



Town of Burlington  
 Planning Board  
 25 Center Street, Burlington MA 01803  
 Phone: 781-270-1645

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TOWN CLERK  
 BURLINGTON, MA

[http://www.burlington.org/community\\_development/planning.php](http://www.burlington.org/community_development/planning.php)

**APPLICATION FOR APPROVAL OF A SPECIAL PERMIT**

To: Town Clerk  
 Town of Burlington, Massachusetts

Date: July 2, 2018

The undersigned hereby requests a public hearing on this Special Permit Application under the requirements of Article IX, Section 9.2.0 of the Zoning Bylaw

(Please Print)

1. Applicant

EMAIL loretta@ldreeves.com

Name: Loretta Reeves

Tel: 865-300-6877

Company: Yard House USA, Inc.

Mailing Address: PO Box 695016 Orlando FL 32869-5016

Signature: *William J. Proia*

William J. Proia, Esquire on behalf of the Applicant

2. Property Owner (if same as applicant, write "same")

EMAIL \_\_\_\_\_

Name: Beth Aronson Fisher and Deborah Aronson Glaskin, Co- Trustees Tel: 315-692-4033

Company: The Aronson Realty Trust, a Massachusetts Trust

Mailing Address: c/o Daley, LaCombe & Charette PC, 116 Fayette St Manlius, NY 13006, ATTN: Aronson Realty Trust

Signature: *Beth Aronson Fisher Deborah Aronson Glaskin*

3. Attorney or Legal Representative

EMAIL wproia@riemerlaw.com

Name: William J. Proia, Esquire

Tel: 617-880-3462

Company: Riemer & Braunstein LLP

Mailing Address: 700 District Ave, 11th Floor, Burlington, MA 01803

4. Engineer, Designer or Architect

EMAIL rmiron@bohlereng.com

Name: Randy Miron

Tel: 508-480-9900

Company: Bohler Engineering

Mailing Address: 352 Turnpike Road, Southborough, MA 01772

5. Project Location

Address: 98-108 Middlesex Turnpike

Map/Parcel No. 52-10-0 Zoning District (s): General Business District (BG) and Aquifer Overlay District

6. Special Permit Sought (From Use Designation Table, Section 4.2.0, 4.3.0, 4.4.0)

Use # Description: Section 4.2.6.10 "Restaurants"

Brief Description of Proposed Use: Proposed full service restaurant with associated site improvements and surface parking

7. Site Plan (Check One)

- An approved Site Plan is on file with the Planning Board
- A Site Plan has been submitted for approval with this Special Permit
- I request that the Planning Board consider the attached plot plan sufficient in place of a Site Plan. (Single family residential properties only)

6. Signatures

Applicant William J. Proia, Esquire on behalf of the Applicant  
 Property Owner Deborah Annina Gaspar *as trustee*  
 Both signatures MUST be present to submit this application. ASTRUSTEE

**FILING INSTRUCTIONS**

It is recommended that you call 781-270-1645 prior to filing an application to arrange a submission appointment with the Senior Planner

Upon completion of the application, file the following with the Planning Department:

- Completed original application (ALL PAGES).
- Twelve folded paper copies of the current approved plan clearly marked with the proposed changes and twelve copies of any other supporting documentation being submitted.
- One set of submittal material and plans must also be in electronic pdf format
- A certified abutters (within 300') list obtained from the Town Assessor's Office.
- Two complete sets of mailing labels for the abutters shown on the list.
- Application Fee (Check or Money Order made payable to The Town of Burlington).

The Planning Department will stamp the application "fee received", issue a receipt for the fee and retain the abutter's list, four copies of the plan and other supporting documentation.

The original application and eight copies of the plan and other documentation will be returned to you for filing with the Town Clerk. This application is considered received on the date stamped by the Town Clerk.

The Town Clerk will stamp the application "received" and make 9 copies and return the original to the Planning Department. One copy will be retained for their records, the balance to be transmitted with the plans and documentation packages to the departments specified in the "Request for Recommendation on Special Permit" (pg. 3)

<b>Planning Department:</b> Fee Received (Stamp/Initial): Fee: <u>\$4850.00</u> Receipt# <u>143261</u>	<b>RECEIVED</b> JUL 2 2018 PLANNING DEPARTMENT <i>OKB</i>
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<b>Town Clerk: (Stamp/Initial/Date)</b> Date Received: <u>7/2/2018</u> Date Transmitted to Planning Board: <u>7/3/2018 GMA</u>	<b>RECEIVED</b> 2018 JUL - 2 P 4: 12 TOWN CLERK BURLINGTON, MA
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**REQUEST FOR RECOMMENDATION ON A SPECIAL PERMIT**

