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TOWN OF BURLINGTON
ZONING BYLAW REVIEW COMMITTEE (ZBRC) MINUTES
September 14, 2022

Chair Shari Ellis called the September 14, 2022, Zoning Bylaw Review Committee to order at 6:30 PM remotely via Zoom.

Voting Members Present: Shari Ellis, Betsey Hughes, Mark Donahue, Jeff DiBona, Tamara Maniscalco, Ed Parsons, Sally Willard

Voting Members Absent: Greg Ryan, Cathy Beyer

Non-Voting Members Present: Mark Dupell, Ernie Covino

Non-Voting Members Absent:

Guests: Kerry Donahue, Sunil Prajapati, Melisa Tintocalis

1. Public Participation

2. Housing Needs Assessment presentation by the Housing Partnership (5-10 minutes)

- Kerry Donahue of the Housing Partnership Committee presented that working along with the MAPC, the Committee was able to complete a comprehensive Housing Needs Assessment for the Town of Burlington. The complete report is available on the Town website. She also noted some 'Next Steps' including: creating a Municipal Affordable Housing Trust, create a Housing Production Plan, incorporate affordability with Section 3A (MBTA Communities) Zoning and creating a housing strategic plan to help guide future work.
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3. ZBL Amendments – September Warrant Articles

a. Definitions: Smoke Shop

- Shari presented the edits for the Article. The Committee discussed and agreed with the changes presented.
 - Vote to recommend the changes to the proposed Bylaw and table for Town Meeting's consideration.
 - **Vote 7-0-0**
 - Vote to recommend the Zoning Change to Town Meeting
 - **Vote 0-7-0**
 - Shari will forward revisions to Planning Department, Moderator and Clerk

b. Groundwater



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- Shari presented the edits for the Article. The Committee discussed the issues and edits.
 - Vote to approve as amended, Article #16
 - **Vote 6-1-0**
 - Shari will forward revisions to Planning Department, Moderator and Clerk

c. Form Based Code (Article #10) – Melisa Tintocalis presentation

- Melisa presented the analysis and vision for the Burlington 128 District. She discussed looking at new zoning and launching a zoning initiative. Based on the August report, the state awarded a \$50,000 grant from the Department of Energy Affairs. The goal is to hire a consultant and craft the zoning to bring to Town Meeting in January.

3. Signage

- Sally noted things were put on hold for the summer due to the Bylaw submission related to the 3A Committee as well as an issue with signage included with Town Center Overlay Rules & Regulations. Planning Board has opened a discussion, but there are no updates at this time.

5. Approval of ZBRC minutes: 08/10/22

- **Vote to approve as written: 6-0-0**

Documents Referenced:

- Burlington Housing Needs Assessment Presentation - Kerry Donahue, BHPC
- TM22-9-Smoke Shop – Warrant Submission – SLE Suggestions
- TM22-9-Groundwater Separation Zoning Bylaw – Warrant Submission – SLE Suggestions
- WIM Chamber Event September 13, 2022, Presentation - Melisa Tintocalis, EDD

Motion to Adjourn: 8:41pm

*Respectfully Submitted,
Emily O'Donoghue, Recording Clerk*

Approved: October 12, 2022 [6-0-2]