



Town of Bolton

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October 6, 2016

Mrs. Jane Houde
Country Cupboard
476 Main Street
Bolton, MA 01740

Dear Jane:

At the Bolton Planning Board (the "Board") meeting on September 14, 2016, the Board voted in support of your request to permit a change of use as described below relative to the Country Cupboard property located at 476 Main Street, Bolton MA (the "Property"). The requested change of use is a new Dunkin Donuts-branded coffee/bakery sales counter to be contained entirely within the Property. The Country Cupboard is a pre-existing nonconforming convenience store that will remain the principal use; the Dunkin Donuts operation will be wholly incidental and ancillary to the convenience store principal use. As a pre-existing nonconforming use, no alteration or extension of the use is anticipated that would require a Special Permit from Zoning Board of Appeals. The proposed Dunkin Donuts counter will be operated by a Dunkin Donuts franchisee, and it will replace the existing coffee and bakery sale sections of the store which have been operated by the Country Cupboard.

Observations and requirements of the Board concerning the Property, the existing use, and the proposed use and incidental/ancillary use are as follows:

- The Property contains approximately 3,200 square feet of building footprint; the 3,200 square-foot area will not be changed as a result of the addition of the Dunkin Donuts incidental and ancillary use.
- The coffee and bakery sale sections of the existing Property are approximately 450 square feet.
- Such coffee and bakery sale sections of the existing Property shall be replaced by the Dunkin Donuts counter which shall encompass approximately 475 square feet. The existing coffee and bakery sections to be replaced by the proposed Dunkin Donuts counter are deemed by the Board to be substantially equivalent.
- Affixed to this letter is a sketch of the interior layout of the Property, as proposed with the Dunkin Donuts incidental and ancillary use replacing the existing coffee and bakery sale sections of the Property. Any deviations from the sketch, or from any of the statements in this letter, which deviations are deemed material by the undersigned Town Planner, shall require further consideration by the Board.

In accordance with the requirements of Section 250-28 of the Code of the Town of Bolton, fast food is allowed by right exclusively as an incidental and accessory use.

It is agreed that at no time shall the Dunkin Donuts counter be opened and operating when the convenience store is closed. No seating within the store or outside of the store shall be permitted. Changes to exterior signage are subject to the approval of the Board of Selectmen.

Notwithstanding the above relative to exterior signage, no changes are anticipated to the exterior of the building as a result of the new ancillary use.

Regards



Erica Uriarte
Town Planner

FOR THE BOLTON PLANNING BOARD
Encl.

