

Town of Reading

16 Lowell Street
Reading, MA 01867-2683
Phone: 781-942-6612
fax: 781-942-9071
website: www.ci.reading.ma.us/planning
e-mail: jdelios@ci.reading.ma.us

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COMMUNITY PLANNING AND DEVELOPMENT COMMISSION

2012 SEP 13 P 3:40

September 10, 2012

Site Plan Review DECISION

Project: 622 Main Street, Bunratty Tavern

To the Town Clerk:

This is to certify, at a public hearing of the Reading Community Planning and Development Commission (CPDC) opened on September 10, 2012 and closed on September 10, 2012 by a motion duly made and seconded, it was voted:

"We, the CPDC, as requested by Eilish M. Havey and James Havey, under the provisions of Section 4.3.3 of the Zoning By-Laws of the Town of Reading, and MGL Chapter 40A Section 3, to consider the contemplated site plan for property addressed at 622 Main Street (Assessors Map 22, Lot 1), as shown on the architectural plans prepared by e-Volution Designs, entitled "Bunratty Tavern" Sheet XD1.00, A2.00, A2.01, and A6.00 dated May 21, 2012 and lastly revised on August 2, 2012 do hereby vote 5-0-0 to approve the said plans, subject to the Findings and Conditions below."

MATERIALS:

The following materials in addition to the plans as recorded were submitted into the public record:

August 14, 2012	Project Narrative, Site Plan Review Application, renderings, and site plan review application fee.
August 14, 2012	Architecture Plans prepared by e-Volution Designs, entitled "Bunratty Tavern" Sheet XD1.00, A2.00, A2.01, and A6.00 dated May 21, 2012 and lastly revised on August 2, 2012.
August 14, 2012	Development Review Team Notes dated July 2, 2012.
August 22, 2012	Certified List of Abutters.
August 30, 2012	Electronic correspondence from Fire Lieutenant, Paul Jackson to Staff Planner, Jessie Wilson dated August 30, 2012.
September 5, 2012	Memorandum from Town Planner, Jean Delios to CPDC dated September 5, 2012.

- September 10, 2012 Plan Set for CPDC Meeting September 10, 2012, prepared by e-Volution Designs, entitled "Bunratty Tavern" dated May 21, 2012 and lastly revised on August 2, 2012; Sheets include:
X1.00 - Existing Basement and First Plan
A3.01 - Proposed Reflected Ceiling Plan
A2.02 - Proposed Exterior Patio Plan
F-2.01 & A2.01 - Proposed First Floor Plan, Scheme 2
F2.00 & A2.00- Proposed Basement Plan
A4.4 - Proposed Exterior Elevations
- September 10, 2012 Planning Memo (responses from Applicant) received September 10, 2012.

FINDINGS:

1. The Applicant, Eilish Havey and James Havey, seek Site Plan Review Approval from the CPDC under Section 4.3.3 of the Reading Zoning By-Law for an interior tenant fit-up of approximately 7,000 square feet within an existing space located at 622 Main Street. The space is contained in the "MF Charles Building" addressed at 600-622 Main Street.
2. The "MF Charles Building", addressed as 600-622 Main Street had been reviewed pursuant to Section 4.3.3 - Site Plan Review and received a Site Plan Review Decision from the CPDC on April 2, 2012. All conditions stipulated and contained within that decision remain in full effect.
3. It is the finding of the CPDC that the property is zoned appropriately for the proposed restaurant which is an allowed use in the Business-B zoning district according to the Reading Zoning By-Laws. The design is sufficiently developed to provide the basis for the CPDC's determinations regarding the requirements, standards and guidelines of the Section 4.3.3 of the Reading Zoning By-Laws.
4. **Interior Renovations** - The project involves the fit-up for a full-service restaurant. Dining will be contained on the first floor and the kitchen will be located in the basement. The dining room will have seating for 138 patrons in a mix of seating arrangements. The bar will accommodate 24 patrons. In addition to the kitchen area, the basement will contain storage, beer coolers, food coolers, mechanical rooms, employee restrooms, employee locker room and closet, and office area.
5. **Exterior Renovations** - The Applicant is not proposing any exterior façade improvements. Exterior improvements by the Applicant are limited to installation of exterior lighting. All other exterior improvements will be completed by the property owner and in accordance with the approved site plans and Site Plan Decision for the "MF Charles Building" project.
6. **Entertainment** - The restaurant, at times, may have scheduled entertainment which will use floor space within the indoor dining area.

