

February 23, 2023
Emilie Cademartori
Planner
Town of Lynnfield
55 Summer Street
Lynnfield, MA 01940

Re: Design Update – MarketStreet – Burton’s

Dear Planner, Chairman, and Members of the Board:

As the previous design for Burton’s was reviewed at the April 2021 Planning Board Meeting, now that the Tenant is ready to install their permanent patio structure we wanted to show the Board the updated design.

The extents of the patio area are within the same area previously review by the board; the changes are to the design of the structure itself.

As a quick refresher on the history of the patio, after the Board’s review of the design in 2021 the Tenant ran into several unprecedented delays in attempting to get the design fabricated. They opened with a temporary patio in place to allow customers the benefit of dining in the fresh air, as some still prefer.

MarketStreet, together with the Tenant, have been working through an updated design that works within the same area on the site while also making some tweaks to preserve an “uncovered” portion of the outdoor dining area. The result is a slightly smaller structure.

With the design of the structure nearing completion, MarketStreet and the Tenant would like to start work on the permanent structure and the surrounding sidewalk, including the ramps and tree, as soon as the weather breaks in the spring, in hopes that customers can be back enjoying outdoor dining this summer.

We have included a plan showing the previous site layout, the proposed site layout, and an updated rendering of the design.

Per previous discussion the Applicant requests that this be heard at the next available hearing.

Please contact us if there is any additional information that the Board requires in advance of the meeting. We appreciate the Planning Board’s continued work on this project and look forward to meeting with you regarding this application.

Sincerely,

Katherine E. Wetherbee
Vice President, Asset Strategy and Development
WS Development Associates LLC
Manager
MarketStreet Retail South LLC