

March 27, 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 Simon Property Group ("Property Owner") concerning the intended re-occupancy of the former Bobby's Burger Palace restaurant located within 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 Toasted Brothers Burlington LLC ("Applicant") the operator of The Friendly Toast, to introduce a new full service restaurant to the Burlington community. The Friendly Toast is a family friendly restaurant providing freshly made meals to its customers in a uniquely designed space providing an enjoyable and welcoming atmosphere. The Friendly Toast will provide breakfast, lunch and dinner service with seating for 120 patrons (interior seating).

As will be further detailed during the public hearing testimony, the Applicant intends to renovate and reoccupy the former Bobby's Burger Palace restaurant resulting in a slight increase in total seats (increase from 72 to 120). While this proposal will entail an expansion of seating within the tenant space, there will be an overall reduction in seating at the Burlington Mall due to the recent closure of Rainforest Café. At this time, no exterior modifications are envisioned.

As the Board is aware, the Property Owner recently submitted a Restaurant Special Permit application for a larger restaurant operator (consisting of 120 seats) which was to occupy this same space together with additional adjacent space within the Burlington Mall. Due to certain lease obligations, that proposal was not able to proceed, and thus this application replaces the prior application submitted, and involves only the former Bobby's Burger Palace space.

In order to commence your review of this petition, we have enclosed twelve (12) sets of the following materials:

1. Special Permit Application;
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 April 20, 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)