

TOWN OF NEEDHAM
MASSACHUSETTS



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

2022 MAR 17 PM 4:50

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 1027 Great Plain Ave Needham MA 02492
Name of Applicant Stuart Henry (The James)
Applicant's Address 18 Clifondale ST, Roslindale MA 02131
Phone Number 8578917928

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

Property Owner's Name Triantos Thomas
Property Owner's Address 198 Curve St, Dedham MA 02026
Telephone Number 7813295894

Characteristics of Property: Lot Area 14800 Present Use RESTAURANT
Map # 51 Parcel # 11 Zoning District CENTER BUSINESS

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

REQUESTING AN AMENDMENT TO ADD 69 OUTDOOR SEATS. WE WOULD BE USING 3 PUBLIC PARKING SPACES

Signature of Applicant (or representative)

Address if not applicant

Telephone #

Owner's permission if other than applicant

Stuart Henry OWNER - THE JAMES
HENRY HOSPITALITY
INC
Triantos Thomas

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Withdrawn _____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.



2022 MAR 17 PM 4:50

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

LOCATION:

Property Address: 1027 Great Plain Ave, Needham MA 02492

Name of Establishment: The James

APPLICANT:

Name (must be business owner, manager, or lessee): Stuart Henry

Address: 18 Clifondale St, Roslindale, MA 02131

Telephone Number: 8578917928

Email Address: stuart@thejamespub.com

Do you own or rent property? Rent

PROPERTY OWNER:

Complete this section if applicant is not the property owner

Name (must be owner): Triantos Thomas

Address: 198 Curve St, Dedham MA 02026

Telephone Number: 7813295894

Email Address: _____

APPLICATION REQUEST:

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

If yes, how many private parking spaces?

Are you requesting to have outdoor dining on PUBLIC parking spaces (on-street or in a public parking lot)? Yes x 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.

3 # 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?
yes Are you requesting to have outdoor dining on a sidewalk?

SEATING: FACILITIES/EQUIPMENT:

Total number of seats approved under existing Special Permit 100
Total number of seats existing inside 56 (may be same as above or fewer)
Number of restrooms provided 2
Total number of seats proposed outside 69 Size of Grease Trap 100lbs Number
of chairs 121 Air Curtains (if opening is off kitchen) _____
Number of tables 16 Screens (if opening is off kitchen) _____
Outdoor Seating Area dimensions 1430 sf
Type of Barrier or Enclosure to Define Seating Area
(mandatory if alcohol is proposed to be served):
Jersey Barriers

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? Year Round

What days of the week and hours do you plan to serve food & beverage outdoors? Seven Days
4pm-11pm

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

We have built a deck around the patio with treks decking and wooden built in benches. We painted the benches a light green colour and the decking brown. We have built flower boxes and dividers between tables. The town kindly provided jersey barriers around the patio enclosure we built a fence 4 ft above that to enclose the area. The Patio has two entry/exits on either end of the patio and one entrance into the building, the building itself has 3 exits.

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 long 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? Yes
- Outdoor lighting? Yes

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): Stuart Henry Date: 01/05/2022
Date: _____

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: _____

SECOND LICENSE AND MEMORANDUM OF UNDERSTANDING

WHEREAS Elizabeth Heffernan, Trustee of the Heffernan Associates Nominee Trust (hereinafter "Heffernan"), are the owners of 1013 Great Plain Avenue, Needham, MA; and

WHEREAS Triantos and Dina Thomas (hereinafter "Thomas") are the owners of 1027 Great Plain Avenue, Needham, MA; and

WHEREAS Heffernan, Thomas and the Town of Needham, a municipal corporation with a principal place of business at 1471 Highland Avenue, Needham, MA (hereinafter referred to as "the Town") previously entered into a License and Memorandum of Understanding dated October 6, 2015; and

WHEREAS this License and Memorandum of Understanding established, among other things, that the Town would make space available within the Chapel Street parking lot for a consolidated dumpster enclosure available for use by Heffernan and Thomas' restaurant tenants, and that in return Thomas would allow use of five (5) private parking spaces located on 1027 Great Plain Avenue by the Town and the general public as part of the Chapel Street parking lot; and

WHEREAS Henry Hospitality, Inc. d/b/a The James ("The James") operates the restaurant located at 1027 Great Plain Avenue, Needham, MA; and

WHEREAS this License and Memorandum of Understanding provided that it would be effective for a term of five (5) years commencing on the date of its execution by all parties; and

WHEREAS notwithstanding the foregoing, the parties wish to continue the arrangement memorialized in the License and Memorandum of Understanding, whereby the Town makes space available to Heffernan, Thomas, and their respective tenants for use as a consolidated dumpster, and Thomas grants to the Town a license to use the five (5) spaces behind The James located at 1027 Great Plain Avenue as part of the Chapel Street parking lot, except as otherwise expressly provided for herein.

