

DESIGN REVIEW BOARD

Monday, Mar. 28, 2022

6:45 p.m.

Virtual Meeting using Zoom

Meeting ID: 845-1987-6965

(Instructions for accessing below)

Under Governor Baker's Act "Extending Certain COVID-10 Measures Adopted During the State of Emergency", extending the "Executive Order Suspending Certain Provisions of the Open Meeting Law G.L. c. 30A, S20," issued June 16, 2021, and in effect until April 1, 2022, meeting of public bodies may be conducted virtually provided that adequate access is provided to the public. Recently the Governor signed into law (Chapter 22 of the Acts of 2022) an extension to the temporary provisions that allow for remote public meetings to continue through July 15, 2022.

To view and participate in this virtual meeting on your phone, download the "Zoom Cloud Meetings" app in any app store or at www.zoom.us. At the above date and time, click on "Join a Meeting" and enter the following Meeting ID: 845-1987-6965

Link: <https://us02web.zoom.us/j/84519876965>

To view and participate in this virtual meeting on your computer, at the above date and time, go to www.zoom.us click "Join a Meeting" and enter the following ID: 845-1987-6965

APPLICANTS:

Review of Applications for Outdoor Seating:

Latin-A Kitchen and Bar, 30 Dedham Avenue – Antonio De Trizio

Farmhouse, 970 Great Plain Avenue – Dora Tavel-Sanchez Luz

Hearth Pizzeria, 974 Great Plain Avenue – Ivan Millan Pulecio

The James, 1025 Great Plain Avenue – Stuart Henry

Jeff Sarra, Batten Brothers Signs representing Beth Israel Lahey Health located at 310 Chestnut Street and applying for signage.

Jeff Sarra, Batten Brothers Signs representing Beth Israel Lahey Health located at 817 Highland Avenue and applying for signage.

REVIEW

No minutes to review till April 25 meeting.

Next Public Meeting – April 25, 2022 at 7:30pm via Zoom Webinar

Request for DRB comment - Latina Outdoor dining

From: Alexandra Clee aclee@needhamma.gov
To: Elisa Litchman elitchman@needhamma.gov
Cc: Lee Newman LNewman@needhamma.gov
Date: Thu, Mar 17, 2022, 4:16 PM
 ALL APPLICATION_Latina_2.15.22.pdf 26.3 MB

Dear Elisa,

For the review of the Design Review Board, I have attached application materials for the proposal to for Latina Restaurant to utilize the driveway next to the building at 30 Dedham, Avenue for 10 tables with 28 seats of outdoor dining, seasonally. Additionally, deliveries will be made from the Dedham Avenue, and brought by dollie to the rear of the building. More information can be found in the attachments.

The Planning Board has scheduled this matter for March 28, 2022. Please send your comments by Wednesday March 23, 2022 if possible.

The documents attached for your review are as follows:

1. Application for Amendment to Major Project Special Permit No. 2015-07, and an application under Section 6.9 of the Zoning by-Law for outdoor dining.
2. Plan entitled “Latina Kitchen and Bar, 30 Dedham Avenue, Outdoor Seating Plan,” prepared by reMake Design, dated February 10, 2022.
3. Specifications of outdoor furniture.
4. Photographs.

Thank you, alex.

Alexandra Clee
Assistant Town Planner
Needham, MA

2022 FEB 15 PM 2:29

TOWN OF NEEDHAM 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 30 Dedham Ave
Name of Applicant Antonio De Trizio
Applicant's Address 218 Hillside Ave
Phone Number 781 654 6049

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

Property Owner's Name First Cambridge Realty Corporation
Property Owner's Address 907 Massachusetts Ave #2, Cambridge, MA 02139
Telephone Number 617 547 6559

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

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

Requesting to amend special permit to allow 10 tables/ 28 outdoor seats.
Requesting all deliveries to be by the street (Dedham Ave) instead of the back of building.

Signature of Applicant (or representative)

Antonio De Trizio

Antonio De Trizio

Address if not applicant _____

Telephone # _____

Stuart Rothman

2/8/2022

Owner's permission if other than applicant _____

as manager 934 948 Great Plain Ave LLC

SUMMARY OF PLANNING BOARD ACTION

Received by Planning Board cf. [signature] Date 2/10/22

Hearing Date _____ Parties of Interest Notified of Public Hearing _____

Decision Required by _____ Decision/Notices of Decision sent _____

Granted _____

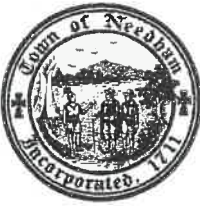
Denied _____

Fee Paid _____

Fee Waived _____

Withdrawn _____

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



2022 FEB 15 PM 2:29

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

LOCATION:

Property Address: 30 Dedham Ave
Name of Establishment: Latina Kitchen and Bar

APPLICANT:

Name (must be business owner, manager, or lessee): Antonio De Trizio
Address: 218 Hillside Ave

Telephone Number: 781 654 6049
Email Address: sdtrizio@gmail.com

Do you own or rent property?

PROPERTY OWNER:

Complete this section if applicant is not the property owner

Name (must be owner): First Cambridge Realty Corporation
Address: 907 Massachusetts Ave #2, Cambridge, MA 02139

Telephone Number: (617) 547 6559
Email Address: _____

APPLICATION REQUEST:

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

If yes, how many private parking spaces? Alley

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.*

_____ # 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?
Are you requesting to have outdoor dining on a sidewalk?

SEATING: FACILITIES/EQUIPMENT:

Total number of seats approved under existing Special Permit 99
Total number of seats existing inside 99 (may be same as above or fewer)
Number of restrooms provided 4
Total number of seats proposed outside 29 Size of Grease Trap 2 x 450 G each
Number of chairs 29 Air Curtains (if opening is off kitchen) Text
Number of tables 10 Screens (if opening is off kitchen) _____
Outdoor Seating Area dimensions 14' x 50' = 700 sq feet
Type of Barrier or Enclosure to Define Seating Area
(mandatory if alcohol is proposed to be served):
Jersey barriers provided by Town

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?

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

Monday - Sunday 11am - 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

Low top tables / Aluminum dining outdoor commercial grade

Orange Jersey barriers provided by Needham Town

Area is enclosed by red brick wall (30 Dedham Ave), Jersey barriers and planters along carport at 50 Dedham Ave.

Access to patio from Dedham Ave or walking through the restaurant

Exit to sidewalk at Dedham Ave or walking inside the restaurant

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 along 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): Antonio D T Date: 11/13/2021

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: _____



TABLES:
 (4) at 32"w x 48"l x 30"h
 (6) at 32"w x 24"l x 30"h

CHAIRS
 (28) at 16"w x 17"l x 32.5"h



OUTDOOR SEATING PLAN



LATINA KITCHEN + BAR / 30 DEDHAM AVE, NEEDHAM MA

32" X 48" TABLE

30 DEDHAM AVE

30" X 48" CLEAR
FLOOR SPACE

14' - 0"

PATIO
AREA
700 SF+/-

3' - 0"
CLR

DEDHAM AVE.

32" X 24" TABLE

PATIO HEATER

50 DEDHAM AVE

EXISTING
PLANTERS

ACCESSIBLE
ROUTE

JERSEY
BARRIERS

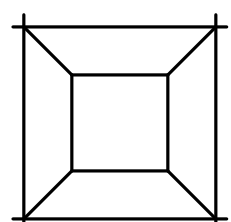
50' - 0"

0' 2' 4' 8'



2/10/2022

reMake
Design



47 Naples Road
Brookline, MA 02446
617-733-6733







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◀ Brown Outdoor Restaurant Tables and Sets

Lancaster Table & Seating 32" x 48" Brown Powder-Coated Aluminum Dining Height Outdoor Table with Umbrella Hole and 4 Arm Chairs

Item #: 4273248DUA4N



Note: Support cross bar shown lower

You last purchased this on
Jun 16 2021 at 03:14PM EST



Only

\$649.00/Each

Discounted shipping with

1

Add to Cart



Earn up to **\$19.47 back** (1,947 points)
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Wish List ▼

Rapid Reorder

Other Available Colors:



- ✓ Made for use on outdoor patios and bar areas
- ✓ Powder-coated aluminum construction is lightweight, durable, and resistant to corrosion
- ✓ Smooth surface with brown color creates a bright and lively outdoor atmosphere
- ✓ UV-resistant finished so that color will not fade over time
- ✓ Chair has a seating capacity of 300 lb.



Quick Shipping

Usually ships in **1 business day** ⓘ



[View all Lancaster Table & Seating Outdoor Restaurant Tables and Sets](#)



You May Also Need ?



Lancaster Table & Seating
Replacement Glide
\$3.19 / Pack

1 Add to Cart



Lancaster Table & Seating Brown
Powder Coated
\$94.99 / Each

1 Add to Cart

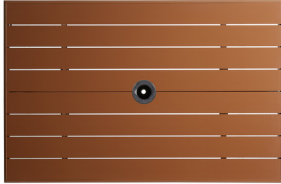


Lancaster Table & Seating Brown
Powder Coated
\$104.99 / Each

1 Add to Cart

Allow your guests to enjoy the breezy summer weather with this Lancaster Table & Seating 32" x 48" brown powder-coated aluminum dining height outdoor table with umbrella hole and 4 arm chairs

Designed specifically for outdoor use, this combo makes an excellent addition to restaurants, bar patios, and other outdoor entertainment areas such as banquets and luaus. Its lightweight construction allows you to easily move it around your outdoor setting for the best possible view. The 30" dining height allows guests to sit comfortably during their meal, while the chair's armrests provide additional support. Your guests will love the



opportunity to enjoy the temperate weather with the convenience and comfort of this table set!



Seating Capacity: 4

Four people can comfortably sit at this table.

UV-Resistant Finish

The smooth surfaces of the table and chairs feature a brown color that's sure to induce a lively atmosphere and complement the warm summer sky. Thanks to its UV-resistant finish, the color won't fade over time when left in the sun for longer periods.



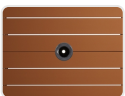
Durable Construction

Both this table and its chairs are made of powder-coated aluminum, which is tough enough to resist weather and corrosion. The chairs also feature a durable 300 lb. capacity. Place them on your patio and let your guests enjoy!



Sturdy Pedestal Base

This table features a pedestal base that allows it to stand firm on your patio. Its black glides make it easy to maneuver and protect the surface it stands on from scratching.



Built-In Umbrella Hole

A built-in umbrella hole allows the table to be paired with a compatible umbrella (sold separately) to add shade at your restaurant or cafe.



Slotted Design

The slotted design of the chair allows for excellent airflow to keep guests cool while they dine and prevents the table from overheating.

Compare to Other Products

own ght d 4			
	ITEM #: 4273232DUS4N	ITEM #: 4273232DUA4N	ITEM #: 4273636DUA4N
	Lancaster Table & Seating 32" x 32" Brown Powder-Coated Aluminum Dining Height Outdoor Table with Umbrella Hole and 4 Side Chairs	Lancaster Table & Seating 32" x 32" Brown Powder-Coated Aluminum Dining Height Outdoor Table with Umbrella Hole and 4 Arm Chairs	Lancaster Table & Seating 36" x 36" Brown Powder-Coated Aluminum Dining Height Outdoor Table with Umbrella Hole and 4 Arm Chairs
	PRICE \$539.00 /Each	PRICE \$569.00 /Each	PRICE \$599.00 /Each
	LENGTH 32 Inches	LENGTH 32 Inches	LENGTH 36 Inches
	WIDTH 32 Inches	WIDTH 32 Inches	WIDTH 36 Inches
	HEIGHT 30 Inches	HEIGHT 30 Inches	HEIGHT 30 Inches
	CAPACITY 300 lb., 4 Chairs	CAPACITY 300 lb., 4 Chairs	CAPACITY 300 lb., 4 Chairs
	COLOR Brown	COLOR Brown	COLOR Brown
	WITH ARMS -	WITH ARMS Yes	WITH ARMS Yes

Table Dimensions:

Length:	48 Inches
Width:	32 Inches
Height:	30 Inches

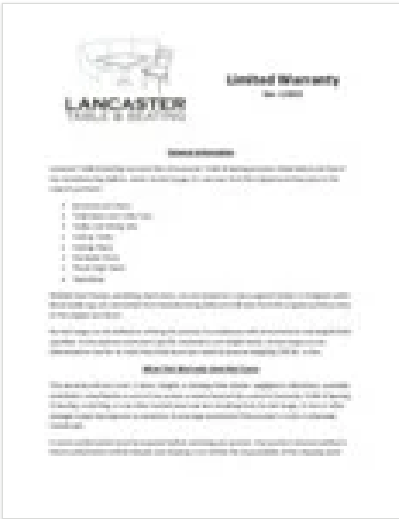
Chair Dimensions:

Length:	17 Inches
Width:	16 Inches
Height:	32 1/2 Inches
Seat Height:	19 Inches
Capacity:	300 lb.

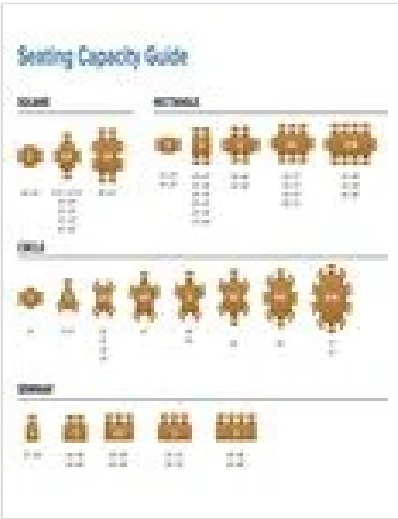
Due to manufacturer production variations, check the [Compatibility](#) resource to ensure this part is suitable for your application.

Need Parts & Accessories?

