

RECEIVED TOWN CLERK
NEEDHAM, MA 02492

TOWN OF NEEDHAM

MASSACHUSETTS 2023 FEB -7 PM 12: 53



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

PLANNING BOARD

APPLICATION FOR SITE PLAN REVIEW

Project Determination: (circle one) Major Project Minor Project

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

Location of Property 990 Great Plain Avenue
Name of Applicant SAI RESTAURANT, INC d/b/a Masala Art
Applicant's Address 990 Great Plain Avenue
Phone Number 617-230-2100

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

Property Owner's Name: GREAT REALTY TRUST
 (SORABH KAPOOR – TRUSTEE/MANAGER)
Property Owner's Address 992 GREAT PLAIN AVENUE
Telephone Number 617-803-6702

Characteristics of Property: Lot Area 8326 sq ft Present Use: RESTAURANT
 Map #47 Parcel # 064 Zoning District: Center Business District

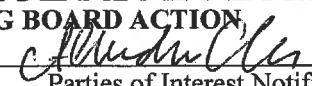
Description of Project for Site Plan Review under Section 7.4 of the Zoning By-Law:

**REQUESTING AN AMENDMENT TO ADD 44 OUTDOOR SEATS ON EXISTING
PARKING SPACES RESIDING ON LOT.**

Signature of Applicant (or representative) 
 VINOD KAPOOR (President, Sai Restaurant Inc.)
Address if not applicant _____ Telephone # 617-230-2100

Owner's permission if other than applicant 
 Sorabh Kapoor (Trustee/Manager, Great Realty Trust)

SUMMARY OF PLANNING BOARD ACTION

Received by Planning Board  Date 2/7/23
Hearing Date _____ Parties of Interest Notified of Public Hearing _____
Decision Required by _____ Decision/Notices of Decision sent _____
Granted _____
Denied _____ Fee Paid _____ Fee Waived _____
Withdrawn _____

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



RECEIVED TOWN CLERK
NEEDHAM, MA 02492
2023 FEB -7 PM 12:53

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

LOCATION:

Property Address: 990 GREAT PLAIN AVE, NEEDHAM, MA 02492

Name of Establishment: MASALA ART

APPLICANT:

Name (must be business owner, manager, or lessee): VINOD KAPOOR, OWNER - MASALA ART

Address: 990 GREAT PLAIN AVENUE
NEEDHAM, MA 02492

Telephone Number: (617) 230-2100

Email Address: vinod.kapoor.1@gmail.com

Do you own or rent property?

PROPERTY OWNER:

Complete this section if applicant is not the property owner

Name (must be owner): GREAT REALTY TRUST

Address: 992 GREAT PLAIN AVE
NEEDHAM, MA 02492

Telephone Number: (617) 230-2100

Email Address: vinod.kapoor.1@gmail.com

APPLICATION REQUEST:

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

If yes, how many private parking spaces? 5

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

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

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

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

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

Are you requesting to have outdoor dining on a sidewalk? NO

SEATING: FACILITIES/EQUIPMENT:

Total number of seats approved under existing Special Permit 160
Total number of seats existing inside 160 (may be same as above or fewer)
Number of restrooms provided 3
Total number of seats proposed outside 44 Size of Grease Trap 300 lbs ~~4~~
Number of chairs 44 Air Curtains (if opening is off kitchen) N/A
Number of tables 11 Screens (if opening is off kitchen) N/A
Outdoor Seating Area dimensions 36 x 30'
Type of Barrier or Enclosure to Define Seating Area
(mandatory if alcohol is proposed to be served):
Jersey Barriers

DATES AND HOURS OF OPERATION

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

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

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

April 1 to Oct. 30

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

Every day (Monday through Sunday)

BRIEF DESCRIPTION OF:

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

The sidewalk access will have Jersey barriers. The sides will be enclosed with planters. Ingress / Egress is indicated on attach plan/drawing. We will have metal Tables & Chairs.

PLAN REQUIREMENTS

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

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

FURNITURE SPECIFICATIONS SHEET

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

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

- A tent or canopy? A permit from the Building Department may be required ([link](#)).
- Outdoor lighting? An electrical permit is required ([link](#)).

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

PHOTOGRAPHS

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

ALCOHOL SERVICE

☐ NO
☒ YES

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

Please select one. Expansion area must be either:

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

FEES AND TERM

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

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

CERTIFICATION

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

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

Signature of Applicant(s): Long Pres. Date: 12.29.22
Date: Sai Restaurant, Inc
Masala Art.

THIS SECTION BELOW IS FOR OFFICIAL USE ONLY

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

Zoning Board of Appeals Special Permit yes _____ no _____

Select Board Licensing Approval _____

Certificate of Insurance covering outdoor area: _____

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

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

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

Comments: _____