NOW THEREFORE, this Second License and Memorandum of Understanding sets forth the respective rights and responsibilities of the parties.

1. The Town grants a license to Heffernan and Thomas to maintain and use the existing consolidated dumpster enclosure, in its existing location within the Chapel Street Parking Lot, as shown on Exhibit A.
2. Heffernan and Thomas will have their tenants commit to using the consolidated dumpster enclosure exclusively, rather than using separate dumpsters of their own.
3. Heffernan and Thomas will be responsible for maintaining the enclosure. Heffernan and Thomas further agree to remove any snow and/or ice in front of the dumpster enclosure so as to assure access.

4. The dumpsters will be two 8-yard containers. One will be for cardboard and the other one for mixed trash.
5. Heffernan, Thomas, and The James will continue to contact businesses in other buildings abutting the Chapel Street lot to encourage their participation in the consolidation project.
6. In exchange for this second license to use public parking spaces for the consolidated dumpster enclosure, Thomas agrees that the owners of two of his tenants, The James and the Rice Barn, or succeeding tenants in their space, will park up to six cars buddy-style between the two businesses—the dumpsters of the restaurants having been removed from the area under the dumpster consolidation arranged for under the initial License and Memorandum of Understanding.
7. Thomas grants to the Town a license that the five (5) spaces behind The James may be used by the public and marked for two-hour public parking in a manner agreeable to the parties for so long as this agreement is in effect.
8. The Town may, in its discretion, authorize The James to use the five (5) licensed parking spaces for seasonal outdoor seating for such period or periods of time as the Town may specify. Such use shall be subject to all necessary permitting and licensing requirements from the Town and the Commonwealth, and shall be subject to payment of the Town's standard licensing fees for use of public parking spaces. Such authorization, if granted, shall not waive or otherwise affect the Town's license to use the five (5) parking spaces, and the Town may reinstate its use of those spaces pursuant to this license at any time that it has not authorized seasonal outdoor seating to occur.
9. The James will work with other restaurants to try to consolidate the pickup of recycled oil.
10. The term of this license shall be for five (5) years commencing on the day of its execution by all parties, and it shall automatically renew for successive five (5) year terms unless a party provides written notice of non-renewal prior to the expiration of the current term.
11. Heffernan and Thomas, either directly or through their participating tenants, shall procure and maintain, during the term of this License Agreement, comprehensive general liability insurance naming the other and the Town as additional named insureds, subject to limits of at least \$1,000,000 each occurrence and \$2,000,000 in the aggregate for bodily injury and \$1,000,000 property damage. The Town shall procure and maintain, during the term of this License Agreement, comprehensive general liability coverage of \$100,000 each occurrence and \$200,000 in the aggregate for bodily injury and \$100,000 for property damage. The parties shall provide the other with a certificate of insurance.
12. This License is subject to termination by the parties to this agreement for a breach of the terms of this license that has not been corrected within ninety (90) days of written notice of the breach and demand to remedy it, delivered to the Licensee. Notice is delivered by leaving a copy thereof with the Town Manager, 1471 Highland Avenue, Needham MA

and to Thomas at 198 Curve Street, Dedham MA and to Heffernan at 99 Whitman Road, Needham MA.

13. Upon termination of this agreement, Heffernan and Thomas shall remove the dumpsters and enclosure from the licensed premises if requested to do so by the Town.

14. It is agreed that the licensed areas are and shall remain the property of the licensor and the licensee shall not make any improvements on, alter or remove any part of the premises without the licensors express prior written consent.

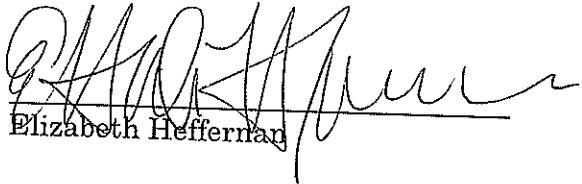
15. The parties shall not assign the License Agreement or any rights hereunder without the prior written consent of the others.

16. This document forms the entire agreement between the parties and there are no other agreements between the parties. Any amendment or modification to this License Agreement must be in writing and signed by a person with the authority to bind the party.

