

March 5, 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 Frank Pepe's of Burlington, LLC ("Applicant") concerning their intended occupancy of a portion of the former Uno's restaurant located at the Burlington Mall, 75 Middlesex Turnpike ("Premises"). The Premises is situated within the General Business (BG) Zoning District.

The Applicant and its operations are a well-established and recognized pizzeria restaurant originating in Connecticut with its first Massachusetts location recently opening in Chestnut Hill. The proposed full service restaurant facility at the Premises will provide seating for 98 patrons all located within their 3,962+/- square foot tenant space with no outdoor seating proposed. Food service will be provided to patrons during both lunch and dinner hours.

While this proposal will introduce a new eating establishment to the Burlington Mall, the overall seating count within the complex is well below the total in existence at the time of Uno's 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. As the site will require minor modifications to its exterior façade to accommodate a new egress door, a filing under separate cover will be submitted to the Planning Board in the near future.

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;

3. Proposed floor plan; and,
4. Existing conditions site plan which includes the recently approved Café Nero eating establishment. The Applicant will provide under separate cover an updated parking ratio which will the seating count modification to the former Uno's tenant space.

It would be greatly appreciated if this matter could be placed on the Planning Board agenda for its upcoming meeting scheduled for April 5, 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: Matthew J. Bourassa, Simon Property Group (w/enclosures)  
Ken Berry, Frank Pepe's of Burlington LLC (w/enclosures)

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