

NEEDHAM
ZONING BOARD OF APPEALS
AGENDA
THURSDAY, SEPTEMBER 15, 2022 - 7:30PM
Zoom Meeting ID Number: 869-6475-7241

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 Meeting ID: 869-6475-7241
Or join the meeting at link: <https://us02web.zoom.us/j/86964757241>

AGENDA

- | | |
|-------------------|---|
| Minutes | Review and approve Minutes from Wednesday, August 10, 2022 meeting. |
| Case #1 – 7:30PM | 150 Gould Street –Bakers’ Best, Inc, applicant, applied to the Board of Appeals for a Special Permit Amendment under Sections 1.4.2, 3.2.1, 5.1.1.5, 5.1.2, 5.1.3 and any other applicable Sections of the By-Law to extend or renew the Special Permit dated September 17, 2020 issued to Bakers’ Best, Inc. to authorize take-out food service for an additional period of not less than two (2) years or such other time the Board may allow. The property is located at 150 Gould Street, Needham, MA in the Industrial-1(IND-1) District. |
| Case #2 – 7:30 PM | 377 Chestnut Street – Public notice is hereby given that Plan B Retail Design and Project Management, LLC, applicant, applied to the Board of Appeals for a Special Permit under Sections 1.4.6, 5.1.3j and 5.1.3k and any other applicable Sections of the By-Law to allow the change of a pre-existing non-conforming building and to waive the parking design requirements associated with the modification of the parking lot and reduction of two curb cuts into Chestnut Street. The relief sought is part of the renovations of the existing building at Roche Brothers supermarket. The property is located at 377 Chestnut Street, Needham, MA in the Chestnut Street Business (CSB) and Lower Chestnut Street Overlay (LCSO) District. |

**NEEDHAM
ZONING BOARD OF APPEALS
MINUTES
WEDNESDAY, August 10, 2022– 7:30 PM
Zoom Meeting ID Number: 869-6475-7241**

Pursuant to notice published at least 48 hours prior to this date, a meeting of the Needham Board of Appeals was held remotely on Zoom on Wednesday August 10, 2022 at 7:30pm. Jon D. Schneider, Chair, presided and the following members were present: Jonathan D. Tamkin, Howard S. Goldman, and Peter Friedenberg. Mr. Schneider opened the meeting at 7:30 p.m.

Minutes - Mr. Tamkin motioned to approve the minutes of June 16, 2022. Mr. Goldman seconded the motion. The Board unanimously approved the minutes.

Case #1	180 Laurel Drive	Approved
Case #2	150 Gould Street	Approved
Case #3	54 Pheasant Landing Road	Approved
Informal Matter	Discussion to meet in person or Zoom until March 31, 2023	

Governor Baker signed into law the extension of remote provisions for Boards and Commissions to continue to meet remotely from July 15, 2022 until March 31, 2023. The Board agreed to continue to meet remotely until March 31, 2023. The Board requested that the Charles River Room be reserved on the scheduled meeting dates as back-up on an as need basis.

A summary of the discussions on each subject, a list of the documents and other exhibits used at the meeting, the decisions made, and the actions taken at each meeting, including a record of all votes, are set forth in a detailed decision signed by the members voting on the subject and filed with the Town Clerk. The hearings can be viewed at <http://www.needhamchannel.org/watch-programs/> or at <https://www.youtube.com/user/TownofNeedhamMA/playlists>

The meeting adjourned at 8:18 p.m.

GEORGE GIUNTA, JR.
ATTORNEY AT LAW*
281 CHESTNUT STREET
NEEDHAM, MASSACHUSETTS 02492
*Also admitted in Maryland

TELEPHONE (781) 449-4520

FAX (781) 465-6059

August 22, 2022

Town of Needham
Zoning Board of Appeals
Needham, Massachusetts 02492

Attn: Daphne M. Collins, Administrative Specialist

Re: Bakers' Best, Inc.
150 Gould Street
Extension / Renewal Take-Out Special Permit

Dear Ms. Collins,

Please be advised this office represents Bakers' Best, Inc. (hereinafter "Bakers'") with respect to the property known and numbered 150 Gould Street, Needham, MA (hereinafter the "Premises"). In connection therewith, submitted herewith, please find the following:

1. Seven copies of a Completed Application for Hearing; and
2. Check in the amount of \$200 for the applicable filing fee.

The Premises is situated in an Industrial-1 (Ind-1) Zoning District and is occupied by an existing commercial structure. From 2006 through 2019, Bakers' used and occupied approximately one-half of the existing building and a portion of the exterior area at the Premises for commercial catering and commissary purposes. Then, by Decision dated July 11, 2019, filed with the Town Clerk on August 19, 2019, the Board of Appeals authorized the expansion of such use into the entire building. Subsequently, by Decision dated September 17, 2020, filed with the Town Clerk on October 13, 2020, the Board authorized take-out food service for a period of two years, subject to extension or renewal.

Bakers' is now seeking to extend or renew the aforesaid take-out food service special permit. While there are transactions pending that will transfer the Bakers' special permits as well as ownership of the building, Bakers' desires to continue its take-out service until those transactions are consummated.

Kindly schedule this matter for the next hearing of the Board of Appeals. I will submit additional information prior to the hearing. In the meantime, if you have any comments, questions or concerns, or if you require any further information, please contact me so that I may be of assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Giunta", with a stylized flourish at the end.

George Giunta, Jr.



ZBA Application For Hearing

Applicants must consult with the Building Inspector prior to filing this Application. Failure to do so will delay the scheduling of the hearing.

Applicant Information

Applicant Name	Bakers' Best, Inc.			Date:	8/22/22
Applicant Address	150 Gould Street, Needham, MA 02492				
Phone	857-255-2554	email	tferraro@bakersbestcatering.com		
Applicant is ☐ Owner; ☒ Tenant; ☐ Purchaser; ☐ Other ☐ Prospective Purchaser					
If not the owner, a letter from the owner certifying authorization to apply must be included					
Representative Name	George Giunta, Jr., Esq.				
Address	281 Chestnut Street, Needham, MA 02492				
Phone	617-840-3570	email	george.giuntajr@needhamlaw.net		
Representative is ☒ Attorney; ☐ Contractor; ☐ Architect; ☐ Other _____					
Contact ☐ Me ☒ Representative in connection with this application.					

Subject Property Information

Property Address	150 Gould Street, Needham, MA 02494		
Map/Parcel Number	Map 79 / Parcel 10	Zone of Property	Industrial-1 (Ind-1)
Is property within 100 feet of wetlands, 200 feet of stream or in flood Plain? ☐ Yes ☒ No			
Is property ☐ Residential or ☒ Commercial			
If residential renovation, will renovation constitute "new construction"? Yes ☐ No ☒ N/A			
If commercial, does the number of parking spaces meet the By-Law requirement? ☐ Yes ☒ No			
Do the spaces meet design requirements? ☐ Yes ☒ No			
Application Type (<i>select one</i>): ☒ Special Permit ☐ Variance ☐ Comprehensive Permit ☒ Amendment ☐ Appeal Building Inspector Decision			



ZBA Application For Hearing

Existing Conditions:

Commercial catering and commissary operation with accessory take-out in a lawful, pre-existing, commercial building, which is non-conforming as to side-yard setbacks; such use authorized pursuant to special permits issued by the Board of Appeals to Bakers' Best, Inc. in 2006, as amended, in 2019 and in 2020.

Statement of Relief Sought:

- a. Extension or renewal of Special Permit dated September 17, 2020, filed with the Town Clerk on October 13, 2020, authorizing take-out food service, for an additional period of not less than two (2) years, or such other time as the Board may allow; and
- c. any and all other relief as may be necessary for the continued use of the Premises as a commercial catering and commissary operation with accessory take-out by the Applicant.

Applicable Section(s) of the Zoning By-Law:

1.4.6, 3.2.1, 5.1.1.5, 5.1.2, 5.1.3, 7.5.2 and any other applicable Section or By-Law

If application under Zoning Section 1.4 above, list non-conformities:

	Existing Conditions	Proposed Conditions
Use		
# Dwelling Units		
Lot Area (square feet)		
Front Setback (feet)		
Rear Setback (feet)		
Left Setback (feet)		
Right Setback (feet)		
Frontage (feet)		
Lot Coverage (%)		
FAR (Floor area divided by the lot area)		
Numbers must match those on the certified plot plan and supporting materials		



ZBA Application For Hearing

Date Structure Constructed including additions:	Date Lot was created:

Submission Materials	Provided
Certified Signed Plot Plan of Existing and Proposed Conditions <i>(Required)</i>	
Application Fee, check made payable to the Town of Needham Check holders name, address, and phone number to appear on check and in the Memo line state: "ZBA Fee – Address of Subject Property" <i>(Required)</i>	
If applicant is tenant, letter of authorization from owner <i>(Required)</i>	
Electronic submission of the complete application with attachments <i>(Required)</i>	
Elevations of Proposed Conditions <i>(when necessary)</i>	
Floor Plans of Proposed Conditions <i>(when necessary)</i>	

Feel free to attach any additional information relative to the application.
Additional information may be requested by the Board at any time during the
application or hearing process.



I hereby request a hearing before the Needham Zoning Board of Appeals. I have
reviewed the Board Rules and instructions.

I certify that I have consulted with the Building Inspector.

Date: August 22, 2022 Applicant Signature

Bakers' Best, Inc.

By its attorney, George Giunta, Jr., Esq.

*An application must be submitted to the Town Clerk's Office at
townclerk@needhamma.gov and the ZBA Office at dcollins@needhamma.gov*



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NEEDHAM, MA 02462

2020 OCT 13 PM 3:47

**TOWN OF NEEDHAM
MASSACHUSETTS
BOARD OF APPEALS**

SPECIAL PERMIT AMENDMENT

Bakers' Best, Inc., applicant

150 Gould Street

Map 79, Parcel 10

(Filed during the Municipal Relief Legislation, Chapter 53 of the Acts 2020)

September 17, 2020

Baker's Best, Inc, applicant, made application to the Board of Appeals for a Special Permit Amendment under Sections 1.4.6, 3.2.1, 5.1.1.5, 5.1.2, 5.1.3, 7.5.2 and any other applicable Sections of the By-Law to allow a take-out restaurant or other eating establishment in connection with the existing commercial catering and commissary; to waive strict adherence with the off-street parking requirements, parking plan and design requirements associated with the additional use. The property is located at **150 Gould Street**, Needham, MA in the Industrial-1 District. A public hearing was held remotely on Zoom Meeting ID Number 869-6475-7241, on Thursday, September 17, 2020 at 7:30 p.m.

Documents of Record:

- Application for Hearing, Clerk stamped August 24, 2020.
- Cover Letter from George Giunta, Jr., dated August 21, 2020
- Interior Layout Plan, prepared by The Jillson Company, Inc., dated July 8, 2019.
- Letter from Dave Roche, Building Commissioner, dated September 10, 2020.
- Letter from Thomas A. Ryder, Assistant Town Engineer, dated September 8, 2020.
- Letter from Lee Newman, Director of Planning and Community Development, dated September 8, 2020.
- Email from Tara Gurge, Assistant Health Director, September 9, 2020.
- Email from Chief Dennis Condon, Fire Department, August 27, 2020.
- 150 Gould Street – ZBA Special Permit Amendment – 7-11-2019.
- 150 Gould Street – ZBA Special Permit –3-23-2006.

The Board held this meeting virtually as allowed under "Order Suspending Certain Provisions of the Open Meeting Law G.L. c. 30A, S20."

The Board included Jon D. Schneider, Chair; Howard Goldman, Member; and Kathy Lind Berardi, Associate Member. Also participating was Peter Friedenberg, Associate Member. Mr. Schneider opened the hearing at 8:13 p.m. by reading the public notice.

George Giunta, Jr., attorney representing the applicant, reported that Bakers' Best, Inc., has

been in operation for 36 years. Established in Newton Highlands 17 years ago it expanded to Needham where it located its corporate kitchens at 150 Gould Street. In 2006 Bakers' Best was granted a Special Permit to operate a food catering and commissary in half of the premises. In July 2019 the applicant was granted an amendment to occupy the entire building and a parking waiver.

Bakers' Best is a catering operation. With businesses working remotely and the restrictions of large gatherings, Bakers' Best lost most of its corporate and large event catering opportunities as a result of Covid19. This resulted in the applicant reducing its staff by 80%. The downturn hit them especially hard as it coincided with the expansion of their operations.

In response to Covid19, the applicant sought and was granted a temporary curb side pick-up permit from the Select Board. This permit will expire in October. It may be years before Bakers' Best will return to its pre-pandemic catering demand levels. The applicant wants to offer take-out on a more permanent basis.

Prior to Covid19, Bakers' Best received orders by phone or on-line, filled the order and delivered the order to the event or business. Currently, under the take-out permit, they fill orders received on-line or by phone, the customer calls prior to pick-up, staff meets and delivers the order to the customer outside with proper social distancing measures. The service has had little or no impact on the site or neighbors.

The applicant now wants to institute take-out on a more permanent basis so that they don't have to continue to seek extensions from the Select Board. Mr. Giunta noted that take-out is allowed under Section 3.2.1 of the By-Law with a Special Permit. He added that a parking waiver is necessary because the By-Law requires an additional ten parking spaces for the food take-out use.

The *Special Permit Amendment, July 11, 2019* identified a need of 60 parking spaces serving a staff of 42-71 employees. They have available 62 parking spaces – 33 spaces on site and 29 spaces secured off-site. The off-site parking will continue. Providing for the take-out services and the current reduced staff, the current parking demand at peak is twenty spaces. With 62 available parking spaces, Mr. Giunta assured there is plenty of parking and no traffic issues.

Michael Baker, owner of Bakers' Best, Inc., noted that the pick-up is located at the front of the building. They fill an average of ten to twenty pick-up orders a day.

Mr. Schneider asked what will happen when Covid19 ends. Mr. Baker was not optimistic about the return of corporate catering to the pre-Covid19 levels because the in-office work model has been replaced by remote work. His most optimistic projection was a return to 50% of the previous peak business level.

Ms. Berardi inquired if they would continue with take-out if corporate catering returned. Mr. Baker responded that take-out is not substantial. He was agreeable to give up take-out services when corporate and event catering business returns. Presently he has a staff of 20 from a pre-Covid19 staff of 100.

There was a discussion on how to handle the take-out services if corporate catering returns at full capacity with the higher employee parking demand. Options discussed were to limit the number of employees or to issue a temporary permit.

Mr. Baker preferred a two-year limited permit as this would allow him to promote and market take-out services.

Mr. Goldman was supportive of granting the relief. He was a business tenant at 160 Gould Street and found them to be good neighbors.

Comments were received from:

- The Building Commissioner reported that the applicant has resolved early delivery issues that disturbed neighbors.
- The Engineering Department had no comment or objection.
- The Planning Board requested that if the relief is not temporary, the Board consider the effect of any additional traffic and parking on the neighborhood.
- The Fire Department had no comment.
- The Health Department stated that the applicant has met the protocols for pick-up and Food Code Safety and Covid19 protocols under the temporary take-out permit issued by the Select Board. These protocols will be required for continued take-out use under a Board permit.

There were no comments from the public.

Ms. Berardi moved to grant a Special Permit Amendment to allow a take-out restaurant or other eating establishment in connection with the existing commercial catering and commissary; to waive strict adherence with the off-street parking requirements, parking plan and design requirements associated with the additional use at **150 Gould Street** with the condition that the permit shall expire in two years from the date the Decision is filed with the Town Clerk unless extended or amended by the Board. Mr. Goldman seconded the motion. The motion was unanimously approved.

The meeting adjourned at 8:33 p.m.

Findings:

On the basis of the evidence presented at the hearing, the Board makes the following findings:

1. The applicant operates a food catering business under a Special Permit dated July 11, 2019. The applicant has been at the current location since 2006 and substantially expanded its operations in 2019.
2. The applicant's food catering business has been devastated by the current pandemic and the applicant has had drastic reduction in work force. The applicant indicates that it is currently operating with an 80% reduction in employees.
3. The applicant has been operating a food take-out business under a temporary permit issued by the Select Board. Orders are taken by phone or online. Customers pick up the food at the front of the building. Currently, there are 10 to 20 orders per day. The applicant seeks a more permanent authorization for take-out so it can continue and expand the take-out business.

4. The premises is located in the Industrail-1 District where an eat-in or take-out eating establishment is a permitted use under Section 3.2.1 upon the issuance of a Special Permit.
5. There has been no public opposition to the requested relief. The take-out business is critical to the survival applicant that has been a longtime employer and member of the business community. Granting a Special Permit is consistent with the criteria of Section 7.5.2.
6. A take-out food use requires 10 more spaces than the previous uses at the premises. Under Section 5.1.1.3 the applicant must comply with the By-Law as to the number of parking spaces and the design requirements for the parking unless the Board issues a Special Permit waiving those provisions.
7. Waivers of the number of spaces and design requirements were issued under the 2019 Special Permit at a time when the applicant had 85 employees in its largest shift. With the current number of employees reduced to 20, there is more than adequate parking for those employees and the operation of a take-out food establishment. There are special circumstances that support the grant of a waiver.
8. The Board is concerned that there may be a parking problem if the applicant were to prosper and return to the former number of employees. Rather than have the Board place a limit on the number of employees, the applicant prefers to have the Special Permit for take-out limited in time and subject to renewal only after a hearing before the Board.

Decision:

On the basis of the evidence presented at the hearing, following due and open deliberation, upon motion duly made and seconded, the Board by unanimous vote, amends the Special Permit dated July 11, 2019 to allow take-out food service for a period of two years from the date this Decision is filed with the Town Clerk and grants a Special Permit waiving the By-Law requirements as to the number and design of parking spaces relating to the take-out food service for a period of two years. This amendment allowing take-out food service and this Special Permit waiving parking requirements is subject to extension or renewal upon application to the Board.

SIGNATORY PAGE – 150 GOULD STREET

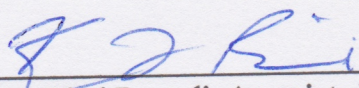

Jon D. Schneider, Chair

SIGNATORY PAGE – 150 GOULD STREET



Howard S. Goldman, Member

SIGNATORY PAGE – 150 GOULD STREET



Kathy Lind Berardi, Associate Member



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**TOWN OF NEEDHAM
MASSACHUSETTS
BOARD OF APPEALS
SPECIAL PERMIT AMENDMENT**

***Bakers' Best, Inc., applicant
150 Gould Street
Map 79, Parcel 10***

July 11, 2019

Bakers' Best Inc. made application to the Board of Appeals for a Special Permit Amendment under Sections 1.4.6, 3.2.1, 5.1.1.5, 5.1.2, 5.1.3, 7.5.2 and any other applicable Sections of the By-Law to permit the expansion of the existing commercial catering and commissary into the entire building at the premises; and to waive strict adherence with the off-street parking and parking design requirements at 150 Gould Street, Needham, MA in the Industrial-1 District. A public hearing was held in the Select Board Chambers, Needham Town Hall, 1471 Highland Avenue, Needham, MA, on Thursday, July 11, 2019 at 7:45 p.m.

Documents of Record:

- Application for Hearing, dated June 17, 2019, Clerk stamped June 17, 2019.
- Letter George Giunta, Jr., dated June 17, 2019.
- Site Plan, prepared by Jillson and Company, stamp by Todd P. Chapin, professional land surveyor and Jason B. Lavoie, professional engineer, dated June 11, 2019.
- Memorandum of Support of Application for Special Permit, prepared by George Giunta, Jr., July 2, 2019.
- Letter from David Roche, Building Commissioner, July 1, 2019.
- Letter from Planning Board, prepared by Lee Newman, Director of Planning and Community Development, July 3, 2019.
- Letter from Thomas Ryder, Assistant Town Engineer, July 3, 2019.
- Email from Tara Gurge, Assistant Public Health Director, July 1, 2019.
- Email from Dennis Condon, Chief of Department, Fire Department, June 26, 2019.
- Email from Doug Morris, Vice-President, James Campbell Company LLC, July 10, 2019.
- 150 Gould Street, ZBA Special Permit, March 23, 2006.
- 150 Gould Street, ZBA Special Permit Amendment, August 17, 2006.
- 150 Gould Street, ZBA Special Permit Amendment, October 19, 2006.
- 150 Gould Street, ZBA Special Permit Amendment, December 21, 2006.

July 11, 2019

The Board included Jon D. Schneider, Chairman; Howard S. Goldman, Member; and Peter Friedenberg, Associate Member. Mr. Schneider opened the hearing at 8:35 p.m. by reading the public notice.

George Giunta, Jr., representing the applicant, informed that the applicant proposes to expand into the space vacated by United Refrigeration and occupy the entire building. The applicant has occupied approximately half the space since 2006 using it for its commercial catering and commissary purposes. The additional space will be used for the administrative services of the business, employees' break room with lockers, and cold and dry storage. This space will provide an additional 10,000 square feet for their operations and to support the existing use. The plan is not to increase employees or expand the operations. The premises consist of a one-story building containing a total of 20,450 square feet.

Michael Baker, owner, reported that for the last seven years they have been subletting 1,500 square feet from United Refrigeration for administration space.

The applicant is a commercial food catering operation and makes deliveries to their corporate, school and college clients. All orders are made on-line, by fax or telephone; the orders are prepared and assembled on site and are delivered off-site. No customers are seen on site.

Mr. Giunta noted that the nature of the business is more similar to a manufacturing use (processing and assembling of raw materials into a finished product), but does not fit into any established category of the By-Law. Section 3.2.1 allows for a use which does not fit in any established category. Because the business is expanding into the whole building, the applicant is seeking an amendment to the Special Permit.

Over the years the applicant has grown and has added more employees. Its parking needs have increased as well. In the Special Permit issued March 23, 2006 the required parking was 69 spaces. There were only 37 spaces on site; and the Board granted a parking waiver of 32 spaces.

Currently there are only 33 spaces on site, two spaces in front were eliminated when a row of parking spaces were converted to parallel spaces and one in back when the compactor was installed.

According to Mr. Giunta, the parking requirement is calculated by square footage or by the number of employees which would result in required parking demand from 42 on the low end to 71 on the high end.

The applicant conducted a parking count and has determined that at the busiest hour on the busiest day of the week it needs no more than 60 parking spaces to accommodate employee vehicles, but on the average it needs less. The applicant keeps a record of its employees' method of transportation with a number of them using public transportation with shuttle services to the facility.

On site there are 33 spaces and 35 spaces off site. The applicant has a 5- and 10-year long-term lease with 140 Gould Street for 29 spaces. Six additional spaces have been secured on a

month to month lease. Mr. Baker reported that they lease 1,500 square feet from the building to secure the parking spaces for five years with a five-year option. This is the same duration as their lease for 150 Gould Street.

Mr. Goldman inquired about usage of 160 Gould Street. Mr. Baker said that two years ago they approached the management of the building about leasing spaces there. They were unable to accommodate them. He asserted that they have not use that facility for parking once they secured parking at 140 Gould Street.

Mr. Friedenberberg inquired if there were any plans to increase the employees beyond the 60 at peak time. Mr. Giunta replied that there were no current plans to change the number of employees or expand the operations.

Mr. Goldman thought that, with the doubling of space, it is reasonable to expect a business to expand. Mr. Giunta answered that no expansion is planned in connection with the expansion into the vacant space, but an organic gradual increase could occur over time. Mr. Goldman was concerned about securing additional parking for any increase in employees as the area is near or fully occupied.

Mr. Baker reported that this is his 36th year in operation. They operated a retail operation for 27 years in Newton Highlands. Because that location is served by public transportation, a fair number of their employees were in the habit of using public transportation. Now, they are shuttled to 150 Gould Street

Rob Muller of Bakers' Best reported that employees are incentivized and encouraged to use public transportation and to carpool. The applicant has a van to shuttle daily employees from the Newton Highlands MBTA stop.

Mr. Goldman inquired if they would submit copies of the parking leases. Mr. Giunta suggested the maximum allowable employee vehicles be tied to the number of available parking spaces. Mr. Friedenberberg argued that keeping track of the number of employee cars would be unworkable.

Mr. Schnieder suggested placing a limit on where employees are authorized to park. If the condition is violated, the applicant must come back to the Board. Mr. Giunta agreed to the condition.

Mr. Schneider was satisfied that 62 spaces (33 on-site spaces and 29 secured off-site spaces) handles the peak employee demand of 60. He did not think the Board should impose controls on the future size of the business.

Mr. Friedenberberg felt there was more unknown in this case. He was uneasy about the doubling in space with no business expansion. Mr. Goldman thought the securing of the 29 spaces long-term and providing a copy of the written parking leases would reassure him.

Comments received:

- The Fire Department had no concerns.
- The Health Department requires, prior to the building permit issuance, that a Food Establishment Plan Review be submitted and reviewed by the Needham Public Health

Department; sufficient trash and a separate recycling dumpster be provided; sufficient grease containment and ongoing pest control.

- The Building Commissioner requested that the parking be reconfigured to make the site safer and more accessible as most spaces do not meet parking requirements. Complaints have been received from abutters regarding truck traffic and noise during late hours. He recommends that the dumpsters be located to the rear away from residential properties and that specific hours of operation be incorporated as to building operation, shipping and receiving and trash pick-up.
- The Engineering Department had no comment.
- The Planning Board made no comment.
- Douglas C. Morris, Vice-President, James Campbell Company LLC was concerned about the increased cooking odors and the increase of employees adversely impacting the parking capacity of the tenants of 160 Gould Street.

Mr. Schneider spoke with the Building Commissioner regarding his concerns.

- The Building Commissioner was concerned that most of the parking spaces were not in compliance with design requirements and that there was backing-out onto Gould Street. Mr. Schneider conducted a site visit and observed that all the employees parked facing forward onto Gould Street so there was no need to back out.
- The Building Commissioner was concerned about the pick-up of trash and recommended that all trash operations be relocated to the back of the site and that the hours for trash be limited.
- The Building Commissioner wanted to see deliveries limited from 7:00 a.m. to 9:00 p.m.

Mr. Giunta said that relocating the trash to the back would make it more difficult for the removal and would lead to the elimination of two parking spaces. The applicant was open to strict limits to the hours of pick-up.

Mr. Giunta reported that noise complaints were made in 2017 and 2018 about an occurrence at 3:00 a.m. and 5:30 a.m. There was no way to verify that the noise problem was caused by the applicant since no deliveries are allowed prior to 7:00 a.m. It may have been a rogue delivery incident unaware of the time limits. In response to the complaint, the applicant blocks the delivery dock between 3:00 p.m. until 7:00 a.m. to ensure no delivery/noise violations occur. In addition, the applicant canvassed the neighborhood providing contact information if there are any noise concerns. Since the adoption of these prevention measures, no complaints have been made.

Tim Ferrarra, Business Manager, said that the loading dock and the dumpsters are blocked with cars from 3:00 p.m. to 7:00 a.m. Monday through Sunday. Trash pick-up occurs after 7:00 a.m., typically mid-morning. Mr. Giunta suggested limiting trash pick-up from 7:00 a.m. to 7:00 p.m. Mr. Ferrarra suggested fencing for noise mitigation.

The meeting was open to public comments.

Patrick Heck and Chia Chan, 141 Noanett Road, reported that grease generated by the applicant blocked the sewer and led to sewage flooding their basement and that of their neighbors. Ms. Chan said that items in their basement were still in storage and they were hesitant to use the basement after the incident. Mr. Heck said that, when the sewer is cleaned

by the Town's DPW, their home is disrupted and they have to flush the toilets of sewage and deal with odors for hours.

Mr. Schneider reported that he spoke with the Building Commissioner and that the applicant has installed a grease catching system to prevent further blockage of the sewer and the Town is satisfied.

Mr. Heck noted that the system was installed Spring of 2019 and there is no track record on the system. He requested a maintenance plan to insure the system is in good working order. Mr. Heck wanted to know if the applicant was cited and fined. He complained that the homeowners were not properly reimbursed for the true cost of the clean-up efforts. He was concerned that the new system has the capacity to handle the additional grease load. He requested an Engineering analysis of the system to see if the installed system is adequate for the current and future loads.

Mr. Baker extended his apologies to Mr. Heck and informed him that they have installed an upgraded system that is maintained and cleaned routinely every 4 weeks to prevent the problem from reoccurring. He reported that the grease traps were replaced as soon as they were made aware by the Town of the problem.

Mr. Muller reported that they did research, in consultation with the Building Department and grease management consultants. The applicant selected J. Hoffman to install a two-chamber monolithic concrete 1,500-gallon tank with a gasket seal which allows for expansion and heavy traffic. The system has a ventilation system that exhausts out through the roof to comply with the Town Ordinance. The grease volume is monitored and the system is adjusted depending on the need. Regular records are maintained and made available to the Town when requested. The applicant has also hired Windriver Environmental to proactively service their sewer system. The applicant has been working with the Building, Water and Sewer, and Health Departments to address these concerns and be a good neighbor. Mr. Muller noted that the municipal team did not identify them as the sole cause of the backup, but recommended that they upgrade their system to the new standards.

Mr. Heck wanted to know if the new system's capacity takes into account future expansion and whether the calculations are available to the public. Details of the system were approved by the Building Department and are available. Mr. Heck inquired if the Sewer Department reviewed the application. Mr. Schneider responded that the Town Building and Town Engineering reviewed the applications and said nothing about an ongoing sewer problem.

Mr. Heck requested that a condition be included that, if there is any grease overflow, the applicant will be found in violation of their Special Permit. Mr. Schneider was agreeable to a condition requiring the applicant to maintain their grease management system and if they don't, they will be in violation of the Special Permit.

Mr. Goldman and Mr. Freidenberg were in support of the application with conditions regarding the proper maintenance of the grease traps; the continued securing of the 29 parking spaces off-site; and setting hours for trash pick-up.

The Board discussed the Building Commissioner's request to relocate the trash dumpsters to the back. This request was made to mitigate neighborhood complaints about noise. The

Board thought there were two options to handle noise complaints – limit the hours of pick-up or relocate the dumpsters. Mr. Giunta preferred limiting the hours and surrounding the dumpsters with the proposed eight-foot fence. He thought that the noise created from the trucks backing up the narrow drive from the back would reverberating against the wall creating even more noise than the status quo.

Mr. Giunta informed that there have been no complaints regarding parking issues.

The Board discussed the parking conditions and agreed to require the 29 long-term parking off-site along with the 33 parking spaces on-site for a total of 62 spaces. The six spaces reserved on a month to month lease will not be part of the mix as they cannot be secured long term. The applicant will be required to manage their parking plan to ensure that their employees are not parking where they are not allowed.

Mr. Goldman moved to grant an amendment to the Special Permit to allow the applicant to expand the existing commercial catering and commissary business to occupy the entire building at 150 Gould Street and to waive strict adherence to parking and parking design requirements with the following conditions:

- deliveries will be permitted from 7:00 a.m. to 9:00 p.m.;
- trash pick-up is allowed between the hours of 7:00 a.m. to 7:00 p.m.;
- the applicant shall develop and maintain a plan for its sewer/grease trap system;
- the applicant shall maintain written signed leases for 29 off street parking spaces providing an executed lease copy to the Board (key financial terms may be redacted);
- the applicant shall develop and maintain a program for carpooling, public transportation incentives and van shuttle to reduce the parking demand;
- the applicant shall be responsible for their employees not parking where they are not allowed.

Mr. Fridenberg seconded the motion. The motion was unanimously approved.

The meeting adjourned at 9:45 p.m.

Findings:

On the basis of the evidence presented at the hearing, the Board makes the following findings:

1. The premises are a one-story commercial building containing 20,450 square feet located in the Industrial-1 District.
2. The applicant conducts a food catering and commissary business servicing businesses and consumers. Orders are taken by phone, fax or internet. The applicant delivers all orders. Customers do not visit the location. The applicant's business has been successful and grown. They currently have employees working around the clock, although the late-night shift is small.
3. The applicant business is not a permitted use for the Industrial District, but may be allowed by special permit.
4. The applicant has conducted business at the location for thirteen years under a Special

Permit dated March 23, 2006 filed with the Town Clerk on April 14, 2006, as amended by decisions dated August 17, 2006, October 19, 2006 and December 21, 2006. This Decision replaces and restates the prior Special Permit and decisions.

5. The applicant has occupied 10,000 square feet of the building since 2006. The remainder of the building was occupied by United Refrigeration which conducted a combination retail and wholesale business. United Refrigeration has vacated the building and the applicant seeks to expand into the entire building.
6. The applicant represents that it does not currently intends to expand it production area. The space formerly occupied by United Refrigeration will be used for offices, an employee break room with lockers and bathrooms and a substantial amount of additional cold and dry storage. The space may be reconfigured to provide a better flow of product, but no material increase in the number of employees is currently planned or anticipated.
7. The Building Commissioner has previously approached the applicant about complaints from residents near the property about noise from trash pickup. The applicant responded by instructing the trash company to pick up after 7:00 am and before 4:00 pm. Their current practice is to park cars in front of the trash receptacles so there is no pick up outside the authorized hours.
8. The Building Commissioner suggested that two trash dumpsters be moved from the front of the building to the rear. The applicant explained that the trash was originally all in the rear, but new regulations required the separation of recyclables, garbage and dry trash. This mandated three dumpster. They constructed a trash compacter for garbage in the rear of the building which takes up more room than a traditional dumpster. If they were to move all the dumpsters to the rear, it would take away parking and create difficulty for loading their delivery trucks. It also might require trucks to back down a narrow driveway alongside of the building creating additional noise. The applicant proposed to erect a fence around the dumpsters in the front and to restrict the hours of pickup.
9. The Building Commissioner expressed concern about deliveries to the loading dock in front of the building with respect to noise bothering adjacent residents and trucks backing in from Gould Street. The current Special Permit limits deliveries to 7:00 am until 9:00 pm. The applicant enforces this restriction by parking cars in front of the loading dock. The Building Commissioner acknowledges that there have been no recent complaints about noise and that there is no practical way to relocate the loading dock.
10. There has been an issue over the past several years with sewer back up in the area. The Town needed to clean out the sewer lines which caused overflow and odors in nearby residences. Reportedly, a number of residents made claims against the Town's insurance policy. One resident complained about continuing problems with odors and the inadequacy of the insurance payments.
11. It is not clear as to whether the applicant's operations were the cause of the sewer problems, but the applicant has responded by installing a much larger and modern

grease trap to catch waste before it reaches the sewer lines. The applicant has a regular program to clean out and maintain the grease trap.

12. Parking is a substantial issue at the location. There is a total of 33 spaces on the premises as shown on a plan dated June 11, 2019 filed with the application. At the time of 2006 Special Permit there were 37 spaces. They lost a space in the rear due to the construction of the garbage compacter. They eliminated and reconfigured some spaces in the front to improve traffic flow.
13. According to the applicant, the By-Law requirement would be between 42 and 71 parking spaces depending on how the By-Law is applied. The variation is due to the requirement that a "Manufacturing or industrial establishment" must have one space per 400 square feet of floor area or one per two employees on the largest shift, whichever is greater. At the time of the 2006 Special Permit the applicant had an average of 22 employees per hour with a maximum of 45. Currently, the average is 35 with a maximum of 85.
14. The Building Commissioner did not provide a calculation as to the required number of spaces. Regardless of the By-Law requirements, the Board would want to be satisfied that there is adequate parking in connection with the issuance of a special permit.
15. The applicant monitors employee parking to keep the demand less than 60 spaces. A number of employees carpool. The applicant runs a shuttle service from the Newton MBTA station used by a number of employees.
16. The applicant has a long-term lease on an adjacent property at 140 Gould Street for a small amount of office spaces and 29 parking spaces. The applicant also has a month to month lease of 6 parking spaces on the adjacent property. As a result, the applicant currently has 68 spaces (33 on the premises and 35 on the adjacent property).
17. There was no complaint expressed at the hearing about employees parking in unauthorized locations.
18. None of the parking spaces on the premises and probably none of the spaces on the adjacent property meet the design requirements of the By-Law. They lack setbacks from the property line. In some cases, they are undersized and the maneuvering aisles are inadequate. They do not have landscaping or meet other requirements. This is a common situation with older buildings and the Board on a regular basis waives design requirements, particularly where there is expansion of the building. Meeting the design requirements would cause the elimination of many, if not most, of the parking spaces.
19. The proposed use of the expansion spaces by the applicant is appropriate in an Industrial District and the issuance of a Special Permit is consistent with the criteria of Section 7.5.2. Special circumstances make it appropriate to waive the requirements of the number of spaces and to waive the design requirements with respect to the existing parking spaces.

Decision:

On the basis of the foregoing findings, following due and open deliberation, upon motion duly made and seconded, the Board by unanimous vote, grants the Applicant (a) a Special Permit under Section 3.2.1 to operate a food preparation, catering and food commissary business in the entire building, and (b) a Special Permit under Section 5.1.1.5 waiving adherence to the minimum number of parking spaces and parking design requirements, subject to the following conditions:

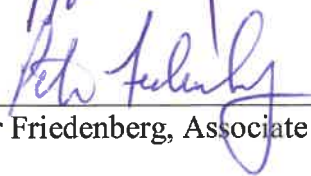
1. Pickup of waste from dumpsters shall be limited to the hours of 7:00 am to 7:00 pm. Deliveries shall be limited to the hours of 7:00 am to 9:00 pm.
2. The applicant shall install an 8-foot wooden fence around the dumpsters at the front of the building as shown on the plan submitted with the application.
3. The applicant shall maintain the new grease trap with regular cleanouts so as to prevent any blockage of sewer lines.
4. The applicant shall have a written lease for a minimum of 29 parking spaces at 140 Gould Street and shall provide the Board with a copy of the fully executed lease and any future amendment (with economic terms redacted if desired by the applicant).
5. The applicant shall continue an employee shuttle service from the Newton MBTA to the premises.
6. The applicant shall manage the transportation of employees so that the demand for parking does not exceed the available spaces.
7. The applicant shall prevent employees from parking on the street or in any unauthorized location.
8. Failure to comply with the above terms may result in the modification or revocation of this Special Permit after a hearing with notice to the applicant and such other notice as the Board deems appropriate.
9. This Special Permit is personal to the applicant and may not be transferred or assigned without the prior approval of the Board upon such notice as the Board deems appropriate. A transfer of a controlling interest in Baker's Best Inc. shall be considered a transfer requiring approval.



Jon D. Schneider, Chairman



Howard S. Goldman, Member



Peter Friedenber, Associate Member

Daphne Collins

From: John Schlittler
Sent: Wednesday, August 24, 2022 4:09 PM
To: Daphne Collins
Subject: RE: 150 Gould Street - ZBA Administrative Review - Due September 2, 2022

Police Department has no concerns as long as they continue to respect the neighborhood when it comes to early and late operations.

From: Daphne Collins <dcollins@needhamma.gov>
Sent: Wednesday, August 24, 2022 3:52 PM
To: David Roche <droche@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; Justin Savignano <jsavignano@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Tom Conroy <TConroy@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>
Cc: Amy Haelsen <ahaelsen@needhamma.gov>
Subject: 150 Gould Street - ZBA Administrative Review - Due September 2, 2022

Good Afternoon-

150 Gould Street – Bakers’ Best, applicant, is seeking an extension or renewal of the Special Permit Amendment issued to Bakers’ Best on September 17, 2020 to authorize take-out food services for an additional period of not less than two years or other time the Board may allow.

Attached please find the application with its associated back-up documents for your information and review.

I appreciate your comments no later than **September 2, 2022** to allow time for the applicant to respond prior to the hearing.

If you have any questions, feel free to contact me.

Thank you,
Daphne

Daphne M. Collins

Zoning Specialist

Phone 781-455-7550, x 261

Web <https://www.needhamma.gov/>

<https://needhamma.gov/1101/Board-of-Appeals>

www.needhamma.gov/NeedhamYouTube

Town of Needham
Planning and Community Development
500 Dedham Avenue
Needham, MA 02492

Regular Office Hours: Mon-Wed 8:00am – 5:00pm

Remote Hours: Thurs 8:00am-5:00pm

Daphne Collins

From: David Roche
Sent: Monday, September 5, 2022 8:16 PM
To: Daphne Collins
Subject: Re: 150 Gould Street - ZBA Administrative Review - Due September 2, 2022

I thought I already commented on that last month, I have no further comments.

Thanks Dave

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Daphne Collins <dcollins@needhamma.gov>
Sent: Monday, September 5, 2022 1:18:57 PM
To: David Roche <droche@needhamma.gov>
Subject: FW: 150 Gould Street - ZBA Administrative Review - Due September 2, 2022

Dave-

Are you weighing in on the extension of the take-out for Baker's Best? If yes, please get your comment in by noon Tuesday, September 6, 2022.

Thanks,
Daphne

Daphne M. Collins

Zoning Specialist

Phone 781-455-7550, x 261

Web <https://www.needhamma.gov/>

<https://needhamma.gov/1101/Board-of-Appeals>

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Daphne Collins

From: Tara Gurge
Sent: Tuesday, September 6, 2022 10:09 AM
To: Daphne Collins
Subject: RE: 150 Gould Street - ZBA Administrative Review - Due September 2, 2022

Daphne –

The Public Health Division conducted our Zoning Board review for the property located at **150 Gould Street – Bakers' Best**, and as long as the same agreed to take-out food policies are followed, we have no additional comments to share at this time.

Thanks,



TARA E. GURGE, R.S., C.E.H.T., M.S. (she/her/hers)
ASSISTANT PUBLIC HEALTH DIRECTOR
Needham Public Health Division
Health and Human Services Department
178 Rosemary Street
Needham, MA 02494
Ph- (781) 455-7940; Ext. 211/Fax- (781) 455-7922
Mobile- (781) 883-0127
Email - tgurge@needhamma.gov
Web- www.needhamma.gov/health



 please consider the environment before printing this email

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[Follow Needham Public Health on Twitter!](#)

From: Daphne Collins <dcollins@needhamma.gov>
Sent: Monday, September 5, 2022 1:13 PM
To: Thomas Ryder <tryder@needhamma.gov>; Justin Savignano <jsavignano@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>
Subject: FW: 150 Gould Street - ZBA Administrative Review - Due September 2, 2022

Hi Folks-



ZBA Application For Hearing

2022 AUG 19 AM 9:48

Applicants must consult with the Building Inspector prior to filing this Application. Failure to do so will delay the scheduling of the hearing.