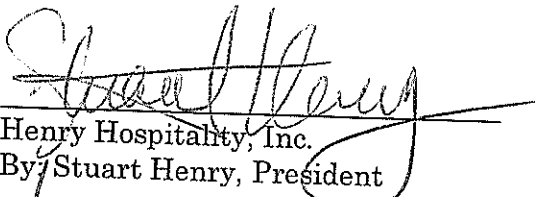
17. The parties agree that any action or proceedings arising in connection with this Agreement shall be tried and litigated exclusively in the District Court of Northern Norfolk or Norfolk Division or the Superior Court Department of the Massachusetts Trial Court and no other court or forum, subject to appeals to the Massachusetts Appeals Court and the Massachusetts Supreme Judicial Court. It is further agreed that the parties to this contract hereby waive their rights to a jury trial.

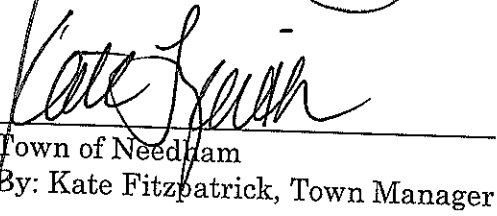
18. LICENSE ONLY: The parties acknowledge that this is a License Agreement and the rights to use of the Parking Area hereunder shall be deemed to be a license only and shall not be construed to be a lease, joint venture, partnership or as evidencing any relationship between the parties other than as Licensee and Licensor. No interest in real property is hereby conveyed by the parties.

WITNESS OUR HANDS AND SEALS THIS ^{March} 2 DAY OF ~~FEBRUARY~~, 2022:


Elizabeth Heffernan 3-10-22


Triantos and Dina Thomas 3-11-22

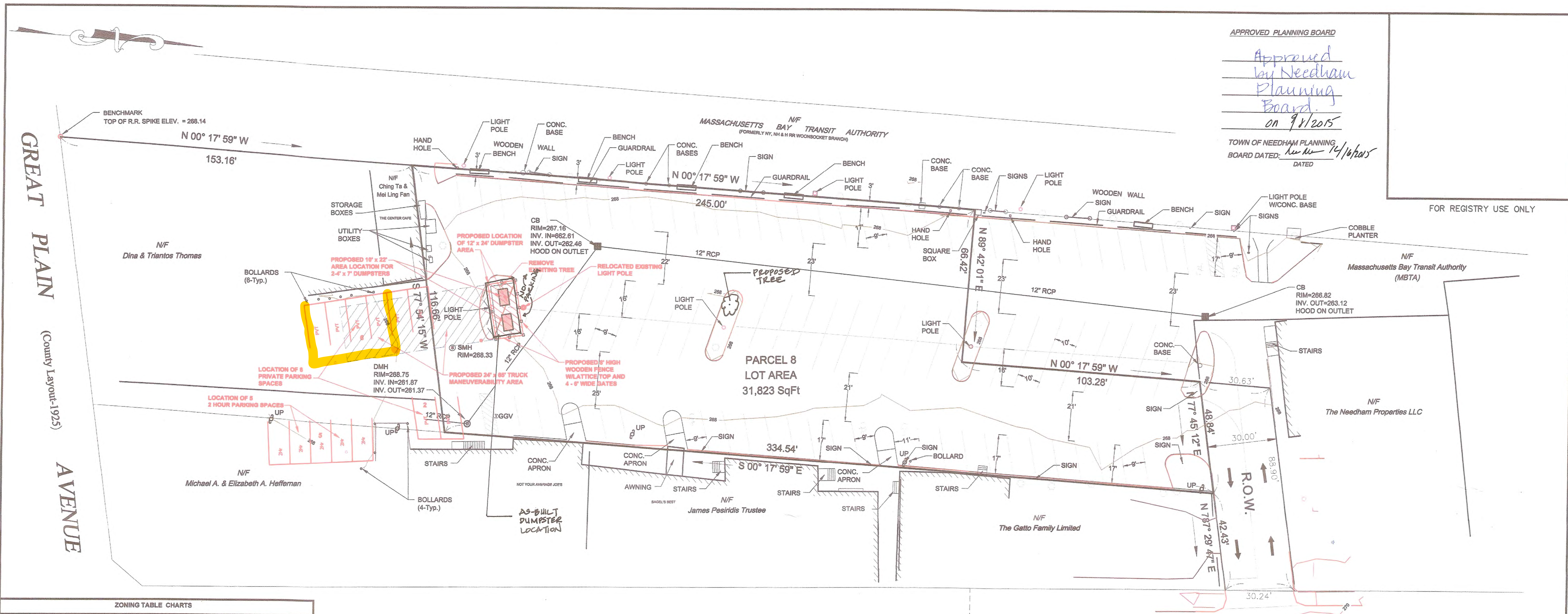

Henry Hospitality, Inc.
By: Stuart Henry, President


Town of Needham
By: Kate Fitzpatrick, Town Manager



1 | PHOTOS OF EXTERIOR SEATING

23 DECEMBER 2021



APPROVED PLANNING BOARD

Approved
by Needham
Planning
Board
on 9/1/2015

TOWN OF NEEDHAM PLANNING
BOARD DATED: 8/14/2015
DATED

FOR REGISTRY USE ONLY

ZONING TABLE CHARTS			
ZONING CRITERIA	REQUIRED	EXISTING	PROPOSED
ZONING DISTRICT		CENTER BUSINESS (CB)	CENTER BUSINESS (CB)
MINIMUM LOT AREA	10,000 Sq. Ft.	34,525 Sq. Ft.	34,525 Sq. Ft.
MINIMUM FRONTAGE	90'	CHAPEL ST = 48.84'	48.84'
MINIMUM FRONT YARD SETBACK	0 - 3'	N/A	N/A
MINIMUM SIDE YARD SETBACK	0	N/A	N/A
MINIMUM REAR YARD SETBACK	0	N/A	N/A
MAXIMUM HEIGHT	35'	N/A	N/A
MAXIMUM FLOOR AREA RATIO	1"	N/A	N/A

* - PRE EXISTING NON-CONFORMING RELATIVE TO FRONTAGE

ZONING TABLE - SECTION 5.1.3				
ITEM	REQUIREMENTS	EXISTING SITE	PROPOSED SITE	COMPLIANT
PARKING LOT ILLUMINATION	AVERAGE 1 FOOT CANDLE WITH CUTOFF FIXTURES	NO	NO	SEEKING WAIVER
LOADING REQUIREMENTS	ADEQUATE OFF STREET LOADING FACILITIES	N/A	N/A	YES
HANDICAPPED PARKING	PARKING SPACES FOR HANDICAPPED INDIVIDUALS AS REQUIRED BY AAB	5	5	SEEKING WAIVER
DRIVEWAY OPENINGS	INGRESS EGRESS LOCATED TO MINIMIZE CONFLICT WITH TRAFFIC ON STREETS	NO	NO	N/A
COMPACT CARS	OFF-STREET PARKING MAY BE DESIGNED FOR MAXIMUM 50% COMPACT CARS	N/A	NONE PROVIDED	SEEKING WAIVER
PARKING SPACE SIZE	EACH SPACE MUST REMAIN 9'x18.5' (A1' BUMPER OVERHANG MAY BE INCLUDED)	NO	NO	SEEKING WAIVER
BUMPER OVERHANG	PARKING SPACE SIZE MAY INCLUDE 1' AREA BEYOND THE CURB IN FRONT OR REAR OF SPACE	N/A	N/A	N/A
PARKING SPACE LAYOUT	SPACE SHALL BE DESIGNED TO ALLOW MOVEMENT TO AND FROM SPACE WITHOUT REQUIRING MOVEMENT OF ANOTHER VEHICLE OR BACKING OUT	YES	YES	YES
WIDTH OF MANEUVERING ISLE	90 DEGREE PARKING SHOULD HAVE A MINIMUM OF 24' AISLE WIDTH	NO	21 TO 25	SEEKING WAIVER
PARKING SETBACKS	10' MINIMUM FROM THE STREET LOT LINE OR STREET ROW AND 4 FT. MINIMUM FROM REAR AND SIDE YARD	NO	NO	SEEKING WAIVER
LANDSCAPED AREAS	SETBACKS SHALL BE MAINTAINED AS LANDSCAPED AREAS	NO	NO	SEEKING WAIVER
TREES	1 TREE EVERY 10 SPACES, 1 REQUIRED	YES	2 REQUIRED / 4 PROVIDED *	SEEKING WAIVER
LOCATION	OFF-STREET PARKING ON SAME LOT AS PRINCIPAL USE	N/A	N/A	N/A
BICYCLE RACKS	ACCOMMODATE 1 BICYCLE PER 20 SPACES	0	0	SEEKING WAIVER

