaffney stated that the Recreation Commission is looking to put handicapped parking at the museum, put a shed at the West School driveway, a potential cricket field at MITRE Fields, as well as potentially putting a mural on the theater building on Winnmere Ave.

Ms. Bonventre stated that the Planning Department and Recreation Department have talked about adding some amenity space such as a pickleball court.

10.d.ii Transportation Committee

Member Covino stated that the MBTA Better Bus Project Regional Meeting will be held on Wednesday, June 22nd.

10.d.iii ZBRC Signage Subcommittee

Member Covino stated that working on signs in the Town Center has been challenging since the 3a Committee is gone and so there is no one reviewing and approving the design/aesthetics of signage.

10.e Unfinished Business

There was no unfinished business.

10.f New Business

There was no new business.

MOTION – Vice Chairman Gaffney made a motion to adjourn the June 16, 2022 Planning Board meeting at 9:52 PM. The motion was seconded by Member Covino and unanimously voted 6-0-0.

*Respectfully Submitted by Eric Bergeron,
Recording Clerk*