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TELEPHONE (781) 449-4520

FAX (781) 465-6059

September 26, 2025

Lee Newman
Planning Director
Town of Needham
500 Dedham Avenue
Needham, MA 02492

Re: Major Project Site Plan Review
Taberna Restaurant
Bohemian, LLC
1037 Great Plain Avenue, Needham, MA

Dear Lee,

Please be advised that this office represents Bohemian, LLC, a Massachusetts limited liability company with an address of 1037 Great Plain Avenue, Needham, MA 02492 (hereinafter, and in the materials submitted herewith, interchangeably, the "Applicant" and "Bohemian") relative to the commercial space known and numbered 1037 Great Plain Avenue, Needham, MA (the "Premises"). In connection therewith, submitted herewith pursuant to M.G.L. Chapter 40A and the Town of Needham Zoning By-Law (the "By-Law"), please find the following materials. Same are submitted both electronically and in paper format.

1. Three copies of Completed Application for Site Plan Review with Addendum A;
2. Three copies of plan set prepared by Sousa Design, Architects, 81 Boylston Street, 2nd Floor, Brookline, MA 02445, consisting of five sheets as follows:
 - a. Sheet A-300, "Exterior Elevations" dated July 29, 2025;
 - b. Sheet A-300 "Exterior Elevations", dated September 5, 2025;
 - c. Sheet A-301, "Exterior Elevations", dated September 5, 2025;
 - d. Proposed First Floor Plan, 1037 Great Plain Ave, Needham, MA, undated; and
 - e. Exiting Basement Floor Plan, 1037 Great Plain Ave, Needham, MA, undated;
3. Three copies of Proposed Plot Plan, prepared by Christopher C. Charlton, 105 Beaver Street, Franklin, MA 02038, dated June 3, 2025;
4. Draft Menu, "Taberna, a mediterranean small plates tavern";

5. Three copies of Authorization letter of Triantos Thomas and Dina Thomas, Trustees, Great Plain Avenue Realty Trust, owners of the Premises; and

6. Check in the amount of \$1,000 for the requisite filing fee.

The Premises is located in the Center Business Zoning District, on the north side of Great Plain Avenue, adjacent to the train racks. It is located within one of two buildings located on the property identified as Parcel 11 on Town of Needham Assessor's Map No. 51.¹ The Premises consists of 2,867 square feet of space on the first floor and 2,826 square feet of space in the basement. It was most recently used for restaurant purposes by the Rice Barn, and before that, several other Asian themed restaurants.²

Stuart Henry, Manager of the Applicant entity and the real party behind the application, currently co-owns and operates The James, conveniently located immediately behind the Premises. His vision for the Premises is to renovate and refurbish it as a new restaurant focusing on Mediterranean small plates. The new restaurant will initially include a total of 110 interior seats, as shown on the plans submitted herewith, as well as accessory take-out / catering. Eventually, outdoor seats will be added to the area labeled as "patio" on the plans, following applicable review as determined by the number of outdoor seats proposed.

The menu for the new restaurant will feature a variety of dishes, including meat, seafood and vegetable based small plates, as well as greens, a raw bar and a limited number of larger plates. In addition, a curated selection of wines, beers, ciders and cocktails will be offered. A draft menu has been submitted herewith to provide a better idea of the type and variety of dishes that will likely be available. General hours of operation are anticipated to be 11:30 AM through 4:00 PM, for lunch, and 4:00 PM through 10:00 PM for dinner, seven days a week, subject to demand.

The Applicant is not proposing to expand the Premises or make any changes to the footprint of the building. However, as part of the renovations, the Applicant is proposing certain exterior renovations to the front and rear of the building as follows. In the front façade, Bohemian is proposing to close off the existing window openings at the left front corner and replace them with brick to match the existing structure. In addition, the existing awning will be removed and the existing front windows and light fixtures will all be replaced. The existing door and window

¹ The subject building contains two tenant spaces, namely, the Premises and an adjacent space used and occupied by Architrave, a "toy store, play space, and art studio". The other building, situated behind the Premises, similarly contains two tenant spaces and is currently used and occupied by The James for restaurant purposes, and Fann's Tailor Shop for consumer service purposes.

² See Decision of the Zoning Board of Appeals, dated January 20, 1987, issued to Great Shanghai Restaurant, Inc., transferred to Joy Luck Café, Inc. by Decision dated November 14, 1994; Decision of Planning Board, Application #95-2, issued to Kenny Chan d/ba Joy Luck Café, Inc., amended by Decision dated April 2 1996, transferred to Banyan Tree, LLC d/b/a The Rice Barn, by Decision dated September 5, 2006, further transferred to Zucchini Gold, LLC by Decision dated June 18, 2013 and affected by Amendment dated December 15, 2020.

near the middle of the front façade will also be removed and replaced with a new window, to match the other new windows, as well as a small section of brick, to match the existing structure.³ Finally, the existing entry door and window at the right corner of the façade will be replaced with a new door and window.

In the rear façade, the Applicant is proposing to remove the existing door and one window near the middle of the rear wall, as well as the existing door to the left side of the wall. A new door will then be installed, located further towards the left corner of the wall, and new patio doors will also be installed, towards the middle of the wall.

Analysis

I. Use

Pursuant to Section 3.2.2 of the By-Law, the use of property in the Center Business District for a restaurant serving meals for consumption on the premises and at table with service provided by waitress or waiter presently requires a special permit, as does a take-out operation accessory to same. Furthermore, whereas both the building and the property of which the Premises are a part contain multiple non-residential uses, a special permit pursuant to Section 3.2.2 for more than non-residential use on a lot is also required.

Provided the afore-mentioned special permits are issued, the proposed restaurant with accessory take-out and catering will comply with the applicable use related provisions of the By-Law.

II. Parking

Pursuant to Section 5.1.2 of the By-Law, the parking demand for the proposed restaurant is a total of 47 spaces, calculated as follows:

110 Seats @ 1 space / 3 seats = 36.67 spaces = 37 spaces, rounded up
1 Take-Out Station = 10 spaces
37 + 10 = 47 Total Spaces Required

The prior use of the Premises by the Rice Barn for restaurant purposes with take-out required a total of 44 spaces, calculated as follows:

102 Seats @ 1 space / 3 seats = 34 spaces
1 Take-Out Station = 10 spaces
34 + 10 = 44 Total Spaces Required

Thus, the total number of required spaces will increase slightly, by 3 spaces, as a result of the 8 additional seats that are proposed.

³ There are currently two entry doors to the Premises as a result of the way in which the space was previously expanded and revised, one towards the right front corner of the space and one near the middle of the front facade.

There are four tandem spaces located on the property, directly behind the building, as well as one handicapped space adjacent to the other building, near the rear property line. These are the only off-street parking spaces on site, and only the four tandem spaces are available for use by the Applicant.

For this reason, a special permit waiving strict adherence with the off-street parking requirements was issued for the restaurants that previously occupied the Premises, specifically including the Rice Barn. However, whereas the Rice Barn ceased operation over two years ago, such special permit has likely now lapsed. In addition, whereas the Taberna restaurant will include a handful of additional seats, a slightly larger waiver is required in any event, as mentioned above. Therefore, a new waiver is required and has been requested.

In addition, because the existing spaces do not comply with the design standard set forth at Section 5.1.3 of the By-Law, a special permit waiving adherence with such standards is also required and has been requested. Provided these special permits are issued, the parking will comply with the By-Law.

As grounds for such waivers, the building and the property that contain the Premises are both fully developed and have been pre-existing for many years, without practical room for any additional off-street parking. In addition, the Premises was used for many years for similar restaurant purposes, with just slightly less seats than currently proposed. Finally, the Chapel Street municipal parking lot is immediately adjacent to the property to the rear, the Lincoln and School Streets municipal parking lot is located within close walking distance, and there are numerous on street parking spaces located in the vicinity of the Premises.

III. Site Plan Analysis

(a) Protection of adjoining premises against seriously detrimental uses by provision for surface water drainage, sound and sight buffers and preservation of views, light, and air.

Limited changes are proposed for the front façade and rear wall of the building, involving removal and installation of windows and doors, as shown on the plans. However, no substantial or significant changes are proposed for the exterior of the building or the property, and the use of the Premises will remain as a restaurant. Therefore, no material impacts are anticipated to surface water drainage, sound and sight, views, light and air. Moreover, the Applicant asserts that the continued use of the Premises for restaurant purposes does not constitute a “seriously detrimental use” as contemplated by the By-Law.