Resources and Downloads



Warranty



Seating Capacity Guide



Compatibility

A PDF viewer is required to view this product's information. [Download Adobe Acrobat software](#)

SPECS	
Length	48 Inches
Width	32 Inches
Height	30 Inches
Seat Length	17 Inches
Seat Width	16 Inches
Height Style	Standard Height
Seat Height	19 Inches
Umbrella Hole Diameter	2 Inches
Capacity	300 lb. 4 Chairs
Color	Brown
Features	Umbrella Hole
Finish	UV-finished
Frame Material	Aluminum

SPECS	
Shape	Rectangle
Tabletop Material	Aluminum
Type	Table / Chair Sets
Usage	Outdoor
With Arms	Yes

Related Items

				
Table Tops	Outdoor Table Bases	Outdoor Restaurant Chairs	Outdoor Table Umbrellas and Bases	Fire Pit
1726 Products	289 Products	363 Products	318 Products	14 Products

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Request for DRB comment - Farmhouse Outdoor dining

From: Alexandra Clee aclee@needhamma.gov

To: Elisa Litchman elitchman@needhamma.gov

Cc: Lee Newman LNewman@needhamma.gov

Date: Thu, Mar 17, 2022, 4:17 PM



The Farmhouse - Outdoor Seating Application.pdf 896 KB

Farmhouse application, date stamped.pdf 330 KB

FARMHOUSE PATIO_Stamped 020222.pdf 2.7 MB

Dear Elisa,

For the review of the Design Review Board, I have attached application materials for the proposal to for Farmhouse Restaurant to utilize the parking lot behind the building for seasonal outdoor dining. More information can be found in the attachments.

The Planning Board has scheduled this matter for March 28, 2022. Please send your comments by Wednesday March 23, 2022, if possible.

The documents attached for your review are as follows:

1. Application for Amendment to Major Project Special Permit No. 2007-04, and an application under Section 6.9 of the Zoning by-Law for outdoor dining.
2. Photographs
3. Plan entitled "Proposed Patio Layout Plan," prepared by Spalding Tougias Architects, Inc., dated February 8, 2022, and a second Sheet entitled "Rendering" dated February 8, 2022. (please note, the same two pages repeat in the attachment).

Thank you, alex.

Alexandra Clee

Assistant Town Planner

2022 FEB 15 PM 2:30

**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 970 Great Plain Ave Needham
Name of Applicant Eat Farmhouse, LLC
Applicant's Address Same As Above
Phone Number 617 360 1797

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

Property Owner's Name Simon II Associates LLC
Property Owner's Address 10 Newbury Street Boston MA 02116
Telephone Number 617 267 6828

Characteristics of Property: Lot Area _____ Present Use Commercial
Map # _____ Parcel # _____ Zoning District _____
047-063-000

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

Private parking area behind restaurant becomes patio. The same as we had during Covid.

Signature of Applicant (or representative) _____
Address if not applicant _____
Telephone # 617 360 1797
Owner's permission if other than applicant Matthew Simon 1/26/2022

SUMMARY OF PLANNING BOARD ACTION

Received by Planning Board Matthew Simon Date 2/10/22
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.

2022 FEB 15 PM 2:30



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

LOCATION:

Property Address: 970 Great Plain Ave
Name of Establishment: The Farmhouse

APPLICANT:

Name (must be business owner, manager, or lessee): Dora Tavel-Sanchez LUC
Address: _____

Telephone Number: 917 612 4680
Email Address: CATfarmhouse@gmail.com

Do you own or rent property?

PROPERTY OWNER:

Complete this section if applicant is not the property owner Math Simon
Name (must be owner): ~~Dora Tavel-Sanchez LUC~~
Address: _____

Telephone Number: 781-449-6200
Email Address: CATFARMHOUSE@GMAIL.COM

APPLICATION REQUEST:

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

If yes, how many private parking spaces? currently four N/A

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.

_____ # 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.

2 # 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?
Are you requesting to have outdoor dining on a sidewalk? NO, N/A

SEATING: FACILITIES/EQUIPMENT:

Total number of seats approved under existing Special Permit 64
Total number of seats existing inside 100 (may be same as above or fewer)
Number of restrooms provided 3
Total number of seats proposed outside 64 Size of Grease Trap _____
Number of chairs 64 Air Curtains (if opening is off kitchen) _____
Number of tables 32 Screens (if opening is off kitchen) _____
Outdoor Seating Area dimensions _____
Type of Barrier or Enclosure to Define Seating Area
(mandatory if alcohol is proposed to be served):
metal fencing +
concrete barrier

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?

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

Tues thru Saturday 12-2, 4³⁰-10

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

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): [Signature] Date: 1/18/22

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: _____

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.

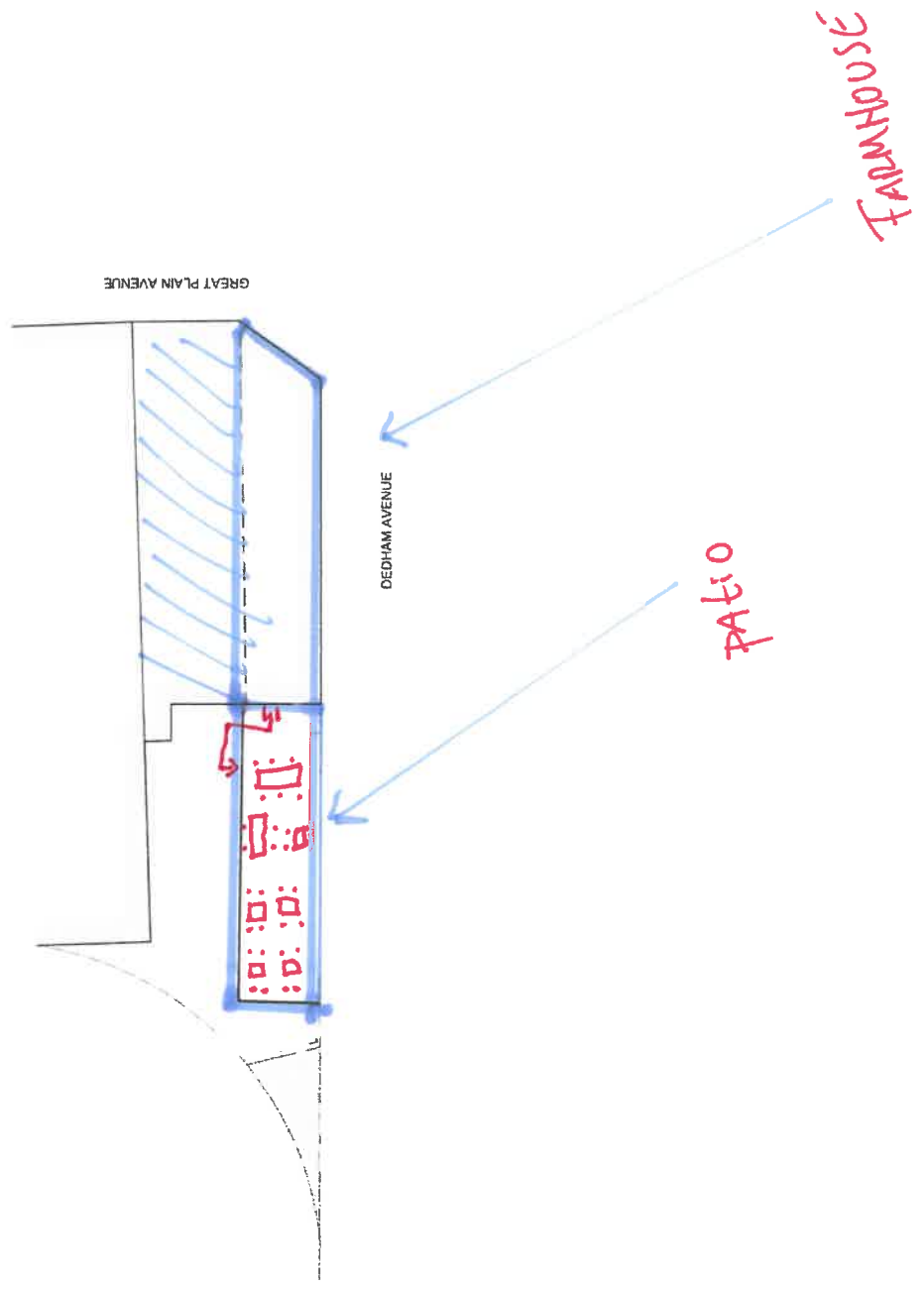
Are you proposing to have: (please check all that apply)?

- 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).

yes, already
done so
and approved.

PHOTOGRAPHS

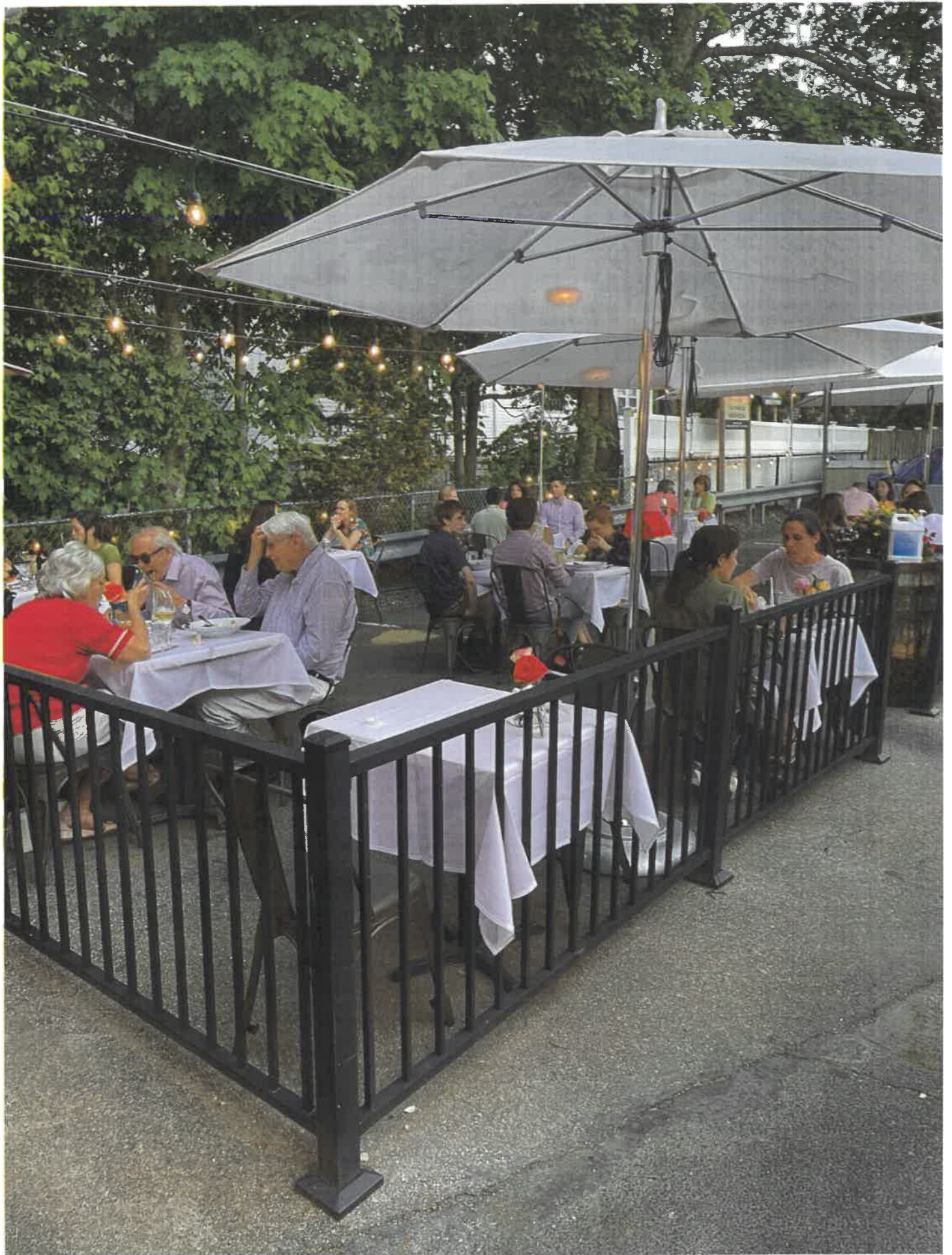
Submit photographs of the proposed outdoor dining location (front and side views) if available.