Applicant Information

Applicant Name	Plan B Retail Design & Project Management, LLC Charles A. Bomely		Date:	09.18.22
Applicant Address	12 Goose Lane Tolland, CT 06084			
Phone	860.870.5380	email	cbomelyeplanb retail.com	
Applicant is ☐ Owner; ☐ Tenant; ☐ Purchaser; ☒ Other <u>Design Office</u>				
If not the owner, a letter from the owner certifying authorization to apply must be included				
Representative Name	Charles A. Bomely			
Address	12 Goose Lane, Tolland, CT 06084			
Phone	860.870.5380	email	cbomelyeplanb retail.com	
Representative is ☐ Attorney; ☐ Contractor; ☒ Architect; ☐ Other _____				
Contact ☒ Me ☐ Representative in connection with this application.				

Subject Property Information

Property Address	377 Chestnut Street		
Map/Parcel Number	Map 199, Book 46 Lot 60	Zone of Property	Lower Chestnut St., Overlay District
Is property within 100 feet of wetlands, 200 feet of stream or in flood Plain? ☐ Yes ☒ No			
Is property ☐ Residential or ☒ Commercial			
If residential renovation, will renovation constitute "new construction"? ☐ Yes ☐ No			
If commercial, does the number of parking spaces meet the By-Law requirement? ☒ Yes ☐ No			
Do the spaces meet design requirements? ☐ Yes ☐ No			
Application Type (select one): ☒ Special Permit ☐ Variance ☐ Comprehensive Permit ☐ Amendment ☐ Appeal Building Inspector Decision			



ZBA Application For Hearing

Existing Conditions: Operating Supermarket is to be renovated within existing building. A new Facade will be part of Project including a reconstructed Mezzanine. Site Plan to be modified and reduction of two (2) curb cuts into Chestnut Street.

Statement of Relief Sought: Attached

Applicable Section(s) of the Zoning By-Law: 5.1.3-J & 5.1.3-K & 1.4.6
Alteration of a pre-existing, non-conforming building and any other applicable sections of the By-Law.

If application under Zoning Section 1.4 above, list non-conformities:

	Existing Conditions	Proposed Conditions
Use	Merc	Merc
# Dwelling Units	—	—
Lot Area (square feet)	62,873 SF	62,873 SF
Front Setback (feet)	5'	104'
Rear Setback (feet)	25'	22.5'
Left Setback (feet)	0'	45'
Right Setback (feet)	0'	2'
Frontage (feet)	100'	161'
Lot Coverage (%)	0.29	0.30
FAR (Floor area divided by the lot area)	0.281	0.281

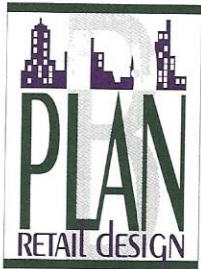
Numbers must match those on the certified plot plan and supporting materials

STATEMENT OF RELIEF SOUGHT

Request relief of Section 5.1.3-J as existing non-conforming parking spaces that are on property lines without the required four foot (4'-0") setbacks is allowed to remain as spaces are placed in the repaved lot. This occurs on the North, East and West property lines.

Request relief of Section 5.1.3-K as even though the landscaped pervious area has increased by nearly six (6) times, it is not meeting the ten percent (10%) requirement and requested allowance for the eighty-five percent (85%) indicated.

Request relief of Section 1.4.6 as a pre-existing, non-conforming building that is 22.5' from property line where 25' is required on a rear setback.





ZBA Application For Hearing

Date Structure Constructed including additions:

Not KNOWN, PRIOR TO 1960

Date Lot was created:

Submission Materials	Provided
Certified Signed Plot Plan of Existing and Proposed Conditions (Required)	YES
Application Fee, check made payable to the Town of Needham Check holders name, address, and phone number to appear on check and in the Memo line state: "ZBA Fee – Address of Subject Property" (Required)	} TO BE HAND DELIVERED MONDAY 8/22
If applicant is tenant, letter of authorization from owner (Required)	
Electronic submission of the complete application with attachments (Required)	YES
Elevations of Proposed Conditions (when necessary)	YES
Floor Plans of Proposed Conditions (when necessary)	YES

Feel free to attach any additional information relative to the application.
Additional information may be requested by the Board at any time during the
application or hearing process.



I hereby request a hearing before the Needham Zoning Board of Appeals. I have
reviewed the Board Rules and instructions.

I certify that I have consulted with the Building Inspector

8/2/22

date of consult

Date: 8/18/22 Applicant Signature

Charles A. Gomez

An application must be submitted to the Town Clerk's Office at
townclerk@needhamma.gov and the ZBA Office at dcollins@needhamma.gov

Chestnut Street

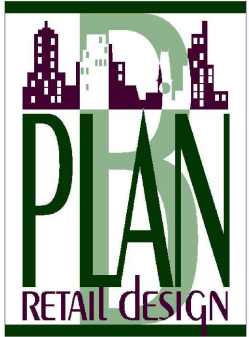


Front Entrance Tower

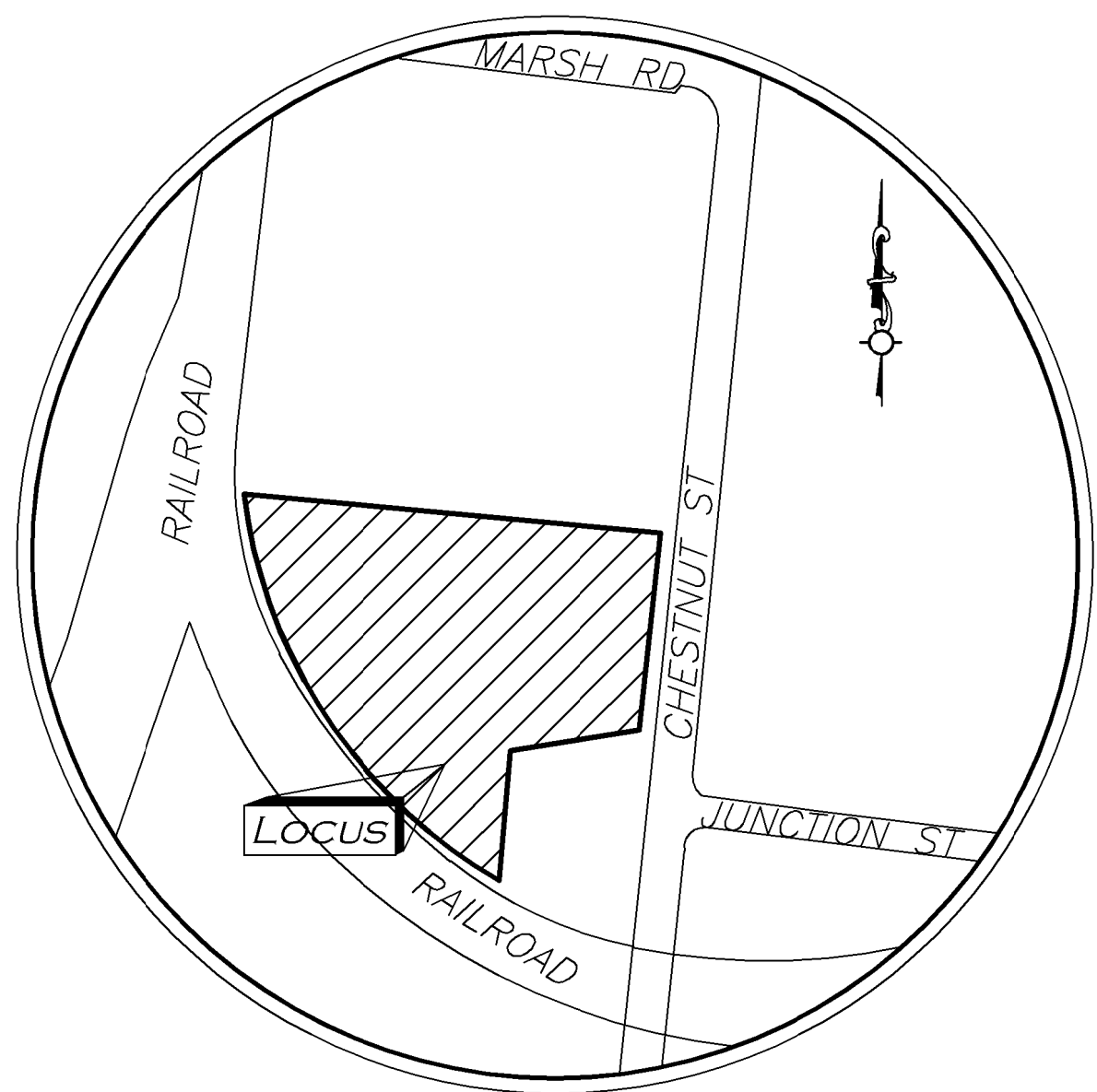


377 Chestnut Street, Needham, MA

Perspective Views



SITE DEVELOPMENT PLANS FOR PARKING LOT RENOVATION 377 CHESTNUT STREET NEEDHAM, MA 02492



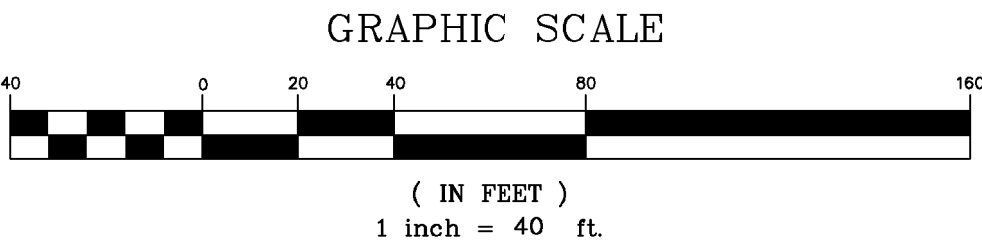
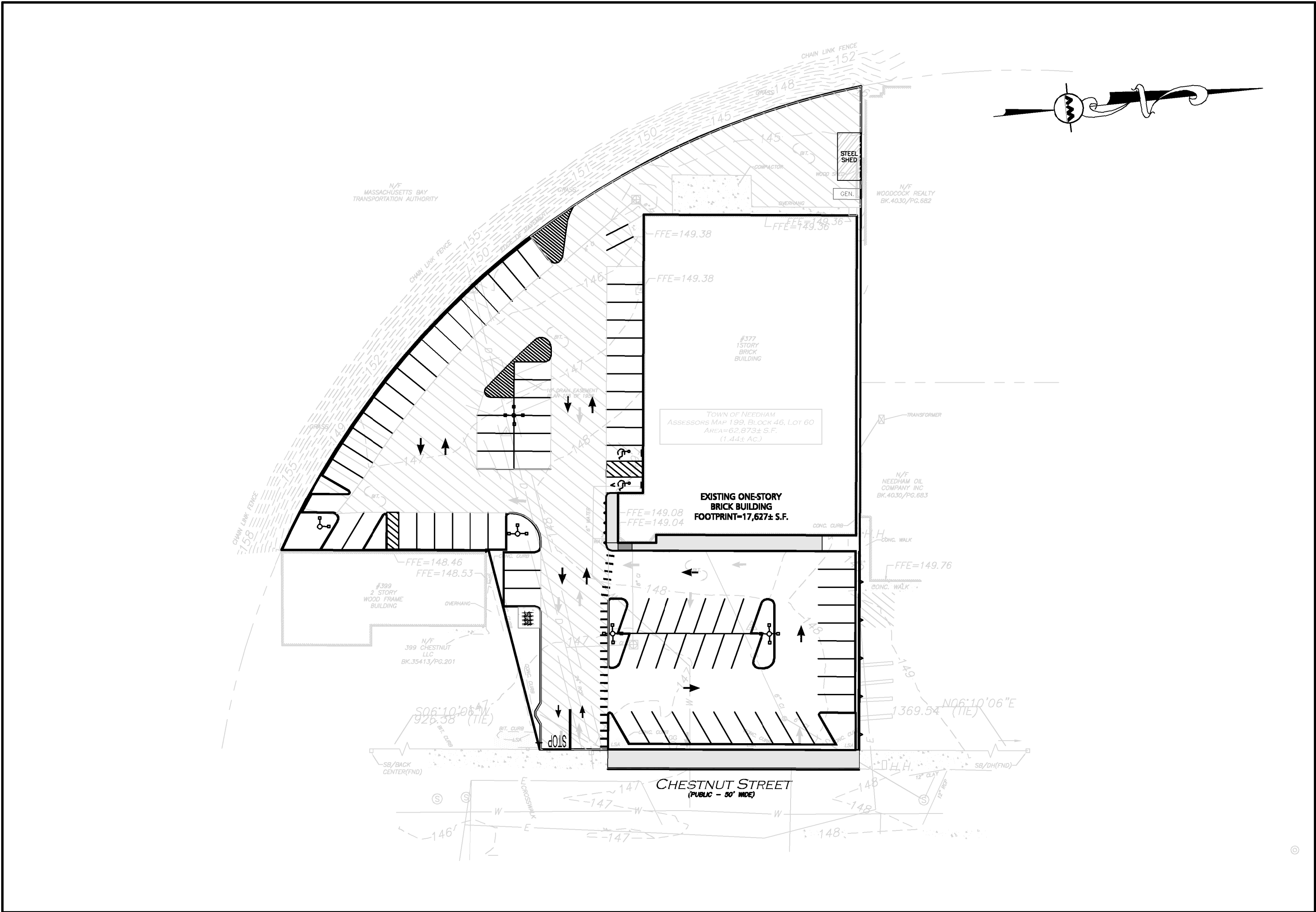
LOCUS MAP
NOT TO SCALE

OWNER:
CHESTNUT STREET 1962 TRUST
SARAH BROUGHEL, TRUSTEE
CHOATE HALL & STUART
2 INTERNATIONAL PLACE
BOSTON, MA 02110

TENANT:
ROCHE BROTHERS SUPERMARKET
11 HAMPSHIRE STREET
MANSFIELD, MA 02048

APPLICANT:
PLAN B RETAIL DESIGN AND PROJECT MANAGEMENT
12 GOOSE LANE
TOLLAND, CT 06084

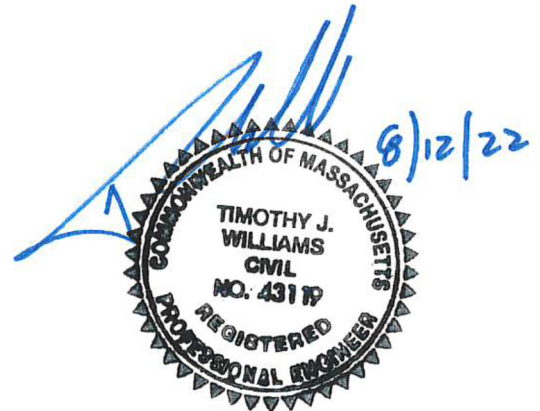
SITE ENGINEER & SURVEYOR:
ALLEN & MAJOR ASSOCIATES, INC.
100 COMMERCE WAY, SUITE #5
WOBURN, MA 01801



PREPARED BY:
ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801-8501
TEL: (781) 935-6889
FAX: (781) 935-2896
WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

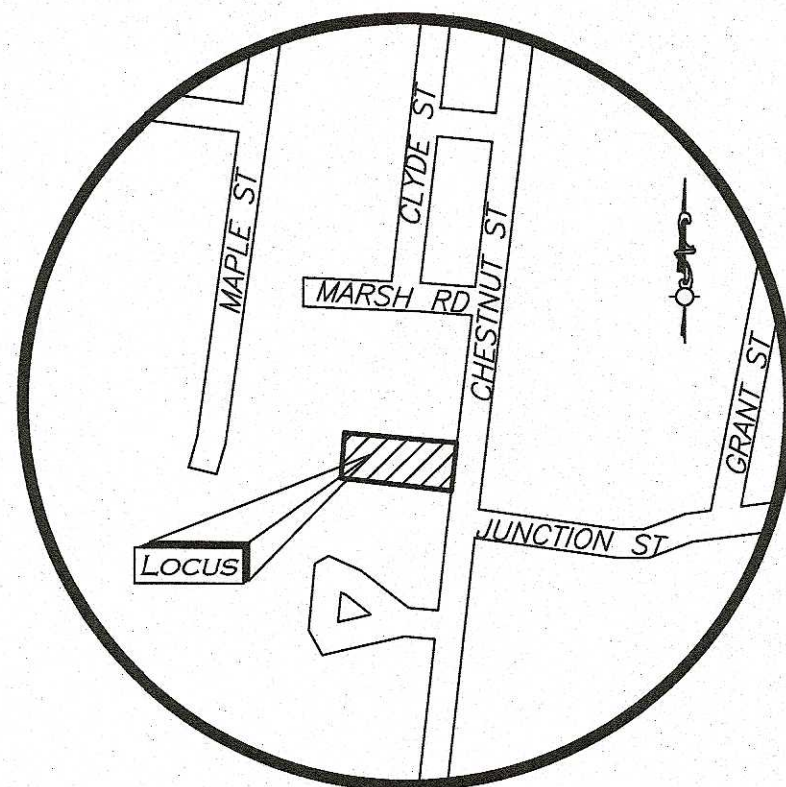
LIST OF DRAWINGS

DRAWING TITLE	SHEET NO.	ISSUED	REVISED
EXISTING CONDITIONS PLAN	V-101	8/11/2022	-
DEMOLITION & EROSION CONTROL PLAN	C-101	8/12/2022	-
LAYOUT & MATERIALS PLAN	C-102	8/12/2022	-
GRADING, DRAINAGE, & UTILITY PLAN	C-103	8/12/2022	-
TRUCK TURNING PLAN - FIRE TRUCK	C-104.1	8/12/2022	-
TRUCK TURNING PLAN - WB-62 TRUCK	C-104.2	8/12/2022	-
SITE PHOTOMETRICS PLAN	C-105	8/12/2022	-
DETAILS	C-501	8/12/2022	-
DETAILS	C-502	8/12/2022	-
DETAILS	C-503	8/12/2022	-
DETAILS	C-504	8/12/2022	-
DETAILS	C-505	8/12/2022	-
LANDSCAPE PLAN	L-101	8/12/2022	-
LANDSCAPE NOTES & DETAILS	L-501	8/12/2022	-



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

ISSUED FOR APPROVAL: AUGUST 12, 2022



LOCUS MAP
(NOT TO SCALE)

LOCUS REFERENCES
-ASSESSORS MAP 199, BLOCK 46, LOT 60
-DEED BOOK 12663, PAGE 252
-PLAN 158 OF 1956
-OWNER OF RECORD: J WILLIAM LINSE REVOCABLE TRUST

PLAN REFERENCES
-PLAN 36 OF 1986
-PLAN 409 OF 1994
-PLAN BOOK 646, PLAN 23
-PLAN 699 OF 1982
-1857 COUNTY LAYOUT OF CHESTNUT STREET
-NORFOLK COUNTY ENGINEERS FIELDBOOK #314, PAGE 82

N/F
MASSACHUSETTS BAY
TRANSPORTATION AUTHORITY

N/F
WOODCOCK REALTY
BK.4030/PG.682

FOR REGISTRY USE ONLY

PARKING SUMMARY

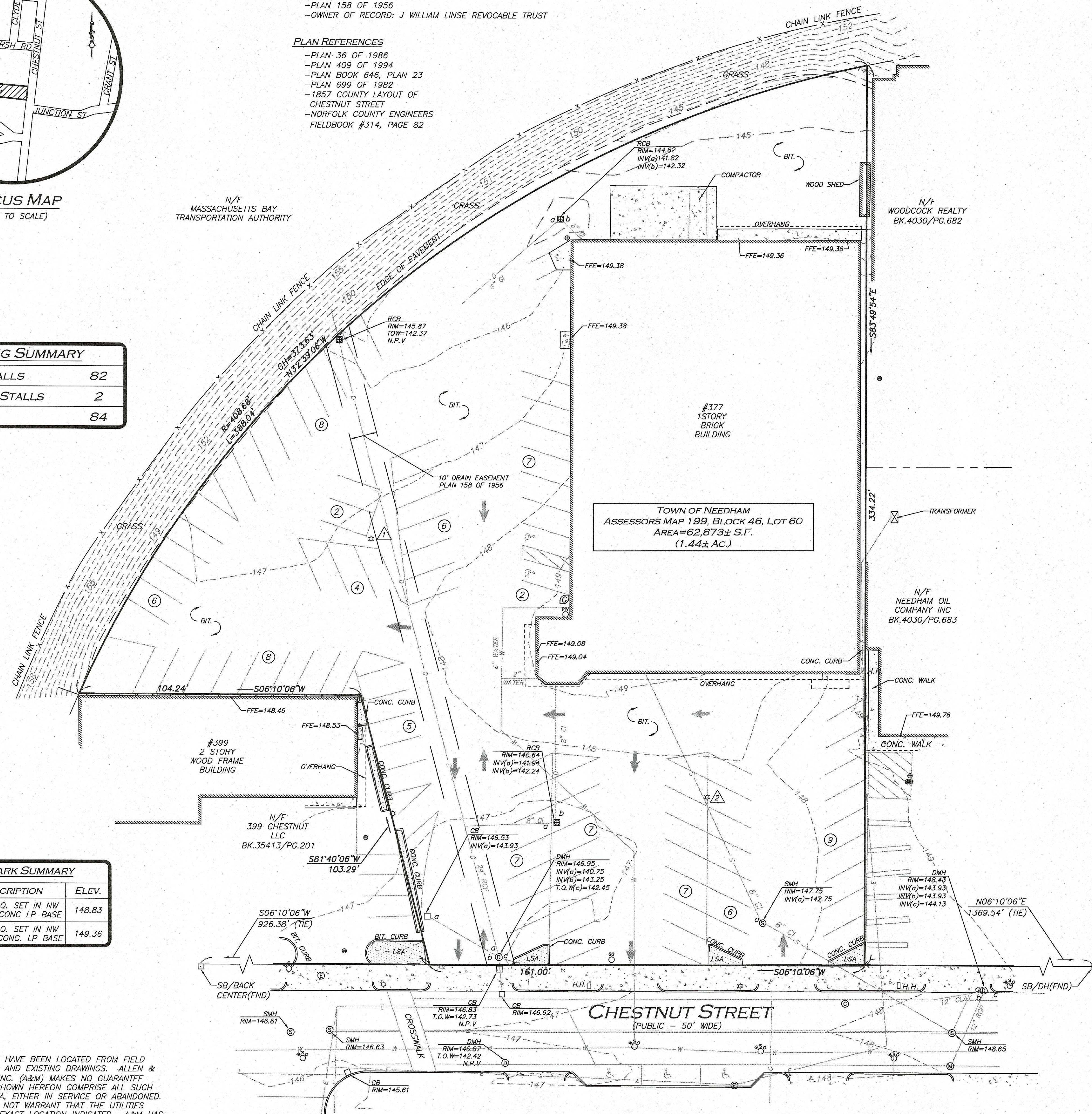
STANDARD STALLS	82
HANDICAPPED STALLS	2
TOTAL STALLS	84

BENCHMARK SUMMARY

TBM #	DESCRIPTION	ELEV.
1	CHISEL SQ. SET IN NW COR. OF CONC LP BASE	148.83
2	CHISEL SQ. SET IN NW COR. OF CONC. LP BASE	149.36

UTILITY STATEMENT

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. ALLEN & MAJOR ASSOCIATES, INC. (A&M) MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. A&M FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. A&M HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



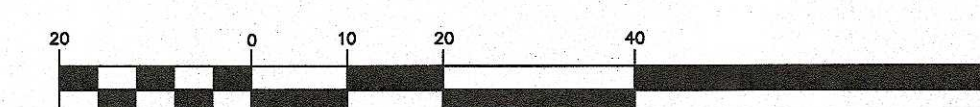
LEGEND

STONE BOUND (SB)	□
SEWER MANHOLE (SMH)	⊙
ELECTRIC MANHOLE (EMH)	⊕
MISC. MANHOLE (MH)	⊗
CATCH BASIN (CB)	⊠
ROUND CATCH BASIN (RCB)	⊡
WATER GATE	⊕
GAS GATE	⊕
BOLLARD	⊕
CLEANOUT	⊕
LIGHT	⊕
TREE	⊕
SIGN	⊕
MONITOR WELL	⊕
HAND HOLE	⊕
AIR CONDITIONER	⊕
GAS METER	⊕
HANDICAPPED PARKING SPACE	⊕
POSITION INDICATOR VALVE	⊕
PAINTED ARROW	⊕
PARKING SPACE COUNT	⊕
CONCRETE	⊕
LANDSCAPED AREA (LSA)	⊕
BUILDING	⊕
BUILDING OVERHANG	⊕
1' CONTOUR	⊕
5' CONTOUR	⊕
EDGE OF PAVEMENT	⊕
CURB	⊕
CHAIN LINK FENCE	⊕
GUARDRAIL	⊕
SEWER LINE	⊕
DRAIN LINE	⊕
GAS LINE	⊕
ELECTRIC LINE	⊕
WATER LINE	⊕
FINISHED FLOOR ELEVATION	FFE
CONCRETE	CONC.
GRANITE	GRAN.
SQ.	SQ.
SQUARE	SQ.
REINFORCED CONCRETE PIPE	RCP
CAST IRON PIPE	CI
NO PIPES VISIBLE	NPV
FOUND	FND
NOW OR FORMERLY	N/F
BOOK	BK.
PAGE	PG.

NOTES

1. NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM MIDDLESEX (SOUTH) REGISTRY OF DEEDS IN CAMBRIDGE, MA.
3. VERTICAL DATUM IS NAVD 88.
4. CONTOUR INTERVAL IS ONE FOOT (1').
5. ALL CURBING SHOWN HEREON IS GRANITE UNLESS OTHERWISE NOTED.

GRAPHIC SCALE



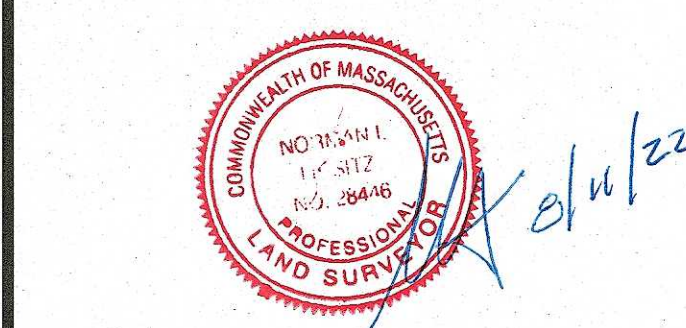
N:\PROJECTS\3106-01\SURVEY\DRAWINGS\CURRENT\5-3106-01-EC.DWG

WE HEREBY CERTIFY THAT:

THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN MARCH 16, 2022 AND MARCH 29, 2022.
THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1976 AND REVISED JANUARY 12, 1988.
ACCORDING TO DEEDS AND PLANS OF RECORD, THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP, AND THE LINES OF THE STREETS OR WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
THE ABOVE CERTIFICATION IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS FOR THE RECORDING OF PLANS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF NEEDHAM ASSESSOR'S INFORMATION.
THE ABOVE IS CERTIFIED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

ALLEN & MAJOR ASSOCIATES, INC.

Aug 11, 2022
PROFESSIONAL LAND SURVEYOR FOR
ALLEN & MAJOR ASSOCIATES, INC.



REV	DATE	DESCRIPTION
2.	08/11/22	VARIOUS REVISIONS
1.	08/05/22	VARIOUS REVISIONS

APPLICANT:
PLAN B RETAIL DESIGN AND PROJECT-MANAGEMENT
12 GOOSE LANE
TOLLAND, CT 06084

PROJECT:
377 CHESTNUT STREET
NEEDHAM, MA

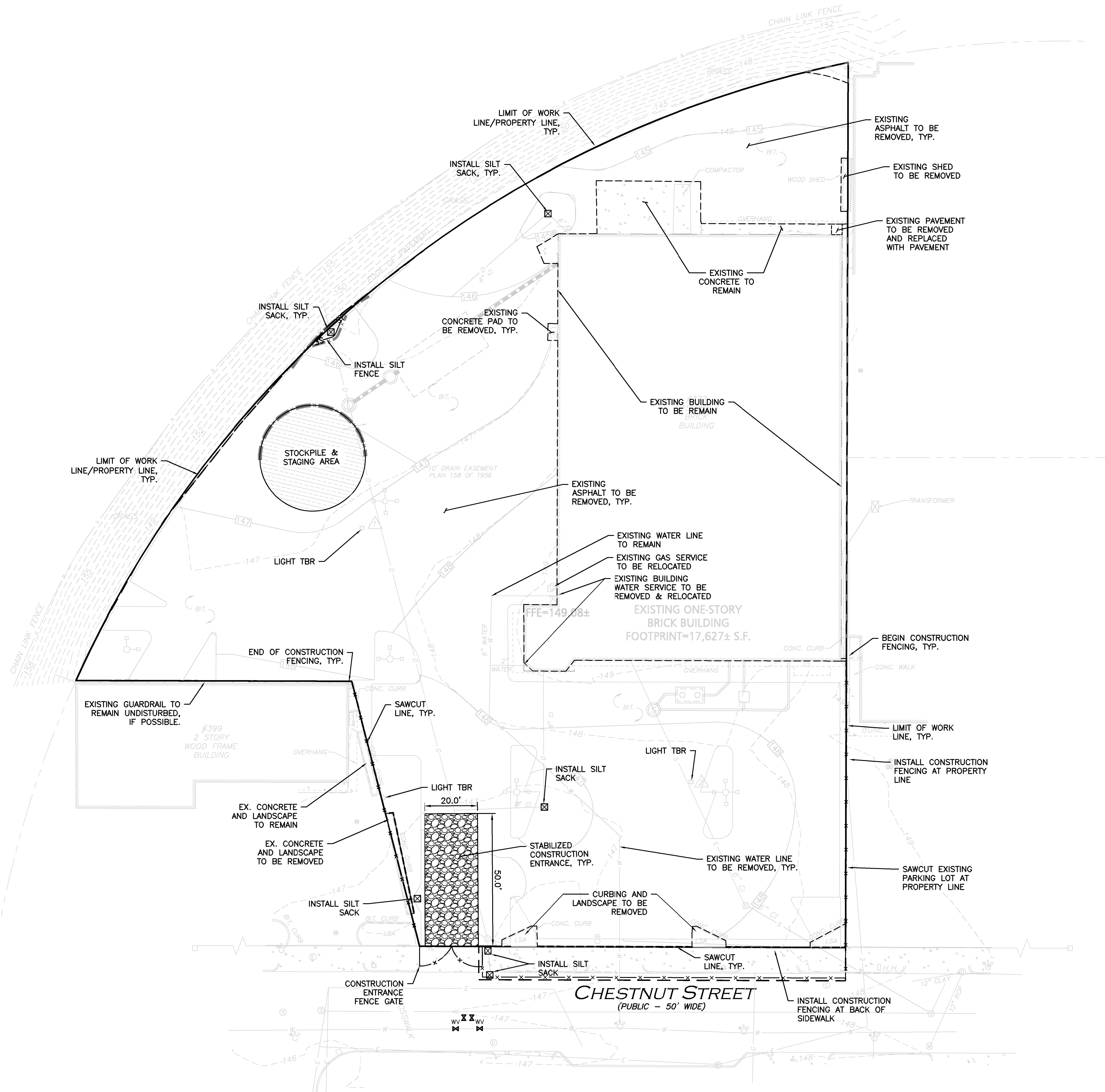
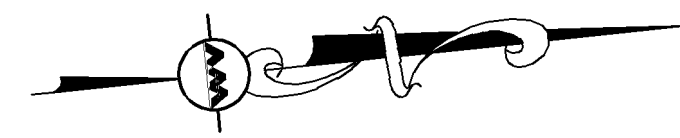
PROJECT NO.	3106-01	DATE:	07/25/22
SCALE:	1" = 20'	DWG. NAME:	S-3106-01-EC
DRAFTED BY:	SMM	CHECKED BY:	KAC/NIL

PREPARED BY:
ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY
WOBURN MA 01801-8501
TEL: (781) 935-6889
FAX: (781) 935-2896

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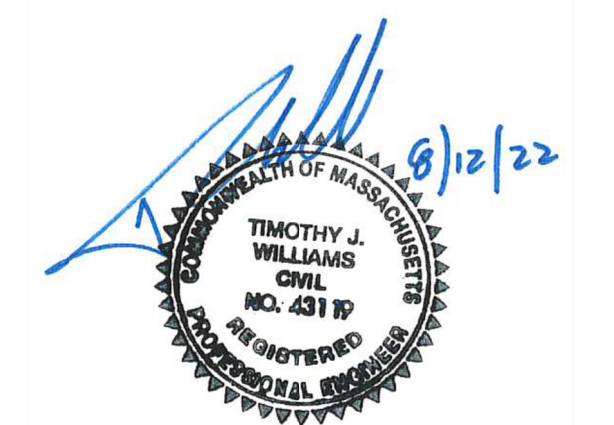
DRAWING TITLE:	SHEET NO.
EXISTING CONDITIONS	V-101

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LEGEND	
SILT FENCE	—SF—
TUBULAR BARRIER	—X—X—
EROSION CONTROL FABRIC	—[Pattern]—
CATCH BASIN FILTER	—[Symbol]—
LIMIT OF WORK	—[Dashed]—
STABILIZED ENTRANCE	—[Pattern]—
SAWCUT	—[Pattern]—
STOCKPILE/STAGING AREA	—[Pattern]—
CONSTRUCTION FENCE	—X—X—
PAVEMENT TO BE REMOVED	—[Dashed]—

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 3. ALTHOUGH CERTAIN ITEMS HAVE BEEN NOTED ON THIS DRAWING FOR DEMOLITION, NO ATTEMPT HAS BEEN MADE TO DELINEATE EACH AND EVERY ITEM THAT REQUIRES DEMOLITION FOR THE COMPLETION OF THE PROJECT AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL NECESSARY DEMOLITION WORK TO COMPLETE THE PROJECT. ALLEN & MAJOR ASSOCIATES, INC. IS NOT RESPONSIBLE FOR SITE DEMOLITION ITEMS NOT SHOWN ON THE SURVEY, OR SPECIFICALLY NOTED. THE DEMOLITION NOTES AND ARROWS ON THIS PLAN ARE TYPICAL AND DO NOT REFLECT QUANTITY.



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT:
PLAN B RETAIL DESIGN AND PROJECT-MANAGEMENT
12 GOOSE LANE
TOLLAND, CT 06084

PROJECT:
377 CHESTNUT STREET
NEEDHAM, MA

PROJECT NO. 3106-01 DATE: 08/12/2022

SCALE: 1" = 20' DWG. NAME: C-3106-01

DESIGNED BY: JPS/SJL/WJS CHECKED BY: CQ

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
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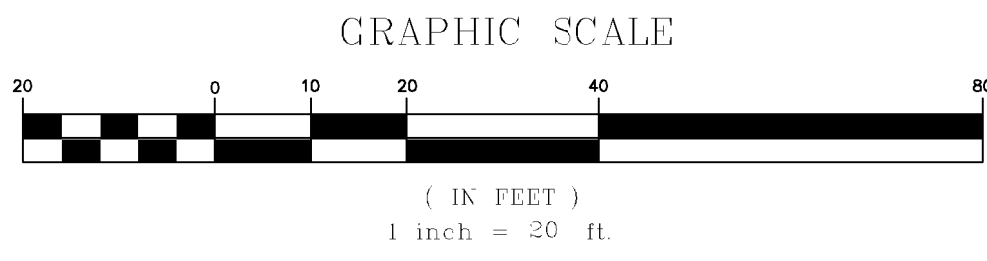
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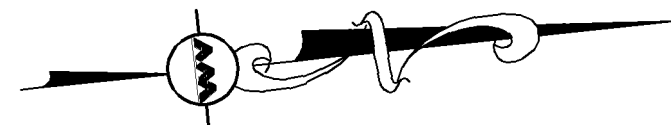
DRAWING TITLE: DEMOLITION & EROSION CONTROL PLAN	SHEET No. C-101
--	---------------------------

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1-888-344-7233





LEGEND

PROPERTY LINE	
SIGN	
CURB	
PARKING STRIPING	
TRAFFIC ARROWS	
SIDEWALK	
ADA ACCESSIBLE RAMP	
PARKING COUNT	
COMPACT PARKING STALL	
LIGHT POLE	
EXISTING BUILDING	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE	

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2. THE CONTRACTOR SHALL CONTACT "DIGSAFE" AND THE TOWN OF NEEDHAM DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES.
DIGSAFE: 1-800-344-7233
NEEDHAM DPW: (781) 455-7550
3. SEE THE ABBREVIATIONS AND NOTES PLAN AND DETAILS FOR FURTHER INFORMATION.
4. ALL CURBING RADII SHALL BE 3' UNLESS OTHERWISE NOTED. ALL RADII AND DIMENSIONS MEASURED AT FACE OF CURB.
5. ALL ADA RAMPS ARE TO BE CONCRETE UNLESS SPECIFIED OTHERWISE.
6. EXISTING CONDITIONS BASE PLAN TAKEN FROM AN EXISTING CONDITIONS BASE PLAN ENTITLED "EXISTING CONDITIONS", PREPARED BY ALLEN & MAJOR ASSOCIATES, INC., ORIGINAL SCALE 1"=20'.
7. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE COORDINATED WITH THE NEEDHAM DPW AND SHALL CONFIRM TO THE LATEST MUTCD STANDARDS.
8. SECTION 4.4.2(c) - BUILDINGS AND STRUCTURES LOCATED IN THE CHESTNUT STREET BUSINESS DISTRICT ARE NOT LIMITED TO THE MAXIMUM LOT COVERAGE REQUIREMENTS OF SECTION 4.4.2 AS SPECIFIED, BUT SHALL HAVE A MAXIMUM FLOOR AREA RATIO OF 0.7.

