

2022 FEB 15 PM 2:29

TOWN OF NEEDHAM MASSACHUSETTS



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

PLANNING BOARD

APPLICATION FOR SITE PLAN REVIEW

Project Determination: (circle one)

Amendment
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 30 Dedham Ave
Name of Applicant Antonio De Trizio
Applicant's Address 218 Hillside Ave
Phone Number 781 654 6049

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

Property Owner's Name First Cambridge Realty Corporation
Property Owner's Address 907 Massachusetts Ave #2, Cambridge, MA 02139
Telephone Number 617 547 6559

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:

Requesting to amend special permit to allow 10 tables/ 28 outdoor seats.
Requesting all deliveries to be by the street (Dedham Ave) instead of the back of building.

Signature of Applicant (or representative)

Antonio De Trizio

Antonio De Trizio

Address if not applicant _____

Telephone # _____

Stuart Rothman

2/8/2022

Owner's permission if other than applicant _____

as manager 934 948 Great Plain Ave LLC

SUMMARY OF PLANNING BOARD ACTION

Received by Planning Board cf. [signature] Date 2/10/22

Hearing Date _____ Parties of Interest Notified of Public Hearing _____

Decision Required by _____ Decision/Notices of Decision sent _____

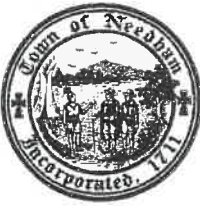
Granted _____

Denied _____

Fee Paid _____ Fee Waived _____

Withdrawn _____

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



2022 FEB 15 PM 2:29

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

LOCATION:

Property Address: 30 Dedham Ave
Name of Establishment: Latina Kitchen and Bar

APPLICANT:

Name (must be business owner, manager, or lessee): Antonio De Trizio
Address: 218 Hillside Ave

Telephone Number: 781 654 6049
Email Address: sdtrizio@gmail.com

Do you own or rent property?

PROPERTY OWNER:

Complete this section if applicant is not the property owner

Name (must be owner): First Cambridge Realty Corporation
Address: 907 Massachusetts Ave #2, Cambridge, MA 02139

Telephone Number: (617) 547 6559
Email Address: _____

APPLICATION REQUEST:

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

If yes, how many private parking spaces? Alley

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?
Are you requesting to have outdoor dining on a sidewalk?

SEATING: FACILITIES/EQUIPMENT:

Total number of seats approved under existing Special Permit 99
Total number of seats existing inside 99 (may be same as above or fewer)
Number of restrooms provided 4
Total number of seats proposed outside 29 Size of Grease Trap 2 x 450 G each
Number of chairs 29 Air Curtains (if opening is off kitchen) Text
Number of tables 10 Screens (if opening is off kitchen) _____
Outdoor Seating Area dimensions 14' x 50' = 700 sq feet
Type of Barrier or Enclosure to Define Seating Area
(mandatory if alcohol is proposed to be served):
Jersey barriers provided by Town

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?

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

Monday - Sunday 11am - 10pm

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

Low top tables / Aluminum dining outdoor commercial grade

Orange Jersey barriers provided by Needham Town

Area is enclosed by red brick wall (30 Dedham Ave), Jersey barriers and planters along carport at 50 Dedham Ave.

Access to patio from Dedham Ave or walking through the restaurant

Exit to sidewalk at Dedham Ave or walking inside the restaurant

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 along 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): Antonio D T Date: 11/13/2021

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: _____



TABLES:
 (4) at 32"w x 48"l x 30"h
 (6) at 32"w x 24"l x 30"h

CHAIRS
 (28) at 16"w x 17"l x 32.5"h



OUTDOOR SEATING PLAN



LATINA KITCHEN + BAR / 30 DEDHAM AVE, NEEDHAM MA

32" X 48" TABLE

30 DEDHAM AVE

30" X 48" CLEAR
FLOOR SPACE

14' - 0"

PATIO
AREA
700 SF+/-

3' - 0"
CLR

DEDHAM AVE.

