

RECEIVED TOWN CLERK
NEEDHAM 02492

TOWN OF NEEDHAM
2024 MAY 28 PM 3:45 MASSACHUSETTS



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

PLANNING BOARD

APPLICATION FOR SITE PLAN REVIEW

Project Determination: (circle one) Amendment 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
Name of Applicant
Applicant's Address
Phone Number

Sweet Basil 942 GREAT PLAIN AVE
DAVE BECKER 200 LAGRANGE STREET WEST. ROXBURY
508-228-8866

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

Property Owner's Name Great Plain Avenue Nominee Trust
Property Owner's Address 907 Massachusetts Avenue, Cambridge MA
Telephone Number (617) 547-6559 02136

Characteristics of Property: Lot Area 10,968 SF Present Use restaurant
Map # 47 Parcel # 4 Zoning District Center Business

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

Amendment to existing special permit to add outdoor seats (an increase of above 30% of indoor seats) and any associated parking waivers.

Signature of Applicant (or representative)

Ra Becker

Address if not applicant

Telephone # 617-304-1820

Owner's permission if other than applicant

Steve MERLINO / Comptroller

SUMMARY OF PLANNING BOARD ACTION

Received by Planning Board [Signature] Date 5/23/24

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Withdrawn _____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: 942 GREAT PLAIN AVE
Name of Establishment: SWEET BASIL

APPLICANT:

Name (must be business owner, manager, or lessee): DAVID BECKER
Address: 200 LAGRANGE STREET WEST ROXBURY MA
02132
Telephone Number: (508)-221-8856
Email Address: DAVID.B.BECKER@gmail.com

Do you own or rent property? RENT

PROPERTY OWNER:

Complete this section if applicant is not the property owner

Name (must be owner): FIRST CAMBRIDGE REAL CORPORATION
Address: 907 MASSACHUSETTS AVENUE #2
CAMBRIDGE, MA 02139
Telephone Number: 617-547-6559
Email Address: RBARON@FCRCORP.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.*

2 # 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.

0 # 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

SEATING: FACILITIES/EQUIPMENT:

Total number of seats approved under existing Special Permit 60
Total number of seats existing inside 60 (may be same as above or fewer)
Number of restrooms provided 3
Total number of seats proposed outside 39 Size of Grease Trap _____
Number of chairs 39 Air Curtains (if opening is off kitchen) N/A
Number of tables 12 Screens (if opening is off kitchen) _____
Outdoor Seating Area dimensions 27' x 8'

Type of Barrier or Enclosure to Define Seating Area

(mandatory if alcohol is proposed to be served):

CONCRETE BARRIERS (STREET)
RETRACTABLE RAIL (SIDEWALK)

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?

N/A

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

MON-FRI 5-10pm, Sat 4-10pm, Sun 4-10pm

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

WE WILL USE 11 OUTDOOR TABLES (PATIO) WITH 3-4 MATCHING CHAIRS PER TABLE. CONCRETE BARRIERS IN THE STREET, ALONG WITH RETRACTABLE RAILS ON THE SIDEWALK. FRONT DOOR WILL BE USED FOR ACCESS, THERE ARE 2 OTHER AVAILABLE EGRESSES, ONE IN THE FRONT OF THE BUILDING AND ONE IN THE BACK. COLOR SCHEME IS CHARCOAL GREY. WE WILL USE METAL OUTDOOR FURNITURE.

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](#)).
- Outdoor lighting? An electrical permit is required ([link](#)).

Outdoor Heating? A permit from the Fire Department is required ([link](#)).

PHOTOGRAPHS

Submit photographs of the proposed outdoor dining location (front and side views) if available.

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.

FEES 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): Renee B. B. B. Date: 6/10/24
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: _____

