

September 14, 2017

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 Bellwether Properties of Mass and their related entities ("Property Owner") and Caffé Nero Americas D/B/A Caffé Nero ("Applicant") concerning the intended occupancy of a 2,510+/- square foot tenant space located on the first floor of the Burlington Mall at 75 Middlesex Turnpike ("Premises"). The Premises is zoned General Business (BG) District.

The Property Owner is pleased to be collaborating with the Applicant and operator of Caffé Nero, to introduce a new fast casual restaurant to the Burlington community. Caffé Nero is modeled after traditional Italian cafés wherein they specialize in high quality coffee and freshly made pastries served to their customers in a relaxing atmosphere. Caffé Nero will operate during breakfast, lunch and dinner hours with seating for 65 patrons located within an interior tenant space of the Burlington Mall. The project design integrates European concepts utilizing a veranda as the main entrance accommodating 15 of the 65 patron seats intended to convey a simulated street presence.

While this proposal will introduce a new eating establishment to the Burlington Mall campus, the overall seating count within the complex is well below the total in existence at the time of the Rainforest Café operation, which, as you are aware has closed. Therefore, we do not anticipate any impacts from this proposal relative to vehicular and pedestrian circulation, parking capacity or sewer allocation. In advance of the Planning Board hearing the Applicant will provide an updated parking table which reflects the change in use from retail to an eating establishment.

Site enhancements necessary to accommodate the Applicant will be confined to interior renovations and necessitate the issuance of a Fast Order Food Establishment Special Permit to permit the change of use. As such, enclosed for your review and distribution to municipal staff and the Planning Board please find twelve (12) copies of the following materials:

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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;
3. Proposed floor plan; and,
4. Existing conditions site plan.

It would be greatly appreciated if this matter could be placed on the Planning Board agenda for its upcoming meeting scheduled for October 5, 2017.

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: Matthew J. Bourassa, Simon Property Group (w/enclosures)
Katrina Sloan, Caffé Nero Americas (w/enclosures)

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