



TOWN OF HOLDEN MASSACHUSETTS

APPLICATION FOR SITE PLAN REVIEW/SPECIAL PERMIT

Name of Applicant: Brilla Coffee LLC (Alexis & Osiris Vallejos)

Address: 1104 Main Street, Holden MA 01520

Location of Property: Main Street


Applicants Interest in Property: Alexis & Osiris Vallejos

Zoning District: Parcel 147-145

State in full what petitioner desires to do at said property:

We plan to move our Coffee Roasting operation from Rutland to this building, our small coffeeshop from 697 Main Street to this location, expand dine in seating and add a drive thru for our customers to enjoy. We plan to make it a great place for everyone to enjoy a great cup of coffee every day indoors or on the go.

Wherefore, the applicant hereby requests a hearing before the Planning Board and requests that it take such action as may be appropriate.


(Applicant's Signature)

10/25/21
(Date)

REQUEST FOR FINDING OF FACT - SPECIAL PERMIT

Now comes the applicant Brilla Coffee LLC who has applied to this Honorable Board for a Special Permit for property located at 1104 Main Street and asks that said Board make the following findings of fact:

1. That the proposed use would be in harmony with the general purpose and intent of the Zoning Bylaw for the following reasons:

- (a) Coffee shop
- (b) Coffee Roasting
- (c) Drive thru

2. That the specific site is an appropriate location for such use for the following reasons:

- (a) Great space
- (b) Sufficient parking
- (c) Enough space for drive thru
- (d) Building will be updated to meet new need.

3. That the specific site has adequate public sewerage and water facilities or suitable soil for on lot sewerage and water facilities for the following reasons:

- (a) Public water and sewer
- (b)
- (c)
- (d)

4. That the use as developed will not adversely affect the neighborhood, for the following reasons:

- (a) Everything will be done meeting town requirements
- (b) Using certified Coffee Equipment
- (c) Using certified Coffee Roast Equipment
- (d) Following all public safety requirements

5. That there will not be a nuisance or serious hazard to vehicles or pedestrians using for the following reasons:

- (a) All plans were done following proper codes
- (b) Everything will be properly identified and signage clear
- (c) Business has its own private parking
- (d)

6. That adequate and appropriate facilities will be provided for the proposed use, for the following reasons:

- (a) New bathrooms
- (b) Everything will be design to new code.
- (c)
- (d)

Date 10/25/21

Respectfully submitted by Alexis Valles 