32" X 24" TABLE

PATIO HEATER

50 DEDHAM AVE

EXISTING
PLANTERS

ACCESSIBLE
ROUTE

JERSEY
BARRIERS

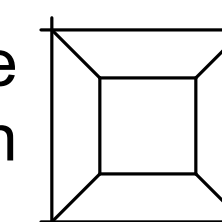
50' - 0"

0' 2' 4' 8'



2/10/2022

reMake
Design



47 Naples Road
Brookline, MA 02446
617-733-6733

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◀ Brown Outdoor Restaurant Tables and Sets

Lancaster Table & Seating 32" x 48" Brown Powder-Coated Aluminum Dining Height Outdoor Table with Umbrella Hole and 4 Arm Chairs

Item #: 4273248DUA4N



Note: Support cross bar shown lower

You last purchased this on
Jun 16 2021 at 03:14PM EST



Only

\$649.00/Each

Discounted shipping with

1

Add to Cart



Earn up to **\$19.47 back** (1,947 points)
with a [Webstaurant Rewards Visa® Credit Card](#)

Wish List ▼

Rapid Reorder

Other Available Colors:



- ✓ Made for use on outdoor patios and bar areas
- ✓ Powder-coated aluminum construction is lightweight, durable, and resistant to corrosion
- ✓ Smooth surface with brown color creates a bright and lively outdoor atmosphere
- ✓ UV-resistant finished so that color will not fade over time
- ✓ Chair has a seating capacity of 300 lb.



Quick Shipping

Usually ships in **1 business day** ⓘ



[View all Lancaster Table & Seating Outdoor Restaurant Tables and Sets](#)



You May Also Need



Lancaster Table & Seating
Replacement Glide
\$3.19 / Pack

1 Add to Cart



Lancaster Table & Seating Brown Powder Coated
\$94.99 / Each

1 Add to Cart

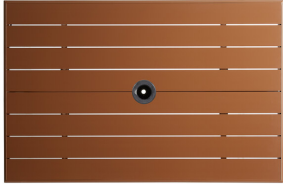


Lancaster Table & Seating Brown Powder Coated
\$104.99 / Each

1 Add to Cart

Allow your guests to enjoy the breezy summer weather with this Lancaster Table & Seating 32" x 48" brown powder-coated aluminum dining height outdoor table with umbrella hole and 4 arm chairs

Designed specifically for outdoor use, this combo makes an excellent addition to restaurants, bar patios, and other outdoor entertainment areas such as banquets and luaus. Its lightweight construction allows you to easily move it around your outdoor setting for the best possible view. The 30" dining height allows guests to sit comfortably during their meal, while the chair's armrests provide additional support. Your guests will love the



opportunity to enjoy the temperate weather with the convenience and comfort of this table set!



Seating Capacity: 4

Four people can comfortably sit at this table.

UV-Resistant Finish

The smooth surfaces of the table and chairs feature a brown color that's sure to induce a lively atmosphere and complement the warm summer sky. Thanks to its UV-resistant finish, the color won't fade over time when left in the sun for longer periods.



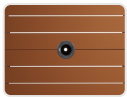
Durable Construction

Both this table and its chairs are made of powder-coated aluminum, which is tough enough to resist weather and corrosion. The chairs also feature a durable 300 lb. capacity. Place them on your patio and let your guests enjoy!



Sturdy Pedestal Base

This table features a pedestal base that allows it to stand firm on your patio. Its black glides make it easy to maneuver and protect the surface it stands on from scratching.



Built-In Umbrella Hole

A built-in umbrella hole allows the table to be paired with a compatible umbrella (sold separately) to add shade at your restaurant or cafe.



Slotted Design

The slotted design of the chair allows for excellent airflow to keep guests cool while they dine and prevents the table from overheating.

