

May 24, 2018

Kristin Kassner, Planning Director
Town of Burlington
Town Hall Annex
25 Center Street
Burlington, MA 01803

**Re: Special Permit Application for Twist Bakery and Café Inc. at 62 Second Avenue,
Burlington, Massachusetts**

Dear Kristin:

Please be advised that this office and the undersigned represent Nordblom Development Company (“Developer”) and their related entity NWP Retail North and South LLC (“Property Owner”) in connection with a Special Permit application for the development of a bakery and cafe to be operated by Twist Bakery and Café (“Applicant”). The Applicant is a healthy modern bakery & counter-serve eatery preparing baked goods, breakfast items, sandwiches, salads and seasonal cuisine, all of which are gluten free, peanut free and tree nut free (except for coconut). While this operator may be new to the Burlington area, they have successfully operated a location in Millis, MA since 2011.

The subject property is located at 62 Second Avenue (corner of Second and Third Avenue) and is part of the Northwest Park Planned Development (PD) District. The facility will occupy the existing space (formerly Paul’s Bakery) of approximately 2,627 square feet, with no modifications to any doors or windows and will provide seating for 110 patrons, 42 of which are seasonal. There will be no impact to parking as the special permit for Paul’s Bakery allowed up to a total of 132 seats. It is envisioned that this bakery will further complement the mix of culinary offerings available to tenants within Northwest Park and the general community.

Pursuant to the requirements of the Northwest Park Planned Development District (“Northwest Park PDD”), we hereby respectfully request consideration of a Special Permit pursuant to Section 1.4.6 “fast order food establishments, drive-thru service is prohibited” in accordance with applicable provisions of the bylaw. In order to effectuate this request, we have enclosed for your review one original and twelve (12) copies of the following materials:

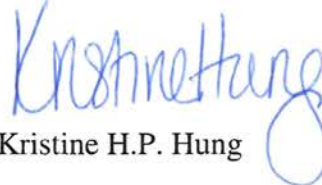
1. Special Permit Application;

2. Check in the amount of \$1,600.00 representing the filing fee;
3. Certified list of abutters from the Assessor's office;
4. Floor plan denoting interior and exterior seating;
5. Site Plan with parking layout; and,
6. Proposed Menu

It would be greatly appreciated if this matter could be placed on the Planning Board's next available agenda which is June 21, 2018.

Thank you for your assistance, and please do not hesitate to contact me should you have any questions.

Very truly yours,



Kristine H.P. Hung

KHH:jbf

cc: Adele Olivier, Nordblom Development Company (w/ encl.)
Kathryn and Philip Ernst, Twist Bakery (w/ encl.)
Robert C. Buckley, Esquire (w/o encl.)

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