* - 10 TREES PROVIDED AT PROPERTY LINE AND MBTA PARKING LOT

PROPOSED PROJECT BOUNDARY - PARKING			
PARKING SPACES	EXISTING	PROPOSED SITE	CHANGE
OFF STREET	115 PRE-EXISTING NONCONFORMING PARTIALLY ON SITE	113 - DELINEATED	-2
HANDICAPPED	5	5	0
TOTAL	120	118	-2

PROPOSED PROJECT BOUNDARY - LANDSCAPING AREA FOR PARKING				
PARKING SPACES	EXISTING IMPERVIOUS	PROPOSED IMPERVIOUS	EXISTING LANDSCAPED	PROPOSED LANDSCAPED
TOTAL PROJECT BOUNDARY AREA= 31,823 SqFt	30,872sqFt IN PARCEL LOT	30,872sqFt IN PARCEL LOT	1,151sqFt IN PARCEL LOT	884sqFt IN PARCEL LOT
	30,295sqFt IN PARKING LOT	30,562sqFt IN PARKING LOT	1,528sqFt IN PARKING LOT	1,261sqFt IN PARKING LOT
	EXISTING PERVIOUS	PROPOSED PERVIOUS		
TOTAL PERVIOUS PAVED AREA	1,151sqFt IN PARCEL LOT	884sqFt IN PARCEL LOT		
	1,528sqFt IN PARKING LOT	1,261sqFt IN PARKING LOT		

NOTE: REMOVING TREES AND GRASS AND REPLACING WITH PERVIOUS PARKING AREA TO MEET STORMWATER INFILTRATION REQUIREMENTS.

CHAPEL

(Public 50' Wide - Town 1884)

(Public 50' Wide - Town 1928)

STREET

PLAN REFERENCES

- PLAN OF LAND TITLED: "NEW YORK, NEW HAVEN AND HARTFORD RAILROAD, OFFICE ENGINEER-REAL ESTATE SURVEYS, LAND IN NEEDHAM, MA" AND DATED: MAY 1951 AND RECORDED IN NORFOLK REGISTRY OF DEEDS ON: MAY 12, 1952 FILE-490, BK-3082 PG-19.
- PLAN OF LAND TITLED: "NEW YORK, NEW HAVEN AND HARTFORD RAILROAD, OFFICE ENGINEER-RIGHT OF WAY DEPARTMENT LAND IN NEEDHAM, MA" AND DATED: DECEMBER 1949 AND RECORDED IN NORFOLK REGISTRY OF DEEDS ON: MAY 29, 1952 FILE-585, BK-3087 PG-275.
- PLAN OF LAND TITLED: "PLAN OF LAND" BY: BRUNDAGE ENGINEERING SERVICE AND DATED: DECEMBER 1953 AND RECORDED IN NORFOLK REGISTRY OF DEEDS ON: OCTOBER 26, 1954 FILE-1550, BK-3320 PG-547.
- PLAN TITLED: "PLAN OF LAND IN NEEDHAM" BY ROWLAND H. BARNES & CO. CIVIL ENGINEERS AND DATED: MARCH 30, 1950 AND RECORDED ON JUNE 27, 1950 PLAN NO. 224444A. TITLE NO. 45437
- PLAN TITLED: "PLAN OF LAND IN NEEDHAM" BY ROWLAND H. BARNES & CO. CIVIL ENGINEERS AND DATED: FEBRUARY 1974 AND RECORDED ON MARCH 1, 1974 PLAN NO. 224444B. TITLE NO. 97453
- PLAN TITLED: "SUBDIVISION PLAN OF LAND IN NEEDHAM" BY CULLINAN ENGINEERING CO., INC. SURVEYORS AND DATED: SEPTEMBER 30, 1991 AND RECORDED ON MARCH 27, 1992 LAND COURT PLAN NO. 224444C. AND RECORDED IN NORFOLK REGISTRY OF DEEDS ON: DECEMBER 22, 1995 CERT. NO. 145138 BK-726, PG-138
- PLAN TITLED: "EXISTING CONDITIONS PLAN - CHAPEL STREET PUBLIC PARKING LOT", BY NEEDHAM ENGINEERING DIVISION AND DATED: AUGUST 14, 2015