To: Board of Selectmen · Board of Health · Conservation Commission · Town Engineer  
Inspector of Buildings · Department of Public Works · Fire Department · Police Department

According to the Special Permit Rules & Regulations in the Burlington Zoning Bylaw, your Board has the option to examine and to make recommendations on this plan and to submit your report to the Planning Department on or before August 10, 2018 (35 days from date of transmittal by the Town Clerk).REQUEST FOR RECOMMENDATION ON A SPECIAL PERMIT

To: Board of Selectmen · Board of Health · Conservation Commission · Town Engineer  
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TOWN CLERK  
 BURLINGTON, MA

**APPLICATION FOR SITE PLAN APPROVAL**

To: Town Clerk  
 Town of Burlington, Massachusetts

Date: July 2, 2018

The undersigned hereby submits the accompanying Site Plan of property in Burlington, MA for Approval under the requirements of Article IX, Section 9.3.0 of the Zoning Bylaw and the Regulation adopted thereunder.

(Please Print)

**1. Applicant**

EMAIL loretta@ldreeves.com

Name: Loretta Reeves

Tel: 865-300-6877

Company: Yard House USA, Inc.

Mailing Address: PO Box 695016 Orlando FL 32869-5016

Signature: *William J. Proia*

William J. Proia, Esquire on behalf of the Applicant

**2. Property Owner (if same as applicant, write "same")**

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Name: Beth Aronson Fisher and Deborah Aronson Glaskin, Co-Trustees

Tel: 315-692-4033

Company: The Aronson Realty Trust, a Massachusetts Trust

Mailing Address: c/o Daley, LaCombe & Charette PC, 116 Fayette St, Manlius, NY 13006

Signature: *Beth Aronson Fisher Deborah Aronson Glaskin*

**3. Attorney or Legal Representative**

EMAIL wproia@riemerlaw.com

Name: William J. Proia, Esquire

Tel: 617-880-3462

Company: Rierner & Braunstein LLP

Mailing Address: 700 District Ave, 11th Floor, Burlington, MA 01803

**4. Engineer, Designer or Architect**

EMAIL rmiron@bohlereng.com

Name: Randy Miron

Tel: \_\_\_\_\_

Company: Bohler Engineering

Mailing Address: 352 Turnpike Road, Southborough, MA 01772

## 5. Project Location & Description

Address:

98-108 Middlesex Turnpike

Map/Parcel No. 52-10-0 Zoning District (s): General Business (BG) and Aquifer Overlay District

Lot Area: 4.5 +/- Acres Existing GFA: 8,408 +/- sf (Chili's)

GFA of Project: 12,066 +/- SF Final Site GFA: 40,000 +/- sf (Barnes & Noble \* per Planning Board Decision 12/18/97)  
12,066 +/- sf (Yard House)

Brief Description of Project(attach add'l pages if needed):

Proposed demolition of existing restaurant and construction of a new full service restaurant with  
surface parking and infrastructure modification, including request for favorable finding under bylaw  
section 6.1.22 regarding impervious surface area.

## 6. Deed of Property

Recorded in Middlesex South Registry.

Book 919, Page 44 Date Acquired: 4/26/1979

## 7. Cost

Construction Cost: 3,520,000 Type: New Reconstruction Alteration

## FILING INSTRUCTIONS

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- A certified abutters (within 300') list obtained from the Town Assessor's Office
- Application Fee (Check or Money Order made payable to The Town of Burlington)

The Planning Department will stamp the application "fee received", issue a receipt for the fee and retain the abutter's list, four copies of the plan and other documentation submitted along with the electronic copy. The original application and eight copies of the plan and other documentation will be returned to you for filing with the Town Clerk. This application is considered received on the date stamped by the Town Clerk.

The Town Clerk will stamp the application "received" and make 9 copies and return the original to the Planning Department. One copy will be retained for their records, the balance to be transmitted with the plans and documentation packages to the departments specified in the "Request for Recommendation on Site Plan" (pg. 3).

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**REQUEST FOR RECOMMENDATION ON SITE PLAN**

To: Board of Selectmen - Board of Health - Conservation Commission - Town Engineer  
Department of Public Works - Fire Department - Police Department  
Inspector of Buildings (Please consider Street Numbers and Names, among others, in your review of this plan)

According to the Site Plan Regulations in the Burlington Zoning Bylaw, your Board has the option to examine and to make recommendations on this plan and to submit your report to the Planning Department on or before August 10, 2018 (35 days from date of transmittal by the Town Clerk).