**Gabriel / Dora
FARMHOUSE
PATIO**

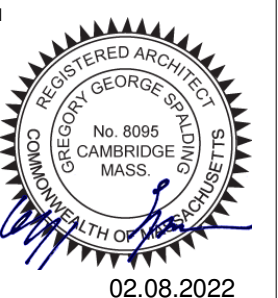
970 Great Plain Road
Needham, MA



CONSULTANTS:

David Miller Landscape
Architecture + Planning

No.	Date	Revision
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08.2022

Drawing Title

PROPOSED PATIO LAYOUT PLAN

Project No. _____
Project Number

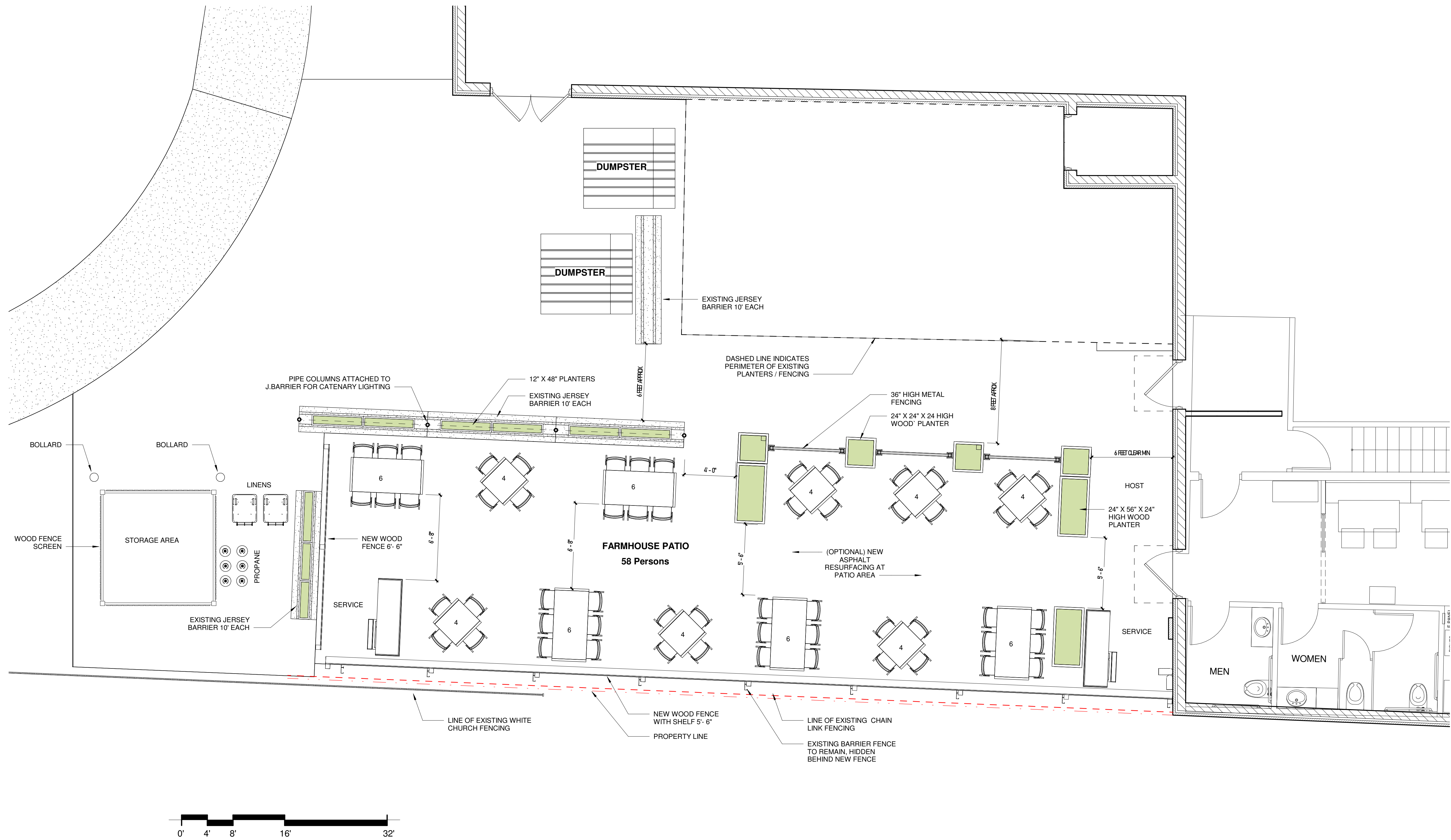
 Date _____

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

 Drawn By _____ | _____
Author | **Checker**

A100

© Copyright Spalding Tougias Architects, Inc.



PROPOSED PATIO PLAN



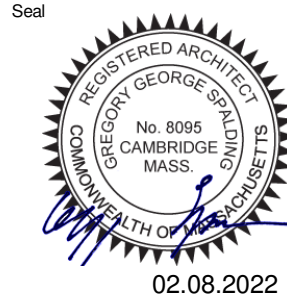
Gabriel / Dora
FARMHOUSE
PATIO
970 Great Plain Road
Needham, MA



CONSULTANTS:

David Miller Landscape
Architecture + Planning

No. Date Revision



02.08.2022

Drawing Title

RENDERING

Project No.
Project Number
Date
Scale

Drawn By
Author
Checked By
Checker

Drawing No.

A101

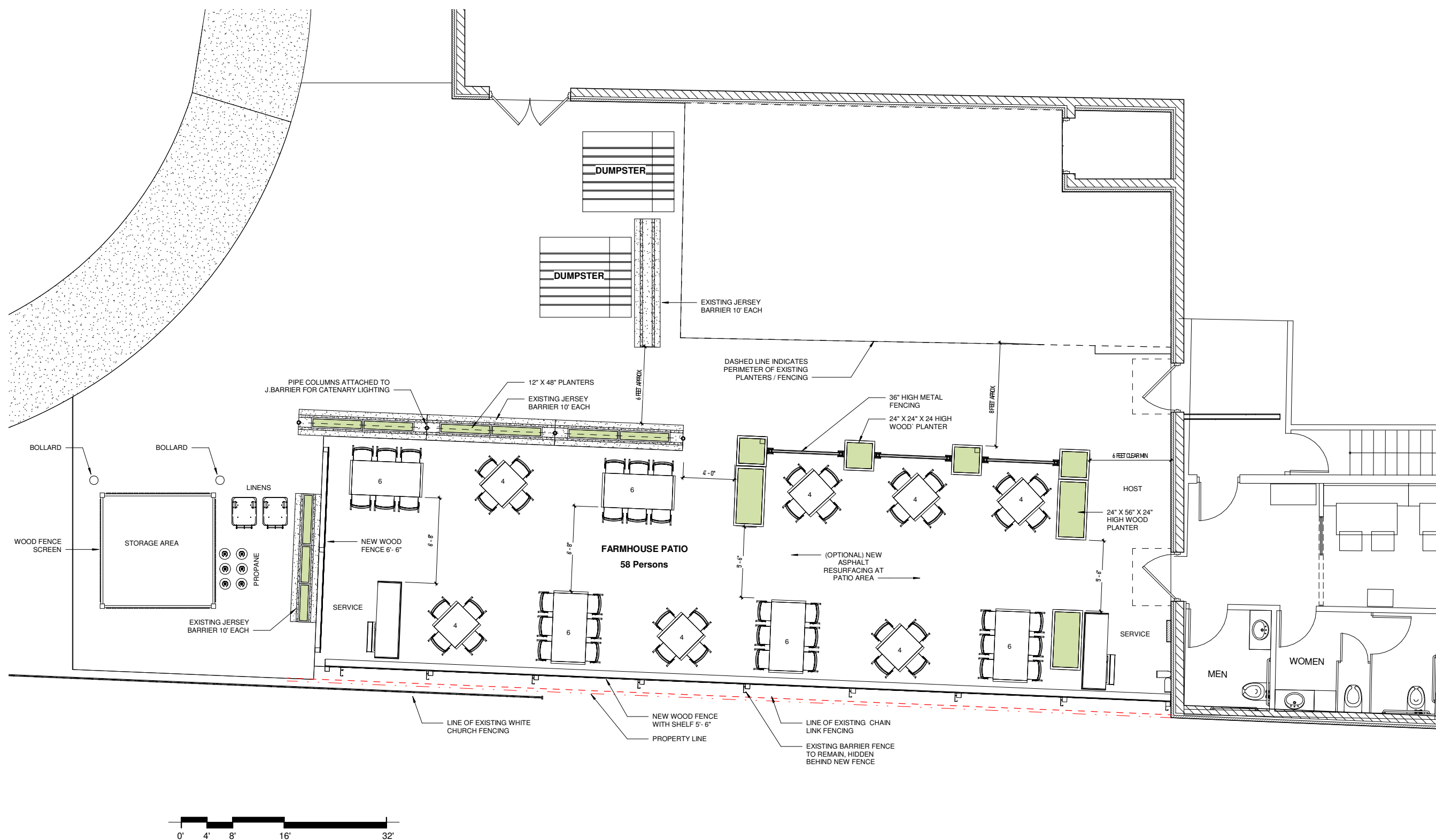
Gabriel / Dora
FARMHOUSE
PATIO

970 Great Plain Road
Needham, MA



CONSULTANTS:

David Miller Landscape
Architecture + Planning



PROPOSED PATIO PLAN

No.	Date	Revision

Seal

02.08.2022

Drawing Title

PROPOSED
PATIO LAYOUT
PLAN

Project No.
Project Number
Date
Scale
1/4" = 1'-0"
Drawn By
Author

Drawing No.
A100
Checked By
Checker

Gabriel / Dora
**FARMHOUSE
PATIO**
970 Great Plain Road
Needham, MA



CONSULTANTS:

David Miller Landscape
Architecture + Planning



No. Date Revision



Drawing Title

RENDERING

Project No.
Project Number
Date
Scale
Drawn By
Author

Drawing No.
A101
Checked By
Checker

Request for DRB comment - amendment to Hearth Pizzeria - outdoor dining

From: Alexandra Clee aclee@needhamma.gov

To: Elisa Litchman elitchman@needhamma.gov

Cc: Lee Newman LNewman@needhamma.gov

Date: Thu, Mar 17, 2022, 4:13 PM

 **Date Stamped app for outdoor seating 1_4_2022.PDF 139 KB**
974 Great Plain Ave Hearth Outdoor Seating App 12_23_2021.pdf 120 KB
Hearth - Exterior Patio Plan - 2021 12-09 LR.pdf 2.3 MB

Dear Elisa,

I have received the attached application materials for a proposed Amendment to the existing Special Permit Hearth Pizzeria at 974 Great Plain Avenue for the review of the Design Review Board. The requested amendment would permit year-round 33 outdoor seats by Hearth Pizzeria abutting the municipal parking lot and within the maneuvering space of the private parking lot.

Please note: This application has already been approved by Planning and Select Boards. Unless there is an glaring issue, I am hoping this one is a-okay!

The documents attached for your review are as follows:

1. Application for the Amendment to 2006-04 and application under Section 6.9 of the Zoning By-Law.
2. 2 sheets prepared by Scott Melching Architect, page 1, showing "Photos of Exterior Seating," dated December 9, 2021; page 2, showing "Exterior Seating Plan," dated December 9, 2021

Thank you, alex.

Alexandra Clee
Assistant Town Planner
Needham, MA
781-455-7550 ext. 271
www.needhamma.gov

TOWN OF NEEDHAM
MASSACHUSETTS

2022 JUN -4 AM 9:19



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 974 Great Plain Ave Needham, MA 02492
Name of Applicant Ivan Millan-Polanco
Applicant's Address _____
Phone Number 508 702 8762

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

Property Owner's Name Copley Investments
Property Owner's Address 10 Newbury St Boston, MA 02116
Telephone Number 617 267 6828

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

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

Signature of Applicant (or representative) _____

Address if not applicant _____

Telephone # 508 702 8762

Owner's permission if other than applicant _____

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 _____

Withdrawn _____

Fee Paid _____ Fee Waived _____

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

2021 DEC 23 AM 11:36

**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 (amendment) 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 974 Great Plain Avenue, Needham, MA
Name of Applicant Sol Soul Family Foods LLC d/b/a Hearth Pizzeria
Applicant's Address 974 Great Plain Avenue, Needham, MA
Phone Number 508-202-8762

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

Property Owner's Name Copley Investments
Property Owner's Address 10 Newbury Street, Boston, MA 02116
Telephone Number 617-267-6828 *Jay Pfeifer*

Characteristics of Property: Lot Area 45 acres Present Use restaurant
Map # 47 Parcel # 63 Zoning District Center Business District

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

WE REQUESTING AN AMENDMENT TO ADD 33 OF OUTDOOR SEATS.
THANK YOU.

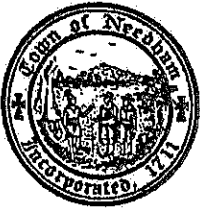
Signature of Applicant (or representative) *Robert Craig*
Address if not applicant 59 MT. VERNON AVE NEEDHAM, MA 02492
Telephone # 781-248-5361
Owner's permission if other than applicant *Robert Craig*

*Robert Craig
Sol Soul
Family Foods
LLC
Manager.*

SUMMARY OF PLANNING BOARD ACTION

Received by Planning Board *Alvin...* Date 12/22/21
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.



2022 JAN -4 AM 9:11

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

LOCATION:

Property Address: 974 GREAT PLAIN AVE NEEDHAM, MA, 02492

Name of Establishment: HEARTH PIZZERIA

APPLICANT:

Name (must be business owner, manager, or lessee): IVAN MILLAN PULECIO

Address: 974 GREAT PLAIN AVE NEEDHAM, MA, 02492

Telephone Number: 508-208-8762

Email Address: ivan@hearthpizzeria.com

Do you own or rent property?

PROPERTY OWNER:

Complete this section if applicant is not the property owner

Name (must be owner): Copley Investments

Address: 10 Newbury St, Boston, MA, 02116

Telephone Number: 617-267-6828

Email Address: Joy@Copley-Investments.com

APPLICATION REQUEST:

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

If yes, how many private parking spaces? HEARTH WILL NOT TAKE ANY SPACES. IT IS A PATIO ALREADY.

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.*

 # 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?

Are you requesting to have outdoor dining on a sidewalk?

SEATING: FACILITIES/EQUIPMENT:

Total number of seats approved under existing Special Permit 32-38
Total number of seats existing inside 50 (may be same as above or fewer)
Number of restrooms provided 3
Total number of seats proposed outside 34 Size of Grease Trap _____
Number of chairs 34 Air Curtains (if opening is off kitchen) -
Number of tables 9 Screens (if opening is off kitchen) _____
Outdoor Seating Area dimensions _____
Type of Barrier or Enclosure to Define Seating Area
(mandatory if alcohol is proposed to be served):

WE HAVE A SURROUNDING PLANTER WITH TREES, OUTRAVE AND FENCE

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.

WE WOULD LIKE TO HAVE IT OPEN YR. ROUND WEATHER PERMITTING.
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?

IT WOULD BE WEATHER PERMITTING SINCE WE ARE NOT OF TAKING PARKING SPOTS.
What days of the week and hours do you plan to serve food & beverage outdoors?

