

TOWN OF NEEDHAM
MASSACHUSETTS



500 Dedham Avenue
Needham, MA 02492
781-455-7550

PLANNING BOARD

APPLICATION FOR SITE PLAN REVIEW

Project Determination: (circle one) Major Project Minor Project

This application must be completed, signed, and submitted with the filing fee by the applicant or his representative in accordance with the Planning Board's Rules as adopted under its jurisdiction as a Special Permit Granting Authority. Section 7.4 of the By-Laws.

Location of Property 74 Chapel Street, Needham, MA 02492
Name of Applicant French Press LLC dba French Press Bakery & Cafe
Applicant's Address 74 Chapel Street, Needham, MA 02492
Phone Number 508 656 0492

Applicant is: Owner _____ Tenant /
Agent/Attorney _____ Purchaser _____

Property Owner's Name 1451 Highland Ave LLC
Property Owner's Address 800 Boylston St, Suite 1390, Boston, MA 02199
Telephone Number 617 262 4646

Characteristics of Property: Lot Area _____ Present Use _____
Map # 51 Parcel # 2 Zoning District _____

Description of Project for Site Plan Review under Section 7.4 of the Zoning By-Law:

Select Board and ABCC approved sidewalk outdoor seating for 10 seats in March 2019. This application seeks to expand the existing area to include 20 seats with 2 lowered pergolas to cover the new area and for the outdoor patio to be used continuously through the year. Existing awning/signage will be removed and replaced with one sign on top of the pergola. Electric heating will be installed and lighting to create ambiance. Barner in similar style of existing will be used for alcohol service purposes.

Signature of Applicant (or representative)

Address if not applicant _____

Telephone # 508 656 0492

Owner's permission if other than applicant Alejandro Miranda

Digitally signed by Alejandro Miranda
DN: cn=AJS, email=alejandro@frenchpress.com, o=Boylston Properties,
ou=Director of Project Development, cn=Alejandro Miranda
Reason: I am approving this document
Date: 2023.01.31 17:23:23 -0500

SUMMARY OF PLANNING BOARD ACTION

Received by Planning Board _____ Date _____
Hearing Date _____ Parties of Interest Notified of Public Hearing _____
Decision Required by _____ Decision/Notices of Decision sent _____
Granted _____
Denied _____ Fee Paid _____ Fee Waived _____
Withdrawn _____

NOTE: Reports on Minor Projects must be issued within 35 days of filing date.



TOWN of NEEDHAM
MASSACHUSETTS
APPLICATION FOR OUTDOOR SEATING
UNDER SECTION 6.9 OF THE ZONING BY-LAW

LOCATION:

Property Address: 74 Chapel St
Name of Establishment: French Press Bakery & Cafe

APPLICANT:

Name (must be business owner, manager, or lessee): Raji (Jay) D Spencer
Address: 74 Chapel St
Needham, MA 02492
Telephone Number: 508 656 0448
Email Address: jay@frenchpressbakery.com

Do you own or rent property?

PROPERTY OWNER:

Complete this section if applicant is not the property owner

Name (must be owner): 1451 Highland Ave LLC
Address: 800 Boylston St, Suite 1390
Boston, MA 02199
Telephone Number: 617 262 4646
Email Address: oliver@boyprop.com

APPLICATION REQUEST:

Are you requesting to have outdoor dining on PRIVATE parking spaces? Yes ___ No

If yes, how many private parking spaces?

Are you requesting to have outdoor dining on PUBLIC parking spaces (on-street or in a public parking lot)? Yes No ___

If yes, how many public parking spaces do you intend to use in each category? *Note: there is a maximum of 3 parking spaces allowed per applicant.*

3 # on-street public parking spots. Please note, required concrete barriers will take up 1 parking spot and should be added to the total number of spots you are applying to use.

___ # of off-street public parking spots (in a public parking lot)

Are any of the spaces you are requesting to use designated for handicap parking? NO

Are you requesting to have outdoor dining on a sidewalk? YES, ADDING TO PREVIOUSLY APPROVED ALTERATION OF LICENSED PREMISES. APPROVAL BY SELECT BOARD AND ABCB IN MARCH 2014, 10 SEATS PERMITTED.

SEATING: FACILITIES/EQUIPMENT:

Total number of seats approved under existing Special Permit 28
Total number of seats existing inside 6 (may be same as above or fewer)
Number of restrooms provided 2
Total number of seats proposed outside 22 Size of Grease Trap 50 lb
Number of chairs 22 Air Curtains (if opening is off kitchen) _____
Number of tables 6 Screens (if opening is off kitchen) _____
Outdoor Seating Area dimensions 18'6" x 6'8"
Type of Barrier or Enclosure to Define Seating Area
(mandatory if alcohol is proposed to be served):
Iron rails, plantings

DATES AND HOURS OF OPERATION

The standard outdoor dining season in the Town of Needham is April 1 - November 30. The Town will consider applications that extend beyond that timeframe on an individual basis.

Are you requesting to serve food & beverage outdoors earlier than April 1 or later than November 30? (Yes) no

If yes, what are your proposed opening and closing dates? Year round

What days of the week and hours do you plan to serve food & beverage outdoors?

Current operating hours
M/F 630a - 5p
W/Th/F 630a - 7p
Sat 700a - 7p
Sun 800a - 3p

BRIEF DESCRIPTION OF:

Seating Arrangement, Type of Furniture, Type of Barrier or Enclosure to Define Seating Area (mandatory if alcohol is proposed to be served), Ingress/Egress from the Inside to the Outside, Location of Outdoor Exit Area in the case of an emergency, Written Description of Colors and Materials Used

Furniture - Metal Tables and chairs / Red Color
Barrier - Metal Post, Plantings / Black
Enclosure - Metal Louvered Panels / Black

PLAN REQUIREMENTS

Submit a Plan of the Outside Seating Area, showing precise dimensions and locations of:

- (1) Seating arrangement, including the arrangement of the furniture
- (2) Enclosure of dining area (this is required if service of alcohol is proposed)
- (3) Location of ingress/egress from inside to outside
- (4) Location of outside emergency exit(s)
- (5) Separation distances to building, curbing, sidewalks, streets, trees, planters, rubbish containers, equipment, and any other obstacles in pedestrian walkway or access aisles
Said Plan must be certified by a Registered Architect or Engineer with certifications that the restaurant with the outdoor seating complies with egress and access requirements, that the seating configuration complies with safety requirements, and that the restaurant has adequate restroom facilities for the number of seats. (If the total indoor and outdoor seating exceeds the number allowed for the existing restroom facilities, you may reduce the number of indoor seats being used, so that the total number of restaurant seats does not trigger additional restroom facilities.)
- (6) For parking spaces located on a parking lot (public or private), provide a site plan showing parking areas to be utilized for outdoor seating. Said plan can be an existing approved Site Plan, in which applicant delineates proposed seating location.

FURNITURE SPECIFICATIONS SHEET

A detailed specifications sheet illustrating the appearance, materials, colors, and size of selected outdoor seating furniture and equipment including chairs, benches, tables, umbrellas, fences, and other items. Photographs of furniture and equipment may be substituted for specification sheets as long as a sheet listing the dimensions of the furniture and equipment accompanies the photographs.

Are you proposing to have: (please check all that apply)?

- A tent or canopy? A permit from the Building Department may be required (link). *Lowered Pergola*
- Outdoor lighting? An electrical permit is required (link). *Yes, LED strip in pergola*
- Outdoor Heating? A permit from the Fire Department is required (link). *Yes, electric wall heaters*

PHOTOGRAPHS

Submit photographs of the proposed outdoor dining location (front and side views) if available. *Rendering attached with application*

ALCOHOL SERVICE

NO
 YES

If you are seeking permission to serve alcohol outside (i.e., to extend your existing license to a patio or other outdoor seating areas), you must get approval from the Select Board by filing an Alteration of Licensed Premises, which is available on the Alcoholic Beverages Control Commission (ABCC) website at <https://www.mass.gov/how-to/amend-your-alcoholic-beverages-retail-license-alteration-of-premises-or-location-change-abcc>.

Please select one. Expansion area must be either:

1. Contiguous to the licensee's premise with a clear view of the area from inside the premises; or
2. The Licensee may commit to providing management personnel dedicated to the area.

FEEES AND TERM

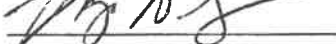
Outdoor seating licenses are issued for a term of one year, unless stated otherwise, and can be renewed annually. The annual application fee is \$25, which will be credited toward the annual licensing fee if the application is approved

For outdoor dining approved on public property, there is an annual licensing fee for the sole use of public space for outdoor dining at the rate of \$250 per public parking space and \$100 for the use of the sidewalk. If an applicant is approved for the use of public parking space(s) and the sidewalk, the \$100 sidewalk licensing fee will be waived.

CERTIFICATION

I/we the undersigned certify that I am the owner of record of the named property or that the owner of record authorizes the proposed work and that the above information which I/we provided is correct.

