

**TOWN OF NEEDHAM
MASSACHUSETTS**

2021 DEC 21 PM 4:45



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 Chestnut Street and Lincoln Street, Needham MA
Applicant Town of Needham Select Board
Applicant's Address 1471 Highland Avenue
Phone Number (781) 455-7500

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

Property Owner's Name Town of Needham
Property Owner's Address 1471 Highland Avenue
Telephone Number (781) 455-7500

Characteristics of Property: Lot Area 1.74 acres Present Use Municipal Parking Lot
Map #47 Parcel #58 Zoning District GR and CB

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

The Applicant seeks an amendment of Major Project Site Plan Special Permit No. 98-6, which affects the Chestnut and Lincoln Street municipal parking lot, to generally allow seasonal outdoor seating by the restaurants abutting the parking lot with the permission of the Select Board, and provided such that such seasonal outdoor seating is applied for by the restaurants and duly approved by the Planning Board or Select Board as jurisdictionally mandated.

Signature of Applicant (or representative) [Signature]
Address if not applicant 40 Grove Street Suite 190, Wellesley MA 02482
Telephone # (617) 804-2422
Owner's permission if other than applicant _____

SUMMARY OF PLANNING BOARD ACTION

Received by Planning Board [Signature] Date 12/21/21
Hearing Date _____ Parties of Interest Notified of Public Hearing _____
Decision Required by _____ Decision/Notices of Decision sent _____
Granted _____

Denied _____ Fee Paid _____ Fee Waived _____
Withdrawn _____

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



J. Raymond Miyares Thomas J. Harrington Christopher H. Heep Donna M. Brewer Jennie M. Merrill
Bryan Bertram Ivria Glass Fried Alexandra B. Rubin Ethan B. Dively Maurica D. Miller Rian Rossetti

December 20, 2021

BY EMAIL (lnewman@needhamma.gov)

Planning Board
Town of Needham
500 Dedham Avenue
Needham, MA 02492

**Re: Request to Amend Site Plan Special Permit No. 98-6
Seasonal Outdoor Seating in Chestnut and Lincoln Street Parking Lot**

Dear Planning Board members:

The Town of Needham Select Board (the “Petitioner”) respectfully requests an amendment of Site Plan Special Permit No. 98-6 (the “Permit”), which covers the Chestnut and Lincoln Street parking lot. As the Planning Board members may be aware, three restaurants that abut the Chestnut and Lincoln Street parking lot—Hearth, Masala Art and The Farmhouse—are expected to seek permits and licenses necessary to allow seasonal outdoor seating within the existing parking area pursuant to Section 6.9.2 of the Zoning Bylaw.

The Town of Needham is the holder of easements covering the area that these three restaurants intend to use for seasonal outdoor seating, and these areas are considered part of the municipal parking lot for purposes of the Permit. In recognition of the ongoing COVID-19 pandemic, and the need for our existing restaurants to find additional outdoor spaces for patrons to dine comfortably, the Town is generally supportive of the seasonal outdoor seating that these restaurants are proposing. The Permit does not, however, presently contemplate or authorize the use of parking spaces within the municipal parking lot for seasonal outdoor seating.

Accordingly, the Petitioner respectfully requests that the Planning Board approve an amendment of the Permit to allow seasonal outdoor seating to occur within the Chestnut and Lincoln Street municipal parking lot, provided that (a) such seasonal outdoor seating is conducted with the permission of the Select Board (which may, in its discretion, withdraw such permission and return all parking areas to their previously-approved state) and (b) all affected restaurants obtain the necessary permitting approval pursuant to Section 6.9.2 of the Zoning Bylaw from either the Planning Board or the Select Board, as jurisdictionally appropriate.

Thank you very much for your attention to this matter, and please let me know if I can provide any additional information.