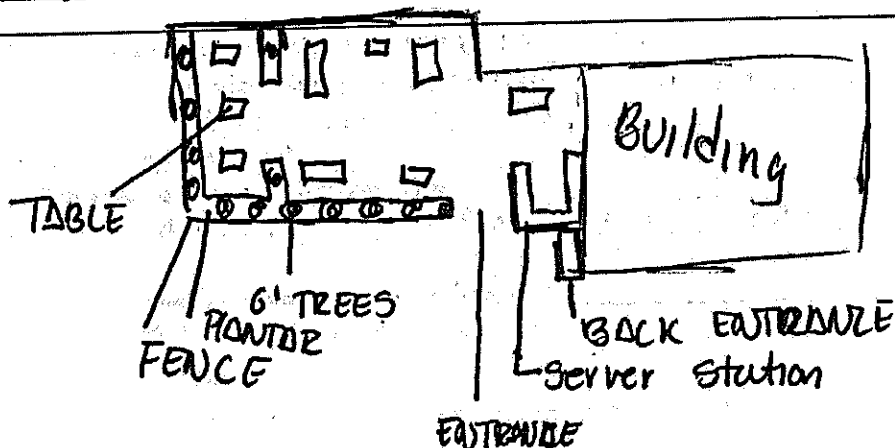
THE M - SUNDAY.

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

HEATH'S PATIO IS LOCATED IN THE BACK OF 974 GREAT PLAIN AVE.
WE WILL NOT TAKE ANY PARKING SPOTS AS IT WAS AN UN USED AREA.

IT IS ENCLOSED BY A PLANTER WALL WITH TREES AROUND AND
HAS 10 TABLES AND 32 SEAT AS WELL AS A SERVER
STATION.



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):

Date:

Date: 12/1/2021

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: _____

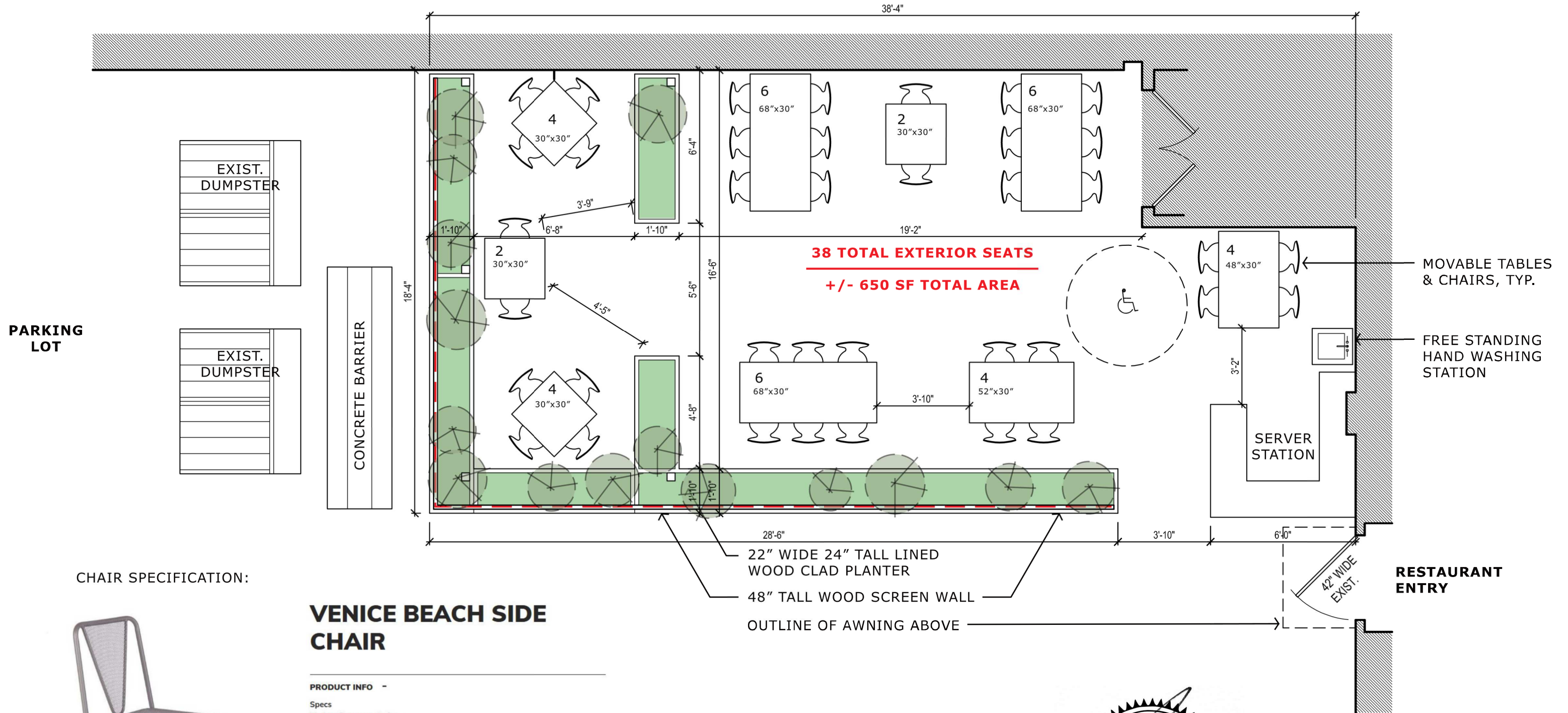
Departmental Approval (Health _____ Building _____ Fire _____ Police _____ Public Works _____)

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

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

Comments: _____





Request for DRB comment - The James outdoor dining

From: Alexandra Clee aclee@needhamma.gov

To: Elisa Litchman elitchman@needhamma.gov

Cc: Lee Newman LNewman@needhamma.gov

Date: Thu, Mar 17, 2022, 4:16 PM



Outdoor Dining Application FINAL 030422.pdf 131 KB

The James - EXT Photos - 2021 12-23.pdf 6.7 MB

The James - EXT Floor Plan PLATFORM - 2021 12-23.pdf 656 KB

Chapel St Lot Licence #2 - Fully Executed.pdf 112 KB

email_Patio Plans.pdf 6.4 MB

site plan showing outdoor diing location Chapel St.pdf 4.4 MB

IMG-3579.jpg 5.3 MB

Application Amendment.pdf 1.8 MB

Dear Elisa,

I am seeking comment from the DRB on for the Planning Board meeting of April 5.

The requested amendment would permit up to 69 outdoor seats by the James Pub on 5 on-site parking spaces located on the eastern edge of the restaurant building which the Petitioner had previously made available for public use in the municipal parking lot on Chapel Street and on private property which the Petitioner controls along the southern edge of the restaurant building.

The Planning Board has scheduled this matter for April 5, 2022. Please send your by Wednesday March 30 if possible.

The documents attached for your review are as follows:

1. Application for Amendment to Major Project Special Permit No. 2007-04, and an application under Section 6.9 of the Zoning by-Law for outdoor dining.
2. Plan prepared by Scott Melching Architect, entitled "Exterior Seating Plan," dated December 23, 2021.
3. Photographs.
4. License Agreement between the Town and the Heffernan Associates Nominee Trust, dated March 2, 2022.
5. Email from Stuart Henry, Petitioner, with two attachments: 1) plan with sketch on it showing proposed location of outdoor dining; and 2) photograph.

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 1027 Great Plain Ave Needham MA 02492
Name of Applicant Stuart Henry (The James)
Applicant's Address 18 Clifondale ST, Roslindale MA 02131
Phone Number 8578917928

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

Property Owner's Name Triantos Thomas
Property Owner's Address 198 Curve St, Dedham MA 02026
Telephone Number 7813295894

Characteristics of Property: Lot Area 14800 Present Use RESTAURANT
Map # 51 Parcel # 11 Zoning District CENTER BUSINESS

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

REQUESTING AN AMENDMENT TO ADD 69 OUTDOOR SEATS. WE WOULD BE USING 3 PUBLIC PARKING SPACES

Signature of Applicant (or representative)

Address if not applicant _____

Telephone # _____

Owner's permission if other than applicant _____

Stuart Henry OWNER - THE JAMES
Triantos Thomas HENRY HOSPITALITY INC

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 _____

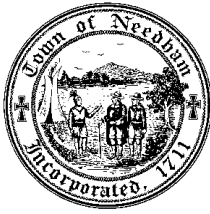
Granted _____

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: 1027 Great Plain Ave, Needham MA 02492

Name of Establishment: The James

APPLICANT:

Name (must be business owner, manager, or lessee): Stuart Henry

Address: 18 Cliftondale St, Roslindale, MA 02131

Telephone Number: 8578917928

Email Address: stuart@thejamespub.com

Do you own or rent property? Rent

PROPERTY OWNER:

Complete this section if applicant is not the property owner

Name (must be owner): Triantos Thomas

Address: 198 Curve St, Dedham MA 02026

Telephone Number: 7813295894

Email Address:

APPLICATION REQUEST:

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

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 x 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.*

 # 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.

 3 # 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?
yes Are you requesting to have outdoor dining on a sidewalk?

SEATING: FACILITIES/EQUIPMENT:

Total number of seats approved under existing Special Permit ____100____

Total number of seats existing inside ____56____ (may be same as above or fewer)

Number of restrooms provided ____2____

Total number of seats proposed outside ____69____ Size of Grease Trap ____100lbs____ Number of chairs ____121____ Air Curtains (if opening is off kitchen) ____

Number of tables ____16____ Screens (if opening is off kitchen) ____

Outdoor Seating Area dimensions ____1430 sf____

Type of Barrier or Enclosure to Define Seating Area

(mandatory if alcohol is proposed to be served):

____Jersey Barriers____

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? Seven Days 4pm-11pm

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 have built a deck around the patio with treks decking and wooden built in benches. We painted the benches a light green colour and the decking brown. We have built flower boxes and dividers between tables. The town kindly provided jersey barriers around the patio enclosure we built a fence 4 ft above that to enclose the area. The Patio has two entry/exits on either end of the patio and one entrance into the building, the building itself has 3 exits.

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 along 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? Yes
- Outdoor lighting? Yes

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**

___x___ **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): Stuart Henry Date: 01/05/2022

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: _____

SECOND LICENSE AND MEMORANDUM OF UNDERSTANDING

WHEREAS Elizabeth Heffernan, Trustee of the Heffernan Associates Nominee Trust (hereinafter "Heffernan"), are the owners of 1013 Great Plain Avenue, Needham, MA; and

WHEREAS Triantos and Dina Thomas (hereinafter "Thomas") are the owners of 1027 Great Plain Avenue, Needham, MA; and

WHEREAS Heffernan, Thomas and the Town of Needham, a municipal corporation with a principal place of business at 1471 Highland Avenue, Needham, MA (hereinafter referred to as "the Town") previously entered into a License and Memorandum of Understanding dated October 6, 2015; and

WHEREAS this License and Memorandum of Understanding established, among other things, that the Town would make space available within the Chapel Street parking lot for a consolidated dumpster enclosure available for use by Heffernan and Thomas' restaurant tenants, and that in return Thomas would allow use of five (5) private parking spaces located on 1027 Great Plain Avenue by the Town and the general public as part of the Chapel Street parking lot; and

WHEREAS Henry Hospitality, Inc. d/b/a The James ("The James") operates the restaurant located at 1027 Great Plain Avenue, Needham, MA; and

WHEREAS this License and Memorandum of Understanding provided that it would be effective for a term of five (5) years commencing on the date of its execution by all parties; and

WHEREAS notwithstanding the foregoing, the parties wish to continue the arrangement memorialized in the License and Memorandum of Understanding, whereby the Town makes space available to Heffernan, Thomas, and their respective tenants for use as a consolidated dumpster, and Thomas grants to the Town a license to use the five (5) spaces behind The James located at 1027 Great Plain Avenue as part of the Chapel Street parking lot, except as otherwise expressly provided for herein.

NOW THEREFORE, this Second License and Memorandum of Understanding sets forth the respective rights and responsibilities of the parties.

1. The Town grants a license to Heffernan and Thomas to maintain and use the existing consolidated dumpster enclosure, in its existing location within the Chapel Street Parking Lot, as shown on Exhibit A.
2. Heffernan and Thomas will have their tenants commit to using the consolidated dumpster enclosure exclusively, rather than using separate dumpsters of their own.
3. Heffernan and Thomas will be responsible for maintaining the enclosure. Heffernan and Thomas further agree to remove any snow and/or ice in front of the dumpster enclosure so as to assure access.

4. The dumpsters will be two 8-yard containers. One will be for cardboard and the other one for mixed trash.
5. Heffernan, Thomas, and The James will continue to contact businesses in other buildings abutting the Chapel Street lot to encourage their participation in the consolidation project.
6. In exchange for this second license to use public parking spaces for the consolidated dumpster enclosure, Thomas agrees that the owners of two of his tenants, The James and the Rice Barn, or succeeding tenants in their space, will park up to six cars buddy-style between the two businesses—the dumpsters of the restaurants having been removed from the area under the dumpster consolidation arranged for under the initial License and Memorandum of Understanding.
7. Thomas grants to the Town a license that the five (5) spaces behind The James may be used by the public and marked for two-hour public parking in a manner agreeable to the parties for so long as this agreement is in effect.
8. The Town may, in its discretion, authorize The James to use the five (5) licensed parking spaces for seasonal outdoor seating for such period or periods of time as the Town may specify. Such use shall be subject to all necessary permitting and licensing requirements from the Town and the Commonwealth, and shall be subject to payment of the Town's standard licensing fees for use of public parking spaces. Such authorization, if granted, shall not waive or otherwise affect the Town's license to use the five (5) parking spaces, and the Town may reinstate its use of those spaces pursuant to this license at any time that it has not authorized seasonal outdoor seating to occur.
9. The James will work with other restaurants to try to consolidate the pickup of recycled oil.
10. The term of this license shall be for five (5) years commencing on the day of its execution by all parties, and it shall automatically renew for successive five (5) year terms unless a party provides written notice of non-renewal prior to the expiration of the current term.
11. Heffernan and Thomas, either directly or through their participating tenants, shall procure and maintain, during the term of this License Agreement, comprehensive general liability insurance naming the other and the Town as additional named insureds, subject to limits of at least \$1,000,000 each occurrence and \$2,000,000 in the aggregate for bodily injury and \$1,000,000 property damage. The Town shall procure and maintain, during the term of this License Agreement, comprehensive general liability coverage of \$100,000 each occurrence and \$200,000 in the aggregate for bodily injury and \$100,000 for property damage. The parties shall provide the other with a certificate of insurance.
12. This License is subject to termination by the parties to this agreement for a breach of the terms of this license that has not been corrected within ninety (90) days of written notice of the breach and demand to remedy it, delivered to the Licensee. Notice is delivered by leaving a copy thereof with the Town Manager, 1471 Highland Avenue, Needham MA

and to Thomas at 198 Curve Street, Dedham MA and to Heffernan at 99 Whitman Road, Needham MA.