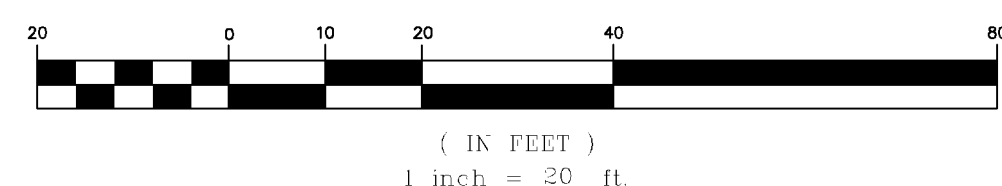
EXISTING PERVIOUS AREA = 660± S.F. (1.05%)
PROPOSED PERVIOUS AREA = 3,810± S.F. (6.06%)

LAND USAGE TABLE

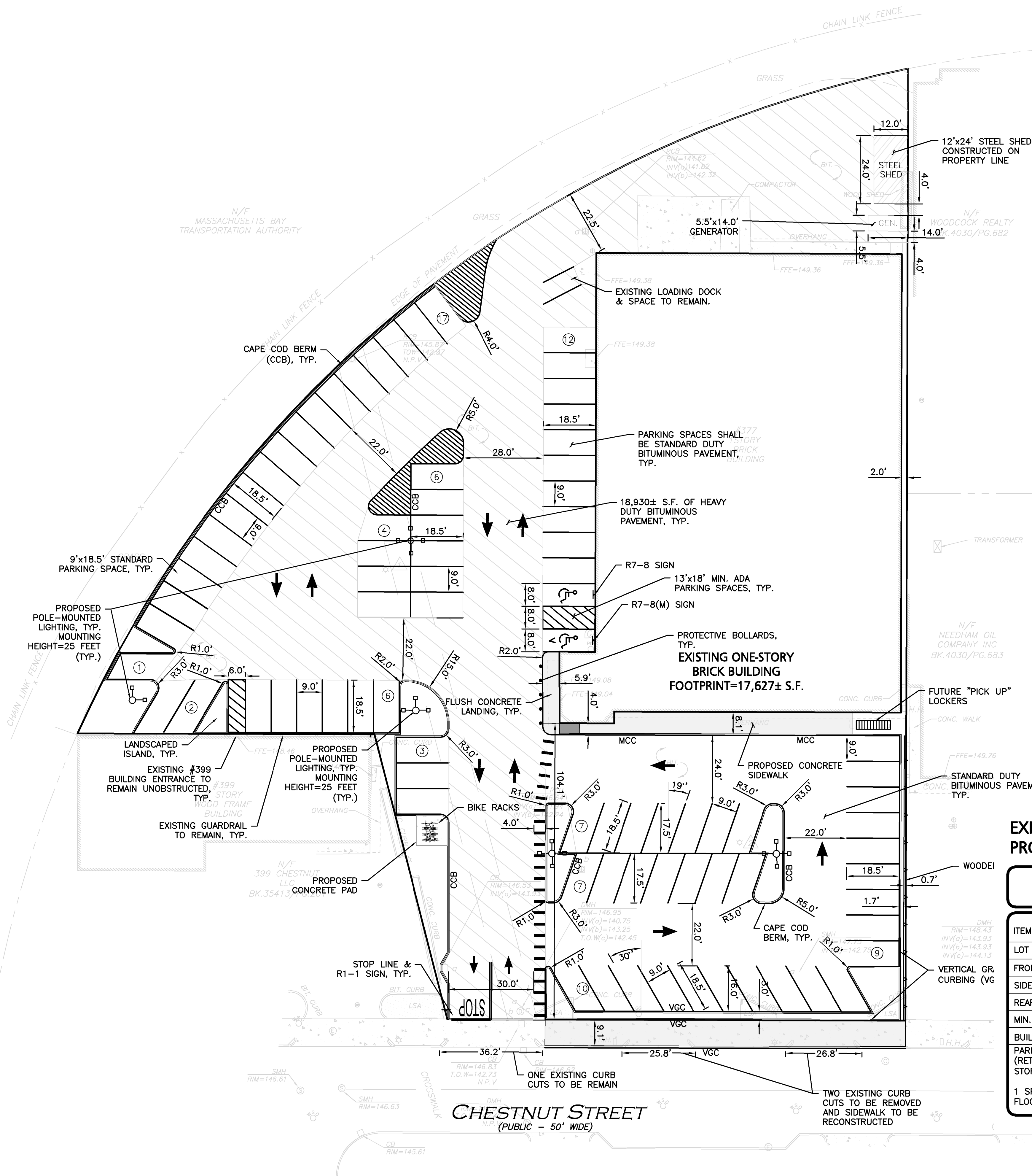
CHESTNUT STREET BUSINESS & LOWER CHESTNUT STREET OVERLAY DISTRICT

ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED
LOT AREA	15,000 FT ²	±62,873 FT ²	±62,873 FT ²
FRONT SETBACK	5'	104.0'	104.0'
SIDE SETBACK	0'	2.0'	2.0'
REAR SETBACK	25'	22.5'	22.5'
MIN. LOT FRONTAGE	100'	161.0'	161.0'
BUILDING HEIGHT (MAX)	35'/2.5 STORIES	N/A	N/A
PARKING SPACES: (RETAIL OR WHOLESALE STORES OR SERVICES)	±17,622 FT ² /300 FT ² =58.74 59 TOTAL SPACES REQUIRED	STANDARD SPACES: 82 ADA SPACES: 2	STANDARD SPACES: 82 ADA SPACES: 2
1 SPACE PER 300 FT ² OF FLOOR AREA	50% COMPACT SPACES ALLOWED	TOTAL SPACES: 84	TOTAL SPACES: 84

GRAPHIC SCALE



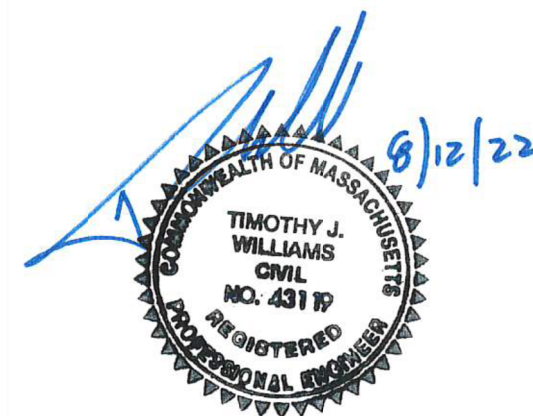
N:\PROJECTS\3106-01\CIVIL\DRAWINGS\CURRENT\C-3106-01_LAYOUT & MATERIALS.DWG



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PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

APPLICANT:
PLAN B RETAIL DESIGN AND PROJECT-MANAGEMENT
12 GOOSE LANE
TOLLAND, CT 06084

PROJECT:
377 CHESTNUT STREET
NEEDHAM, MA

PROJECT NO. 3106-01 DATE: 08/12/2022

SCALE: 1" = 20' DWG. NAME: C-3106-01

DESIGNED BY: JPS/SJL/WJS CHECKED BY: CQ

PREPARED BY:

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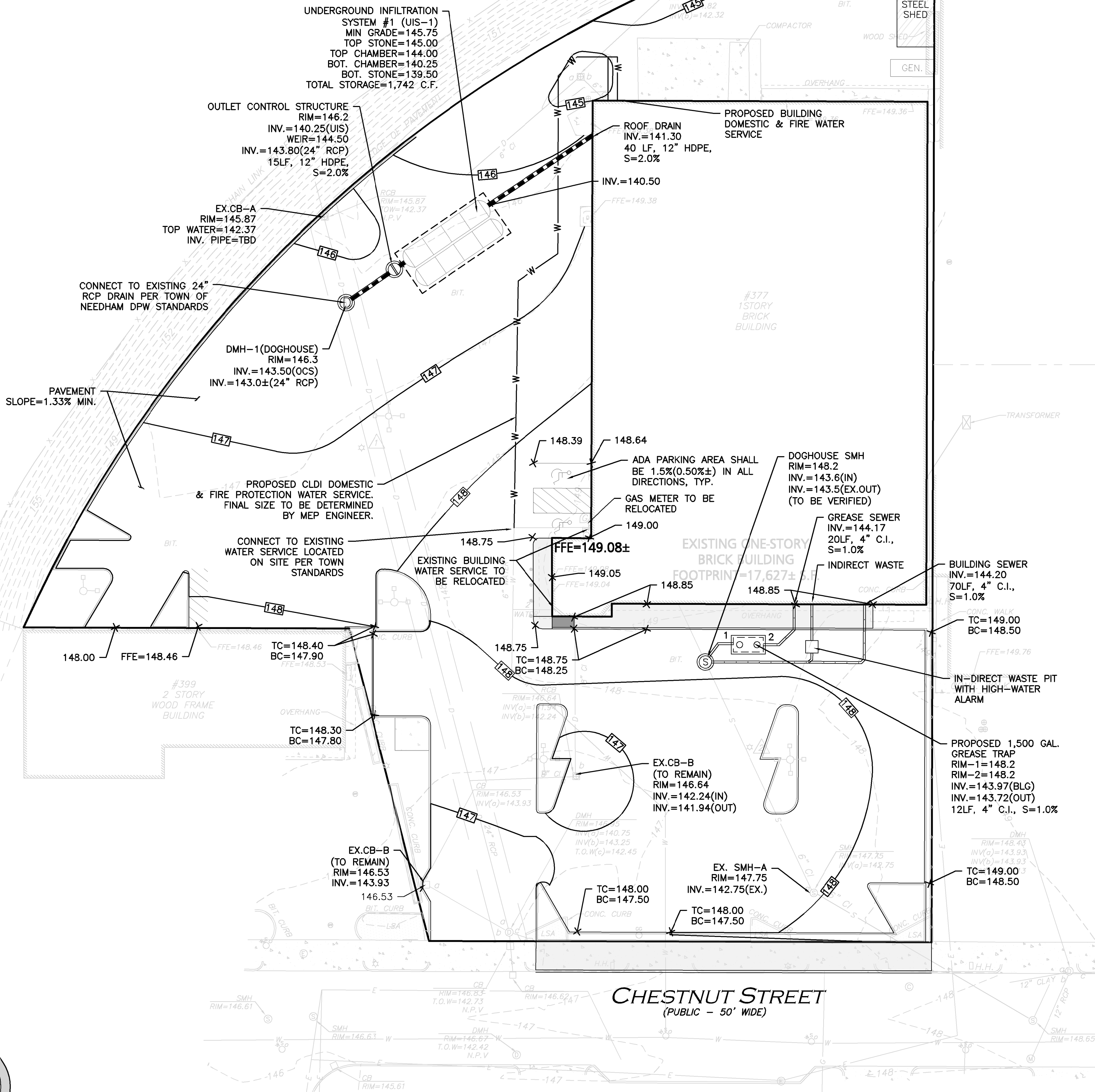
DRAWING TITLE: **LAYOUT & MATERIALS PLAN**
SHEET No. **C-102**

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LEGEND

DRAIN MANHOLE	
CATCH BASIN	
CATCH BASIN - DOUBLE GRATE	
OUTLET CONTROL	
DIVERSION WEIR	
WATER QUALITY UNIT	
AREA DRAIN	
FLARED END SECTION	
DRAIN LINE	
RIPRAP OUTFALL	
HEADWALL	
10' CONTOUR	
2' CONTOUR	
SPOT GRADE	
INFILTRATION SYSTEM	
INFILTRATION PIPE	
DETENTION PIPE	
UNDERDRAIN	
FLOW DIRECTION	

NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
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- THE CONTRACTOR SHALL CONTACT "DIGSAFE" AND THE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES.

NEEDHAM DPW: (781) 455-7550
DIGSAFE: 1-888-344-7233
- ANY ROOF DRAINAGE PIPE LOCATED WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE CAST IRON PIPE PER MA PLUMBING CODE.

STORMWATER INFILTRATION POND CALCULATIONS:

SYSTEM WAS SIZED TO INFILTRATE THE 1" STORM FOR THE ENTIRE ROOF AREA
TOTAL ROOF AREA (SF) = 17,627± (IMPERVIOUS BUILDING)

REQUIRED RECHARGE = 1" STORM = WATER QUALITY VOLUME

REQUIRED STORAGE VOLUME = IMPERVIOUS AREA X 1.0" (STORM DEPTH)
= 17,627 S.F. X (1"/12")
= 1,469 C.F.

MC-3500 CHAMBERS - 8 CHAMBERS
STORAGE AVAILABLE IN RECHARGE SYSTEM:
CHAMBER STORAGE:
(8 CHAMBERS X 110 CF/CHAMBER) + 14.9 CF END CAPS (x4) = 939.2 CF

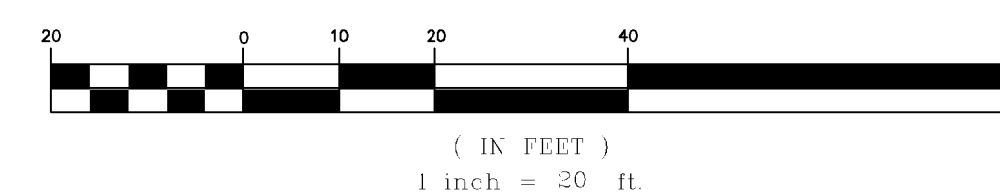
STONE STORAGE:
2,946.7 CF FIELD - 939.2 CF CHAMBERS = 2,007.4 CF STONE X 40% VOIDS
= 803 CF

TOTAL STORAGE PROVIDED = 1,742.2 CF

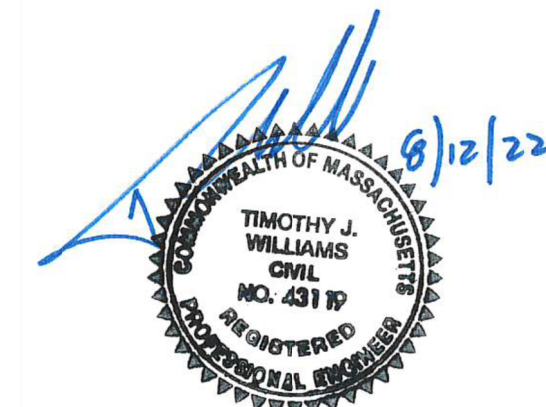
WEIR ELEVATION = 144.50
RECHARGE CREDIT = 1,635 CF (SEE DETAILS FOR HYDRO-CAD MODEL)

TOTAL RECHARGE CREDIT ON-SITE = 1,635 CF > 1,469 CF

GRAPHIC SCALE



N:\PROJECTS\3106-01\CIVIL\DRAWINGS\CURRENT\C-3106-01_GRADING & DRAINAGE.DWG



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
-----	------	-------------

APPLICANT:
PLAN B RETAIL DESIGN AND PROJECT-MANAGEMENT
12 GOOSE LANE
TOLLAND, CT 06084

PROJECT:
377 CHESTNUT STREET
NEEDHAM, MA

PROJECT NO. 3106-01 DATE: 08/12/2022

SCALE: 1" = 20' DWG. NAME: C-3106-01

DESIGNED BY: JPS/SJL/WJS CHECKED BY: CQ

PREPARED BY:

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civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
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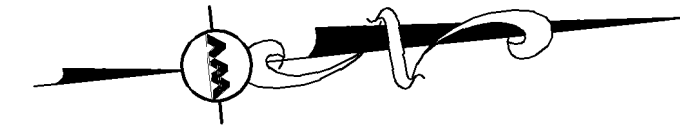
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DRAWING TITLE:
GRADING, DRAINAGE, & UTILITY PLAN

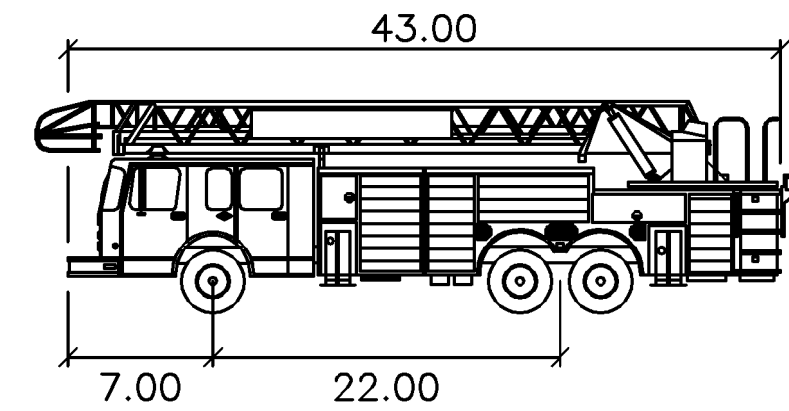
SHEET No.

C-103

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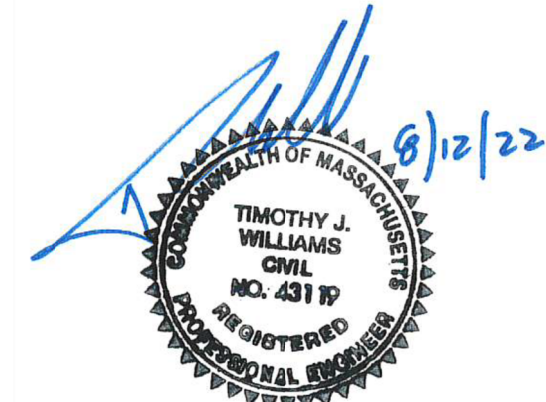


- NOTES:
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Aerial Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
-----	------	-------------

APPLICANT:
PLAN B RETAIL DESIGN AND PROJECT-MANAGEMENT
12 GOOSE LANE
TOLLAND, CT 06084

PROJECT:
377 CHESTNUT STREET
NEEDHAM, MA

PROJECT NO. 3106-01 DATE: 08/12/2022

SCALE: 1" = 20' DWG. NAME: C-3106-01

DESIGNED BY: JPS/SJL/WJS CHECKED BY: CQ

PREPARED BY:

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DRAWING TITLE: **TRUCK TURNING PLAN - FIRE TRUCK**
SHEET No. **C-104.1**

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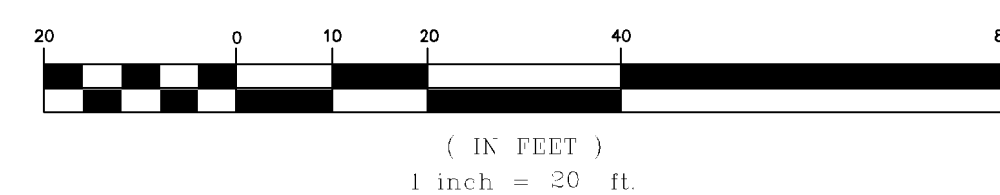
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CHESTNUT STREET
(PUBLIC - 50' WIDE)

GRAPHIC SCALE

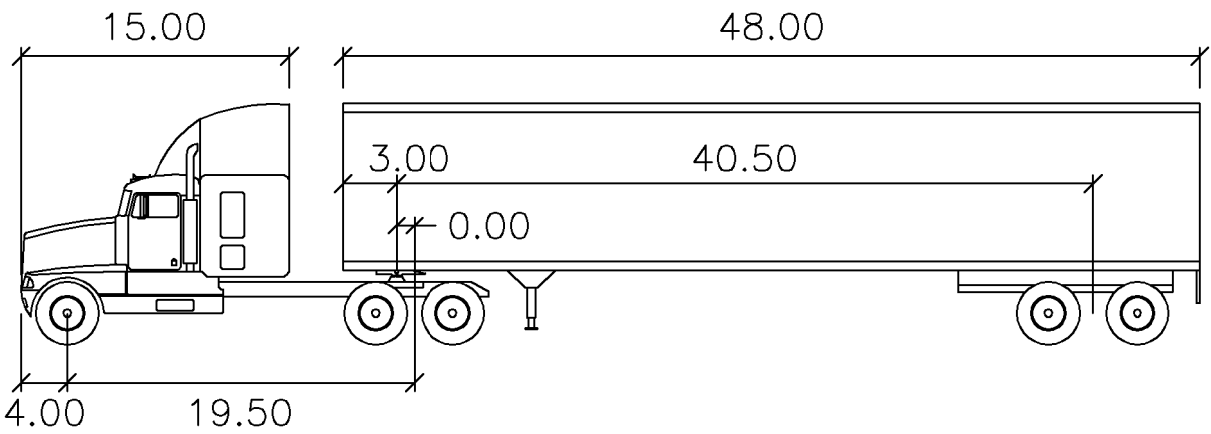


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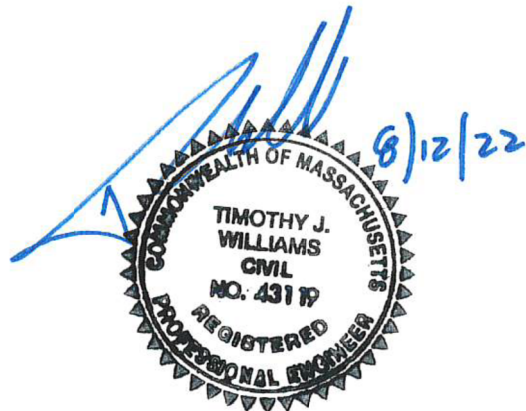
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WB-62

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

APPLICANT:
PLAN B RETAIL DESIGN AND PROJECT-
MANAGEMENT
12 GOOSE LANE
TOLLAND, CT 06084

PROJECT:

377 CHESTNUT STREET
NEEDHAM, MA

PROJECT NO. 3106-01 DATE: 08/12/2022

SCALE: 1" = 20' DWG. NAME: C-3106-01

DESIGNED BY: JPS/SJL/WJS CHECKED BY: CQ

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WOBURN MA 01801-8501
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FAX: (781) 535-2896

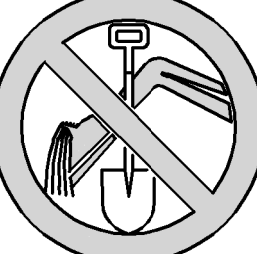
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DRAWING TITLE: TRUCK TURNING PLAN - WB-62 TRUCK SHEET No. C-104.2

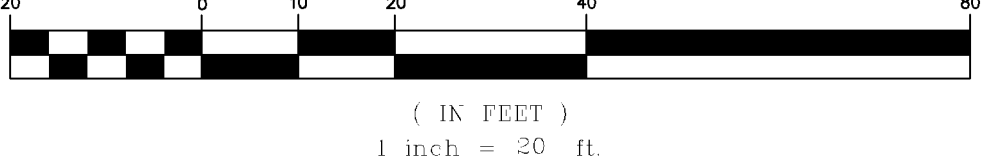
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DIG SAFE



BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233

GRAPHIC SCALE



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Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	SL1	2	Holophane	MGLEDM P1 40K XXXXX FT	Mongoose Medium, P1 Performance Package, 4000K, Forward Throw (Type 4)	1	16215	0.84	104.9
	SL2	1	Holophane	MGLEDM P1 40K XXXXX FT	Mongoose Medium, P1 Performance Package, 4000K, Forward Throw (Type 4)	1	16215	0.84	209.8
	SL3	2	Holophane	MGLEDM P2 40K XXXXX AR	Mongoose Medium, P2 Performance Package, 4000K, Area (Type 5)	1	21335	0.84	125.56
	WP1	3	Holophane	HLWPC2 P20 40K XX T4M	Wallpack Full Cutoff LED, LED Performance Package P10, 4000 series CCT, Voltage, Type IV Medium	1	5623	0.9	47

Statistics

Description	Symbol	Avg	Min	Max/Min	Max	Avg/Min
Parking & Driveways		2.2 fc	0.6 fc	9.0:1	5.4 fc	3.7:1



LEGEND

PROPERTY LINE	
SIGN	
CURB	
PARKING STRIPING	
TRAFFIC ARROWS	
SIDEWALK	
ADA ACCESSIBLE RAMP	
PARKING COUNT	
COMPACT PARKING STALL	
LIGHT POLE	
EXISTING BUILDING	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE	

NOTES:

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- THE CONTRACTOR SHALL CONTACT "DIGSAFE" AND THE TOWN OF NEEDHAM DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES.

DIGSAFE: 1-800-344-7233
NEEDHAM DPW: (781) 455-7550
- PHOTOMETRICS CALCULATION PROVIDED BY OTHERS. HEIGHTS SHOWN ARE OPTICAL EFFECTIVE $\pm 1.0'$. LIGHT POLE BASE SHALL BE 3.0' WITH A 22.0' POLE EQUALING A 25-FOOT MOUNTING HEIGHT.
- CALCULATION VALUES SHOWN ARE MAINTAINED AT 100,000 HOURS. INITIAL VALUES MAY BE HIGHER.



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

APPLICANT:
PLAN B RETAIL DESIGN AND PROJECT-
MANAGEMENT
12 GOOSE LANE
TOLLAND, CT 06084

PROJECT:

377 CHESTNUT STREET
NEEDHAM, MA

PROJECT NO. 3106-01 DATE: 08/12/2022

SCALE: 1" = 10' DWG. NAME: C-3106-01

DESIGNED BY: JPS/SJL/WJS CHECKED BY: CQ

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
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DRAWING TITLE:

PHOTOMETRICS PLAN

SHEET No.

C-105

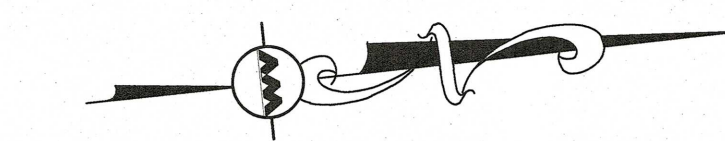
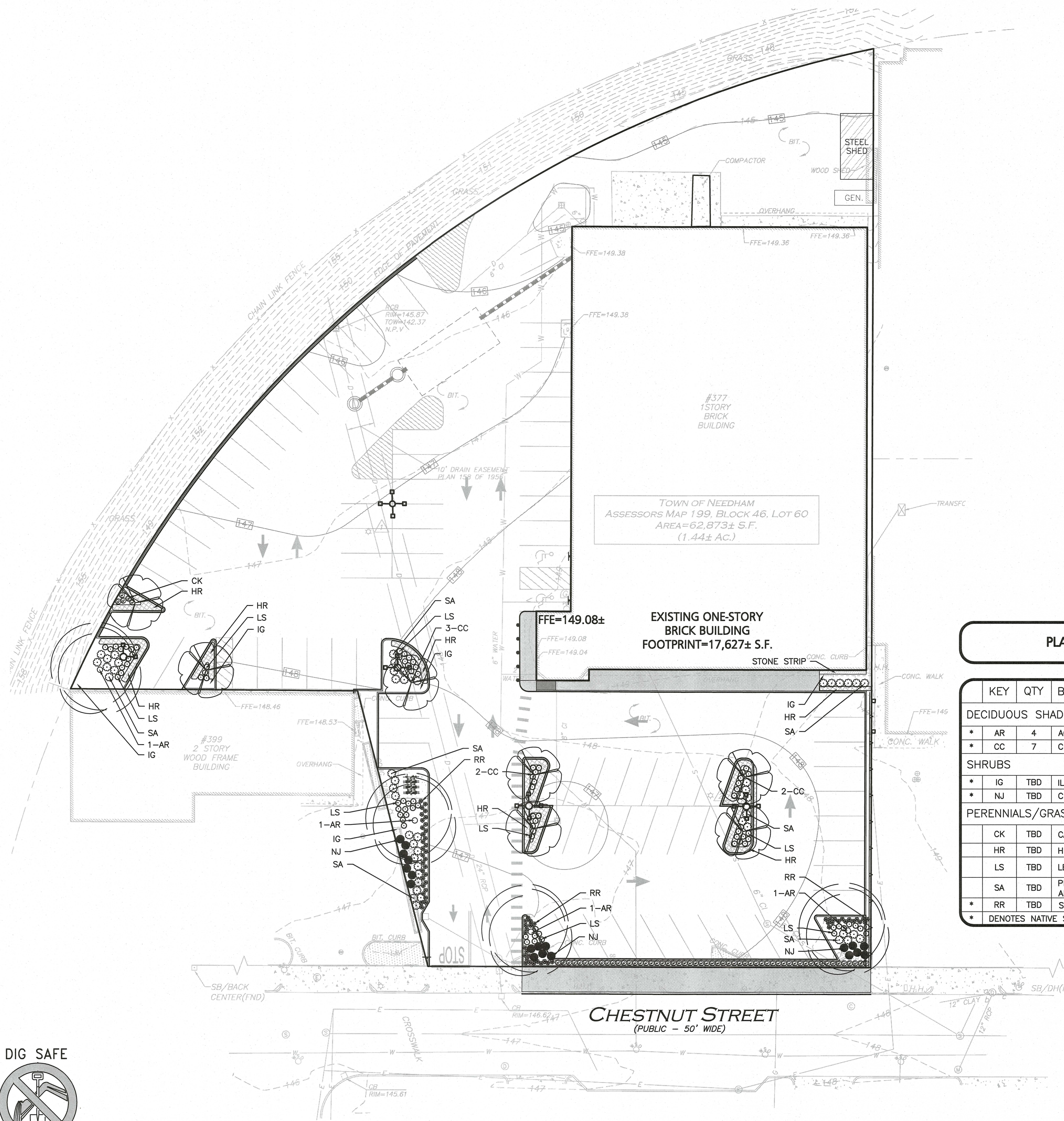
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1-888-344-7233

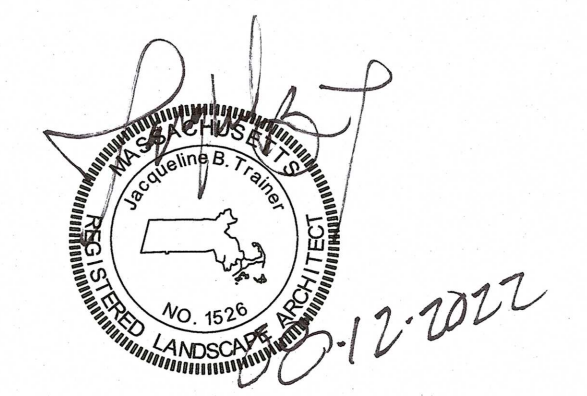
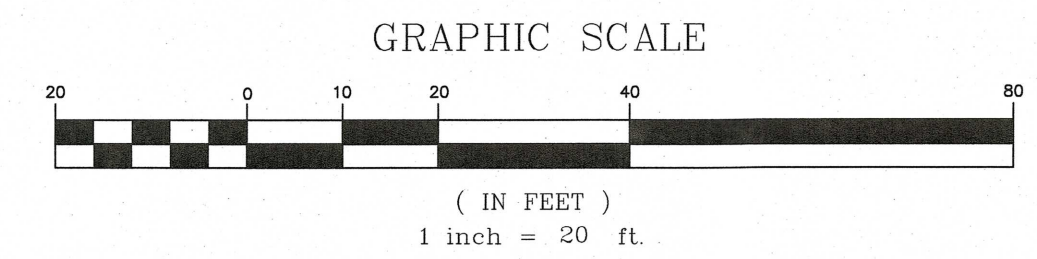


LEGEND	
DECIDUOUS TREE	
FLOWERING TREE	
SHRUBS	
PERENNIALS/GROUNDCOVER	
STONE STRIP	

- NOTES:
- EXISTING CONDITIONS BASE PLAN TAKEN FROM AN EXISTING CONDITIONS BASE PLAN ENTITLED "EXISTING CONDITIONS", PREPARED BY ALLEN & MAJOR ASSOCIATES, INC., ORIGINAL SCALE 1"=20'.
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 - THE CONTRACTOR SHALL CONTACT "DIGSAFE" AND THE TOWN OF NEEDHAM DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES.
DIGSAFE: 1-800-344-7233
NEEDHAM DPW: (781) 455-7550
 - SEE THE ABBREVIATIONS AND NOTES PLAN AND DETAILS FOR FURTHER INFORMATION.

PLANTING SCHEDULE -TREES, SHRUBS, GROUNDCOVERS & PERENNIALS

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
DECIDUOUS SHADE AND FLOWERING TREES						
* AR	4	ACER RUBRUM	RED MAPLE	3" CAL.	AS SHOWN	B&B
* CC	7	CERCIS CANADENSIS	REDBUD	3" CAL.	AS SHOWN	B&B
SHRUBS						
* IG	TBD	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	2-2.5'	36" O.C.	B&B
* NJ	TBD	CEANOTHUS AMERICANUS	NEW JERSEY TEA	2.5'-3' HT.	AS SHOWN	B&B
PERENNIALS/GRASSES						
CK	TBD	CALAMAGROSTIS 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#3	24" O.C.	STAGGERED
HR	TBD	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	#1	18" O.C.	STAGGERED
LS	TBD	LEUCANTHEMUM SUPERBUM	AMAZING DAISIES® 'SPUN SILK' SHASTA DAISY	#2	24" O.C.	STAGGERED
SA	TBD	PEROVSKIA ATRIPLICIFOLIA 'SAGE ADVICE'	'SAGE ADVICE' RUSSIAN SAGE	#1	36" O.C.	STAGGERED
* RR	TBD	SEDUM HYBRID ROCK 'N ROUND	'SUPERSTAR' STONECROP	#1	18" O.C.	STAGGERED
* DENOTES NATIVE SPECIES						



PROFESSIONAL LANDSCAPE ARCHITECT FOR ALLEN & MAJOR ASSOCIATES, INC.

APPLICANT:
PLAN B RETAIL DESIGN AND PROJECT-MANAGEMENT
12 GOOSE LANE
TOLLAND, CT 06084
PROJECT:

377 CHESTNUT STREET
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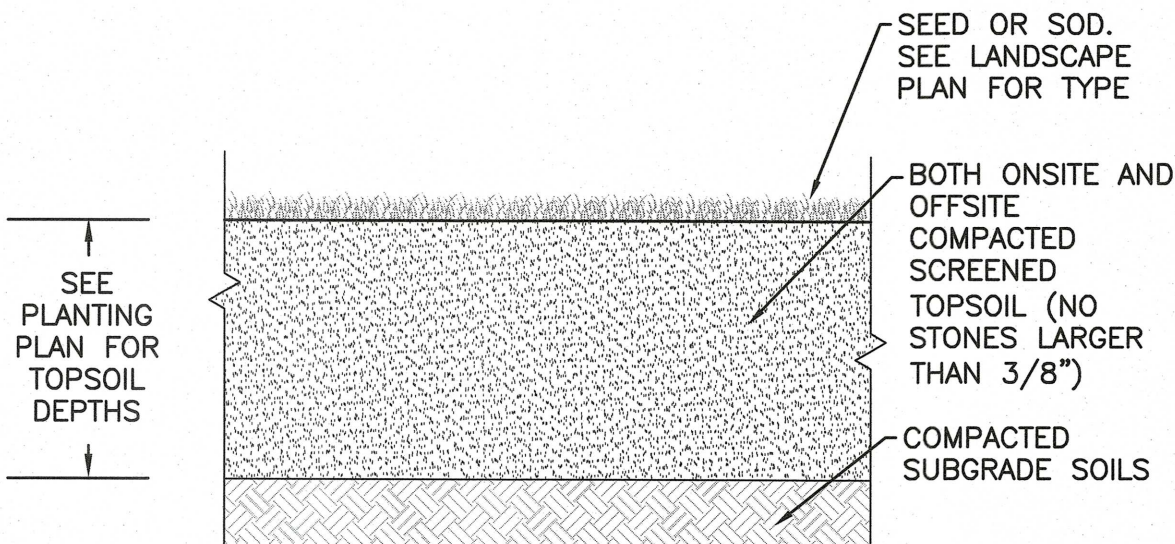
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DRAWING TITLE: LANDSCAPE PLAN SHEET No. L-101

LANDSCAPE NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY/TOWN OF NEEDHAM.
- PLANTING PLAN IS DIAGRAMMATIC IN NATURE. FINAL PLACEMENT OF PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES, ANY PERMITTING AGENCIES, AND "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS IN ADVANCE OF ANY WORK THAT WILL REQUIRE EXCAVATION. CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS IN WRITING.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ANY TREES NOTED AS "SEAL OR SELECTED SPECIMEN" SHALL BE TAGGED AND SEALED BY THE LANDSCAPE ARCHITECT.
- ALL TREES SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT LIST. QUANTITIES SHOWN ON PLANT LIST SHALL GOVERN OVER PLANT LIST.
- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
- ALL PLANT MATERIALS INSTALLED SHALL MEET THE GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT (LATEST EDITION).
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE.
- ALL DISTURBED AREAS NOT OTHERWISE NOTED SHALL RECEIVE 6" OF SUITABLE LOAM & SEED. LAWNS WITH 3:1 OR GREATER SLOPES SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET.
- ANY FALL TRANSPLANTING HAZARD PLANTS SHALL BE DUG IN THE SPRING AND STORED FOR FALL PLANTING.
- TREES SHALL HAVE A MINIMUM CALIPER AS INDICATED ON THE PLANTING SCHEDULE TAKEN ONE FOOT ABOVE THE ROOT CROWN.
- ALL PLANT BEDS AND TREE SAUCERS TO RECEIVE 3" OF PINE BARK MULCH. GROUNDCOVER AREAS SHALL RECEIVE 1" OF PINE BARK MULCH.
- ALL DECIDUOUS TREES ADJACENT TO WALKWAYS AND ROADWAYS SHALL HAVE A BRANCHING PATTERN TO ALLOW FOR A MINIMUM OF 7' OF CLEARANCE BETWEEN THE GROUND AND THE LOWEST BRANCH.
- ALL TREE STAKES SHALL BE STAINED DARK BROWN.
- CONTRACTOR RESPONSIBLE FOR WATERING AND RESEEDING OF BARE SPOTS UNTIL A UNIFORM STAND OF VEGETATION IS ESTABLISHED AND ACCEPTED.
- ALL PARKING ISLANDS PLANTED WITH SHRUBS SHALL HAVE 24" OF TOP SOIL. FINISH GRADE SHALL BE SIX INCHES (6") ABOVE THE TOP OF CURB.
- SOIL SAMPLES, TESTS, AND SHOP DRAWINGS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT OR THE OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
- NO MULCH IS ALLOWED WITHIN 18" OF ALL BUILDINGS PER THE LATEST EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY DEPARTMENT OF FIRE SERVICES REGULATION (927 CMR 17.00).



TEXTURE CLASS	% OF TOTAL WEIGHT
SAND	45% - 65%
SILT	15% - 35%
CLAY	5% - 20%

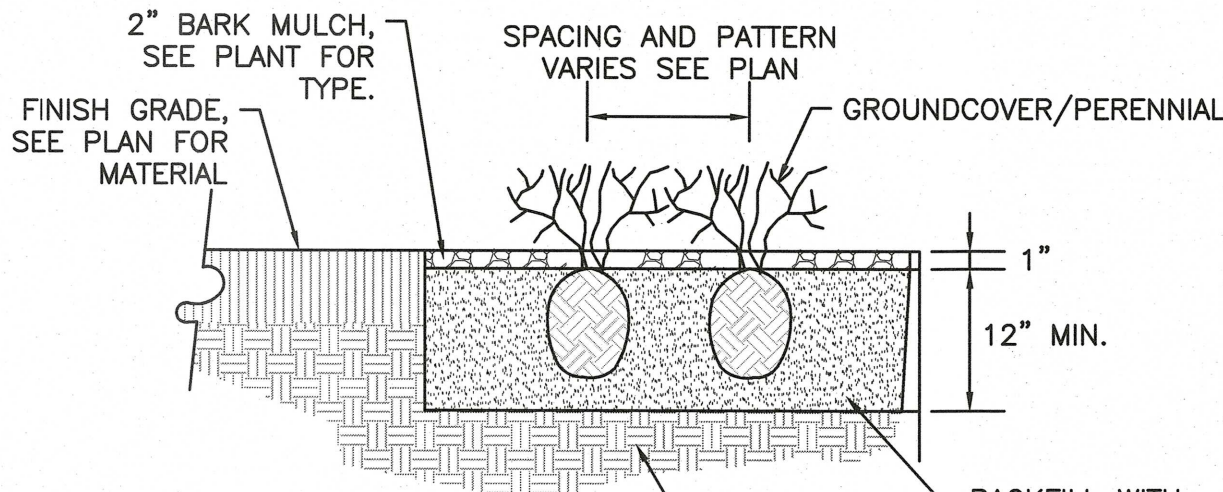
SIEVE	% PASSING
3/8"	100
NO. 4	85-100
NO. 40	60-85
NO. 100	38-60
NO. 200	28-40

NOTES:

- TOP OF LOAM (TOPSOIL) IS FINISH GRADE.
- ALL TOPSOIL (BOTH ONSITE AND OFFSITE SOURCES) SHALL BE COMPOSED OF A NATURAL, FERTILE, FRIABLE SOIL TYPICAL OF CULTIVATED TOPSOILS OF THE LOCALITY. SOIL SHALL BE SUITABLE FOR THE GERMINATION OF SEEDS AND SUPPORT OF VEGETATIVE GROWTH, WITH ADDITIVES, IF REQUIRED, TO ACHIEVE PARTICLE DISTRIBUTION AND ORGANIC CONTENT BELOW. TOPSOIL SHALL BE TAKEN FROM A WELL-DRAINED, ARIABLE SITE, FREE OF SUBSOIL, LARGE STONES, EARTH CLODS, STICKS, TRASH, STUMPS, CLAY LUMPS, ROOTS, OTHER OBJECTIONABLE, EXTRANEOUS MATTER OR DEBRIS NOR CONTAIN TOXIC SUBSTANCES.
- THE CONTRACTOR SHALL PROVIDE THE OWNER / LANDSCAPE ARCHITECT WITH TOPSOIL TEST RESULTS (RECOMMEND UMMASS AMHERST SOIL TESTING LAB) FOR APPROVAL PRIOR TO OBTAINING AND PLACING THE SOIL. IF THE PLANTING SOIL (BOTH ONSITE AND OFFSITE SOURCES) DOES NOT FALL WITHIN THE REQUIRED SIEVE ANALYSIS, TEXTURAL CLASS, ORGANIC CONTENT, OR PH RANGE, IT SHALL BE ADJUSTED TO MEET THE SPECIFICATIONS THROUGH THE ADDITION OF SAND, COMPOST, LIMESTONE, OR ALUMINUM SULFATE TO BRING IT WITHIN THE SPECIFIED LIMITS AT NO ADDITIONAL COST TO THE OWNER.
- TOPSOIL SHALL HAVE A PH VALUE BETWEEN 5.5 AND 6.5. TOPSOIL SHALL CONTAIN BETWEEN 4% AND 8% ORGANIC MATTER OF TOTAL DRY WEIGHT AND SHALL CONFORM TO THE FOLLOWING GRADATION AND TEXTURE CLASS ABOVE.

TOPSOIL FOR TREES, SHRUBS, & PERENNIALS
NOT TO SCALE

2

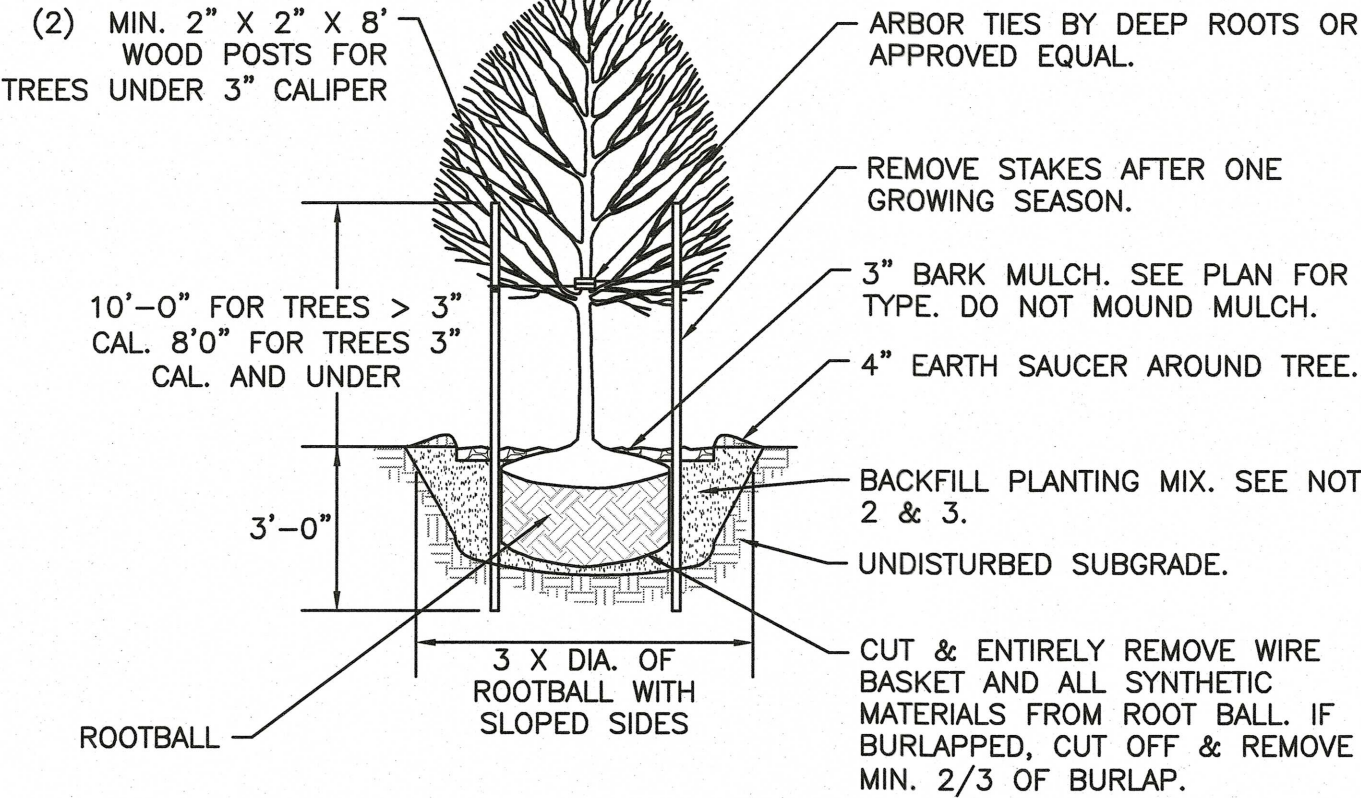


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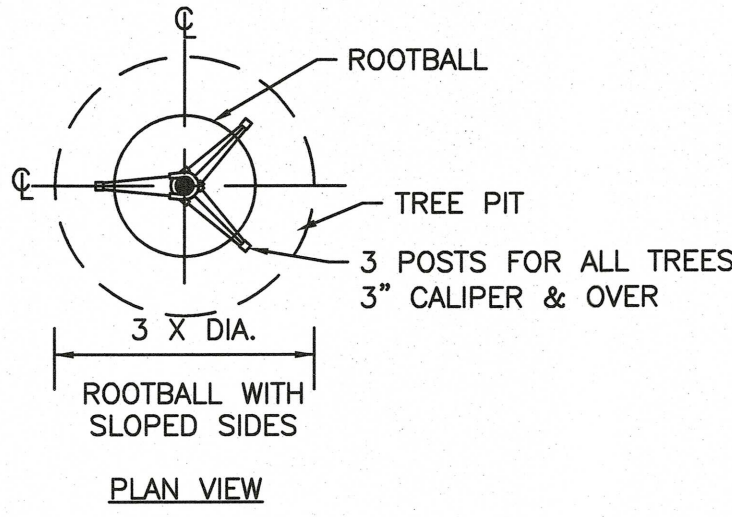
- ALL GROUNDCOVER/PERENNIALS SHALL HAVE THE SAME RELATIONSHIP TO FINISH GRADE AFTER PLANTING AS THEY HAD AT THE ORIGINAL NURSERY SETTING. ROOT FLARE SHALL BE 2" ABOVE FINISH GRADE. REMOVE SOIL FROM STEM OF GROUND COVER/ PERENNIAL TO DETERMINE ACTUAL ROOTBALL AREA.
- BACKFILL WITH PLANTING MIX. PLANT MIX TO BE: 50% NATIVE TOPSOIL, 20% BLENDED AND GROUND COMPOST (LEAVES & ORGANIC MATERIAL, NO ASH OR TOXIC MATERIALS) 20% PEAT MOSS, 10% SAND.
- ADD MYCORRHIZA SOIL ADDITIVES AND SLOW RELEASE FERTILIZER WHEN PLANT HOLES ARE 50% FILLED AND WATER THOROUGHLY AT COMPLETION.

