



2022 APR -7 PM 3:39

PLANNING DIVISION
Planning & Community Development

**AMENDMENT TO DECISION
March 28, 2022**

**MAJOR PROJECT SITE PLAN SPECIAL PERMIT
Eat Farmhouse LLC 970 Great Plain Avenue, Needham, MA 02492
Application No. 2007-04**

(Original Decision dated May 7, 2007, transferred on November 5, 2012, further amended June 4, 2019)

DECISION of the Planning Board (hereinafter referred to as the Board) on the petition of Dora Tavel-Sanchez Luz, Manager of Eat Farmhouse LLC, (hereinafter referred to as the Petitioner) for property located at 970 Great Plain Avenue, Needham, Massachusetts, 02492. Said property is shown on Needham Town Assessors Plan, No. 47 as Parcel 63 containing .45 acres in the Center Business Zoning District and the Needham Center Overlay District, Sub-District A.

This decision is in response to an application submitted to the Board on February 15, 2022, by the Petitioner to amend the decision by the Board dated May 7, 2007, transferred on November 5, 2012, further amended June 4, 2019. The Petitioner seeks: (1) a Major Project Site Plan Review Special Permit Amendment under Section 7.4 of the Needham Zoning By-Law (hereinafter the By-Law); (2) a Special Permit Amendment to Major Project Site Plan Review Special Permit No. 2007-04, Section 4.2; and (3) a Special Permit Amendment under Section 5.1.1.6, to waive strict adherence with the requirements of Sections 5.1.2 and 5.1.3 of the By-Law (required parking and parking plan and design requirements, respectively).

The requested Major Project Site Plan Review Special Permit Amendment would, if granted, amend the Decision to permit up to 58 outdoor seats by the Farmhouse Restaurant abutting the municipal parking lot and within the parking spaces of the private parking lot and to further reduce the number of indoor seats provided at the restaurant during the outdoor dining season from 100 seats to 76 seats running from April 1 through October 31. The original permit for the restaurant at this location permitted a one hundred (100) seat full-service restaurant serving meals for consumption on the premises and at tables with service provided by waitress or waiter where the service was provided solely indoors. The original permit further limited the restaurants operation during the weekday lunchtime period (11:00 a.m. - 2:30 p.m.) to 40 of the 100 seats allocated for table dining. At all other times, the Petitioner was able to utilize all of the 100 seats allocated for table dining.

The outdoor dining proposed is seasonal running from April 1 through October 31. The private parking lot (7 parking spaces located behind the subject restaurant at 970 Great Plain Avenue) upon which the seating is to be located is the subject of an easement granted to the Town to permit parking on the private lot for municipal purposes. The Original Major Project Site Plan Special Permit Decision No. 2007-04, dated May 7, required that the 7 parking spaces located on the private lot be available to service all uses within the commercial

building located at 970-986 Great Plain Avenue, Needham.

After causing notice of the time and place of the public hearing and of the subject matter thereof to be published, posted, and mailed to the Petitioner, abutters, and other parties in interest as required by law, the hearing was called to order by the Chairperson, Paul S. Alpert on Tuesday, March 28, 2022, at 7:30 p.m. by Zoom Web ID Number 880 4672 5264. Board members Paul S. Alpert, Jeanne S. McKnight, Martin Jacobs, Adam Block and Natasha Espada were present throughout the March 28, 2022 proceedings. The record of the proceedings and the submission upon which this Decision is based may be referred to in the office of the Town Clerk or the office of the Board.

EVIDENCE

Submitted for the Board's review were the following exhibits:

- Exhibit 1 - Application for the Amendment to 2007-04 and application under Section 6.9 of the Zoning By-Law, dated February 15, 2022.
- Exhibit 2 - Plan entitled "Proposed Patio Layout Plan," prepared by Spalding Tougias Architects, Inc., dated February 8, 2022, and a second Sheet entitled "Rendering" dated February 8, 2022.
- Exhibit 3 - Plan entitled "Plan of Land, Chestnut Street", prepared by BSC Group, 425 Summer Street, Boston, MA, dated January 15, 1999, recorded in the Norfolk County Registry of Deeds as Plan No. 517 of 1999, Plan Book 467.
- Exhibit 4 - Architectural/As-Built Site Plan entitled "Plan of Village Fish, Great Plain Avenue, Needham, MA", prepared for Greg Jacobs, prepared by Thomas McGrath Architects, Inc., 180 Franklin Street, Cambridge, Mass, 02139, dated November 15, 2007.
- Exhibit 5 - "Easement Deed," Simon II Associates Limited Partnership grants to the Town of Needham, dated May 22, 1999, recorded in the Norfolk County Registry of Deeds, Book 13679, Page 222.
- Exhibit 6 - "Easement Deed," Town of Needham grants to Simon II Associates Limited Partnership, dated April 27, 1999, recorded in the Norfolk County Registry of Deeds, Book 13679, Page 226.
- Exhibit 7 - "Easement Deed," William Barrett grants to the Town of Needham, dated April 27, 1999, recorded in the Norfolk County Registry of Deeds, Book 13776, Page 555.
- Exhibit 8 - Photographs.
- Exhibit 9 - Inter-Departmental Communication (IDC) to the Board from Tara Gurge, Health Division, dated March 23, 2022; IDC to the Board from Tom Ryder dated March 28, 2022; IDC to the Board from Chief Dennis Condon, Fire Department, dated March 4, 2022; and IDC from Dave Roche, Building Commissioner, dated March 23, 2022.

Exhibits 1, 2, 3, 4, 5, and 7 are referred to hereinafter as the Plan.

FINDINGS AND CONCLUSIONS

The findings and conclusions made in Major Project Site Plan Special Permit No. 2007-04, dated May 7,

2007, transferred on November 5, 2012, further amended June 4, 2019, were ratified and confirmed except as follows:

- 1.1 The Petitioner is requesting that Major Project Site Plan Special Permit No. 2007-04, dated May 7, 2007, transferred on November 5, 2012, further amended June 4, 2019, be amended to permit up to 58 outdoor seats by the Farmhouse Restaurant abutting the municipal parking lot and within the parking spaces of the private parking lot (within the easement area shown as Easement B on Plan A recorded with Exhibit 4). The Original Major Project Site Plan Special Permit Decision No. 2007-04, dated May 7, 2007, required that the 7 parking spaces located on the private lot be available to service all uses within the commercial building located at 970-986 Great Plain Avenue, Needham, MA. The Petitioner requests permission to locate outdoor dining seating on the 7 private parking spaces seasonally from April 1 through October 31.
- 1.2 The parking lot (located behind 970 Great Plain Avenue) is the subject of an easement granted to the Town to permit parking on the private lot for municipal purposes. The Town has independently sought an amendment to the permit on the Chestnut Street parking lot to allow for outdoor dining to occur on parking spaces previously dedicated to municipal parking.
- 1.3 The Original Major Project Site Plan Special Permit Decision No. 2007-04, dated May 7, 2007 for the restaurant at this location permitted a one hundred (100) seat full-service restaurant serving meals for consumption on the premises and at tables with service provided by waitress or waiter. The original permit further limited the restaurants operation during the weekday lunchtime period (11:00 a.m. - 2:30 p.m.) to 40 of the 100 seats allocated for table dining. At all other times, the Petitioner was able to utilize all of the 100 seats allocated for table dining.
- 1.4 The Petitioner is now requesting at this location a one-hundred thirty-four (134) seat full-service restaurant serving meals for consumption on the premises and at tables with service provided by waitress or waiter during the outdoor dining season running from April 1 through October 31 distributed as follows: Seventy-six (76) seats are to be available for indoor table dining and fifty-eight (58) seats are to be available for outdoor table dining. The Petitioner further proposes to limit the restaurants indoor table operation during the weekday lunchtime period (11:00 a.m. - 2:30 p.m.) to 40 of the 76 seats allocated for table dining. At all other times, the Petitioner would utilize all of the 76 seats allocated for indoor table dining. The restaurant would return to the seating plan contained within the original permit decision from November 1 through March 31 as described in Section 1.3 above.
- 1.5 Under the By-Law, the parking requirement for a 100-seat restaurant with one take-out station is 44 parking spaces (1 parking space per 3 seats plus 10 parking spaces per takeout station). The Petitioner secured a waiver to reduce the number of required on-site parking spaces for the 100-seat restaurant use from 44 spaces to 0 spaces under the Original Major Project Site Plan Special Permit Decision No. 2007-04, dated May 7, 2007.
- 1.6 The Petitioner has requested a Special Permit pursuant to Section 5.1.1.6 of the By-Law to waive strict adherence with the requirements of Section 5.1.2 (number of parking spaces) Required Parking for the seating plan proposed during the outdoor dining season running from April 1 through October 31. Under the By-Law, the parking requirement for a 76-seat restaurant with one take-out station is 36 (1 parking space per 3 seats, plus 10 parking spaces for one take-out station). Section 6.9 of the Zoning By-Law permits up to 30% of the approved indoor seating to be utilized outdoors without authorization from the Special Permit Granting Authority and the provision of additional parking. 30% of 76 seats is 23 seats. As the Petitioner is requesting 58 outdoor seats, the Petitioner is requesting more than 30% of the approved indoor seats and is therefore requesting approval for such,