I/we have read and fully understand the procedures as established by the Town of Needham and further understand that failure to comply with said procedures may result in revocation of this permit.

Signature of Applicant(s):  Date: 11 Nov 22
Date: _____

THIS SECTION BELOW IS FOR OFFICIAL USE ONLY

Major Project Site Plan Review Special Permit (Planning Board) yes _____ no _____

Zoning Board of Appeals Special Permit yes _____ no _____

Select Board Licensing Approval _____

Certificate of Insurance covering outdoor area: _____

Departmental Approval (Health _____ Building _____ Fire _____ Police _____ Public Works _____)

License Agreement (if seating is on sidewalk or other public property): _____

Alteration of Licensed Premises (for alcohol service in outdoor area): _____

Comments: _____

Schematic Design

Project Expansion
FRENCH PRESS
 Permit Package
 78 Chapel Street
 Needham, MA 02492



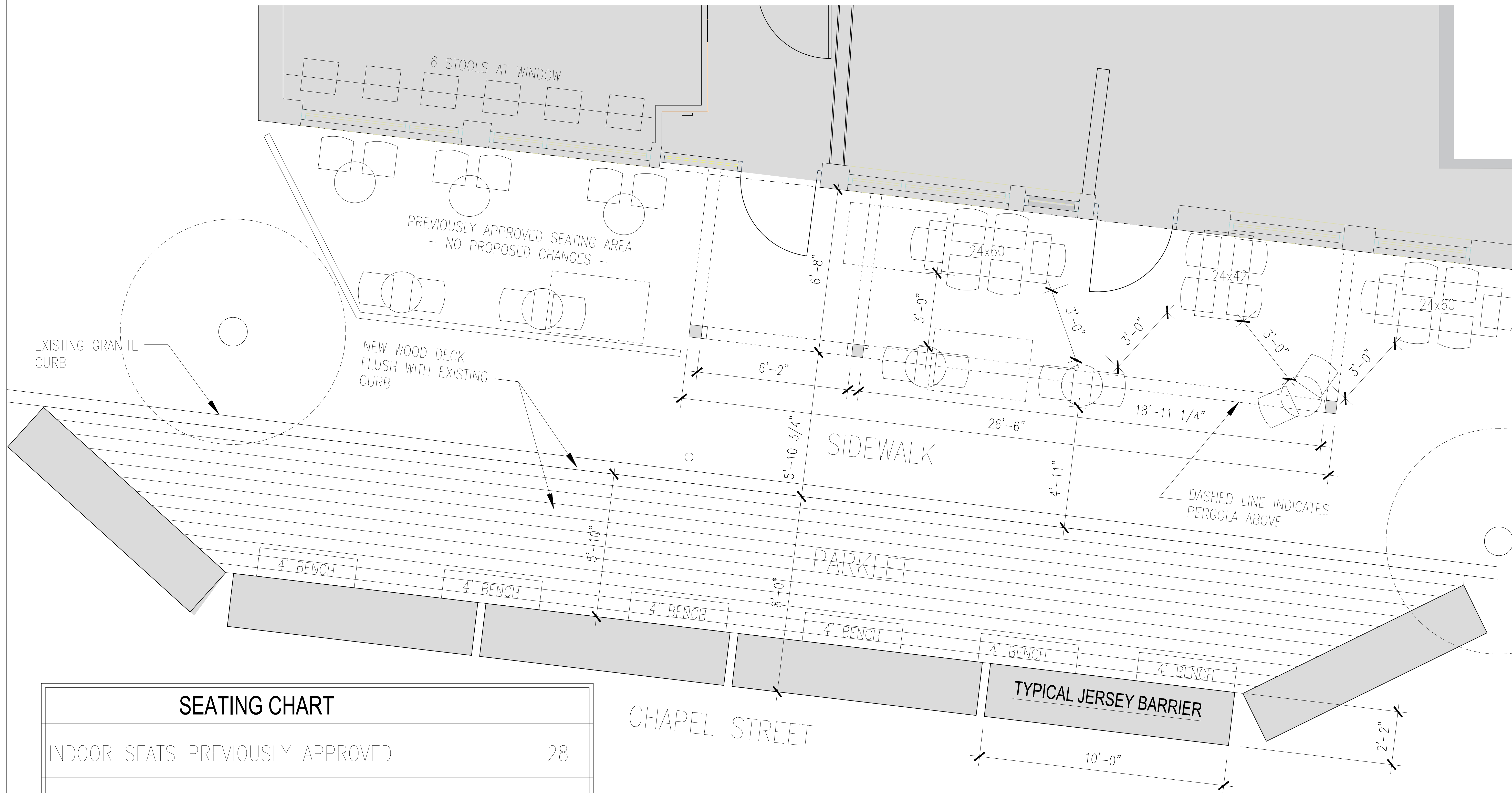
Project No: 21029
 Drawn By: JR
 Checked By: JR
 Issue Date: 19 Jan 2023

Revisions

No	Date	Description

Drawing Title:
SEATING PLAN

Drawing Number
A-2.01



SEATING CHART	
INDOOR SEATS PREVIOUSLY APPROVED	28
OUTDOOR PREVIOUSLY APPROVED	10
OUTDOOR NEW PROPOSED ON PRIVATE PROPERTY	22
PARKLET NEW PROPOSED - WILL BE REQUESTED SEPARATELY THROUGH THE SELECT BOARD	18
TOTAL PROPOSED SEATS	78

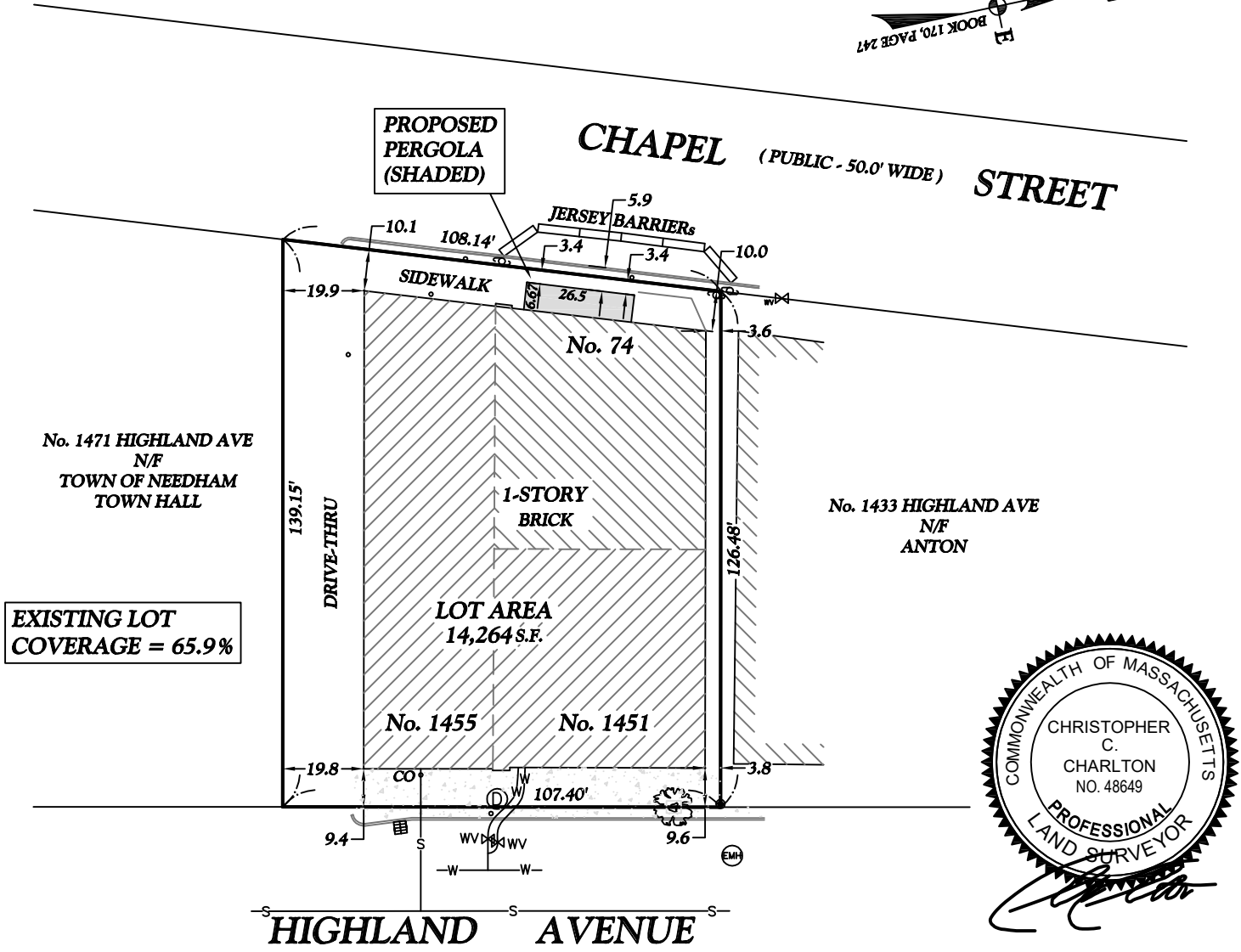
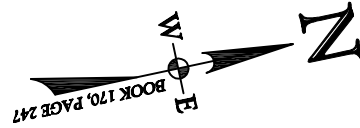
1 OUTDOOR SEATING PLAN
 SCALE: 1/2"=1'-0"