GROUNDCOVER/PERENNIAL PLANTING
NOT TO SCALE

4



SECTION VIEW



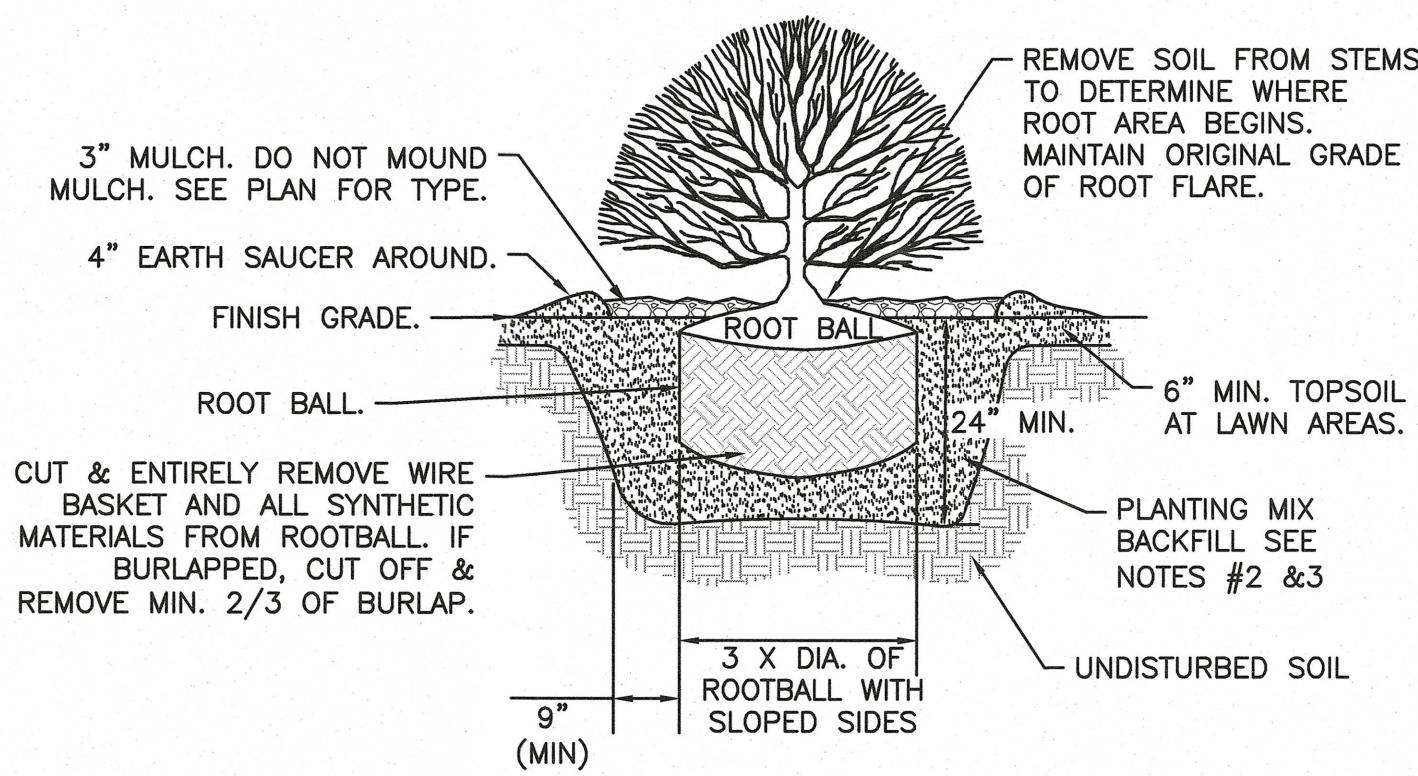
PLAN VIEW

NOTES:

- ALL TREES SHALL HAVE THE SAME RELATIONSHIP TO FINISH GRADE AFTER PLANTING AS THEY HAD AT THE ORIGINAL NURSERY SETTING. ROOT FLARE SHALL BE 2" ABOVE FINISH GRADE. REMOVE SOIL FROM TRUNK FLARE OF TREE TO DETERMINE ACTUAL ROOTBALL AREA.
- BACKFILL WITH PLANTING MIX. PLANT MIX TO BE: 50% NATIVE TOPSOIL, 20% BLENDED AND GROUND COMPOST (LEAVES & ORGANIC MATERIAL, NO ASH OR TOXIC MATERIALS) 20% PEAT MOSS, 10% SAND.
- ADD MYCORRHIZA SOIL ADDITIVES AND SLOW RELEASE FERTILIZER WHEN PLANT HOLES ARE 50% FILLED AND WATER THOROUGHLY AT COMPLETION.

DECIDUOUS TREE
NOT TO SCALE

1

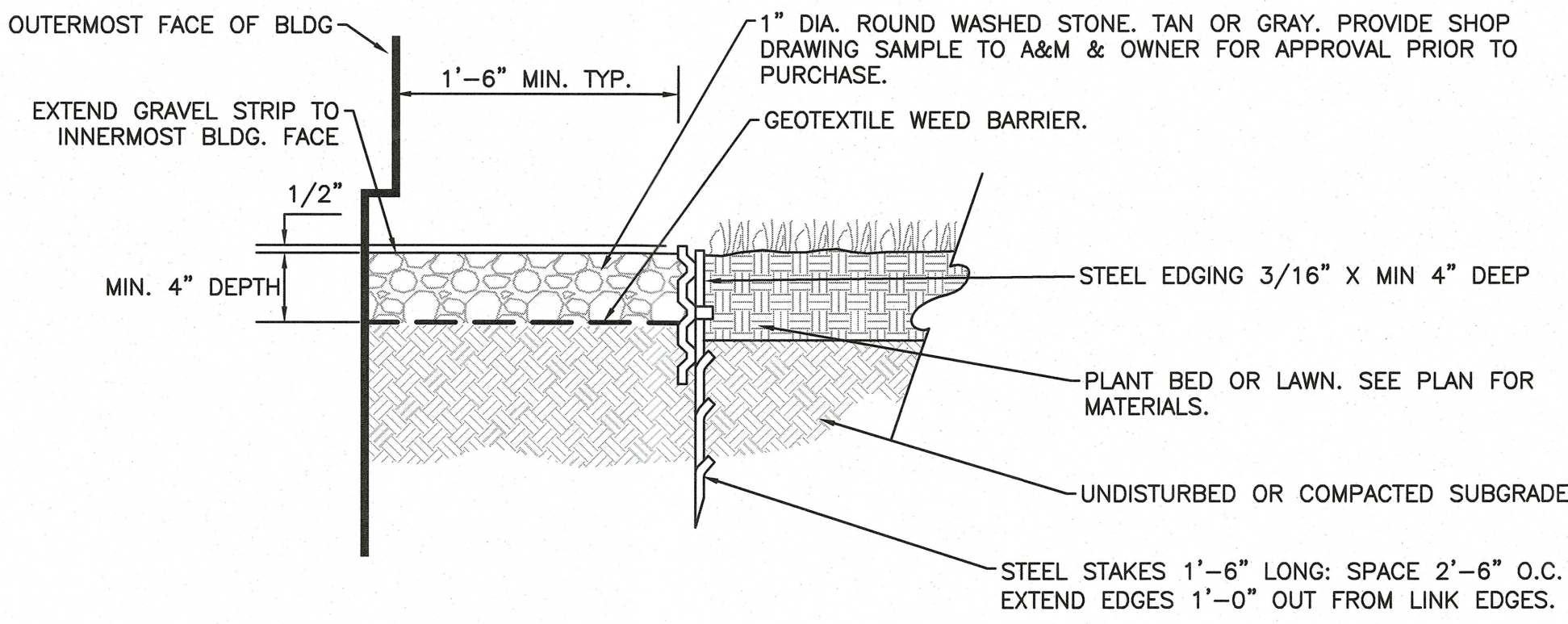


SHRUB
NOT TO SCALE

3

NOTES:

- ALL SHRUBS ROOT FLARE SHALL HAVE THE SAME RELATIONSHIP TO FINISH GRADE AFTER PLANTING AS THEY HAD AT THE ORIGINAL NURSERY SETTING.
- BACKFILL WITH PLANTING MIX. PLANT MIX TO BE: 50% NATIVE TOPSOIL, 20% COMPOST (LEAVES & ORGANIC MATERIAL, NO ASH) 20% PEAT MOSS, 10% SAND.
- ADD MYCORRHIZA SOIL ADDITIVES AND SLOW RELEASE FERTILIZER WHEN PLANT HOLES ARE 50% FILLED. WATER THOROUGHLY AT COMPLETION.
- SHRUB BEDS TO HAVE 24" MIN. OF CONTINUOUS PLANTING SOIL.



NOTES:

- STONE STRIP IS TO BE INSTALLED CONTINUOUS ADJACENT TO THE ENTIRE FACE OF BUILDINGS EXCEPT WHERE OTHER HARD SURFACING MATERIALS ARE SPECIFIED OR IF SHOWN OTHERWISE ON PLAN.
- STONE STRIP TO BE INSTALLED UNDER ALL BUILDING OVERHANGS.
- COORDINATE INSTALLATION OF STONE STRIP WITH INSTALLATION OF FOUNDATION DRAIN & TO BE LOCATED BEYOND ROOF OVERHANG.

STONE STRIP
NOT TO SCALE

5



PROFESSIONAL LANDSCAPE ARCHITECT FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV DATE DESCRIPTION

APPLICANT:
PLAN B RETAIL DESIGN AND PROJECT-
MANAGEMENT
12 GOOSE LANE
TOLLAND, CT 06084

PROJECT:

377 CHESTNUT STREET
NEEDHAM, MA

PROJECT NO. 3106-01 DATE: 08/12/2022

SCALE: AS SHOWN DWG. NAME: L-3106-01

DESIGNED BY: JBT CHECKED BY: CQ

PREPARED BY:



ALLEN & MAJOR
ASSOCIATES, INC.

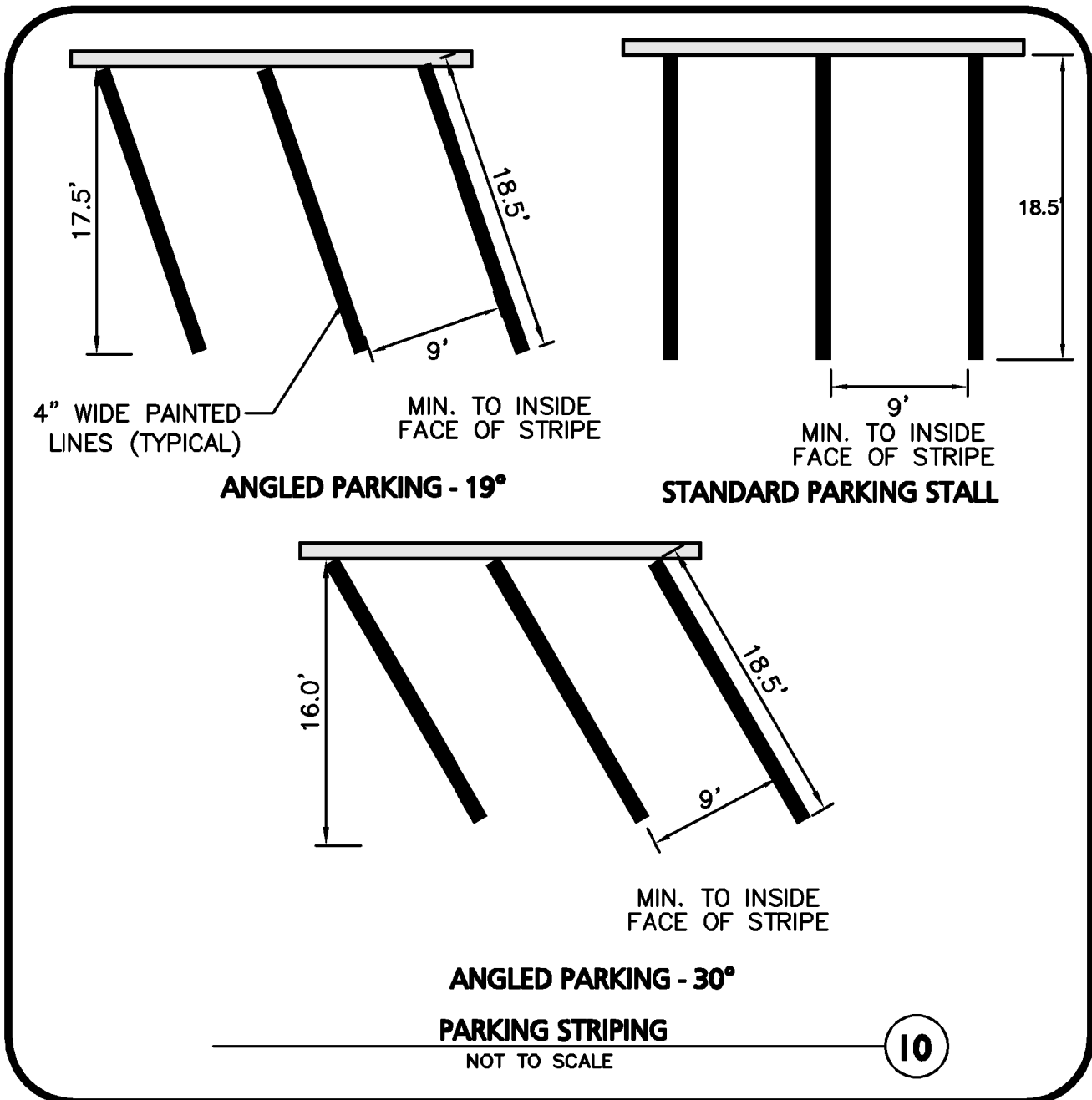
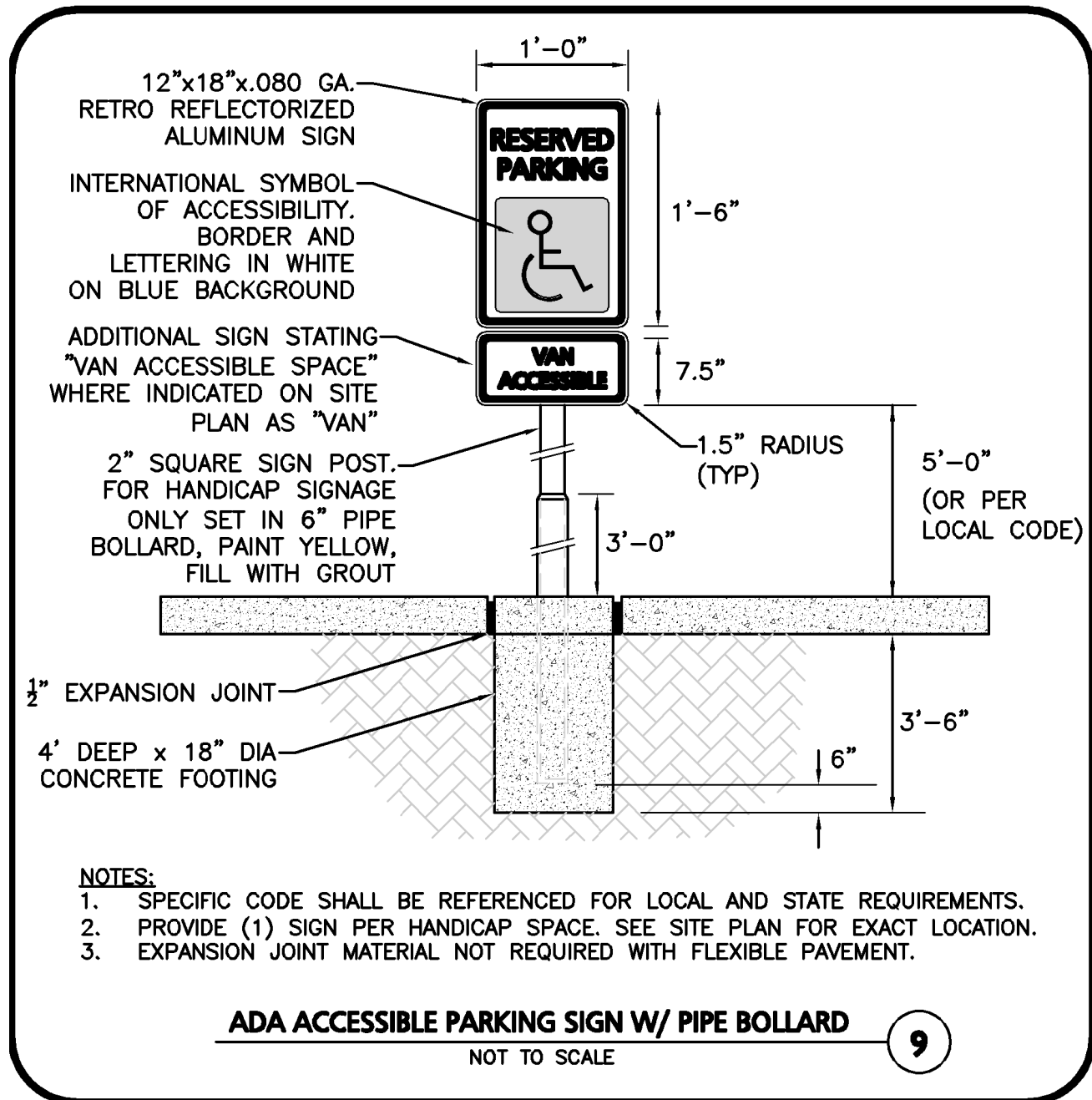
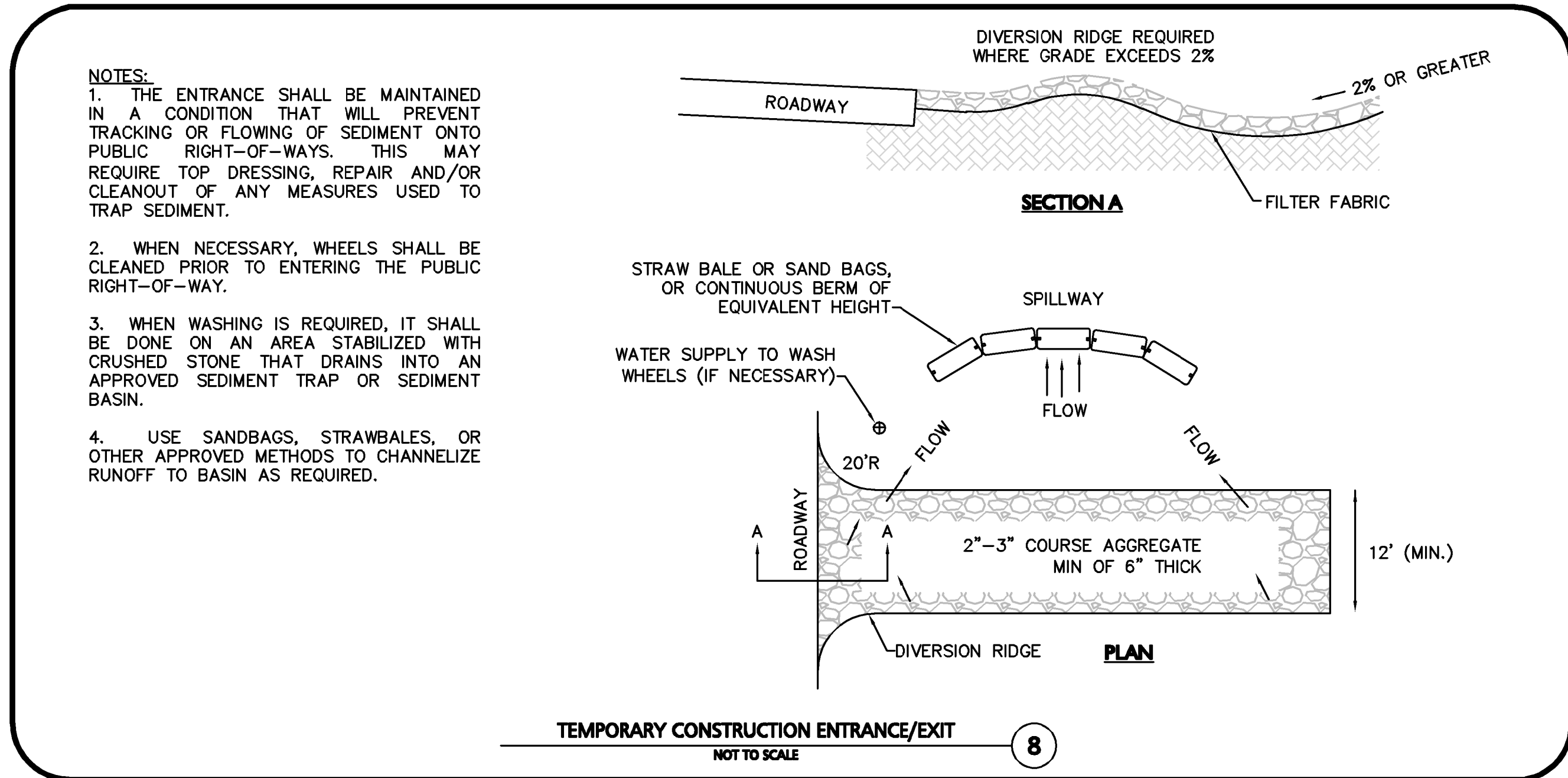
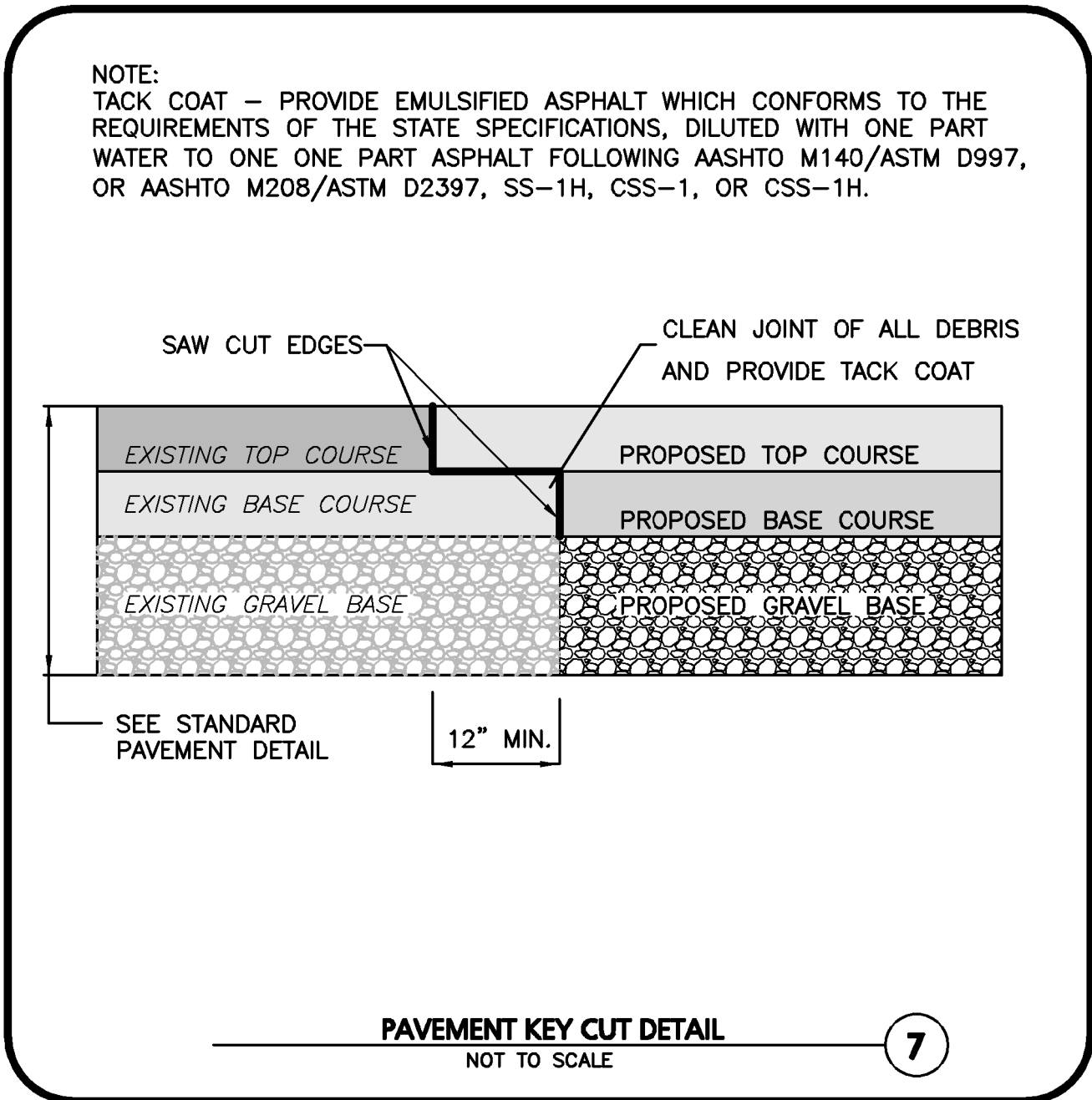
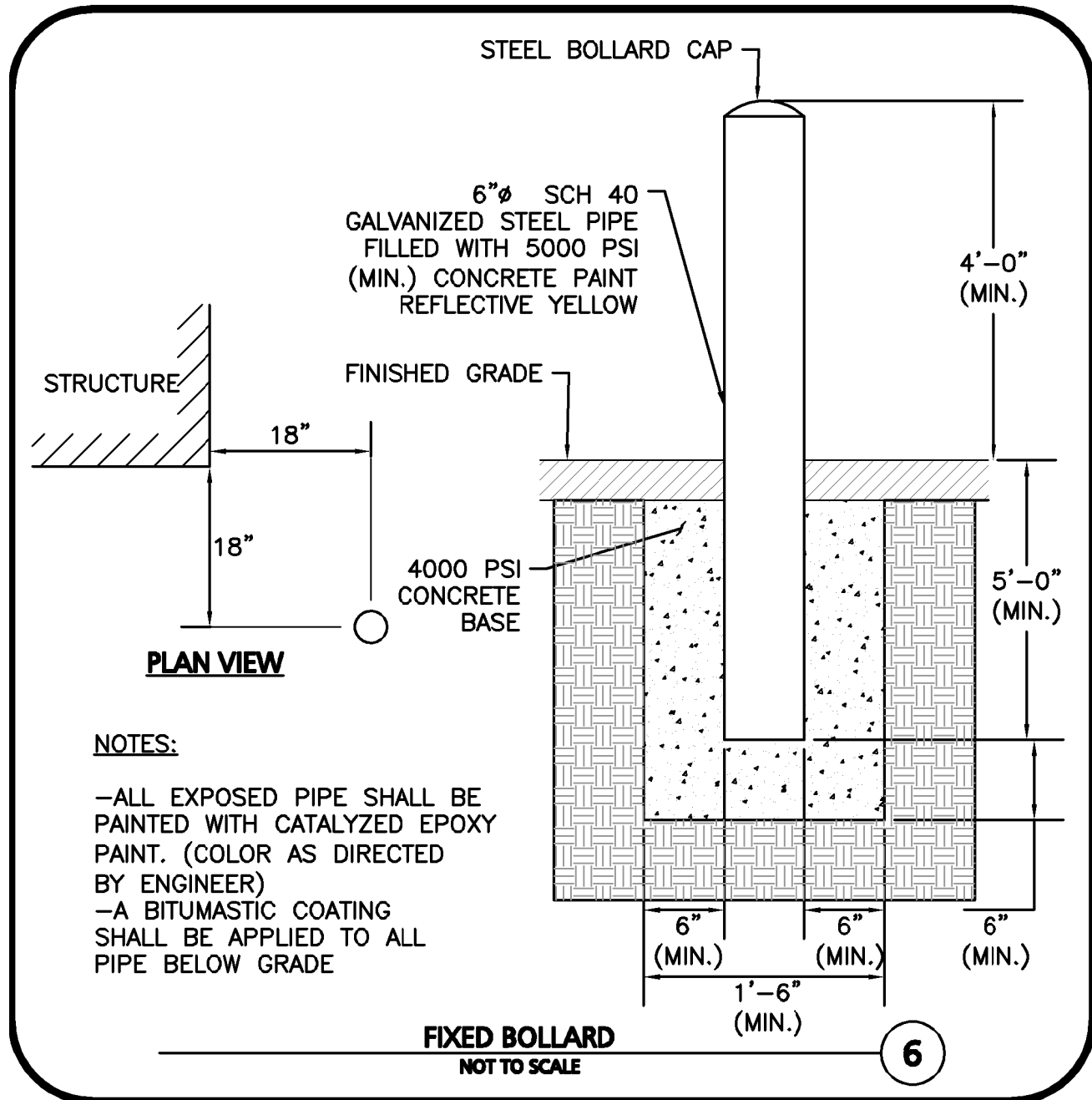
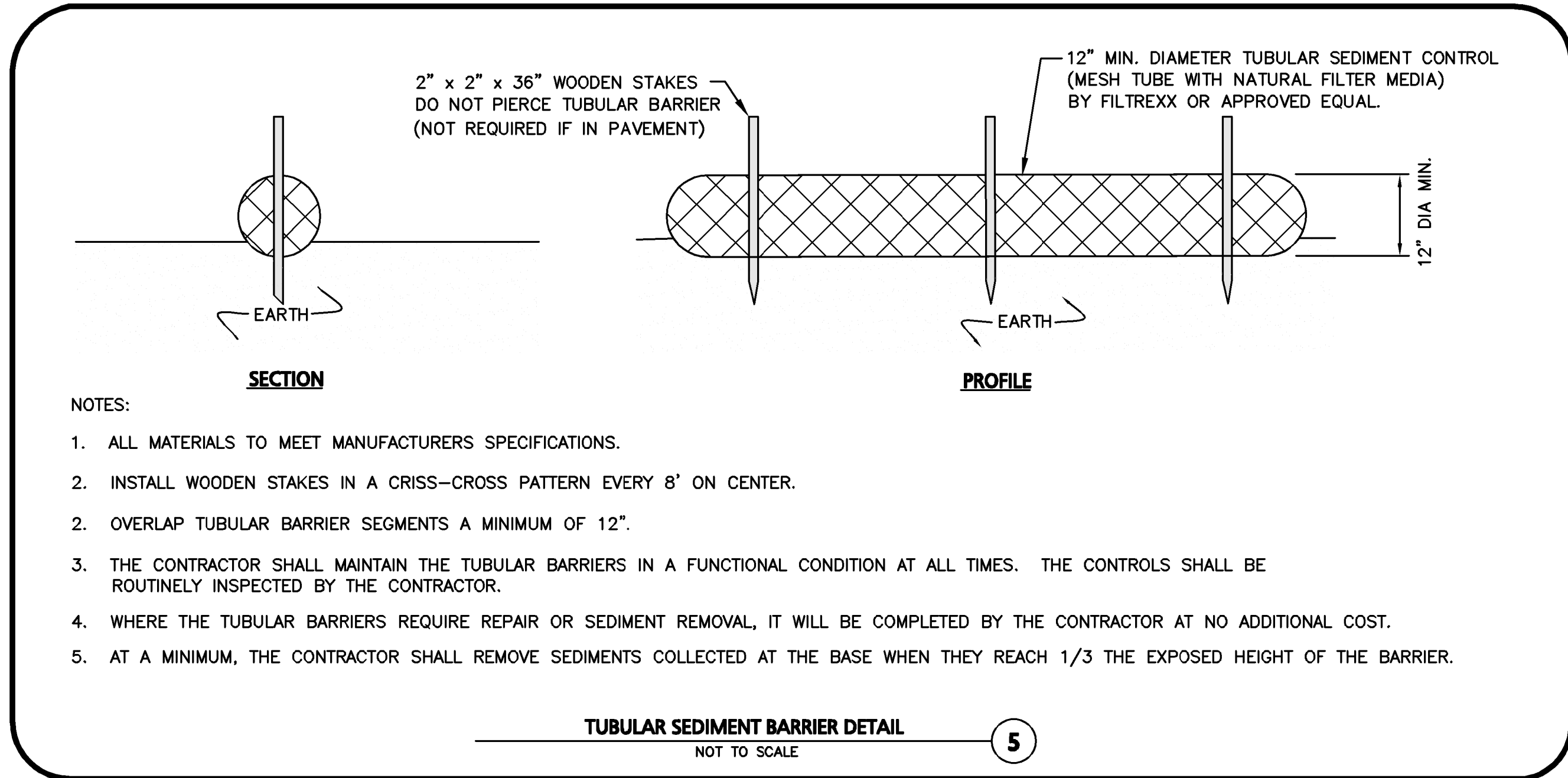
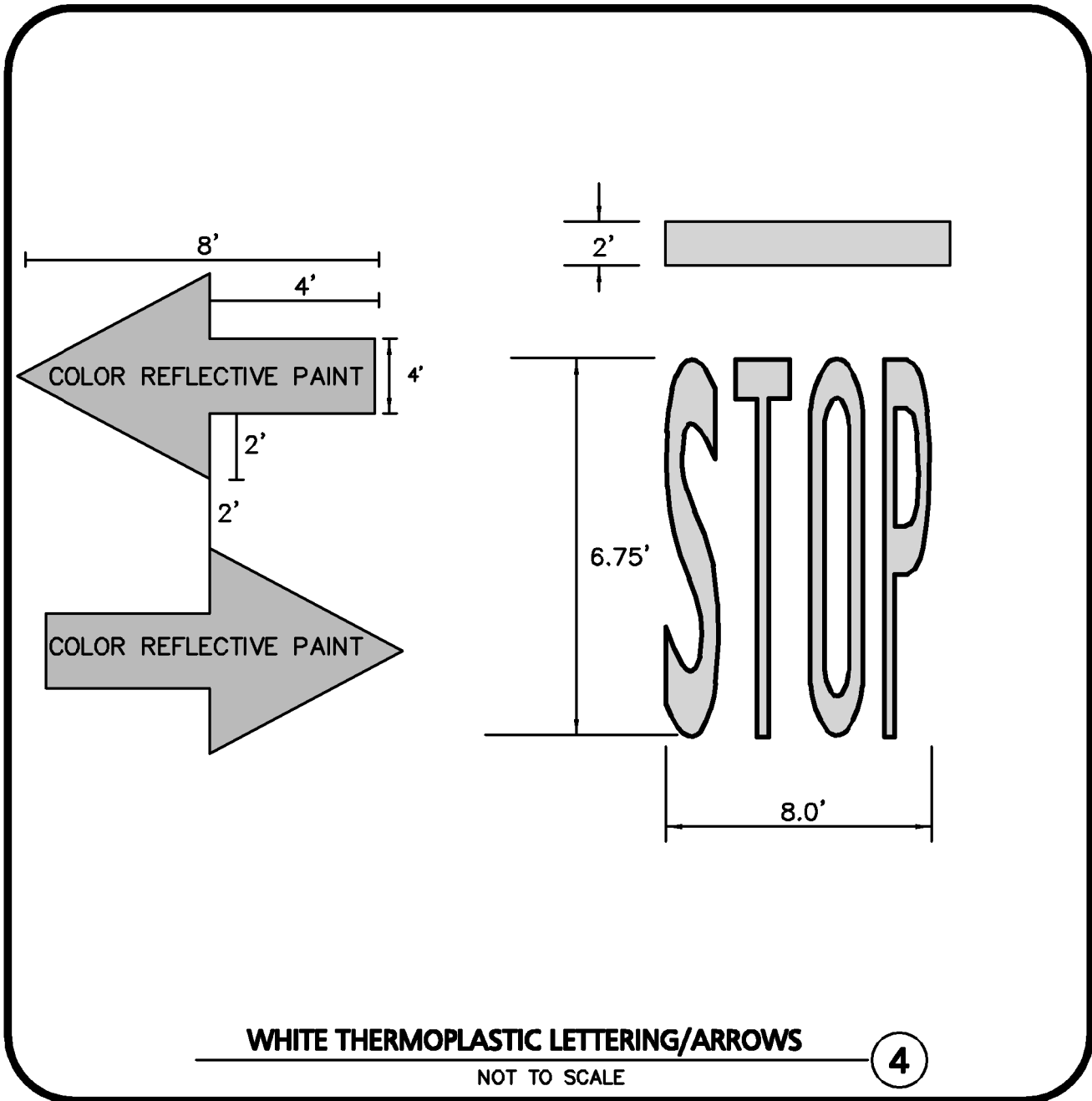
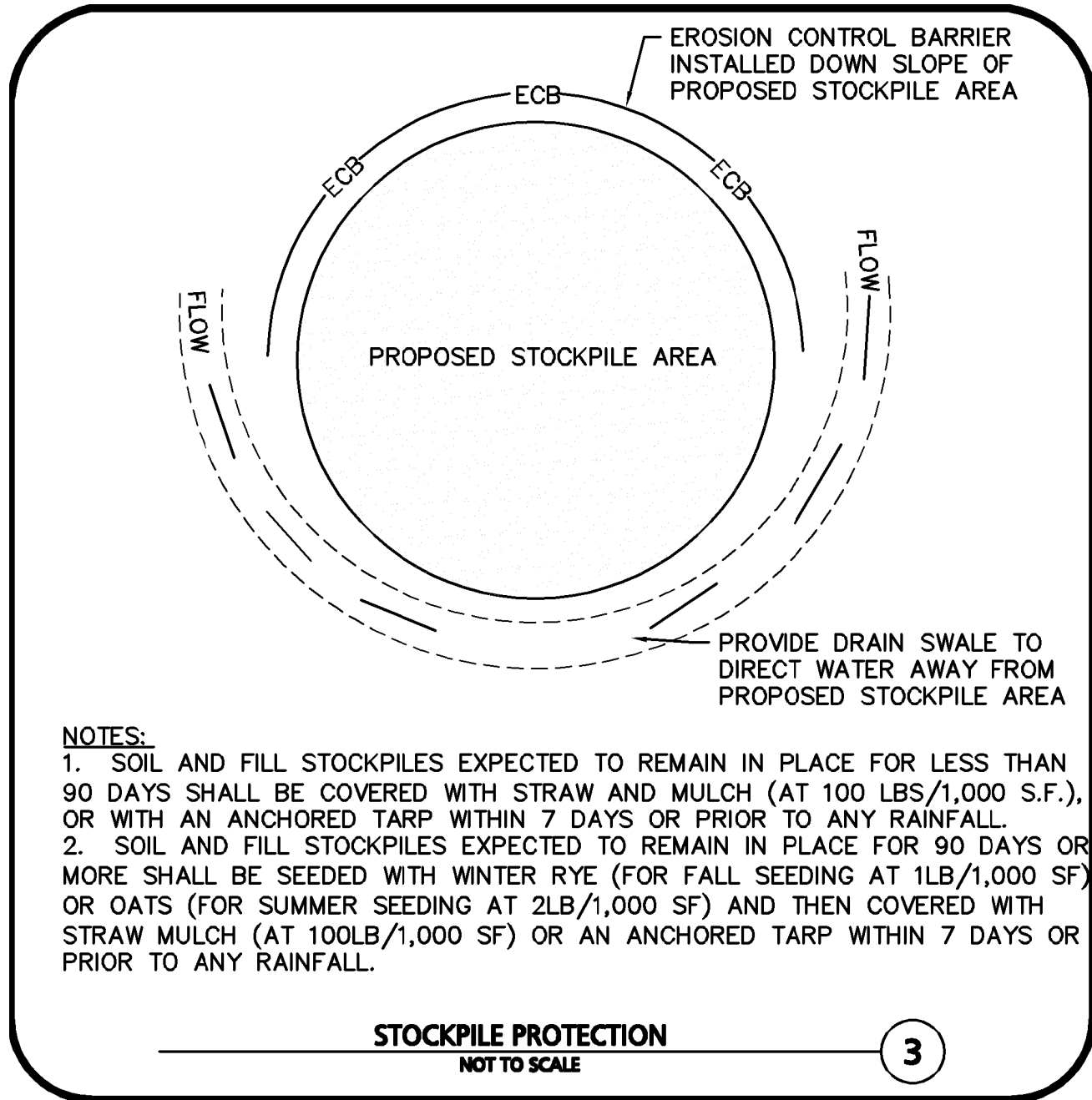
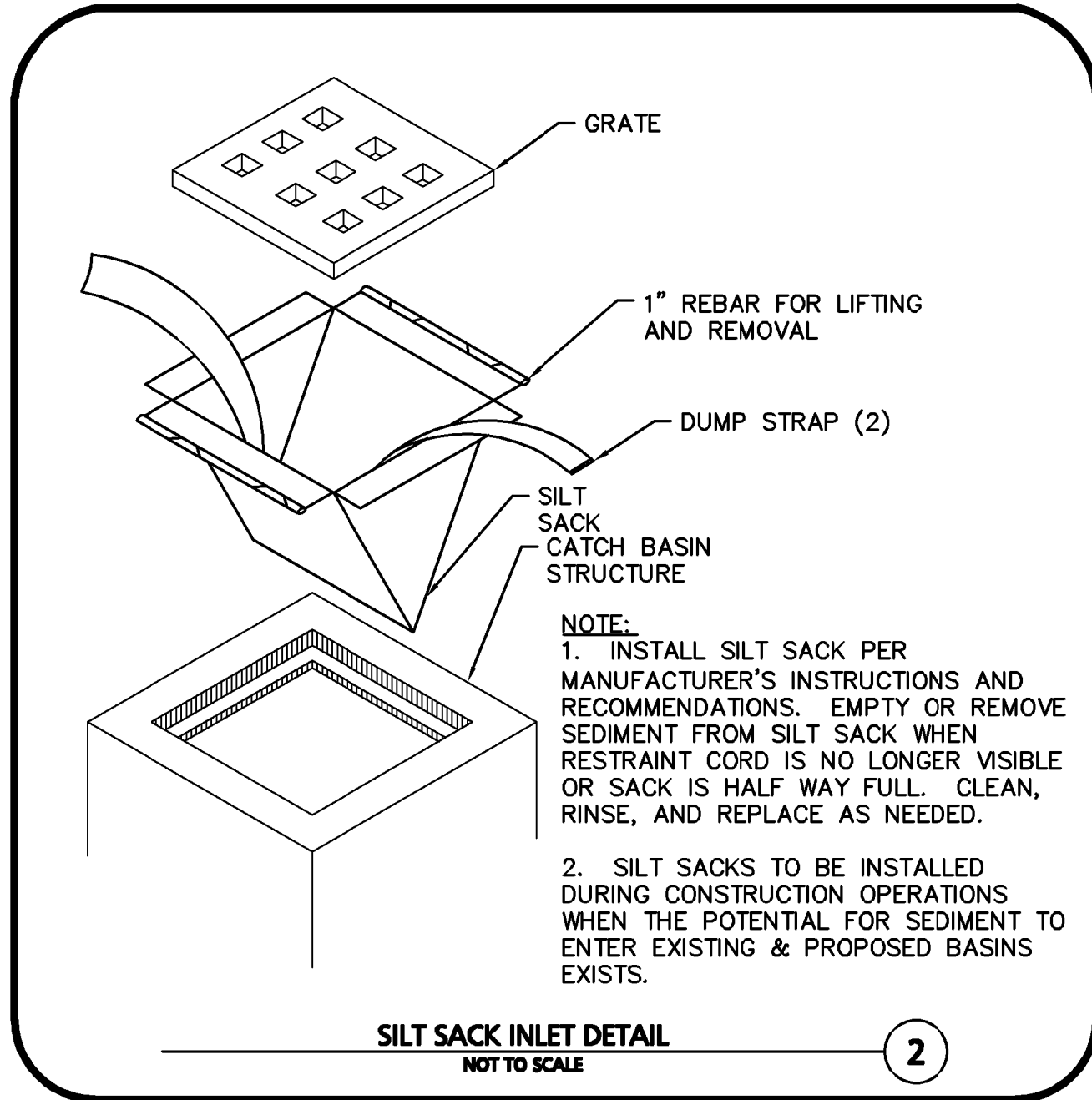
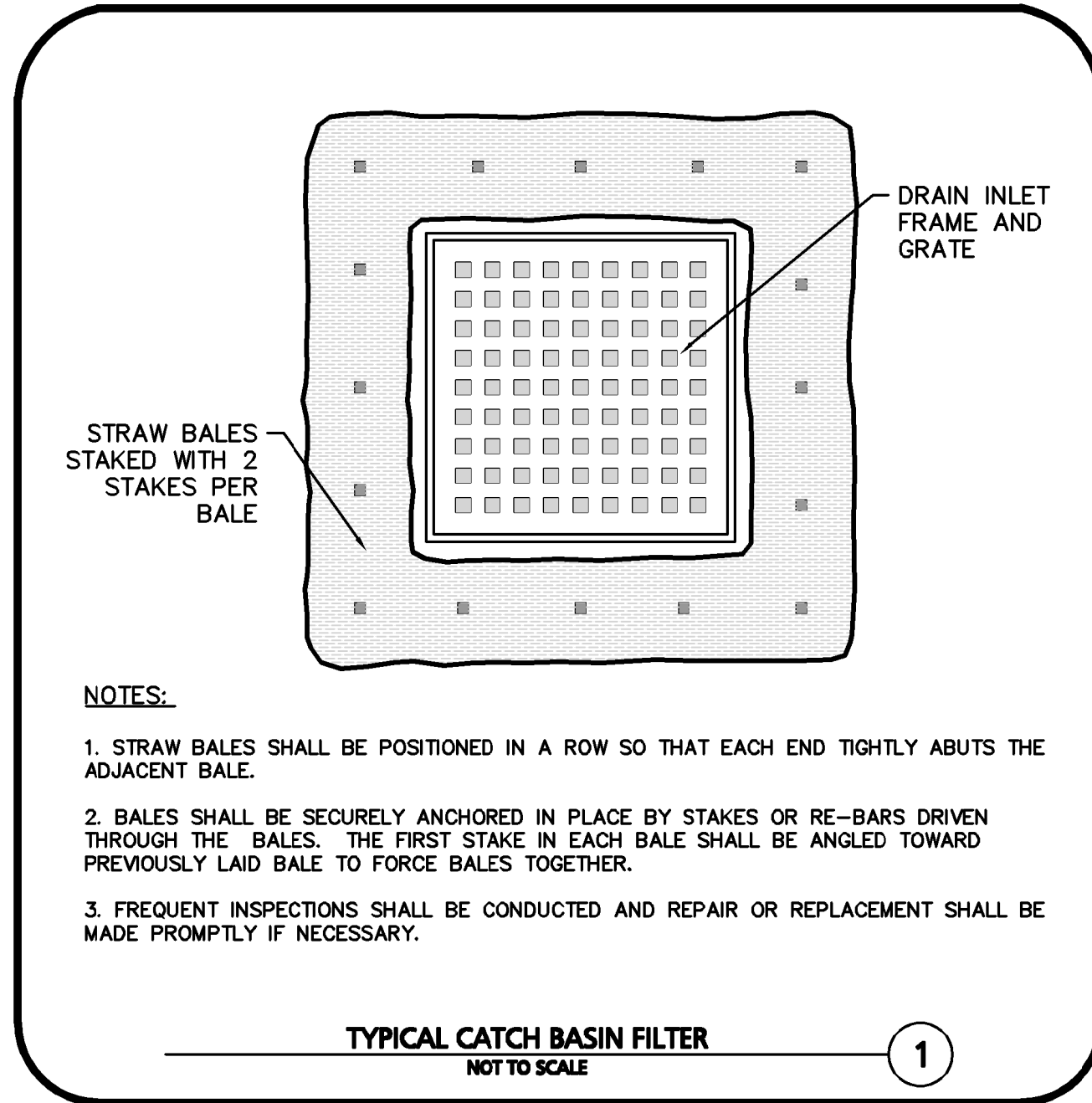
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DRAWING TITLE: SHEET No.

