

December 17, 2025

**VIA HAND DELIVERY AND
ELECTRONIC SUBMISSION**

Elizabeth Bonventre
Planning Department
Town of Burlington
Town Hall Annex
29 Center Street
Burlington, MA 01803

Re: Site Plan Application – 0 Cambridge Street, Burlington, Massachusetts

Dear Liz:

This office and the undersigned represent Foxboro Learning, LLC (“Applicant”) concerning the development of the property located at 0 Cambridge Street, Burlington, MA, comprising approximately 3.82 acres and identified on the Town’s Assessor’s Map as Parcel ID: 35-115-0 (the “Property”). The Property is situated in the Residential – One Family Dwelling (RO) Zoning District and Water Resource Overlay District.

For your consideration, enclosed is a Site Plan application for the construction of a 11,000+-square foot, two story building with outdoor play area, paved parking, landscaping, stormwater management and infrastructure improvements in support of the Applicant’s intended use of the building as a child care center for children ages 6 weeks to 6 years, to be called the “The Learning Experience” (“Project”).

The proposed facility will serve as a high-quality early childhood education and care center, providing a safe, supportive and engaging environment for children. The Learning Experience stands out due to their innovative approach to early childhood education, which is centered on their proprietary L.E.A.P.® (Learning Experience Academic Program) curriculum. This program encourages children to learn through exploration and hands-on activities, catering to their intellectual, social, and cognitive development. The L.E.A.P.® curriculum is designed to meet or exceed nationwide standards and is regularly updated to reflect the latest practices in early childhood education. It incorporates STEM-based learning and is structured around six developmental stages, ensuring that children are engaged in activities appropriate to their age and developmental level. The curriculum also includes unique enrichment programs such as music, engineering and fitness making it a comprehensive and well-rounded educational experience.

Moreover, the Learning Experience will offer an important community benefit by expanding access to early education opportunities and supporting working families. The project has been thoughtfully planned to minimize potential impacts while meeting all regulatory standards.

Enclosed for your consideration of this application please find four (4) copies of the following materials which have also been submitted electronically through the municipal permitting system:

1. Executed Site Plan Application;
2. Application fee in the amount of \$4,000.00 (to be paid via electronic payment);
3. Certified Abutters List;
4. Drainage Report, dated December 16, 2025 prepared by Bohler Engineering;
5. Traffic Memorandum dated December 5, 2025, prepared by MDM Transportation Consultants, Inc.;
6. Project Site Plan set entitled "Proposed Site Plan Documents for Foxboro Learning, LLC", dated December 12, 2025, prepared by Bohler Engineering (4 – 24"x36" and 4 – 11"x17"); and
7. Floor Plans entitled "103 Cambridge Street, Burlington, Massachusetts 01803", prepared by Jarmel Kizel Architects and Engineers, Inc. (4 – 24"x36" and 4 – 11"x17").

We would respectfully request that this matter be scheduled for your next available agenda which we understand to be February 5, 2025.

If during the intervening weeks, you have any questions, please do not hesitate to contact me.

Very truly yours,



Kristine H. Hung

KHH:mmc
Enclosures

cc: Manoj Gandhi, Foxboro Learning (w/enclosures)
Nick Dewhurst, Bohler Engineering (w/enclosures)

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