TOWN OF NEEDHAM, MASSACHUSETTS

Building Inspection Department

Assessor's Map & Parcel Number: MAP NO. 51, PARCEL 2
 Building Permit Number: _____ Zoning District: SRB
 Lot Area: 14,264 S.F. Address: No. 74 CHAPEL STREET
 Owner: 1451 HIGHLAND AVE., LLC Builder: _____

PROPOSED PERGOLA PLOT PLAN 40' Scale

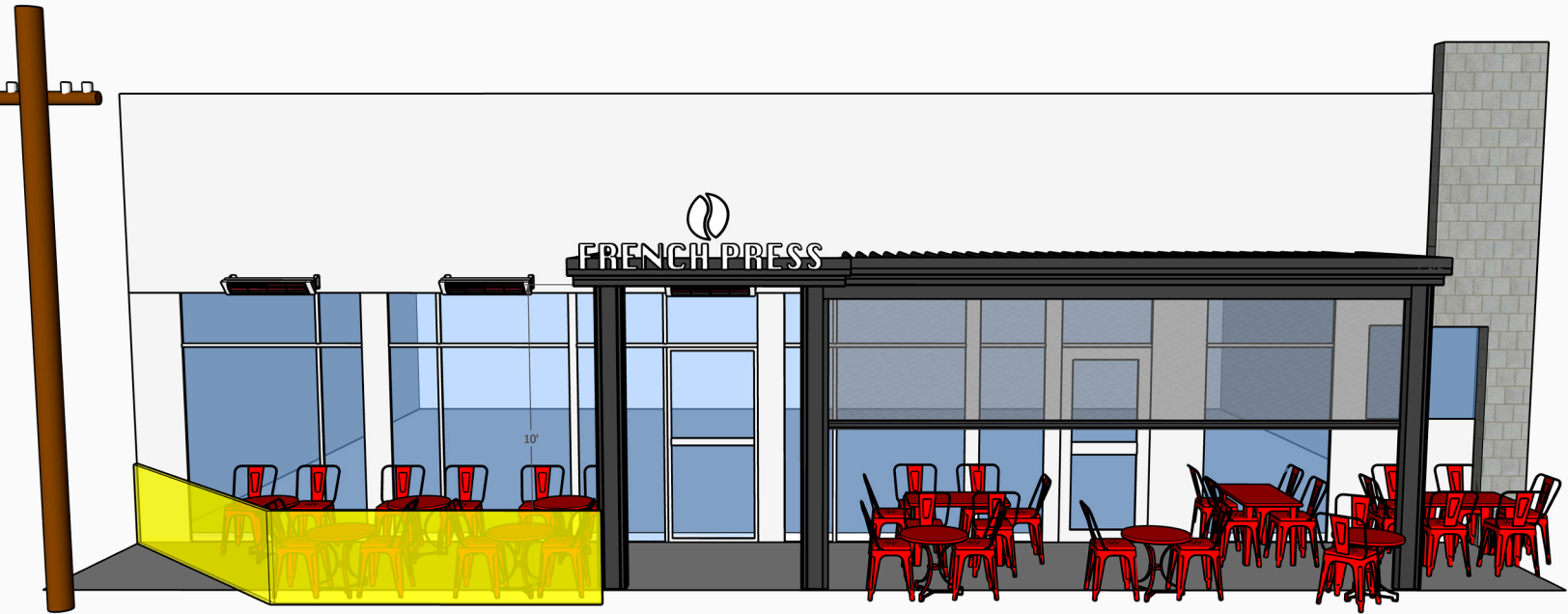


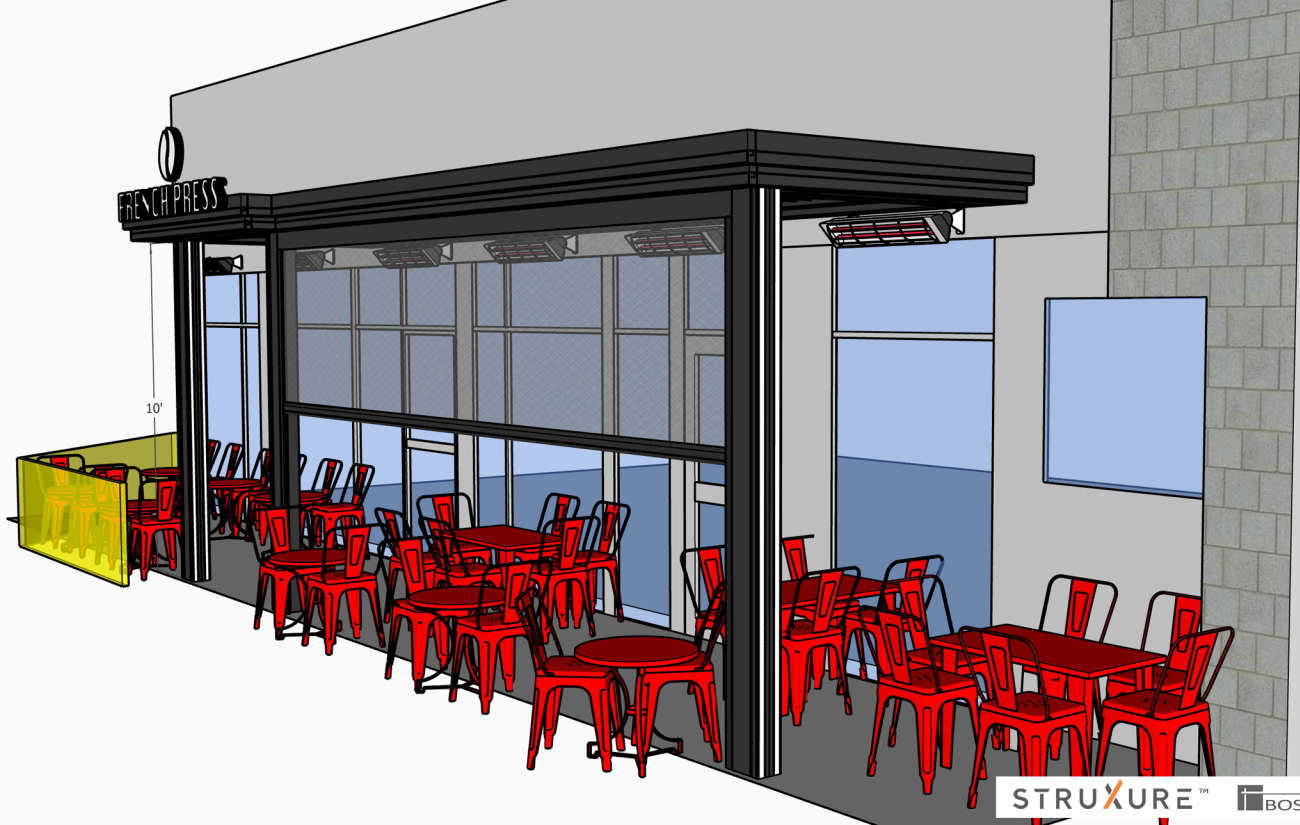
**EXISTING LOT
COVERAGE = 65.9%**

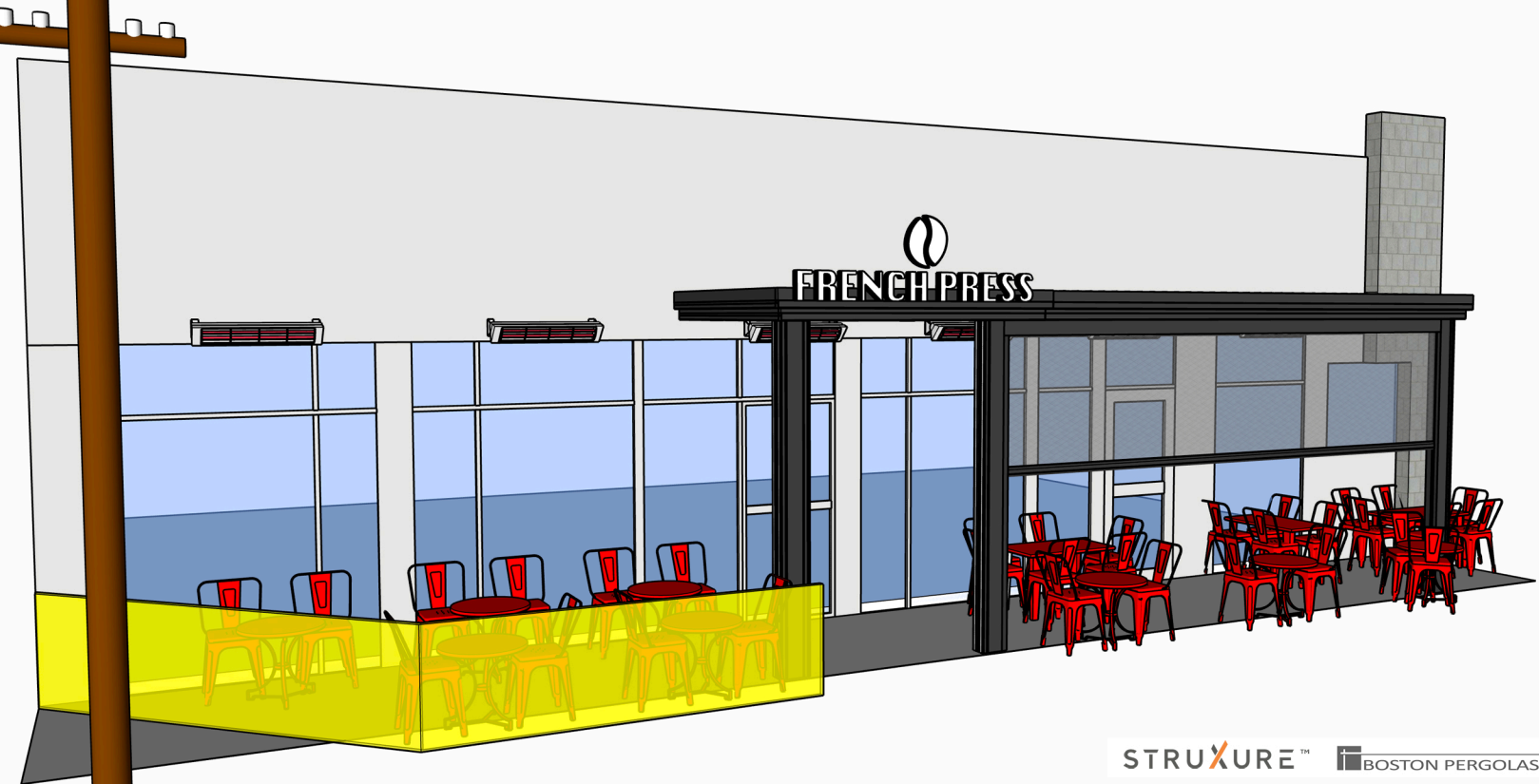


Note: Plot Plans shall be drawn in accordance with Sections 7.2.1 and 7.2.2 of the Zoning By-Laws for the town of Needham. All plot plans shall show existing structures and public & private utilities, including water mains, sewers, drains, gaslines, etc.; driveways, septic systems, wells, Flood Plain and Wetland Areas, lot dimensions, lot size, dimensions of proposed structures, sideline, front and rear offsets and setback distances, (measured to the face of structure) and elevation of top of foundations and garage floor. For new