(b) Convenience and safety of vehicular and pedestrian movement within the site and on adjacent streets, the location of driveway openings in relation to traffic or to adjacent streets and, when necessary, compliance with other regulations for the handicapped, minors and the elderly.

Adequacy of the arrangement of parking and loading spaces in relation to the proposed use of the premises has been assured. The building and property in which the Premises is located are fully developed and no changes are proposed that would affect vehicular or pedestrian movement. And while there is only very limited parking available on site, the Premises is located in close proximity to two municipal parking areas and numerous on-street parking spaces.

(c) Adequacy of the arrangement of parking and loading spaces in relation to the proposed uses of the premises.

The building and property containing the Premises are currently fully developed and bounded by existing established ways and the Chapel Street parking lot. Moreover, the Applicant is not proposing to expand or later the footprint or layout of the building. Rather, only minor façade changes are proposed for the front and rear facades, along with a variety of internal renovations. The Premises is located in Needham Center, immediately adjacent to one municipal parking lot and in close proximity to a second municipal lot and numerous on-street parking spaces. Whereas the Premises has previously been used for restaurant uses for many years, the existing arrangement of parking and loading spaces is anticipated to be fully adequate for such continued use.

(d) Adequacy of the methods of disposal of refuse and other wastes resulting from the uses permitted on the site.

Adequate methods for disposal of refuse and waste will be provided. The site is already developed with infrastructure in place and there is an existing dumpster in the parking area which is shared by multiple tenants. All waste and refuse will be disposed of in a timely fashion and in conformance with all applicable Federal, State and local regulations.

(e) Relationship of structures and open spaces to the natural landscape, existing buildings and other community assets in the area and compliance with other requirements of the By-Law.

The building and property containing the Premises are fully developed and located within a long-standing commercial area. Therefore, the relationship of structures and open spaces to the natural landscape, existing buildings and other community assets in the area, and compliance with other requirements of the By-Law will be met, as no material change to the footprint or layout of the building or property is proposed or contemplated. Furthermore, the Applicant is not aware of any significant community assets in the area immediately adjoining the premises with the sole exception of the Town Hall and the Town Common, which are not anticipated to be materially affected by the proposed restaurant.

(f) Mitigation of adverse impacts on the Town's resources including the effect on the Town's water supply and distribution system, sewer collection and treatment, fire protection, and streets.

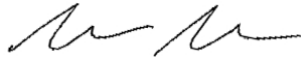
The building and property containing the Premises are presently fully developed and fully connected to Town infrastructure. Moreover, the Applicant is proposing only limited façade changes in connection with the more substantial interior changes, none of which are anticipated to materially change or affect the relationship or impact of the Premises from its prior use for restaurant purposes. Therefore, the Applicant does not anticipate any significant or material change, or any adverse impacts to any Town resource.

Conclusion

Based on the foregoing, the Applicant asserts that the proposed renovation, redevelopment and continued use of the Premises for restaurant purposes with accessory take out, as set forth above and in the materials submitted herewith, is both proper and appropriate. The building and property containing the Premises are fully and completely developed and have been both pre-existing for many years. The Premises is located within a commercial district wherein food service uses are desirable and appropriate, and in a space that was previously used for food service purposes for many years. Therefore, the Applicant does not anticipate any material adverse impact and requests that the relief be granted.

Your courtesy and attention are appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "George Giunta, Jr.", with a stylized, cursive script.

George Giunta, Jr

TOWN OF NEEDHAM
MASSACHUSETTS



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

PLANNING BOARD

APPLICATION FOR SITE PLAN REVIEW

Project Determination: Major 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 1037 Great Plain Avenue, Needham, MA
Name of Applicant Bohemian, LLC
Applicant's Address 1037 Great Plain Avenue, Needham, MA 02492
Phone Number 857-891-7928

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

Property Owner's Name Triantos Thomas and Dina Thomas, Trustees, Great Plain
Avenue Realty Trust
Property Owner's Address 198 Curve Street, Dedham, MA 02026
Telephone Number 781-329-5894

Characteristics of Property: Lot Area **14,636 SF** Present Use **Mixed Commercial**
Map # **51** Parcel # **11** Zoning District **Center Business (CB)**

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

Renovation of prior restaurant space for continued use as a restaurant, as shown and described in the plans and materials submitted herewith. See Exhibit A for list of zoning relief.

Bohemian, LLC, by its attorney
George Giunta, Jr., Esq.

Signature of Applicant (or representative) _____

Address if not applicant: P.O. Box 70, South Weymouth, MA 02190

Telephone # 781-449-4520

Owner's permission if other than applicant See letter of authorization provided herewith

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 issues within 35 days of filing date.

ADDENDUM A
TO
APPLICATION FOR SITE PLAN REVIEW
OF
Bohemian, LLC
1037 Great Plain Avenue
Needham, Massachusetts

The following relief is or may be required, and is hereby requested:

1. Special Permit pursuant to Section 7.4 of the Zoning By-Law for Major Project Site Plan Review;
2. Special Permit pursuant to Section 3.2.2 for more than one non-residential use on the property of which the Premises are a part;
3. Special Permit pursuant to Section 3.2.2 for a restaurant serving meals for consumption on the premises and at table with service provided by waitress or waiter;
4. Special Permit pursuant to Section 3.2.2 for a take-out operation accessory to the restaurant;
5. Special Permit pursuant to Section 5.1.1.6 waiving strict adherence with the off-street parking requirements of Sections 5.1.2 and 5.1.3;
6. Waiver, pursuant to Section 7.4.4 of the Zoning By-Law for the submission of any information not provided in these materials or otherwise submitted herewith;
7. If, as and only to the extent necessary and applicable, Special Permit pursuant to Section 1.4.6 for the change and extension of a lawful, pre-existing, non-confirming use or building; and
8. Any and all additional relief required or appropriate for the renovation, redevelopment and use of the Premises for restaurant purposes with accessory take-out, catering and retail sales of prepared food items, as detailed in the plans and materials submitted herewith.

Notwithstanding any of the above or anything in these materials to the contrary, the Applicant reserves and requests the right to revise the interior layout as depicted on the plans submitted herewith, without the need for further review, provided, in all cases, that the building footprint is not increased or expanded and that the total number of dining seats shall not exceed the total permitted.

ALL DRAWINGS, SPECIFICATIONS AND ARCHITECTURAL DESIGNS ARE THE PROPERTY OF SOUSA DESIGN ARCHITECTS AND SHALL NOT BE REPRODUCED OR USED ON THIS OR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