13. Upon termination of this agreement, Heffernan and Thomas shall remove the dumpsters and enclosure from the licensed premises if requested to do so by the Town.

14. It is agreed that the licensed areas are and shall remain the property of the licensor and the licensee shall not make any improvements on, alter or remove any part of the premises without the licensors express prior written consent.

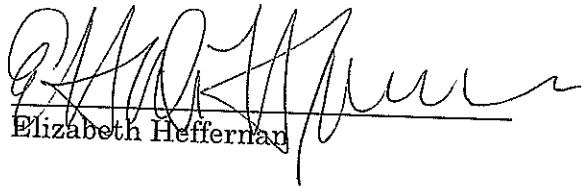
15. The parties shall not assign the License Agreement or any rights hereunder without the prior written consent of the others.

16. This document forms the entire agreement between the parties and there are no other agreements between the parties. Any amendment or modification to this License Agreement must be in writing and signed by a person with the authority to bind the party.

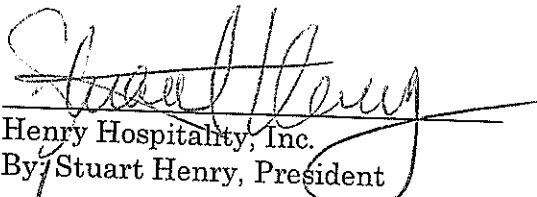
17. The parties agree that any action or proceedings arising in connection with this Agreement shall be tried and litigated exclusively in the District Court of Northern Norfolk or Norfolk Division or the Superior Court Department of the Massachusetts Trial Court and no other court or forum, subject to appeals to the Massachusetts Appeals Court and the Massachusetts Supreme Judicial Court. It is further agreed that the parties to this contract hereby waive their rights to a jury trial.

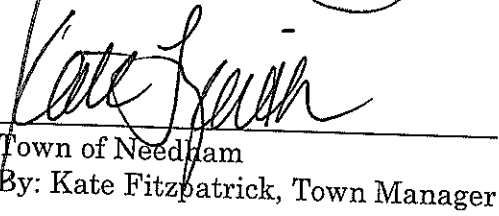
18. LICENSE ONLY: The parties acknowledge that this is a License Agreement and the rights to use of the Parking Area hereunder shall be deemed to be a license only and shall not be construed to be a lease, joint venture, partnership or as evidencing any relationship between the parties other than as Licensee and Licensor. No interest in real property is hereby conveyed by the parties.

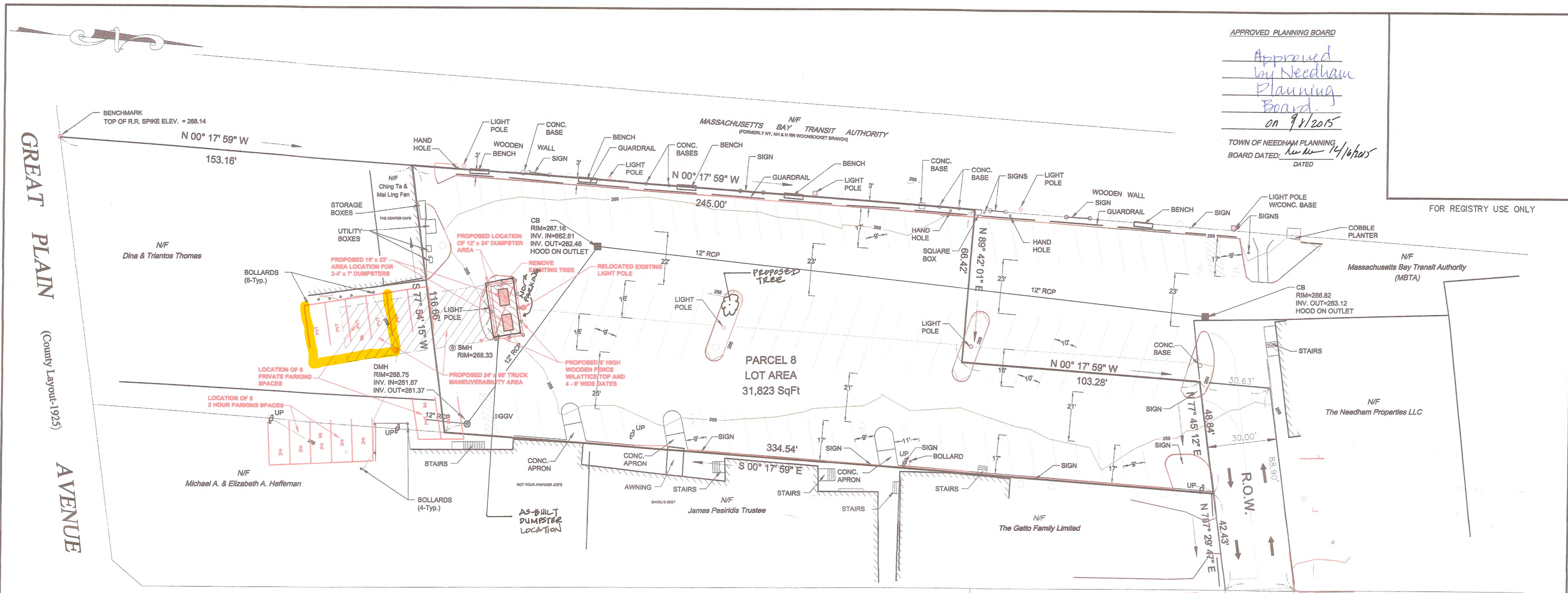
WITNESS OUR HANDS AND SEALS THIS ^{March} 2 DAY OF ~~FEBRUARY~~, 2022:


Elizabeth Heffernan 3-10-22


Triantos and Dina Thomas 3-11-22


Henry Hospitality, Inc.
By: Stuart Henry, President


Town of Needham
By: Kate Fitzpatrick, Town Manager



APPROVED PLANNING BOARD

Approved
by Needham
Planning
Board
on 9/1/2015

TOWN OF NEEDHAM PLANNING
BOARD DATED: 8/14/2015
DATED

FOR REGISTRY USE ONLY

ZONING TABLE CHARTS			
ZONING CRITERIA	REQUIRED	EXISTING	PROPOSED
ZONING DISTRICT		CENTER BUSINESS (CB)	CENTER BUSINESS (CB)
MINIMUM LOT AREA	10,000 Sq. Ft.	34,525 Sq. Ft.	34,525 Sq. Ft.
MINIMUM FRONTAGE	90'	CHAPEL ST = 48.84'	48.84'
MINIMUM FRONT YARD SETBACK	0 - 3'	N/A	N/A
MINIMUM SIDE YARD SETBACK	0	N/A	N/A
MINIMUM REAR YARD SETBACK	0	N/A	N/A
MAXIMUM HEIGHT	35'	N/A	N/A
MAXIMUM FLOOR AREA RATIO	1"	N/A	N/A

* - PRE EXISTING NON-CONFORMING RELATIVE TO FRONTAGE

ZONING TABLE - SECTION 5.1.3				
ITEM	REQUIREMENTS	EXISTING SITE	PROPOSED SITE	COMPLIANT
PARKING LOT ILLUMINATION	AVERAGE 1 FOOT CANDLE WITH CUTOFF FIXTURES	NO	NO	SEEKING WAIVER
LOADING REQUIREMENTS	ADEQUATE OFF STREET LOADING FACILITIES	N/A	N/A	YES
HANDICAPPED PARKING	PARKING SPACES FOR HANDICAPPED INDIVIDUALS AS REQUIRED BY AAB	5	5	SEEKING WAIVER
DRIVEWAY OPENINGS	INGRESS EGRESS LOCATED TO MINIMIZE CONFLICT WITH TRAFFIC ON STREETS	NO	NO	N/A
COMPACT CARS	OFF-STREET PARKING MAY BE DESIGNED FOR MAXIMUM 50% COMPACT CARS	N/A	NONE PROVIDED	SEEKING WAIVER
PARKING SPACE SIZE	EACH SPACE MUST REMAIN 9x18.5' (A1' BUMPER OVERHANG MAY BE INCLUDED)	NO	NO	SEEKING WAIVER
BUMPER OVERHANG	PARKING SPACE SIZE MAY INCLUDE 1' AREA BEYOND THE CURB IN FRONT OR REAR OF SPACE	N/A	N/A	N/A
PARKING SPACE LAYOUT	SPACE SHALL BE DESIGNED TO ALLOW MOVEMENT TO AND FROM SPACE WITHOUT REQUIRING MOVEMENT OF ANOTHER VEHICLE OR BACKING OUT	YES	YES	YES
WIDTH OF MANEUVERING ISLE	90 DEGREE PARKING SHOULD HAVE A MINIMUM OF 24' AISLE WIDTH	NO	21 TO 25	SEEKING WAIVER
PARKING SETBACKS	10' MINIMUM FROM THE STREET LOT LINE OR STREET ROW AND 4 FT. MINIMUM FROM REAR AND SIDE YARD	NO	NO	SEEKING WAIVER
LANDSCAPED AREAS	SETBACKS SHALL BE MAINTAINED AS LANDSCAPED AREAS	NO	NO	SEEKING WAIVER
TREES	1 TREE EVERY 10 SPACES, 1 REQUIRED	YES	2 REQUIRED / 4 PROVIDED *	SEEKING WAIVER
LOCATION	OFF-STREET PARKING ON SAME LOT AS PRINCIPAL USE	N/A	N/A	N/A
BICYCLE RACKS	ACCOMMODATE 1 BICYCLE PER 20 SPACES	0	0	SEEKING WAIVER

* - 10 TREES PROVIDED AT PROPERTY LINE AND MBTA PARKING LOT

PROPOSED PROJECT BOUNDARY - PARKING			
PARKING SPACES	EXISTING	PROPOSED SITE	CHANGE
OFF STREET	115 PRE-EXISTING NONCONFORMING PARTIALLY ON SITE	113 - DELINEATED	-2
HANDICAPPED	5	5	0
TOTAL	120	118	-2

PROPOSED PROJECT BOUNDARY - LANDSCAPING AREA FOR PARKING				
PARKING SPACES	EXISTING IMPERVIOUS	PROPOSED IMPERVIOUS	EXISTING LANDSCAPED	PROPOSED LANDSCAPED
TOTAL PROJECT BOUNDARY AREA= 31,823 SqFt	30,872 SqFt IN PARCEL LOT	30,872 SqFt IN PARCEL LOT	1,151 SqFt IN PARCEL LOT	884 SqFt IN PARCEL LOT
	30,295 SqFt IN PARKING LOT	30,562 SqFt IN PARKING LOT	1,528 SqFt IN PARKING LOT	1,261 SqFt IN PARKING LOT
	EXISTING PERVIOUS	PROPOSED PERVIOUS	NOTES	
TOTAL PERVIOUS PAVED AREA	1,151 SqFt IN PARCEL LOT	884 SqFt IN PARCEL LOT	NONE	
	1,528 SqFt IN PARKING LOT	1,261 SqFt IN PARKING LOT	NONE	

NOTE: REMOVING TREES AND GRASS AND REPLACING WITH PERVIOUS PARKING AREA TO MEET STORMWATER INFILTRATION REQUIREMENTS.

CHAPEL

(Public 50' Wide - Town 1884)

(Public 50' Wide - Town 1928)

STREET

PLAN REFERENCES

1. PLAN OF LAND TITLED: "NEW YORK, NEW HAVEN AND HARTFORD RAILROAD, OFFICE ENGINEER-REAL ESTATE SURVEYS, LAND IN NEEDHAM, MA" AND DATED: MAY 1951 AND RECORDED IN NORFOLK REGISTRY OF DEEDS ON: MAY 12, 1952 FILE-490, BK-3082 PG-19.
2. PLAN OF LAND TITLED: "NEW YORK, NEW HAVEN AND HARTFORD RAILROAD, OFFICE ENGINEER-RIGHT OF WAY DEPARTMENT LAND IN NEEDHAM, MA" AND DATED: DECEMBER 1949 AND RECORDED IN NORFOLK REGISTRY OF DEEDS ON: MAY 29, 1952 FILE-585, BK-3087 PG-275.
3. PLAN OF LAND TITLED: "PLAN OF LAND" BY: BRUNDAGE ENGINEERING SERVICE AND DATED: DECEMBER 1953 AND RECORDED IN NORFOLK REGISTRY OF DEEDS ON: OCTOBER 26, 1954 FILE-1550, BK-3320 PG-547.
4. PLAN TITLED: "PLAN OF LAND IN NEEDHAM" BY ROWLAND H. BARNES & CO. CIVIL ENGINEERS AND DATED: MARCH 30, 1950 AND RECORDED ON JUNE 27, 1950 PLAN NO. 224444A. TITLE NO. 45437
5. PLAN TITLED: "PLAN OF LAND IN NEEDHAM" BY ROWLAND H. BARNES & CO. CIVIL ENGINEERS AND DATED: FEBRUARY 1974 AND RECORDED ON MARCH 1, 1974 PLAN NO. 224444B. TITLE NO. 97453
6. PLAN TITLED: "SUBDIVISION PLAN OF LAND IN NEEDHAM" BY CULLINAN ENGINEERING CO., INC. SURVEYORS AND DATED: SEPTEMBER 30, 1991 AND RECORDED ON MARCH 27, 1992 LAND COURT PLAN NO. 224444C. AND RECORDED IN NORFOLK REGISTRY OF DEEDS ON: DECEMBER 22, 1995 CERT. NO. 145138 BK-726, PG-138
7. PLAN TITLED: "EXISTING CONDITIONS PLAN - CHAPEL STREET PUBLIC PARKING LOT", BY NEEDHAM ENGINEERING DIVISION AND DATED: AUGUST 14, 2015

CHAPTER 380 ACTS OF 1966

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR NEW WAYS ARE SHOWN.