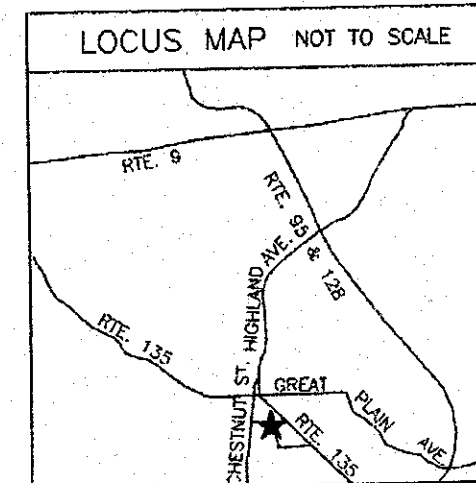
Sincerely,



Christopher H. Heep

cc: K. Fitzpatrick
K. King

PARKING EASEMENT		
LINE	DIRECTION	DISTANCE
E-1	S83°50'52"E	96.08'
E-2	S85°59'01"E	52.55'
E-3	S89°40'07"E	61.61'
E-4	N00°19'53"E	47.30'
E-5	S89°40'07"E	6.20'
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E-7	S89°40'07"E	41.90'
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E-14	N06°09'08"E	12.00'
E-15	S62°15'56"W	50.00'
E-16	N83°50'52"W	28.48'
E-17	S41°42'37"W	25.81'
E-18	N83°50'52"W	5.00'
E-19	N06°14'19"E	61.00'
E-20	S83°50'52"E	66.98'
E-21	N06°16'04"E	59.99'
E-22	N83°50'52"W	12.15'
E-23	N06°09'52"E	89.03'
E-24	S83°50'08"E	6.50'
E-25	N06°09'52"E	10.00'
E-26	N83°50'08"W	81.41'
E-27	N06°09'08"E	32.95'



MERIDIAN OF 1872 GREAT PLAIN AVENUE LAYOUT

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED:

PLANNING BOARD:

DATE APPROVED: April 15, 1999

DATE SIGNED: April 15, 1999

NOTES:

NO DETERMINATION AS TO COMPLIANCE WITH ZONING REQUIREMENTS
HAS BEEN MADE OR INTENDED

LOT A AND LOT C1 IS TO BE COMBINED TO FORM ONE LOT

LOT C2 IS TO BE CONVEYED TO THE TOWN OF NEEDHAM AND
COMBINED WITH LOT B

PLAN REFERENCES:

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2. PLAN OF LAND IN NEEDHAM, MASS.
DATED JANUARY, 1993, NORFOLK COUNTY REGISTRY OF DEEDS FILE NO. 196
OF 1993 PLAN BOOK 3880 PAGE 25.

LEGEND:

- EASEMENT LINE
- PROPERTY LINE
- SIDEWALK EASEMENT
- ⊙ SB/DH STONE BOUND W/ DRILL HOLE
- DRILL HOLE
- FEE HOOK

APPLICANT: TOWN OF NEEDHAM

Norfolk Registry of Deeds

Dedham, Mass.

Received Aug. 20, 19 99

With Deed

Simon & Associates, Inc. Partnership

to Town of Needham

Filed as No. 517 19 99

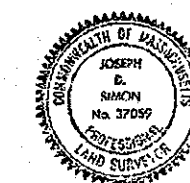
Pl. Bk. 467

Attest: [Signature]

Register

FOR REGISTRY USE ONLY

THIS PLAN CONFORMS TO THE RULES AND
REGULATIONS OF THE REGISTRY OF DEEDS



[Signature] 1/15/99
PROFESSIONAL LAND SURVEYOR DATE

PLAN OF LAND

CHESTNUT STREET

IN

TOWN OF NEEDHAM

(NORFOLK COUNTY)

MASSACHUSETTS

JANUARY 15, 1999

REVISIONS:

NO.	DATE	DESC.
0	3/27/98	INITIAL ISSUE
1	7/29/98	SIDEWALK EASEMENT
2	1/15/99	EASEMENTS

OWNED BY:

TOWN OF NEEDHAM
1471 HIGHLAND AVENUE
NEEDHAM, MA
02192

BSC
The BSC Group

425 Summer Street
Boston, Massachusetts
02210

617 330 5300

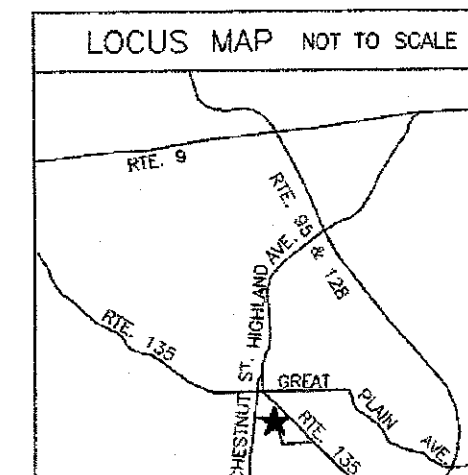
© 1998 The BSC Group, Inc.

SCALE: 1" = 40'
0 20 40 80 feet

PROJ. MGR.: J. SIMON
FIELD: R. JACOBucci / J. DOYLE
CALC./DESIGN: J. SIMON
DRAWN: J. SIMON
CHECK: E. DIXON
FILE: PRJ\2283710\SW\2283710R.DWG
DWG. NO: 3251 FILED: SHEET
JOB. NO: 2-2837.10 FF-20 1 OF 1

45-62R 517-99
X TRA COPY

LINE	DIRECTION	DISTANCE
E-1	S83°50'52"E	96.08'
E-2	S85°59'01"E	52.58'
E-3	S89°40'07"E	81.61'
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Attest: [Signature]
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FOR REGISTRY USE ONLY
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Joseph D. Simon 1/15/99
PROFESSIONAL LAND SURVEYOR DATE

PLAN OF LAND
CHESTNUT STREET
IN
TOWN OF NEEDHAM
(NORFOLK COUNTY)
MASSACHUSETTS

JANUARY 15, 1999

NO.	DATE	DESC.
0	3/27/98	INITIAL ISSUE
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2	1/15/99	EASEMENTS

OWNED BY:
TOWN OF NEEDHAM
1471 HIGHLAND AVENUE
NEEDHAM, MA
02192

BSC
The BSC Group

425 Summer Street
Boston, Massachusetts
02210
617 330 5300

© 1998 The BSC Group, Inc.

SCALE: 1" = 40'
0 5 10 20 METERS
0 20 40 60 FEET

PROJ. MGR.: J. SIMON
FIELD: R. JACOBucci / J. DOYLE
CALC./DESIGN: J. SIMON
DRAWN: J. SIMON
CHECK: E. DIXON
FILE: PRJ\2283710\SVY\22837ANR.DWG
DWG. NO: 3251
FILED: SHEET
JOB. NO: 2-2837.10
FF-20 1 OF 1

517-99

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED:

PLANNING BOARD:
[Signature]
[Signature]