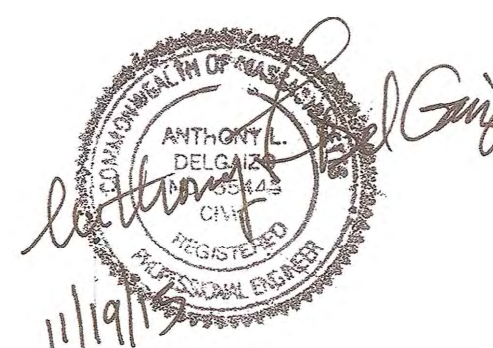
CHAPTER 380 ACTS OF 1966

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

Anthony J. DelGaudio
SIGNED
8/14/15
DATED

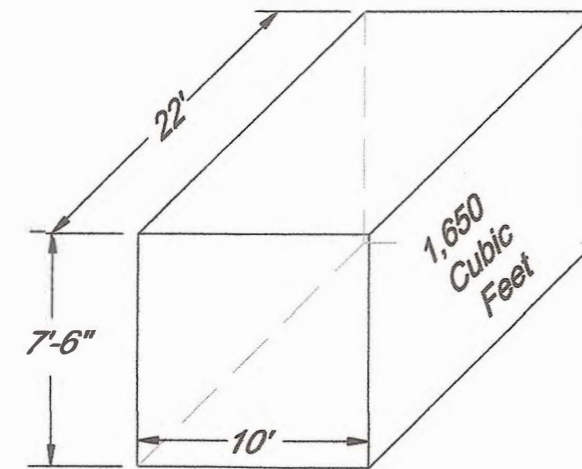
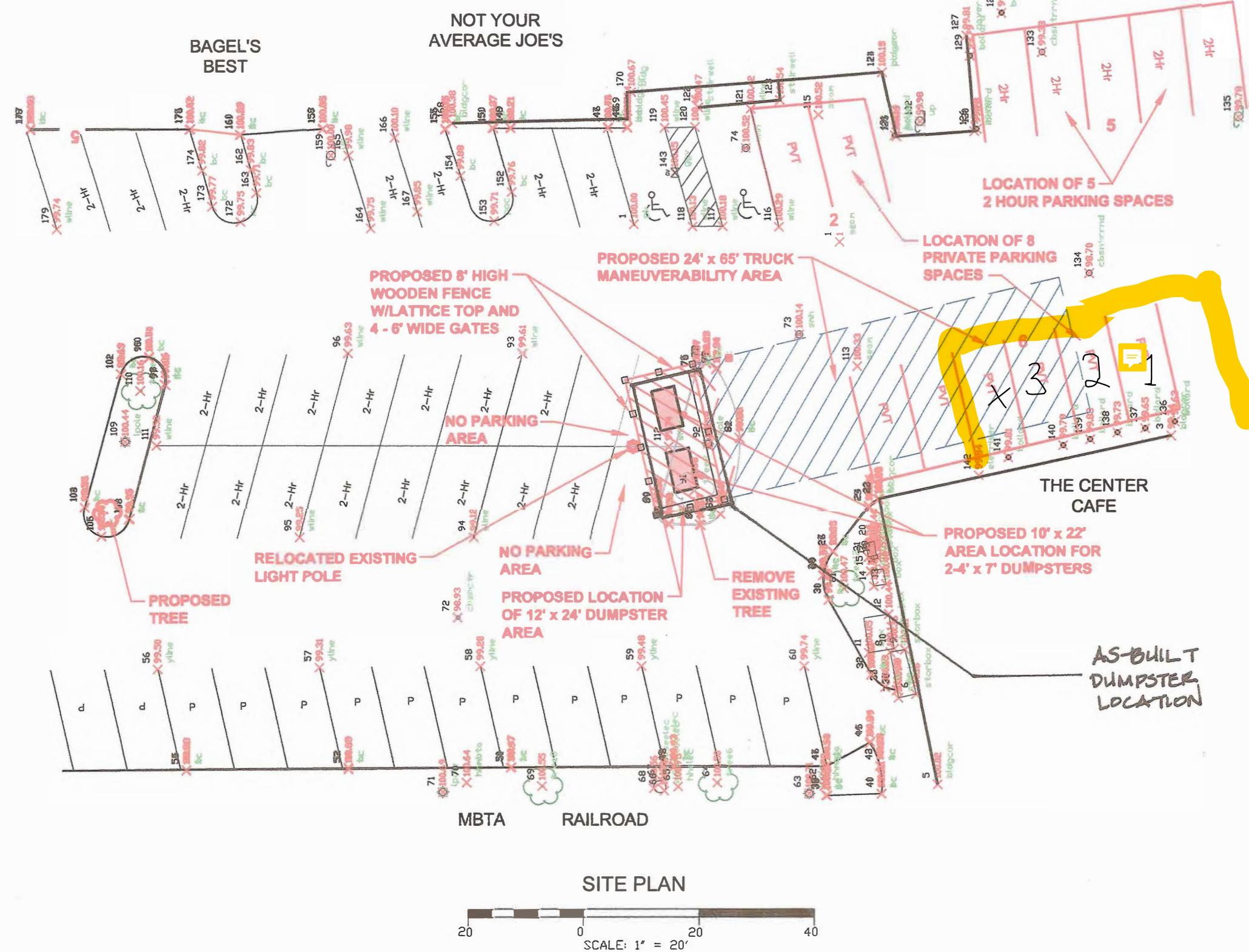
I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