Anthony J. DelGaudio
SIGNED
8/14/15
DATED

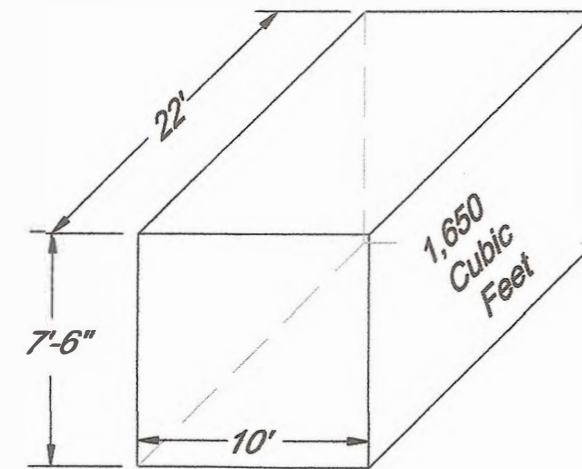
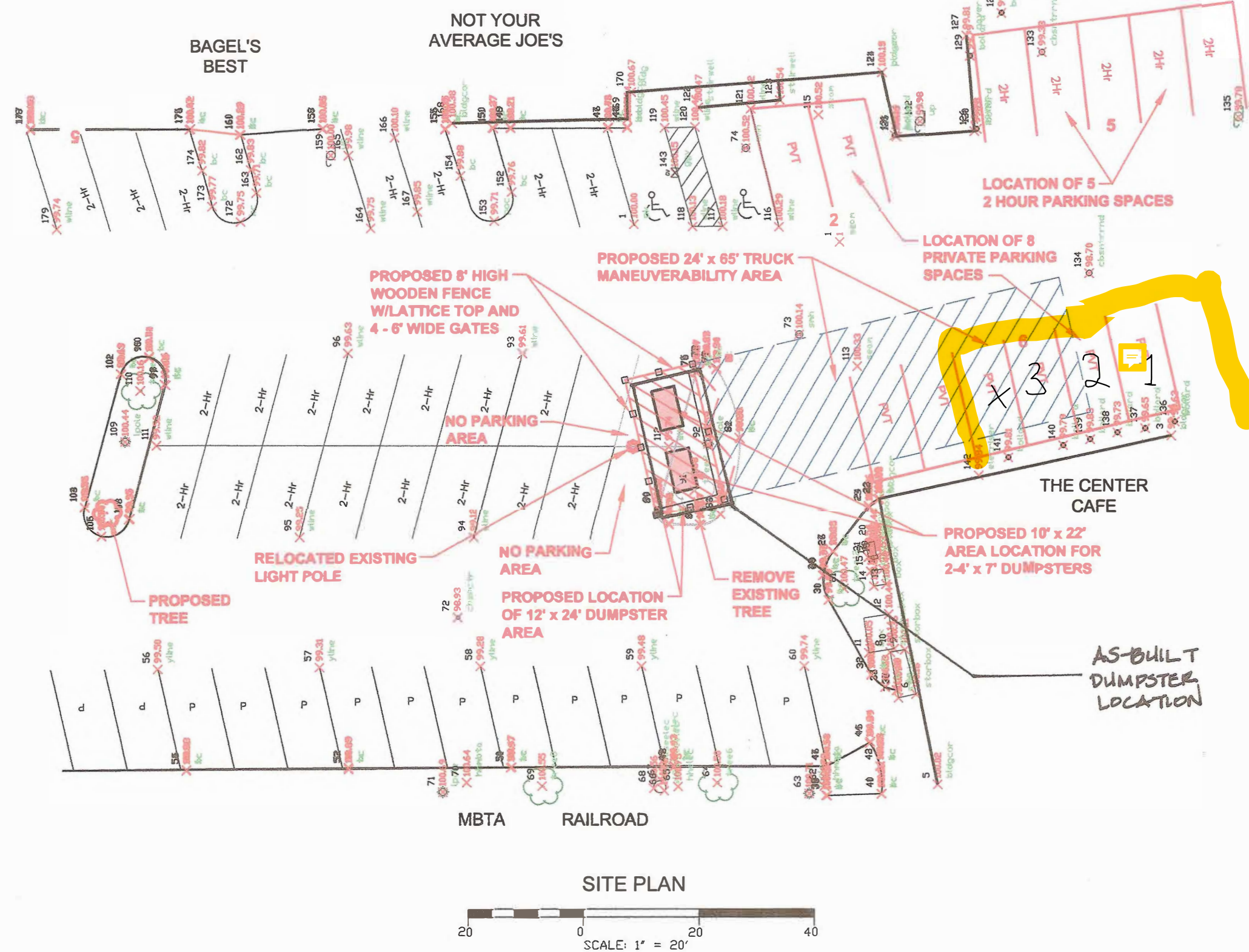
I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

Anthony J. DelGaudio
SIGNED
8/14/15
DATED

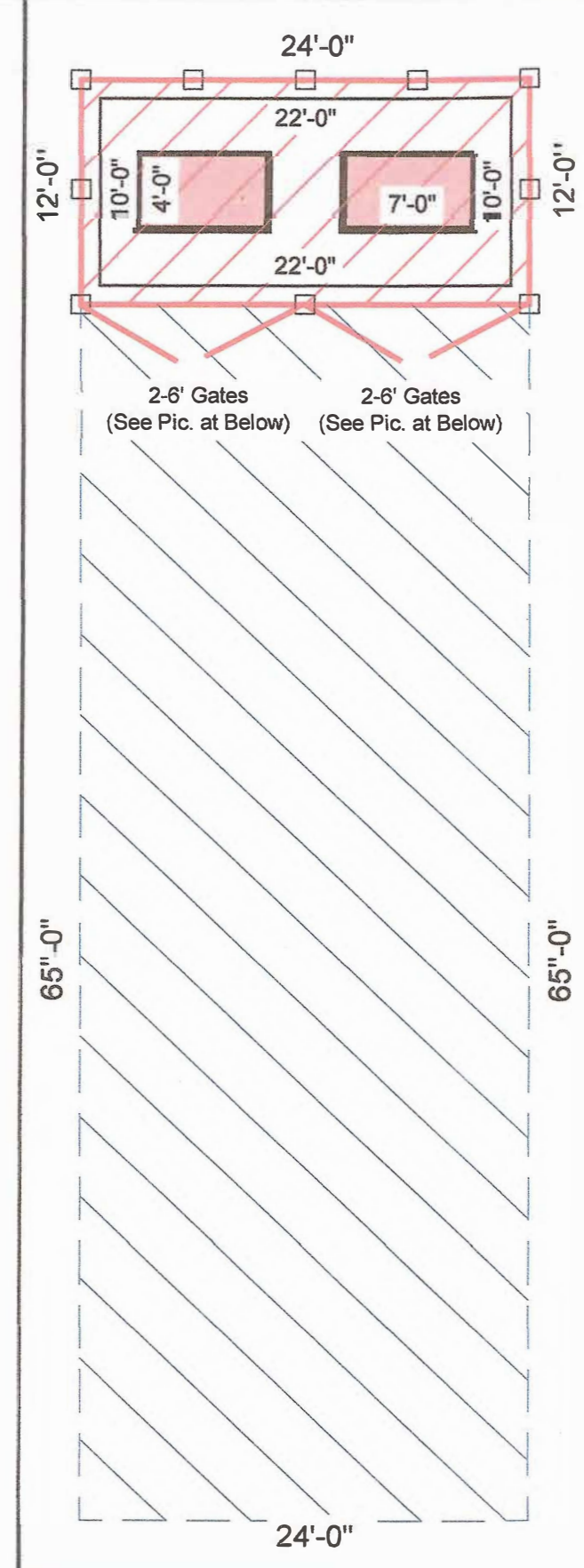


Scale 1" = 20' FEET
20 0 20 40 60 FEET

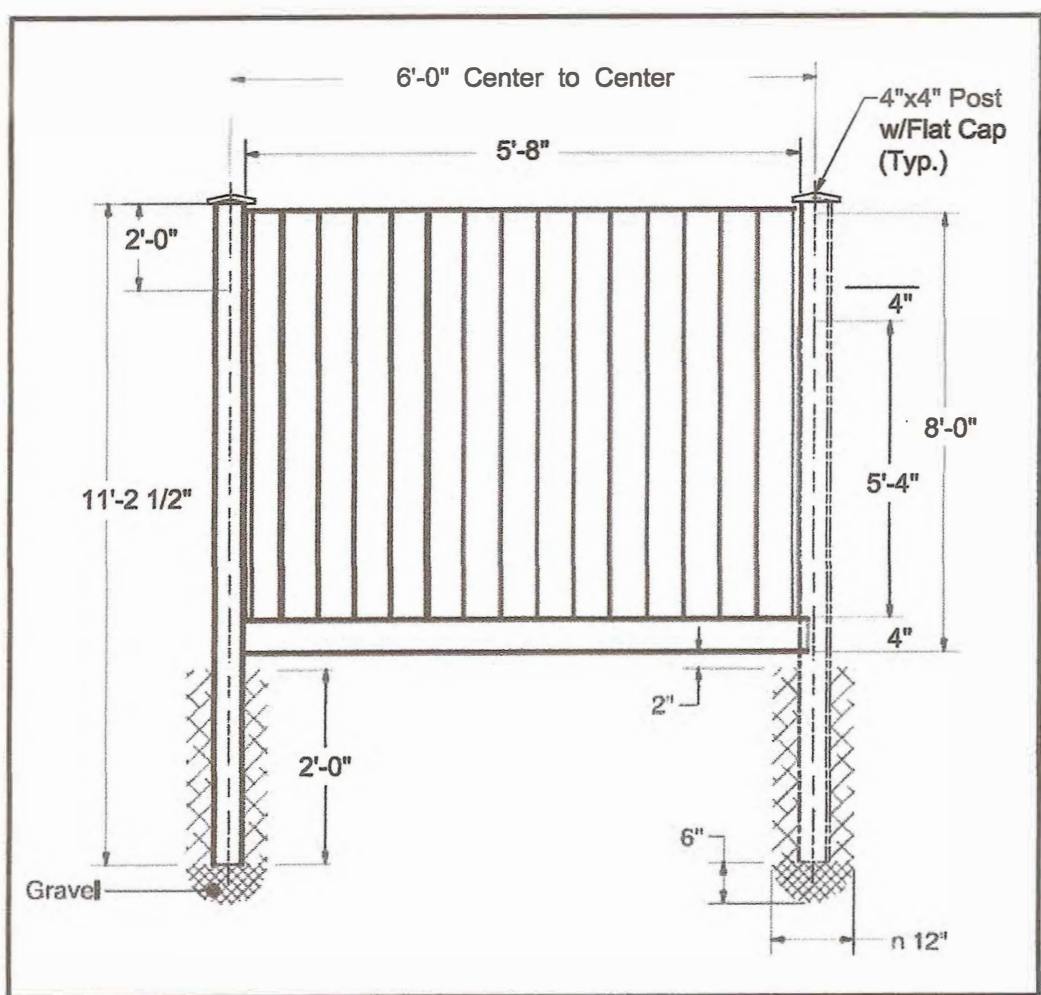
PROPOSED DUMPSTER LOCATION CHAPEL STREET PUBLIC PARKING LOT			Survey PAL/DFK Draft TGS
SCALE: 1" = 20' DATE: AUGUST 14, 2015			Check ALD/TAR
PICKERING STREET AND GREAT PLAIN AVENUE NEEDHAM, MA			Job. No. CHAPEL STREET
Prepared for: ENGINEERING DIVISION DEPARTMENT OF PUBLIC WORKS NEEDHAM, MA 02492			Sheet 1 of 1 Dwg. No.
NEEDHAM DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION 500 Dedham Avenue, Needham, MA 02492 (781) 455-7550			



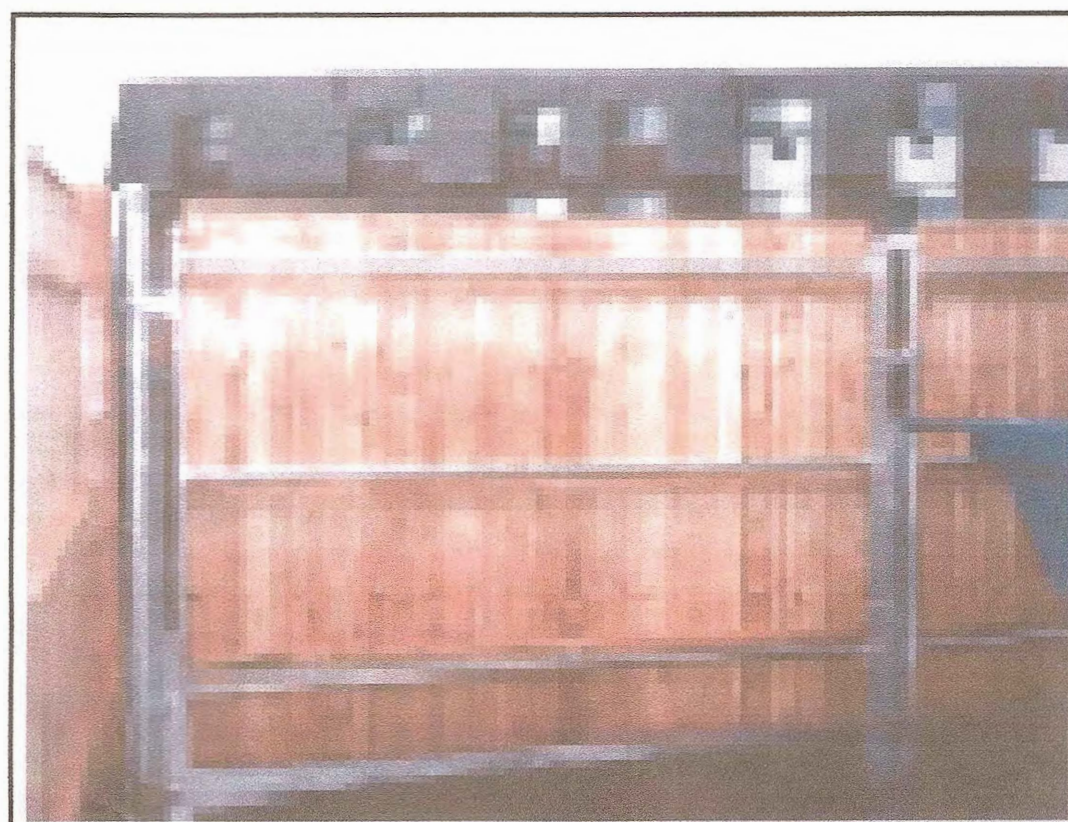
CUBIC FEET OF DUMPSTER AREA
NOT TO SCALE



