

December 29, 2025

**VIA ONLINE FILING & HAND DELIVERY**

Elizabeth Bonventre  
Town Planner  
Town of Burlington  
Town Hall Annex  
25 Center Street  
Burlington, MA 01803

Re: Special Permit Application, 75 Middlesex Turnpike  
Waffle & Bagel LLC

Dear Liz:

This office and the undersigned represent Waffle & Bagel LLC (“Applicant”) (d/b/a Waffle & Bagel) as it relates to the premises located at 75 Middlesex Turnpike known as the Burlington Mall (“Premises”). The Premises is within the MIX (MIX) Zoning District and Aquifer Overlay District.

Waffle & Bagel is a new fast casual restaurant seeking to enter the Burlington market with its first location opening at the Burlington Mall in 2026. The operation will be situated within an existing interior tenant space replacing the former Dunkin Donuts operation. The restaurant will offer Belgian-Liège-style waffles served in hand-held formats, including waffles on a stick and pre-cut waffle pieces served in bowls. In addition, the restaurant will offer fresh fruit cups, bagels and coffee. All orders and service will be completed at a counter and there will be no seating associated with the restaurant. The project will not require any exterior or site plan modifications as the tenant space is serviced by an existing grease trap which will be maintained for this proposed use.

For your consideration, please find the following materials for your review of the noted Special Permit application:

1. Executed Special Permit application;
2. Filing fee in the amount of \$1,600.00 (to be paid electronically through the municipal Viewpoint system);
3. Draft Floor Plan;
4. Project elevations (interior facade); and,

5. Record Site Plan.

We would respectfully request that this matter be scheduled for consideration by the Planning Board during the upcoming February 5, 2025 Planning Board hearing.

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

Very truly yours,



Mark T. Vaughan

MTV:mmc

**VIA EMAIL**  
CC: Tolga Ulucay (w/enclosures)

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