construction, lot coverage, building height calculations proposed grading and drainage of recharge structures. For pool permits, plot plans shall also show fence surrounding pool with a gate, proposed pool and any accessory structures*, offsets from all structures and property lines, existing elevations at nearest house corners and pool corners, nearest storm drain catch basin (if any) and, sewage disposal system location in areas with no public sewer.
 (*Accessory structures may require a separate building permit — See Building Code)

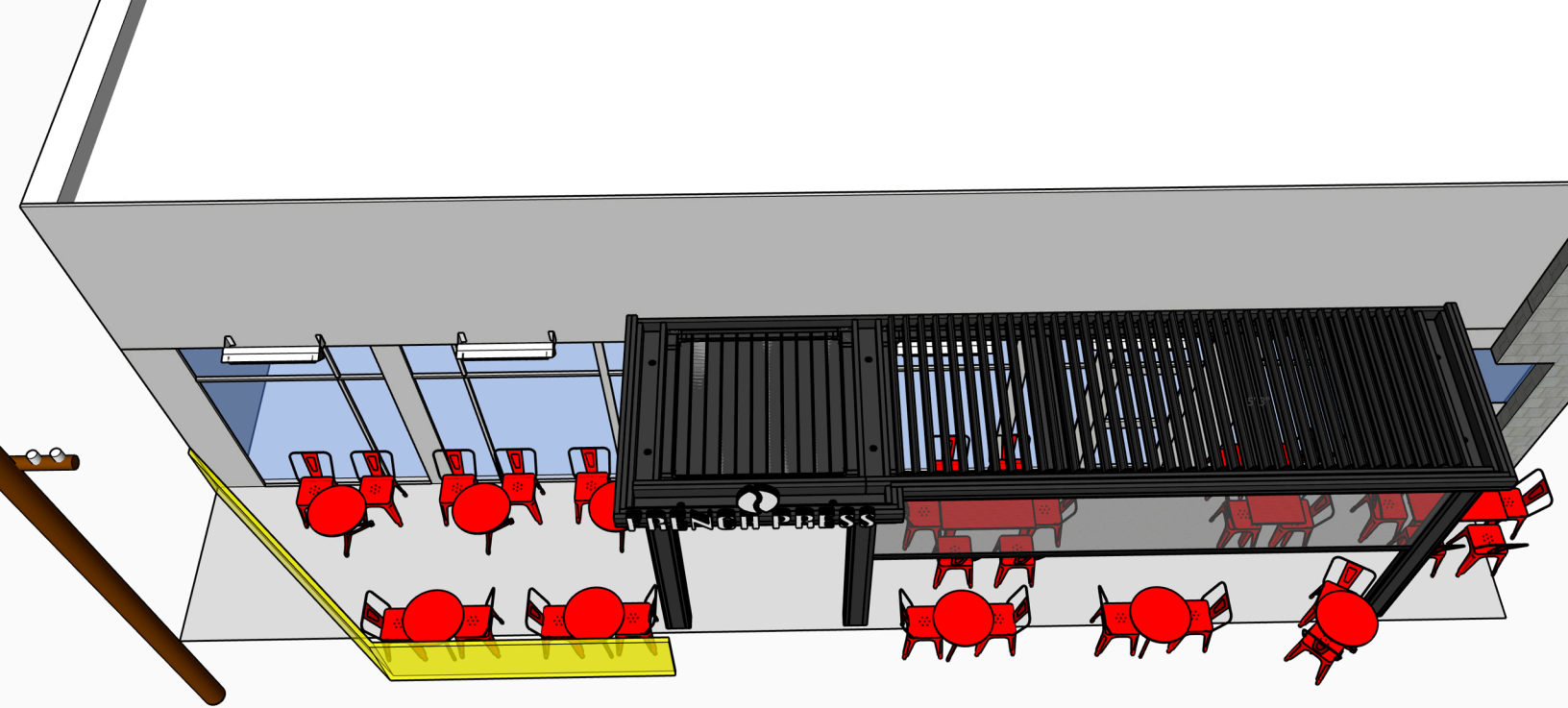
I hereby certify that the information provided on this plan is accurately shown and correct as indicated.
 The above is subscribed to and executed by me this 23 rd day of NOVEMBER 20 22.
 Name CHRISTOPHER C. CHARLTON Registered Land Surveyor No. 48649
 Address 105 BEAVER STREET City FRANKLIN State MA Zip 02038 Tel. No. (508) 528-2528
 Approved _____ Director of Public Works Date _____
 Approved _____ Building Inspector Date _____



