

January 7, 2026

VIA ELECTRONIC FILING & HAND DELIVERY

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

Re: Special Permit Application, 19 Third Avenue, Burlington
Blue Salt LLC

Dear Liz:

This office and the undersigned represent Blue Salt LLC (“Applicant”) concerning the property located at 19 Third Avenue, Burlington (“Premises”). The Premises is part of the Northwest Park Planned Development (PD) Zoning District.

As you may be aware, the Applicant operates several well-regarded restaurants in the Boston area including Citrus & Salt and Buttermilk & Bourbon, among other unique concepts. In the coming weeks, the Applicant intends to undertake the transformation of the 6,000+/- square foot Osteria Nino location at 19 Third Avenue into a Citrus & Salt restaurant to bring this Baja-inspired Mexican Restaurant to Burlington. The primary vision for the space will focus on design enhancements, a new seating layout and upgraded exterior patio space. The total seating count will not exceed 240 (approximately 170 interior and 70 exterior/patio seats) which is consistent with the prior operator. Proposed building façade alterations will improve the overall appearance but will not create new floor area or expansion of the patio. These modifications will be presented to the Planning Board through a site plan modification application which will be filed under separate cover. Existing utility connections and grease trap facilities are sufficient to accommodate the proposed restaurant and are not anticipated to require any modifications. Parking compliance under the applicable PD Zoning Provisions are based on the total seat count which, as previously noted, will remain unchanged.

In accordance with the Special Permit conditions for the prior operator, the Applicant is required to obtain a new Special Permit from the Planning Board and as such, has prepared the enclosed Special Permit application materials:

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. Certified Abutters List;
4. Draft Floor Plan; 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, 2026 Planning Board hearing where this matter will be presented in detail.

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

Very truly yours,



Mark T. Vaughan

MTV:mmc
Enclosures

Cc: **Via Email**
Crosby Nordblom, Nordblom Company (w/enclosures)
Jason Santos, Blue Salt LLC (w/enclosures)

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