

July 11, 2019

VIA HAND DELIVERYKristin Kassner
Planning Director
Town of Burlington
Town Hall Annex
25 Center Street
Burlington, MA 01803Re: Special Permit and Site Plan Applications, Karma
75 Middlesex Turnpike, Burlington, Massachusetts (Burlington Mall)

Dear Kristin:

Please note that this office and the undersigned represent Fung Sat Incorporated d/b/a Karma Restaurant (“Applicant” and/or “Karma”) relating to its intended occupancy of an existing tenant space within the property commonly referred to as the Burlington Mall and located at 75 Middlesex Turnpike (“Premises”). The Premises is located in the General Business (BG) Zoning District.

On behalf of the Applicant, we are pleased to submit the enclosed applications requesting Planning Board authorization for the reuse of the remaining former Uno’s tenant space as a new full service restaurant operation to be known as Karma. Karma is an upscale restaurant serving Asian cuisine in a casual atmosphere. The Applicant has extensive experience in this industry and currently operates several successful locations throughout Massachusetts. The proposed Burlington facility would occupy approximately 5,200+/- square feet of interior space (plus an internal mezzanine for storage/management) and an outdoor seating area for seasonal dining. The building façade encompassing the tenant space will be enhanced to provide continuity of design and a newly constructed entrance door/vestibule as no interior access from the mall will be provided. In addition, the Applicant would propose to replace an existing 1,000 gallon grease trap with a new 3,000 gallon grease trap to support the new facility. These proposed site modifications and internal floor plan are detailed on the enclosed plans.

As will be further discussed during the public hearing process, the Applicant is requesting the following: 1) Special Permit to permit a full service restaurant operation; and, 2) Site Plan approval to permit the proposed exterior modifications with a favorable administrative Finding under Section 6.1.2.2 of the Zoning By-Laws to permit a diminimus reduction in open space as a result of the entry vestibule and patio area.

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For your consideration of the enclosed Site Plan and Special Permit applications we have provided twelve (12) copies of the following materials:

1. Special Permit and Site Plan Application and filing fees;
2. Certified list of abutters and three (3) sets of mailing labels; and,
3. Proposed floor plan.

It would be greatly appreciated if this matter could be placed on the Planning Board agenda for its upcoming meeting scheduled for August 15, 2019.

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: Iverson Guo, Fung Sat Incorporated (w/enclosures)
Justin Feldhouse, Simon Property Group (w/enclosures)

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