



Town of Milton Planning Board  
Town Hall Offices  
525 Canton Avenue  
Milton, MA 02186  
617-898-4847

TOWN CLERK OFFICE - MILTON, MA  
REC'D 9 OCT '24 PM3:40

Reserved for the Office of the Town Clerk

**FORM M**  
**APPLICATION FOR**  
**MODIFICATION, AMENDMENT or RESCISSION**

Date: October 4, 2024

To the Planning Board of the Town of Milton: **SECOND AMENDED APPLICATION**

The undersigned hereby applies, pursuant to the appropriate provisions of applicable law, for a  
 modification of;  amendment to; or  rescission of a previously approved:

Definitive Subdivision  Special Permit  Site Plan Approval

Accompanying this application is a plan entitled:

Tenant Alterations New Restaurant

Plans prepared by: Pando Associates Architects, Inc. Dated: July 1, 2024

Parcel(s) Street Address: 10 Bassett Street, Milton, MA 02186

Original Decision Attached:  Yes  No Original Decision Date: February 1, 2023

Original Decision Recorded in Norfolk County Registry Book number(s): 41071 page(s): 449

Deed of Property Recorded in Norfolk County Registry Book number(s): \_\_\_\_\_ page(s): \_\_\_\_\_

Registered in Norfolk County Registry District of the Land Court, Certificate of Title number(s): 210879

Milton Assessor's Map Number(s): G18 Parcel(s): 14, 15, 17, 19 Zoning District: Business & Residence C Total Acreage: 2.526 Acres

Please describe the precise nature of the request, or attach appropriate documentation as appropriate:

The owners of the subject property have leased the second floor restaurant area to Vance Welch and his business, 10 Bassett, LLC. The proposed tenant would need to utilize the enclosed seating area of 48 seats for only customers of their restaurant. 49 seats are available in the enclosed seating area, only 48 will be utilized. The prior tenant was permitted for 68 seats in their area, and only 51 are needed. A total of 99 seats would be used if permitted for the proposed tenant. (See attached for Additional Details and Information.)

Owner: Mark E. Mignosa & Michael V. Mignosa, Trustees Applicant: Mark E. Mignosa & Michael V. Mignosa, Trustees

Company: Antwerp Street Realty Trust

Company: Antwerp Street Realty Trust

Address: 338 Granite Avenue

Address: 338 Granite Avenue

Milton, MA 02186

Milton, MA 02186

Phone: 617-698-1900

Phone: 617-698-1900

E-Mail: markmig@fruitcentermarketplace.com  
mikemig@fruitcentermarketplace.com

E-Mail: markmig@fruitcentermarketplace.com  
mikemig@fruitcentermarketplace.com

Signature of Owner: Mark Mignosa

Date: 10/3/24

Signature of Applicant (or Agent): Mark Mignosa

Date: 10/3/24