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TOWN OF NEEDHAM 2023 MAR 24 AM 11:30
MASSACHUSETTS



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

PLANNING BOARD

APPLICATION FOR SITE PLAN REVIEW

Amendment

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

Name of Applicant

Applicant's Address

Phone Number

(101-109)
109 Chapel St Needham MA 02492
Edison Gutierrez
109 Chapel St Needham MA 02492
8572505132

Applicant is: Owner _____

Agent/Attorney _____

Tenant ☒

Purchaser _____

Property Owner's Name

Property Owner's Address

Telephone Number

Duma Realty Trust
125 Pearl St PO Box 85051 Braintree MA 02185
6176530779

Characteristics of Property:

Lot Area _____

Present Use _____

Map # _____

Parcel # _____

Zoning District _____

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

Modify existing outdoor dining permit to 52 seats.
With few decorations and new furniture.

Signature of Applicant (or representative)

Address if not applicant

Telephone #

Owner's permission if other than applicant

15 N Hill Rd Braintree MA 02185

8572505132

Edison Gutierrez Trustee

SUMMARY OF PLANNING BOARD ACTION

Received by Planning Board

Date

3/23/23

Hearing Date

Parties of Interest Notified of Public Hearing

Decision Required by

Decision/Notices of Decision sent

Granted

Denied

Withdrawn

Fee Paid

Fee Waived

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

Edison Gutierrez
15 Nell Rd
Revere MA 02151

March 15th 2023

Lee Newman
Director of Planning
Town of Needham
1471 Highland Ave
Needham, MA 02492

Dear Mrs. Newman,

I am writing to request an amendment of the site plan special permit 91-1 which was transferred to Ceed Corp DBA Cook Restaurant on December 5th, 2022, that currently has an approved seating capacity of 126 seats inside at tables, with an additional 6 seats in the waiting area, for a total of 132 approved indoors. The parking requirement for a 132-seat restaurant with one take-out station is 54 parking spaces (1 parking space per 3 seats = 44, plus 10 parking spaces per takeout station). The Petitioner secured a waiver to reduce the number of required on-site parking spaces for the 132-seat restaurant use from 54 spaces to 0 spaces under the Original Major Project Site Plan Special Permit Decision No. 91-1, dated June 11, 1991, amended March 11, 1997.

We are proposing 52 seats outside which exceeds the 30% of the indoor number which is why we are requesting the amendment and the associated parking waiver as further outlined below.

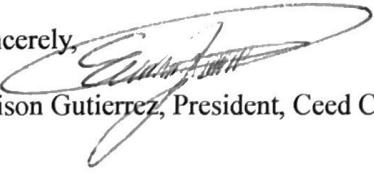
Section 6.9 of the Zoning By-Law permits up to 30% of the approved indoor seating to be utilized outdoors without authorization from the Special Permit Granting Authority and the provision of additional parking. 30% of 132 seats is 44 seats. As we are requesting 52 outdoor seats, the request is more than 30% of the approved indoor seats and we are therefore requesting approval for such, as allowed by Section 6.9, as well as an additional parking waiver under Section 5.1.1.6. Forty-four (44) seats are permitted through Section 6.9; therefore, we are applying for a parking waiver with respect to the remaining 8 seats, which is a waiver of 3 additional parking spaces.

Our proposed seasonal seating would run between the months April-November. Our hours of operation are not proposed to change. Our maximum total number of employees on site at any given time is 14.

After the approval of the amendment and parking waiver from the Planning Board, we will proceed to ask the Select Board for the permission to have the outdoor dining seats on public property.

If you have any questions, comments, or concerns please let me know at your earliest convenience.