LANDSCAPE NOTES & DETAILS L-501



8/12/22

TIMOTHY J. WILLIAMS
CIVIL
NO. 43187
PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT:
PLAN B RETAIL DESIGN AND PROJECT-MANAGEMENT
12 GOOSE LANE
TOLLAND, CT 06084
PROJECT:

377 CHESTNUT STREET
NEEDHAM, MA

PROJECT NO.	3106-01	DATE:	08/12/2022
SCALE:	AS SHOWN	DWG. NAME:	C-3106-01
DESIGNED BY:	JP5/SJL/WJS	CHECKED BY:	CQ

PREPARED BY:

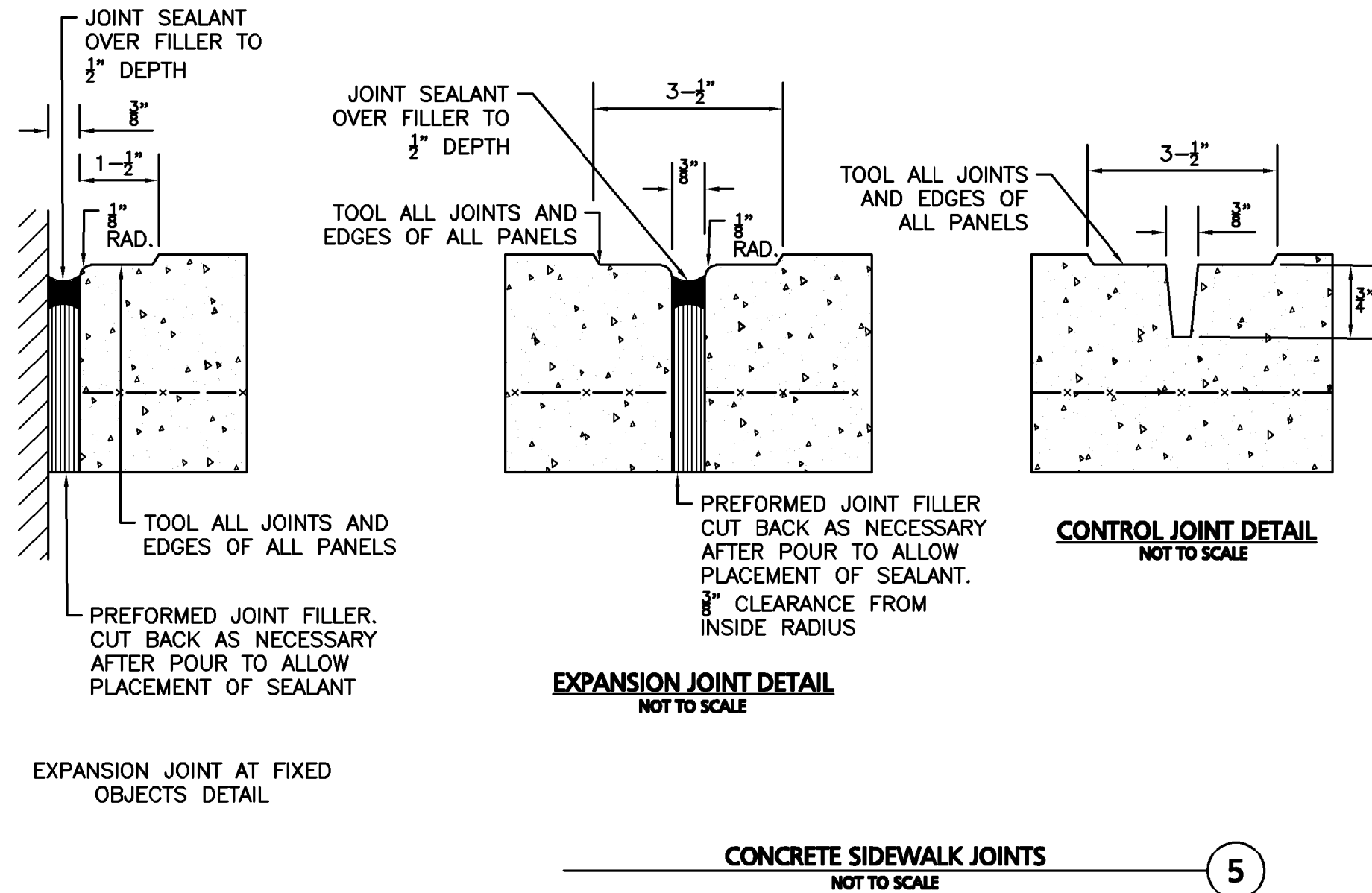
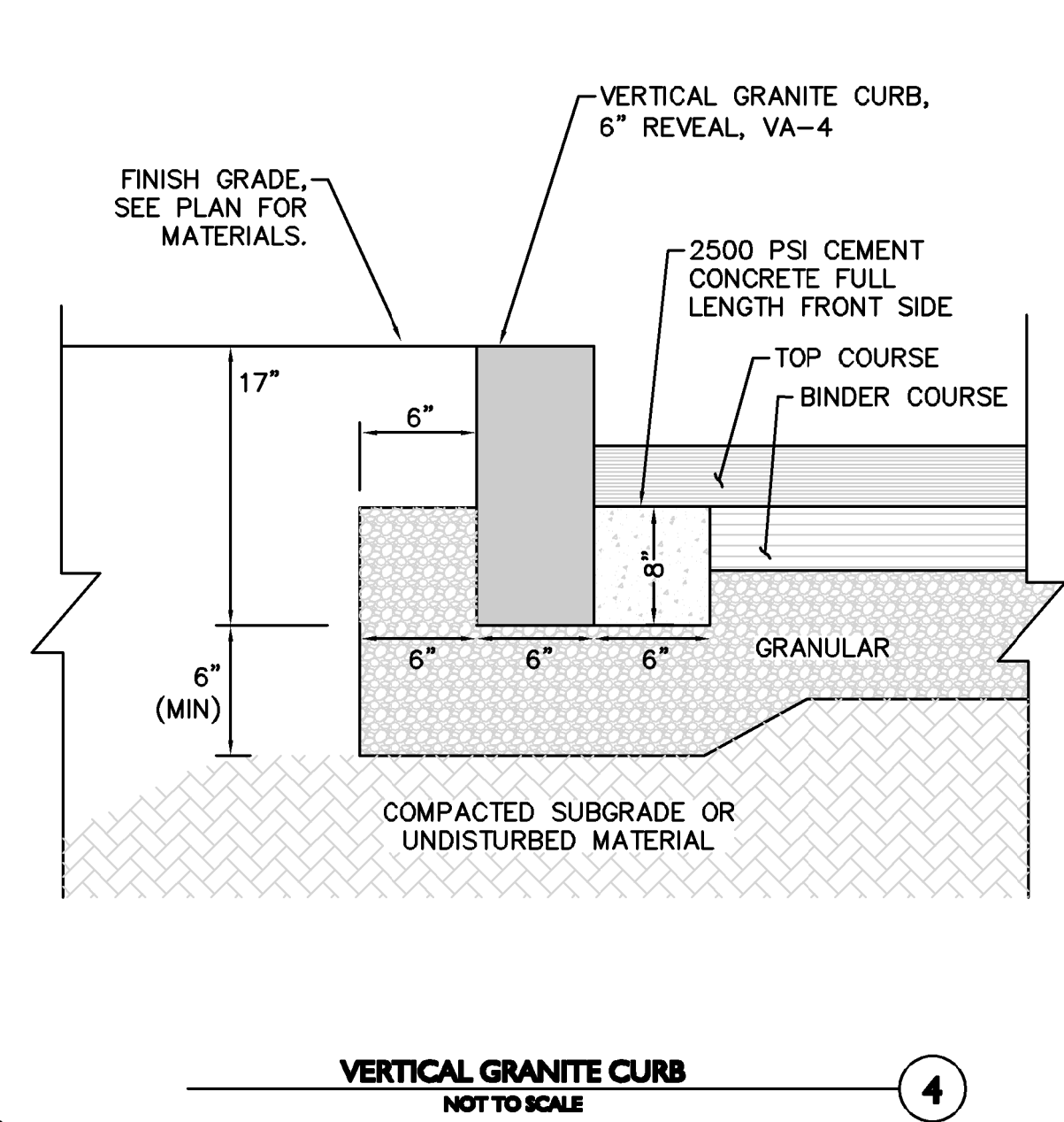
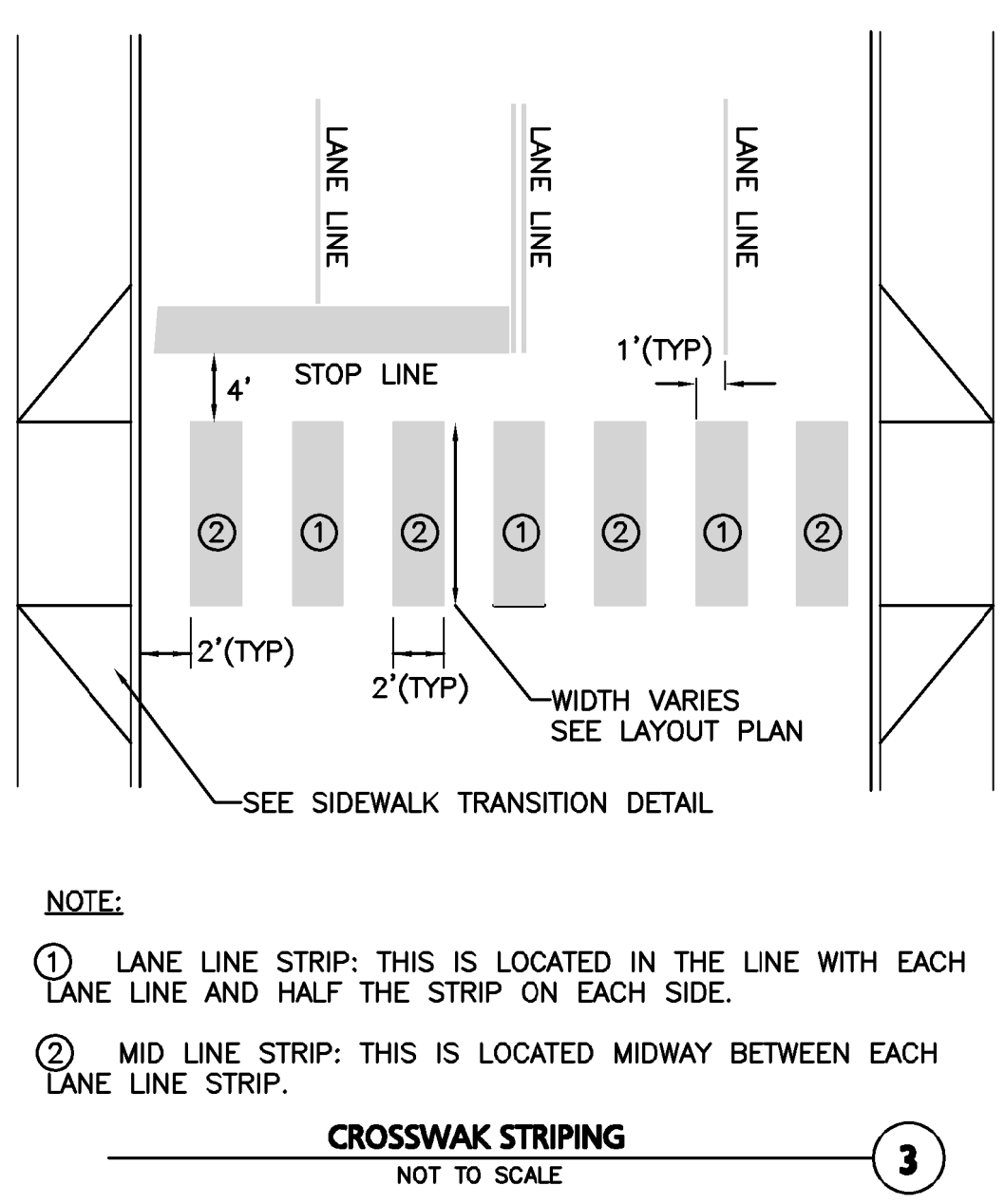
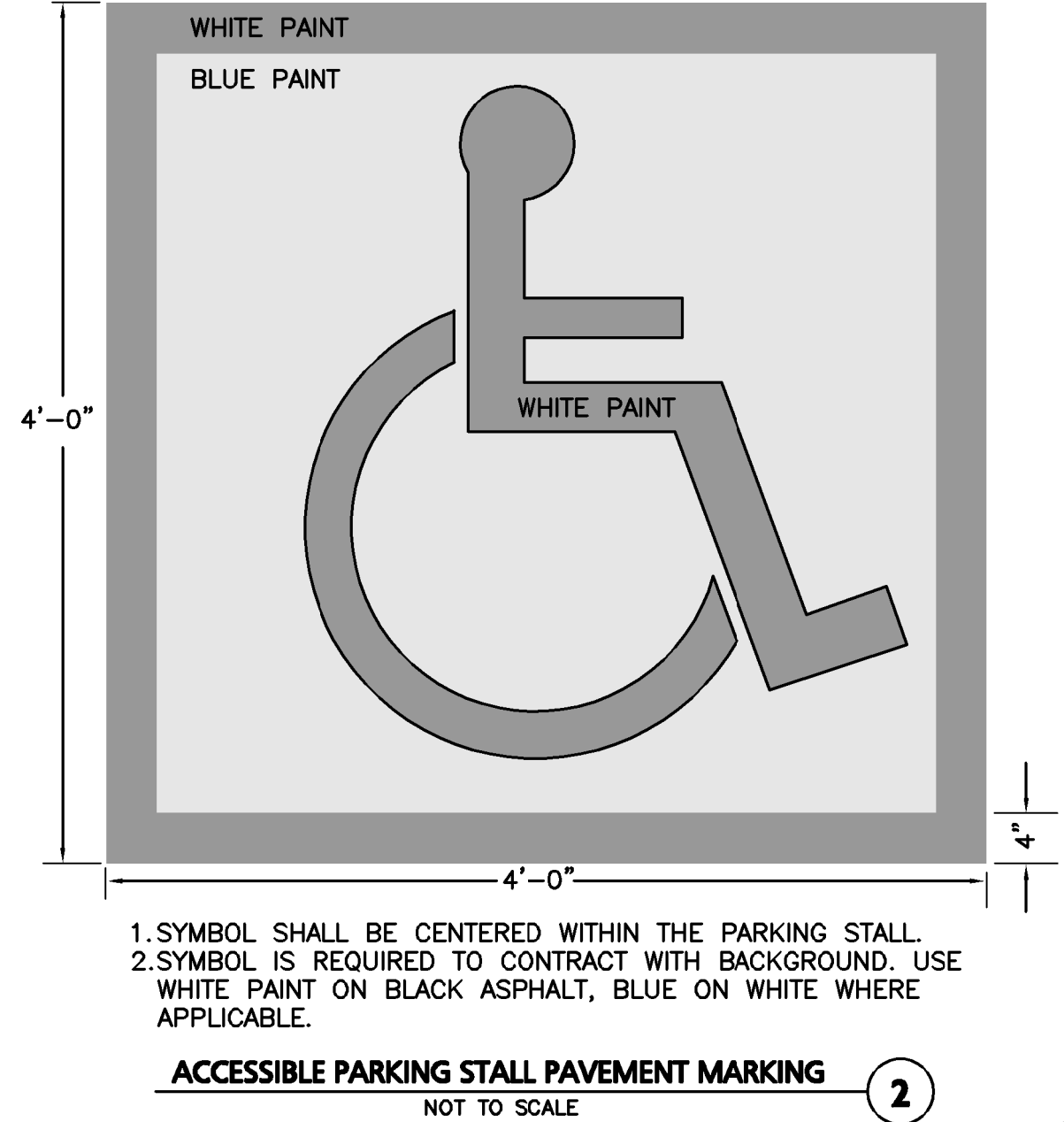
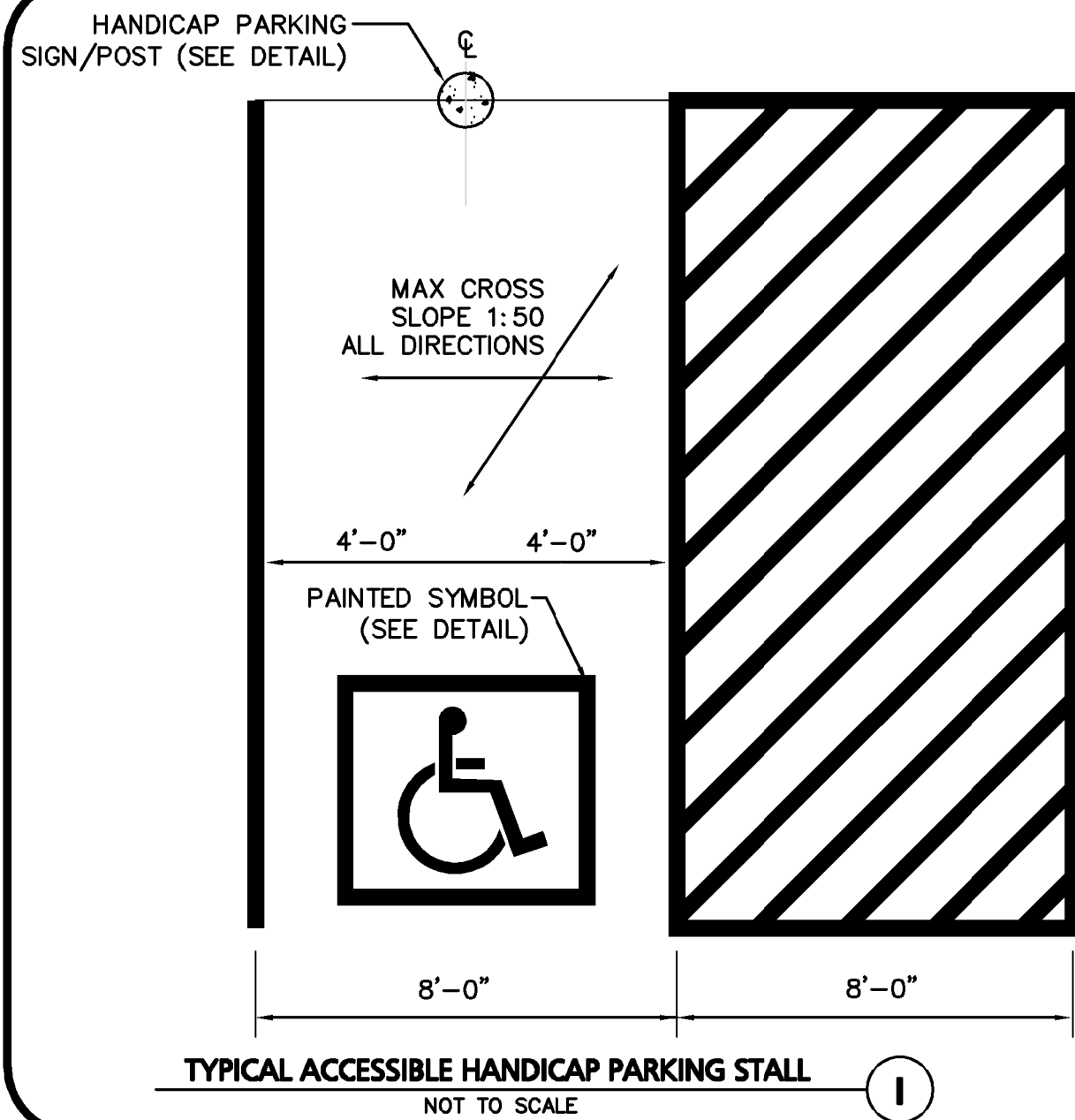
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civil engineering • land surveying
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www.allenmajor.com
100 COMMERCE WAY, SUITE 3
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TEL: (781) 935-3889
FAX: (781) 935-2896

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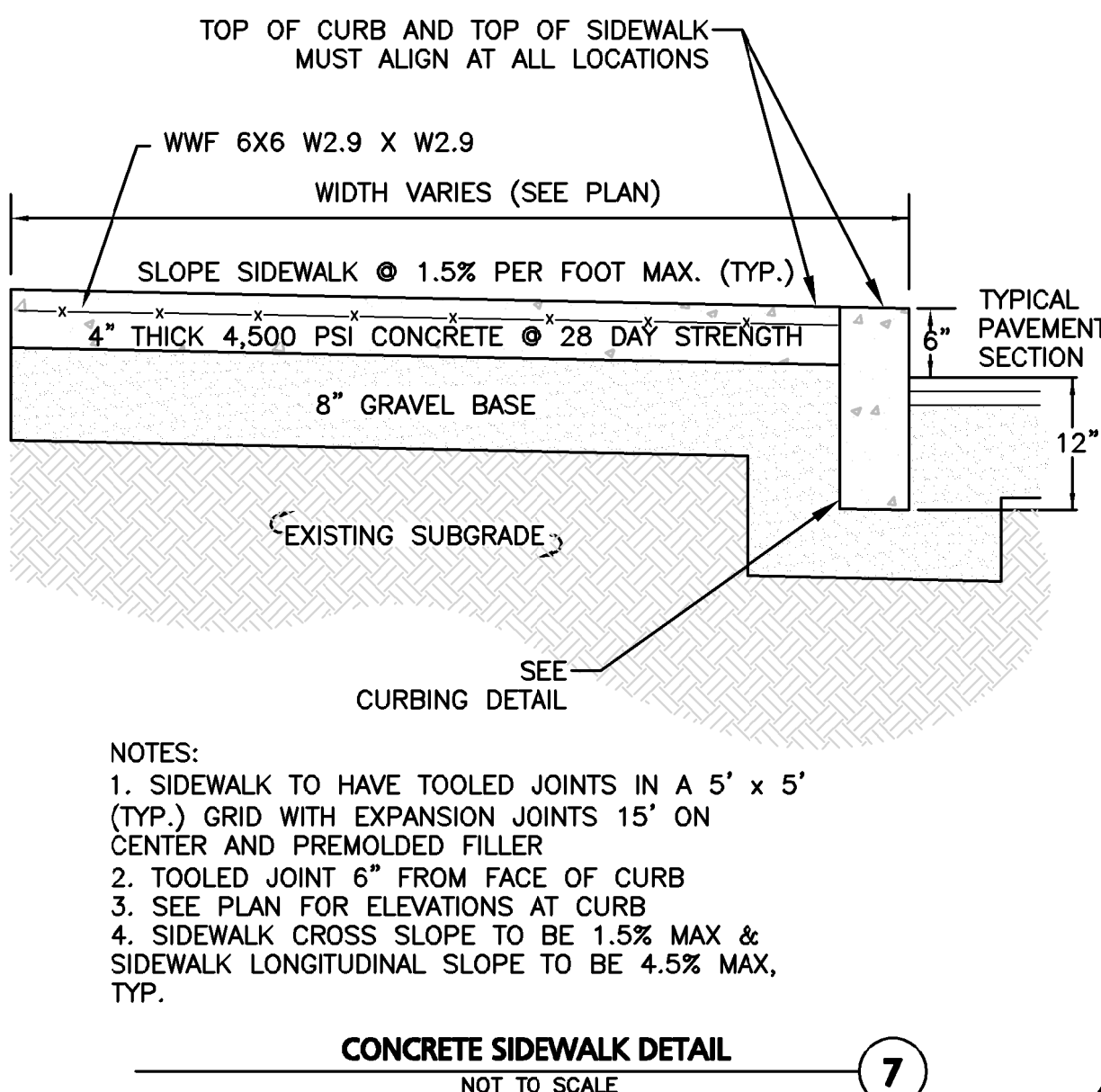
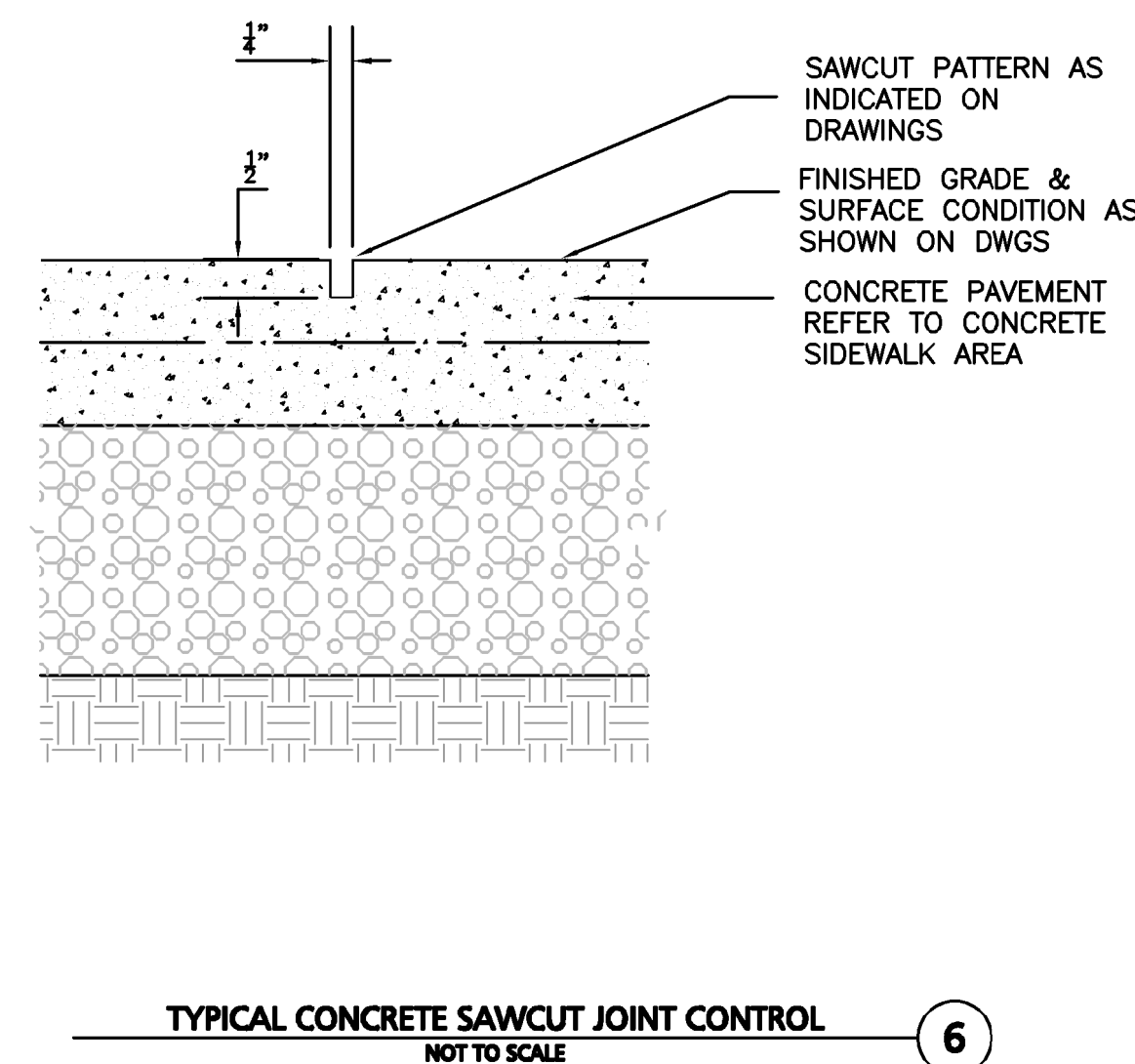
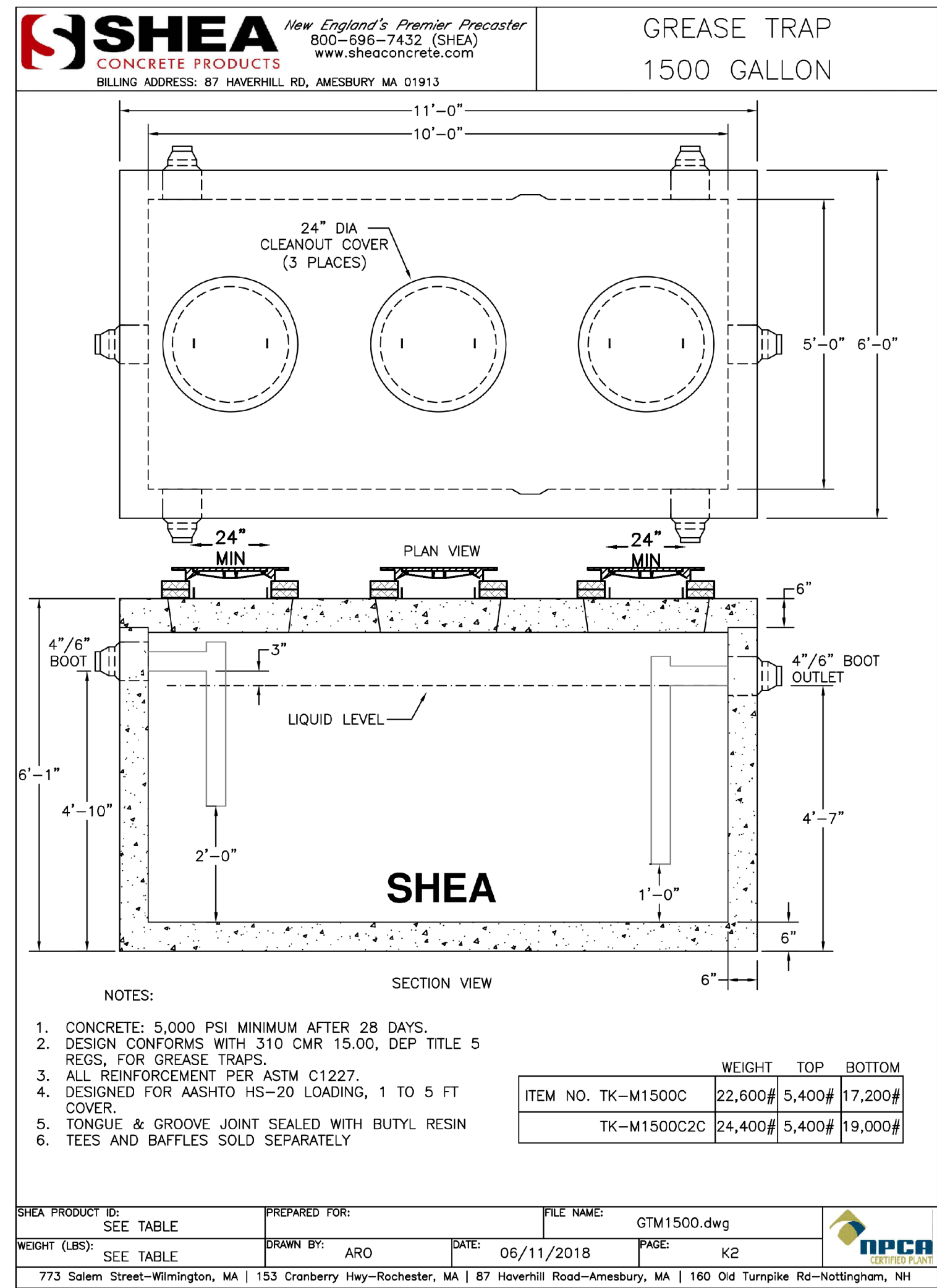
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DRAWING TITLE:	SHEET NO.
DETAILS	C-501

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- NOTES:
1. PROVIDE EXPANSION JOINTS AT MIN. 15' O.C. MIN.
 2. PROVIDE CONTROL JOINTS AT 5' O.C. UNLESS SHOWN OTHERWISE.
 3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO DIRECTION OF TRAVEL.
 4. CEMENT CONCRETE SHALL BE 4,500 PSI AIR ENTRAINED.
 5. REFER TO LANDSCAPING PLANS FOR ADDITIONAL JOINTS.
 6. JOINT FILLERS SHALL BE RESILIENT PREMOLDED BITUMINOUS IMPREGNATED FIBERBOARD. SUBMIT SHOP DRAWINGS.
 7. JOINT SEALANTS SHALL BE NON-PRIMING POURABLE SELF-LEVELING TYPE. SUBMIT SHOP DRAWINGS.
 8. ALL CURBS TO HAVE 3/8" EXPANSION JOINTS AT MAXIMUM 100 FEET WITH DOWELS AND CONTROL JOINTS AT MAXIMUM 30 FEET



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV DATE DESCRIPTION

APPLICANT:
PLAN B RETAIL DESIGN AND PROJECT-
MANAGEMENT
12 GOOSE LANE
TOLLAND, CT 06084

377 CHESTNUT STREET
NEEDHAM, MA

PROJECT NO. 3106-01 DATE: 08/12/2022

SCALE: AS SHOWN DWG. NAME: C-3106-01

DESIGNED BY: JPS/SJL/WJS CHECKED BY: CQ

PREPARED BY:

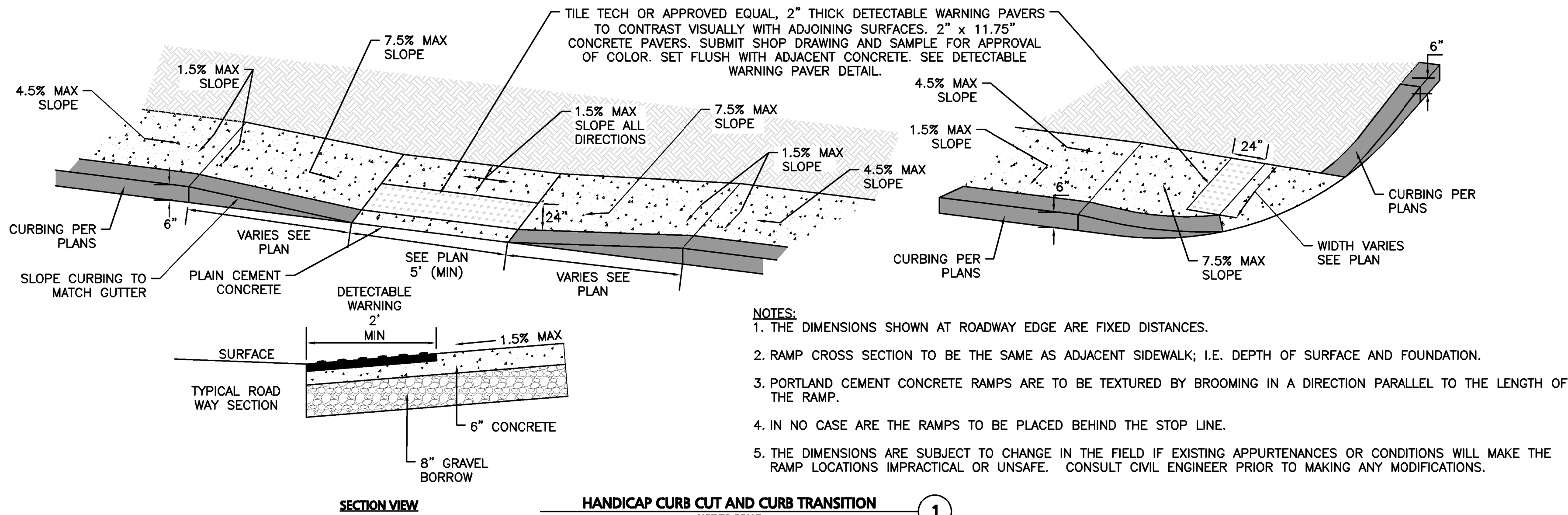
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DRAWING TITLE: DETAILS SHEET No. C-502



DESC.	SIGN	SIZE	MOUNTING HEIGHT	DESCRIPTION	REFLEC-TORIZED
R1-1 ⁽¹⁾		30"x30"	7' - 0"	WHITE ON RED	YES
R7-8		12"x20"	7' - 0"	WHITE ON BLUE	YES
R7-8 (MODIFIED)		12"x20"	7' - 0"	WHITE ON BLUE	YES

