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NEEDHAM, MA 02492

2023 APR 13 PM 4:49

**TOWN OF NEEDHAM
MASSACHUSETTS**



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

PLANNING BOARD

APPLICATION FOR SITE PLAN REVIEW

Project Determination: (circle one) Major Project Minor Project

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

Location of Property 1032 Great Plain Ave, Needham, MA 02492
Name of Applicant Kakada Ly (Shalots Needham Inc, DBA Sweet Bob
Applicant's Address 6 Katina Lane Peabody, MA 01960
Phone Number 781-854-6253

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

Property Owner's Name Needham Enterprises LLC Matt Borelli
Property Owner's Address 105 Chestnut St Suite 28 Needham MA 02492
Telephone Number 781-444-8090

Characteristics of Property: Lot Area 19,347 Present Use _____
 Map # 47 Parcel # 70 Zoning District Center Business District

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

Request to use space for use as a retail bakery with
an accessory eat in/take out counter and 6 seats

Signature of Applicant (or representative) Kakada Ly
Address if not applicant 105 Chestnut St Suite 28 Needham MA 02492
Telephone # 781-444-8090
Owner's permission if other than applicant Matt Borelli

SUMMARY OF PLANNING BOARD ACTION

Received by Planning Board Almond/Mu Date 4/13/23
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Withdrawn _____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 issued within 35 days of filing date.

DATE 02/06/2023

Town of Needham
Planning Board
Needham, MA 02492

RE: Application for Site Plan Review
1032 Great Plain Avenue
Shallots Needham Inc. dba Sweet Boba

Dear Planning Board:

Submitted herewith please find the following application for site plan review and supporting documents.

1. Application for Site Plan Review for property at 1032 Great Plain Avenue, Needham, MA and filing fee in the amount of \$ 1,000.
2. Floor Plan prepared by Choi + Shine Architects, dated January 12th, 2023.

My name is Kakada Ly, President of Shallots Needham Inc. dba Sweet Boba. I am proposing to operate a retail bakery with an accessory eat in/take out counters and seating (Total seating 6) at 1032 Great Plain Avenue. Some of the items which are anticipated to be sold are: Breakfast + Lunch sandwiches, coffee, Bubble tea, smoothies. The primary use of the premises will be a food retail operation for the sale of bakery items, such as cookies, macaroons, muffins, brownies, croissants (60% of sales) and coffee, boba tea, smoothies and other drinks (30% of sales). As a subordinate and accessory use to the primary use, as described above, accessory sales of sandwiches and salads (5% of sales) and takeout food sales (5% of sales) will be provided. The Petitioner expects the sale of sandwiches and salads and takeout food sales will constitute no more than 10% of total sales.

Anticipated hours of operation are 6am – 10pm, 7 days per week.

The parking requirement for the proposed operation is 15 spaces based on the following computation: (a) 870 square feet of retail space at 1 space per 300 square feet equals 2.9 spaces = 3 spaces, (b) six seats at 1 space for every 3 seats = 2 spaces, and (c) one take-out station at 10 spaces for each station = 10 spaces, for a total of 15 parking spaces. Petitioner has requested a waiver from the required number of parking spaces from fifteen spaces to zero spaces. The proposed project requires a total of fifteen (15) parking spaces pursuant to the off-street parking provisions of the Zoning By-Law, as follows: (a) 870 square feet of retail space at 1 space per 300 square feet equals 2.9 spaces = 3 spaces; (b) ten (10) spaces for the eat in/take out station; (c) and two (2) spaces for the seats (6 + 3 = 2 spaces). Prior to my business, the location was a retail bakery as well, with a parking requirement of 3 spaces (870 square feet at 1 space per 300 square feet.), so the proposed new use requires 12 additional parking spaces. The proposed project will require a special permit under Section 5.1.1.6 to waive the off-street parking requirements of Section 5.1.2 and 5.1. 3, as there is no parking allocated to the space.

Additionally, I request a Special Permit under Section 3.2.2 of the Zoning By-Law for more than one nonresidential use on a lot and for the operation of the accessory eat in/take out establishment accessory to a food retail operation.

If you need anything else, please let me know.