Anthony J. DelGaudio
SIGNED
8/14/15
DATED

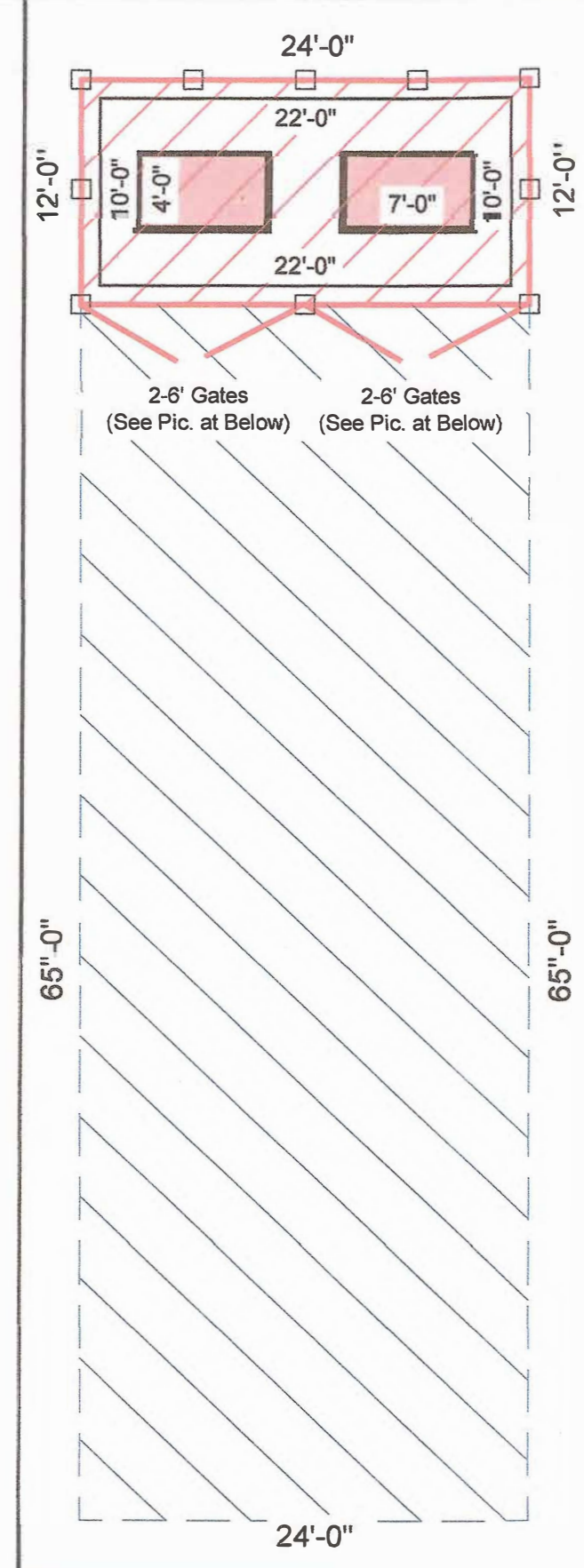


Scale 1" = 20' FEET
20 0 20 40 60 FEET

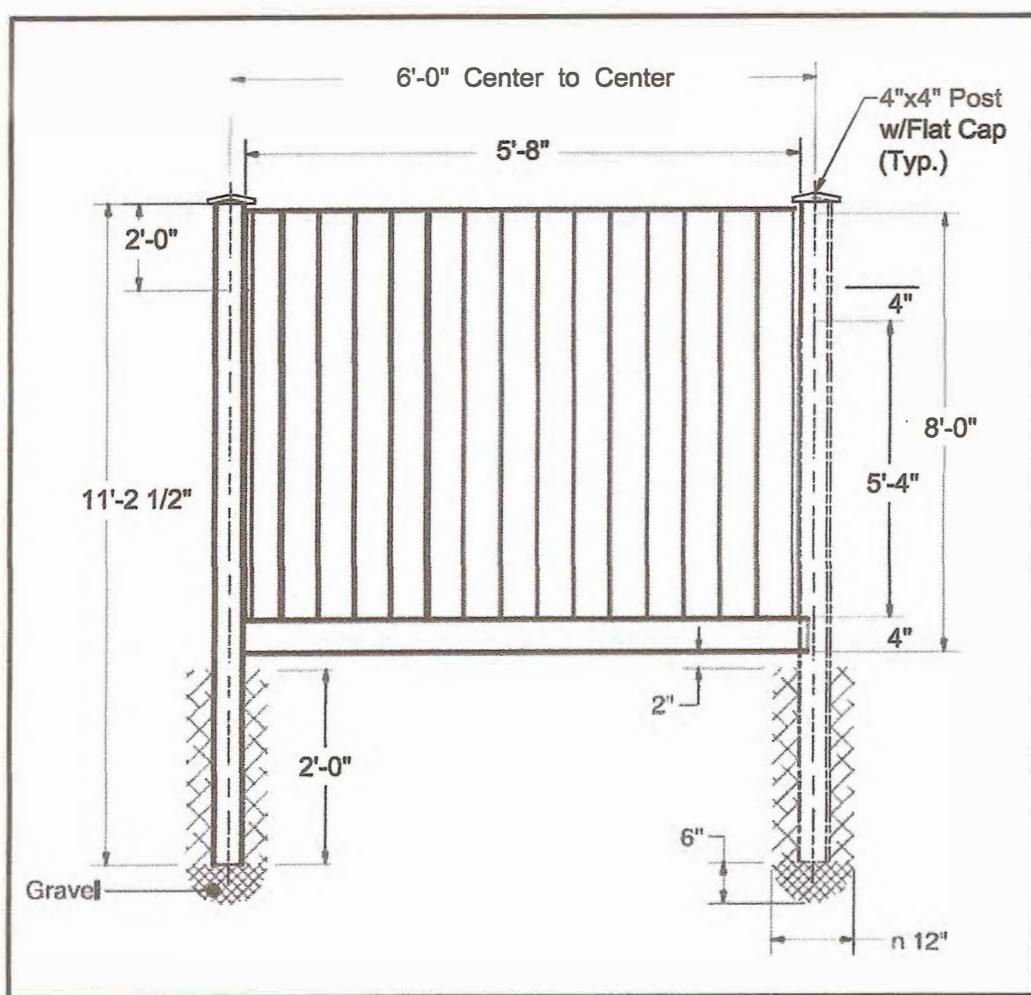
PROPOSED DUMPSTER LOCATION CHAPEL STREET PUBLIC PARKING LOT			Survey PAL/DFK Draft TGS
SCALE: 1" = 20' DATE: AUGUST 14, 2015			Check ALD/TAR
PICKERING STREET AND GREAT PLAIN AVENUE NEEDHAM, MA			Job. No. CHAPEL STREET
Prepared for: ENGINEERING DIVISION DEPARTMENT OF PUBLIC WORKS NEEDHAM, MA 02492			Sheet 1 of 1 Dwg. No.
NEEDHAM DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION 500 Dedham Avenue, Needham, MA 02492 (781) 455-7550			



CUBIC FEET OF DUMPSTER AREA
NOT TO SCALE



DUMPSTER AND MANEUVERABILITY AREA DETAIL
NOT TO SCALE



CEDAR STOCKADE FENCE
NOT TO SCALE



CEDAR GATE with STEEL FRAME
NOT TO SCALE

APPROVED BY NEEDHAM PLANNING BOARD

Approved by Needham Planning Board on 9/8/2015
DATE: 12/16/2015

11/19/15	ADDED PROPOSED TREE LOCATION	TGS
8/6/15	Added Fence Details	TGS
DATE	REVISION	BY
PROPOSED DUMPSTER LOCATION CHAPEL STREET MUNICIPAL PARKING LOT		
SCALE: 1"=20 DATE: AUGUST 14, 2015		
Prepared for: NEEDHAM ENGINEERING DEPARTMENT PSA BUILDING NEEDHAM, MA 02492		
NEEDHAM DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION		
500 Dedham Avenue, Needham, MA 02492 (781) 455-7550		
Survey DFK/PDC	Job. No. CHAPEL STREET	
Draft TGS	Sheet 1 OF 1	
Check TAR/ALD	Dwg. No.	