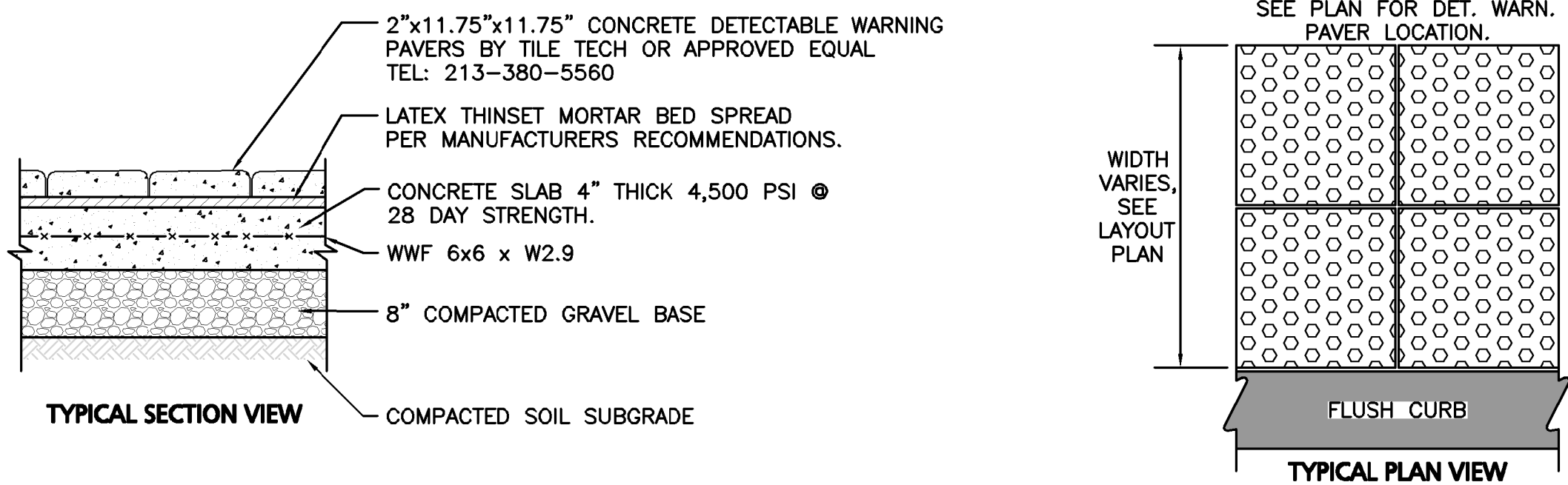
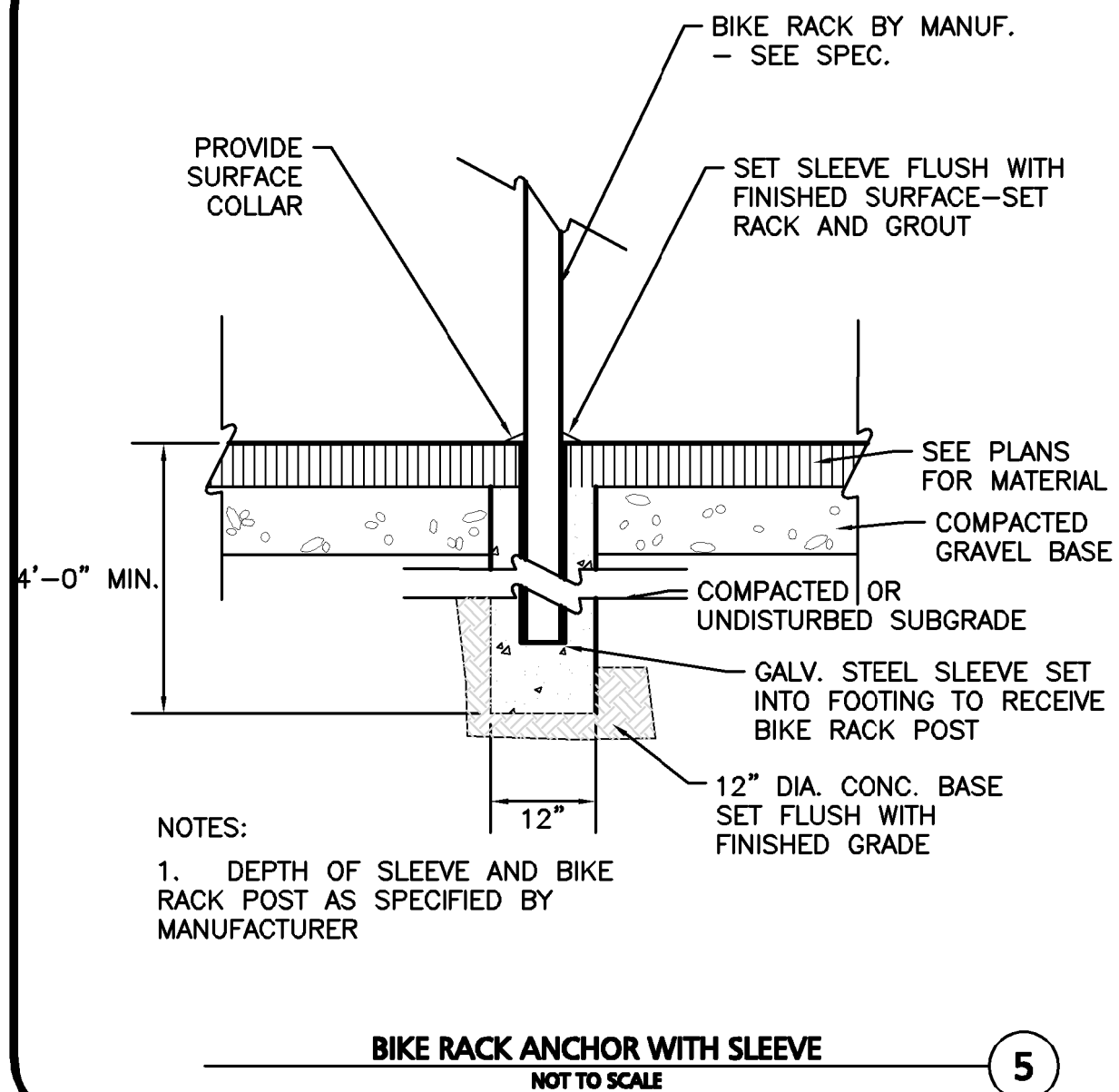
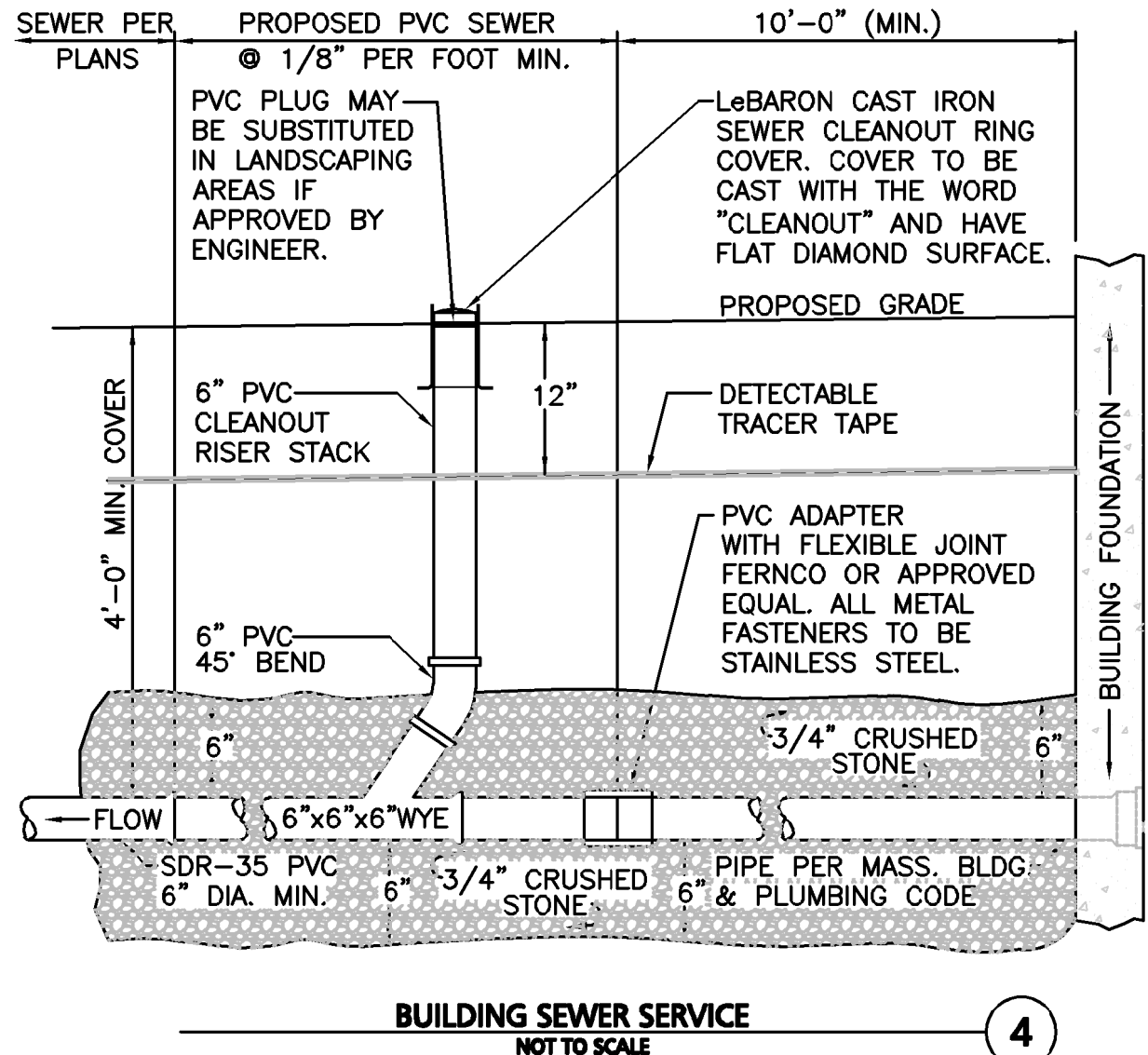
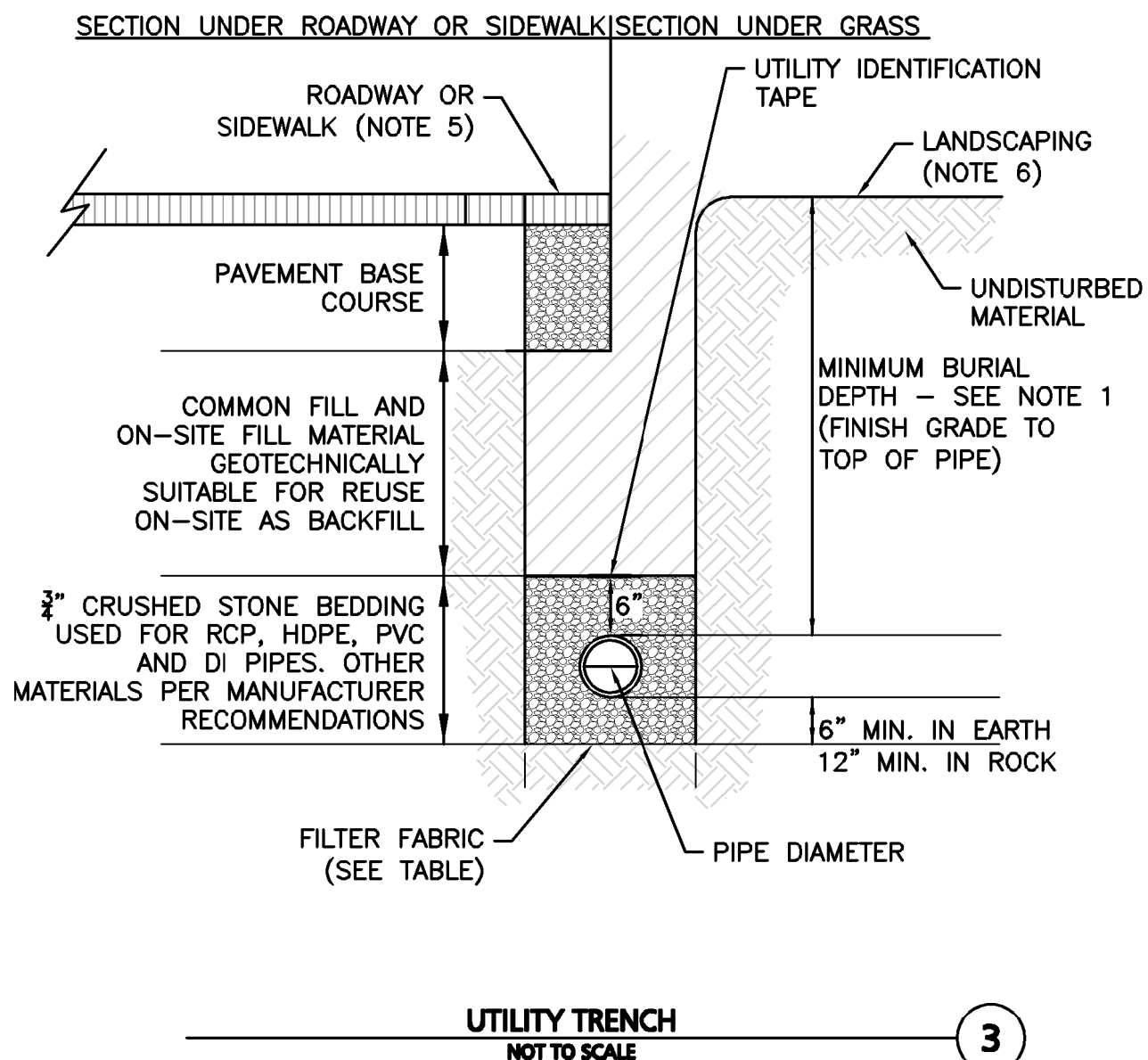
1. TRAFFIC AND SAFETY SIGNAGE SHALL COMPLY WITH MUTCD STANDARDS.

SIGN TABLE
NOT TO SCALE

NOTES:

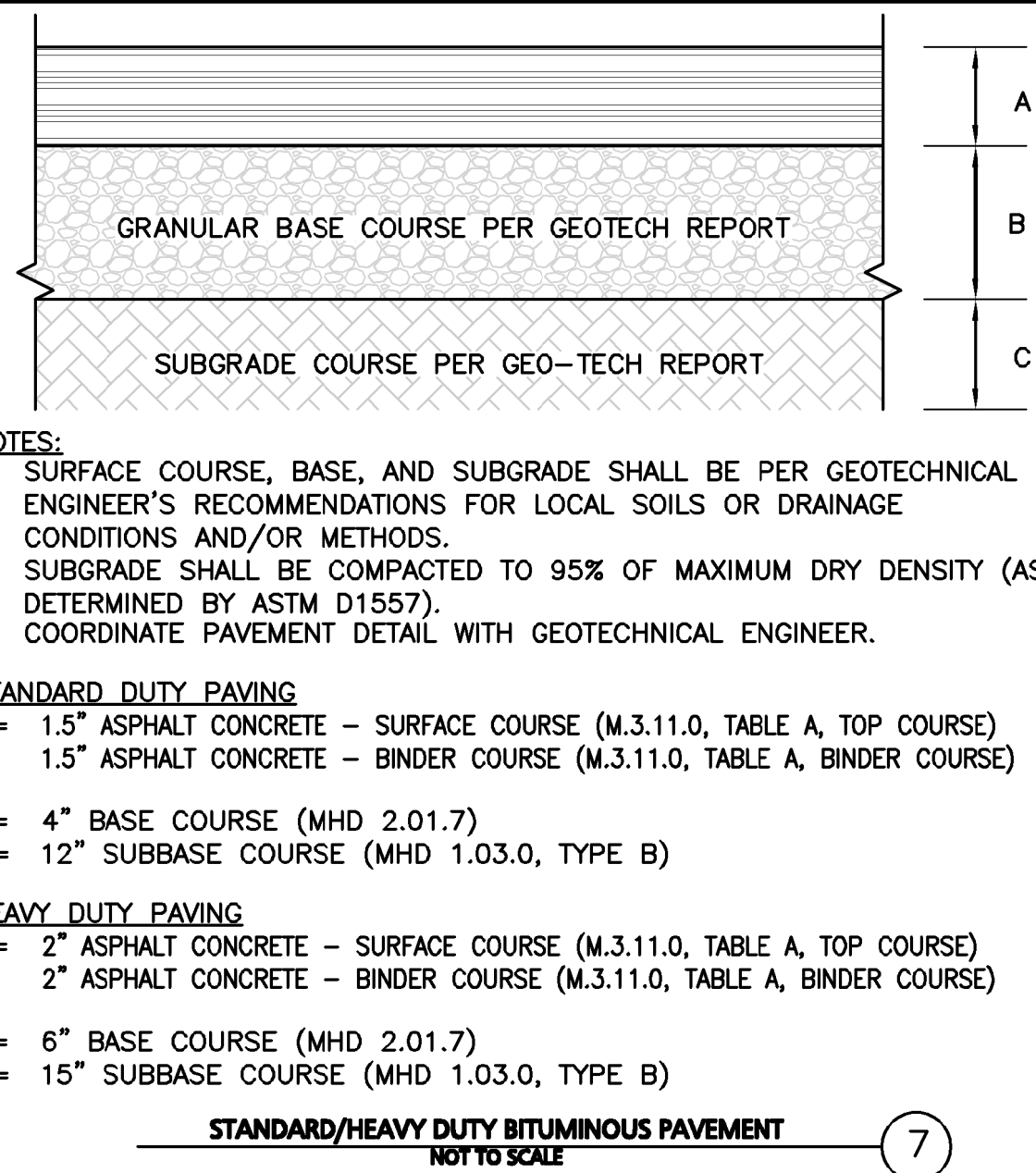
- MINIMUM BURIAL DEPTH (FINISH GRADE TO TOP OF PIPE) GRAVITY PIPE (SEWER & DRAIN) - SEE PLAN OR PROFILE PRESSURE PIPE UNDER PAVING - 4' PRESSURE PIPE BENEATH UNPAVED - 3' WATER PIPE - 5'
- WHERE BACKFILL IS DESIGNATED AS COMPACTED, THIS MEANS 90 TO 95% STANDARD PROCTOR, AASHTO T-99. ALL FILL PLACED BELOW PIPES AND STRUCTURES MUST MEET THIS REQUIREMENT.
- TRENCHES WITHIN PUBLIC RIGHT OF WAY MAY REQUIRE FLOWABLE FILL. VERIFY WITH MUNICIPAL ENGINEER.
- WHERE WASTE FILLS ARE ENCOUNTERED AT SUBGRADE LEVEL FOR NEW UTILITIES, THE FILL SHOULD BE OVER-EXCAVATED, THE SUBGRADE SHOULD BE RE-COMPACTED, AND BACKFILL, CONSISTING OF PIPE BEDDING MATERIAL, CRUSHED STONE OR OTHER SUITABLE GRANULAR FILL SHOULD BE PLACED TO A SUFFICIENT DEPTH TO CREATE A FIRM AND STABLE SUBGRADE (TYPICALLY 12 TO 18 INCHES OVER-EXCAVATION).
- REFER TO PAVING, CURBS, WALKS AND DRIVEWAY DETAILS.
- REFER TO LANDSCAPING DETAILS.

	FILTER FABRIC USE	
	SOIL TYPE	
	SILT OR CLAY	GRANULAR SOIL
ABOVE GROUND WATER	FILTER FABRIC NOT REQUIRED	FILTER FABRIC NOT REQUIRED
BELOW GROUND WATER	FILTER FABRIC REQUIRED	FILTER FABRIC NOT REQUIRED



- NOTES:
- CONCRETE SLAB SHALL BE SLOPED 1.5% CROSS PITCH MAX TO PROVIDE COMPLETE SURFACE DRAINAGE. SEE GRADING PLAN & HANDICAP CURB CUT / CURB TRANSITION DETAIL.
 - SLAB TO HAVE STEEL TROWEL AND FINE BROOM FINISH. DO NOT USE CURING COMPOUNDS. CONTRACTOR TO ADD EXPANSION JOINTS AND PREMOLDED FILLER AT EDGE OF TILES AND ADJACENT MATERIAL.
 - SET TILES FLUSH WITH ADJACENT MATERIALS.
 - SUBMIT SHOP DRAWINGS OF TILES AND SAMPLE FOR APPROVAL OF COLOR TO OWNER / ARCH.
 - INSTALL DETECTABLE WARNING PAVERS PER MANUFACTURER'S RECOMMENDATIONS.
 - ALL DET. WARN. PAVERS SHALL COMPLY WITH ADA REGULATIONS.

DETECTABLE WARNING PAVERS
NOT TO SCALE



- NOTES:
- SURFACE COURSE, BASE, AND SUBGRADE SHALL BE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS FOR LOCAL SOILS OR DRAINAGE CONDITIONS AND/OR METHODS.
 - SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY (AS DETERMINED BY ASTM D1557).
 - COORDINATE PAVEMENT DETAIL WITH GEOTECHNICAL ENGINEER.

STANDARD DUTY PAVING

A= 1.5" ASPHALT CONCRETE - SURFACE COURSE (M.3.11.0, TABLE A, TOP COURSE)
1.5" ASPHALT CONCRETE - BINDER COURSE (M.3.11.0, TABLE A, BINDER COURSE)

B= 4" BASE COURSE (MHD 2.01.7)
C= 12" SUBBASE COURSE (MHD 1.03.0, TYPE B)

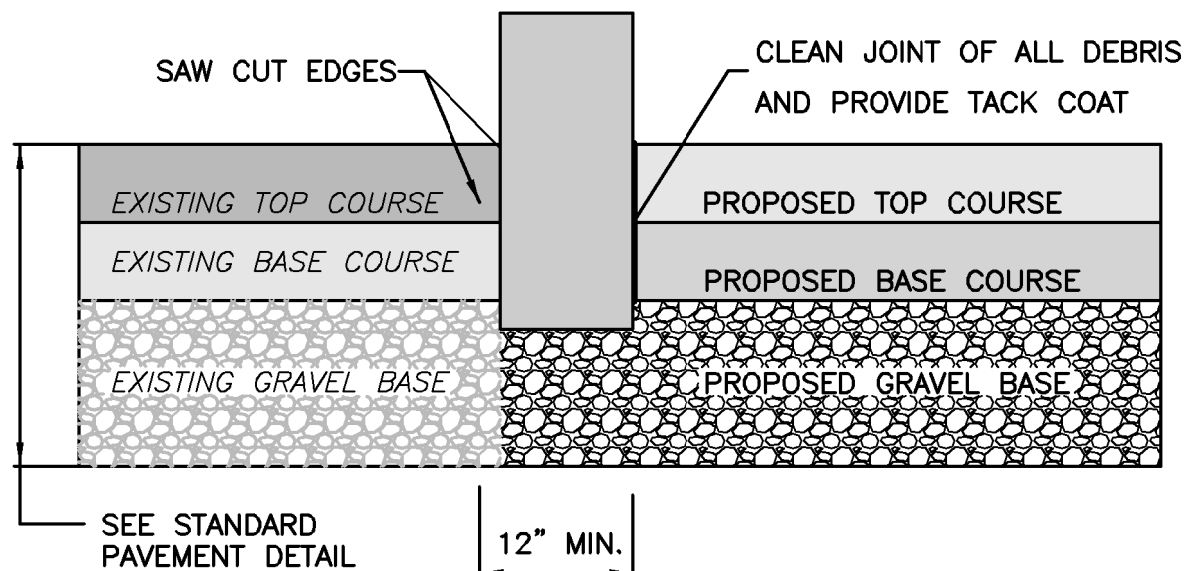
HEAVY DUTY PAVING

A= 2" ASPHALT CONCRETE - SURFACE COURSE (M.3.11.0, TABLE A, TOP COURSE)
2" ASPHALT CONCRETE - BINDER COURSE (M.3.11.0, TABLE A, BINDER COURSE)

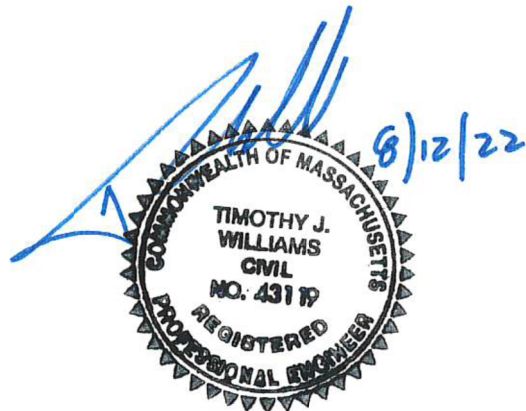
B= 6" BASE COURSE (MHD 2.01.7)
C= 15" SUBBASE COURSE (MHD 1.03.0, TYPE B)

STANDARD/HEAVY DUTY BITUMINOUS PAVEMENT
NOT TO SCALE

NOTE:
TACK COAT - PROVIDE EMULSIFIED ASPHALT WHICH CONFORMS TO THE REQUIREMENTS OF THE STATE SPECIFICATIONS, DILUTED WITH ONE PART WATER TO ONE PART ASPHALT FOLLOWING AASHTO M140/ASTM D997, OR AASHTO M208/ASTM D2397, SS-1H, CSS-1, OR CSS-1H.



CURBING INSTALLED IN PAVEMENT SAWCUT
NOT TO SCALE



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

APPLICANT:
PLAN B RETAIL DESIGN AND PROJECT-MANAGEMENT
12 GOOSE LANE
TOLLAND, CT 06084

PROJECT:

377 CHESTNUT STREET
NEEDHAM, MA

PROJECT NO. 3106-01 DATE: 08/12/2022

SCALE: AS SHOWN DWG. NAME: C-3106-01

DESIGNED BY: JPS/SJL/WJS CHECKED BY: CQ

PREPARED BY:

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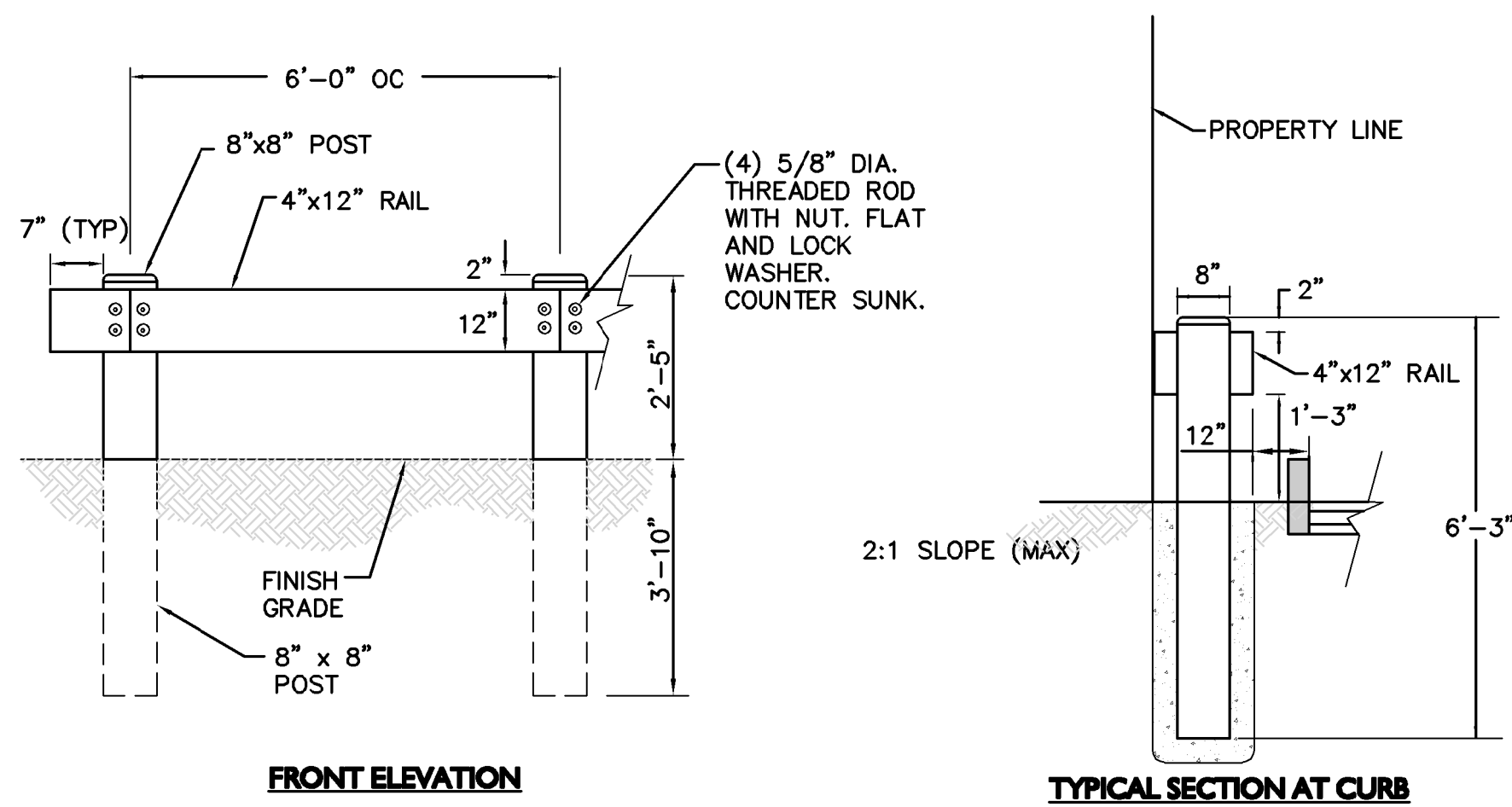
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DRAWING TITLE:

SHEET No.

DETAILS

C-503



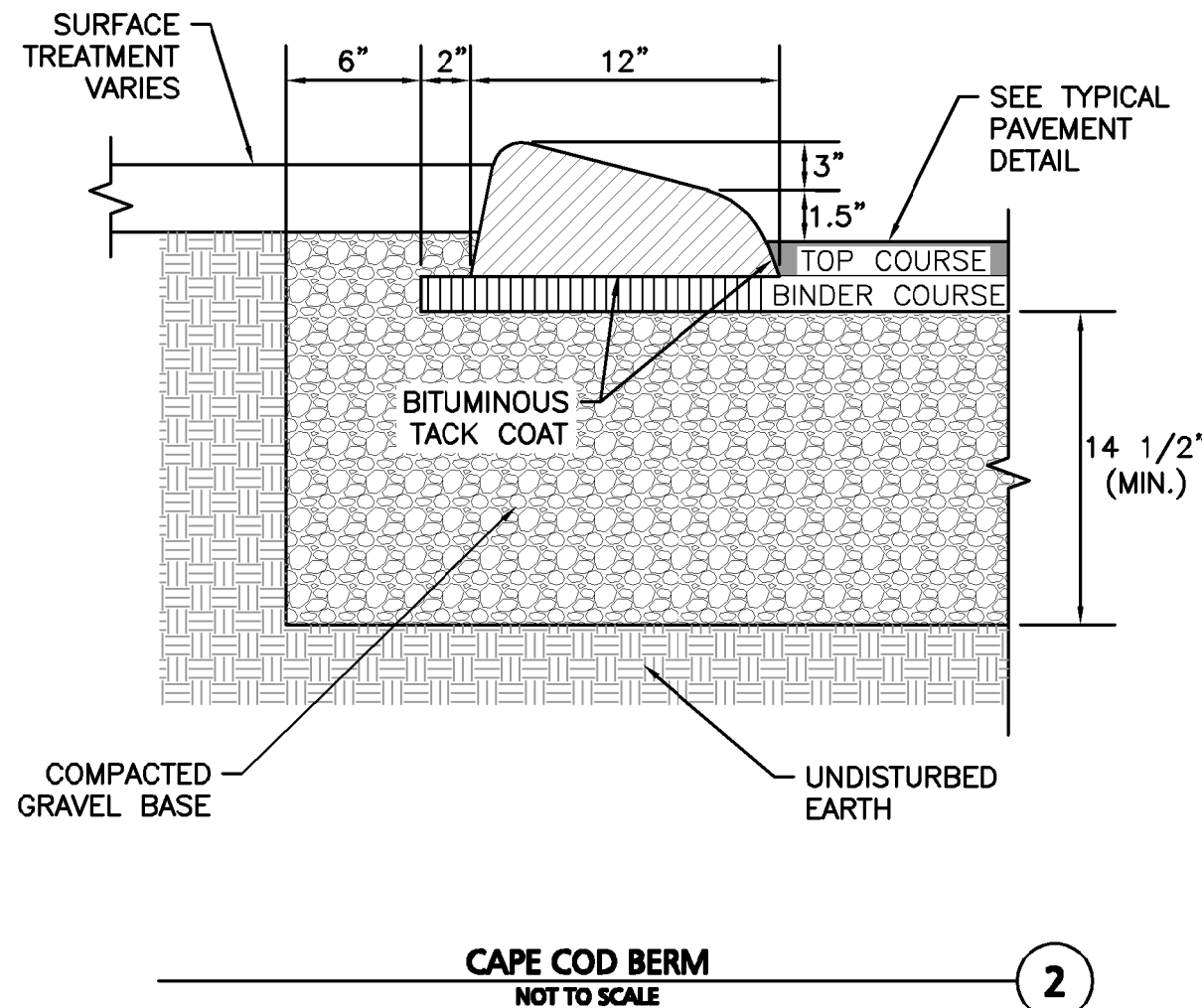
FRONT ELEVATION

TYPICAL SECTION AT CURB

- NOTES:
1. ALL TIMBER STOCK TO BE PRESSURE TREATED.
 2. ALL HARDWARE TO BE GALVANIZED STEEL.

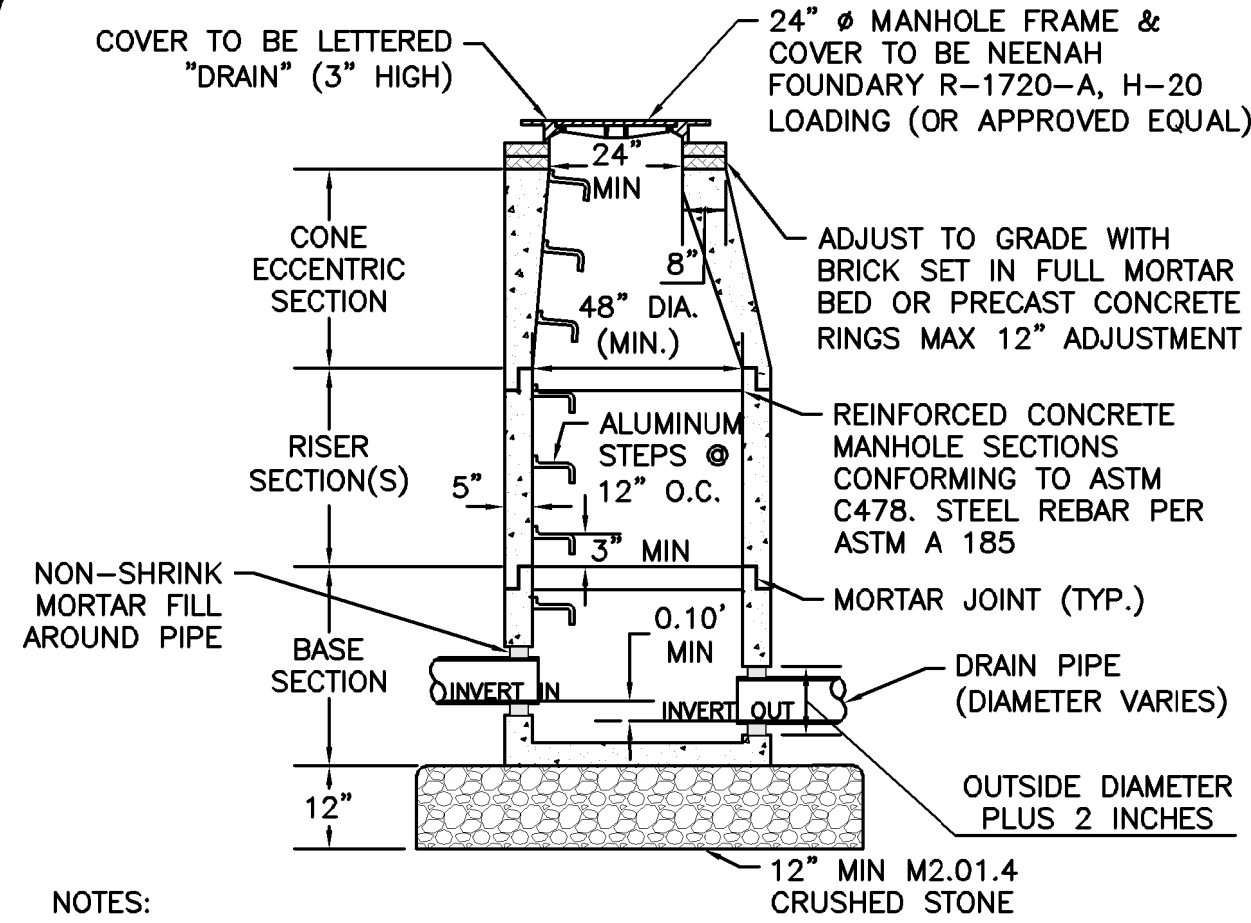
DOUBLE-SIDED WOOD BEAM GUARD RAIL
NOT TO SCALE

1



CAPE COD BERM
NOT TO SCALE

2



DRAIN MANHOLE
NOT TO SCALE

3

3106-01_Proposed HydroCAD
Prepared by Allen & Major Associates, Inc.
HydroCAD® 10.20-2d s/n 02861 © 2021 HydroCAD Software Solutions LLC

Type III 24-hr 100-Year Rainfall=8.74"
Printed 8/5/2022

Summary for Pond UIS-1: UIS-1 - Stormtech MC-3500 Chambers

Inflow Area =	17,627 sf, 100.00% Impervious,	Inflow Depth = 8.50" for 100-Year event
Inflow =	3.47 cfs @ 12.08 hrs, Volume=	12,485 cf
Outflow =	3.46 cfs @ 12.09 hrs, Volume=	12,485 cf, Atten=0%, Lag=0.3 min
Discarded =	0.01 cfs @ 1.42 hrs, Volume=	2,688 cf
Primary =	3.45 cfs @ 12.09 hrs, Volume=	9,798 cf

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
Peak Elev= 145.38' @ 12.09 hrs Surf.Area= 536 sf Storage= 1,717 cf
Plug-Flow detention time= 273.2 min calculated for 12,485 cf (100% of inflow)
Center-of-Mass det. time= 273.2 min (1,013.3 - 740.1)

Volume	Invert	Avail.Storage	Storage Description
#1A 140.00'	803 cf	15.58'W x 34.38'L x 5.50'H Field A	2,947 cf of Overall - 939 cf of Embedded = 2,007 cf x 40.0% Voids
#2A 140.75'	939 cf	ADS_StormTech MC-3500 d +Cap x 8 Inside #1	Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf
		Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap	8 Chambers in 2 Rows
		Cap Storage= 14.9 cf x 2 x 2 rows = 59.6 cf	
		1,742 cf Total Available Storage	

Storage Group A created with Chamber Wizard

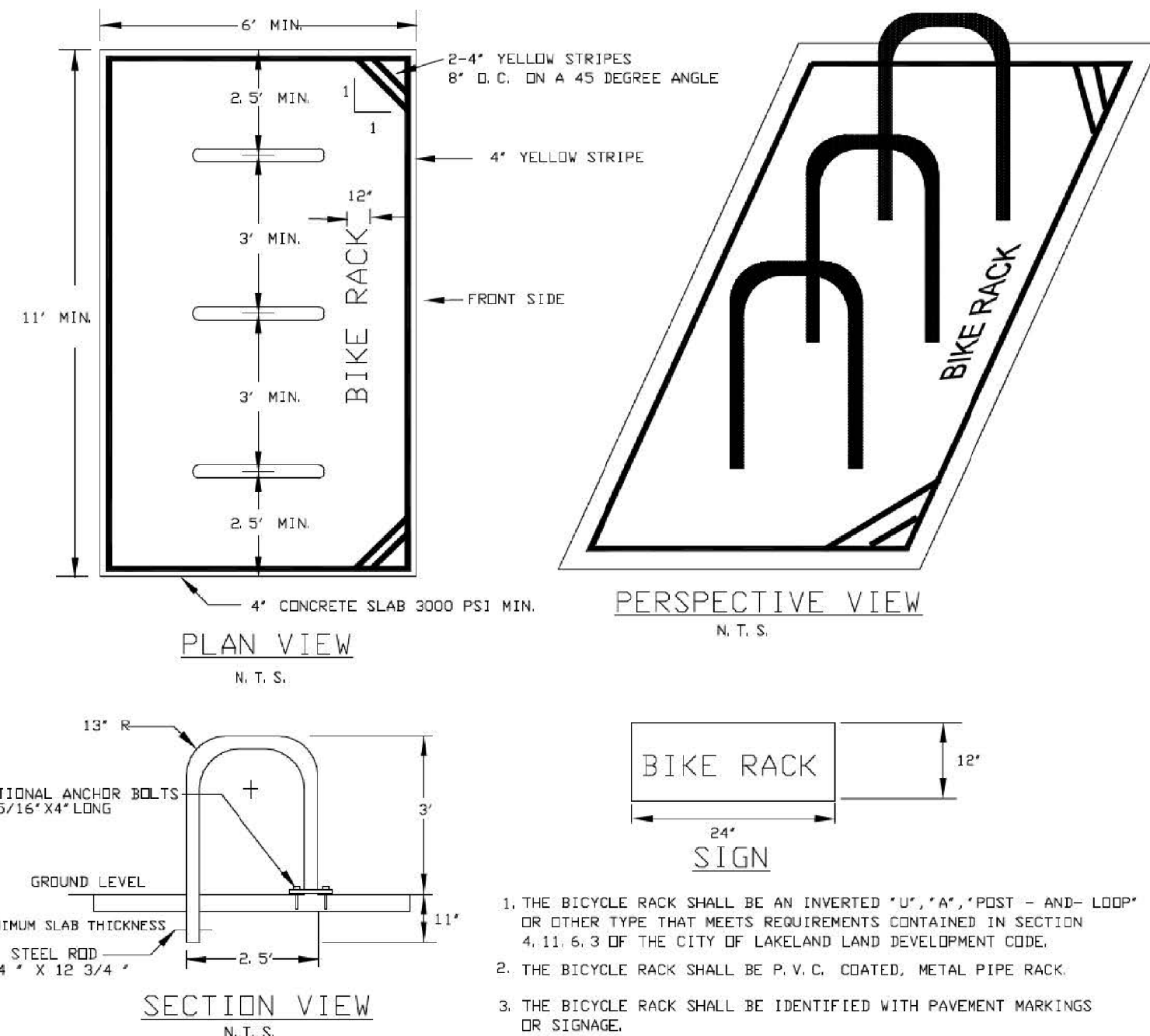
Device	Routing	Invert	Outlet Devices
#1	Primary	140.75'	12.0" Round Culvert L= 25.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 140.75' / 140.25' S= 0.0200 /' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Device 1	145.00'	5.0' long x 0.5' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef (English) 2.80 2.92 3.08 3.30 3.32
#3	Discarded	140.00'	1.020 in/hr Sand & Gravel (HSG-B) over Surface area Phase-In= 0.01'

Discarded OutFlow Max=0.01 cfs @ 1.42 hrs HW=140.06' (Free Discharge)
3=Sand & Gravel (HSG-B) (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=3.42 cfs @ 12.09 hrs HW=145.38' (Free Discharge)
1=Culvert (Passes 3.42 cfs of 5.07 cfs potential flow)
2=Broad-Crested Rectangular Weir (Weir Controls 3.42 cfs @ 1.80 fps)

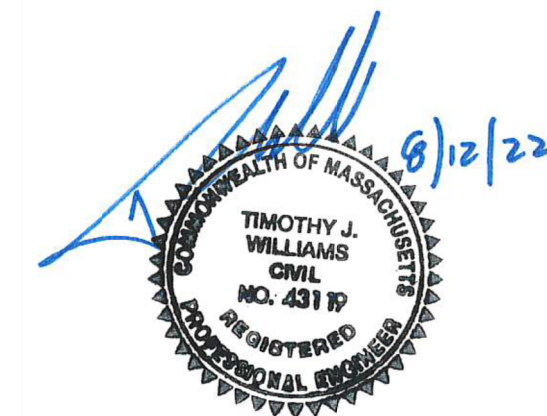
HYDROCAD SUMMARY OF UIS-1
NOT TO SCALE

4



BICYCLE RACK
NOT TO SCALE

5



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

APPLICANT:
PLAN B RETAIL DESIGN AND PROJECT-
MANAGEMENT
12 GOOSE LANE
TOLLAND, CT 06084

PROJECT:

377 CHESTNUT STREET
NEEDHAM, MA

PROJECT NO.	3106-01	DATE:	08/12/2022
SCALE:	AS SHOWN	DWG. NAME:	C-3106-01
DESIGNED BY:	JPS/SJL/WJS	CHECKED BY:	CQ

PREPARED BY:

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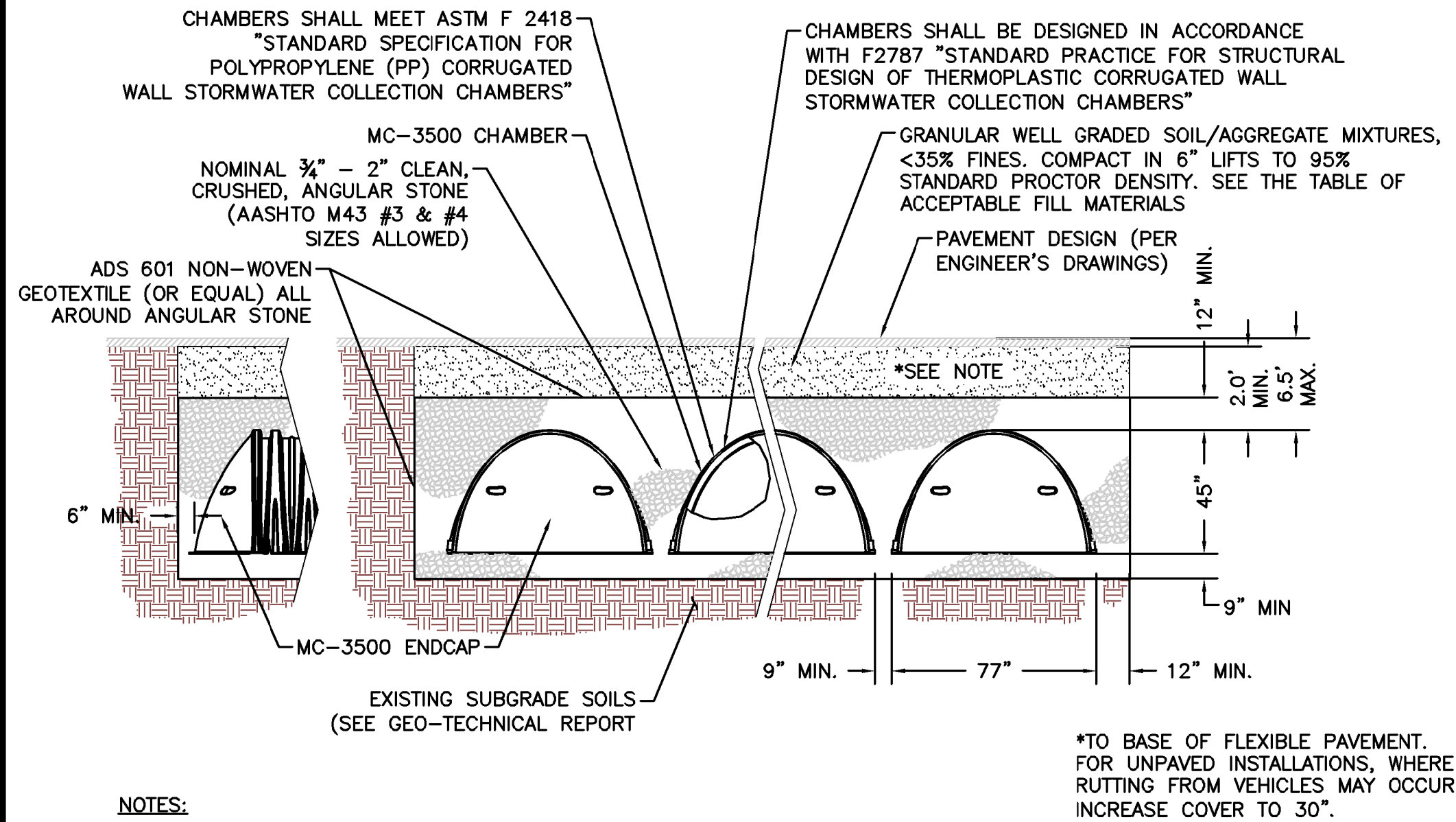
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DRAWING TITLE:

DETAILS

SHEET No.