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ISSUED FOR:
PLANNING REVIEW

SOUSA design
Architects

81 Boylston St., 2nd Floor
Brookline, MA 02445
617 . 878 . 9100
www.sousedesign.com



Job # 202509C

Drawn by SA Ckd by SAS

Date 10.20.25

Revisions	

PROPOSED
BASEMENT PLAN

A-100

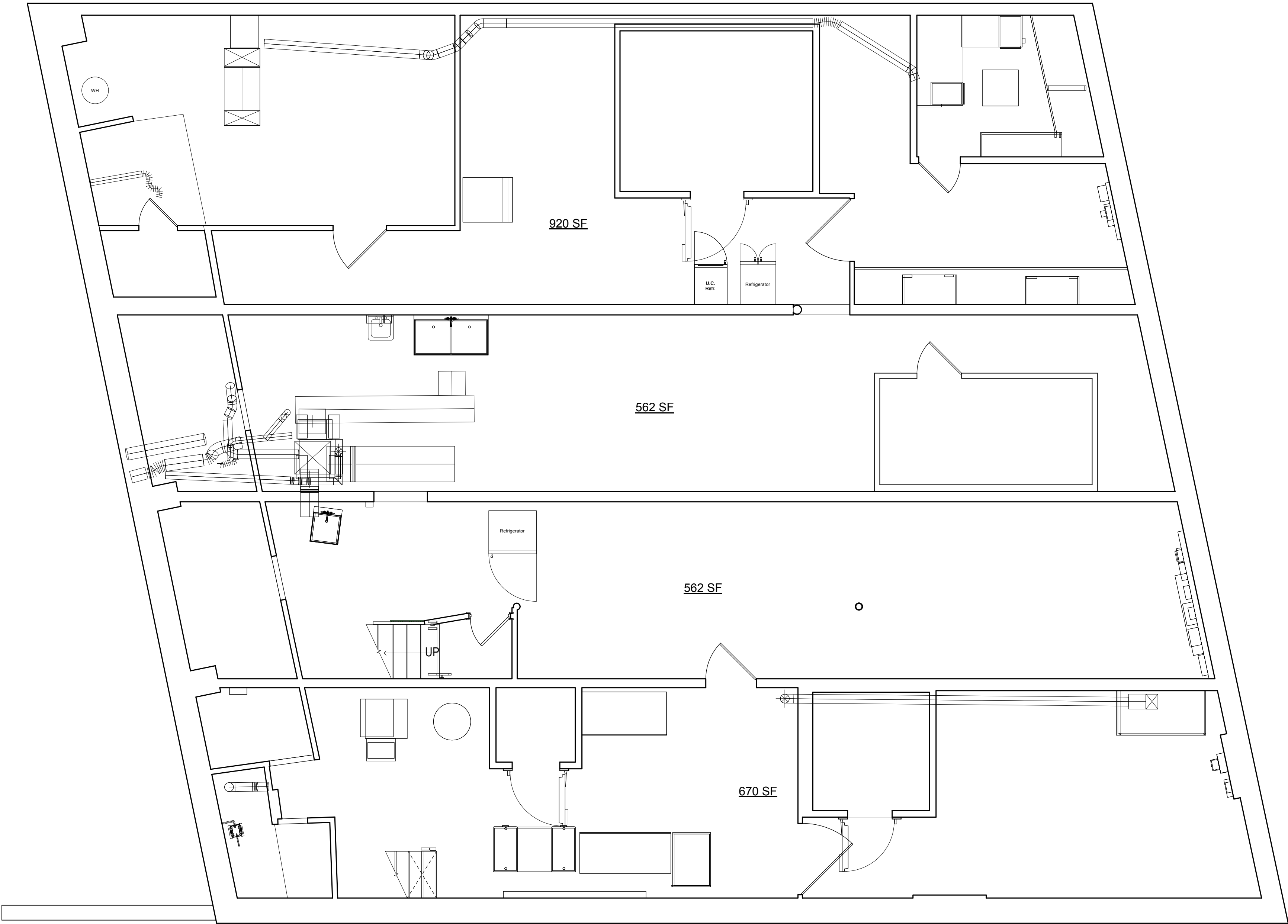
RESTROOMS:
6 TOTAL
4 WOMEN'S (4 FIXTURES PER 25
OCCUPANTS) = 100 OCCUPANTS

100 (OCCUPANTS PER SEX) X 2
(EACH SEX) = **200 TOTAL
ALLOWABLE OCCUPANTS**

PROPOSED SEATING SUMMARY

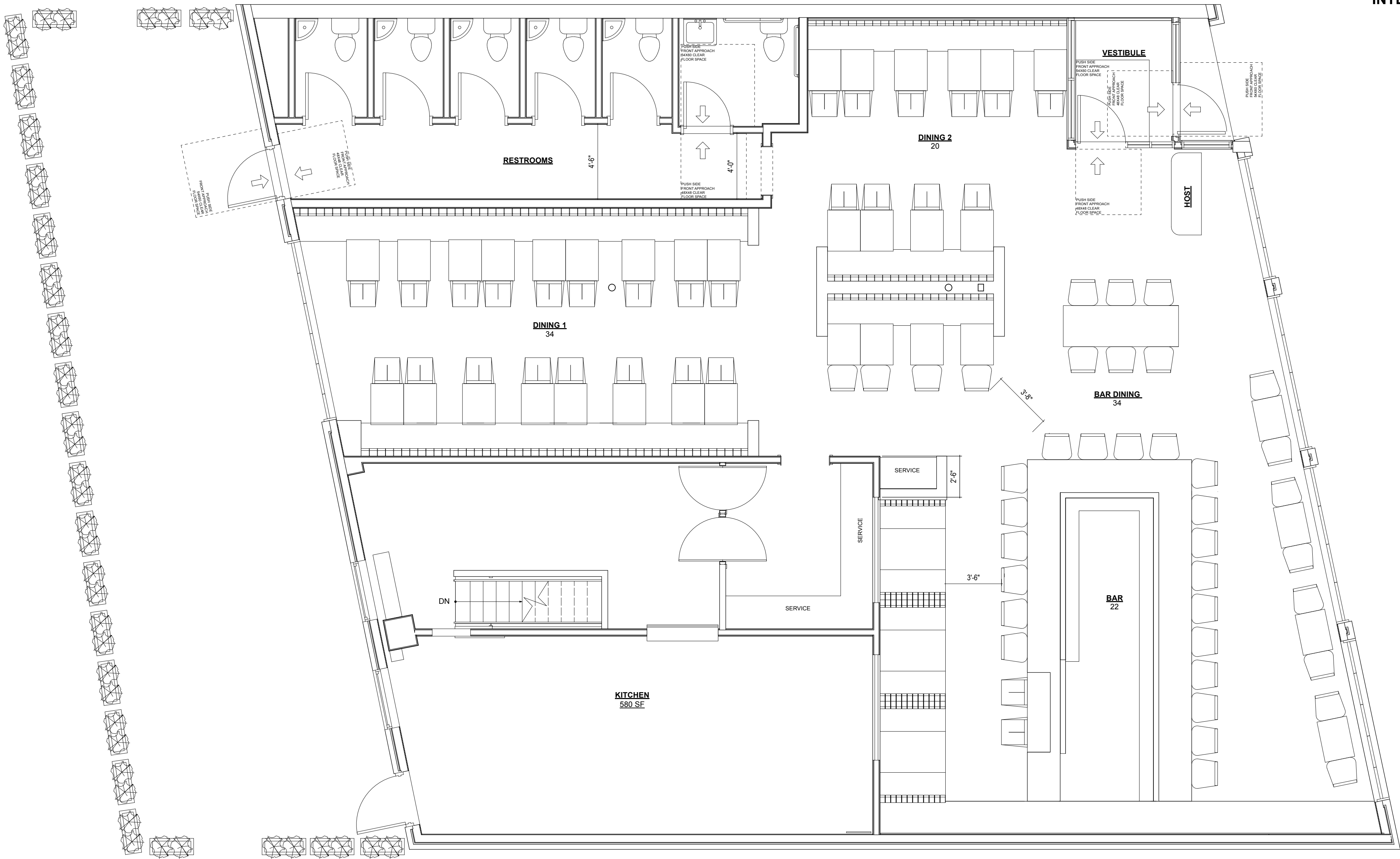
BAR = 22
BAR DINING = 34
DINING = 34
DINING 2 = 20