as allowed by Section 6.9, as well as an additional parking waiver under Section 5.1.1.6. Twenty-three (23) seats are permitted through Section 6.9; therefore, the Petitioner is requesting a parking waiver with respect to the remaining 35 seats, which is a waiver of 12 additional parking spaces. Accordingly, a waiver of 48 parking spaces has been requested during the outdoor dining season running from April 1 through October 31. No parking is provided on-site.

- 1.7 Pursuant to Section 5.1.1.3 of the By-Law no change or conversion of a use in a mixed-use structure to a use which requires additional parking shall be permitted unless off-street parking is provided in accordance with Section 5.1.3 for the entire structure or a waiver is granted pursuant to the provisions of Section 5.1.1.6. As there is no parking associated with the property, a waiver under the provisions of Section 5.1.1.6 is required.
- 1.8 The Petitioner has requested to revise Section 3.1 of the Original Major Project Site Plan Special Permit Decision No. 2007-04, dated May 7, 2007, from the previous: "The use of the subject property shall be of a full-service restaurant of no more than one hundred (100) seats serving meals for consumption on the premises and at tables with service provided by waitress or waiter. The preparation and packaging of food for take-out as an accessory use to a full-service restaurant shall be permitted." to now say "From November 1 through March 31 the use of the subject property shall be of a full-service restaurant of no more than one hundred (100) seats serving meals for consumption on the premises and at tables with service provided by waitress or waiter. The preparation and packaging of food for take-out as an accessory use to a full-service restaurant shall be permitted. Notwithstanding the above, from April 1 through October 31 a total of one-hundred thirty-four seats (134) are permitted as follows: Seventy-six (76) seats are to be available for indoor dining and fifty-eight (58) seats are to be available for outdoor dining."
- 1.9 The Petitioner has requested to revise Section 3.2 of the Original Major Project Site Plan Special Permit Decision No. 2007-04, dated May 7, from the previous: "The restaurant shall contain no more than one hundred seats for on-site food consumption and one take-out station. The Petitioner shall limit the restaurant operation during the weekday lunchtime period (11:00 a.m. - 2:30 p.m.) to 40 of the 100 seats allocated for table dining. At all other times, the Petitioner may utilize all of the 100 seats allocated for table dining." to now say "The Petitioner shall limit the restaurant operation during the weekday lunchtime period (11:00 a.m. - 2:30 p.m.) to 40 of the 100 seats allocated for indoor table dining from November 1 through March 31 and to 40 of the 76 allocated to indoor table dining from April 1 through October 31. At all other times from November 1 through March 31, the Petitioner may utilize all of the 100 seats allocated for indoor table dining. At all other times from April 1 through October 31, the Petitioner may utilize all of the 76 seats allocated for indoor table dining."
- 1.10 No changes to the interior of the restaurant are proposed by this application.
- 1.11 The Petitioner appeared before the Design Review Board on March 28, 2022 and obtained approval for the project.
- 1.12 Under Section 7.4 of the By-Law, a Major Project Site Plan Special Permit may be granted within the Center Business District provided the Board finds that the proposed development will be in compliance with the goals and objectives of the Master Plan, the Town of Needham Design Guidelines for the Business Districts, and the provisions of the By-Law. On the basis of the above findings and conclusions, the Board finds the proposed Plan, as conditioned and limited herein, for the site plan review, to be in harmony with the purposes and intent of the By-Law and Town Master plans, to comply with all applicable By-Law requirements, to have minimized adverse impact, and to have promoted a development which is harmonious with the surrounding area.