DATE APPROVED: April 15, 1999

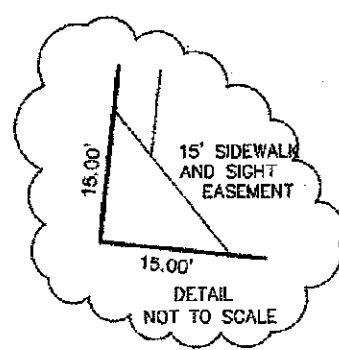
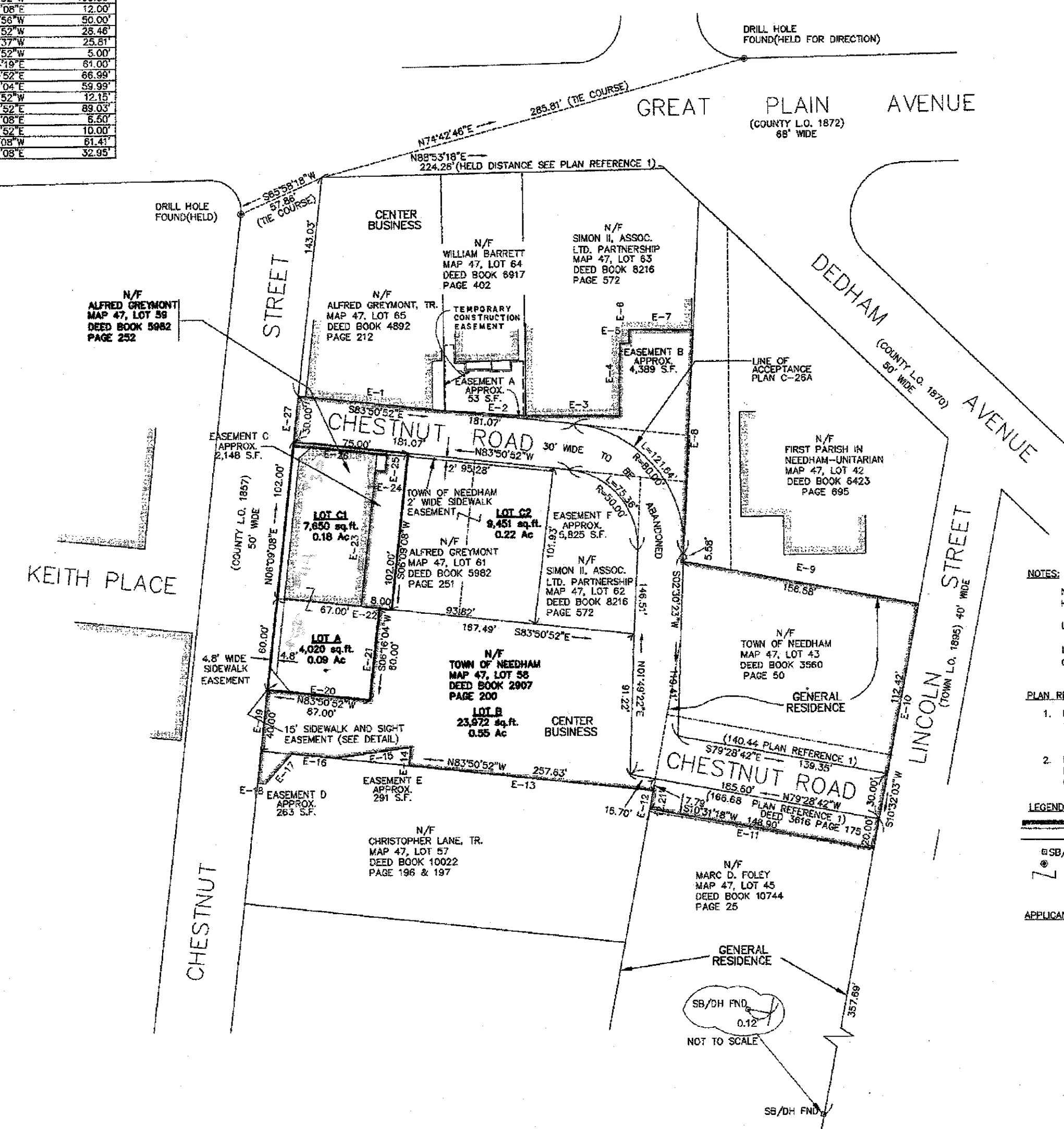
DATE SIGNED: April 15, 1999