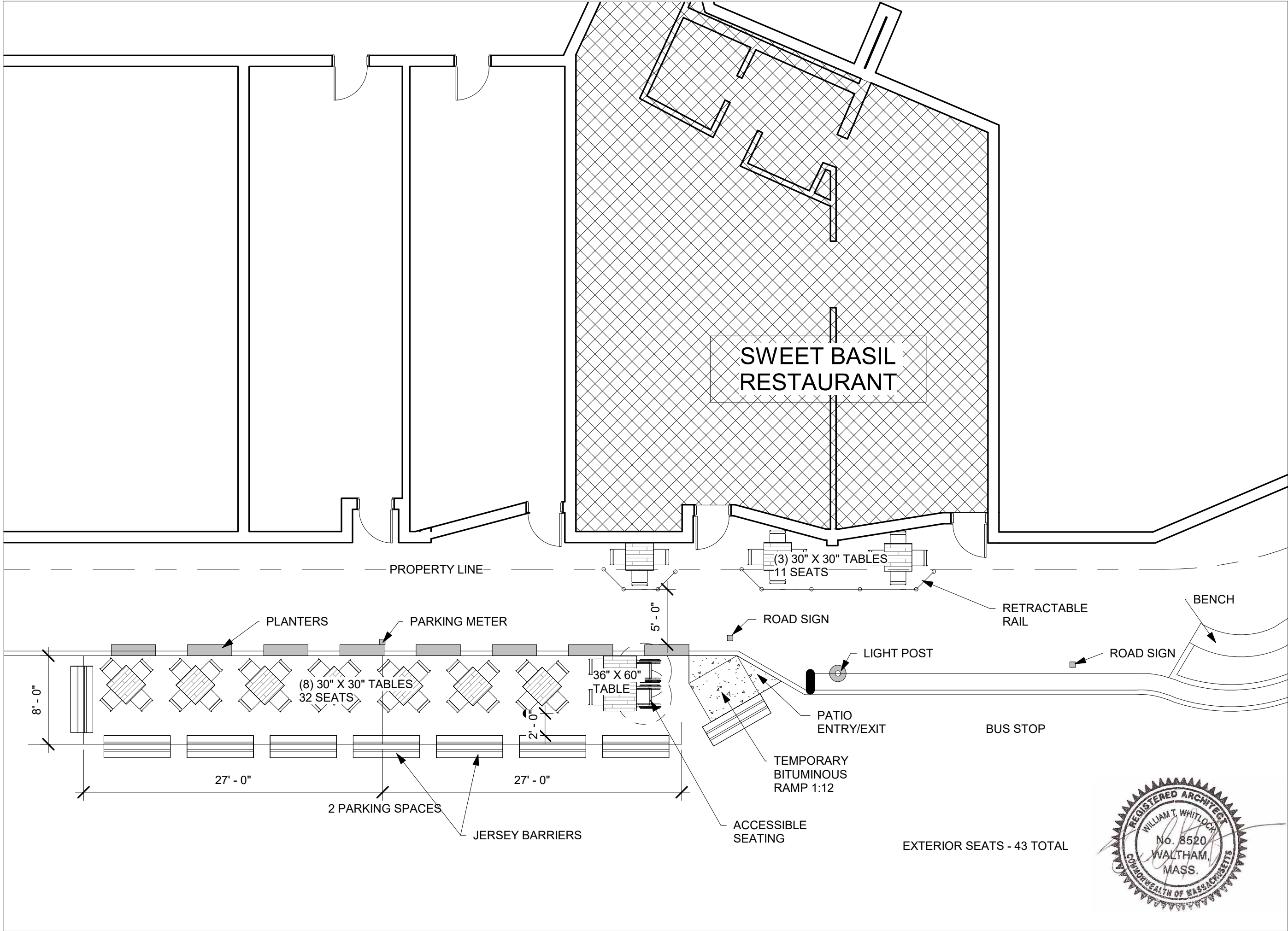
Departmental Approval (Health _____ Building _____ Fire _____ Police _____ Public Works _____)

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

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

Comments: _____

\\Milstein\milstein\Sweet Basil\SweetBasil.rvt
PARKING SPACE PATIO SK-1.0
Printed: 6/6/2024 5:14:24 PM





760 Main Street, Suite 2-4
Waltham, MA 02451
781.647.8008
www.whitlockdesigns.com

ISSUED

06/06/2024

PROJECT NAME

SWEET BASIL

ADDRESS

942 GREAT PLAIN AVE.
NEEDHAM, MA 02492

SEAL

DRAWING TITLE

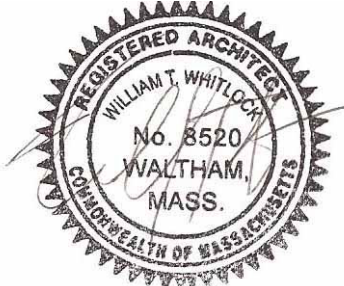
PARKING SPACE PATIO

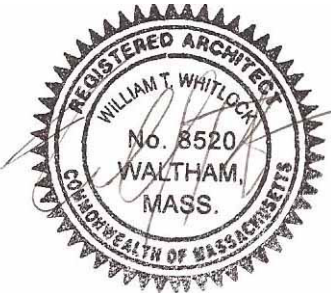
SCALE

1/8" = 1'-0"

SHEET NUMBER

SK-1.0





Whitlock
DESIGN GROUP
681 Main Street, Suite 3-31
Waltham, MA 02451
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ISSUED

03/10/2023

PROJECT NAME

SWEET
BASIL

ADDRESS

942 GREAT PLAIN
AVE.
NEEDHAM, MA 02492

SEAL

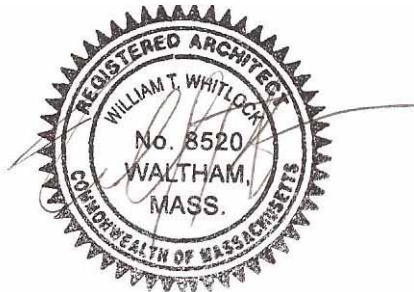
DRAWING TITLE

PHOTOS

SCALE

SHEET NUMBER

SK-0.0



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ISSUED

03/10/2023

PROJECT NAME

**SWEET
BASIL**

ADDRESS
942 GREAT PLAIN
AVE.
NEEDHAM, MA 02492

SEAL

DRAWING TITLE
FURNITURE

SCALE

SHEET NUMBER
SK-1.1