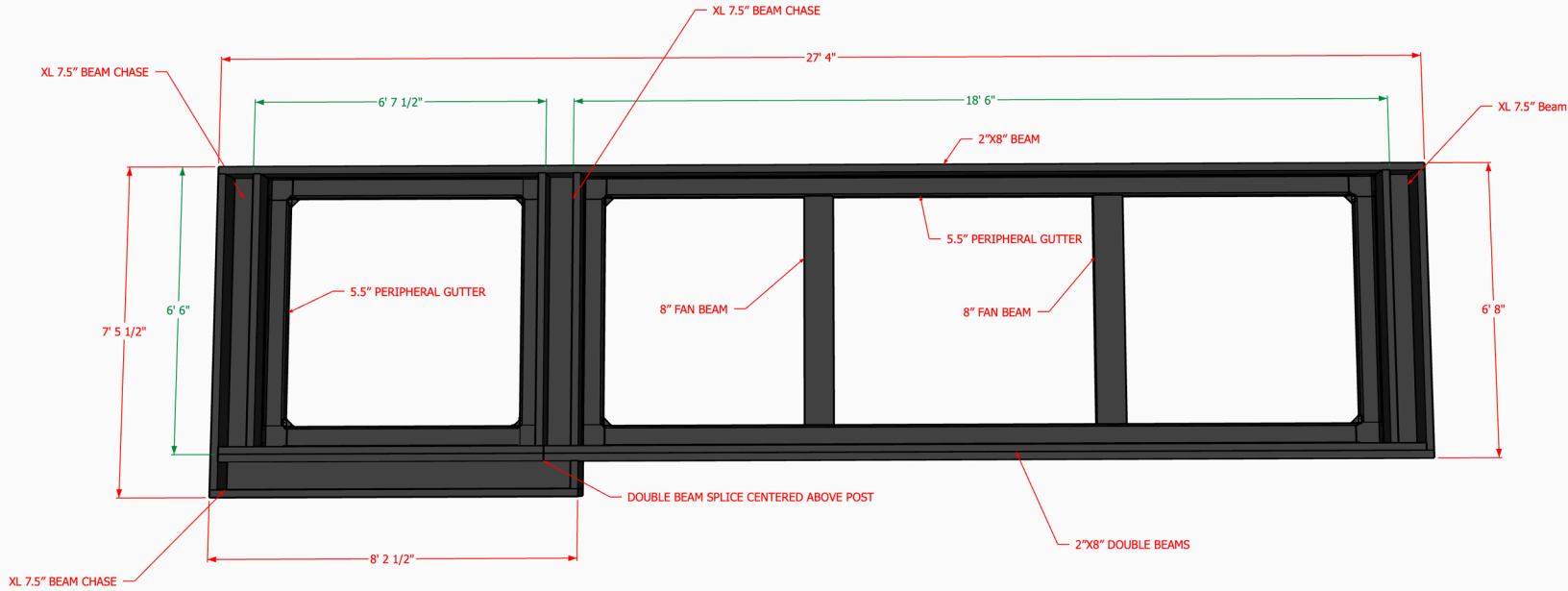


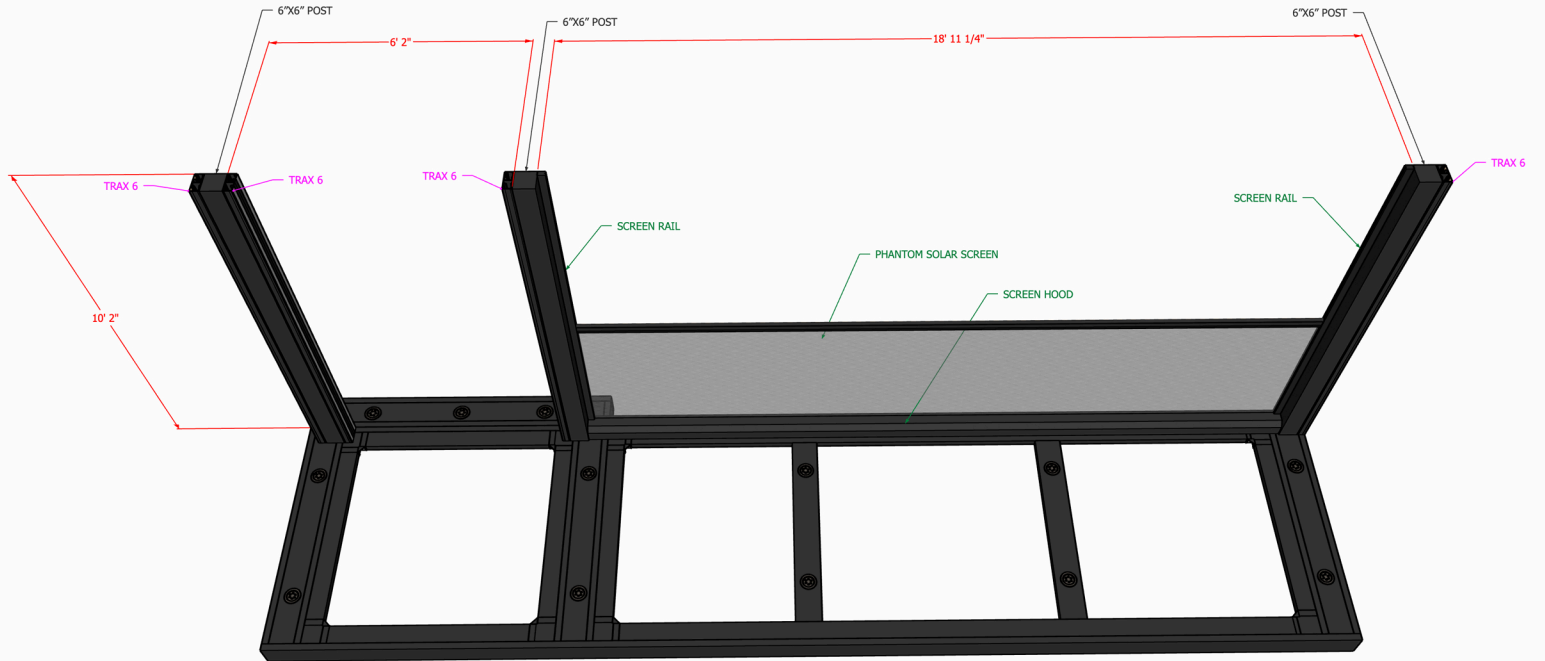


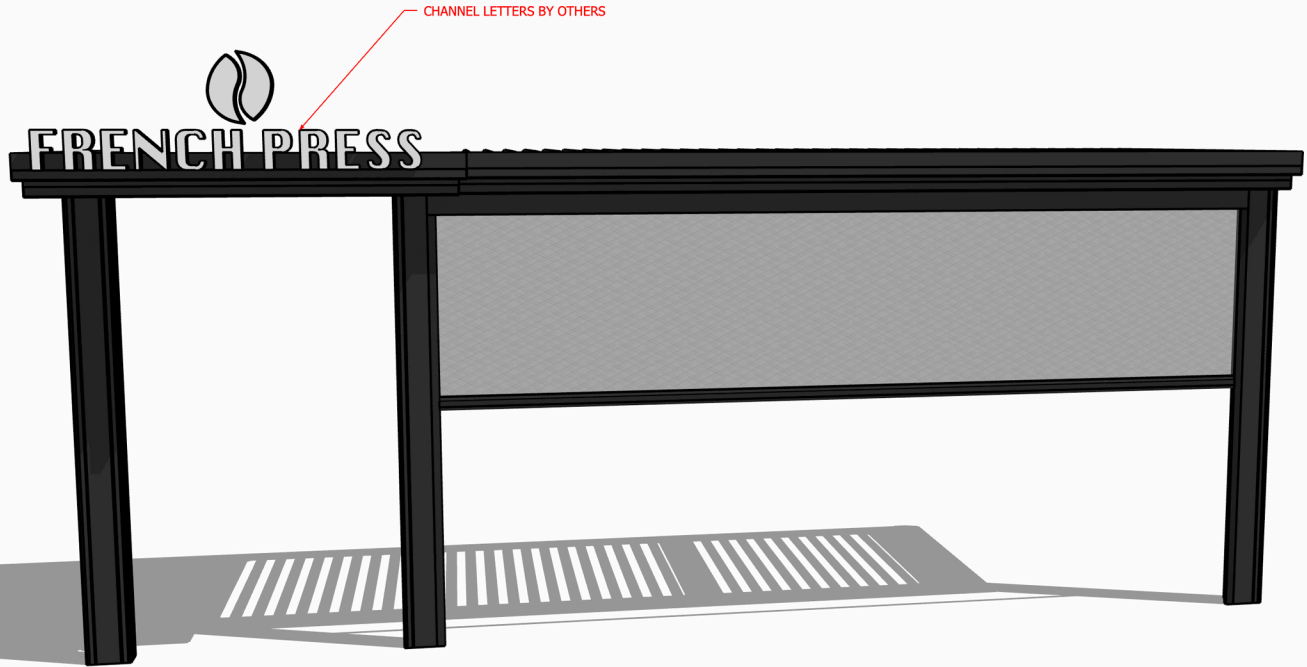
FRENCH PRESS



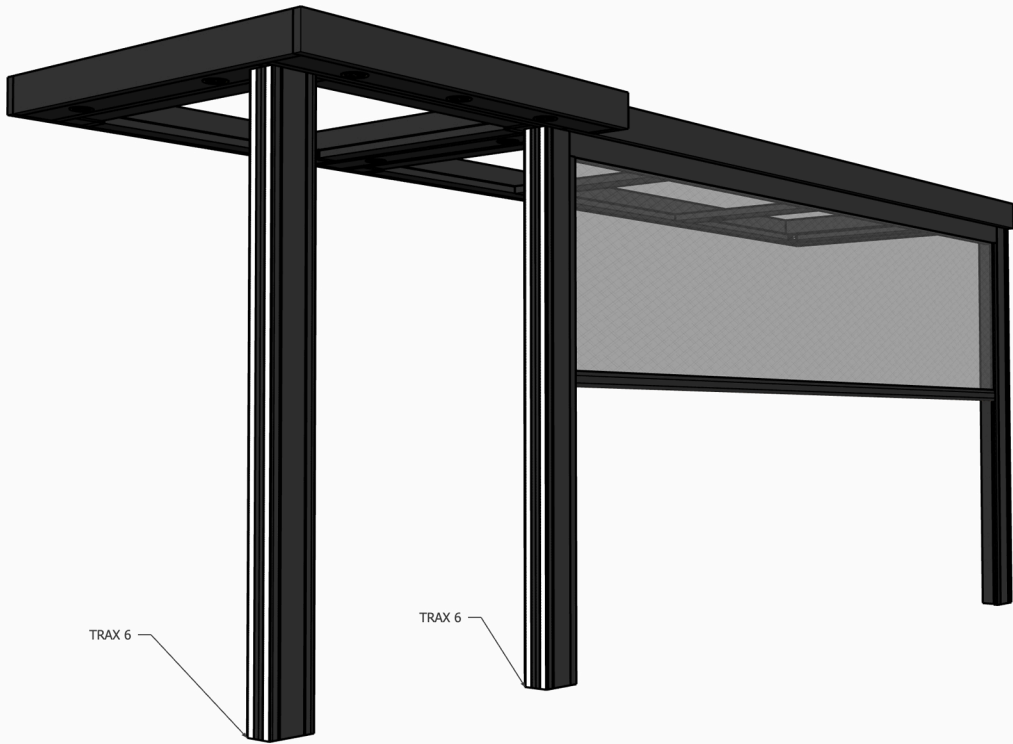
