

April 4, 2018

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

Re: Site Plan Application/181 Cambridge Street, Burlington, Massachusetts

Dear Mr. Chairman and Members of the Planning Board:

Please note that this office and the undersigned represent Mammoth Acquisition Company, LLC ("Applicant") regarding the enclosed Site Plan petition for the property located at 181 Cambridge Street ("Premises"). The Premises is situated within the General Industrial (IG) District and the Town Center Overlay District, more particularly the Central Business District. The Premises is also within the Aquifer Overlay District.

Please recall, the Premises is presently improved with a pre-existing non-conforming automotive service station with retail fuel sales and other ancillary retail. The Applicant proposes to replace the existing improvements and uses with a state of the art 5,018+/- square foot urgent-care center with associated surface parking and site improvements ("Project"). The Project use is permitted by-right under Section 4.2.4.1.1 "Professional medical offices such as, but not limited to physicians, dentists, opticians" of the Zoning By-Laws ("By-Laws"). Accordingly, the following approvals from the Planning Board are needed to permit the Project:

1) Site Plan approval under Section 9.3.0 (Site Plan) and Section 8.5.0 (Town Center Overlay Districts) of the By-Laws;

2) Finding/Section 6.1.2.2 - The Premises is currently non-conforming regarding the minimum open space requirement of Section 8.3.8.4 of the By-Laws. The Project will improve this current through a reduction in impervious area from 92.2% to 87.9%. The Applicant respectfully requests a positive Finding from the Board under Section 6.1.2.2 of the By-Laws as the Project will provide a beneficial improvement to the neighborhood through the elimination of a non-conforming use and the implementation of significant visual and environmental improvements.

3) Finding/Section 7.2.5 - The Project proposes a modest reduction in the minimum parking requirements from twenty-three (23) spaces to twenty-one (21) in connection with the Site Plan petition

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under Section 7.2.5 of the By-Laws. The Applicant will evidence to the Board based on anticipated customer volume at the Premises and with data from comparable urgent-care centers that the proposed number of spaces is sufficient to accommodate the intended use.

The Project is depicted and described in the enclosed materials as follows (12 copies of each), and will be further discussed during the public hearing:

1. Site Plan Application form;
2. Filing fee in the amount of \$1,740, payable to the Town of Burlington;
3. Certified Abutters List and three (3) sets of mailing labels;
4. Stormwater Management Report and Operation & Maintenance Plan;
5. Traffic Memorandum;
6. Project Site Plans, Floor Plan and Building Elevations; and,
7. Application Materials as provided in Section 5 of the Town Center Districts Design Review Rules & Regulations (see Project Site Plans for Building Elevations and Landscape Plan):
 - a. Existing Conditions Photographs.
 - b. Specifications of Proposed Exterior Materials and Colors.
 - c. Project Narrative.

We look forward to appearing before the Board at its next available public hearing in this regard. 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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