

March 8, 2021

VIA HAND DELIVERY

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

Re: Special Permit and Insignificant Change Application/X-Golf Burlington
10 Wall Street, Burlington, Massachusetts

Dear Kristin:

This office and the undersigned represent Waterville Business Development, LLC (“Applicant”) and Arturo J. Gutierrez & John A. Cataldo, Trustees of Auburn-Oxford Trust (“Property Owner”) regarding the property situated at 10 Wall Street Burlington, Massachusetts. The Premises is located within the General Business (BG) Zoning District.

As previously discussed with your office, the Applicant is intending to reuse a portion of the former Chuck E Cheese tenant space at the Premises for the development of new restaurant and indoor golf simulator facility, which would be operated as X-Golf Burlington. This innovative concept combines a full service, food and beverage operation with indoor golf services offering lessons and course sessions via a state of the art simulator system. The X-Golf Burlington internal tenant layout positions golf simulators along the perimeter of the tenant space, with individual seating areas at each golf station for group seating and food service. Additional restaurant seating and kitchen operations are located in the center of the facility and all food and drink will be served to patrons by wait staff. While the restaurant would require a Special Permit, the golf lessons component would qualify as an “Other than nonprofit educational use ...” (Section 4.2.2.14 of the Use Table), which is allowed by right in the BG zoning district. Finally, the Applicant proposes a minor shift in the location of the main access/egress door to facilitate the proposed internal layout which will be the subject of an Insignificant Change application enclosed herewith.

For your consideration of this proposal and distribution to the Planning Board, please find the following materials:

1. Special Permit application (Section 4.2.6.10 “Restaurants”);

2. Insignificant Change Application;
3. Filing Fee in the amount of \$250 (Insignificant Change) and \$1,600 (Special Permit);
4. Certified Abutters List and mailing labels;
5. Proposed Floor Plan and tenant layout plan; and,
6. Record Site Plan;

We would respectfully request that the Special Permit application be scheduled for the next available Planning Board hearing and that the Planning Board Chair, as an administrative matter, review the Insignificant Change application.

If there is additional information that you need concerning this matter please do not hesitate to contact me.

Very truly yours,



Mark T. Vaughan

MTV:mmc
Enclosures

Cc:

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