

October 25, 2017

VIA HAND DELIVERY

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

Re: Site Plan and Special Permit Applications/Wheeler Road, Burlington, Massachusetts

Dear Kristin:

This office and the undersigned represent Jumbo Self Storage, LLC - Jumbo Capital Management ("Applicant") concerning the redevelopment of the property situated off Wheeler Road, Burlington, Massachusetts ("Premises"). The Premises is zoned General Industrial (IG) District and is located within the Aquifer Overlay District. The Premises is comprised of 11.025+/- acres of land, a portion of which had been previously disturbed and utilized for the storage of construction equipment and related debris.

As previously discussed with your office, the Applicant intends to redevelop the easterly portion of the Premises to accommodate an 119,523+/- square foot, five-story self-storage building with related site enhancements ("Project"). Attributable to the functionality of a self-storage operation and its limited trip generation, the Project design integrates a modest number of surface parking spaces to accommodate customer usage thereby allowing 93% of the Premise to remain as open space (total of 12 spaces, 3 of which are located under the building). Stormwater management enhancements have been designed to decrease designated storm event peak flows and will reduce total runoff volume as a result of the infiltration system design. The Premises is located within the 100 year floodplain and has integrated compensatory storage facilities to mitigate the impacts of the Project and further complies with Article VIII, Section 8.1.0 of the Zoning By-Laws. The Project is subject to the issuance of an Order of Conditions from the Conservation Commission which will be submitted to the Conservation Commission forthwith.

As provided in the enclosed materials, the Project necessitates the following permits and authorizations from the Planning Board:

- Site Plan for the construction of an 119,523+/- square foot self-storage facility with associated infrastructure, parking and site improvements.

- Special Permit pursuant to Section 4.2.7.5 “Wholesale trade, warehousing (except toxic and hazardous materials and salts)”.
- Special Permit pursuant to Section 4.4.1.11 “Discharges from manmade structures into the wetlands”.
- Finding as part of the Site Plan and Special Permit applications as provided under Section 5.2.0 “Maximum Floor Area Ratio (FAR)” and 5.1.5 “Floor Area Ratio Incentive” to permit an increase in the FAR from .15 to .248. (Maximum permitted under Zoning By-Laws is .25)

In support of these petitions the Applicant will present an analysis of the Project engineering further supplemented by a comprehensive evaluation of the associated vehicle trip generation which, based on analytical and actual data, is estimated to be minimal for this Project. Envisioned users typically encompass both permanent and temporary area residents as well as business operators desirous of supplemental storage accommodations. While the overall facility is in excess of the by-right .15 FAR ratio the additional area and associated increase in trips will be diminished and will provide users with a wider array of unit sizes based on their needs along with an increase in overall taxable value to the Premises. We would therefore, respectfully suggest that this modest increase in Maximum Floor Area Ratio (from .15 to a maximum of .248) can be granted by the Planning Board without resulting in an impact to area roadways or intersections.

For your consideration of this proposal enclosed are one original and twelve (12) copies of the following materials:

1. Executed Special Permit and Site Plan applications;
2. Filing fee in the amount of \$9,300 made payable to the Town of Burlington;
3. Certified Abutters List and three (3) sets of mailing labels;
4. Traffic Memorandum;
5. Stormwater Analysis; and,
6. Project Site Plans, Floor Plans and Building Elevations.

We would respectfully ask for your consideration and supportive of the referenced Site Plan and Special Permit applications and findings and we look forward to presenting these applications to the Planning Board at the next available public hearing date which we understand to be December 7, 2017.

Kristin Kassner
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In the interim, I would ask that you contact me with any questions.

Very truly yours,



Robert C. Buckley

RCB:mmc
Enclosures

cc: Howard Hirsh, Jumbo Self Storage - Jumbo Capital Management (w/enclosures)
Andy Graves, BL Companies (w/enclosures)

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