

Memorandum

To: PBNA Neighbors

From: PBNA Board, Zoning Cmte. (Charley Zarkadas and Mary Carroll)

Subj: Dunkin' Information Learned in Information Exchange Meeting w/o 10/3

Background

The PBNA Zoning Committee's practice with all who express interest in establishing a business in our neighborhood that requires a zoning variance is the following:

1. We arrange an initial informational meeting with the proposer in which we review with the proposer the process the PBNA uses to consider all proposals. We tell them that the PBNA:
 - will hold a neighborhood meeting whose sole focus will be their proposal at which they will have a defined uninterrupted time to present their business idea
 - that residents will have ample time to ask questions, raise issues
 - that a vote of support/no support will be taken at the end of that meeting
 - that the PBNA Zoning committee will attend the Zoning Board of Appeals hearing on their application for a zoning variance and will report to the Zoning Board PBNA neighbor's support/absence of support for the proposed variance..
2. We hear the proposers ideas, sometimes well defined, sometimes a more general idea and we tell them the kinds of questions and issues most likely to be raised by PBNA neighbors so that the proposer is prepared to address them in the dedicated meeting.

Dunkin'Donuts Proposed for 655 Tremont Street Initial Meeting

The following is the information we took away from this initial conversation:

1. Proposer is Clayton Turnbull, currently the owner/operator of 8 Dunkin' stores in Boston area.
2. Following Boston procedure, a plan was filed with the Building Dept. and rejected, as Dept. practice, since a Zoning Variance was required (for food outlet)
3. Application for Variance has been filed with Zoning Board, no date yet been set for Hearing.
(When a date is set, all abutters will receive a notice of Hearing Date, several weeks in advance of the hearing. PBNA will set up the neighborhood mtng)

(Continued on other side)

4. Learning about proposed Dunkin' store (from conversation/ no paper plans)

- Space at 655 is 2485 sq.ft., both sides of commercial space
- Usually gets a 24 hr. operating license but opens stores for fewer hours, not sure yet about 655 but mentioned 7a.m. and 9 p.m. in the discussion
- Dunkin' counter service/customer counter at back of store
- Remainder of space will be designed to be a South End Cafe
- No cooking on premises
- Will use central vent to roof if needed
- Deliveries, smaller trucks (no air brakes) deliver donuts/other between 4:30 and 5:30 a.m. Larger supply truck in the afternoon.
- Private trash hauler will be used/ no business trash in back/outside
- Will place own trash containers outside for customer use and assign employee to regularly clean/empty the area.
- Muted Dunkin' sign on building
- Will clean up tree area near the store (weeds, etc)
- Free WiFi

Other Dunkin' Stores Owned by Clayton Turnbull

- 616 Mass Ave. at Washington St.
- 456 Blue Hill Ave. (Grove Hall Mecca)
- Terminals A,B,E and a drive thru at Logan Airport
- Ruggles Station
- Eggleston Square