WINE & PRESS





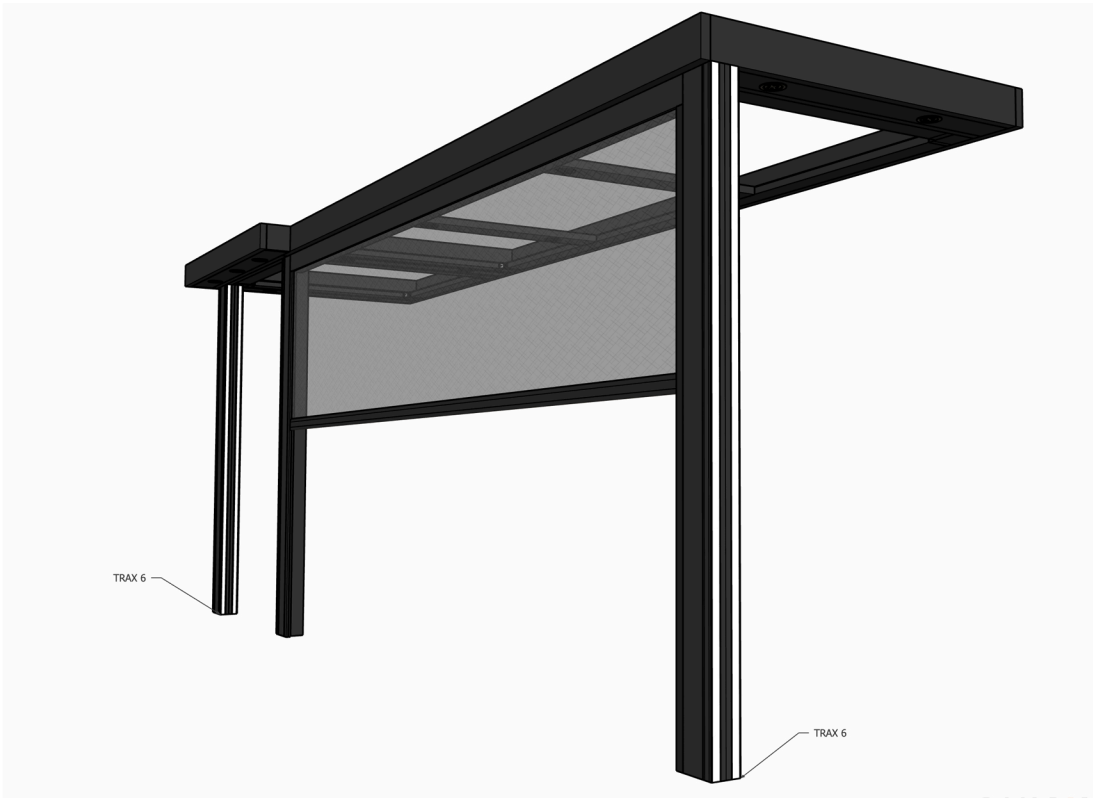


CHANNEL LETTERS BY OTHERS



TRAX 6

TRAX 6

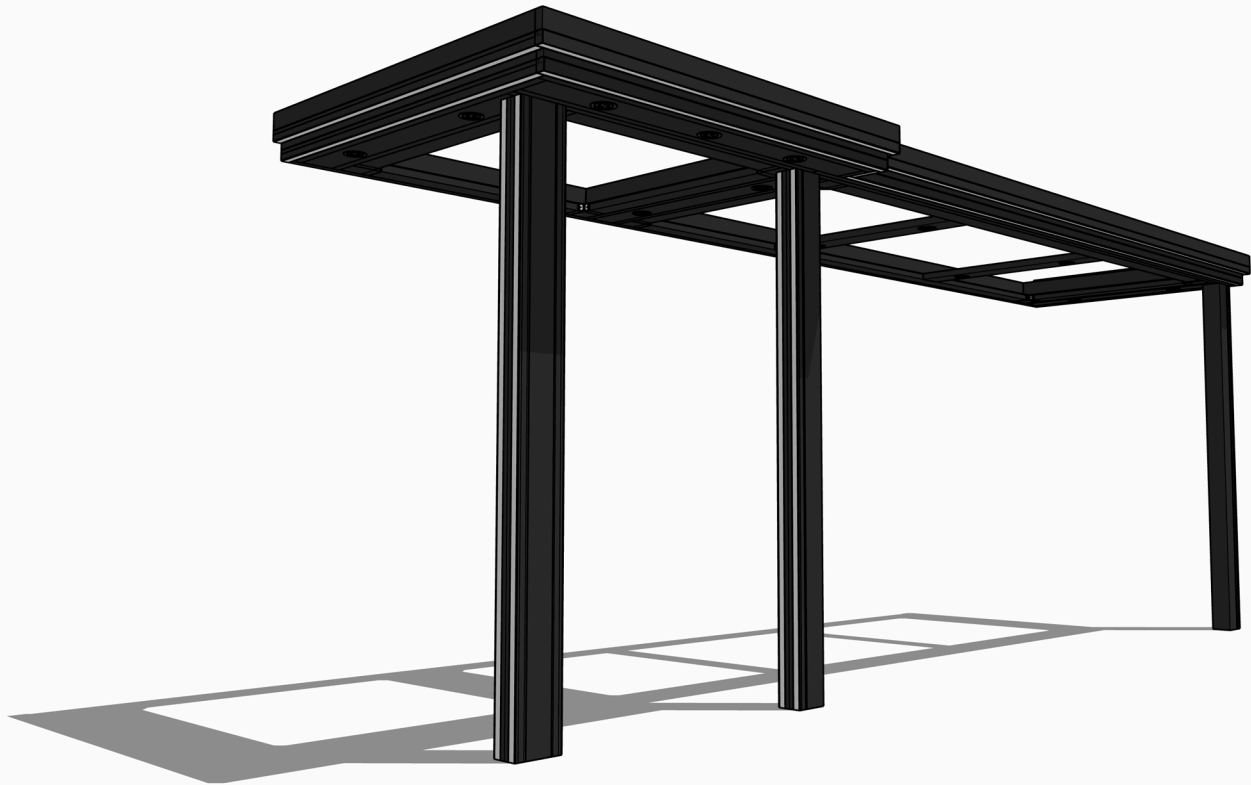


