

September 4, 2018

Kristin Kassner, Planning Director  
Town of Burlington  
Town Hall Annex  
25 Center Street  
Burlington, MA 01803**RE: Special Permit Application for 15 Wall Street Realty, LLC at 15 Wall Street,  
Burlington, Massachusetts**

Dear Kristin:

Please be advised that this office and the undersigned represent Edward Igo (“Applicant”) and his related entity 15 Wall Street Realty, LLC (“Property Owner”) concerning the development of the property located at 15 Wall Street, Burlington, MA (the “Property”). The Property is situated within a Planned Development District approved at the Burlington Town Meeting originally on May 16, 2001, as amended on September 25, 2017 to include 15 Wall Street (the “Wall Street PDD”). The Wall Street PDD consists in the aggregate of approximately 33.78 +/- acres and is divided into four (4) development areas identified as Area A; Area B; Area C and Area D on the Concept Plan. The Property is located within Area C on the Concept Plan.

On behalf of the Applicant, we hereby submit to the Planning Board this application for the proposed renovation of the existing one-story 11,190 gross square foot building to an auto body repair shop to include limited motor-vehicles sales (the “Project”).

**Requested Findings, Special Permits, By-Right Uses:**

1. The existing building on the Property was constructed circa 1965 and constitutes a pre-existing non-conforming structure. The Applicant is seeking a finding by the Planning Board, pursuant to Section 6.1.2 of the Zoning Bylaws in effect on February 23, 2001 (the applicable zoning bylaws governing the Property), that such extension, alteration or change will not be substantially more detrimental than the existing nonconforming building, structure or premises to the neighborhood.

2. In accordance with Section 12.1.5 of the Zoning Bylaws and the applicable provisions under the Wall Street PDD, we respectfully request that the Planning Board consider the following Special Permit applications to allow the proposed development:

- Section 12.1.5 - “PD Special Permit” (Zoning Bylaw)
- Section 1.5.1 - “Motor Vehicle Repair Shops including, without limitation, establishments engaged in providing towing service and the servicing of motor vehicles” (Wall Street PDD)
- Section 1.5.2 – “Places for (i) the sale of motor vehicles (limited to trucks only); and (ii) the same of motor vehicle parts and accessories” (Wall Street PDD)
- Section 1.5.3 – “New and used truck sales” (Wall Street PDD)
- Section 1.5.4 – “Indoor and outdoor storage (parking) of motor vehicles” (Wall Street PDD)
- Section 1.7.7 – “Maintenance shops/garages, power plants, machine shops and similar structured to support permitted uses” (Wall Street PDD)
- Section 1.7.15 – “A machine shop and body shop and the installation of tires and other motor vehicle parts and accessories if related to the operation of a Motor Vehicle Repair Shop” (Wall Street PDD)
- Section 1.7.27 - “Off-street outdoor overnight parking of freight carrying or material handling vehicles and equipment or buses” (Wall Street PDD)
- Section 1.7.28 – “Storage and disposal of oils and fuels/petroleum products including storage for on-site heating purposes” (Wall Street PDD)

3. In addition, we would advise the Planning Board that the following uses, which are allowed as of right under the Wall Street PDD, are proposed to be incorporated into the Project:

- Section 1.7.16 – “Sale of automobiles taken in trade/exchange as a result of permitted truck sale activities provided that any such activity is in conformity with the license issued for the sale of used motor vehicles by the Board of Selectmen” (Wall Street PDD).

In order to effectuate this request, we have enclosed for your review one original and twelve (12) copies of the following materials:

1. Special Permit Application;

September 4, 2018

Page 3

2. Check in the amount of \$2,300.00 representing the filing fee;
3. Certified list of abutters from the Assessor's office;
4. Proposed Plan and Elevation; and
5. Site Plan with parking layout.

It would be greatly appreciated if this matter could be placed on the Planning Board's next available agenda which is October 18, 2018.

Thank you for your assistance, and please do not hesitate to contact me should you have any questions.

Very truly yours,



Kristine H.P. Hung

KHH:jbf

cc: Edward Igo (w/o encl.)  
Robert C. Buckley, Esquire (w/o encl.)

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