Compare to Other Products

own ght d 4			
	ITEM #: 4273232DUS4N	ITEM #: 4273232DUA4N	ITEM #: 4273636DUA4N
	Lancaster Table & Seating 32" x 32" Brown Powder-Coated Aluminum Dining Height Outdoor Table with Umbrella Hole and 4 Side Chairs	Lancaster Table & Seating 32" x 32" Brown Powder-Coated Aluminum Dining Height Outdoor Table with Umbrella Hole and 4 Arm Chairs	Lancaster Table & Seating 36" x 36" Brown Powder-Coated Aluminum Dining Height Outdoor Table with Umbrella Hole and 4 Arm Chairs
	PRICE \$539.00 /Each	PRICE \$569.00 /Each	PRICE \$599.00 /Each
	LENGTH 32 Inches	LENGTH 32 Inches	LENGTH 36 Inches
	WIDTH 32 Inches	WIDTH 32 Inches	WIDTH 36 Inches
	HEIGHT 30 Inches	HEIGHT 30 Inches	HEIGHT 30 Inches
	CAPACITY 300 lb., 4 Chairs	CAPACITY 300 lb., 4 Chairs	CAPACITY 300 lb., 4 Chairs
	COLOR Brown	COLOR Brown	COLOR Brown
	WITH ARMS -	WITH ARMS Yes	WITH ARMS Yes

Table Dimensions:

Length:	48 Inches
Width:	32 Inches
Height:	30 Inches

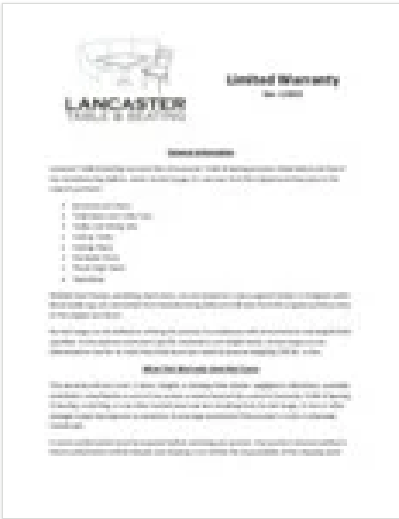
Chair Dimensions:

Length:	17 Inches
Width:	16 Inches
Height:	32 1/2 Inches
Seat Height:	19 Inches
Capacity:	300 lb.

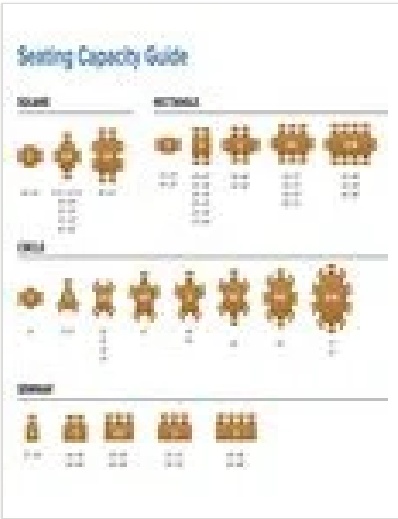
Due to manufacturer production variations, check the [Compatibility](#) resource to ensure this part is suitable for your application.

Need Parts & Accessories?

Resources and Downloads



Warranty



Seating Capacity Guide



Compatibility

A PDF viewer is required to view this product's information. [Download Adobe Acrobat software](#)

SPECS	
Length	48 Inches
Width	32 Inches
Height	30 Inches
Seat Length	17 Inches
Seat Width	16 Inches
Height Style	Standard Height
Seat Height	19 Inches
Umbrella Hole Diameter	2 Inches
Capacity	300 lb. 4 Chairs
Color	Brown
Features	Umbrella Hole
Finish	UV-finished
Frame Material	Aluminum

SPECS	
Shape	Rectangle
Tabletop Material	Aluminum
Type	Table / Chair Sets
Usage	Outdoor
With Arms	Yes

Related Items

 Table Tops 1726 Products	 Outdoor Table Bases 289 Products	 Outdoor Restaurant Chairs 363 Products	 Outdoor Table Umbrellas and Bases 318 Products	 Fire Pit 14 Products
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BROOKLINE DEVELOPMENT CORP LLC

PO Box 576, Medford, MA 02155
617-733-4488

January 7, 2022

Dear Marianne,

Thank you for the opportunity for us to provide input regarding that plan for outdoor dining for Latina in the alley between Latina and 50 Dedham.

