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By Town Clerk's Office at 11:57 am, Jun 29, 2021

200 Wheeler Road
Burlington, MA 01803

June 29, 2021

Mr. James Tigges, Chair
Select Board
Town of Burlington
Town Hall
29 Center Street
Burlington, Massachusetts 01803

Ms. Brenda Rappaport, Chair
Planning Board
Town of Burlington
Town Hall Annex
25 Center Street
Burlington, Massachusetts 01803

**Re: September 2021 Town Meeting Warrant
Burlington Office Park I – 1, 2, 10 and 20 Wall Street
Amend Zoning Map and Rezone Property to High Rise Industrial District**

Dear Chairs,

The Gutierrez Company, on behalf of Auburn-Oxford Trust, requests consideration by the Burlington Select Board for inclusion of a petition to amend the Town of Burlington zoning map and rezone the Burlington Office Park I property – including One, 2, 10 and 20 Wall Street – to the High Rise Industrial (IH) District.

As you know, over the past several years, the Town – through the Select Board, Planning Board, Board of Health, numerous committees and of course Town Meeting – has proactively changed its bylaws creating more appropriate and responsive regulations intended to attract and grow the life science industry within in the IH District. The Town has also recently placed several parcels into the IH District to both allow and encourage clusters of life science companies to locate in Town.

The Gutierrez Company has worked collaboratively with the Town staff, boards, and committees to foster this growth and deliver facilities for life science companies and other technology-based companies in the Town. Working together, we have brought in large life science companies such as Millipore Sigma and seek to continue this success with additional expansion capacity at the Summit. In fact, the Town's recent efforts have been recognized with a platinum Bio-Ready rating from the Massachusetts Biotechnology Council and has recently been identified as a strong emerging life science market.

As Town Meeting has recently added several commercial properties, or clusters, to the IH District, we seek to build on this approach by including the Burlington Office Park I properties at One, 2, 10, and 20 Wall Street within the IH District to help promote these properties as receptive to life science, technology and innovation companies. While already fully developed, the IH zoning designation will put this cluster on the map for location consideration for life science companies into the future.

Chairs Tigges and Rappaport
June 29, 2021
Page 2 of 2

To secure a place on the September 2021 Town Meeting Warrant, please find enclosed six (6) copies of the following materials for your consideration:

- Cover letter
- Draft warrant article
- Plan entitled: Burlington Office Park I, 1-2-10-20 Wall Street, High Rise Industrial Zone Change Request Plan
- Check for \$6,760 to cover the rezoning fee (13.52 acres x \$500/ac.)

Please note that this petition is being transmitted concurrently to the Planning Board for commencement of the required public hearing process. Please let me know if you have any questions or need additional information. Thank you for your consideration and assistance.

Sincerely,

THE GUTIERREZ COMPANY

Scott J. Weiss
Vice President of Development

Enclosure: Draft Zoning Article #--
Check for \$6,760 to the Town of Burlington

WallStreet-LtrReZoneChangeRequest_2021-06-29

ZONING ARTICLE

ARTICLE #

RE: Amend Zoning Map and Rezone Property to the High Rise Industrial (IH) District

Life Science Cluster “D”

To see if the Town will vote to amend the Zoning Map of the Town of Burlington to rezone certain property located at:

- 1 Wall Street, said land if further identified as being the parcel as shown generally on the Town of Burlington Assessor’s Map 48 Parcel 37-2. To rezone portion of parcel from the General Industrial (IG) District and the General Business (BG) District to the High Rise Industrial (IH) District (specifically excluding the portion of parcel in the Planned Development (PD) District), consisting of approximately 6.00 acres,
- 2 Wall Street said land if further identified as being the parcel as shown generally on the Town of Burlington Assessor’s Map 48 Parcel 37-0. To rezone from the General Industrial (IG) District and the General Business (BG) District to the High Rise Industrial (IH) District, consisting of approximately 1.53 acres,
- 10 Wall Street said land if further identified as being the parcel as shown generally on the Town of Burlington Assessor’s Map 48 Parcel 37-1. To rezone from the General Business (BG) District to the High Rise Industrial (IH) District, consisting of approximately 3.08 acres, and
- 20 Wall Street said land if further identified as being the parcel as shown generally on the Town of Burlington Assessor’s Map 48 Parcel 37-3. To rezone from the General Business (BG) District to the High Rise Industrial (IH) District, consisting of approximately 2.91 acres,

or to act in any other manner in relation thereto.

Submitted by the Board of Selectmen at the request of
Department/Name/Board/Committee

PASSED () DEFEATED () POSTPONED INDEFINITELY () OTHER ()

**BURLINGTON
OFFICE PARK I
1-2-10-20 WALL STREET
HIGH RISE
INDUSTRIAL
ZONE CHANGE
REQUEST PLAN**

ALT/NSPS LAND
TITLE SURVEY

1, 2, 10, 20 WALL STREET
IN
BURLINGTON
MASSACHUSETTS
(MIDDLESEX COUNTY)

NOVEMBER 5, 2018

REVISIONS:		
NO.	DATE	DESC.

5	4	1
3	2	

PREPARED FOR:
THE GUTIERREZ COMPANY
200 SUMMIT DRIVE, SUITE 400
BURLINGTON, MA 01803

BSC GROUP
803 Summer Street
Boston, Massachusetts
02127
617 896 4300

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PROJ. MGR.: S. EWALD
FIELD: J. DOTOLLO / P. GOULSTON
CALC./DESIGN: M. HASSANOVA
DRAWN: K. THOMPSON / A. SLOAT
CHECK: S. EWALD
FILE: P:\P\7208645\Survey\BP\7208645.dwg
DWG. NO: 7208645.dwg FILED: SHEET
JOB. NO: 72086.45 1 OF 5



Rezoning Limits by G.C.C.I.