**TOTAL PROPOSED
INTERIOR SEATING = 110**



TOTAL AREA: ±2,826 SF

1 PROPOSED BASEMENT PLAN
Scale: 1/8" = 1'-0"



1 PROPOSED GROUND FLOOR PLAN
Scale: 1/8" = 1'-0"

RESTROOMS:
6 TOTAL
4 WOMEN'S (4 FIXTURES PER 25
OCCUPANTS) = 100 OCCUPANTS

100 (OCCUPANTS PER SEX) X 2
(EACH SEX) = **200 TOTAL
ALLOWABLE OCCUPANTS**

PROPOSED SEATING SUMMARY

BAR = 22
BAR DINING = 34
DINING = 34
DINING 2 = 20

**TOTAL PROPOSED
INTERIOR SEATING = 110**

TOTAL AREA: ±2,867SF

TABERNA
1037 GREAT PLAIN AVE,
NEEDHAM, MA 02492

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Revisions

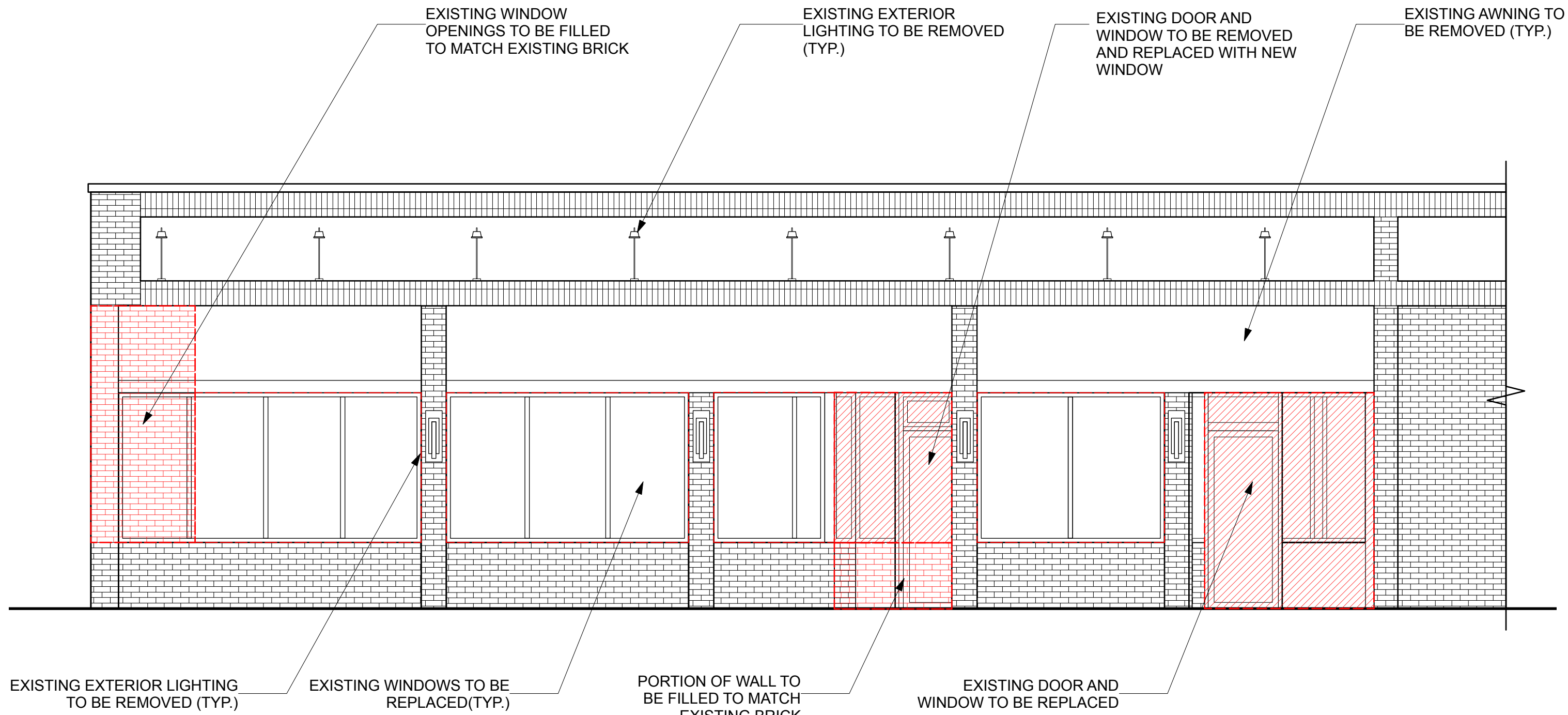
NO.	DESCRIPTION	DATE

**PROPOSED
GROUND FLOOR PLAN**

A-101



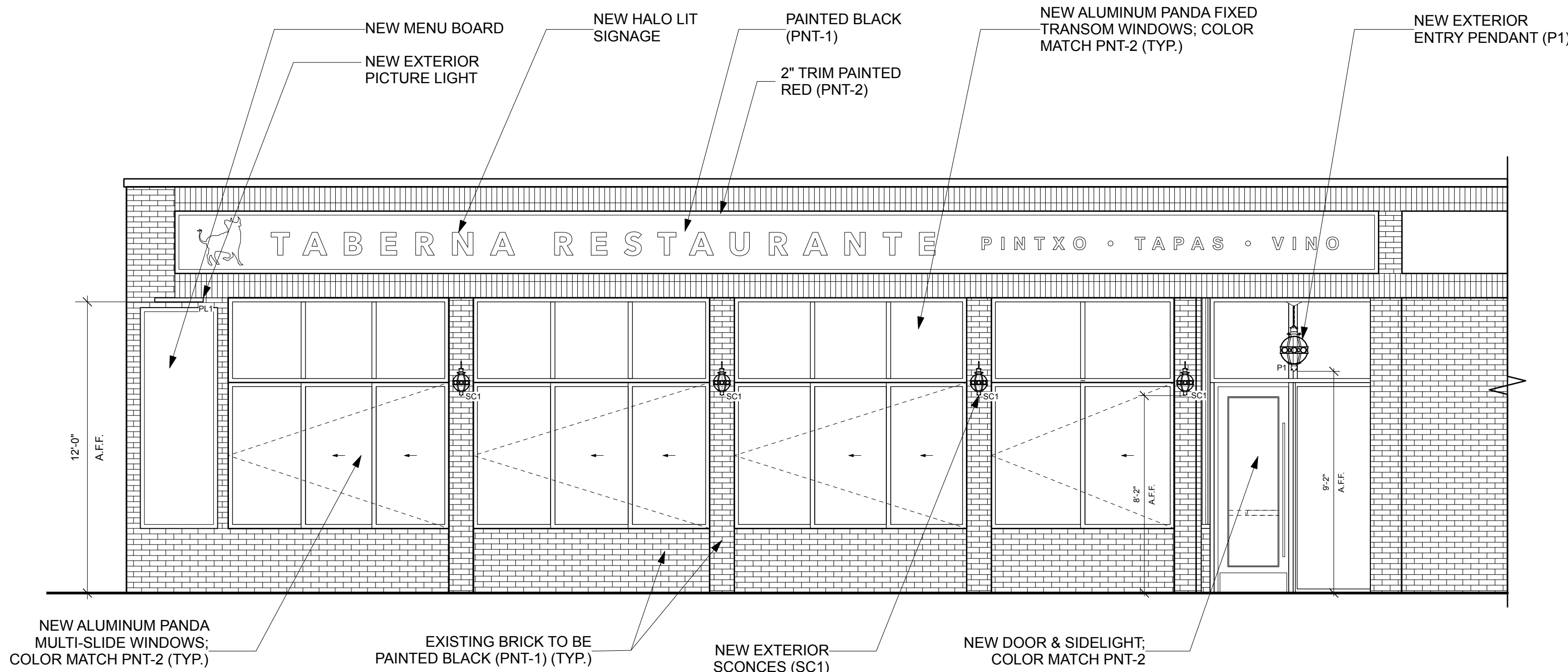
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Scale: 1/4" = 1'-0"



1 EXISTING EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED EXTERIOR RENDERING
Scale: 1/4" = 1'-0"



2 PROPOSED EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"

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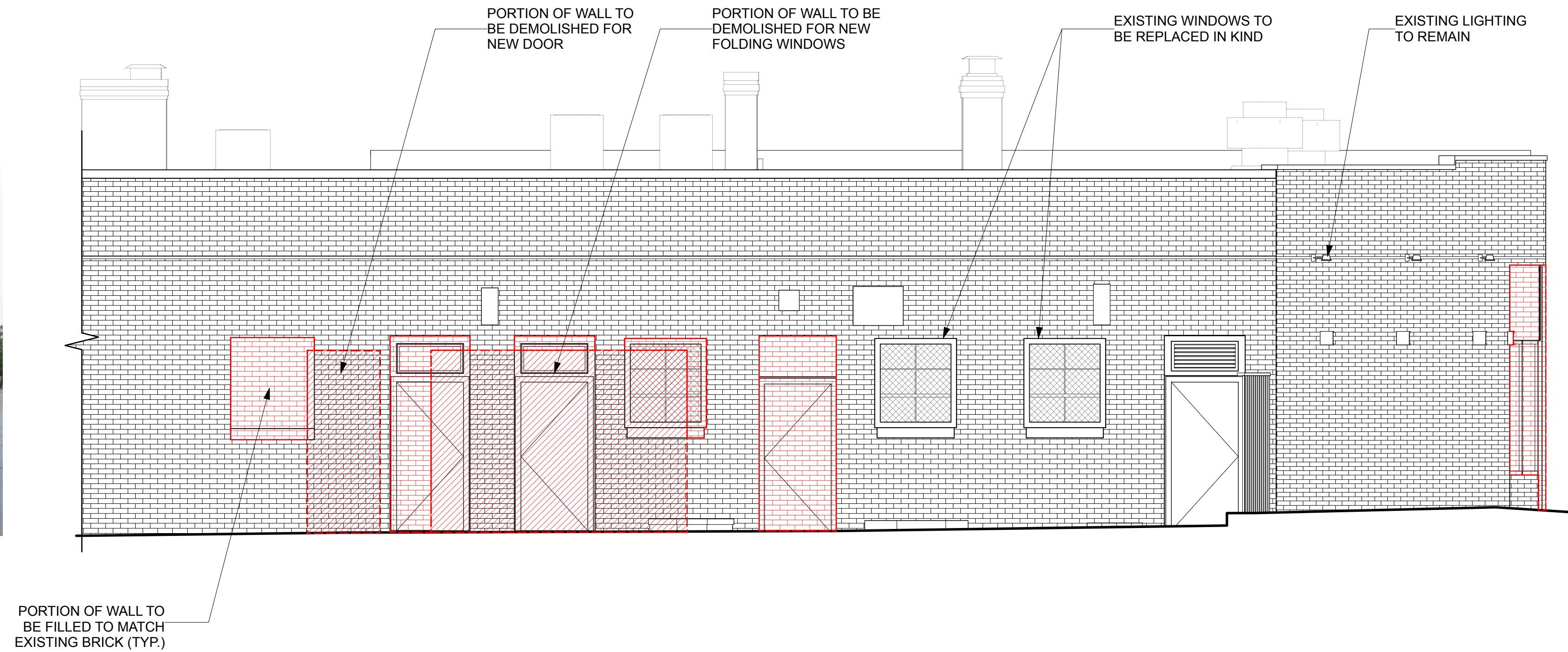
NO.	REVISION	DATE

