

September 11, 2018



**VIA HAND DELIVERY**

Kristin Kassner  
Planning Director  
Town of Burlington  
Town Hall Annex  
25 Center Street  
Burlington, MA 01803

Re: Special Permit Application, 75 Middlesex Turnpike, Burlington, Massachusetts

Dear Kristin:

Please note that this office and the undersigned represent Burlington Gong Cha, Inc. (“Applicant”) concerning their intended occupancy of an existing retail tenant space within the Burlington Mall located at 75 Middlesex Turnpike (“Premises”). The Premises is situated within the General Business (BG) Zoning District.

As previously discussed with your office, the Applicant intends to reoccupy an existing 560+/- square foot tenant space adjacent to the second floor food court with a use which has been classified under the Zoning By-Laws as a “Fast Order Food Establishment”. The operator, Burlington Gong Cha, Inc. offers its patrons specialty drinks commonly known as “Bubble Tea”, a blended tea based beverage. This proposed operation will be fully located within the tenant space with a high top counter for standing patrons but no seating due to its proximity to the general seating area of the food court. This use is fully integrated in the existing mall footprint and, therefore, we do not anticipate any impacts from this proposal relative to vehicular and pedestrian circulation, parking capacity or sewer allocation. No exterior modifications are proposed.

For your consideration of the enclosed Special Permit application we have provided twelve (12) copies of the following materials:

1. Special Permit Application and filing fee in the amount of \$1,600 made payable to the Town of Burlington;
2. Certified list of abutters and three (3) sets of mailing labels; and,
3. Proposed floor plan.

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It would be greatly appreciated if this matter could be placed on the Planning Board agenda for its upcoming meeting scheduled for October 4, 2018.

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

Very truly yours,



Mark T. Vaughan

MTV:mmc  
Enclosures

cc: Justin Feldhouse, Simon Property Group (w/enclosures)  
Minyu Chen, Burlington Gong Cha (w/enclosures)

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