DUMPSTER AND MANEUVERABILITY AREA DETAIL
NOT TO SCALE



CEDAR STOCKADE FENCE
NOT TO SCALE



CEDAR GATE with STEEL FRAME
NOT TO SCALE

APPROVED BY NEEDHAM PLANNING BOARD

Approved by Needham Planning Board on 9/8/2015
DATE: 12/16/2015

11/19/15	ADDED PROPOSED TREE LOCATION	TGS	PROPOSED DUMPSTER LOCATION CHAPEL STREET MUNICIPAL PARKING LOT SCALE: 1"=20	Survey DFK/PDC Draft TGS Check TAR/ALD
8/6/15	Added Fence Details	TGS		
DATE	REVISION	BY	DATE: AUGUST 14, 2015	Job. No. CHAPEL STREET
			Prepared for: NEEDHAM ENGINEERING DEPARTMENT PSA BUILDING NEEDHAM, MA 02492	Sheet 1 OF 1 Dwg. No.
			NEEDHAM DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION 500 Dedham Avenue, Needham, MA 02492 (781) 455-7550	

From: [Stuart Henry](#)
To: [Alexandra Clee](#)
Subject: Patio Plans
Date: Friday, March 11, 2022 3:07:17 PM
Attachments: [Approved and As Builts Chapel St Dumpster Plans.pdf](#)

Hi Alexandra,

Sorry about the delay I was having difficulty printing those plans. I marked where the patio would be and the parking spaces we would be using. It shows 6 spaces at the back of our building and Fanns tailor next door. There was only 5 in actuality and a disabled pathway from our back door (I marked with an X). There are still 2 parking spots behind Fanns That are used very day (I have attached a Photo)

I resent the application with the landlords signature on a separate email.

Thank you so much for all your help.

Regards

--

Stuart Henry
The James
Pub and Provisions
1027 Great Plain Ave.
Needham, MA 02492
T: 781-455-8800
C: 857-891-7928







1 | PHOTOS OF EXTERIOR SEATING

23 DECEMBER 2021



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492
Application and Report

Property Location: 310 Chestnut St (Beth Israel) **Date:** 3/16/22

Owner: Robert Hentschel

Address: 266 Chestnut St. Needham MA

Street City State Zip
Telephone: 781-444-1963

Applicant: Beth Israel Lahey Health

Address: 310 Chestnut St.

Street City State Zip
Telephone: 781-245-4800

Designer/Installer: Batten Bros. Signs

Address: 893 Main ST. Wakefield MA

Street City State Zip

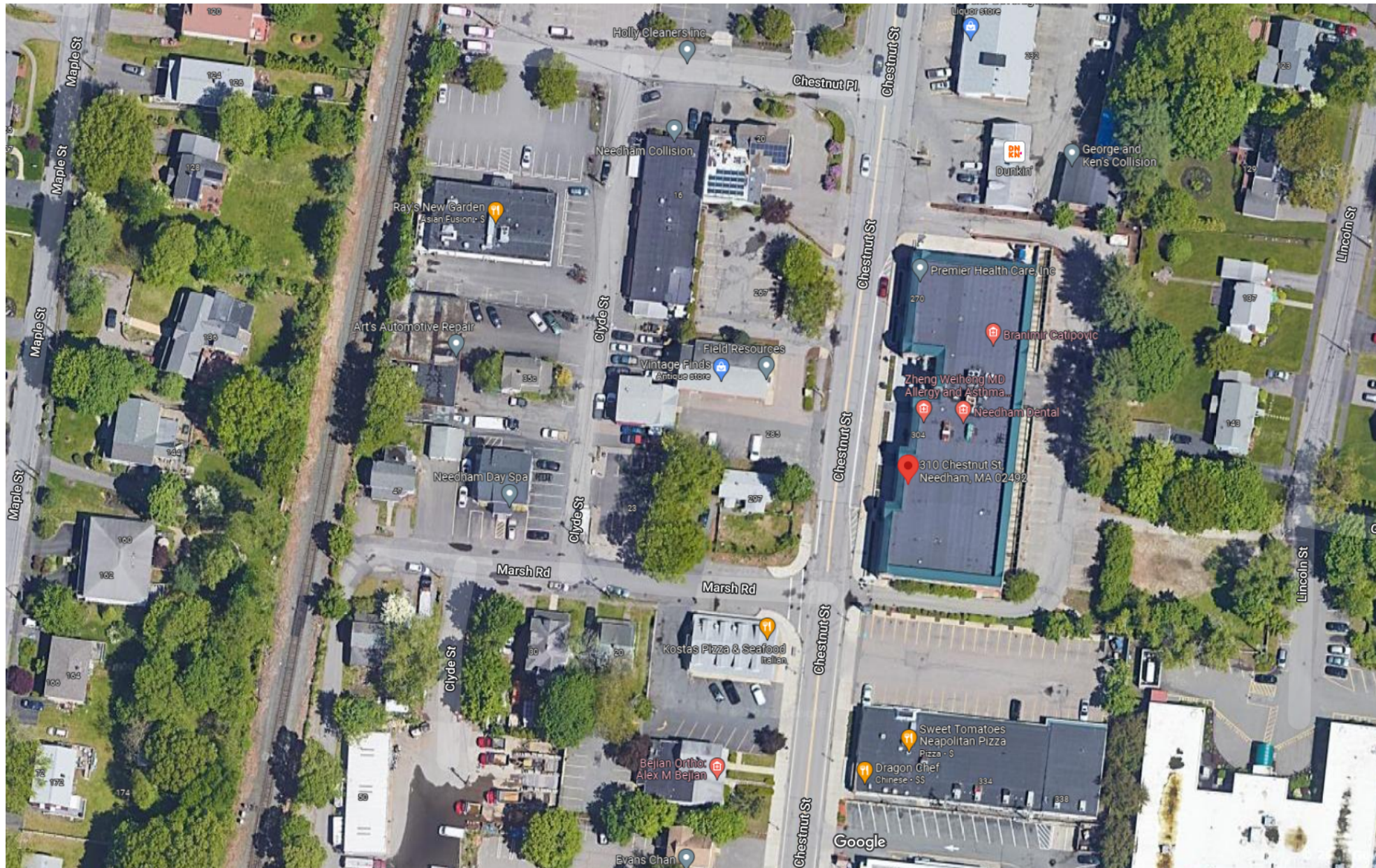
Telephone: 781-245-4800

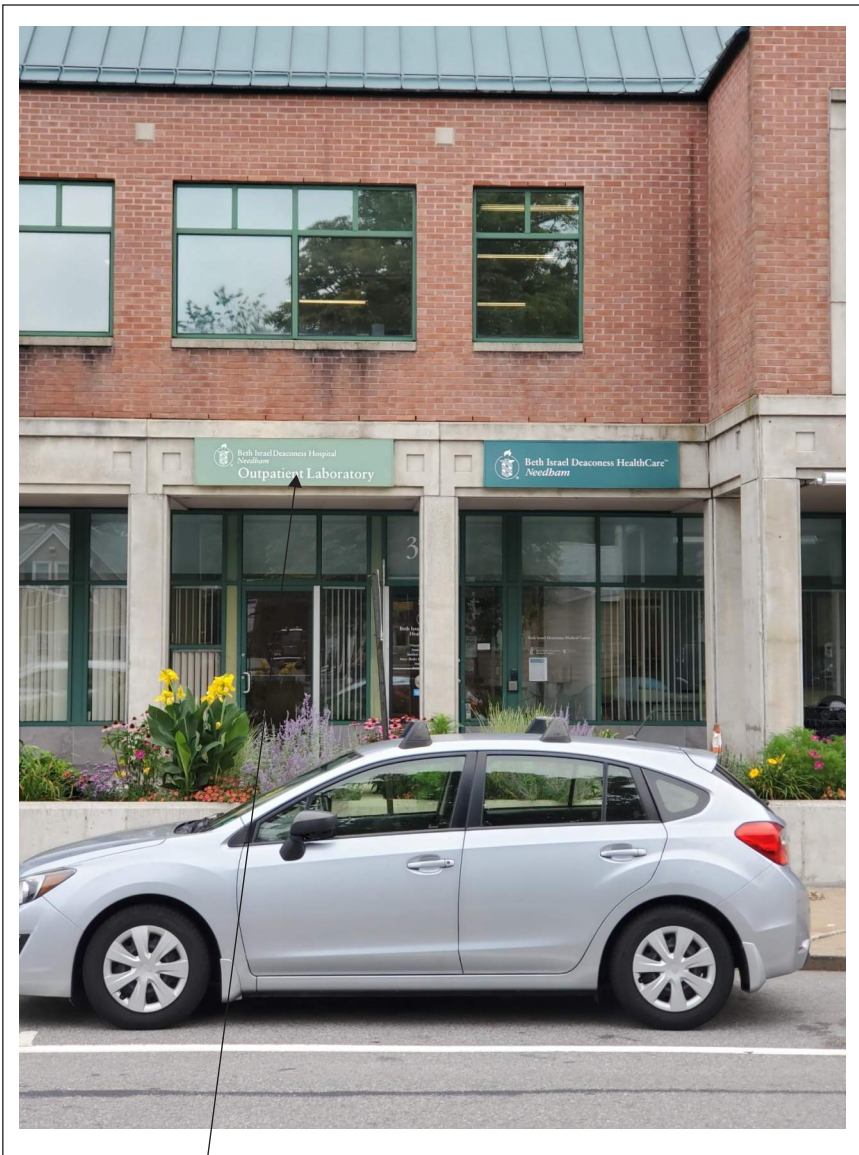
Type of Application
☒ Sign
☐ Minor Project
☐ Exterior Alterations
Major Project (Site Plan Review)
☐ - preliminary
☐ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

Brief description of sign or project:

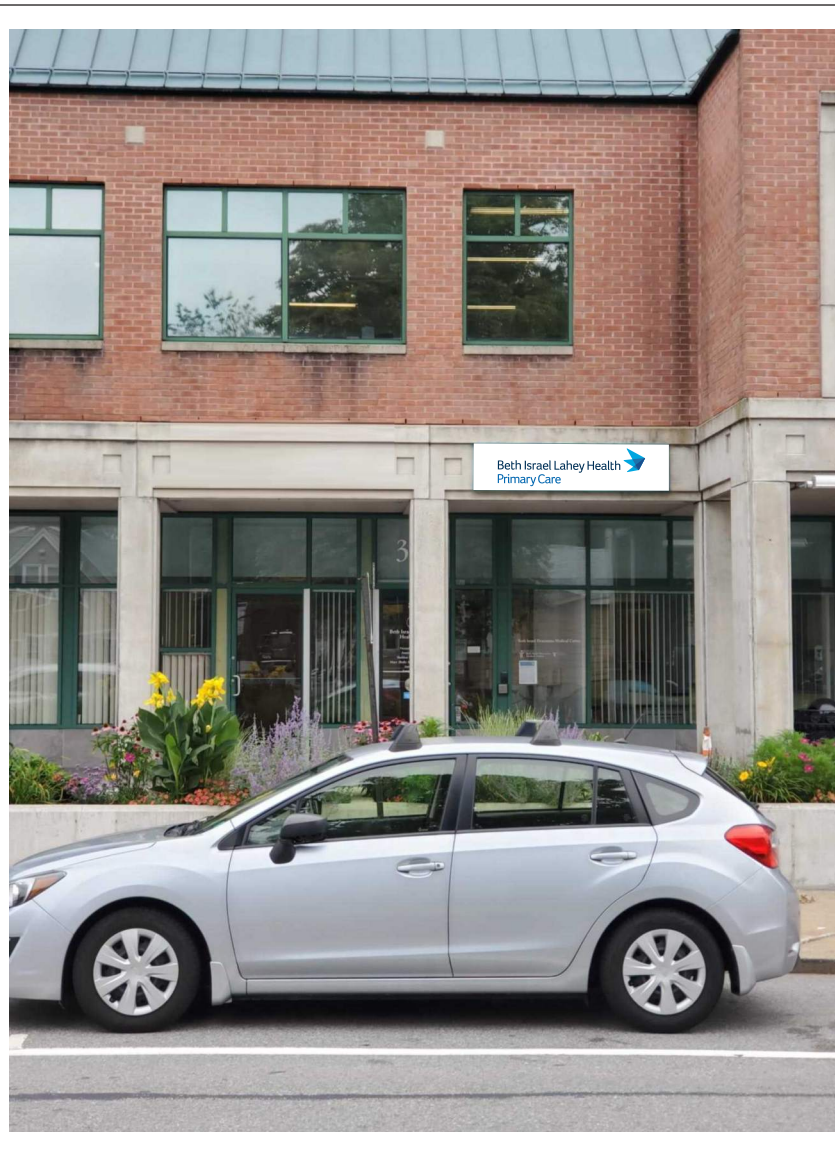
Remove (2) existing 20" H x 84" W wall signs. Install one (1) non-illuminated 20" H x 84" W wall sign