Thank you.
Kakada Ly

SWEET BOBA

1032 Great Plain Ave, Needham, MA 02492

DRAWINGS

January 12, 2023

PROJECT TEAM

Architect:
CHOI + SHINE ARCHITECTS, LLC
358 Tappan Street
Brookline MA 02445
617-879-3255

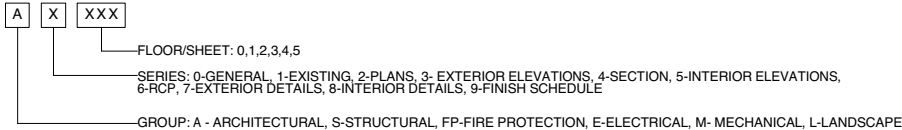
General Contractor:
TBD

Fire Protection:
TBD

DRAWING INDEX

Architectural:

- A000 COVER/DRAWING INDEX
- A001 NOTES, USE AND ZONING
- A100 EXISTING FLOOR PLAN
- A200 PROPOSED FLOOR PLAN
- LS100 LIFE SAFETY PLAN



CHOI + SHINE ARCHITECTS

358 Tappan Street, Brookline, Massachusetts 02445
Phone: (617) 879-3255

THE DRAWINGS

1. THESE CONTRACT DRAWINGS ARE INCOMPLETE WITHOUT ACCOMPANYING DETAILS, SCHEDULES, SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS WHICH MAY CONTAIN IMPORTANT INFORMATION RELATING TO ANY ASPECT OF THIS PROJECT.
2. FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALED DIMENSIONS.
3. THE SUBCONTRACTOR SHALL REFER ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE SPECIFICATIONS TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
4. IN THE EVENT OF CONFLICT OR DISCREPANCIES WITHIN THE DRAWINGS, THE PRIORITY OF INTERPRETATION SHALL BE:

A. SCHEDULES

B. NOTES

C. LARGE SCALE DRAWINGS, E.G.. DETAILS

D. SMALL SCALE DRAWINGS, E.G.. FLOOR PLANS, ELEVATIONS
5. ARCHITECTURAL DRAWINGS SHALL HAVE PRECEDENCE OVER ALL OTHER DRAWINGS UNLESS OTHERWISE NOTED. THE ORDER OF PRECEDENCE SHALL BE:

A. ARCHITECTURAL

B. STRUCTURAL

C. MECHANICAL

D. PLUMBING

E. ELECTRICAL.

WORKMANSHIP

1. ALL WORK SHALL BE DONE IN A WORKMAN LIKE MANNER AND IN ACCORDANCE WITH GENERALLY ACCEPTED PRACTICE.
2. ALL STUDS, CEILING FURRING AND FRAMING MEMBERS SHALL BE PLACED TO AVOID INTERFERENCE WITH LOCATIONS OF CASEWORK, RECESSED LIGHTING FIXTURES, PIPING, DUCT WORK AND THE LIKE.
3. AT THE COMPLETION OF THE WORK, THE SUBCONTRACTOR SHALL INSURE THAT ALL INTERIOR SURFACES, INCLUDING WINDOWS, SHALL BE CLEAN AND UNMARKED.
4. IF THERE IS ANY CONFLICT WITHIN OR BETWEEN ANY OF THE CONTRACT DOCUMENTS INVOLVING THE QUALITY OR QUANTITY OF WORK REQUIRED, IT IS THE INTENTION OF THE CONTRACT THAT WORK OF THE HIGHEST QUALITY AND OF THE GREATEST QUANTITY SHOWN OR SPECIFIED SHALL BE FURNISHED.

GENERAL NOTES (1)

1. ALL MATERIALS SHALL BE NEW AND OF GOOD QUALITY UNLESS OTHERWISE NOTED.
3. ALL CUTTING AND PATCHING ASSOCIATED WITH THE INSTALLATION OF ELECTRICAL, PLUMBING OR HVAC WORK SHALL BE PERFORMED BY SUBCONTRACTOR WHETHER OR NOT SPECIFICALLY INDICATED ON DRAWINGS.
4. IN ALL AREAS WHERE NEW MATERIALS, PARTITIONS OR PRODUCTS ARE INSTALLED, OR WHERE EXISTING CONDITIONS ARE ALTERED, THE CONTRACTOR SHALL PATCH AND FINISH WALLS, FLOORS, CEILINGS AND AFFECTED ADJACENT AREAS TO MATCH EXISTING.
5. CONTRACTOR SHALL STABILIZE ALL EXISTING ADJACENT CONDITIONS AS REQUIRED WHETHER OR NOT INDICATED ON THE DRAWINGS.
6. BEFORE PROCEEDING WITH DEMOLITION OR WITH METHODS OF CONSTRUCTION NOT INDICATED ON THE DEMOLITION DRAWINGS, THE CONTRACTOR SHALL OBTAIN APPROVAL OF THE ARCHITECT.
7. INTERIOR WALLS MAY BE LOAD BEARING. INSPECT AND PROVIDE FLOOR SUPPORT AS REQUIRED BEFORE DEMO.
8. REFER TO ELEVATIONS FOR ALL FIXTURE LOCATIONS

