



1150 Great Plain Ave. # 920056
Needham, MA 02492
Phone: (617) 418-3575

December 11, 2025

Rich Benevento, Chair
Zoning Board of Appeals
Town of Middleton
195 North Main Street
Middleton, MA 01949

RE: ZBA Submission Cover Letter
Project: Middleton Corner
Applicant: Villebridge Acquisitions LLC
Owner: Champlain Realty Trust
Property: A portion of 49 S. Main St.

Dear Chair Benevento and other Board Members:

Thank you for our upcoming meeting on December 18th. Since filing with the ZBA, we have met with the Industrial Commercial Design Review Committee on December 4th and the Planning Board on December 10th. Enclosed with this memo are additional information and submissions for your consideration:

- **Traffic:** Vanasse & Associates has prepared a Transportation Impact Evaluation (TIE) based on the proposed modification. As can be noted on page 3 of the TIE, the proposed site plan modification and anticipated site uses included with the requested amendment will result in a 45% reduction in average weekday trips, a 33% reduction in morning weekday peak hour trips, an 18% reduction in weekday evening peak hour trips, and a 73% reduction in Saturday midday peak hour trips.
- **Playground Screening:** At the December 10th meeting with the Planning Board, the Board noted their concern regarding visibility into the proposed daycare playground area. In follow up to that discussion, we are submitting with this memo an update to the landscaping plan that enhances the density of trees surrounding the playground area. We believe this will establish a "green wall" for maximum privacy relative to the adjacent apartment building and Boston Street

Also please find enclosed our presentation materials. Thank you for the opportunity to submit this information for your consideration. We look forward to meeting with you next Thursday.

Kind regards,

Authorized Representative:

Lars Unhjem, Manager
Villebridge Acquisitions LLC