



**Town of Burlington
Planning Board**
25 Center Street, Burlington MA 01803
Phone: 781-270-1645

http://www.burlington.org/community_development/planning.php

APPLICATION FOR APPROVAL OF A SPECIAL PERMIT

To: Town Clerk
Town of Burlington, Massachusetts

Date: December 29, 2025

The undersigned hereby requests a public hearing on this Special Permit Application under the requirements of Article IX, Section 9.2.0 of the Zoning Bylaw

(Please Print)

1. Applicant

EMAIL ulucaymimarlik@gmail.com

Name: Tolga Ulucay Tel: 617-309-6054

Company: Waffle & Bagel LLC

Mailing Address: 1 Hanson St, Apt 660, Lynn, MA 01905

Signature: 
Mark T. Vaughan, Esquire on behalf of the Applicant

2. Property Owner (if same as applicant, write "same")

EMAIL kristen.harris@simon.com

Name: Kristen Harris Tel: 978-770-3973

Company: Bellwether Properties of Mass

Mailing Address: c/o Simon Property Group, 75 Middlesex Turnpike, Burlington, MA 01803

Signature: 
Mark T. Vaughan, Esquire on behalf of the Property Owner

3. Attorney or Legal Representative

EMAIL mvaughan@riemerlaw.com

Name: Mark T. Vaughan, Esquire Tel: 617-880-3457

Company: Rierner & Braunstein LLP

Mailing Address: 700 District Ave, 11th Floor, Burlington, MA 01803

4. Engineer, Designer or Architect

EMAIL _____

Name: N/A Tel: _____

Company: _____

Mailing Address: _____

5. Project Location

Address: 75 Middlesex Turnpike (Burlington Mall)
Map/Parcel No. 52-2-0 Zoning District (s): MIX and Aquifer Overlay District

6. Special Permit Sought (From Use Designation Table, Section 4.2.0, 4.3.0, 4.4.0)

Use # Description: Section 4.2.6.10 "Restaurant, Fast Order Food and Take-Out"
Brief Description of Proposed Use: See cover letter.

7. Site Plan (Check One)

- ☒ An approved Site Plan is on file with the Planning Board
☐ A Site Plan has been submitted for approval with this Special Permit
☐ I request that the Planning Board consider the attached plot plan sufficient in place of a Site Plan. (Single family residential properties only)

6. Signatures

Applicant 
Mark T. Vaughan, Esquire on behalf of the Applicant
Propert Owner 
Both signatures MUST be present to submit this application.
Mark T. Vaughan, Esquire on behalf of the Property Owner

FILING INSTRUCTIONS

It is recommended that you call 781-270-1645 prior to filing an application to arrange a submission appointment with the Senior Planner

Upon completion of the application, file the following with the Planning Department:

- Completed original application (ALL PAGES).
- Twelve folded paper copies of the current approved plan clearly marked with the proposed changes and twelve copies of any other supporting documentation being submitted.
- One set of submittal material and plans must also be in electronic pdf format
- A certified abutters (within 300') list obtained from the Town Assessor's Office.
- Two complete sets of mailing labels for the abutters shown on the list.
- Application Fee (Check or Money Order made payable to The Town of Burlington).

The Planning Department will stamp the application "fee received", issue a receipt for the fee and retain the abutter's list, four copies of the plan and other supporting documentation.

The original application and eight copies of the plan and other documentation will be returned to you for filing with the Town Clerk. This application is considered received on the date stamped by the Town Clerk.

The Town Clerk will stamp the application “received” and make 9 copies and return the original to the Planning Department. One copy will be retained for their records, the balance to be transmitted with the plans and documentation packages to the departments specified in the “Request for Recommendation on Special Permit” (pg. 3)

Planning Department:

Fee Received (Stamp/Initial):

Fee: \$1600.00

Receipt# OpenGov 40051

RECEIVED

By Planning Dept., Jennifer Gelinat at 11:30 am, Dec 31, 2025

Town Clerk: (Stamp/Initial/Date)

Date Received: _____

Date Transmitted to Planning Board:

RECEIVED

By Town Clerk's Office at 12:46 pm, Dec 31, 2025

REQUEST FOR RECOMMENDATION ON A SPECIAL PERMIT

To: Board of Selectmen · Board of Health · Conservation Commission · Town Engineer
Inspector of Buildings · Department of Public Works · Fire Department · Police Department

According to the Special Permit Rules & Regulations in the Burlington Zoning Bylaw, your Board has the option to examine and to make recommendations on this plan and to submit your report to the Planning Department on or before January 30, 2026 (35 days from date of transmittal by the Town Clerk).REQUEST FOR RECOMMENDATION ON A SPECIAL PERMIT

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Inspector of Buildings · Department of Public Works · Fire Department · Police Department

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