7. **Patio** – The restaurant will include outdoor seating on the patio located within the “courtyard”. The total number of seats on the patio will be 32. Access to the patio shall be from inside the restaurant. It is anticipated the hours of the patio may need to be adjusted to accommodate the needs of current and future residential neighbors. The Commonwealth of Massachusetts Guidelines for Extension of Premises to Patios and Outdoor Areas shall be followed with regard to the usage of the outdoor patio.
8. No outdoor music or loudspeakers are allowed according to Reading’s General By-Laws Section 5.16.
9. **Landscaping:** The Applicant is not proposing any landscaping. All landscaping shall be installed by the property owner and in accordance with the approved site plans and Site Plan Decision for the “MF Charles Building” project.
10. **Hours of Operation:** 11:00 AM – 12:00 AM Monday through Saturday and 12:00 PM to 12:00 AM Sunday
11. **Parking** – The restaurant is exempt from parking requirements. According to Section 6.1.1.1 retail and consumer service establishments located within 300-feet of a public off-street parking facility are exempted from off-street parking requirements.
12. **Building Façade:** The building façade material shall be consistent with what was proposed during Site Plan Review for the “MF Charles Building” as shown on the architectural drawings prepared by Gregory J. O’Connor Associates, Inc., entitled “Northern Bank, Main Street, Reading Massachusetts” Sheets A1.1, A1.2, A1.3, A4.1 and A4.2 dated February 13, 2012 and lastly revised on March 28, 2012.
13. **Awnings** –Decorative fabric awnings will be installed along the Main Street storefront in accordance with the approved site plans and Site Plan Decision for the “MF Charles Building” project. The awnings will be 8-feet from the ground.
14. **Off-Street Loading & Delivery** – The “MF Charles Building” project was approved for one loading space that will accommodate a 30-foot box delivery truck. Deliveries will occur from this designated space. Staff will utilize the delivery corridor to transport deliveries from the loading space. Conditions for off-street loading and delivery are identified in Condition no. 2 for under “After Certificate of Occupancy”.
15. **Trash Removal:** Trash generated from restaurant operations will be removed regularly during operating hours to the designated exterior dumpster area previously approved by the “MF Charles Building” Site Plan Review. Storage of recyclables shall not impede egress.
16. **Dumpster Area:** The exterior dumpster area was previously approved as part of the “MF Charles Building” Site Plan Review as shown on the site plan prepared by Allen & Major Associates, Inc., entitled “MF Charles Building Site Development

and Renovations" Sheet C-2 dated October 20, 2011 lastly revised March 26, 2012. This area shall house wheeled dumpsters for approval by the Board of Health.

17. **Metal Awnings** – The Applicant proposes an alternative canopy design for the courtyard elevation. The "MF Charles Building" project previously approved metal corrugated awnings over the windows and doorways within the courtyard. The approval of the proposed alternative design is subject to CPDC Approval of a Modification request for the "MF Charles Building" project.
18. **Utilities:** All utilities, structures, frames and covers shall meet the Town of Reading standards. As stipulated in the "MF Charles Building" project Site Plan Review Decision, the property owner is responsible to ensuring the electric utility plan is reviewed and approved by the Reading Municipal Light Department (RMLD).
19. **Lighting:** Recessed lighting is proposed at the main entry under the overhang and wall sconces are proposed along the courtyard elevation. The proposed sconce detail deviates from the approved lighting for the "MF Charles Building" Site Plan Review. The approval of the proposed sconce detail is subject to CPDC Approval of a Modification request for the "MF Charles Building" project. All proposed lighting within the courtyard and outdoor patio is consistent with what was approved as part of the "MF Charles Building" Site Plan Review as identified on Sheet C-5 Site Lighting and Electrical Plan contained in the plans prepared by Allen & Major Associates, Inc., entitled "MF Charles Building Site Development and Renovations", dated October 20, 2011 lastly revised March 26, 2012.
20. **Consistency with the 2005 Master Plan** – The Reading Master Plan (adopted February 25, 2006) was the result of several years of work by the Master Plan Advisory Committee. The proposal for the Bunratty Tavern, located at 622 Main Street meets many of the goals and objectives stated in the Master Plan, such as the preservation and the reuse of the town's historic features, improvement and beautification of the downtown and strengthening the economic vitality of the downtown.

CONDITIONS:

Prior to the Issuance of Building Permits and Prior to the Start of Construction:

1. Fire alarm and sprinkler systems for the "MF Charles Building" shall be installed and approved by the Fire Chief in place prior to the issuance of a building permit.
2. Full construction documents must be submitted and approved by the Fire Department. A building permit shall not be issued until the Fire Department approval.
3. The Board of Health shall grant approval before the issuance of a building permit. An application to the Board of Health should be submitted no later than 30-days before the anticipated building permit issuance date.