- 1.13 Under Section 5.1.1.6 of the By-Law, a Special Permit to waive strict adherence with the requirements of Section 5.1.2 (Required Parking) and Section 5.1.3 of the By-Law (Off-Street Parking Requirements) may be granted provided the Board finds that owing to special circumstances, the particular use, structure or lot does not warrant the application of certain design requirements, but that a reduction in the number of spaces and certain design requirements is warranted. On the basis of the above findings and conclusions, the Board finds that there are special circumstances for a reduction in the number of required parking spaces and design requirements, as conditioned and limited herein, which will also be consistent with the intent of the By-Law and which will not increase the detriment to the Town's and neighborhood's inherent use.

DECISION

THEREFORE, the Board voted 5-0 to GRANT: (1) an amendment to a Major Site Plan Review Special Permit No. 2007-04, issued by the Needham Planning Board on May 7, 2007, transferred on November 5, 2012, further amended June 4, 2019, under Section 7.4 of the Needham Zoning By-Law and Special Permit 2007-4, Section 4.2; and (2) a Special Permit under Section 5.1.1.6 of the By-Law to waive strict adherence with the requirements of Section 5.1.2 (Required Parking) and Section 5.1.3 (Off-Street Parking Requirements), subject to and with the benefit of the following Plan modifications, conditions and limitations.

PLAN MODIFICATIONS

Prior to the issuance of a building permit or the start of any construction on the site, the Petitioner shall cause the Plan to be revised to show the following additional, corrected, or modified information. The Building Commissioner shall not issue any building permit, nor shall he permit any construction activity on the site to begin on the site until and unless he finds that the Plan is revised to include the following additional corrected or modified information. Except where otherwise provided, all such information shall be subject to the approval of the Building Commissioner. Where approvals are required from persons other than the Building Commissioner, the Petitioner shall be responsible for providing a written copy of such approvals to the Building Commissioner before the Commissioner shall issue any building permit or permit for any construction on the site. The Petitioner shall submit nine copies of the final Plans as approved for construction by the Building Commissioner to the Board prior to the issuance of a Building Permit.

- 2.0 No Plan modifications are required.

CONDITIONS AND LIMITATIONS

The conditions and limitations contained in Major Project Site Plan Special Permit No. 2007-04, dated May 7, 2007, transferred on November 5, 2012, further amended June 4, 2019, are ratified, and confirmed except as modified herein.

- 3.1 A total of 58 outdoor dining seats as shown in the plans as detailed in Exhibit 2 of the Decision are hereby approved for use from April 1 through October 31, within the easement area shown as Easement B on Plan A recorded with Exhibit 4.
- 3.2 The 7 parking spaces located on the private lot upon which the outdoor dining seating is to be located shall be available to service all uses within the commercial building located at 970-986 Great Plain Avenue, Needham, MA, during the off-season months of November 1 through March 31.
- 3.3 The outdoor dining area shall be kept clear of trash and food scraps that might attract rodents.