EXTERIOR FRONT
ELEVATION

A-300



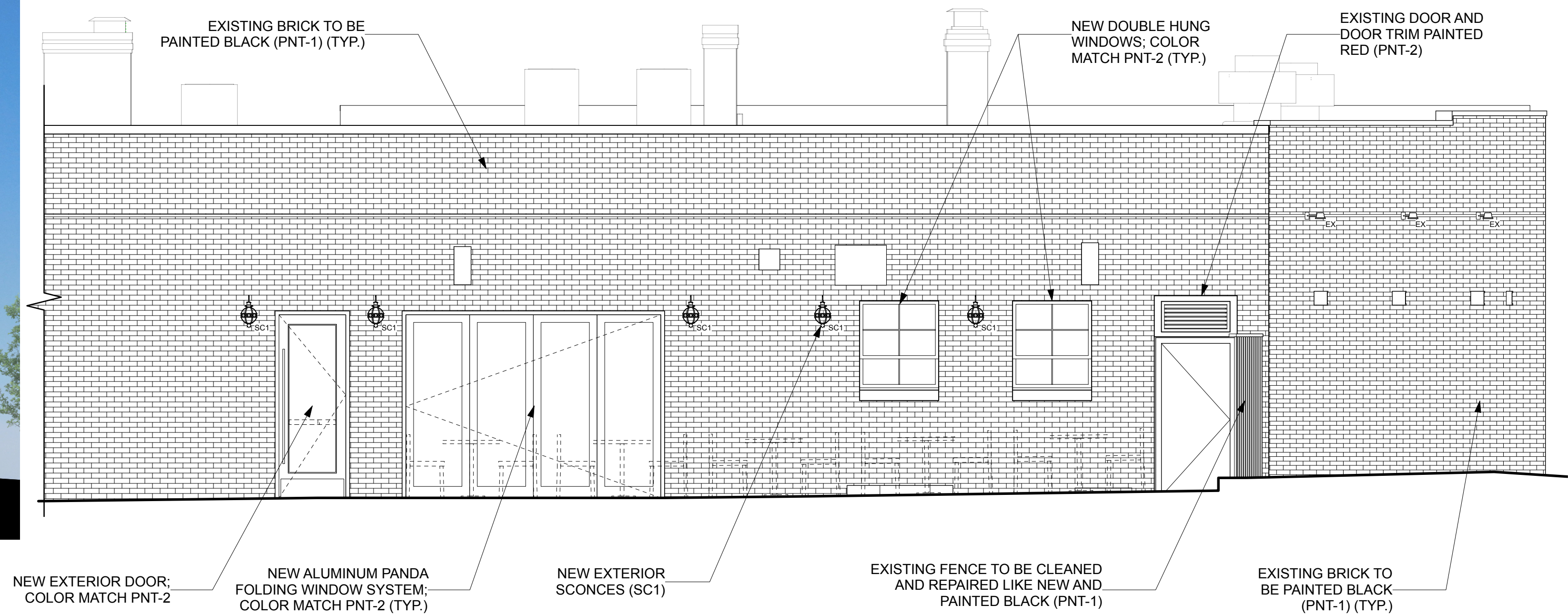
1 EXISTING EXTERIOR PHOTOGRAPH
Scale: 1/4" = 1'-0"



1 EXISTING EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED EXTERIOR RENDERING
Scale: 1/4" = 1'-0"



2 PROPOSED EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"

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Revisions

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EXTERIOR REAR
ELEVATIONS

A-301

EXTERIOR LIGHTING SPECIFICATIONS

CAMPANILE

FS008-FRN

HUDSON VALLEY

LIGHTING GROUP | hvlgroup.com | 1.800.814.3993

FINISHES

FRENCH IRON

Coastal Suitable Finish (EPM): No

DIMENSIONS

Height: 23.5"

Width/Diameter: 13.75"

Canopy/Backplate: 6"

Hanging Type: 72" Chain

Product Weight: 17.6lb

Canopy/Backplate Shape: Round

Sloped Ceiling Compatible: Yes

Living Finish: No

Uplight Only: No

Shade

Shade 1: Glass

Shade 1 Finish: Clear

Shade 1 Top Width: 13"

Shade 1 Bottom L/W: 0" / 4.75"

Shade 1 Height: 13"

ELECTRICAL

Bulb 1

Bulb Included: No

Socket: E12 Candelabra Base

Max Wattage: 60

Bulb Quantity: 3

Bulb Included: No

Wire Length: 144"

Dimmer Type: Incandescent

Gem Box Required (2"x3"): No

Dark Sky: No

SHIPPING

Carton 1: 39" x 17" x 17"

Carton 1 Weight: 24lb

Shipping Method: Ground

Country of Origin: VN



CAMPANILE

BS001-FRN

HUDSON VALLEY

LIGHTING GROUP | hvlgroup.com | 1.800.814.3993

FINISHES

FRENCH IRON

Coastal Suitable Finish (EPM): No

DIMENSIONS

Height: 17"

Width/Diameter: 8"

Product Weight: 7.48lb

Extension: 10.25"

Top to Center: 10.5"

Canopy/Backplate Shape: Round

Sloped Ceiling Compatible: No

Living Finish: No

Uplight Only: Yes

Shade

Shade 1: Glass

Shade 1 Finish: Clear

Shade 1 Top Width: 7.25"

Shade 1 Bottom L/W: 0" / 4.75"

Shade 1 Height: 7.25"

Replacement Glass Item #(s): GLS5001-CD

ELECTRICAL

Bulb 1

Bulb Included: No

Socket: E26 Medium Base

Max Wattage: 60

Bulb Quantity: 1

Bulb Included: No

Wire Length: 7"

Dimmer Type: Incandescent

Gem Box Required (2"x3"): No

Dark Sky: No

SHIPPING

Carton 1: 25" x 14" x 11"

Carton 1 Weight: 9lb

Shipping Method: Ground

Country of Origin: VN



P1

Terrace LED Sign Light

By Hinkley

LUMENS

Call Us (877) 445-4486

Product Options

Finish: Museum Bronze

Size: 28 Inch

Details

Linear head rotates 360 degrees for precise adjustments

Dimmable with CL dimmer

Wiring kit is supplied

Dimensions

28 Inch Option Fixture: Width 28.25", Height 5.25", Depth 12", Weight 34.25lb

Lighting

Lamp Type	LED Built-In	Color Temp	3000 (Soft White)
Total Lumens	2400	CRI	95
Total Watts	25.00	Equivalent Halogen, CFL or LED	No
Volts	120	Bulb Can Be Used	

Notes:

Location Rating: UL Listed Wet

Additional Details

Product URL: <https://www.lumens.com/terrace-led-sign-light-by-hinkley-HKY2394791.html>

Rating: UL Listed Wet

ITEM#: HKY2394791

Prepared by:

Prepared for:

