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By Planning Department at 11:43 am, Feb 08, 2017

Feb. 6, 2017

Town of Burlington Planning Board
Burlington Town Hall
29 Center Street
Burlington, MA 01803

To the Members of the Planning Board:

This memo is to clarify the purpose for the special permit request.

I am in the process of transacting a purchase of the Elements Massage studio located at 101 Cambridge Street between the seller (ETM Massage of Burlington, Inc.) and the buyer (Tranquilo Wellness, LLC). This business was approved in the Special Permit granted by you, as filed with the Burlington Town Clerk on March 14, 2008.

The only reason for this request is to allow my company to operate the Elements Massage studio at the same location and in substantially the same manner that it has been operated by ETM Massage of Burlington, Inc. to date. Nothing about the zoning or development of the site will change or is requested.

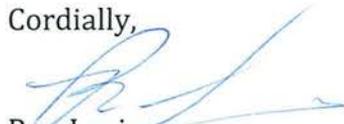
Elements Massage is a nationwide chain of franchises. The Burlington studio was first opened in 2008 and has been operated by ETM Massage of Burlington, Inc. since inception. The current owner has decided to focus attention on new business ventures and thereby decided to sell. I am a reputable and successful entrepreneur with a passion for spa and wellness services.

This franchise location currently has about 17 full and part-time employees, consisting primarily of licensed massage therapists (LMTs) and front-desk staff, including a manager and an assistant manager. The facility contains six separate massage rooms and delivers roughly 900 therapeutic massages per month (of either 1, 1.5 or 2 hour duration). About 650 of these are offered to members, who are generally residents of Burlington or a nearby community and who wish to receive therapeutic massages at least once per month.

The studio has a very strong reputation among its clientele and has not faced any public complaints or lawsuits. It is expected that the studio will continue to operate at the same high standard that it has been since its inception.

Thank you very much for your time and consideration.

Cordially,



Ron Levin
Tranquilo Wellness, LLC