GENERAL NOTES (2)

1. ALL WORK DESCRIBED BY THESE DOCUMENTS SHALL BE PERFORMED IN FULL ACCORDANCE WITH THE 9TH EDITION OF THE MASS. BUILDING CODES, AS WELL AS ALL LOCAL ZONING REGULATIONS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT EACH SUBCONTRACTOR CLEANS UP AND REMOVES, DAILY, ANY AND ALL DEBRIS GENERATED BY CONSTRUCTION OPERATIONS, MAKING READY FOR ALL SUBSEQUENT SUBCONTRACTORS.
3. THE CONTRACTOR SHALL PROTECT INTERIOR SURFACE OF GLAZING AT ALL TIMES FROM BREAKAGE AND SCRATCHING OF INTERIOR WINDOW COATINGS. ANY HOLLOWES OR DAMAGED AREAS OF CONCRETE FLOOR SHALL BE REPAIRED PRIOR TO COMMENCEMENT OF NEW CONSTRUCTION. THE CONTRACTOR SHALL REMOVE FROM DEMOLISHED WALLS OR PORTIONS OF WALLS ALL POWER CIRCUITS AND SWITCH LEGS BACK TO FIRST JUNCTION BOX IN CEILING SPACE. REMOVE ANY MILLWORK OR WALL-MOUNTED PLUMBING FIXTURES FROM WALLS INDICATED TO BE DEMOLISHED AND NOT OTHERWISE SHOWN. THE CONTRACTOR SHALL MAINTAIN A TRUCK OR OTHER VEHICLE FOR REMOVAL OF WASTE MATERIALS DAILY FROM SITE. WASTE MATERIALS SHALL BE TRANSPORTED TO SUCH VEHICLE BY COVERED RUBBER-TIRED CARTS. ANY LIGHTING FIXTURES REMOVED FROM THE SPACE AND NOT DISPOSED OF SHALL BE SALVAGED AS DIRECTED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL TAKE CARE NOT TO UNREASONABLY CAUSE DAMAGE TO THE LIGHTING FIXTURES.
4. GENERAL CONTRACTOR SHALL: EXERCISE REASONABLE PRECAUTION IN THE PROTECTION OF ALL EXISTING FINISHES TO REMAIN AND/OR ALL EXISTING SUBSTRATES TO RECEIVE NEW FINISH; SCHEDULE AND COORDINATE ALL TRADES TO ELIMINATE DAMAGE TO ALL FLOOR MATERIALS ONCE INSTALLED; PROVIDE PROTECTIVE COVERINGS FOR ALL FLOOR, PARTITION AND CEILING FINISHES TO REMAIN IN THE PROJECT AREA AND FOR ALL FINISHES WHICH MAY BE SUBJECT TO TRAFFIC OR CONSTRUCTION ACTIVITY IN ADJACENT AREAS; PROVIDE PROTECTIVE COVERING FOR ALL WINDOWS AND OTHER GLASS TO REMAIN; PROVIDE IMPACT PROTECTION FOR ALL INTERIOR FINISHES; PROVIDE MINIMUM 1/8 INCH THICK TEMPERED HARDBOARD OR PLYWOOD GANG WAY TO PROTECT ALL FLOORING MATERIALS FROM BREAKAGE, CRACKING, SCRATCHING OR OTHER DAMAGE FROM DOLLIES, HAND TRUCKS OR ROLLING BINS OR TOOL CARTS USED TO TRANSPORT MATERIALS TO AND FROM PROJECT AREA; EXTEND PROTECTION FROM BUILDING ENTRY(IES) TO PROJECT AREA.
5. CONTRACTOR SHALL REVIEW THESE PLANS THOROUGHLY, MAKE A DETAILED SITE VISIT, AND SHALL IMMEDIATELY BRING ANY INCONSISTENCY, SITE LAYOUT PROBLEM, OR ANY OTHER REQUEST FOR CLARIFICATION TO THE ARCHITECT FOR RESOLUTION PRIOR TO THE DELIVERY OF ANY BID. FAILURE TO DO SO SHALL CAUSE THE CONTRACTOR TO BE INELIGIBLE FOR EXTRAS RELATING TO SUCH MATTERS.
6. CONTRACTOR SHALL SUBMIT REPRODUCIBLE SHOP DRAWINGS TO ARCHITECT FOR OWNER'S, ARCHITECT'S, AND ENGINEER'S APPROVAL.