Project:

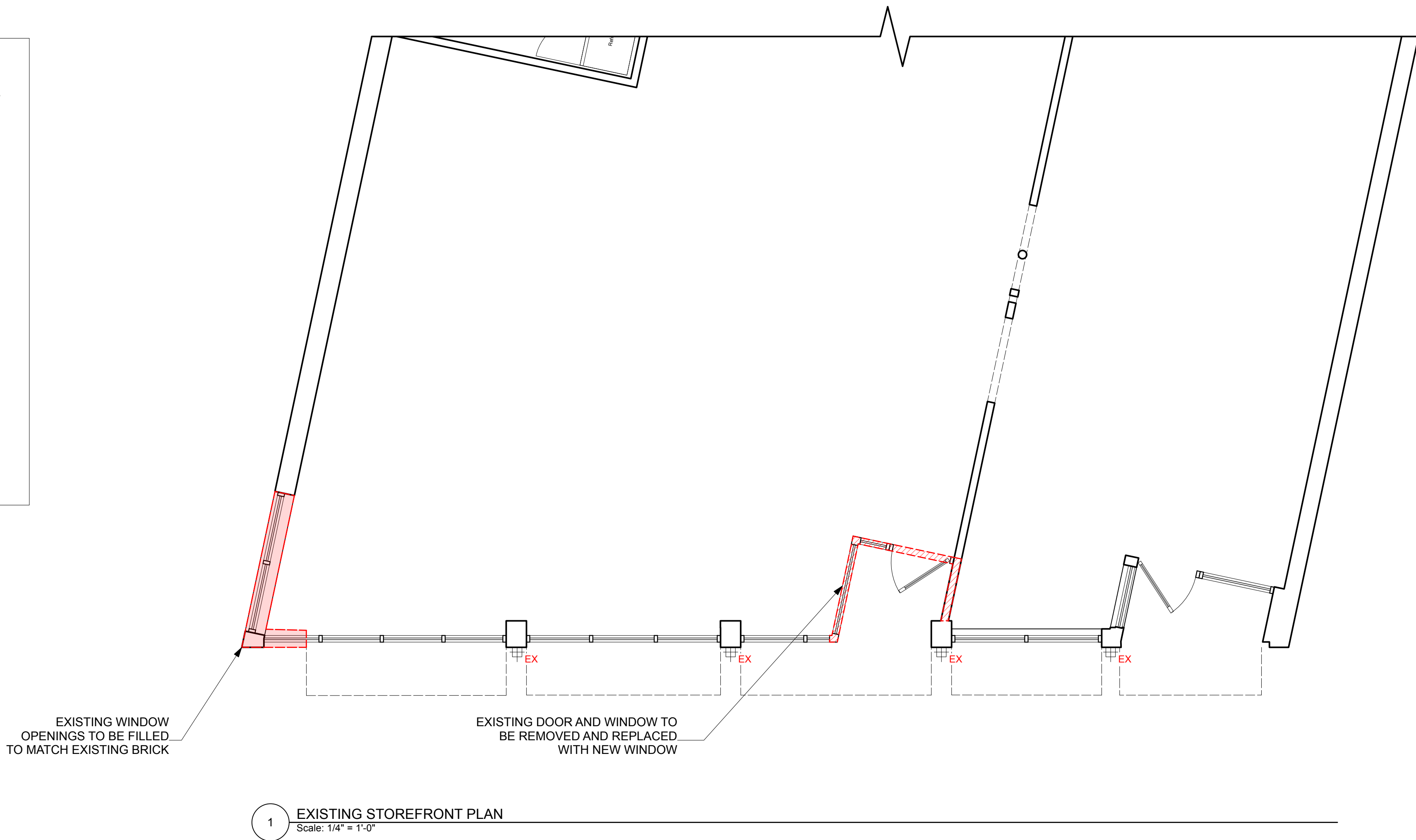
Room:

Placement:

Approval:



SC1



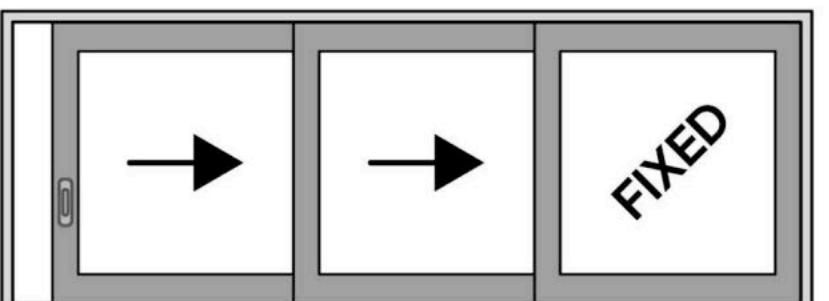
PL1

STOREFRONT WINDOW SPECIFICAITONS

PANDA

WINDOWS & DOORS

Sliding Windows

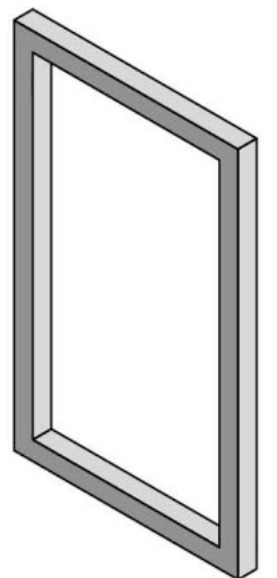


ALUMINUM MULTI-SLIDE WINDOWS; COLOR MATCH PNT-2 (TYP.)

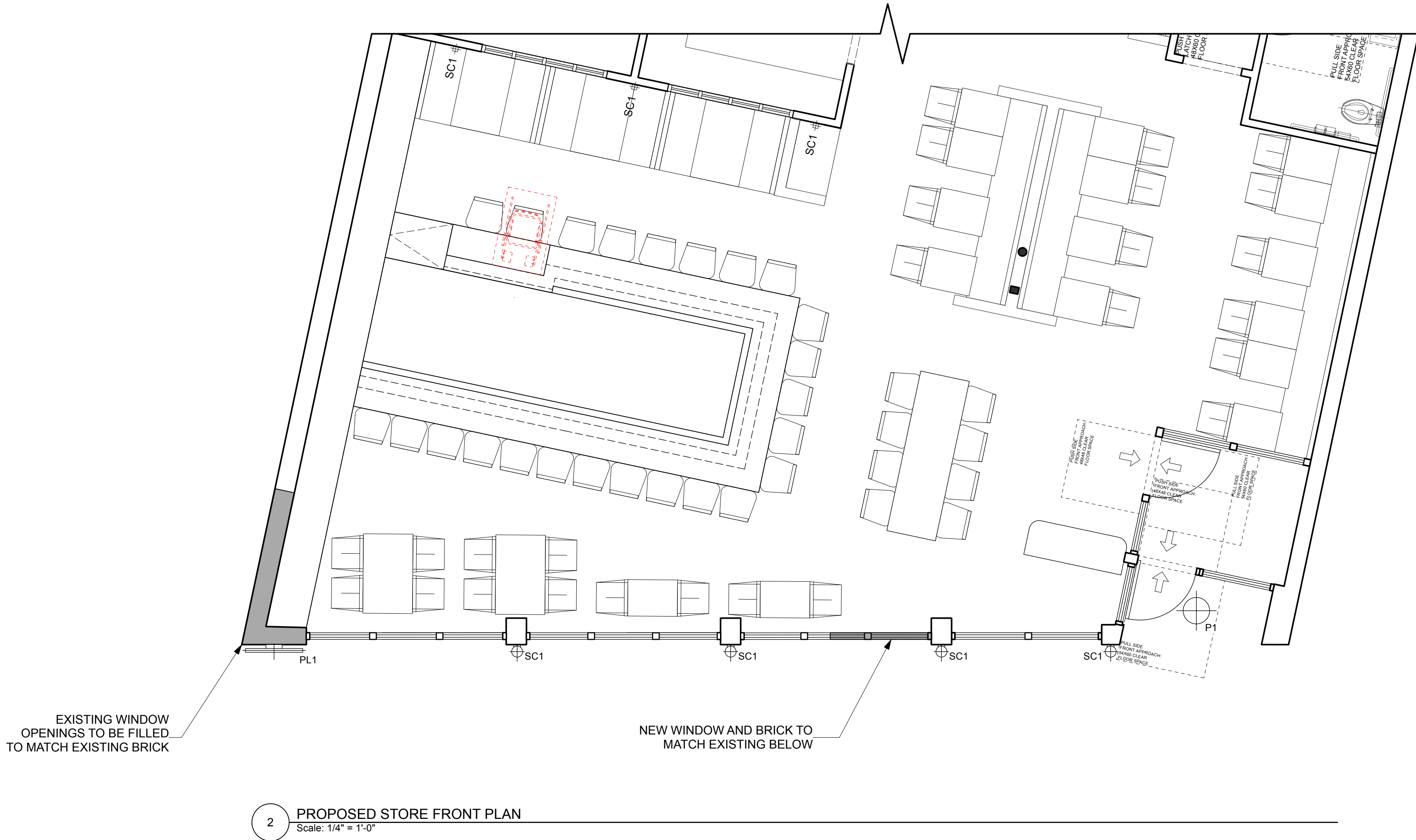
PANDA

WINDOWS & DOORS

Fixed



ALUMINUM FIXED WINDOWS; COLOR MATCH PNT-2 (TYP.)