Please email completed application to elitchman@needhamma.gov





Existing



Proposed

LANDLORD APPROVAL/ PERMITTING
TECHNICAL SURVEY REQUIRED

Customer



Beth Israel Lahey Health
Primary Care

Location:

310 Chestnut St
Needham, MA

Job Description:

Exterior
ID Sign

Date

02.07.22

Revisions

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Scale

Noted

File Name

Sketch #:

Account

J. Sarra

Since 1946



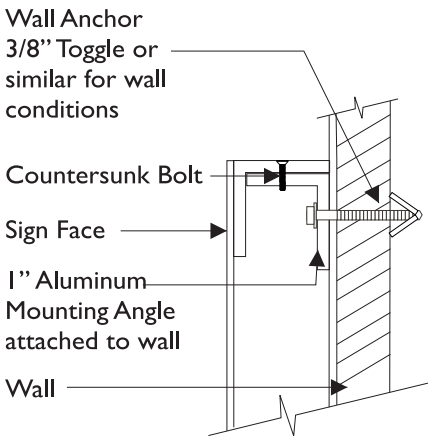
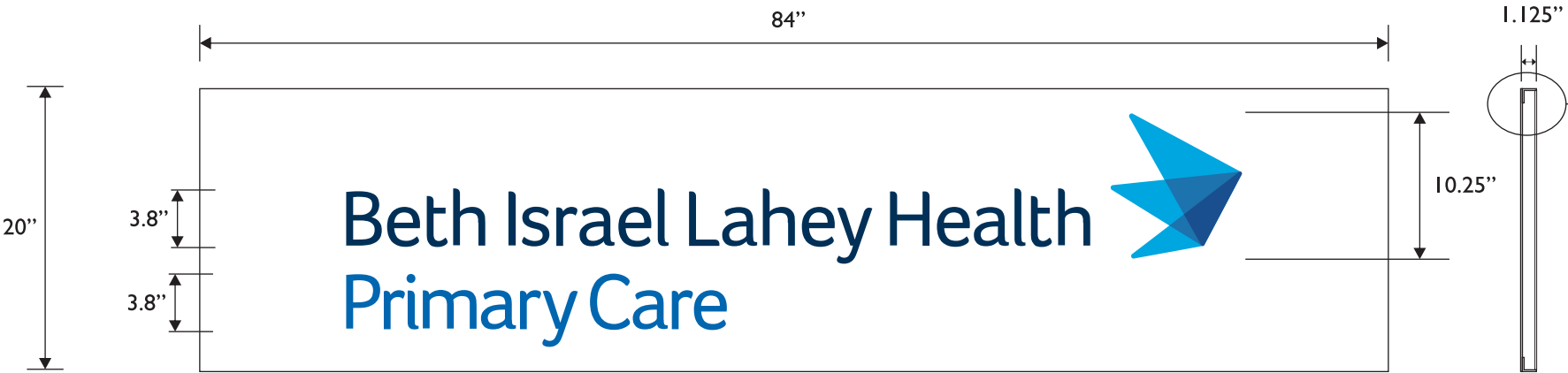
Batten Bros.
Signs & Awnings

893 Main Street
Wakefield, MA 01880

781.245.4800

Non-Illuminated Wall Sign
Scale: 1" = 1'-0"

- 1"x1" Welded Aluminum Angle Frame
- .125" Aluminum Face Epoxied To Frame
- Spray Background White With Acrylic Polyurethane
- 3M High Performance Vinyl Graphics
- Digitally Printed Logo With Gloss Laminate
- Install With Internal Aluminum Angle Wall Frame
- Secured To Wall With Masonry Expansion anchors
- And Counter-Sunk PTM Screws



Wall Attachment



Needham, Massachusetts

Google

Street View - Aug 2019

Image capture: Aug 2019 © 2022 Google



Needham, Massachusetts

Google

Street View - Aug 2019

Image capture: Aug 2019 © 2022 Google



Needham, Massachusetts

Google

Street View - Aug 2019

Image capture: Aug 2019 © 2022 Google



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492
Application and Report

Property Location: 817 Highland Ave (Beth Israel) **Date:** 3/16/22

Owner: 57 Dedham Ave LLC (Mike Tedoldi)

Address: PO Box 920298 Needham MA

Telephone: 781-760-7461

Applicant: Beth Israel Lahey Health

Address: 817 Highland Ave

Telephone: 781-245-4800

Designer/Installer: Batten Bros. Signs

Address: 893 Main ST. Wakefield MA

Telephone: 781-245-4800

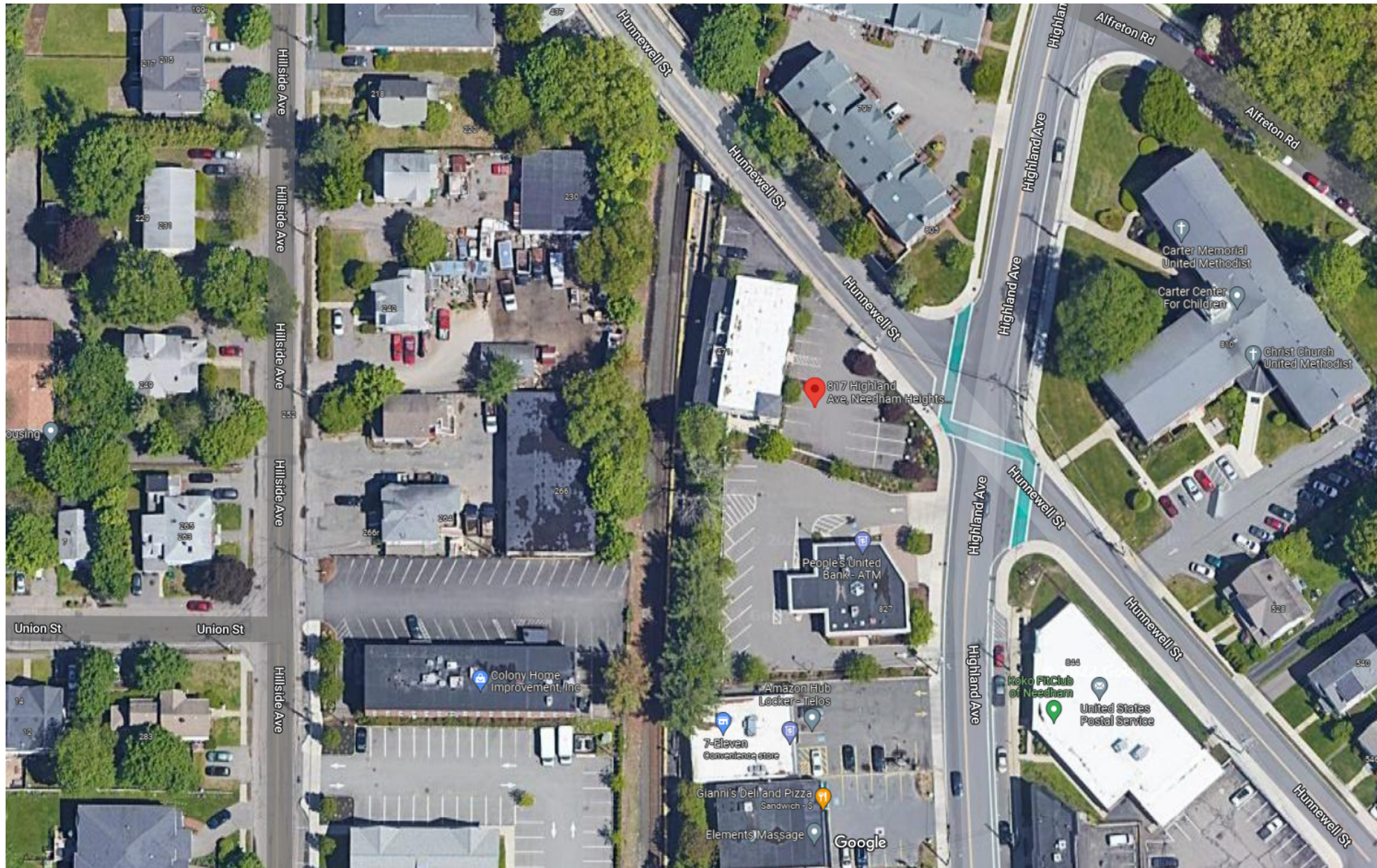
Type of Application
☒ Sign
☐ Minor Project
☐ Exterior Alterations
Major Project (Site Plan Review)
☐ - preliminary
☐ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

Brief description of sign or project:

Remove two (2) 24" H x 96" W signs. Install one (1) 24" H x 96" W non-illuminated sign to read

"Beth Israel Lahey Health, Primary Care"

Please email completed application to elitchman@needhamma.gov



Google Maps 471 Hunnewell St



Needham, Massachusetts

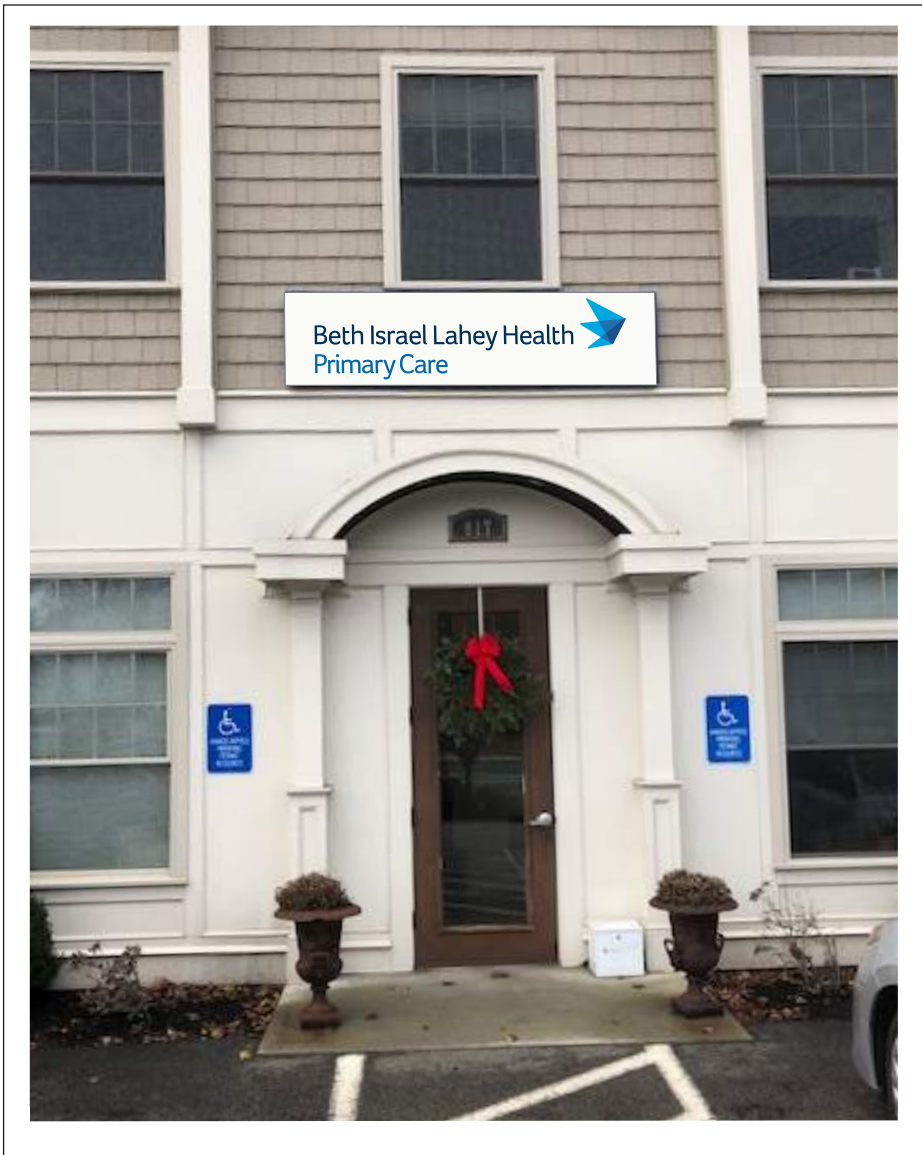
Google

Street View - Nov 2020

Image capture: Nov 2020 © 2022 Google



Existing



Existing

LANDLORD APPROVAL/ PERMITTING
TECHNICAL SURVEY REQUIRED



- Non-Illuminated Wall Sign**
Scale: 1" = 1'-0"
- 1.50"x1.50" Welded Aluminum Angle Frame
 - .125" Aluminum Face Epoxied To Frame
 - Spray Finish Background White With Acrylic Polyurethane
 - 3M High Performance Vinyl Graphics
 - Digitally Printed Logo With Gloss Laminate
- Install With Internal Aluminum Angle Wall Frame
Secured To Wall With #12 Screws Into Framing
And Counter-Sunk PTM Screws

Customer

Beth Israel Lahey Health
Primary Care

Location:

817 Highland Ave
Needham, MA

Job Description:

Exterior
ID Sign

Date

02.07.22

Revisions

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Scale

Noted

File Name

Sketch #:

Account

J. Sarra

Since 1946

B

**Batten Bros.
Signs & Awnings**

893 Main Street
Wakefield, MA 01880

781.245.4800

LANDLORD APPROVAL/ PERMITTING
TECHNICAL SURVEY REQUIRED



Existing

Remove Sign

Customer

Beth Israel Lahey Health

Primary Care

Location:

317 Highland Ave
Needham, MA

Job Description:

Exterior
ID Sign

Date

02.07.22

Revisions

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Scale

Noted

File Name

Sketch #:

Account

J. Sarra

Since 1946

B

Batten Bros.

Signs & Awnings

893 Main Street
Wakefield, MA 01880

781.245.4800



Needham, Massachusetts

Google

Street View - Nov 2020

Image capture: Nov 2020 © 2022 Google



Needham, Massachusetts

Google

Street View - Nov 2020

Image capture: Nov 2020 © 2022 Google



Needham, Massachusetts

Google

Street View - Nov 2020

Image capture: Nov 2020 © 2022 Google