- NOTES:
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 - STONE BOUND W/ DRILL HOLE
 - DRILL HOLE
 - ICE HOOK

APPLICANT: TOWN OF NEEDHAM

MERIDIAN OF 1872 GREAT PLAIN AVENUE LAYOUT



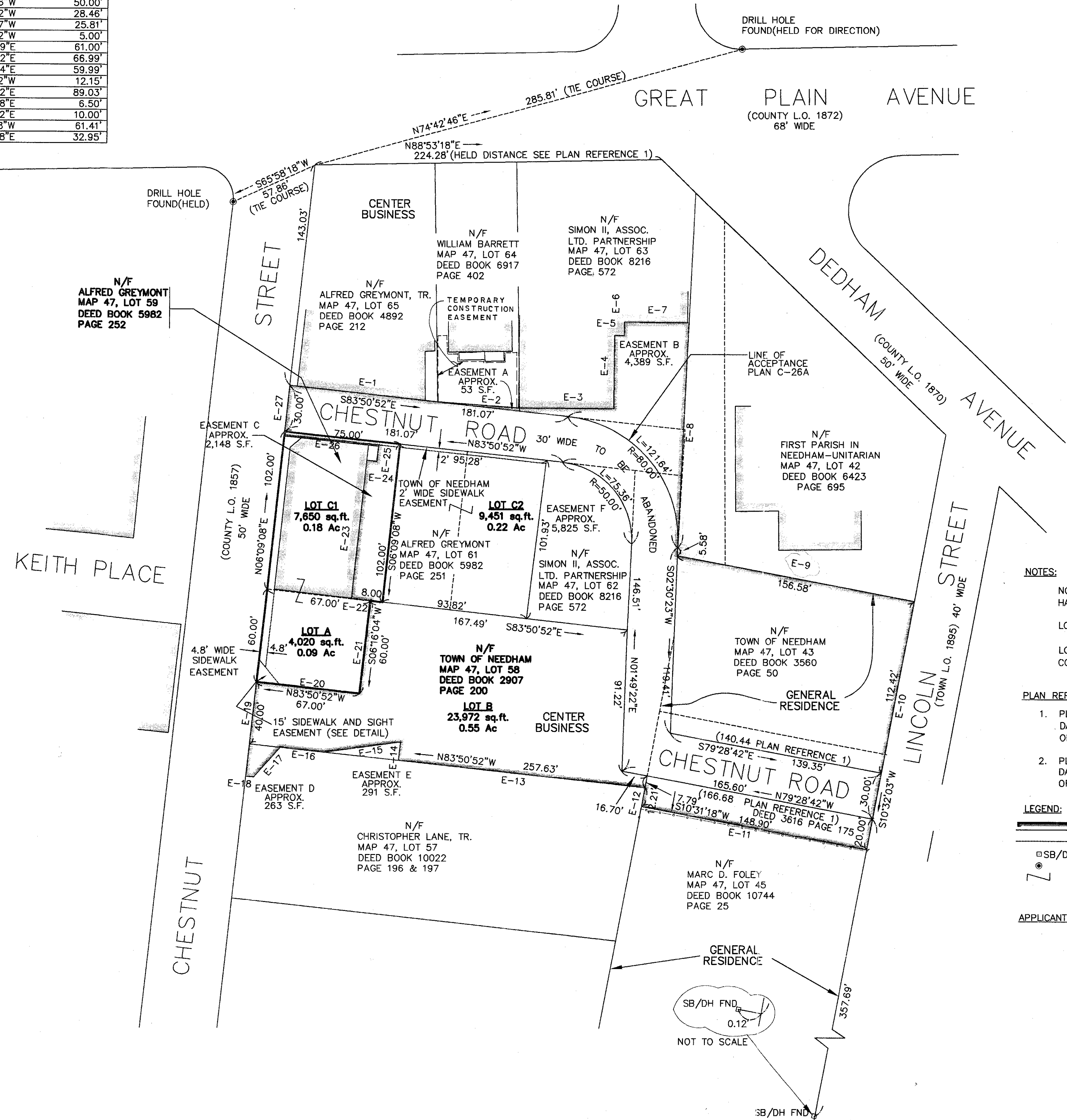
A.R. 47
45-62^R

15' SIDEWALK AND SIGHT EASEMENT

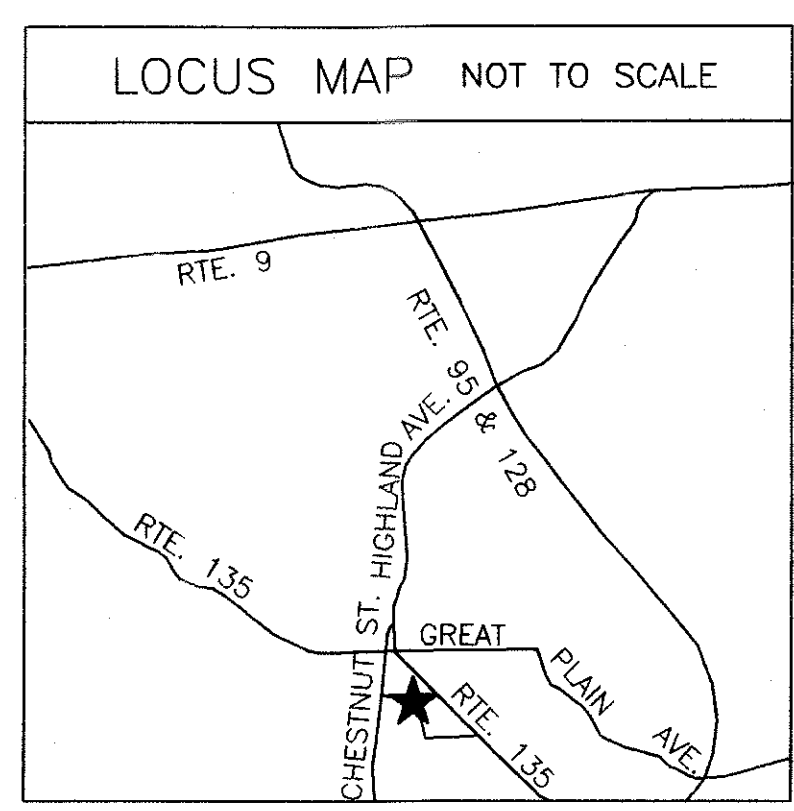
15.00'

15.00'

DETAIL
NOT TO SCALE




 MERIDIAN OF 1872 GREAT PLAIN AVENUE LAYOUT



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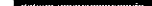
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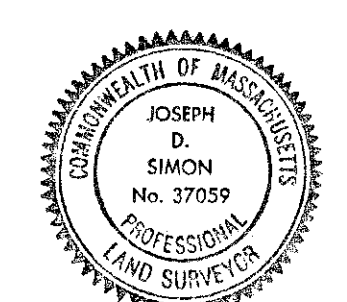
LEGEND:

- LEGEND:
- | | |
