

June 23, 2021

The Board of Selectmen
The Town of Burlington, Massachusetts
29 Center Street
Town Hall
Burlington, MA 01803

Delivered via email to Selectmen@burlington.org

RE: Request for consideration to present an article at the September 2021 Town Meeting to rezone 1 Rounder Way in Burlington, Massachusetts

To whom it may concern;

We are the owners of the property located at 1 Rounder Way in Burlington which is currently located in the IG zoning district. The building itself is mostly vacant at this time and it has come to our attention that a number of the neighboring properties recently were rezoned to IH, allowing for both life sciences and lab uses by right. It is our desire to provide the maximum flexibility for the property in terms of the types of tenants that we could attract there.

If the property were to be rezoned, in addition to opening up the possibilities of leasing to a wider pool of prospective tenants, we believe there is also the possibility to increase the density and subsequently the value of the property. As a result, the Town should be able to realize additional future tax dollars making it a win-win for both the owners and the Town of Burlington.

Attached you will find the current site plan which shows the 3.5 acre parcel with the existing structure which is 40,000 square feet located on two floors. The property has over 1100 feet of frontage on Route 128 which is an attractive feature for most companies looking for signage and visibility in one of the most desirable communities in the Commonwealth.


Please let us know if there is any specific information that you may need in order to move this forward and present this for consideration to the Planning Board.

Thank you very much for your time and assistance with this important matter. We look forward to hearing back from you soon.

Sincerely,



Mr. David Reinfeld
Plover Capital, LLC
dreinfeld1@gmail.com



Mr. Lou Frate
Nils Anthony, LLC
lfrate02@hotmail.com

ZONING ARTICLE

**ARTICLE #
to the**

RE: Amend Zoning Map and Rezone Property

High-Rise Industrial (IH) District

To see if the Town will vote to amend the Zoning Map of the Town of Burlington to rezone certain property located at:

- 1 Rounder Way, said land is further identified as being the parcel as shown generally on the Town of Burlington Assessor's Map 52 Parcel 5-0. To rezone from the General Industrial (IG) District to the **High-Rise Industrial (IH) District**, consisting of approximately 3.50 acres.

or to act in any other manner in relation thereto.

Submitted by the Board of Selectmen at the request of
Department/Name/Board/Committee

PASSED () DEFEATED () POSTPONED INDEFINITELY () OTHER ()