Sincerely,


Edison Gutierrez, President, Ceed Corp

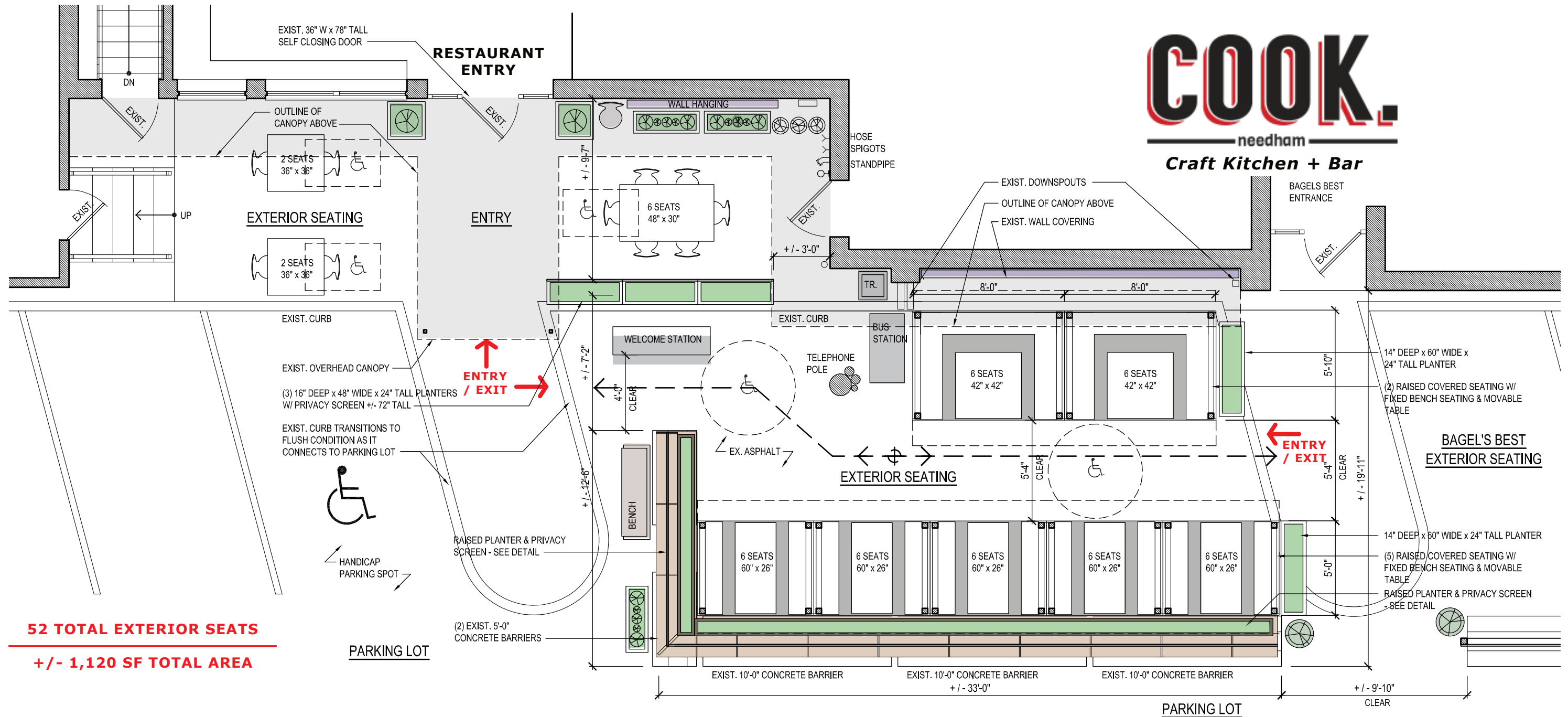
EXTERIOR SEATING

COOK. Craft Kitchen + Bar

NEEDHAM MA
21 FEBRUARY 2023

Prepared for:
COOK. Craft Kitchen + Bar
109 Chapel Street
Needham, MA 02492

Architect:
Scott Melching AIA, LEED GRP
116 Arch Street
Needham MA 02492
www.scottmelchingarchitect.com



INTERNATIONAL BUILDING CODE

TOTAL SEAT COUNT

EXTERIOR SEATS = 52 SEATS
INTERIOR SEATS = 96 SEATS

TOTAL = 148 SEATS

ACCESSIBLE SEATING

PER IBC 1108.2.9.1 DINING SURFACES
5% OF SEATING IS REQUIRED TO BE ACCESSIBLE

52 EXT. SEATS * 5% = 2.6 ACCESSIBLE SEATS REQ'D

3 ACCESSIBLE SEATS ARE PROVIDED.

3 > 2.6 COMPLIANT

PLUMBING FIXTURE REQUIREMENT - CMR 248

PER 10.10 TABLE 1 :
MINIMUM FACILITIES FOR BUILDING OCCUPANCY

A-3 RESTAURANTS

- WATER CLOSETS - 1 PER 30 (WOMEN)
- 1 PER 60 (MEN)
- 50% (MEN)
- URINALS
- LAVATORY - 1 PER 200

CURRENT LAVATORY COUNT AT COOK:

- 1 UNISEX RESTROOM WITH ONE WATER CLOSET & ONE SINK (ACCESSIBLE)
- 1 MEN'S ROOM WITH ONE WATER CLOSET, ONE URINAL, AND ONE SINK
- 1 WOMEN'S ROOM WITH ONE WATER CLOSET, AND ONE SINK. (ACCESSIBLE)

TOTAL OF 4 WATER CLOSETS & 3 LAVATORIES.