TRAX 6

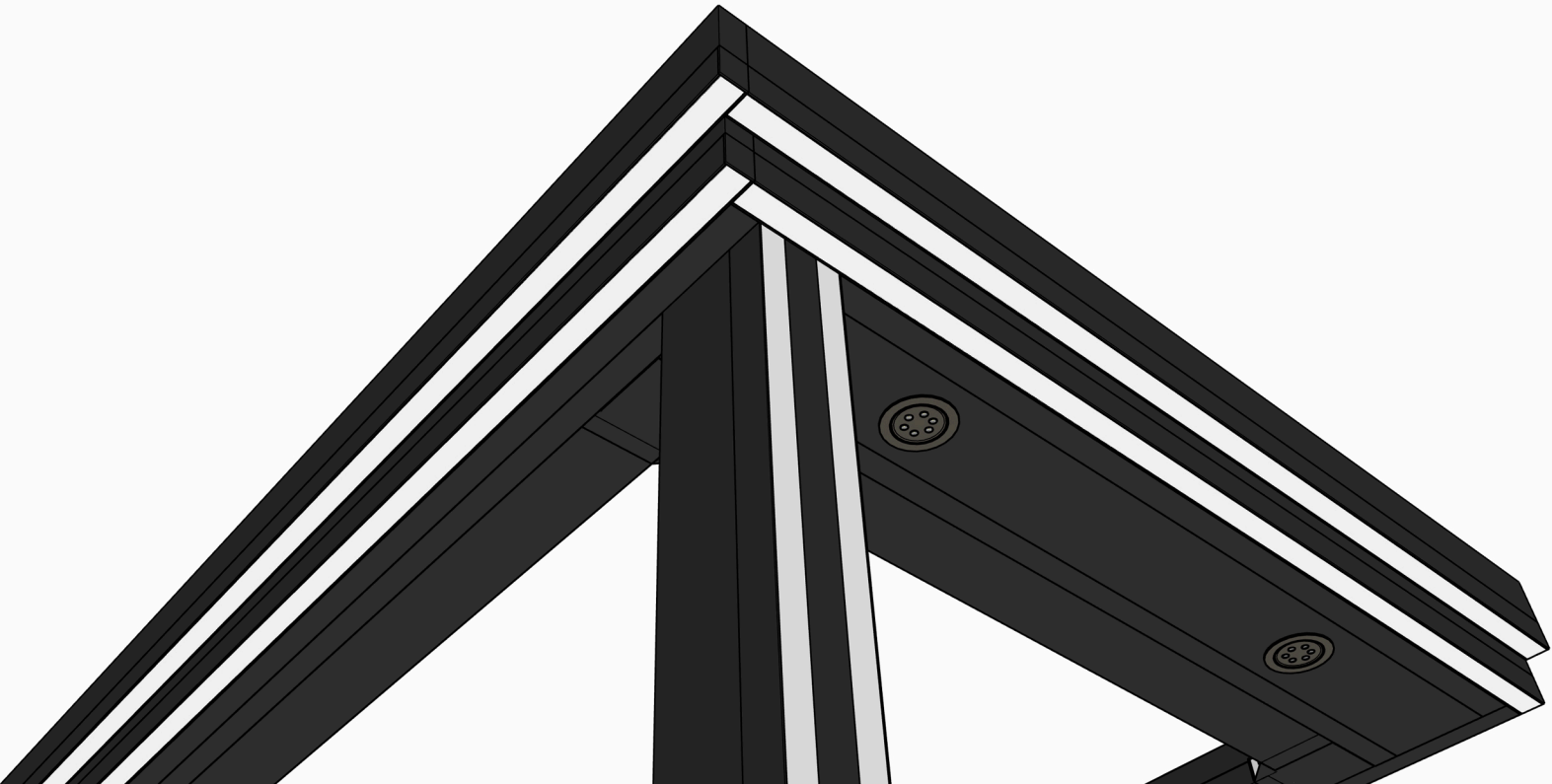
TRAX 6

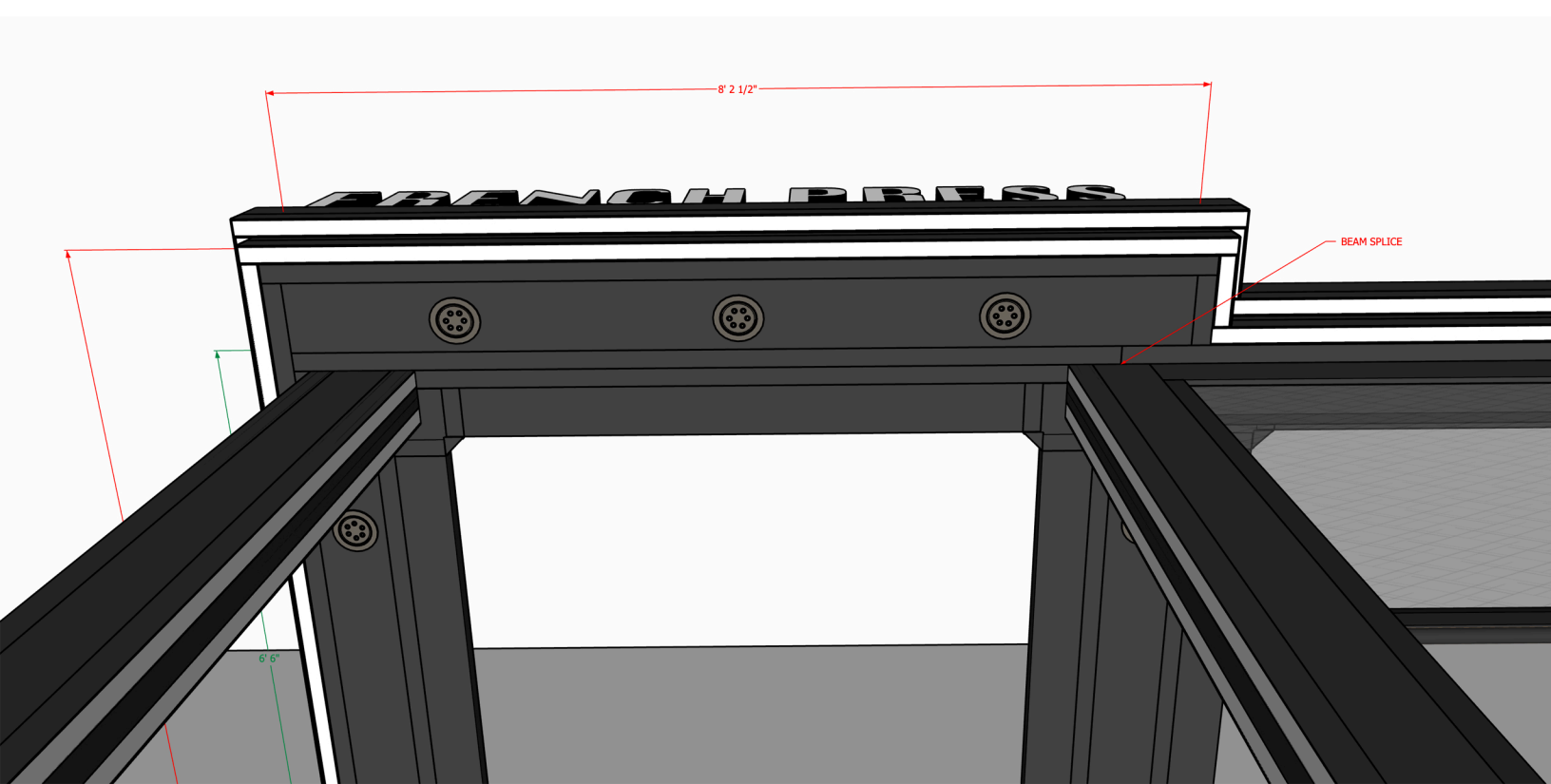
URE™

BOSTON PERGOLAS









8' 2 1/2"

BEAM SPLICE

6' 6"