As you know, Latina outdoor dining was in place over the spring, summer and fall of 2021. Despite our earlier concern, the arrangement worked well, and we appreciated the effort that Latina put into maintaining the cleanliness of the area and the beautification of the area so that outdoor dining was attractive. The hours that were offered did not prove to be too intrusive for residents.

The initial work so that all deliveries, for the businesses from Latina around the corner and down Great Plain Avenue, are conducted on Great Plain Avenue is important to our approval. Making that change means that we have not seen the building damage from delivery trucks that we saw in the prior two years. We expect that practice to continue. The trash pickup will continue to occur through our driveway as that services 50 Dedham as well as the other businesses.

With the caveat about deliveries continuing from the street, we grant permission for outdoor dining to continue for Latina in the alleyway during the town-approved outdoor dining season.

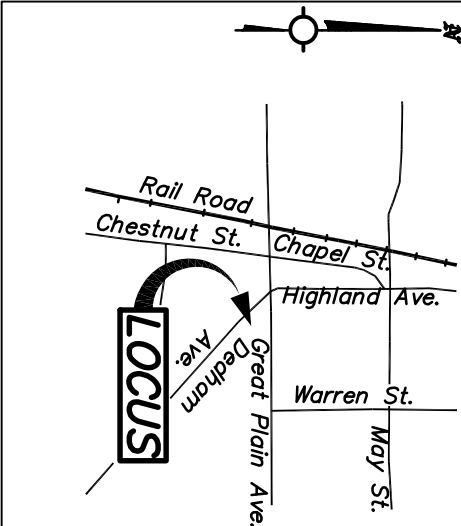
Best,

Sincerely,



Jeffrey Feuerman
Brookline Development Corp LLC





LOCUS MAP:
NOT TO SCALE

REV.	DATE	DESCRIPTION
-	-	-
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PREPARED FOR:

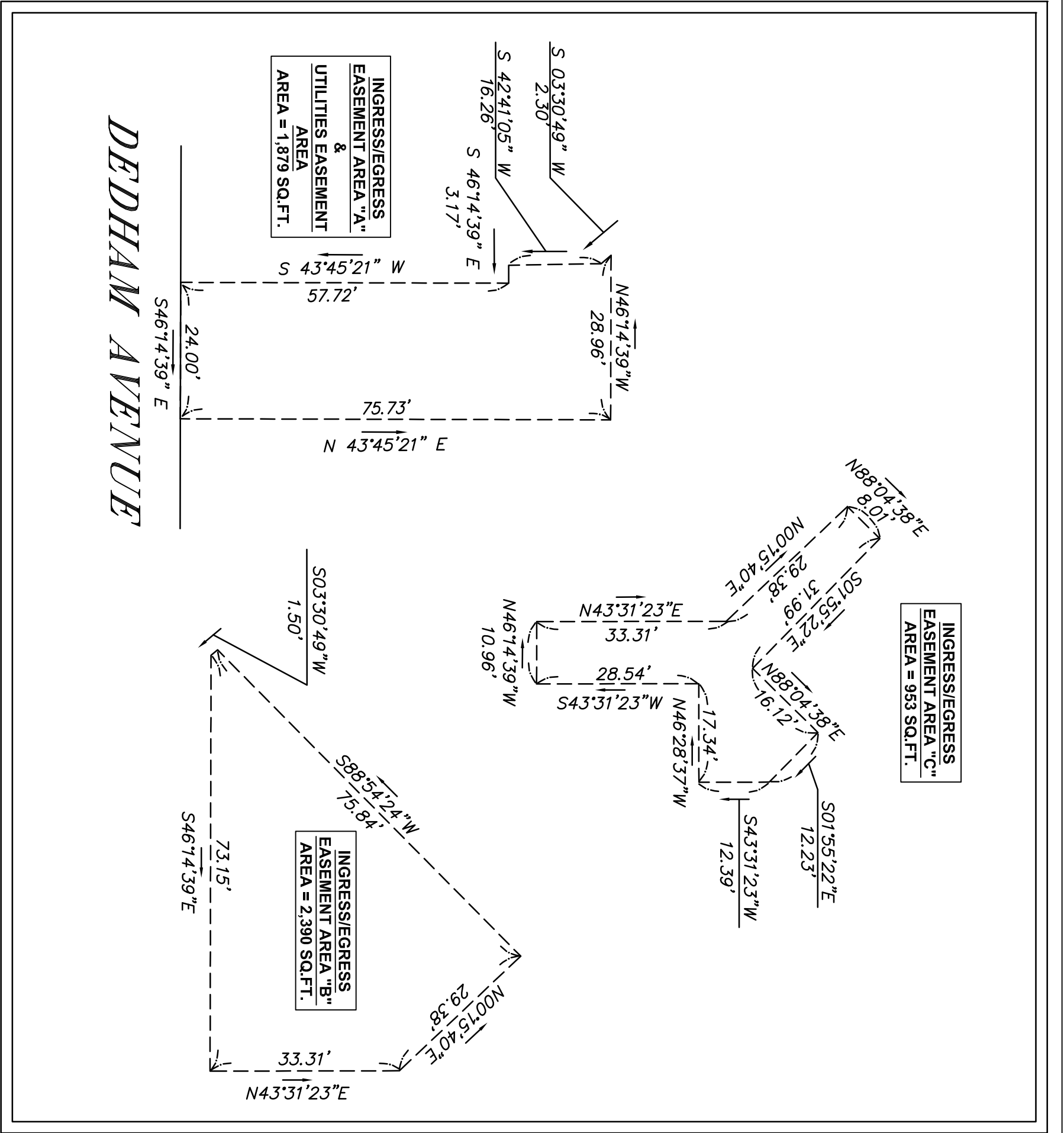
MMM PROPERTY, LLC c/o
THE MACKIN GROUP, INC.