7. DRAWINGS OF EXISTING FACILITIES ARE, IN GENERAL, DIAGRAMMATIC. EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR FROM FIELD MEASUREMENTS TAKEN BY CONTRACTOR'S PERSONNEL. ACTUAL ARRANGEMENT OF THE WORK SHALL FOLLOW LOCATIONS SHOWN ON THE DRAWINGS WITHIN THE CONSTRAINTS OF EXISTING EQUIPMENT AND CONSTRUCTION. DIMENSIONS SHALL GOVERN THESE DRAWINGS AND THEY ARE NOT TO BE SCALED. DRAWING AND NOTES TO DRAWINGS ARE CORRELATIVE AND HAVE EQUAL AUTHORITY AND PRIORITY. SHOULD THERE BE DISCREPANCIES IN THEMSELVES OR BETWEEN THEM, CONTRACTOR SHALL BASE BID PRICING ON THE MOST EXPENSIVE COMBINATION OF QUALITY AND/OR QUANTITY OF THE WORK INDICATED. IN THE EVENT OF DISCREPANCIES, THE APPROPRIATE METHOD OF PERFORMING THE WORK AND/OR ITEMS TO BE INCORPORATED INTO THE SCOPE OF THE WORK SHALL BE DETERMINED BY THE ARCHITECT OR ENGINEER.

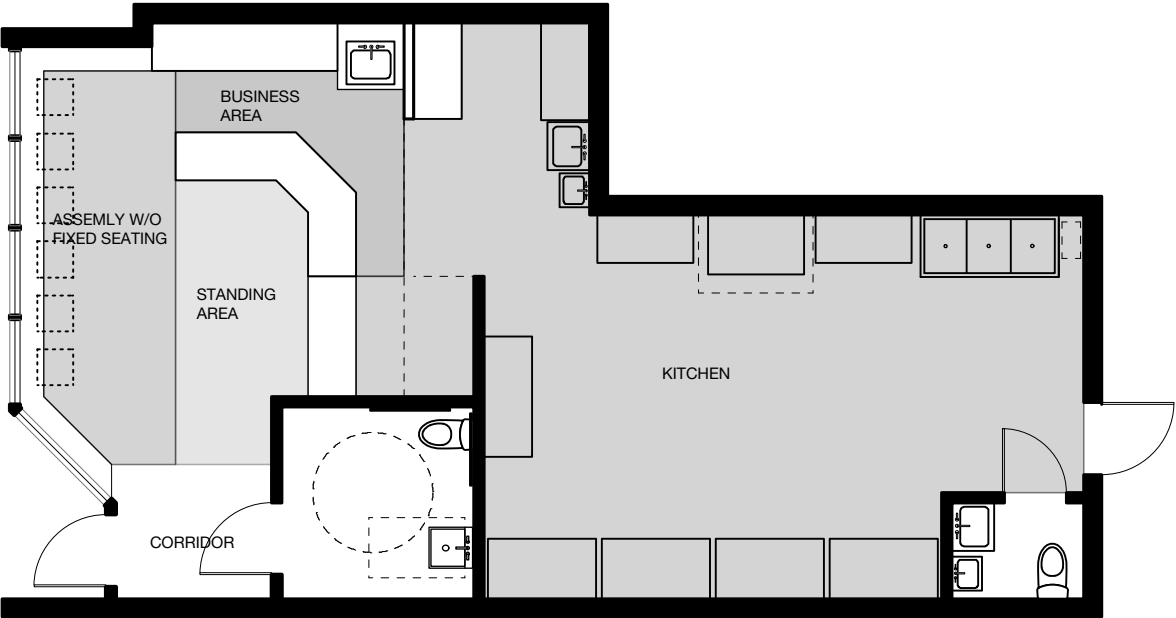
8. CONTRACTOR SHALL CO-ORDINATE WITH ALL TRADES TO PROVIDE COMPLETE WORKING SYSTEMS.
9. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY, ACTIONS AND CONDUCT OF HIS EMPLOYEES AND HIS SUBCONTRACTORS' EMPLOYEES WHILE IN THE PROJECT AREA, ADJACENT AREAS AND IN THE BUILDING AND ITS VICINITY.
10. ALL MATERIALS, FINISHES, MANUFACTURED ITEMS, AND EQUIPMENT SHALL BE INSTALLED IN FULL ACCORDANCE WITH THE SUPPLIER'S OR MANUFACTURER'S WRITTEN RECOMMENDATIONS OR THESE DOCUMENTS, WHICHEVER IS MORE STRINGENT.
11. CONTRACTOR SHALL VERIFY ALL MATERIALS, FINISHES, MANUFACTURED ITEMS, AND EQUIPMENT WITH THE ARCHITECT BEFORE ORDERING.

