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**RE: Special Permit Application
282 McGrath Hwy.
Map ID: 94/D/11**

This office represents Mr. Julio Pena, President & Treasurer of 181 Bonfire Corp., d/b/a Bonfire Boston.

Mr. Pena is applying for a special permit to use the property as a restaurant. This Special Permit is required to facilitate the opening of a restaurant, Bonfire Boston, at the property. See Somerville Zoning Ordinance Table 8.2.4(a). There is historical precedent for this type of use at the property, including previous use as a diner and a restaurant dating back to 1977 or before.

The property was used as a bar/restaurant until March of 2020 when Nucelo Sportinguista De Area De Boston, Inc. was forced to close its doors because of the COVID pandemic; the effects of which were felt by so many small restaurants. These real-world conditions directly caused the non-conforming use to go dormant until June of 2023 when Mr. Pena leased the property and began renovations to open Bonfire Boston.

On January 16th, 2024, Somerville Licensing approved the transfer of the previous occupant's, Nucelo Sportinguista De Area De Boston, Inc., liquor license to Mr. Pena. In reliance on the approval, my client made extensive renovations to the property including repair and replacement of the roof, updates to the electrical service at the property, and other safety renovations

The proposed use aligns with the evolving needs of this neighborhood and would significantly contribute to the vibrancy of this community on the fringes of Union Square. This location needs activation and we believe that opening the restaurant here will greatly benefit the neighborhood. By bringing new business to this side of Union Square we aim to stimulate local commerce and attract more visitors, contributing to the overall vitality and economic growth of the area.

Our restaurant will create employment opportunities, stimulate local business activities, and foster a sustainable community environment. We are committed to collaborating with local organizations, including Union Square Main Streets, by actively participating in their monthly business meetings to connect with business leaders and stakeholders.

Furthermore, the relief will have a positive fiscal impact on the City of Somerville. By transitioning the property into a commercial tax base, it will contribute additional revenues that

can support essential public services and infrastructure improvements. This aligns with the city's goals of promoting economic growth and diversifying our local economy.

In conclusion, my client asks that you consider this request favorably based on the property's historical commercial use, its potential to enhance community life, and the positive economic impact it will bring to the city.