

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 Chapel Street Municipal Parking Lot
Name of 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 .79 acres Present Use Municipal Parking Lot
 Map #51 Parcel #8 Zoning District Center Business

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. 2015-06, which affects the Chapel Street Municipal Parking Lot, to allow for seasonal outdoor seating within existing parking spaces by restaurants that directly abut the parking lot, provided those restaurants separately apply for and obtain authorization for outdoor seating in accordance with Section 6.9.2 of the Zoning Bylaw.

Signature of Applicant (or representative) _____

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 _____ Date _____

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Withdrawn _____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.



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

February 25, 2022

BY EMAIL (lnewman@needhamma.gov)

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

**Re: Request to Amend Major Project Site Plan Special Permit No. 2015-06
Seasonal Outdoor Dining in Chapel Street Municipal Parking Lot**

Dear Planning Board members:

The Town of Needham Select Board (the “Petitioner”) respectfully requests an amendment of Major Project Site Plan Special Permit No. 2015-06 (the “Permit”), which covers the Chapel Street Municipal Parking Lot. As the Board members may be aware, three restaurants that abut the Chapel Street Lot—The James, Cook and Bagel’s Best—are expected to pursue permits and licenses necessary to allow seasonal outdoor dining within existing parking spaces in the parking lot pursuant to Section 6.9.2 of the Zoning Bylaw.

The Town of Needham is the owner and/or licensee of the parking spaces that these three restaurants intend to use for seasonal outdoor dining. 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 dining that these three restaurants are proposing. The Permit does not, however, presently contemplate or authorize the use of the municipal parking spaces in this 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 Chapel 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 spaces 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.

Planning Board
February 25, 2022
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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
M. Tucker