GENERAL NOTES (3)

THE GENERAL CONTRACTOR SHOULD IDENTIFY AND PROVIDE SPECIFIC ALLOWANCES FOR ANY SCOPE THAT IS NOT CLEARLY DEFINED IN THIS OUTLINE. THE GENERAL CONTRACTOR IS ENCOURAGED TO CONTACT THE ARCHITECT (617-879-3255) AS OFTEN AS IS NECESSARY DURING THE PRICING PROCESS WITH ANY QUESTIONS, CONCERNS OR SUGGESTIONS REGARDING THE SYSTEMS, PROCUREMENT, SOURCING OR OTHER MATTERS. THERE ARE SOURCES LISTED THROUGHOUT THE OUTLINE SPEC FOR CONVENIENCE PURPOSES ONLY. THE GC IS ENCOURAGED TO SOURCE MATERIALS AND SYSTEMS FROM OTHER SOURCES AVAILABLE TO THE GC. ANY SUBSTITUTIONS NEED TO BE APPROVED BY THE ARCHITECT PRIOR TO PURCHASING. THE GC IS RESPONSIBLE FOR COORDINATING, SCHEDULING AND PROVIDING THE ENTIRE SCOPE OF THE JOB INCLUDING ALL SCOPE DEFINED IN THE DRAWINGS AS WELL AS ALL WORK REASONABLY INFERABLE FROM THE DRAWINGS. THE GC IS ALSO RESPONSIBLE FOR CONTACTING, COORDINATING, SCHEDULING AND PROVIDING ALL BASIC UTILITIES FOR THE JOB INCLUDING BUT NOT LIMITED TO ELECTRICAL, PHONE, CABLE, GAS, WATER, ETC. ANY CONFLICTS FOUND IN THE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING AS SOON AS DISCOVERED. GC TO CONSULT MANUFACTURER'S RECOMMENDATIONS ON ALL PRODUCTS PRIOR TO PROCUREMENT OR INSTALLATION.

USE AND ZONING

ZONING DISCTRICT	CENTER BUSINESS (OVERLAY DISTRICT A)	
USE	A-2 RETAIL EXISTING CATERING (FOOD SERVICE)	
OCCUPYABLE AREA (GROSS)	<u>EXISTING</u>	<u>PROPOSED</u>
	±870 Sq. FT.	NO CHANGE
<u>OCCUPANCY LOAD</u>	<u>AREA</u>	<u>OCCUPANCY</u>
KITCHEN	461 SQ. FT. @ 200 PER =	2.3
ASSEMBLY W/O FIXED SEATING	90 SQ. FT. @ 15 PER =	6.0
STANDING SPACE	66 SQ. FT. @ 5 PER =	13.2
BUSINESS AREA	37 SQ. FT. @ 100 PER =	0.4
STORAGE	0 SQ. FT. @ 300 PER =	0.0
TOTAL	644 SQ. FT.	22 (21.9)



CHOI+SHINE ARCHITECTS

arch@choishine.com
www.choishine.com

PHONE: (617) 879-3255

PROJECT CONSULTANTS:

PROJECT :

SWEET BOBA
1032 Great Plain Ave
Needham, MA 02492

DRAWING TITLE:

NOTES

SCALE:

ISSUE: DATE:

