



**Herb Chambers**  
Kia of Burlington

August 28, 2023

Dear Town Meeting Member,

We hope this letter finds you well. As you may know, Herb Chambers Kia of Burlington is currently in the planning stages of a long-overdue renovation and expansion to our existing dealership located at 93 Cambridge Street. This includes the abutting former Kwik Copy and Waltham Pest building locations at 95 and 97 Cambridge Street respectively. This is included in the September Town Meeting agenda as Warrant Article #14.

The existing dealership was originally built in 1970 and served as a Porsche and Audi dealership, which together with 95 and 97 Cambridge Street were owned by Pass & Weisz. These buildings no longer meet the needs of the business or our customers, especially with respect to vehicle service operations. We also believe that the Burlington community deserves a more modern, visually pleasing, and better functioning dealership and we have been working on a design to meet those goals.

Our proposal envisions modernizing the existing building and constructing an addition along our Cambridge Street frontage which would support expanded customer service operations and significantly improve our responsiveness to customer expectations. The expansion would incorporate vehicle storage within the building and would relocate the vehicle service entrance doors from the back of the existing building to the Cambridge Street side of the renovated building. Further, the conceptual design incorporates significant enhancements to Cambridge Street, including closing curb cuts, adding sidewalks and landscaping, and providing landscaping improvements along our rear property lines.

The 93 Cambridge Street property has historically been operated as an automobile dealership, which is a lawful pre-existing nonconforming use. Automobile dealership use today is not an allowed use in the General Business (BG) Zoning District. Therefore, we have proposed a Zoning Bylaw text amendment which would allow our existing dealership to expand under limited conditions through a Planning Board Special Permit process.

This approach, if approved by Town Meeting, would necessitate a fully vetted site design and special permit process with the Planning Board. A similar Zoning Bylaw amendment was adopted by Town Meeting in 2018, which enabled the construction of the new Porsche Burlington building at 64 Cambridge Street.

The project team has had several public meetings thus far, including meetings with the Planning Board, Zoning Bylaw Review Committee, and Land Use Committee, and we appreciate the constructive feedback received as well as the positive affirmation from many in the community. As a Town Meeting member, we wanted to communicate with you in advance of the September Town Meeting to inform you of the work that has been done to-date, and to ensure that you have ample opportunity to ask questions and are fully informed about our goals.

Herb Chambers greatly values the deep relationship he has built with the Burlington community and continues to strive to be a good neighbor as well as a contributing member of the business community. He is committed to moving this process forward thoughtfully and with transparency and hopes that you will look upon this request favorably. In advance of the upcoming Town Meeting, we invite you to contact our project team to review this project in more detail and discuss any questions you may have. Please feel free to reach out to us at [herbchambers@thebelfortgroup.com](mailto:herbchambers@thebelfortgroup.com).

Sincerely,

Herb Chambers

# Herb Chambers Kia of Burlington

## Renovation Proposal (Warrant Article #14)



### About the Premises

Conceptual rendering of proposed addition and site improvements

The premises is comprised of three abutting properties (93, 95, and 97 Cambridge Street) that are not currently interconnected from a design, vehicular circulation or architectural perspective.



93 Cambridge Street



95 Cambridge Street



97 Cambridge Street

### Project Overview

The existing dealership building was originally built in 1970 and served as a Porsche and Audi dealership (owned by Pass & Weisz at the time) but no longer meets the needs of the business or our customers, especially with respect to vehicle service operations. More importantly, we feel that the Burlington community deserves a more modern, aesthetically pleasing, and better functioning Kia dealership. To that end, we have been working on a design to meet these goals.

### Improvements

- Significant aesthetic enhancements and overall beautification of the property, including sidewalks along the Cambridge Street frontage, expanded landscaping and improved green space
- Improved waiting area for customers, interactive showroom, and additional amenities for customers and staff
- Vehicle storage incorporated within the building
- Stormwater management improvements
- Consolidate/close curb cuts

### Our Proposal - A Zoning Bylaw Text Amendment

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Want to learn more? Reach out to us at:

[herbchambers@thebelfortgroup.com](mailto:herbchambers@thebelfortgroup.com)



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Kia of Burlington