|---|---------------------------|
|  | EASEMENT LINE |
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|  | DRILL HOLE |
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APPLICANT: TOWN OF NEEDHAM

FOR REGISTRY USE ONLY

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W. D. Fin 1/15/99
PROFESSIONAL LAND SURVEYOR DATE

PLAN OF LAND
CHESTNUT STREET
IN
TOWN OF NEEDHAM
(NORFOLK COUNTY)
MASSACHUSETTS

JANUARY 15, 1999

REVISIONS:

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NO.	DATE	DESC.
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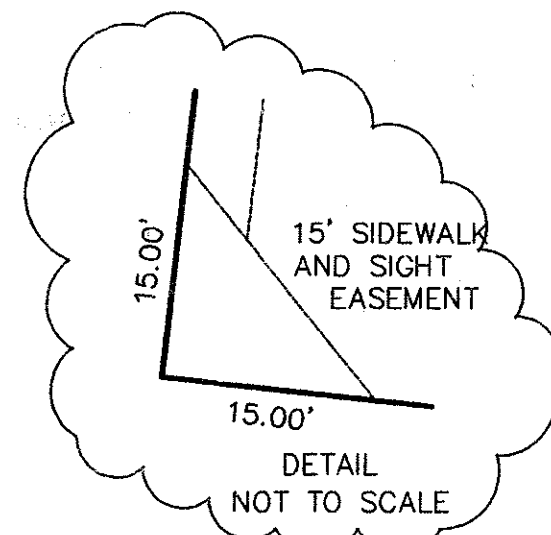
© 1998 The BSC Group, Inc.