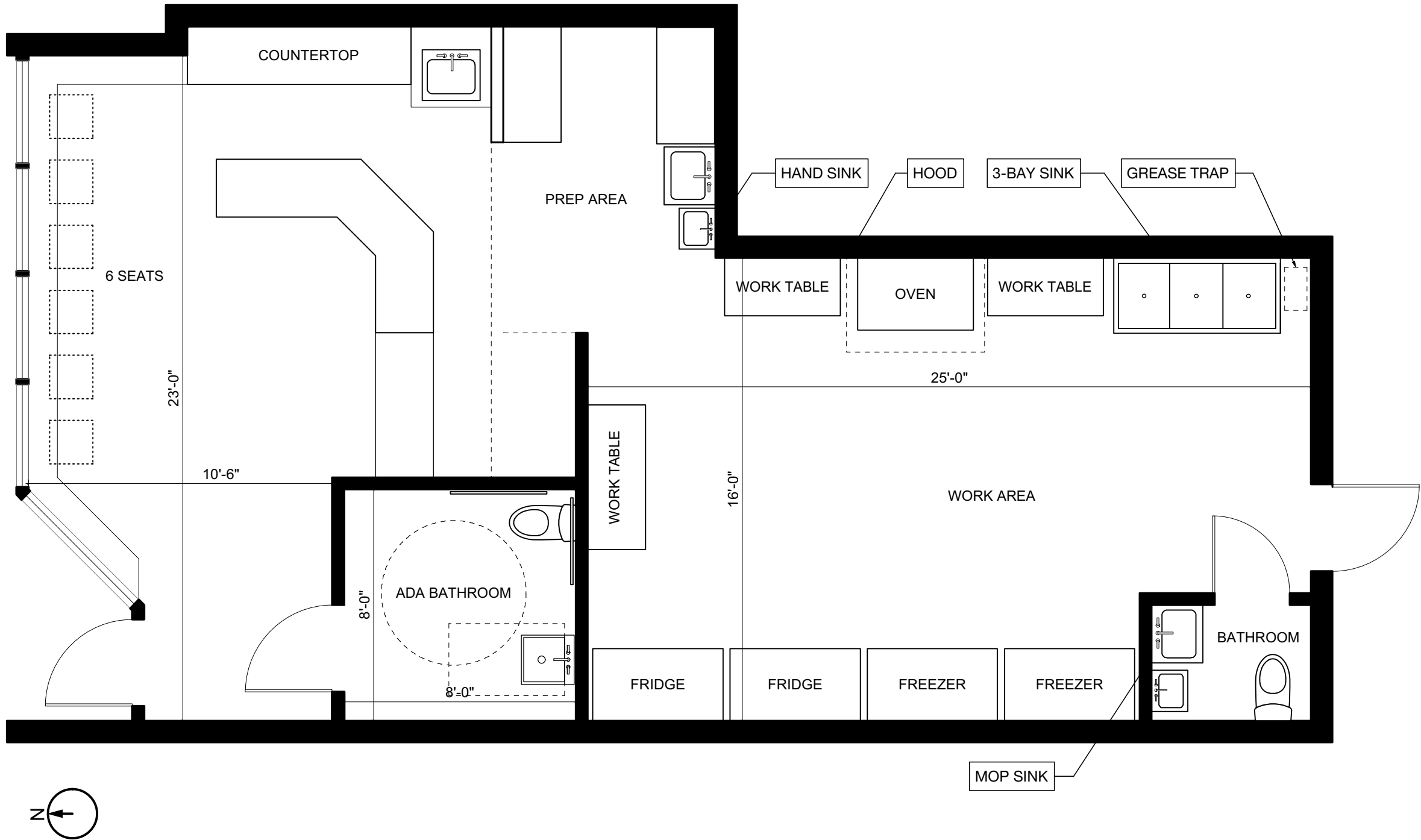
DRAWN BY: YW

DATE: JAN 12, 2023

CHECKED BY: TS

SHEET NUMBER:

A001



CHOI+SHINE
ARCHITECTS

arch@choishine.com
www.choishine.com

PHONE: (617) 879-3255

PROJECT
CONSULTANTS:

PROJECT :

SWEET BOBA
1032 Great Plain Ave
Needham, MA 02492

DRAWING TITLE:

EXISTING
FLOOR PLAN

SCALE: 1/4"=1'0"

ISSUE: DATE:

