

April 16, 2021
Mr. Brian R. Charville
Chairman
Planning Board
Town of Lynnfield
55 Summer Street
Lynnfield, MA 01940

Re: Design Review – Burton’s Bar & Grill – MarketStreet Lynnfield

Dear Chairman Charville and Members of the Board:

As discussed in the February Planning Board Meeting, Market Street Retail South LCC is submitting drawings as requested for a Design Review of Burton’s Bar & Grill, specifically the patio & sidewalk design.

As was included in the February submission on the discussion of removal of the parking spaces (to create the expanded sidewalk area to accommodate outdoor seating), the addition of outdoor seating for the proposed restaurant location on the southeast corner of this building would allow customers the option of dining indoors or outdoors, as well as creating a more vibrant pedestrian experience along the building.

The design of the patio structure has been carefully coordinated to ensure it works with the existing design of the building, understanding this building was originally carefully reviewed by this Board as well. The proposed materials and color palette have been chosen to complement the exterior design. The intended structure will allow for shade on hot summer days and a more open feeling during the shoulder seasons.

Following the discussion in the last meeting, the design is proposing a clear sidewalk in front of the patio, moving the previously proposed tree to the corner planted area, after discussing site lines with the Tenant to their entrance. Pedestrian sidewalk lighting will also be incorporated into the patio structure itself. As the entrance to the restaurant is proposed at the west side of the restaurant’s south elevation, which will feel like the eastern terminus of the pedestrian walkway stemming from the heart of the property, we are requesting a 6’ clear sidewalk along the patio, as this will be minimally used, with the majority of the foot traffic coming along the larger, 10’+ wide sidewalk. This width does accommodate ADA standards for travel & turning radius, while still allowing the restaurant to provide adequate outdoor seating for customers who may prefer to sit outdoors following the events of the past year.

We are excited about the proposed design and look forward to sharing and discussing with the Board in more detail.

The Applicant is hereby submitting these drawings to the Planning Board for Design Review, and requests that the Board schedule this to be heard at its next available meeting

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 design.

Sincerely,

Katherine E. Wetherbee

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

Enclosures:

1. Burtons Lynnfield Patio Plan
2. Burtons Lynnfield Patio RCP
3. Burtons Lynnfield Elevation
4. Burtons Lynnfield East Elevation
5. Burtons Lynnfield Exterior Rendering
6. LR – 11.0 (from February submission, to show Site Landscape Context)
7. LR – 12.0 (from February submission, to show Site Parking Context)