

Planning Board Notice of Decision  
Site Plan Review Special Permit

**Project Description:** Brilla Coffee, LLC  
Coffee Roasting/Serving Establishment with Drive-thru  
**Applicant:** Brilla Coffee, LLC  
Alexis Vallejos  
38 Princeton Road  
Rutland, MA 01543  
**Owner:** Louise Zottoli  
1042 Main Street  
Holden, MA 01520  
**Project Location:** 1104 Main Street  
Holden, MA 01520  
Map 147 Parcel 145  
**Date of Decision:** November 30, 2021  
**Special Permit File** SPR # 0421

RECEIVED

NOV 6 2021

Town of Holden  
Holden, Massachusetts

Pursuant to M.G.L Chapter 40A the Holden Planning Board opened a Public Hearing on November 23, 2021 for a Special Permit/Site Plan Review application for the conversion of a building to a coffee roasting and serving establishment with drive-thru. The public hearing was continued to November 30, 2021 when the Planning Board unanimously voted 6-0 to approve the application based upon the following documents and conditions;

Plans entitled: ***“Plot Plan Property Improvements, Map 147 Parcel 145, 1104 Main Street, Holden, MA*** prepared by Hawk Consulting, Inc., prepared for Alexis Vallejos with a revision date of October 23, 2021.

Plans entitled: ***Project: (Interior Renovation) Coffee Shop 1104 Main Street, Holden, Ma*** prepared by Vina Design, Inc. with a date of October 19, 2021.

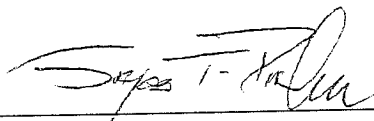
**CONDITIONS;**

1. A bicycle rack must be provided.
2. The picnic area along the Main Street frontage must be relocated to the front of the building in the grassed area if possible. If the picnic area remains at the current location represented on the Site Plan a physical barrier between the proposed drive-thru lane and the picnic area is required.
3. Entrance and Exit only signs must be installed at the curb cuts on Main Street with additional directional arrows painted in the parking area and rear of building, creating a one way flow of traffic.
4. Details of the proposed signage for the building and site must be provided prior to installation.
5. A detail of all exterior lighting fixtures and an illumination plan must be provided to avoid light trespass prior to installation.

6. Any work within the Main Street Right of Way requires a Street Entry Permit with the Town as well as an Access Permit with MassDOT. A copy of the Access Permit shall be provided to the Engineering Division.
7. All existing pervious areas shall be retained.
8. The Applicant must contact the Department of Public Works regarding water and sewer connections prior to occupancy.
9. The portion of broken fencing must be repaired prior to the opening of the business.

I certify that this is a true and correct action of the affirmative votes taken during a public hearing on a motion made by James Parker, seconded by Robert Ricker, and affirmed by Scott Carlson, Nancy Kielinen, Otto Lies, and Brynn Zawada unanimously approving the Site Plan Review/Special Permit for a coffee establishment with a drive-thru by a vote of 6-0 on November 30, 2021.

This meeting was conducted remotely consistent with Governor's Baker's Executive Order to amend the Open Meeting Law requirements as a result of the COVID-19 pandemic, as a result the following Planning Board members signature is representative of the Board's vote



James Parker,  
Holden Planning Board

Date: 12/2/21

cc: Alexis Vallejos, Brilla Coffee, LLC  
Louise Zottoli, Owner  
David Lindberg, Building Commissioner/Enforcement Officer  
Tim Newton, Health Agent  
John Woodsmall, DPW Director  
Isabel McCauley, Water Sewer Superintendent  
Barry Tupper, Holden Municipal Light Department  
Rose Scully, Assessor  
Russ Hall, Fire Chief  
Tim Sherblom, Police Chief  
Peter Lukes, Town Manager  
Stephanie King, Assistant Town Manager