4. The Owner/ Applicant is responsible for obtaining all other requirements and permits including but not limited to, utility connections, sewer, water, curb cut, street opening and Jackie's Law excavation permits from the Engineering Department (prior to excavation), and Board of Health approvals.
5. Full construction drawings shall be submitted to the Town Planner to ensure consistency with the approved site plans.
6. According to Section 4.3.3.5.6 of the Zoning By-Laws, certification shall be furnished to the Town Planner that the proposal is in conformance with the provisions of the Americans with Disabilities Act (ADA) and the Massachusetts Architectural Access Board (AAB) if applicable.
7. **Pre-Construction Meeting:** The Applicant and contractors shall coordinate with the Town Planner for the scheduling of a pre-construction meeting with Town staff prior to the start of any construction to review these conditions and any and all final construction sequencing, details, and project plans.
8. **Façade:** The building façade shall be substantially as indicated on the architectural plans and elevations approved as part of the "MF Charles Building" project. Plans dated February 13, 2012 lastly revised March 28, 2012 on Sheets A1.1, A1.2, A1.3, A4.1 and A4.2 prepared by Gregory J. O'Connor Associates, Inc. Architects. Any changes to these plans shall have prior approval by the CPDC.
9. The proposed methods of construction relating to the brick work, windows, doors and roof must be consistent with the recommendations issued by the Reading Historical Commission letter dated March 22, 2012 and as approved by the Site Plan Review Decision dated April 2, 2012.
10. **Drainage & Stormwater Management:** The drainage and stormwater management plan for 622 Main Street was approved as part of the "MF Charles Building" project. The building owner is responsible for ensuring conformance with the DEP stormwater regulations and Best Management Practices (BMPs) and Site Plan Review conditions relating to drainage as stipulated in the "MF Charles Building" project Site Plan Review Decision.
11. **Landscaping:** The Applicant is not proposing any landscaping. All landscaping shall be installed and maintained by the property owner and in accordance with the approved site plans and Site Plan Decision for the "MF Charles Building" project.
12. **Lighting:** Recessed lighting is proposed at the main entry under the overhang and wall sconces are proposed along the courtyard elevation. All proposed lighting within the courtyard and outdoor patio is consistent with what was approved as part of the "MF Charles Building" Site Plan Review as identified on Sheet C-5 Site Lighting and Electrical Plan contained in the plans prepared by Allen & Major Associates, Inc., entitled "MF Charles Building Site Development and Renovations", dated October 20, 2011 lastly revised March 26, 2012

13. The Engineering Department shall be notified at least 72 hours in advance to mark Town utilities.
14. All site work shall be inspected by the Engineering Division scheduled at least 36 hours in advance.
15. A construction schedule shall be submitted to the Town Planner, Town Engineer, and Building Inspector prior to the start of construction.

During Construction:

1. Per Zoning By-Laws Section 4.3.3.6.j, construction shall be limited to the hours stated in Section 5.5.8 "Construction Hours and Noise Limits" of the Reading General By-Laws and said hours shall be posted in a conspicuous place at the entrance prior to any work on the site.
2. **Site Inspections:** Town staff or their designee shall have reasonable access to inspect the site to determine compliance with this Decision. All drainage facilities shall be subject to inspection by the Town.
3. Per Zoning By-Laws 4.3.3.6, the Applicant and/or its contractor shall provide during construction complete, full coordination with local officials on making alterations to existing utilities, future utilities on site shall be installed underground, subject to local utility approval.
4. Per Zoning By-Laws Section 4.3.3.6.j, construction activities shall be conducted in a workmanlike manner at all times. Blowing dust or debris shall be controlled by the Applicant through stabilization, wetting down, and proper storage and disposal methods, subject to the approval of the Health Administrator or designee. The Applicant shall ensure that abutting local streets are kept clear of dirt and debris, which may accumulate as a result of construction activities for the Project, and documentation, shall be provided demonstrating ongoing pest management control, subject to the approval of and administration by the Health Administrator.

Prior to the Issuance of a Permanent Certificate of Occupancy:

1. The Applicant shall schedule a meeting with the Building Inspector and Town Planner before a request for a Certificate of Occupancy to review compliance with this decision.
2. Full construction documents shall have been reviewed and approved by the Fire Chief.
3. **Site Lighting:** Per Zoning By-Laws 4.3.3.6.e., the patio lighting shall be fully shielded with cut-offs to prevent glare onto abutting properties. All site lighting visible from abutting residential properties except for emergency or security lighting shall be extinguished at the close of business.