TABERNA

1037 GREAT PLAIN AVE,
NEEDHAM, MA 02492

ALL DRAWINGS, SPECIFICATIONS AND ARCHITECTURAL DESIGNS ARE THE PROPERTY OF SOUSA DESIGN ARCHITECTS AND SHALL NOT BE REPRODUCED OR USED ON THIS OR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE PRIOR TO BEGINNING ANY WORK. REPORT ALL DISCREPANCIES IN WRITING TO SOUSA DESIGN ARCHITECTS BEFORE PROCEEDING WITH THE WORK AND SHALL ACCEPT FULL RESPONSIBILITY FOR SAME. DRAWINGS SHALL NOT BE SCALED. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, AND TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.

EACH CONTRACTOR SHALL SUBMIT TO SOUSA DESIGN ARCHITECTS FOR APPROVAL: SHOP DRAWINGS, SAMPLES, CUTS OF ALL THE ITEMS OF WORK PRIOR TO THEIR INCLUSION IN THE CONSTRUCTION. ALL ITEMS TO BE INCLUDED SHALL BE APPROVED FOR USE IN THE TOWN OF NEEDHAM AND SHALL HAVE AN ASTM AND UL NUMBER WHEN SUCH ITEMS REQUIRE THIS DESIGNATION. EACH CONTRACTOR SHALL CO-ORDINATE HIS WORK WITH ALL OTHER CONTRACTORS.

THE QUALITY OF WORKMANSHIP AND MATERIALS USED SHALL COMPLY WITH ALL TOWN OF NEEDHAM AND MA STATE BUILDING CODES. DRAWINGS SUBJECT TO APPROVAL BY ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION ALL NEW CONSTRUCTION TO COMPLY WITH APPLICABLE HANDICAPPED ACCESSIBILITY LAWS.

ISSUED FOR:
PLANNING REVIEW

SOUSA design
Architects

81 Boylston St., 2nd Floor
Brookline, MA 02445
617. 878. 9100
www.sousedesign.com



Job # 202509C

Drawn by SA Ckd by SAS

Date 10.20.25

Revisions

NO.	DESCRIPTION	DATE

EXTERIOR FRONT
DETAILS

A-302

TOWN OF NEEDHAM, MASSACHUSETTS

BUILDING INSPECTION DEPARTMENT

Assessor's Map & Parcel Number: 051-011

Building Permit No.:

Zoning District: CB-NEEDHAM CENTER OVERLAY DISTRICT A

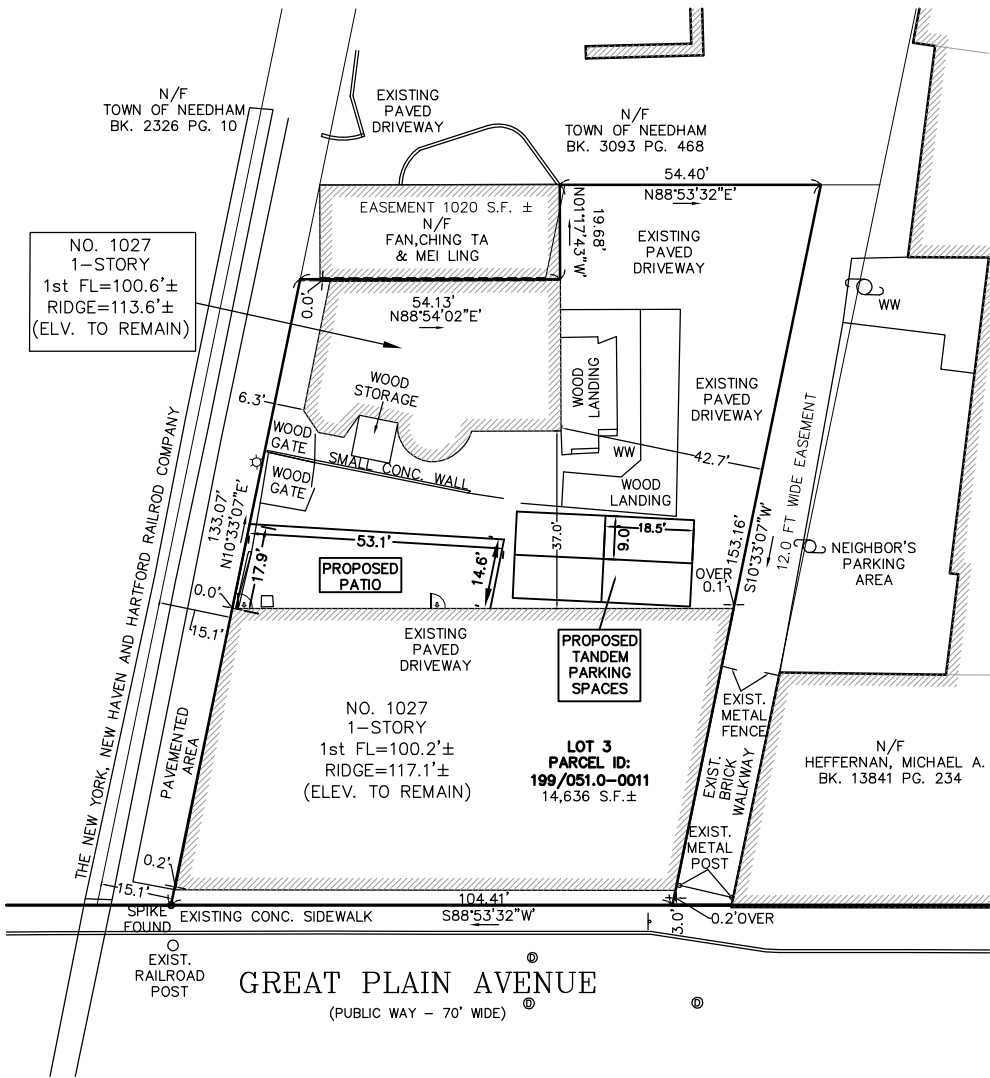
Lot Area: 14,636 S.F.±

Address: NO.1027 GREAT PLAIN AVE. NEEDHAM, MA.