SCALE: 1" = 40'

The graphic scale bar consists of two horizontal lines. The top line is labeled 'METERS' and has tick marks at 0, 5, 10, and 20. The bottom line is labeled 'FEET' and has tick marks at 0, 20, 40, and 80. The two lines are connected by vertical lines at each tick mark, indicating the conversion between the two units.

PROJ. MGR.: J. SIMON		
FIELD: R. JACOBUCCI/ J. DOYLE		
CALC./DESIGN: J. SIMON		
DRAWN: J. SIMON		
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FILE: PRJ\2283710\SVY\228371ANR.DWG		
DWG. NO: 3251	FILED:	SHEET
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LINE	DIRECTION	DISTANCE
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E-25	N06°09'52"E	10.00'
E-26	N83°50'08"W	61.41'
E-27	N06°09'08"E	32.95'



KEITH PLACE

CHESTNUT STREET

DRILL HOLE FOUND (HELD)

N/F ALFRED GREYMONT MAP 47, LOT 59 DEED BOOK 5982 PAGE 252

EASEMENT C APPROX. 2,148 S.F.

4.8' WIDE SIDEWALK EASEMENT

LOT C1 7,650 sq.ft. 0.18 Ac

LOT A 4,020 sq.ft. 0.09 Ac

15' SIDEWALK AND SIGHT EASEMENT (SEE DETAIL)

EASEMENT D APPROX. 263 S.F.

N/F CHRISTOPHER LANE, TR. MAP 47, LOT 57 DEED BOOK 10022 PAGE 196 & 197

N/F ALFRED GREYMONT, TR. MAP 47, LOT 64 DEED BOOK 4892 PAGE 212

N/F WILLIAM BARRETT MAP 47, LOT 64 DEED BOOK 6917 PAGE 402

EASEMENT A APPROX. 53 S.F.

LOT C2 9,451 sq.ft. 0.22 Ac

N/F TOWN OF NEEDHAM MAP 47, LOT 58 DEED BOOK 2907 PAGE 200

LOT B 23,972 sq.ft. 0.55 Ac

EASEMENT E APPROX. 291 S.F.

N/F TOWN OF NEEDHAM MAP 47, LOT 61 DEED BOOK 5982 PAGE 251

N/F SIMON II, ASSOC. LTD. PARTNERSHIP MAP 47, LOT 62 DEED BOOK 8216 PAGE 572

N/F SIMON II, ASSOC. LTD. PARTNERSHIP MAP 47, LOT 63 DEED BOOK 8216 PAGE 572

N/F MARC D. FOLEY MAP 47, LOT 43 DEED BOOK 10714 PAGE 25

N/F FIRST PARISH IN NEEDHAM-UNITARIAN MAP 47, LOT 42 DEED BOOK 6423 PAGE 695

N/F TOWN OF NEEDHAM MAP 47, LOT 43 DEED BOOK 3560 PAGE 50

GENERAL RESIDENCE

DRILL HOLE FOUND (HELD FOR DIRECTION)

285.81' (TIE COURSE)

N74°42'46"E

N88°53'18"E

224.28' (HELD DISTANCE SEE PLAN REFERENCE 1)

S65°58'18"W

57.86' (TIE COURSE)

143.03'

S83°50'52"E

181.07'

75.00'

102.00'

N06°09'08"E

60.00'