DRAWN BY: YW

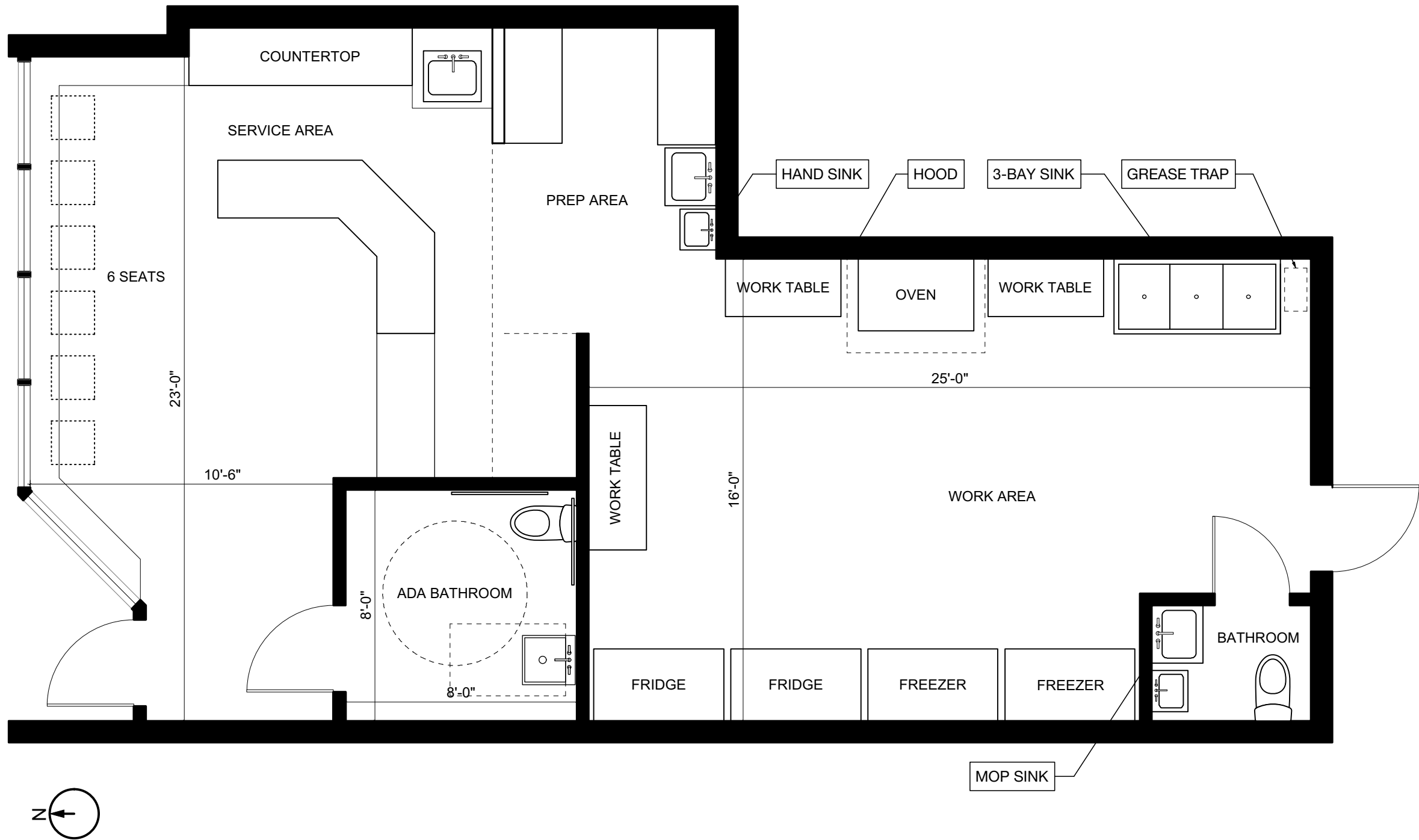
DATE: JAN 12, 2023

CHECKED BY: TS

SHEET NUMBER:

A100





CHOI+SHINE
ARCHITECTS

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PHONE: (617) 879-3255

PROJECT
CONSULTANTS:

PROJECT :

SWEET BOBA
1032 Great Plain Ave
Needham, MA 02492

DRAWING TITLE:
**PROPOSED
FLOOR PLAN**

SCALE: 1/4"=1'0"