7 Harvard Street
Brookline, Massachusetts 02445

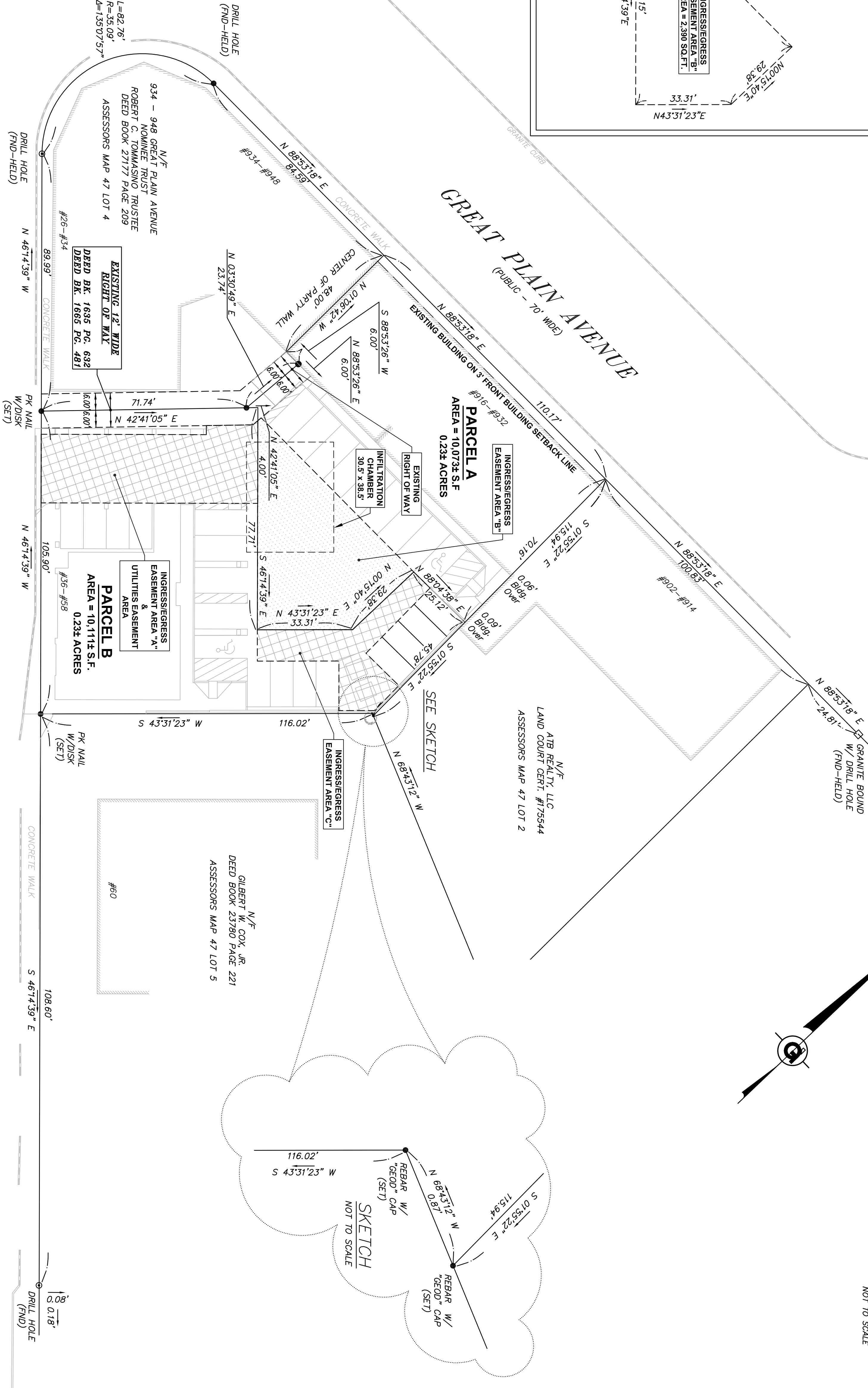
PREPARED BY:
GEOD CONSULTING
ENGINEERING SITE DEVELOPMENT TRANSPORTATION
24 Ray Avenue, Burlington, MA 01803
Phone (781) 273-3434 Fax (781) 273-3430