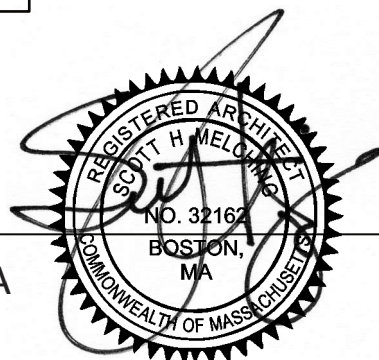
4 = 4 REQUIRED WATER CLOSETS

**150 OCCUPANTS MAXIMUM
W/ 3 WATER CLOSETS + URINAL**

3 > 1 REQUIRED LAVATORIES

2 | EXTERIOR SEATING PLAN

COOK. CRAFT KITCHEN + BAR | NEEDHAM MA



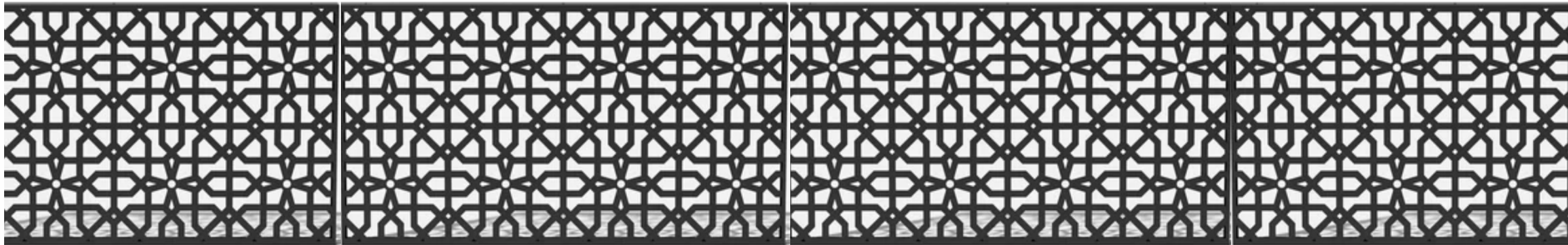
COOK.
needham

