

July 2, 2018

VIA HAND DELIVERYJohn D. Kelly, Chairman
Burlington Planning Board
Town Hall Annex
25 Center Street
Burlington, MA 01803

Re: Site Plan and Special Permit/98-108 Middlesex Turnpike, Burlington, Massachusetts

Dear Mr. Chairman and Members of the Planning Board:

Please note that this office and the undersigned represent Darden, Inc. ("Applicant") regarding the Applicant's proposal to redevelop a portion of the property ("Project") located at the captioned Premises. The Premises is situated within the General Business (BG) District and also the Aquifer Overlay District.

The Project contemplates the removal of the existing, former Chili's restaurant, and the construction and operation of a new 12,066± square foot full-service restaurant with associated parking and site improvements. The new restaurant is proposed to provide seating for 370 patrons.

The Project requires the following approvals from the Planning Board:

- Special Permit pursuant to Section 4.2.6.10 "Restaurants" and Section 9.2.0 "Special Permit" of the Zoning By-Laws.
- Site Plan approval pursuant to Section 9.3.0 "Site Plan" of the Zoning By-Laws.
- Administrative finding pursuant to Section 6.1.2.2 of the Zoning By-Laws to permit an alteration of the pre-existing nonconforming impervious surface area, presently exceeding 60%. While the Project will reduce modestly the existing impervious area, overall the site will remain above the permitted percentage.

To that end, please find enclosed for your consideration one (1) original and twelve (12) copies of the following materials:

1. Special Permit Application form;

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2. Site Plan Application form;
3. Filing fee in the amount of \$4,850 made payable to the Town of Burlington (\$3,250 Site Plan Fee and \$1,600 Special Permit Fee);
4. Certified Abutters List and three (3) sets of mailing labels;
5. Traffic Memorandum;
6. Storm Water Analysis;
7. Project Floor Plan; and,
8. Project Site Plans.

We look forward to appearing before the Board at its next available public hearing to discuss the Project. In the meantime, should you require additional information I am available at your convenience.

Thank you for your consideration.

Very truly yours,



William J. Proia

WJP:mmc
Enclosures

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