C-504

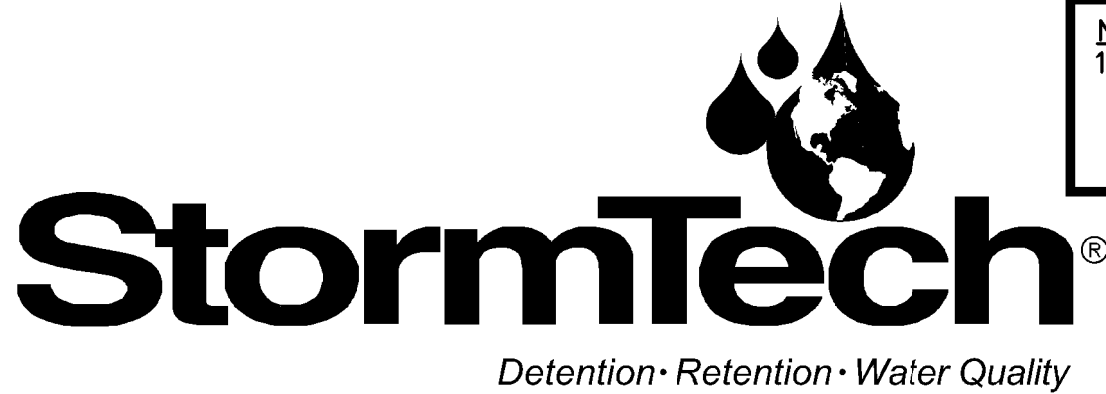


NOTES:

- PERIMETER STONE MUST ALWAYS BE BROUGHT UP EVENLY WITH BACKFILL OF BED.
- PERIMETER STONE MUST EXTEND HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH STRAIGHT OR SLOPED SIDEWALLS.
- THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS, WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.

NOTE:

- THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE STORMTECH INFILTRATION CHAMBERS, OR APPROVED EQUAL, TO A&M FOR REVIEW PRIOR TO INSTALLATION IN THE FIELD.



70 INWOOD ROAD, SUITE 3 | ROCKY HILL | CT | 06067
860-529-8188 | 888-892-2694 | WWW.STORMTECH.COM

STORMTECH MC-3500 TYPICAL CROSS-SECTION

NOT TO SCALE



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

APPLICANT:
PLAN B RETAIL DESIGN AND PROJECT-
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12 GOOSE LANE
TOLLAND, CT 06084

PROJECT:

377 CHESTNUT STREET
NEEDHAM, MA

PROJECT NO. 3106-01 DATE: 08/12/2022

SCALE: AS SHOWN DWG. NAME: C-3106-01

DESIGNED BY: JPS/SJL/WJS CHECKED BY: CQ

PREPARED BY:



WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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DRAWING TITLE:

DETAILS

SHEET No.

C-505

CODE REVIEW

ROCHE BROS. SUPERMARKET
377 CHESTNUT STREET
NEEDHAM, MA

CODE REVIEW

APPLICABLE CODES:

- Work shall conform to the requirements of the following partial list of applicable codes and regulations. The General Contractor shall comply with all applicable codes, ordinances, regulations and requirements of all authorities having jurisdiction:
- Accessibility: Massachusetts Architectural Access Board (MAAB), 521-CMR and the 2010 Americans with Disabilities Act Standards for Accessible Design (ADAAG) and FHA Design Guidelines.
- Building: Massachusetts State Building Code (780 CRM) 9th Edition. 780 CMR is an amended version of the 2015 International Building Code (IBC).
- Electrical: Massachusetts Electrical Code, 527 CMR S12.00. The Massachusetts Electrical Code is an amended version of the 2017 National Electrical Code (NFPA 70).
- Energy: 2017 International Energy Conservation Code (IECC) and ASHRAE 90.1-2013 as amended by 780 CMR 13 and Appendix AA-Stretch Energy Code, 2017.
- Fire Prevention: Massachusetts Comprehensive Fire Safety Code, 527 CMR 1.00(Based on the 2012 Edition of NFPA 1, Fire Code).
- Mechanical: International Mechanical Code 2015, as adopted and amended by 780 CMR (IMC).
- Plumbing: Massachusetts Fuel Gas and Plumbing Codes, 248 CMR.
- Other: Selected National Fire Protection Association (NFPA) Standards as referenced by 780 CMR and 521 CMR.

BUILDING DESCRIPTION:

- Construction Type: 3B
- Use of this Space: Mercantile
- Building is Fully Sprinklered

SIZE OF DEMISED SPACE:

- Area of Grade Level: 17,667 SF
- Area of Mezzanine: 476 SF
 - To be Rebuilt
- Total: 18,143 SF

FIRE RATING OF MATERIALS:

- All fire ratings of materials will satisfy referenced Codes.

OCCUPANCY:

Occupancy is calculated for a 3B Type Building, Mercantile Use as follows:

- Grade Floor:
 - 18,023 SF General Area @ 60 SF per Occupant = 288 Occupants
 - 2,121 SF Storage and Receiving Area at 300 SF per Occupant = 8 Occupants
- Mezzanine Level:
 - 476 SF Occupied Area @ 60 SF per Occupant = 8 Occupants
- Total Occupancy of Building = 284 Occupants

EGRESS CAPACITY:

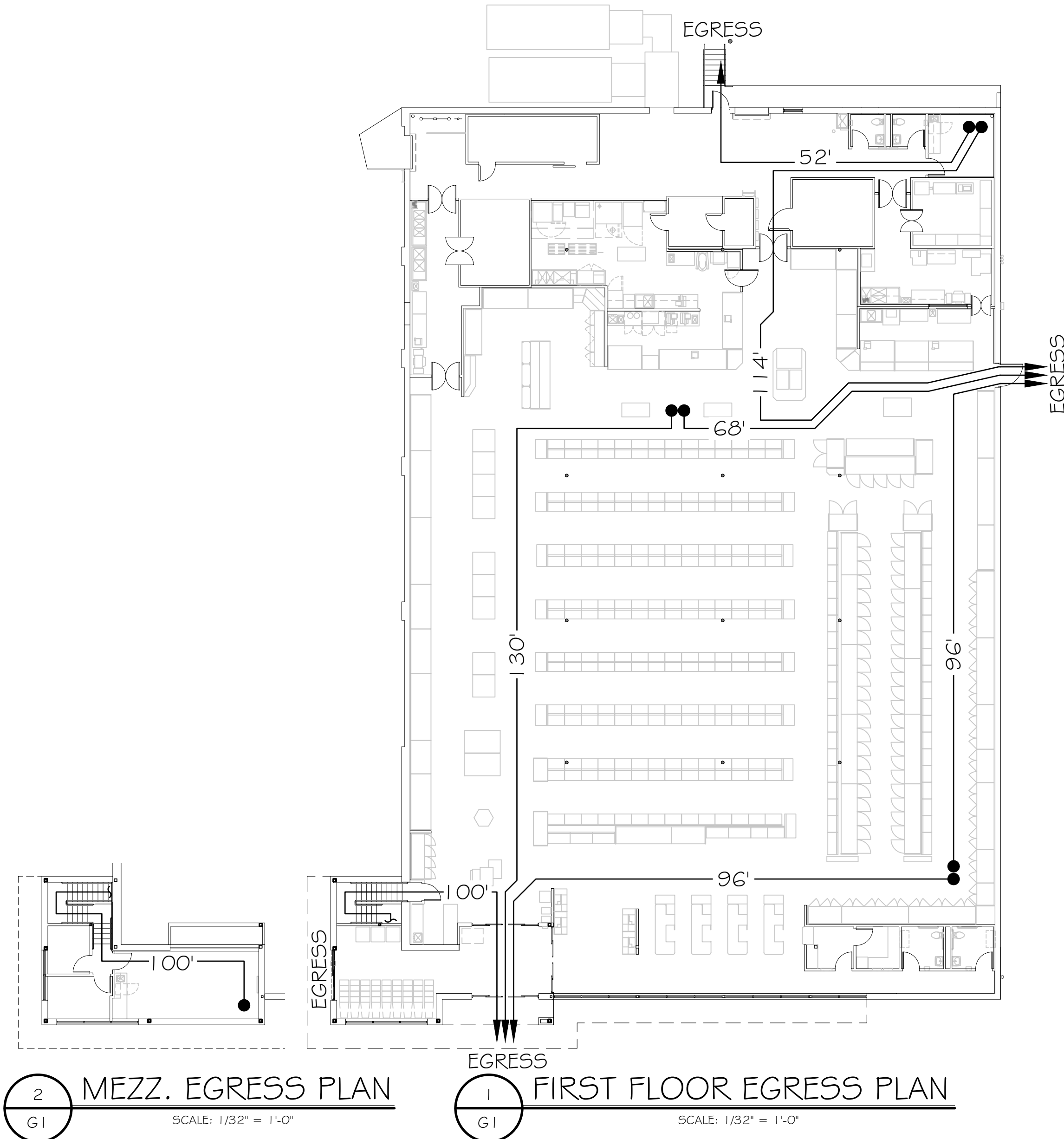
- Based on Total Occupancy of 284 Occupants at 0.2" per Occupant, Total Egress Size is 57" and 130" is provided.

TRAVEL DISTANCE:

- As a fully sprinklered building, 250' is allowed as travel distance and 130' is provided.

ACCESSIBILITY:

- This building satisfies all requirements for complete accessibility as set by the Massachusetts Architectural Access Board including aisles, heights and Lavatories.
- Mezzanine Level is a redundant use.



ZBA Submission
Proposed Renovation Plans for:
 Roche Bros.
377 Chestnut Street
Needham, MA

SHEET INDEX

NO.	SHEET TITLE
G1	GENERAL INFORMATION
EX	EXISTING FIXTURE PLAN
FP	FIXTURE PLAN
EQ	EQUIPMENT PLAN
A2	REFLECTED CEILING PLAN
A3	EXISTING & PROPOSED EXTERIOR ELEVATIONS
A4	BUILDING SECTIONS
A7	DOOR & ROOM FINISH SCHEDULES
A8.1	FLOOR FINISH PLAN

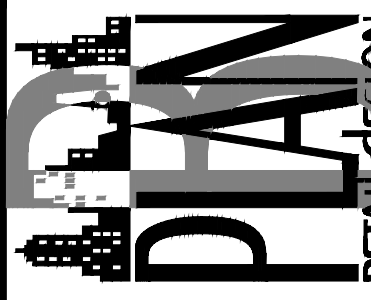
DATE: Aug 16, 2022

PROJECT NO: 2132

SHEET NO:

G1

PLAN B Retail Design
& Project Management, LLC
12 Goose Lane, Tolland, CT 06084
Tel: 860.870.5380 Fax: 860.870.5382
e-mail: cbomely@planbretail.com



GENERAL
INFORMATION

DRAWING TITLE:

SCALE:

AS NOTED

DRAWN BY:

GGL

CHECKED BY:

CAB

PROJECT NAME:

 Roche Bros.
377 Chestnut Street
Needham, MA

SEAL:

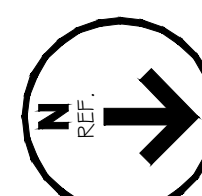


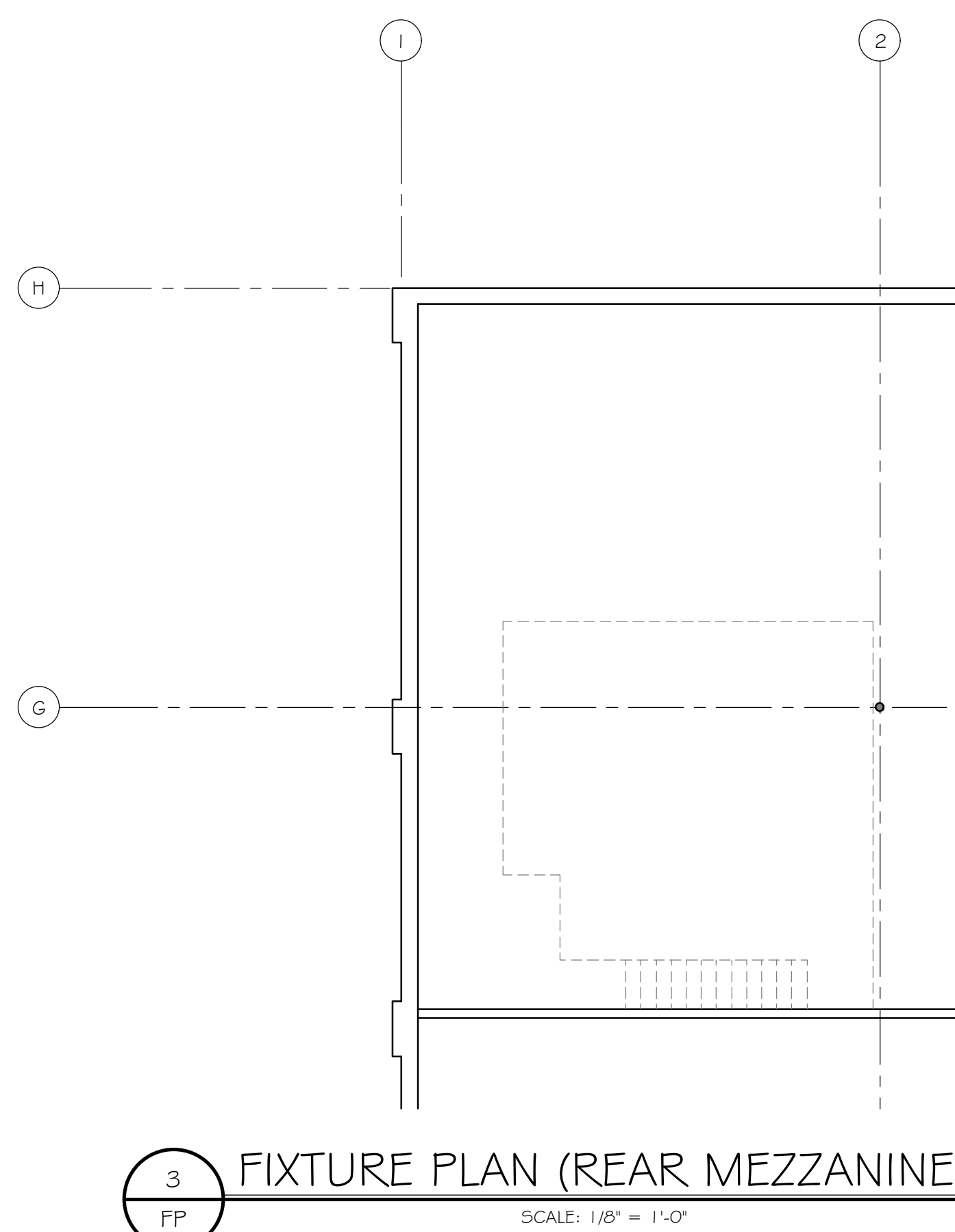
ARCHITECT:

D. F. VALENTE
REGISTERED ARCHITECT
571 MAIN STREET • 2ND FL.
SOUTH MEDFORD
MASSACHUSETTS 02189
TELEPHONE 781-395-6120
FACSIMILE 781-395-6702

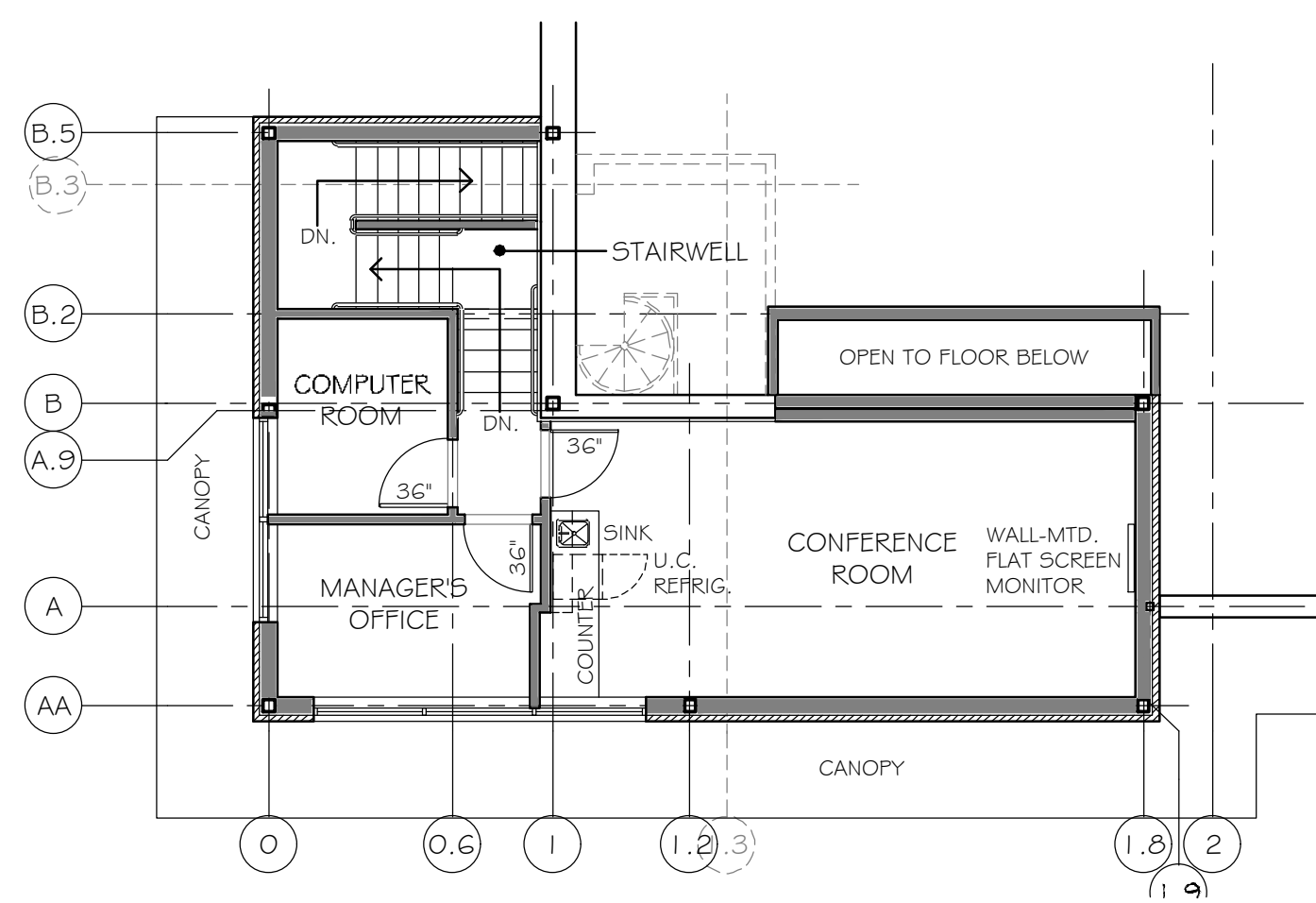
REVISIONS:

0603

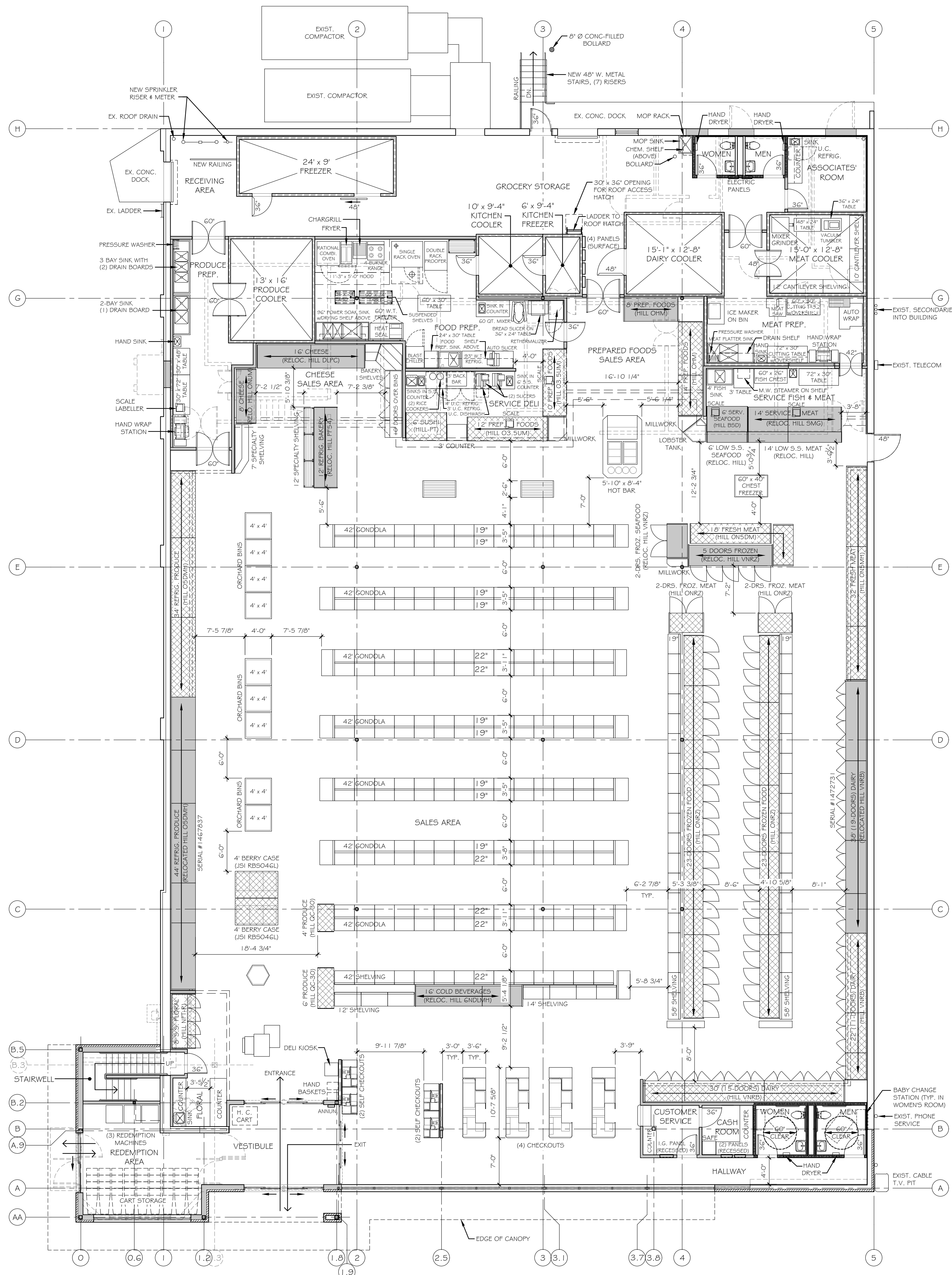




3 FIXTURE PLAN (REAR MEZZANINE)
SCALE: 1/8" = 1'-0"



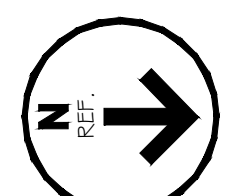
2 FIXTURE PLAN (2nd Floor)
SCALE: 1/8" = 1'-0"



1 FIXTURE PLAN
SCALE: 1/8" = 1'-0"

REFRIG. CASE LEGEND

- REFRIGERATED CASE RELOCATED FROM "BROTHERS" STORE, WALTHAM, MA
- NEW REFRIGERATED CASE



DATE: Aug 16, 2022
PROJECT NO: 2132
SHEET NO: 2132

FP

PLAN B Retail Design
& Project Management, LLC
12 Goose Lane, Tolland, CT 06084
Tel: 860.870.5380 Fax: 860.870.5382
e-mail: cbomely@planbretail.com

FIXTURE PLANS

Roche Bros.
377 Chestnut Street
Needham, MA



REVISIONS

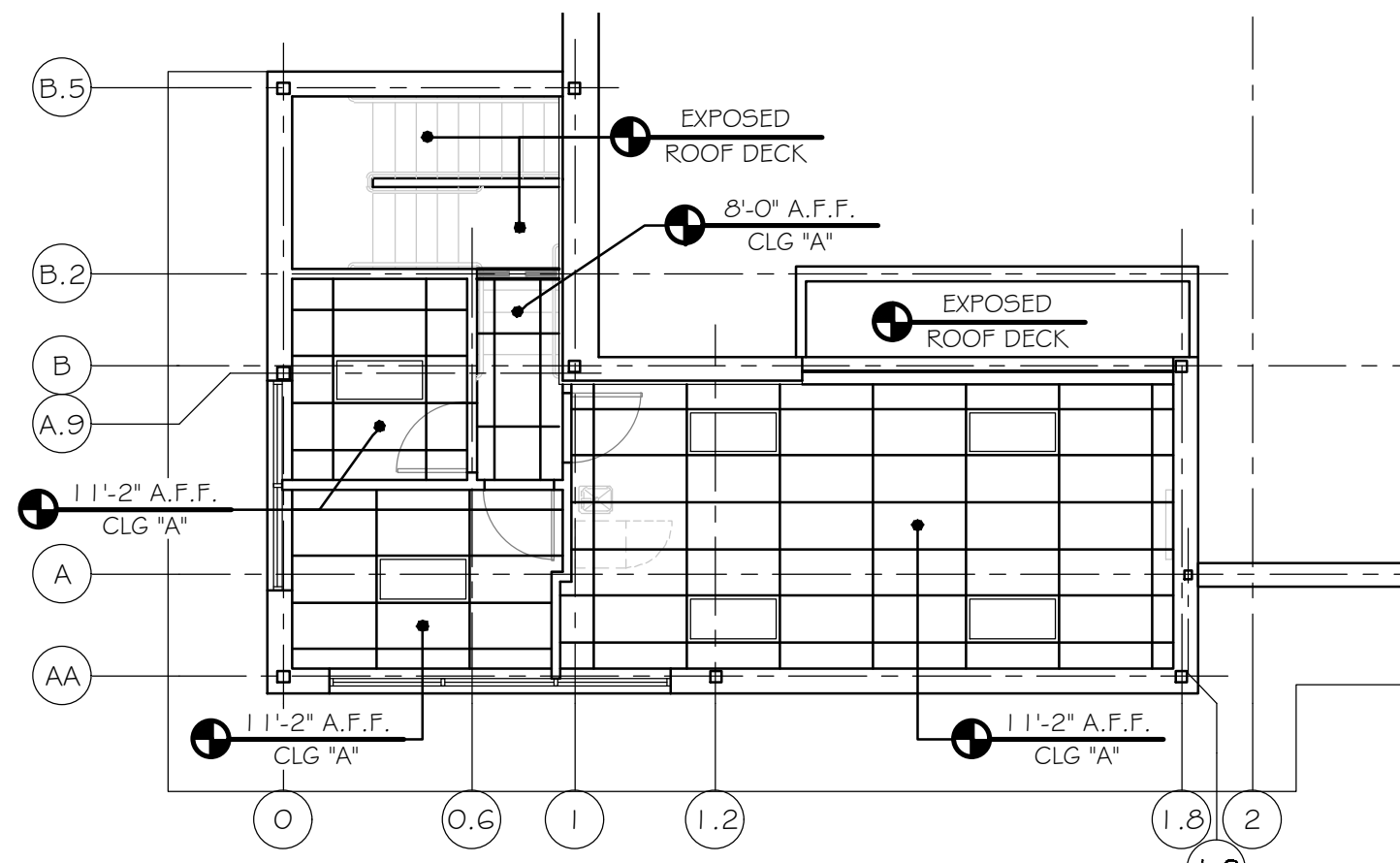
[illegible]

This detailed floor plan illustrates the layout of a grocery store, organized into several key functional areas:

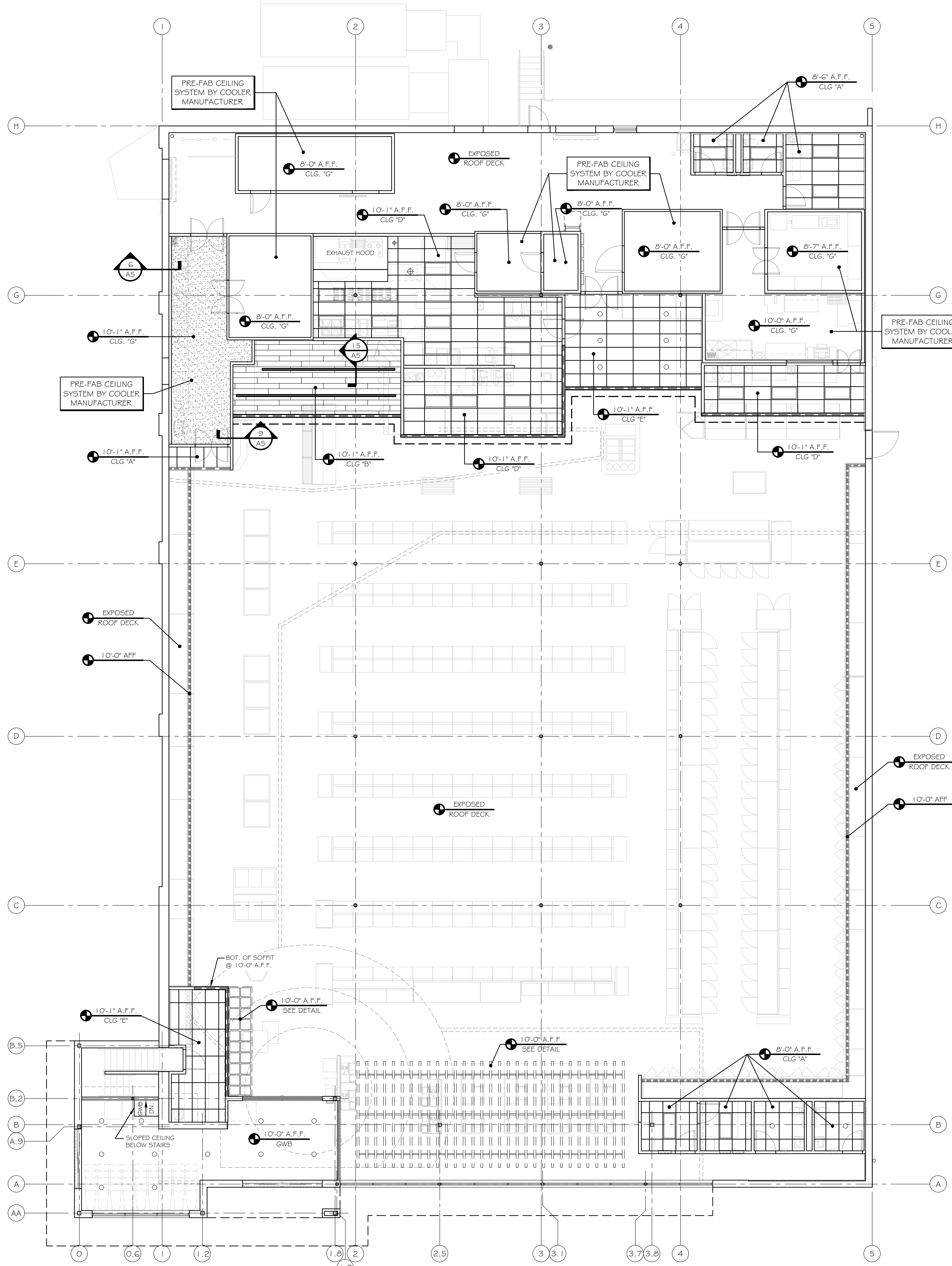
- Receiving & Storage:** The top left features a 'RECEIVING' dock and a large 'FREEZER' for bulk storage. Adjacent to these is the 'GROCERY STORAGE' area.
- Produce & Dairy:** The left side includes a 'PRODUCE COOLER' and a 'PRODUCE PREP.' area. The top right contains a 'DAIRY COOLER' and a 'MEAT COOLER'.
- Food Preparation:** The central 'FOOD PREP / BAKERY' area is equipped with multiple sinks, counters, and storage units. Below it is the 'SERVICE DELI' counter.
- Meat & Seafood:** The bottom right section is dedicated to 'MEAT PREP.' and 'SERVICE MEAT & SEAFOOD', featuring specialized equipment and service counters.
- Customer Service & Sales:** The bottom left 'CHEESE & BAKERY SALES AREA' and the central 'PREPARED FOODS SALES AREA' provide dedicated spaces for customer service and product display.
- Restrooms & Break Room:** The top right corner includes a 'WOMEN'S ROOM', a 'MEN'S ROOM', and an 'ASSOCIATES' ROOM' for staff.

The plan also shows various circulation paths, including a central aisle and multiple entrances/exits, as well as specific equipment like sinks, counters, and storage units throughout the food preparation and sales areas.





2 REFLECTED CEILING PLAN (2nd. FLOOR)
SCALE: 1/8" = 1'-0"



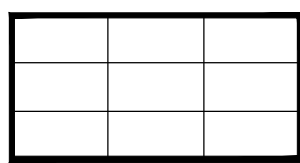
1 REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

CEILING SCHEDULE				
SYMBOL	MANUF.	DESCRIPTION	GRID	REMARKS
CLG. 'A'	USG INTERIORS	RADAR 'CLIMAPLUS' 22325	DOWN DXDXL 15/16 EXPOSED TEE SYSTEM LOW-GLOSS WHITE (FIRE CODE)	COLOR, OAK PEARL, 9/16" x 5", ULTRA MATTE URETHANE FINISH
CLG. 'B'	JUNKERT	HARMONY HARDWOOD PLANK		
CLG. 'C'	ARMSTRONG	KITCHEN ZONE SQUARE LAY-IN 672	DOWN AX ENVIRONMENTAL 15/16 EXPOSED TEE SYSTEM LOW-GLOSS WHITE ON ALUMINUM.	CLASS 'A' PANEL
CLG. 'D'	PRIME PANELS	INSULATED FRP PANEL 2235.7410.2235	DOWN AX ENVIRONMENTAL 15/16 EXPOSED TEE SYSTEM LOW-GLOSS WHITE ON ALUMINUM.	CLASS 'A' PANEL
CLG. 'E'	USG INTERIORS	'AURATONE - ASPEN ILLUSION FOUR/48 SHADOWLINE TAPERED (SLT) 24" x 48" x 3/4" PRODUCT #653	DOWN DX 15/16 EXPOSED TEE GRID SYSTEM LOW-GLOSS WHITE FINISH ON ELECTROGALVANIZED STEEL	
CLG. 'G'	A.I.P. PANELS	COOLER CEILING	DOWN AX ENVIRONMENTAL 15/16 EXPOSED TEE SYSTEM LOW-GLOSS WHITE ON ALUMINUM.	

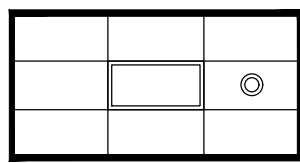
GENERAL NOTES

- DO NOT SCALE DRAWING FOR LAYOUT PURPOSES. ALL DIMENSIONS SHALL VERIFIED IN FIELD.
- ALL CEILINGS AND HANGING ELEMENTS SHALL BE SUSPENDED FROM THE TOP CHORD OF STRUCTURE.
- PROVIDE CLIPS FOR ALL CEILING TILES IN AREAS THAT MAY BE SUBJECT TO LIFTING CAUSED BY WINDS OR DRAFTS, (i.e. IN VESTIBULES, ETC.)