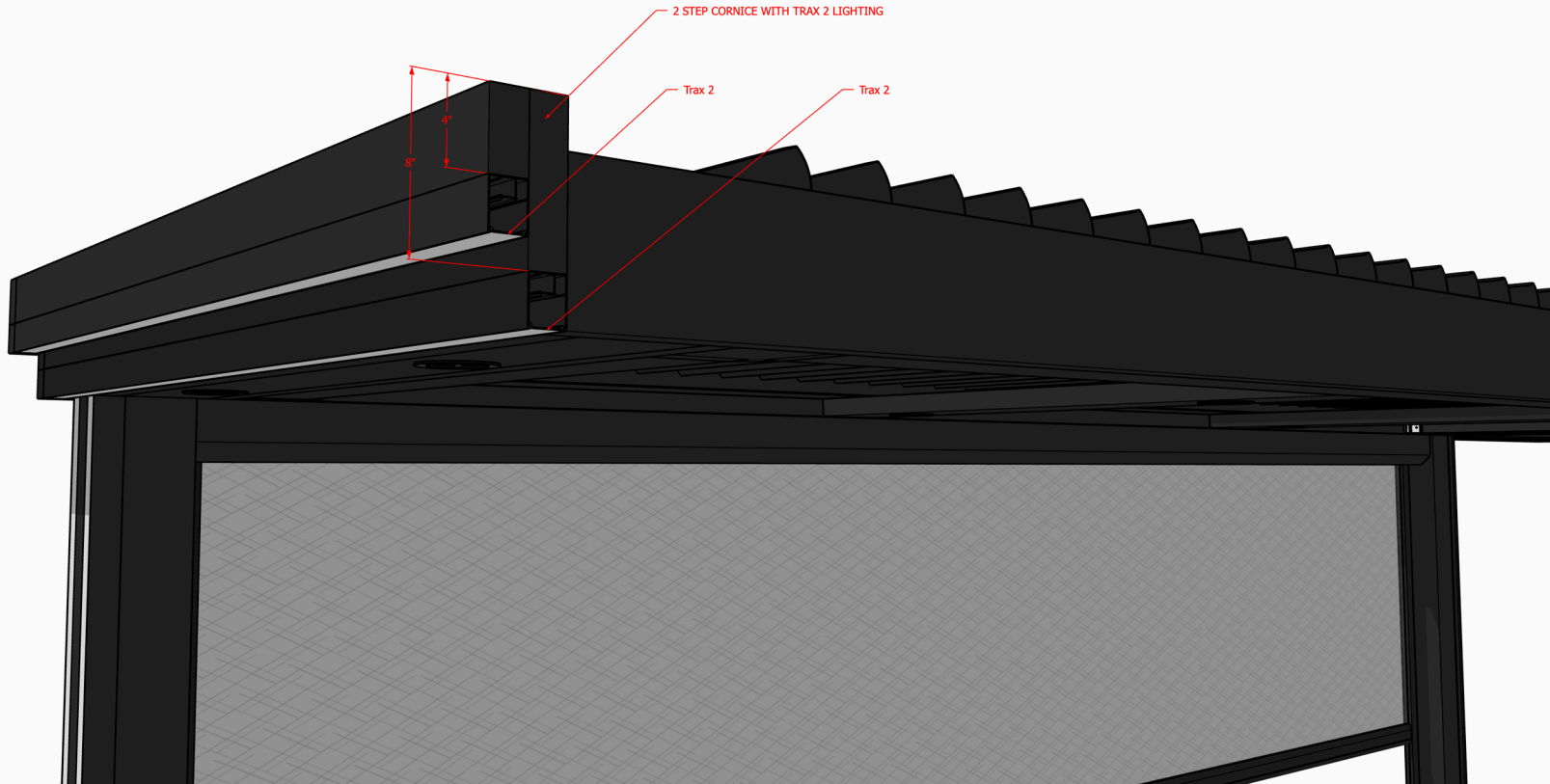












2 STEP CORNICE WITH TRAX 2 LIGHTING

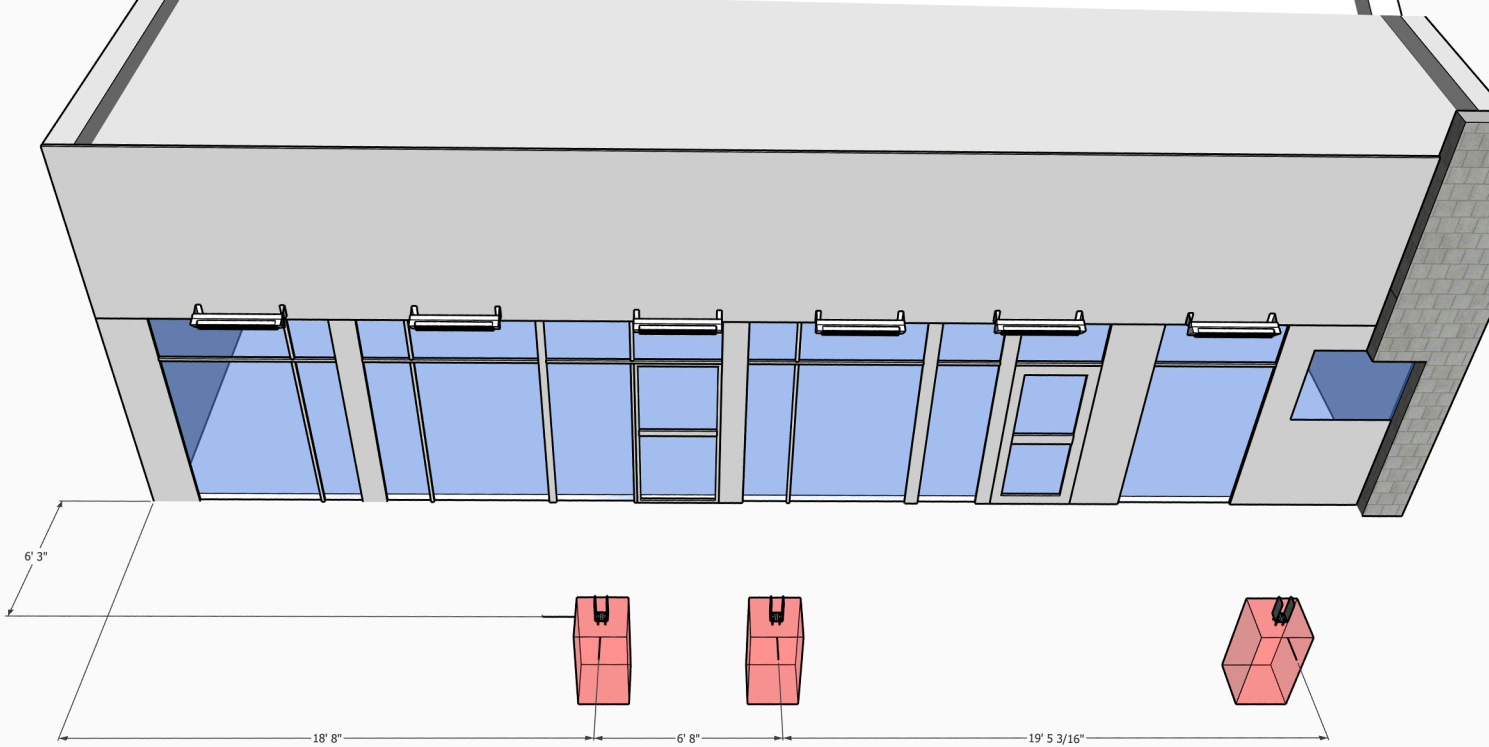
Trax 2

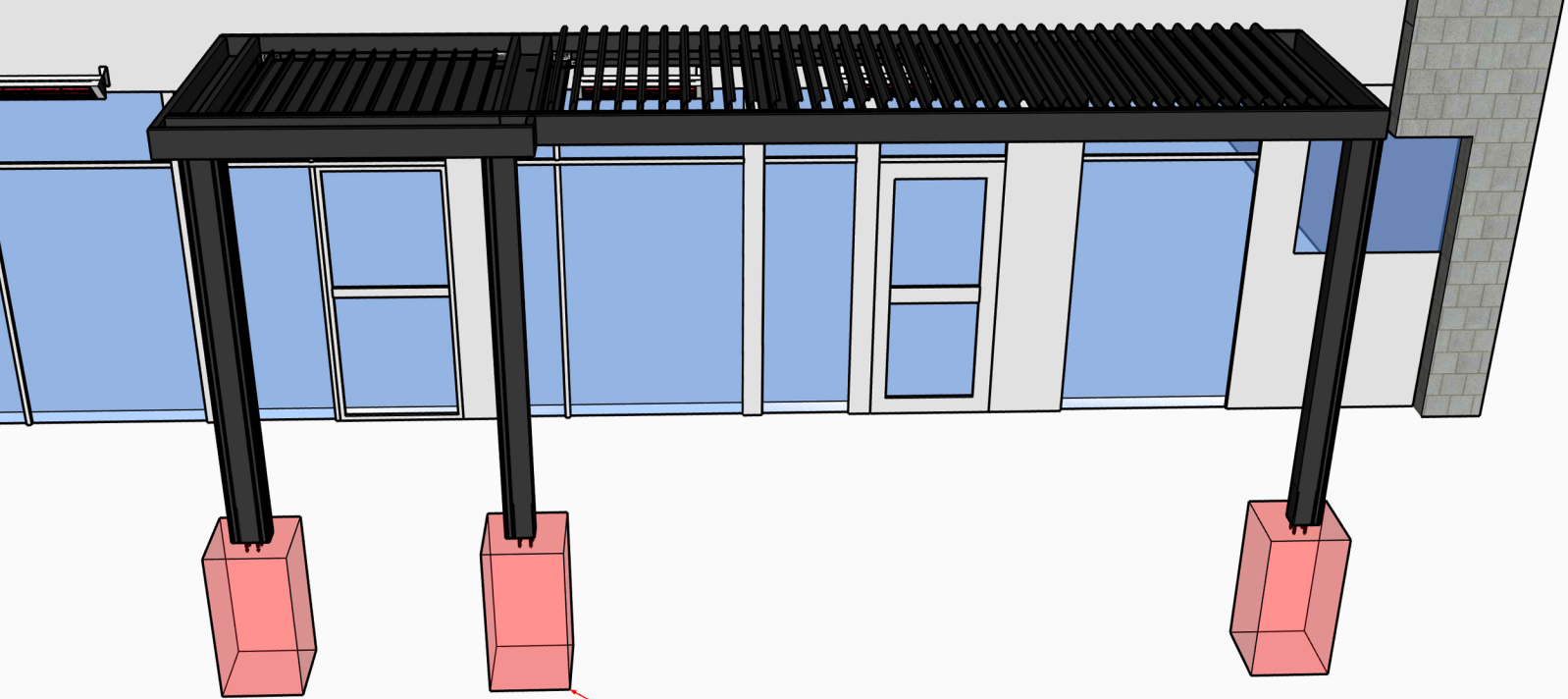
Trax 2

8"

4"







POSTS ANCHORED TO CONCRETE FOOTING UTILIZING FUNCTIONAL POST BASE
FOOTING SIZE 2'X2'X4' *TO BE VERIFIED BY ENGINEER