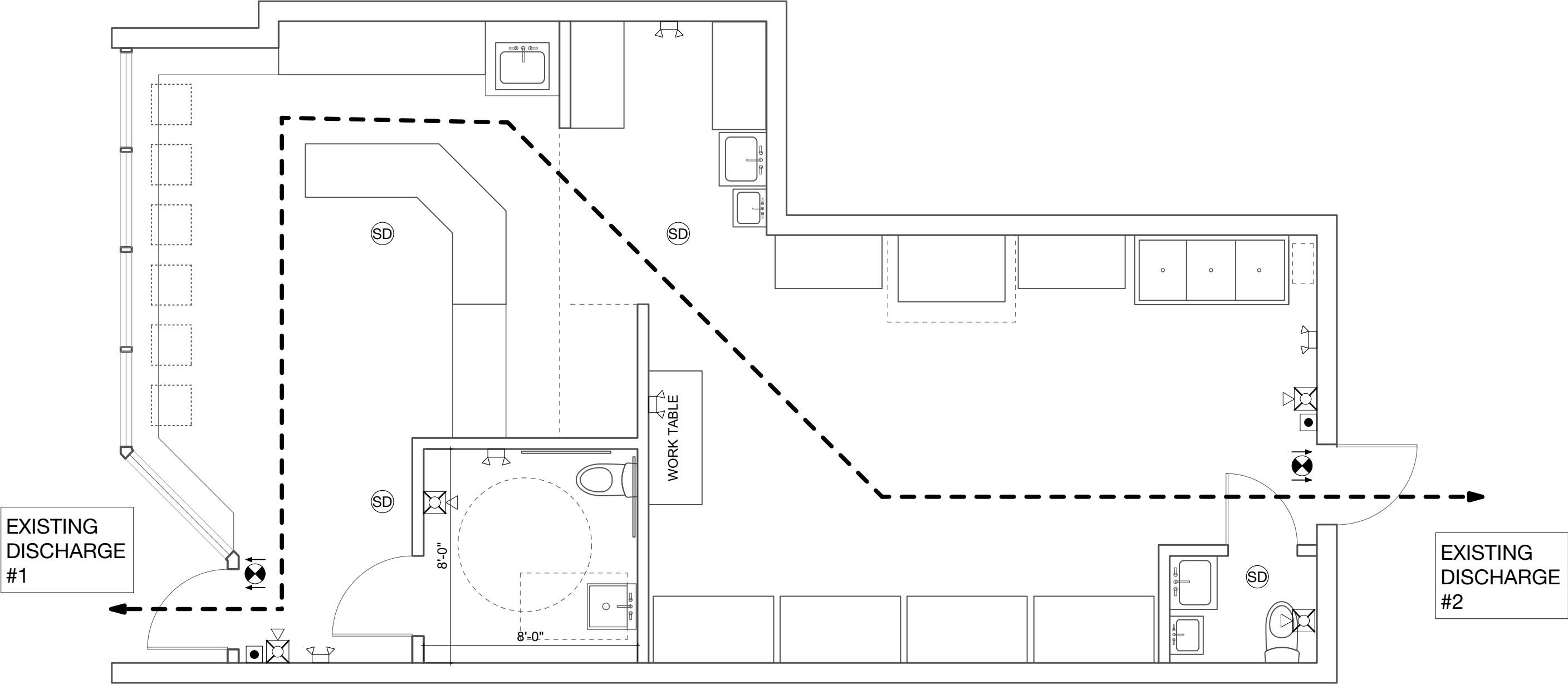
ISSUE: DATE:

DRAWN BY: YW
DATE: JAN 12, 2023
CHECKED BY: TS

SHEET NUMBER:

A200





ELECTRICAL AND UTILITY SYMBOLS (NOTE: NOT ALL SYMBOLS SHOWN ARE USED ON THESE DRAWINGS)

\$ SINGLE POLE SWITCH	⊗ RANGE/SPECIAL PURPOSE
\$ ₃ THREE WAY SWITCH	⊖ DUPLEX RECEPTACLE
\$ _A AUTOMATIC SWITCH	⊖⊗ DUPLEX RECEPTACLE w/ GFCI
\$ _M MOTION SWITCH	⊖⊗ DUPLEX RECEPTACLE WATERPROOF
\$ _D DIMMER SWITCH	⊖⊗ SWITCHED RECEPTACLE
—○ WALL MOUNTED LIGHT	⊖⊗ FLOOR DUPLEX
⊕ SURFACE CEILING	—> FLUORESCENT FIXTURE
Ⓢ RECESSED FIXTURE	≡ UNDERMOUNT LIGHT
⊖ SPEAKER	— LED LIGHT
Ⓢ CABLE TV OUTLET	⊙ OUTDOOR LIGHT
Ⓢ THERMOSTAT	⊖ TELEPHONE JACK
⊖ HORN/ STROBE	Ⓢ VIDEO CAMERA
Ⓢ SMOKE DETECTOR	Ⓢ MANUAL PULL STATION
⊖ EXHAUST FAN	Ⓢ EXIT SIGN
Ⓢ EMERGENCY LIGHTING	

NOTE:
1. INSPECT AND REPLACE EX. SMOKE
DETECTORS & FIRE SUPPRESSION
SYSTEMS, AS REQUIRED.