PLAN OF EASEMENTS
916-932 Great Plain Avenue
36-58 Dedham Avenue
Needham, Massachusetts

DESIGNED BY: JTL	SCALE: 1"=20'
DRAWN BY: FLS	DATE: 11/15/12
CHECKED BY: FLS	CONTRACT NO. 10552M



EASEMENT DETAIL
SCALE: 1" = 20'



I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE EASEMENTS SHOWN ARE SHOWN AS PUBLIC OR PRIVATE RIGHTS OF EASEMENTS, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

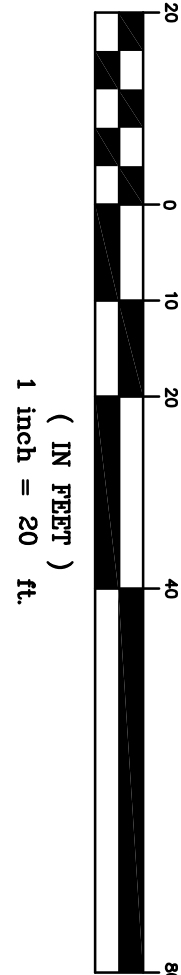
FOR GEOD CONSULTING, INC. DATE

FOR REGISTRY USE ONLY.

NOTES:

- BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON JANUARY 9, 2007 AND MAY 15, 2010 BY GEOD CONSULTING, INC.
- BOUNDARY LINES SHOWN ARE BASED ON AN ANR PLAN PREPARED BY GEOD CONSULTING, INC.

GRAPHIC SCALE



LOCUS & RECORD OWNER:

916 - 932 GREAT PLAIN AVENUE
MMM PROPERTY, LLC
BOOK 24522 PAGE 219
ASSESSORS MAP 47 LOT 3

LOCUS & RECORD OWNER:

36 - 58 DEDHAM AVENUE
NEEDHAM PLAGE, LLC
BOOK 30514 PAGE 532
ASSESSORS MAP 47 LOT 3