

Michele Decoteau

From: Christiana Lehman <fromgraciestable@gmail.com>
Sent: Monday, June 19, 2023 11:35 AM
To: Michele Decoteau
Subject: Re: Conceptual idea for Brooklines Finest to move to Andres

What is are you planning on doing (think about over the next 5 years) - describe the business - retail food and...?

- We are planning to relocate our current retail food business at 181 Rt 13 Brookline, **Brookline's Finest**, to this large space at Andres 106 Rt 13 Brookline. By making this relocation we are planning to occupy the space where Kun Garden used to be and to use the kitchen space to be able to provide take home meals for our community members. We also will continue to provide the community with our current delicious menu as well but with this new kitchen space we can broaden our food retail side of the business. Also we plan to keep our current local vendor model as well which will occupy the seating area within the Kun Garden space.

When are you doing it? (Hours of operation)

- We're hoping to be able to maintain our current hours of:
 - M-F 8:30-5, Sat 9-5 and Sun 9-3

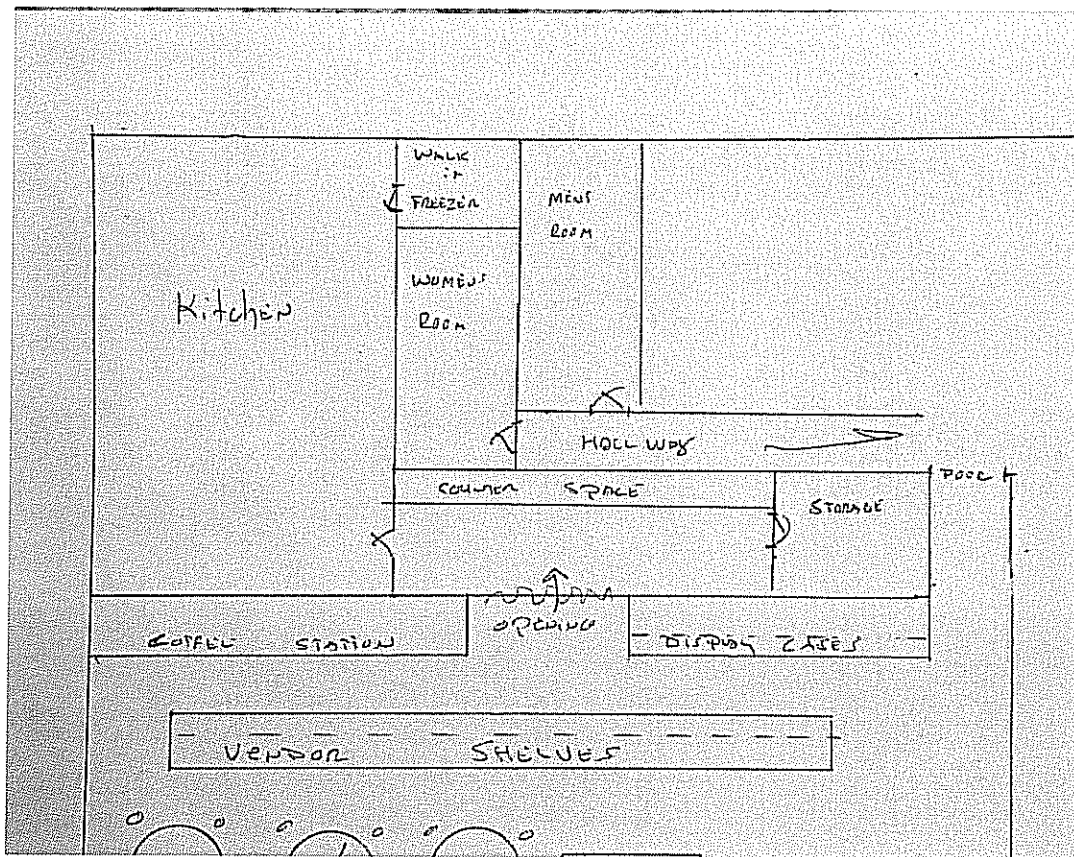
Where are you doing it? (where will deliveries take place, will they use the outside)

- We will hopefully be relocating to 106 Rt 13 Brookline, at the Andre's Institute of Art Building. Currently we don't get deliveries due to our smaller scale operation but we foresee with this new expansion we may need to have food produce trucks deliver maybe 1x/wk but it will be within our hours our operation.

Public safety considerations? (will there be a lot of noise, any emissions or waste products)

- I do not foresee any safety concerns with this relocation. We may have some outdoor patio tables set up at some point but there should be no noise concerns from our business at this time. The restaurant that was occupying the space prior cooked with a lot of oil, but we will not.

Sq Footage: 2248" and will occupy the exact footprint as Kun Gardens occupied.



On Mon, Jun 19, 2023 at 9:24 AM Michele Decoteau <mdecoteau@brooklinenh.us> wrote:
Hello!

I am super excited about your expansion and relocation! I need two things from you to get the ball rolling with the Planning Board. Since there is an existing site plan, we just need to find out if you need a new or amended site plan. Can you put together a letter answering some questions? And fill out the attached form. I need it 10 days before a meeting (July 6 or 20)/

What comes next in my email SEEMS like a lot but is likely information you already know.

The Planning Board is the only entity that can determine if there is a change of use on property. If there is a change of use that requires an amendment of the site plan, they will help figure that out.

Here is the definition of change of use from our site plan regulations:

Change or Expansion of Use: the creation, alteration, modification or enlargement of a non-residential use which increases, intensifies or otherwise negatively impacts any of the following: site lighting, sewage, water, drainage, pedestrian or vehicular traffic, parking or loading, sign usage, landscaping or buffer zones, site access, noise, or other public health, safety or welfare consideration.

Situations not ordinarily constituting "change or expansion of use" include: a mere substitution in tenant, owner, service or product, with no impact regarding the above considerations; interior remodeling which does not increase square footage. Whether a "change or expansion of use" occurs is a determination to be made by the planning board (11/19/91).

So the information the Planning Board needs are:

What are you planning on doing (think about over the next 5 years) - describe the business - retail food and...?

When are you doing it? (Hours of operation)

Where are you doing it? (where will deliveries take place, will they use the outside) Public safety considerations? (will there be a lot of noise, any emissions or waste products)

I also need to know the square footage of the space you are using so I can help to calculate the parking needs. Right now there are GOBS of parking spots, but it is important to know your hours of operation and what you are doing so I can calculate based on all the uses in the building.

- Let me know if you want to talk or run through a draft of the letter with me. I am happy to help.

Cheers!!

Michele

-----Original Message-----

From: Christiana Lehman <fromgraciestable@gmail.com>

Sent: Friday, June 16, 2023 2:58 PM

To: Michele Decoteau <mdecoteau@brooklinenh.us>

Subject: Conceptual idea for Brooklines Finest to move to Andres

Conceptual Proposal

To Planning Board:

We at Brookline's Finest are excited and interested in possibly expanding our thriving local business to a new location at the Andres Institute of Art 106 Rt 13 Brookline..

We have now been a successful local food/vendor retail shop in town for 2 years. With this new location and opportunity to partner with Andres Institute of Art we are hoping to expand our product line to include more family friend take out food options for our community members. Not only will we be able to provide take home meals for our community but we can also cater to those hikers and artists that frequent the beautiful walking trail of the institute.

We are hoping to gather the boards approval for our new expansion opportunity because we believe it will be a great progression of our success already but also a great addition to the Brookline community!

Thank you,
Christiana Lehman, owner
From Gracie's Table
Brooklines Finest