



February 9<sup>th</sup>, 2024

David George / Director of Planning and Economic Development  
Planning and Development Department  
Town of Holden  
1196 Main Street  
Holden, Massachusetts 01520  
(508) 210-5541

**RE: Updated Plans & Stormwater Report  
Application for Commercial Site Plan Review Special Permit  
Proposed Coffee Shop  
788 Main Street (Route 122A)  
Holden, Massachusetts 01520**

Dear Mr. George:


On behalf of the Applicant, DDMNS Realty, LLC., Solli Engineering, LLC is pleased to submit a revised and updated Permitting Plan Set and Project Narrative and Stormwater Report in support of the Application for Commercial Site Plan Review Special Permit for the proposed coffee shop redevelopment proposed at 788 Main Street (Route 122A) in Holden, Massachusetts. The updated materials address some concerns raised by residents of the Town of Holden and include revised details pertaining to the Stormwater Management System that were discussed with the Holden Conservation Commission. The layout and operations of the proposed coffee shop redevelopment have not changed.

Please find enclosed the following forms, documents, and fees as part of the submission:


- Cover Letter (1 Copy)
- Permitting Plan Set (24" x 36") (5 Copies)
- Project Narrative & Stormwater Report (5 Copies)

Please review the submitted material at your earliest convenience and let us know if you have any questions. We look forward to working with you and the Planning Board during the permitting of this project.

Respectfully,  
**Solli Engineering, LLC**

  
Sam T. Malafrente  
Asst. Project Manager

**Solli Engineering, LLC**

  
Casey J. Burch  
Sr. Project Manager

Enclosures:

- Refer to bulleted list above

CC:

- Danny Hannoush / DDMNS Realty, LLC

Monroe, CT | West Hartford, CT | Norwood, MA

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