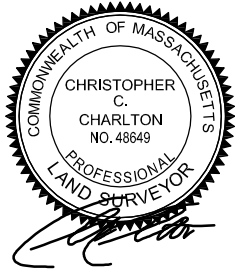
Owner: THOMAS, TRIANTOS

Builder:

PROPOSED PLOT PLAN
SCALE: 1"= 40'



EXISTING LOT COVERAGE
(TO REMAIN) = 53.2 % ±



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, gas lines, 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: 3RD day of: JUNE 2025

Name: CHRISTOPHER C. CHARLTON

Registered Land Surveyor #: 48649

Address: 105 BEAVER STREET

City: FRANKLIN

State: MA

Zip: 02038

Tel. No: (508) 528-2528

Approved:

Director of Public Works:

Date

Building Inspector:

Date

TABERNA

a mediterranean small plates tavern

charcuterie 7

- Jamon serrano | castilla Y leon
- chorizo | la rioja
- mortadella | rome
- nduja | malaga
- Basque salami | san sebastian
- sobrasada | majorica

cheese 7

- valdeon | castilla Y leon
- mahon | islas baleares
- drunken goat | murcia
- aged feta | athens
- manchego | la mancha
- Parmigiano Reggiano | Emilia-Romagna
- house ricotta | pink peppercorns, honey, mint

olives 5

- manzanilla | mild | green
- kalmata | black | briny
- gordal | fat | green
- cacerena | sweet | salty | black

dips & house pita 8

- black garlic hummus | zat tar oil, sumac
- romesco | roasted red peppers,
- tzatziki | yogurt, dill, garlic, cucumber
- whipped feta | grapefruit, mint, olive oil
- babagnoush | smoked eggplant
- muhummara | pomegranate

greens

- mixta* - gem lettuce, cucumber, roasted shallots, confit tomato.
- san Isidro* - little leaf, spinach, olives, red onion, egg, parsley.
- vegetable* - zucchini, pine nuts, raisins, mint, feta.
- fattoush* - parsley, mint, feta, pickles,

raw bar

- local oysters*- gazpacho mignonette.
- jumbo shrimp* -lemon, old bay remoulade
- local fluke crudo* - white balsamic, Thai basil, pistachio
- ceviche* - shrimp, cod, lime, avo, tortilla
- octopus salad* - chili oil, potato chips
- spiced sardines in oil* - grilled, garlic

small plates

land

- chorizo a la sidra* - golden raisin mostarda | 11
- polpette* - spiced meatballs, greek yogurt, pine nuts | 12
- pork belly* -crispy skin, PX sauce, mint | 13
- fried chicken thigh* - hot honey, muhummara, lemon yogurt | 9
- beef empanada* - salsa rojo | 8
- lamb lollipops* - grilled lemon, horseradish fries | 22
- crispy little ribs* - pork, orange coriander glaze, fried garlic | 13
- lamb kofta* - spicy feta, red onion salad, pita | 16
- beef tartare* - ras el hanout, olive oil, egg, mustard, fried capers | 16
- hamburger sliders*- american cheese, pickle, real truffle mayo | 12
- foie gras* - seared torchon, martins potato roll, sauternes onion jam | 18

sea

- bougrones* - olive oil, smoked salt, lemon, tomato bread | 9
- sardines a la plancha* - harrisa tomato sauce, toasted sourdough | 12
- stuffed squid* - eggplant, orzo, nduja | 13
- pastéis de bacalhau* - salt cod fritters, salt & vinegar aioli | 10
- moules frites*- white wine, creme fraiche, fries | 13
- las tortillas de camarones* - tiny shrimp fritters, garlic aioli | 12
- grilled pulpo* - octopus, chickpea puree, crispy chickpeas | 17
- gambas al pil pil* - sherry, shrimp, garlic, paprika, olive oil, parsley | 12
- roasted razor clams* - crispy chorizo, anchovy butter | 14
- fried calamari* - oregano, paprika, grilled lemon | 16
- cod escabeche* - tomato, sherry vinegar, piquillo

vegetables

- padron peppers*- fried and salted | 9
- patatas bravas* - garlic aioli, spicy tomato sauce | 9
- wild mushrooms* - honey, parsley, sea salt | 10
- feta stuffed peppers* - garlic aioli | 11
- manchego croquetas*- crispy, calabrian chili oil | 9
- stuffed grape leaf* - rice, preserved lemon | 9
- ratatouille tartine* - tomato, zucchini, eggplant, herbs | 10
- roasted carrots*- baharat yogurt, pepitas, pomegranate | 8
- roasted chilled beets* - crispy goat cheese, asparagus, seville orange
- tortillas espanola*- garlic dashi mayo, caviar | 14
- charred leek* - spicy marcona almond butter | 7

large plates

- half peri peri chicken* - grilled broccolini | 27
- flank steak* - papas arrugadas, piri piri onions, chimchurri | 32
- whole branzino* - butternut squash puree, peppers, lime, salsa verde | 30
- clam bucatini* - essex clams, white wine, parsley
- paella marisco* - shrimp, scallops, mussels | 36

cocktails

- Frozen Martini**- mahon spanish gin, cornichon infused de muller vermouht iris blanco (olive, onion, lemon)
- The Negroni** - malfi lemon gin, campari, dolin rosso, peychauds
- Exiled to Elba** - house mango vodka, lime, mint, fee foam.
- Penny Drops** - Pisco, fino sherry, creme de cacao, pear
- Porto Flip** - Tawny port, cognac, palm sugar syrup, aqua faba.
- Ou,zo sweet** - vodka, greek ouzo, lemon, thyme, honey.
- No caffeine after 8** - licor 43, galliano ristretta, rye, Pierre Ferrand Dry Curaçao.
- Big No No** - bacon washed bourbon, muddled pineapple, basil.

GinTonic

- Taberna** - Atlantic gin, fever tree mediterranean tonic, orange, rosemary,
- Coastal** - mahon gin, fino sherry, Q tonic, sea salt, lemon.
- Mountain** - mare gin, fever tree light tonic, basil, lemon.

Wine Cocktails

- Traditional Sangria**- tempranillo, brandy, oj, cane sugar, apples and oranges.
- White Sangria**- vino verde, pear brandy, curacao, lemon, strawberries.
- Tinto Verano**- rioja, housemade lemonata.

little white bean soup - tartufata | 9
lentil falafel- tahini sauce, Cucumber salad, | 9

wine by the glass
sparkling

- Cava.....spain
champagne.....france
prosecco.....italy
Sparkling rose.....greece
rose & orange
rezabal.....spain
chinon.....france
provence.....france
vermentino.....italy

- white
vinho verde.....portugal
alsace.....france
vermentino.....italy
roditis.....greece
priorat.....spain
sancerre.....france
roditis.....greece
priorat.....spain
sancerre.....france

- red
touriga national.....portugal
cab franc.....france
chanti.....italy
liatidis.....greece
tempranillo.....spain
cote du rhone.....france
liatidis.....greece
tempranillo.....spain
cote du rhone.....france
tempranillo.....spain
cote du rhone.....france
liatidis.....greece
tempranillo.....spain
cote du rhone.....france

port & sherry

Beer & Cider

- San Miguel | Lager | Spain | 4.2% | 8
- Red Donkey | Santorini Brewing | Amber | Greece | 5.5% | 9
- Estrella Damm | Light Lager | Spain | 5.4% | 8
- Empresa de Cervejas da Madeira | Coral Stout | Portugal | 5% | 9
- La Petite Aixoise | Double India Wheat Ale | France | 7% | 10
- Grolsch | Premium Lager | Netherlands | 5% | 8
- Ciders of Spain | Cider | Good Clean Funk | Spain | 5% | 9
- Duché de Longueville | Cider | France | 7% | 12
- Mythos | Pale Lager | Greece | 4% | 6
- Fiddlehead | Vermont | IPA | 6% | 10
- Allagash | Maine | White Ale | 5.5% | 10

Triantos Thomas & Dina Thomas, Trustees
Great Plain Avenue Realty Trust
198 Curve Street
Dedham, MA 02026

August 28, 2025

Town of Needham
Planning Board
Needham, Massachusetts 02492

Attn: Lee Newman, Planning Director

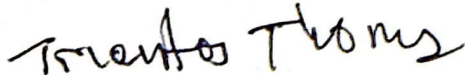
Re: 1027 Great Plain Avenue, Needham, MA
Application for Site Plan Review and Zoning Relief

Dear Mrs. Newman,

Please accept this letter as confirmation that Triantos Thomas and Dina Thomas, Trustees of the Great Plain Avenue Realty Trust, owner of the property known and numbered 1037 Great Plain Avenue, Needham, MA 02492, previously used and occupied by the Rice Barn (the "Premises"), have authorized Stuart Henry and Bohemian, LLC, acting directly or through their attorney George Giunta, Jr., Esquire, to make application for site plan review, special permits and any and all other zoning, planning, general by-law and other relief that may be required or appropriate in connection with the contemplated renovation, alteration and redevelopment of the Premises for restaurant use. In connection therewith, Stuart Henry and Bohemian, LLC, acting directly or through their attorney George Giunta, Jr., Esquire are specifically authorized to execute, sign, deliver and receive all necessary documentation related thereto, including, without limitation, Application for Site Plan Review and Application for Design Review Board Review.

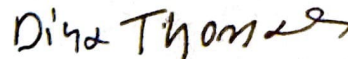
Sincerely,

Triantos Thomas, Trustee



Great Plain Avenue Realty Trust

Dina Thomas, Trustee



Great Plain Avenue Realty Trust