- 3.4 Outdoor dining is only permitted as long as the safety measures to separate vehicles and people dining can be maintained. During the Covid-19 relief measures that permitted outdoor dining, this has consisted of “Jersey barriers” as provided by the Town. If said barriers are no longer available, the Petitioner shall return to the Planning Board to request some alternate barrier, at which time the Board will seek comment from public safety and DPW departments.
- 3.5 Exercise of the rights under this permit are subject to approval by the Select Board as the holder of the parking lot easement at the affected property. See Exhibits 5-7 above.
- 3.6 Section 3.1 of the Original Major Project Site Plan Special Permit Decision No. 2007-04, dated May 7, 2007 is revised to say: “From November 1 through March 31 the use of the subject property shall be of a full-service restaurant of no more than one hundred (100) seats serving meals for consumption on the premises and at tables with service provided by waitress or waiter. The preparation and packaging of food for take-out as an accessory use to a full-service restaurant shall be permitted. Notwithstanding the above, from April 1 through October 31 a total of one-hundred thirty-four seats are permitted as follows: Seventy-six (76) seats are to be available for indoor dining and fifty-eight (58) seats are to be available for outdoor dining.”
- 3.7 Section 3.2 the Original Major Project Site Plan Special Permit Decision No. 2007-04, dated May 7, 2007 is revised to say: “The Petitioner shall limit the restaurant operation during the weekday lunchtime period (11:00 a.m. - 2:30 p.m.) to 40 of the 100 seats allocated for indoor table dining from November 1 through March 31 and to 40 of the 76 allocated to indoor table dining in addition to the 58 outdoor dining seats from April 1 through October 31. At all other times from November 1 through March 31, the Petitioner may utilize all of the 100 seats allocated for indoor table dining. At all other times from April 1 through October 31, the Petitioner may utilize all of the 76 seats allocated for indoor table dining.”
- 3.8 In addition to the provisions of this approval, the Petitioner must comply with all requirements of all state, federal, and local boards, commissions, or other agencies, including, but not limited to, the Select Board, Building Commissioner, Fire Department, Department of Public Works, Conservation Commission, Police Department, and Board of Health.
- 3.9 No portion of the outdoor dining area, subject to this Amendment, shall be occupied and utilized by the Petitioner until there shall be filed with the Board documentation of a satisfactory inspection by the Building Commissioner of the as-built condition and the Commissioner certification of the project’s compliance with the terms of this Decision.
- 3.10 No other changes were requested nor are permitted through this amendment.
- 3.11 This Site Plan Special Permit Amendment shall lapse on March 28, 2024, if substantial use thereof has not sooner commenced, except for good cause. Any requests for an extension of the time limits set forth herein must be in writing to the Board at least 30 days prior to March 28, 2024. The Board herein reserves its rights and powers to grant or deny such extension without a public hearing. The Board, however, shall not grant an extension as herein provided unless it finds that the use of the property in question or the construction of the site has not begun, except for good cause.

This approval shall be recorded in the Norfolk District Registry of Deeds. This Special Permit shall not take effect until a copy of this Decision bearing the certification of the Town Clerk that twenty (20) days have elapsed after the Decision has been filed in the Town Clerk's office or that if such appeal has been filed, that it has been dismissed or denied is recorded with Norfolk District Registry of Deeds and until the Petitioner has delivered a certified copy of the recorded document to the Board.

The provisions of this Special Permit shall be binding upon every owner or owner of the lots and the executors, administrators, heirs, successors and assigns of such owners, and the obligations and restrictions herein set forth shall run with the land, as shown on the Plan, as modified by this Decision, in full force and effect for the benefit of and enforceable by the Town of Needham.

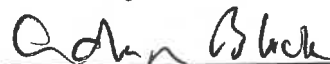
Any person aggrieved by this Decision may appeal pursuant to General Laws, Chapter 40A, Section 17, within twenty (20) days after filing of this Decision with the Needham Town Clerk.

Witness our hands this 28th day of March, 2022.

NEEDHAM PLANNING BOARD



Paul S. Alpert, Chairman



Adam Block



Natasha Espada



Martin Jacobs



Jeanne S. McKnight

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

April 7, 2022

On this 7 day of April, 2022, before me, the undersigned notary public, personally appeared Jeanne McKnight, one of the members of the Planning Board of the Town of Needham, Massachusetts, proved to me through satisfactory evidence of identification, which was personally known, to be the person whose name is signed on the proceeding or attached document, and acknowledged the foregoing to be the free act and deed of said Board before me.



Notary Public name: Alexandra Clee

My Commission Expires: March 9, 2029

TO WHOM IT MAY CONCERN: This is to certify that the 20-day appeal period on the approval of the Project proposed by Dora Tavel-Sanchez Luz, Manager of Eat Farmhouse LLC, for Property located at 970 Great Plain Avenue, has passed,

 and there have been no appeals filed in the Office of the Town Clerk or
 there has been an appeal filed.

Date

Theodora K. Eaton, Town Clerk

Copy sent to:

Petitioner-Certified Mail # _____
Town Clerk
Building Commissioner
Conservation Commission
Parties in Interest

Board of Selectmen
Engineering
Fire Department
Police Department
Dora Tavel-Sanchez Luz, Manager, Eat Farmhouse LLC

Board of Health
Director, PWD
Design Review Board