CEILING LEGEND



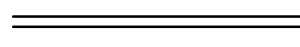
SUSPENDED ACOUSTICAL CEILING GRID SYSTEM (SEE CEILING SCHEDULE)



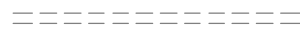
RECESSED LIGHT FIXTURES (SEE LIGHTING PLAN)



NEW SOFFIT



EXIST. SOFFIT TO REMAIN



EXIST. SOFFIT TO BE REMOVED

D. F. VALENTE
ARCHITECT
571 MAIN STREET • 2ND FLOOR
SOUTH MEDFORD
MA 01905
TELEPHONE 781-395-0120
FACSIMILE 781-395-5702



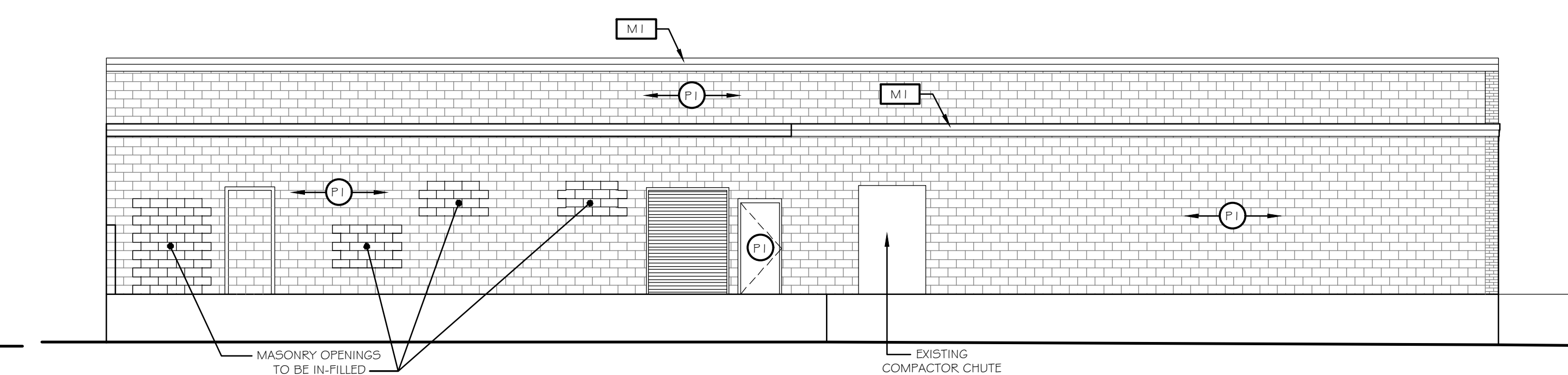
Roche Bros.
377 Chestnut Street
Needham, MA

REFLECTED
CEILING PLAN

**PLAN B Retail Design
& PROJECT MANAGEMENT, LLC**
12 Goose Lane, Tolland, CT 06084
Tel: 860.870.5380 Fax: 860.870.5382
e-mail: cbomely@planbretail.com

PLAN
RETAIL DESIGN

DATE Aug 16, 2022
PROJECT NO. 2132
SHEET NO. A2



3-PR PROPOSED REAR WALL ELEVATION
A3 SCALE: 1/8" = 1'-0"



MISCELLANEOUS					
TAG	MANUFACTURER	DESCRIPTION / SERIES	COLOR	FINISH	REMARKS
BRK		MODULAR 3-5/8" x 2-1/4" x 7-5/8"			
L1	DECORATIVE LOUVER		DARK BRONZE		
LS	ARRISCAFT	ARRISCLIP 24" x 24"	LIMESTONE		
M1		PRE-FINISHED METAL EDGE	DARK BRONZE		
M2		PRE-FINISHED METAL EDGE	MATCH "RAL-1015"		
RS	ROOF SCREEN MFG.	DECORATIVE ROOF SCREEN			POWDER-COATED ALUMINUM
S1	HARDI PLANK	SELECT CEDAR MILL	TIMBER BARK		



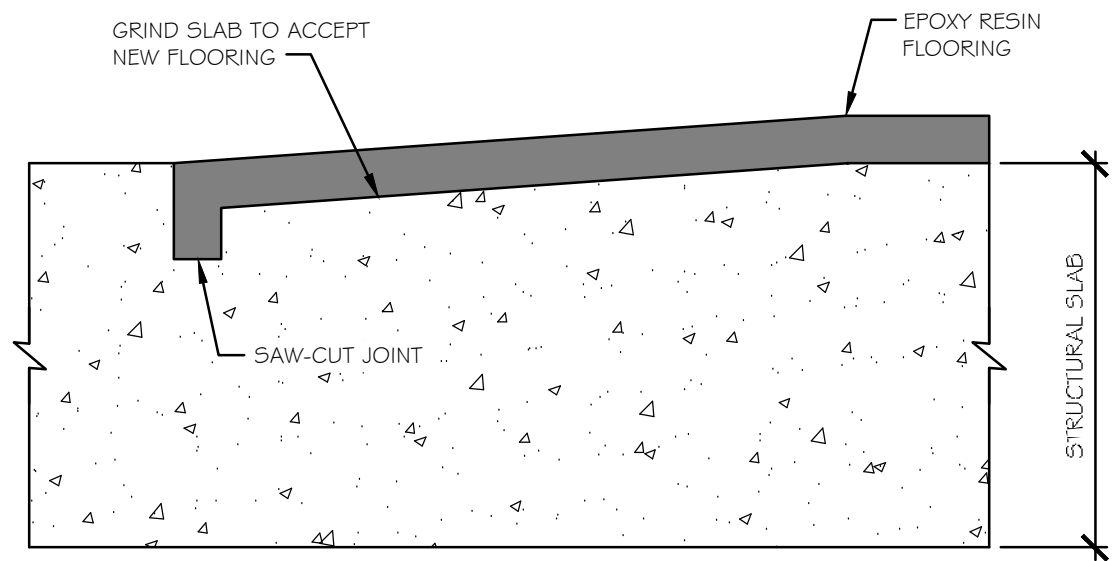




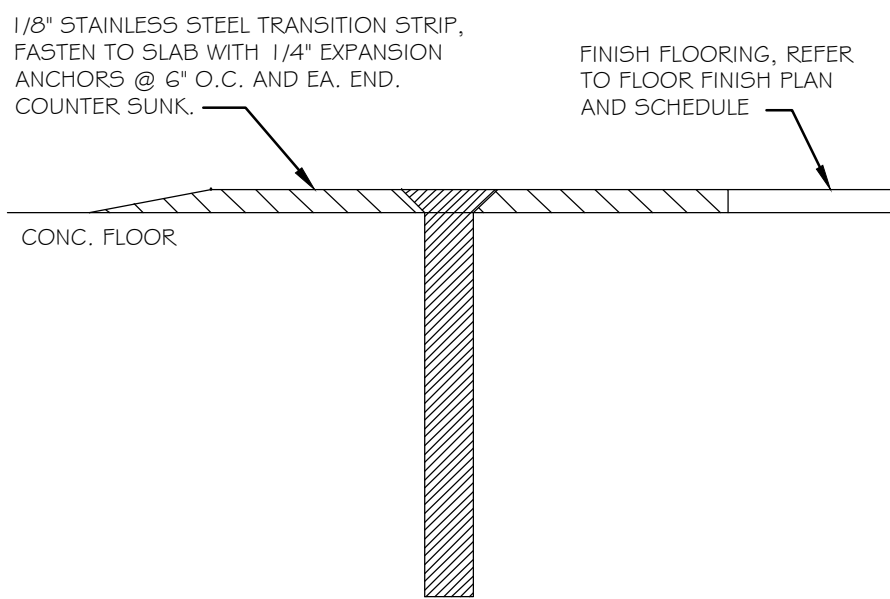
ROOM FINISH SCHEDULE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
NO	ROOM NAME	FLOOR FINISH					WALL BASE		WALL FINISH								CEILING FINISH				REMARKS - NOTES																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
		VINYL COMPOSITE TILE	RESILIENT SHEET FLOORING	VINYL STRIP FLOORING	PORCELAIN TILE	POLISHED CONCRETE	RUBBER FLOORING	SEALED CONCRETE	EPOXY	CARPET TILE	VINYL COVE	METAL BASE	PORCELAIN TILE	EPOXY COVE	WOOD MOULDING	WOOD (DOUBLE 2 x 10)	EXTRUDED ALUMINUM COVE	PANT	NORTH	SOUTH		EAST	WEST	ACOUSTICAL TILE	ACOUSTICAL TILE (VINY-FACED)	ACOUSTICAL TILE (PRE-TAIED)	GYP/SM BOARD (PAINTED)	EXPOSED STRUCTURE (PAINTED)	MOISTURE RESISTANT GWB (PAINTED)	PRE-FINISHED VINYL	PRE-FINISHED COOLER PANEL	PRE-FINISHED WOOD PLANK																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													

FLOOR FINISH SCHEDULE						
TILE						
TAG	TYPE	SIZE	MANUFACTURER	SERIES	COLOR	REMARKS
PT	TILE					
VCT	VINYL TILE					
CT	CARPET TILE					

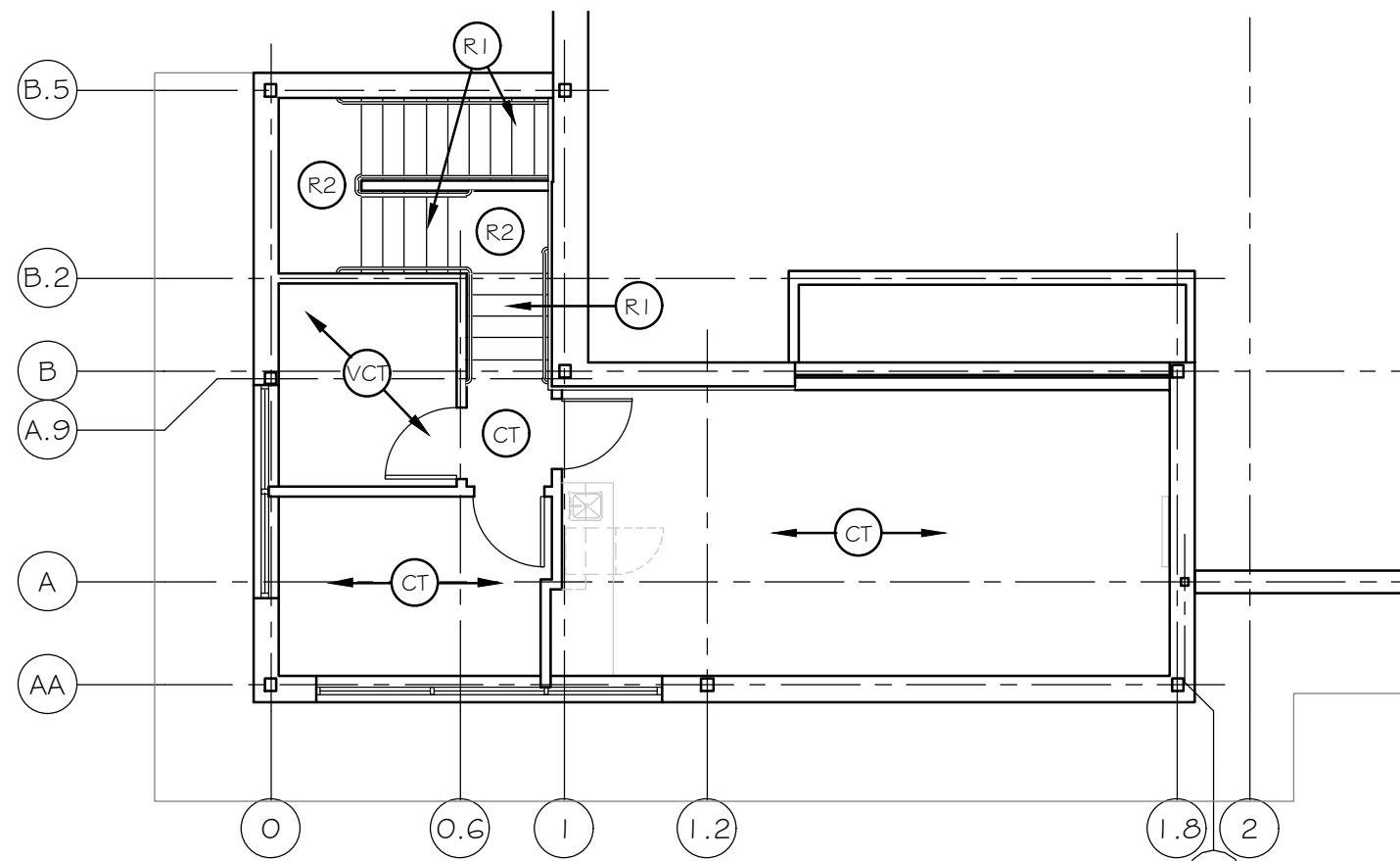
FINISHES / TREATMENTS / MISC.						
TAG	TYPE	SIZE	MANUFACTURER	SERIES	COLOR	REMARKS
E	EPOXY		DURAFLEX			
EB	EPOXY BASE		DURAFLEX			
M1	WALK OFF MAT		MATS INC.	ULTRA ENTRY		
R1	RUBBER TREADS + RISERS		MUSSON			
R2	RUBBER TILE		MUSSON			
PC	POLISHED CONCRETE					REFER TO SPECIFICATIONS
SC	SEALED CONCRETE		PROSOCO	CONSOLDECK		CONCRETE PROTECTOR



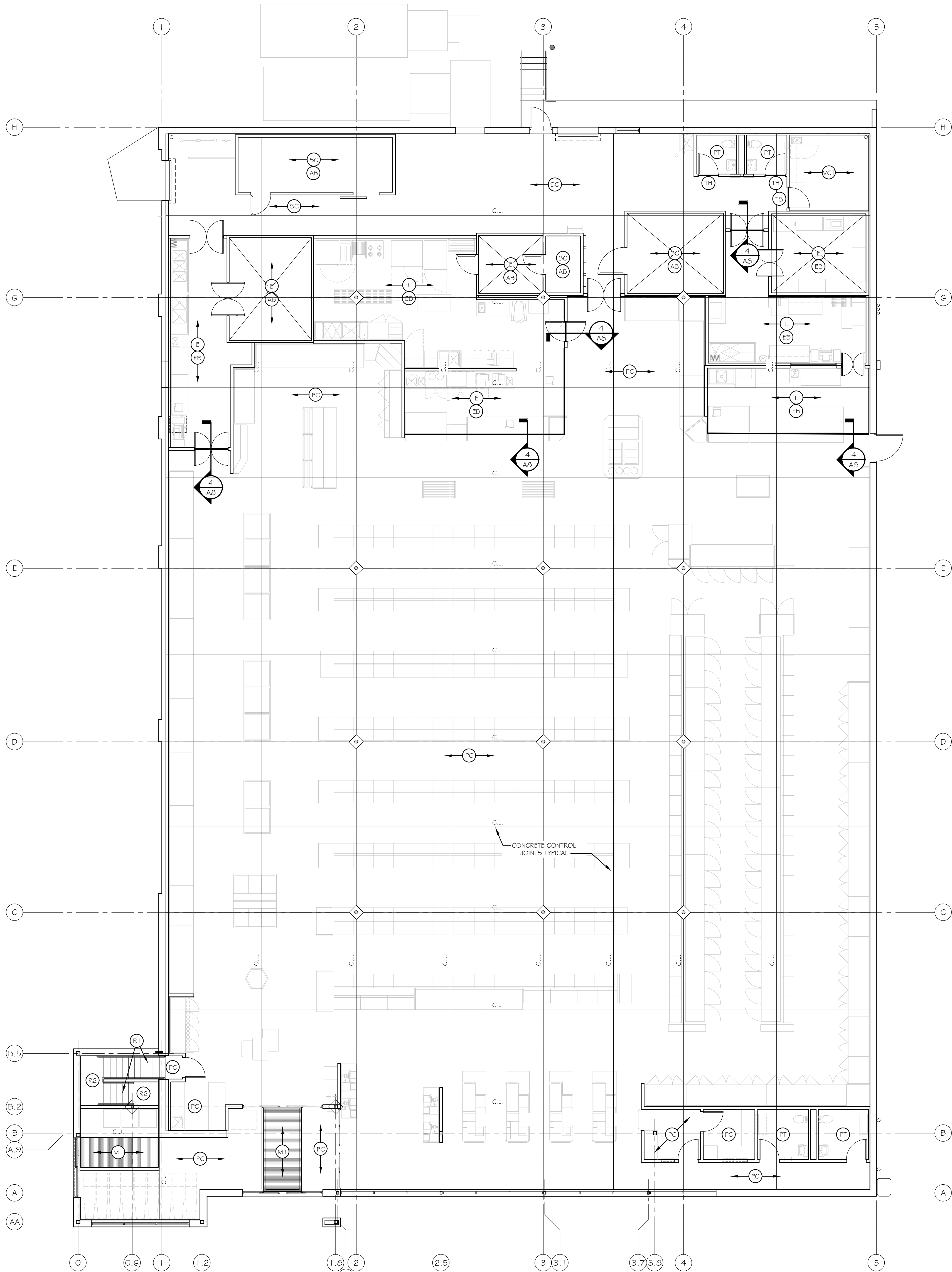
4 EPOXY KEY-IN TERMINATION
SCALE: N.T.S.



3 TRANSITION STRIP
SCALE: N.T.S.



2 FLOOR FINISH PLAN (2nd. FLOOR)
SCALE: 1/8\"/>



1 FLOOR FINISH PLAN
SCALE: 1/8\"/>

GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR PATCHING. "FLASH PATCH" AS REQUIRED.
- EXTEND ALL SALES AREA TILE, MINIMUM 2'-0" INTO BACKROOMS. INSTALL 1/8" x 1-1/2" STAINLESS STEEL STRIP ON SLAB AT EDGE OF FLOORING. ADHERE WITH TWO-PART EPOXY ADHESIVE AND MECHANICALLY ATTACH WITH COUNTERSUNK FLAT-HEAD SCREW ANCHORS AT 6" O.C. INTO SLAB. REFER TO DETAIL #B48.
- PROVIDE AN EXTRA 5% OF ALL FLOOR FINISHING MATERIAL TO TENANT FOR FUTURE PATCHING NEEDS.
- CONFIRM TILE PATTERN LOCATION WITH TENANT'S REPRESENTATIVE.
- ALL EXPOSED WALLS, MILLWORK, AND FINISHED COLUMNS TO RECEIVE WALL BASE. (SEE PARTITION PLAN AND / OR ROOM FINISH SCHEDULE FOR TYPE OF WALL BASE TO BE INSTALLED IN BACKROOMS). WALL BASE TO BE INSTALLED USING LONGEST LENGTHS AVAILABLE FROM MANUFACTURER.
- INSTALL V.G.T. AFTER OTHER FINISHING PROCEDURES, INCLUDING PAINTING HAVE BEEN COMPLETED. COORDINATE WORK WITH OTHER DISCIPLINES.
- INSTALL ALL MATERIALS PER MANUFACTURERS' WRITTEN SPECIFICATIONS, PROCEDURES, AND DIRECTIONS. INSTALLATIONS MUST CONFORM TO MANUFACTURERS' ADHESIVES AND SPECIFIC INSTALLATION PROCEDURES. ALL WORK MUST CONFORM TO NATIONAL, STATE, AND LOCAL CODES. REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION, AND SUBSTITUTE TILE SUBMITTAL PROCEDURES.
- PROVIDE IN-FILL IN AREAS WHERE EXISTING EQUIPMENT HAS BEEN REMOVED, I.E. REFRIGERATED CASES, SHELVING, DISPLAYS, ETC. CONTRACTOR TO FIELD VERIFY LOCATIONS AND QUALITY AT TIME OF BID.
- CONFIRM HOURS OF INSTALLATION WITH OWNER'S REPRESENTATIVE. OFF-HOUR INSTALLATION WILL BE REQUIRED FOR STORE RENOVATIONS (ALLOW FOR FULL OPERATION OF STORE).

DATE: Aug 16, 2022
PROJECT NO: 2152
SHEET NO: A8.1

PLAN B Retail Design & Project Management, LLC
12 Goose Lane, Tolland, CT 06084
Tel: 860.870.5380 Fax: 860.870.5382
e-mail: cboneill@planbretail.com

Aug 16, 2022
2152
A8.1

PROJECT NAME: FLOOR FINISH PLAN
DRAWING TITLE: FLOOR FINISH PLAN
SCALE: 1/8" = 1'-0"

DRAWN BY: CHECKED BY:

ARCHITECT: D. F. VALENTE
761 MAIN STREET • REAR
SOUTH MIDDLEBURY
VERMONT 05758
TELEPHONE 761-395-0120
FACSIMILE 761-395-5702

SEAL: [Professional Seal of D. F. Valente, No. 3597, State of Vermont, Architect]

REVISIONS: #9603



Stantec Consulting Services Inc.
136 West Street, Suite 203
Northampton MA 01060-3711

August 31, 2022

Project/File: 195311488

Mr. Chuck Bomely
Plan B Retail Design
12 Goose Lane
Tolland, CT 06084

Dear Mr. Bomely,

Reference: Roche Bros. Supermarket, Needham, MA

Per your request we have reviewed the proposed improvements for the above-referenced site described in the Allen & Major Associates, Inc. site plan dated August 12, 2022. The plan illustrates proposed changes to site parking and circulation to improve traffic flow for vehicles and pedestrians. These changes include consolidation of three curb cuts on Chestnut Street into a single, enhanced curb cut. There are minimal changes proposed to the existing supermarket building. Based on our review we find that the proposed changes have no significant impact on site traffic generation and will have positive impacts along Chestnut Street.

Vehicle trip generation forecasts for supermarkets are typically developed based on an understanding of the proposed store size. Building floor area is the indicator applied to industry standard (Institute of Transportation Engineers) trip rates to estimate site vehicular traffic generation. Since minimal change in building floor area is proposed as part of this project, no change in site traffic generation is anticipated. Existing vehicular traffic patterns will be altered reflecting the proposed driveway changes, but overall traffic generation levels will stay the same.

The proposed driveway changes indicate a positive impact in traffic operations along Chestnut Street. Vehicular access currently occurs by way of three closely spaced curb cuts. The southerly curb cut is a two-way driveway intersecting Chestnut Street at an acute angle. This driveway will be realigned to intersect Chestnut Street at a 90-degree angle offering motorists better, safer sight lines and easier turning maneuvers entering the site from the south or exiting to the south. The two northerly curb cuts operate as one-way driveways. This arrangement incorporates Chestnut Street as a circulation aisle for a portion of the site parking area. Customers unable to find a parking space in the lot upon a first pass would exit onto Chestnut Street by way of the middle driveway, turn left and then immediately turn left again to reenter the parking lot at the northern driveway. This maneuver is highly undesirable and presents safety and operational concerns for Chestnut Street. The proposed plan eliminates the two one-way driveways and keeps all parking lot circulation on site. Existing conflicts with vehicles and pedestrians traveling along Chestnut Street and thereby eliminated.

Reference: Roche Bros. Supermarket, Needham, MA

Overall, the proposed changes will provide safer traffic operations for pedestrians and vehicles on site and along Chestnut Street with no increase in area traffic volume levels. We thank you for the opportunity to provide this analysis. Please do not hesitate to call should you have questions.

Sincerely,

STANTEC CONSULTING SERVICES INC.



Rick Bryant PE
Senior Associate
Phone: (413) 387-4502
Mobile: 802 324 8454
rick.bryant@stantec.com

v:\1953\active\195311488\transportation\traffic\2022-08-31_c bomley_ traffic impacts.docx

Untitled Map

Write a description for your map.

Legend

📍 Roche Bros. Needham

Roche Bros. Needham

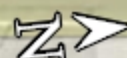
Clyde St

Chestnut St

Chestnut St

Chestnut St

Chestnut St





Typical Applications

Building

Security



Wallpack® Full Cutoff LED

Decorative Building Mounted Luminaire

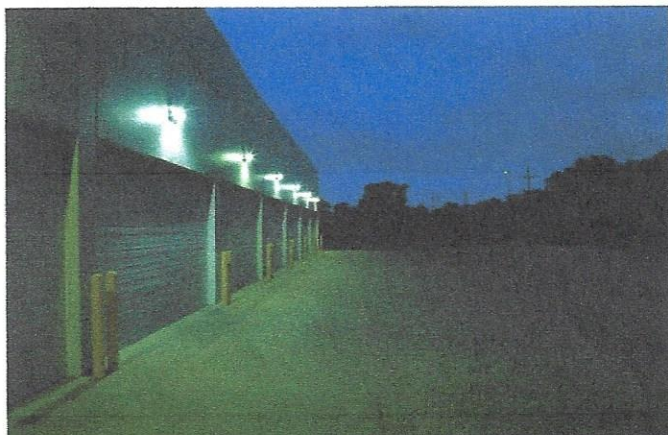
The Wallpack Full Cutoff LED brings a modern architectural style that will blend into the building during the day and provide superior performance using the latest LED technology. The Wallpack is designed for mounting heights up to 30' and offers a variety of distributions, colors and controls. To meet local requirements, emergency battery backup and a variety of motion sensor options are available.

- + Replaces 50–400W metal halide wallpacks or 50-250W HPS wallpacks
- + Energy savings up to 76% and more than \$153 per luminaire, per year vs. comparable metal halide
- + IESNA Type II (short & medium), III (short & medium), Type IV Medium, Type V and asymmetric diffuse lighting distributions
- + 3000K, 4000K & 5000K CCT
- + Five LED Performance Packages from 3,000 to 11,000 lumens
- + Up to 120 lumens per watt
- + L70 driver life > 100,000 hours
- + IP65 rated electrical housing; IP66 rated optics
- + ANSI C136 20kV/10kA "Extreme" surge protection
- + 3/4" threaded knock-out (3/4"-14 NPT) on each side
- + 3 and 7-pin NEMA receptacle available
- + Acuity Controls ROAM® compatible for wireless control and monitoring



Wallpack® Full Cutoff LED

Decorative Building Mounted Luminaire

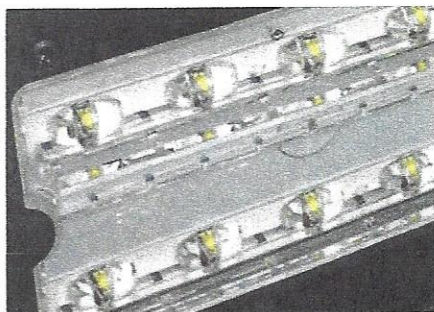


BEFORE: Many HID sources like high pressure sodium or mercury vapor provide poor color rendering and non-uniform distribution.



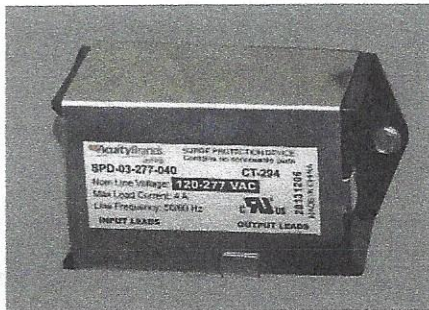
AFTER: Wallpack Full Cutoff LED luminaires provide crisp white light with excellent color rendering and uniform distribution.

Engineered with your needs in mind



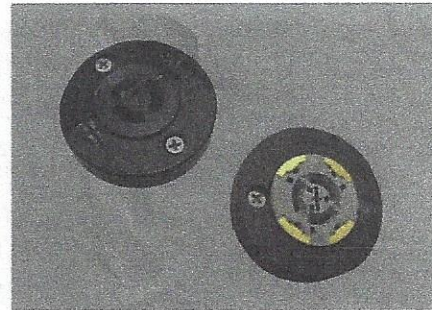
System Performance

Leading engineering and optical design from Acuity Brands means you get more light where you need it with lower operating costs and increased system life. Improved performance and reliability also translate into an improved level of visibility, which can enhance patron satisfaction and safety.



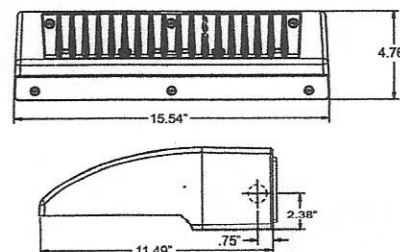
Protection

The Wallpack Full Cutoff LED luminaire has several features built into its design to provide reliable operation. For example, it offers 20kV/10kA "Extreme" surge protection to protect your investment against high current inrush.



Controls

Optional 3 or 7-pin photocontrol receptacles provide additional energy savings through everything from simple dusk-to-dawn photocells to advanced dimming, scheduling, monitoring and diagnostics with Acuity Controls ROAM® technology.





Mongoose® LED Medium

Area and Site Lighting



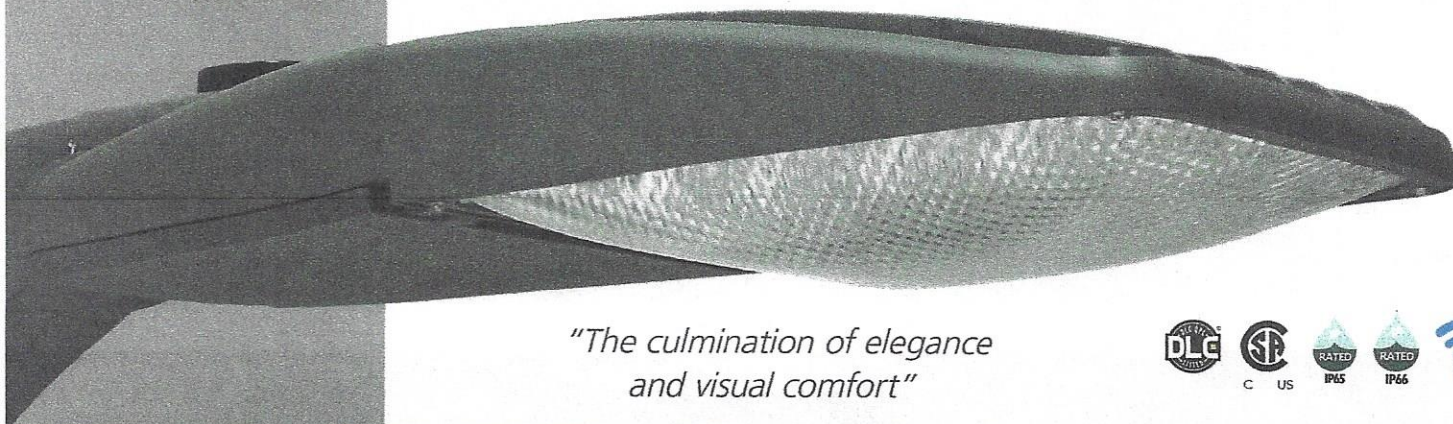
Typical Applications

Military Bases
Airport Parking
Stadium Parking
Industrial Parking
Rooftop Parking Decks
Automotive Dealerships
Security Flood & Facade

Sleek, attractive form balanced with flexibility and performance

For area and site lighting, the Mongoose LED Medium provides a very attractive and flexible alternative to traditional 150-400 watt HID shoebox and cobra head luminaires. It typically achieves up to 60% reduction in energy cost, and a minimum of 50% reduction in maintenance costs with a system life rated for 100K hours. This combined with multiple lighting distributions, several mounting options, and the ability to tilt the fixture up to 45 degrees offers unequalled performance in a diverse set of area lighting applications.

- + 150-400 watt HID replacement
- + Prismatic glass refractor for visual comfort
- + Multiple area lighting distributions
- + Acuity Brands nLight® AIR wireless network controls
- + 0° to 45° fixture tilt for application flexibility
- + Horizontal mast arm, vertical tenon and square or round architectural pole mounting
- + Optional zero-uplight skirt
- + IP66 rated glass optical
- + IP65 rated electrical enclosure
- + System life rate for > 100,000 at 25°C, L70
- + 3,000K, 4,000K & 5,000K CCT, 70 CRI minimum



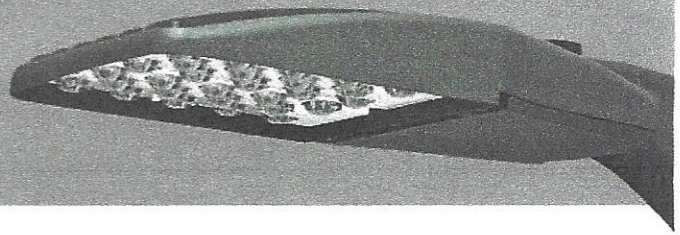
*"The culmination of elegance
and visual comfort"*



AcuityBrands

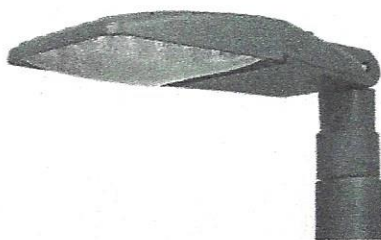
Mongoose® LED Medium

Area and Site Lighting

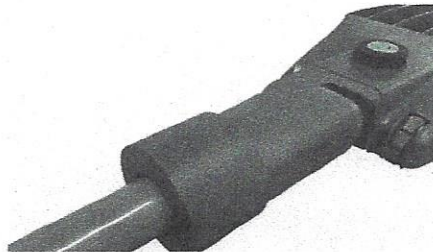


From durable, high-performance glass optics and highly engineered thermal management, to tilt options, toolless entry and multiple mounting configurations, the new Mongoose LED Medium is a true game changer for the outdoor lighting industry. One that is ultimately worthy of the name and legacy of the Holophane Mongoose.

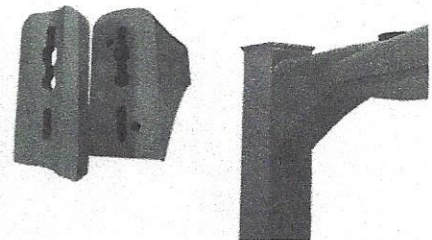
Features and Options



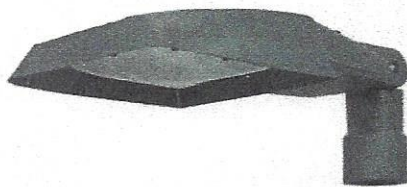
Vertical Tenon Mounting
Attaches to 2" Vertical Tenon



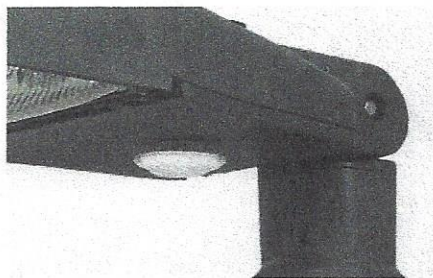
Horizontal Mast Arm Mounting
Attaches to 2" Horizontal Arm



Universal Mount Architectural Arm
Attaches to any square or round pole bolt pattern



Optional VC Lens and Uplight Skirt
Preserve night skies and enhance visual comfort with optional uplight skirt and prismatic glass refractor lens

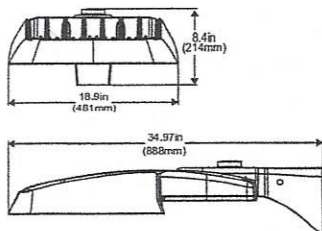


Non-networked Occupancy Sensor
Occupancy sensor option saves energy by dimming down to a preset level until motion is detected

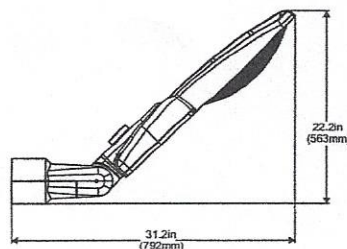


nLight Air Networked Controls
Networked control, monitoring and diagnostics through the Acuity Brands nLight® AIR option enhances safety while reducing energy and maintenance costs

Uplight Skirt Option

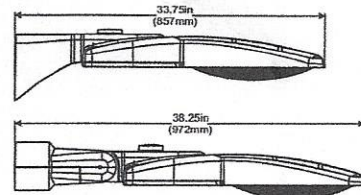


Tilt Options



Mongoose LED Medium

Weight: Knuckle = 35lbs; Universal = 31
Add: 6lbs for Glass Refractor; 3lbs Uplight Skirt
Max E.P.A.: 0° = 1.64 sq. ft.; 45° = 2.85 sq. ft.



Specifications are subject to change without notice.

Warranty Five-year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResource/Terms_conditions.aspx. Product specifications may change without notice. Please contact your sales representative for the latest product information.

Contact your local Holophane factory sales representative for application assistance, and computer-aided design and cost studies. For more information on other Holophane products and systems, call the Inside Sales Service Department at 966-759-1577. In Canada call 905-886-8967 or fax 905-896-7973.

Daphne Collins

From: John Schlittler
Sent: Wednesday, August 24, 2022 4:09 PM
To: Daphne Collins
Subject: RE: 377 Chestnut Street - ZBA Administrative Review - Due September 2, 2022

Police Department has no issue with this

From: Daphne Collins <dcollins@needhamma.gov>
Sent: Wednesday, August 24, 2022 3:42 PM
To: David Roche <droche@needhamma.gov>; Thomas Ryder <tryder@needhamma.gov>; Justin Savignano <jsavignano@needhamma.gov>; Tom Conroy <TConroy@needhamma.gov>; John Schlittler <JSchlittler@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>
Cc: Amy Haelsen <ahaelsen@needhamma.gov>
Subject: 377 Chestnut Street - ZBA Administrative Review - Due September 2, 2022

Good Morning –

377 Chestnut Street – Plan B Retail, Design & Project Management, LLC, applicant, is seeking Special Permit to allow the change of a pre-existing non-conforming building and to waive the parking design requirements associated with the modification of the parking lot and reduction of two curb cuts into Chestnut Street. The relief sought is part of the renovations of the existing building at Roche Brothers supermarket.

Attached please find the application with its associated back-up documents for your information and review at the following link:

[377 Chestnut Street – Application Documents.](#)

I appreciate your comments no later than **September 2, 2022** to allow time for the applicant to respond prior to the hearing.

If you have any questions, feel free to contact me.

Thank you,
Daphne

Daphne M. Collins

Zoning Specialist

Phone 781-455-7550, x 261

Web <https://www.needhamma.gov/>

<https://needhamma.gov/1101/Board-of-Appeals>

www.needhamma.gov/NeedhamYouTube

Town of Needham

Planning and Community Development

500 Dedham Avenue

Needham, MA 02492

Regular Office Hours: Mon-Wed 8:00am – 5:00pm

Remote Hours: Thurs 8:00am-5:00pm



Town of Needham
Building Department
500 Dedham Ave.
Needham, MA 02492

Tel. 781-455-7550 x 308

August 31, 2022

Town of Needham / Zoning Board of Appeals
500 Dedham Ave.
Needham, MA. 02492

Re: Application review for the September Hearing

Dear Board Members,

377 Chestnut Street.

Please be advised that I have reviewed the plans for Roche Bros. 377 Chestnut Street and have the following comments. Roche Bros. is planning a complete renovation of the store and a reconfiguring of the existing parking lot. These changes include closing of curb cuts, adding Islands, lighting and landscaping. The parking configuration will change but the number of space's remains basically the same. During our discussions with the design team, it was decided that because of the total reconstruction of the parking lot that roof drainage will now be recharged into structures under the new parking lot.

The parking will not comply with all the design requirements under the By-Law therefore they are seeking a Special Permit for various waivers. It should be noted that the existing parking lot is also non-compliant.

The also intend on a complete renovation of the building interior and exterior facade including a small two-story addition to the front corner of the building and mechanicals on the rear roof area. They are seeking a Special Permit under 1.4.6 **Alteration** because the building is non-conforming for rear setback, all new alterations will be compliant.

Town staff has worked with the applicant on the conceptual plan, and I have no issues with the plan as submitted.

Please contact my office with any questions.

David A Roche
Building Commissioner
Town of Needham

Daphne Collins

From: Tom Conroy
Sent: Friday, September 2, 2022 7:29 AM
To: Daphne Collins
Subject: RE: 377 Chestnut Street - Roche Brothers ZBA Administrative Review

No problems with fire

From: Daphne Collins <dcollins@needhamma.gov>
Sent: Thursday, September 1, 2022 9:43 PM
To: Thomas Ryder <tryder@needhamma.gov>; Justin Savignano <jsavignano@needhamma.gov>; Tara Gurge <TGurge@needhamma.gov>; Tom Conroy <TConroy@needhamma.gov>
Subject: 377 Chestnut Street - Roche Brothers ZBA Administrative Review

Hi Folks-

Reminder - The ZBA Review for 377 Chestnut Street is due tomorrow **September 2, 2022.**

I appreciate you getting your comments in.

Thanks,

Daphne

Daphne Collins

From: John Schlittler
Sent: Wednesday, August 24, 2022 4:09 PM
To: Daphne Collins
Subject: RE: 377 Chestnut Street - ZBA Administrative Review - Due September 2, 2022

Police Department has no issue with this

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Cc: Amy Haelsen <ahaelsen@needhamma.gov>
Subject: 377 Chestnut Street - ZBA Administrative Review - Due September 2, 2022

Good Morning –

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[377 Chestnut Street – Application Documents.](#)

I appreciate your comments no later than **September 2, 2022** to allow time for the applicant to respond prior to the hearing.

If you have any questions, feel free to contact me.

Thank you,
Daphne

Daphne M. Collins

Zoning Specialist

Phone 781-455-7550, x 261

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Planning and Community Development
500 Dedham Avenue
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Regular Office Hours: Mon-Wed 8:00am – 5:00pm

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Daphne Collins

From: Tara Gurge
Sent: Tuesday, September 6, 2022 10:38 AM
To: Daphne Collins
Subject: RE: Public Health comments for 377 Chestnut Street - ZBA Administrative Review - Due September 2, 2022

Daphne –

In reference to the ZBA Plan review for **377 Chestnut Street – Plan B Retail, Design & Project Management, LLC**, the Public Health Division has the following comments. See below:

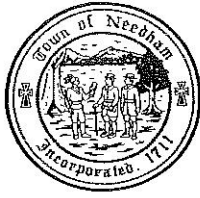
- We see that the existing retail food establishment will be undergoing extensive renovations. As a result, prior to the start of these renovations the applicant must fill out and submit an online Public Health Division Food Permit Plan Review application which includes uploading a proposed retail store layout plan, along with submitting proposed equipment and cosmetic surface spec sheets, etc., showing new changes that will be made, for our review and approval. These plan review documents will need to be uploaded through the Towns ViewPoint Cloud online permitting system for our review and approval. Here is the direct link to the permit application and plan review packet - <https://needhamma.viewpointcloud.com/categories/1073/record-types/1006516>. Pre-operation inspections must be conducted once the renovation work is completed, and prior to the issuance of a Certificate of Occupancy permit.
- As part of these renovations, please ensure that this existing retail establishment maintains the accessible separate trash and recycling dumpsters located on site for proper trash and recycling containment, which must maintain a sufficient service schedule to prevent the risk of pests.
- Prior to demolition/renovations, the owner must apply for this Demolition/Renovation review online, via our online permit application system. See direct link to this permit review application - <https://needhamma.viewpointcloud.com/categories/1073/record-types/1006508>. This form will need to be completed along with the submittal of the required supplemental report documents for our review and approval (as noted on the form.) **PLEASE NOTE:** Pest control reports, along with the asbestos sampling reports, etc., must be uploaded to our online system for review, prior to the issuance of a Demolition permit by the Building Department.
- On-going pest control must be conducted during demolition/extensive renovations AND on-going pest control must be conducted throughout construction.

Please let us know if you have any questions on these requirements, or feel free to have the applicant contact me directly on these requirements.

Thanks,



TARA E. GURGE, R.S., C.E.H.T., M.S. (she/her/hers)
ASSISTANT PUBLIC HEALTH DIRECTOR
Needham Public Health Division
Health and Human Services Department
178 Rosemary Street
Needham, MA 02494
Ph- (781) 455-7940; Ext. 211/Fax- (781) 455-7922
Mobile- (781) 883-0127
Email - tgurge@needhamma.gov
Web- www.needhamma.gov/health



**TOWN OF NEEDHAM, MASSACHUSETTS
PUBLIC WORKS DEPARTMENT
500 Dedham Avenue, Needham, MA 02492
Telephone (781) 455-7550 FAX (781) 449-9023**

September 6, 2022

Needham Zoning Board of Appeals
Needham Public Safety Administration Building
Needham, MA 02492

RE: Case Review-Special Permit
377 Chestnut Street- Special Permit

Dear Members of the Board,

The Department of Public Works has completed its review of the above referenced Special Permit to allow the renovation of the existing building and some site modifications to the parking lot.

The documents submitted for review are as follows:

- Application for Special Permit dated 8/18/22 including plan set of 15-sheets prepared by Allen & Major Associates dated 8/18/22;
- Letter from Stantec Consulting Services to Chuck Bromely dated 8/31/22 regarding the realigned curb cut from Chestnut Street;

Our comments and recommendations are as follows:

- The applicant has provided modifications to the drainage system per request. We have no comment or object to the proposed Special Permit

If you have any questions regarding the above, please contact our office at 781-455-7538.

Truly yours,

Thomas A Ryder
Town Engineer

tryder