4. **Signage:** No signage is approved by this decision. In the event a Master Signage Plan has not been submitted by the property owner of 600-622 Main Street – the MF Charles Building and subsequently approved by the CPDC, the Applicant must receive a Certificate of Appropriateness (COA) from the CPDC prior to applying for a sign permit with the Building Inspector. All signage must comply with Section 6.2 of the Reading Zoning By-Laws.
5. **Rooftop Mechanicals:** Any proposed or future rooftop mechanicals, or exterior building equipment, shall be fitted with sound control devices or screening that mitigates the equipment noise. The equipment shall be set back from building facades so that it is not visible from street views, screen from view behind parapets enclosed within architectural elements that integrate it into the building design.
6. **Façade:** The building façade shall be substantially as indicated on the architectural plans and elevations approved as part of the “MF Charles Building” project. Plans dated February 13, 2012 lastly revised March 28, 2012 on Sheets A1.1, A1.2, A1.3, A4.1 and A4.2 prepared by Gregory J. O’Connor Associates, Inc. Architects. Any changes to these plans shall have prior approval by the CPDC.
7. **Landscaping:** The landscaping shall be installed and maintained by the owner of 600-622 Main Street as approved for the “MF Charles Building” Site Plan Review as shown on the landscape plan prepared by Allen & Major Associates, Inc., entitled “MF Charles Building Site Development and Renovations” Sheet C-6 dated October 20, 2011 lastly revised March 26, 2012.
8. **Trash Removal:** Trash generated from restaurant operations shall not be stored in a trash room and will be removed regularly during operating hours to the designated exterior dumpster area previously approved by the “MF Charles Building” Site Plan Review. Trash will not be stored within the restaurant.
9. **Recycling:** Provisions for recycling will be located in the dumpster enclosure area as previously approved by the “MF Charles Building” Site Plan Review. The recycling container shall be maintained as required by the Board of Health Regulations.

After Certificate of Occupancy:

1. **Lighting:** All building lighting shall comply with the dark sky initiatives (light shall shine down only) with the light source being fully shielded (with cutoff shields) so that no lighting or glare spills onto abutting properties. All exterior lighting is considered to be security lighting and therefore may be illuminated by photocells and not required to be extinguished at the close of business.
2. **Off-Street Loading and Delivery:** No delivery trucks shall queue within the 15-foot right-of-way, nor shall delivery trucks queue within the primary way of travel between the Woburn Street access and the Haven Street access. If the method for

loading and delivery becomes problematic, the Applicant will be required to provide delivery schedule and/or an alternative loading and delivery plan to the Town Planner for review and approval.

3. **Snow Removal:** Snow will be removed by the owner of 600-622 Main Street and/or its contractor. There shall be no snow storage on-site. Egress from the basement shall be maintained.
4. **Trash Removal:** Disposal of the trash collected in the dumpster area is the responsibility of the owner of 600-622 Main Street as approved for the "MF Charles Building" Site Plan Review. As part of that approval the trash removal schedule may require adjustments upon the future development and occupation of the remaining vacant spaces within the MF Charles Building located at 600-622 Main Street.
5. **Entertainment** - The restaurant, at times, may have scheduled entertainment which will use floor space within the dining area. Entertainment performances shall remain indoors and music shall not be amplified outside. Seating may be re-arranged to accommodate entertainment performances, compliance with bar seating allowances must be maintained.
6. **Fire/Public Safety:** Outdoor storage on the patios and common spaces shall meet the state building and fire code requirements at all times.
7. The Applicant shall ensure daily that patio area remain clear of debris, trash and maintained in orderly fashion.
8. **Public Access/Pedestrian Connection** - The "MF Charles Building" Site Plan Review approved a 5-foot sidewalk within the courtyard. This walkway is to remain free and clear to provide safe access between the rear parking lot and Main Street.

Modifications/Revisions - Plan Changes after Approval by the Approving Authority:

Contemplated future changes to the plan approved hereby shall be presented to the Community Planning & Development Commission, the Zoning Enforcement Officer/ Building Inspector, or other relevant Town Boards or staff prior to implementing proposed changes.

1. Minor Modification: Changes that do not substantially alter the concept of the approved Plan in terms of the qualities of the specific location, the proposed land use, the design of building form and approved building details and materials, site grading or egress points. Including but not limited to small changes in site layout, topography, architectural plans, landscaping plan, traffic circulation, parking, lighting plan, signage, open space or other criteria set forth in Section 4.3.3.6. Request for minor modification approval for future changes shall be reviewed by the Town Planner who by administrative approval, may grant approval for the Minor Modification. At the determination of the Town Planner, the applicant may be required to present the proposed changed to the CPDC for approval.

2. Major Modification: Substantial additions, deletions or deviations from the approved plan. Include by not limited to large changes in site layout, topography, architectural plans, landscaping plans traffic circulation, parking, lighting plan, signage, open space or other criteria set forth in Section 4.3.3.6. (Note: Approval of the major modification shall be grounds for reconsideration of the Site Plan application. Denial of proposed major modifications shall not invalidate the Site Plan in conformance with the previously approved Plan).

Signed as to the accuracy of the vote as reflected in the minutes:

 9/13/12

Jean Delios, Community Services Director/Town Planner

Cc: Applicant, Town Clerk, Building Inspector, Town Engineer, Health Department, planning files