67.00'

N83°50'52"W

67.00'

N83°50'52"W

257.63'

N83°50'52"W

167.49'

S83°50'52"E

16.70'

16.70'

16.70'

16.70'

16.70'

GREAT PLAIN AVENUE

(COUNTY L.O. 1872) 68' WIDE

DEDHAM AVENUE

(COUNTY L.O. 1870) 50' WIDE

LINCOLN STREET

(TOWN L.O. 1895) 40' WIDE

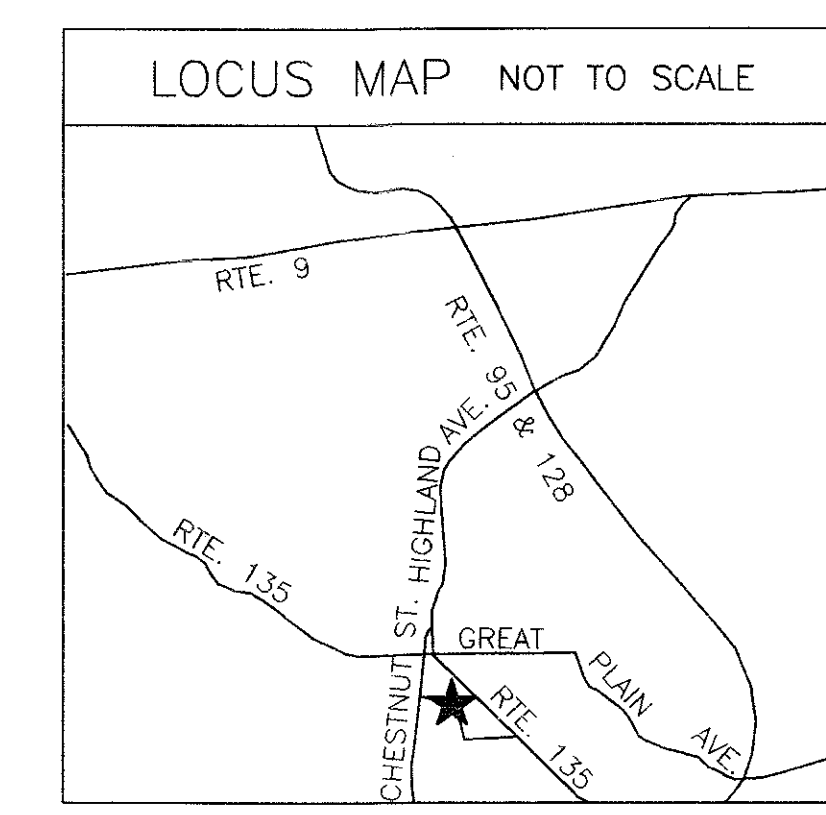
SB/DH FND. 0.12'

SB/DH FND.

NOT TO SCALE

NOT TO SCALE

MERIDIAN OF 1872 GREAT PLAIN AVENUE LAYOUT



APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED:

PLANNING BOARD:

[Signature]
[Signature]
[Signature]

DATE APPROVED: April 15, 1999

DATE SIGNED: April 15, 1999

NOTES:

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LEGEND:

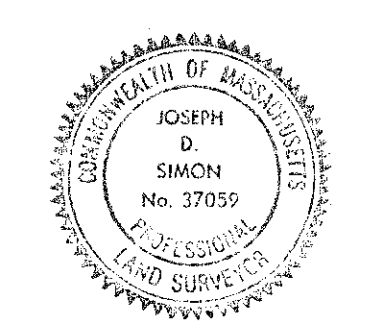
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APPLICANT: TOWN OF NEEDHAM

Proj. Plan
1999-517
S
45-62R

FOR REGISTRY USE ONLY

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[Signature] 1/15/99
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617 330 5300

© 1998 The BSC Group, Inc.

SCALE: 1" = 40'
0 5 10 20 40 80 FEET

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