Craft Kitchen + Bar

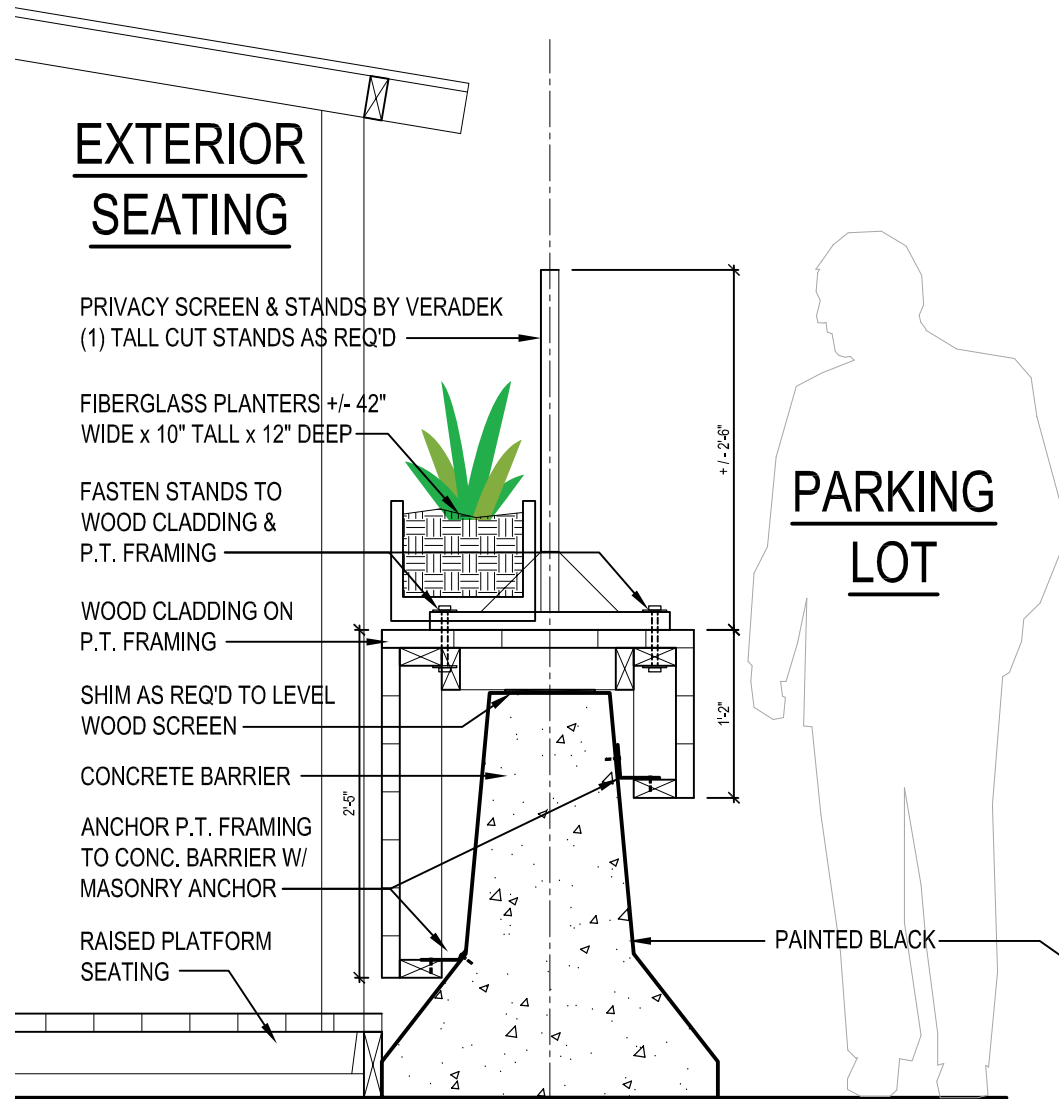
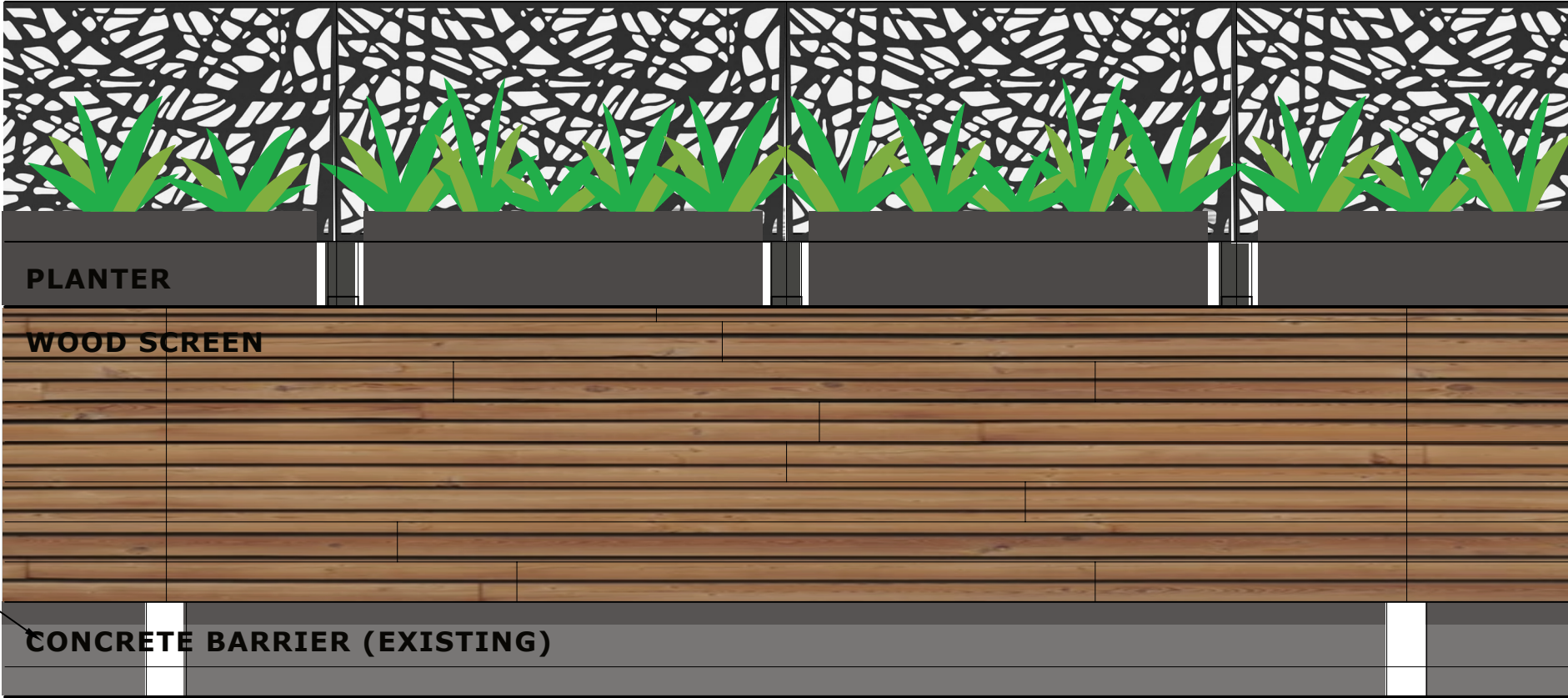
SCALE : 3/16" = 1'-0"
21 FEBRUARY 2023

SCOTT MELCHING ARCHITECT
AIA . LEED . GRP

VERADECK SCREEN - PARILLA



VERADECK SCREEN - WEB



SECTION DETAIL

INTERIOR ELEVATION