

TOWN OF READING

REQUEST FOR CERTIFIED ABUTTERS LIST

SUBJECT PROPERTY:

Address: 622 MAIN STREET READING, MA

Assessors' Map Number: 22 Lot Number: 1

APPLICANT/AGENT:

Name: EILISH AND JAMES HAVEY

Address: 422 PARK STREET, NORTH READING

Telephone: 617-861-5744 Email: EILISHHAVEY@AOL.COM

Board or Commission for which this request is made (check all that are applicable):

Zoning Board of Appeals:

- Variance
- Special Permit
- Appeal

Community Planning and Development Commission:

- Site Plan Review
- Special Permit
- Subdivision

Conservation Commission:

- Request for Determination
- Abbreviated Notice of Resource Area Delineation
- Notice of Intent

Applicant/Agent Signature: _____ Date: 08-13-12

The Assessors' office may require up to three weeks in order to process and approve this request.

Authorized Signature: _____ Date: _____
Department of Community Services



Bunratty tavern

e-Volutions Designs:



622 Main Street, North Reading MA

Project Narrative

Located at 622 Main Street, North Reading, MA Bunnratty Tavern is a single story (3,400 s.f. +/-) existing structure that has been rehabbed to represent its historic stature. The present vacant space will be rehabbed into a new tavern.

The upper floor will consist of open space designated for various seating and table configurations. As you enter the main entrance to the left will be a lounge area with movable seating for different configurations. To the right will be more traditional types of seating, tables and chairs.

Continuing to the rear of the Tavern, on the left, there will be an extensive bar area that will accommodate xx patrons. Bookending the bar is a staff/ wait station to service the open space seating. There are several areas for storage located on the first floor as well as two separate bathrooms for men and women (One Men's room, One Ladies Room) for a total of Seven fixtures. There is a stairwell that allows interior access from the basement floor to the first floor and vice versa. This will accommodate the "trucking" of food from the kitchen to the open space seating on the first floor.

This will also allow the stocking of the bar and trash removal from waste generated by patrons.

The basement level is only accessed by staff of the Tavern. The kitchen, trash room, janitorial room, admin office, employee bathroom (and lockers), coolers, dry storage, and delivery corridor all reside in the basement level. The basement level also has a second means of egress directly to the exterior of the building via a rehabbed stairwell at the middle of the building.

e-Volutions Designs

30 Newbury Street
Boston, MA 01833

www.e-evolutionsdesigns.com p:781.526.0430

UTILITIES

The building will be serviced by municipal water and sewer. The existing domestic water connections are to be maintained. The existing sanitary sewer connections will be maintained, except for the proposed kitchen waste, which will be routed through a proposed grease trap prior to connecting to the existing sewer within Haven Street.

SEATING

Will Accomodate 194 people

HOURS OF OPERATION

Bunnratty Tavern will be open from 11:00am-12:00am M-Sat and 12:00pm – 12:00am Sundays

MEANS OF EGRESS

One main entry to upper floor to/ from Main Street

Two secondary entry/ exits to the side of the building to/ from the patio

One means of egress to/ from the basement level at the Patio side of building.

One means of egress to/ from loading dock area at rear of building the building.

Rendered Perspective

Phasellus iaculis neque nec risus. Morbi magna diam, elementum sit amet, commodo id, condimentum sit amet, felis. Aliquam aliquam sem vel sem. Vestibulum vel leo. Donec elementum, lorem non semper adipiscing, dui erat congue urna, sed venenatis eros lectus sit amet



Project Narrative continued...

LIGHTING

New additional lighting at the main entry and patio side of the new building.

Recessed lighting at the underside of the reconstructed over hang at the entry.

Patio: All proposed fixtures are full "cut-off", dark sky compliant luminaries (See Proposed Site drawing C-)

All lighting in the interior of the building will be of incandescent lights

EXTERIOR SIGNAGE

Font style will be "UNCIAL" and Lit from over head by using gooseneck lighting (See EXHIBIT A). Signage occurs at Main Street Location as well as Patio side. (See Rendering Exhibit-x and Elevation 10 on A-4.00)

TRASH REMOVAL

Trash will be removed from the premises from the trash room to an exterior location which houses dumpster carts that are stored with in the enclosed rear courtyard of the building.

NEW SITE IMPROVEMENTS

Visually upgrade and improve the existing conditions to attract visitors and locals to use the Patio and Restaurant Patio



EXHIBIT "A"

e-Volutions Designs

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Program

First Floor

- Lounge Area
- Bar
- Dry Bar Area
- Men's Room
- Women's Room
- Storage
- Serving Counter

Exterior Patio

- Outdoor Seating

Basement Floor

- Kitchen Area
- Trash Room
- Prep Area
- Employee Bathroom
- Mechanical Room (2)
- Linen Room
- Beer Cooler
- Dry Goods Storage
- Walk in Cooler

Seat Count

DEUCE (BOOTH)	52
QUAD (TABLES)	56
HIGHTOP SEATING	12
LOUNGE SEATING	12
SIX TOP BOOTH	6
OUTDOOR PATIO	32
BAR	24
TOTAL S.F.	194

EXTERIOR PATIO RENDER





Town of Reading

16 Lowell Street
Reading, MA 01867-2683
Phone: 781-942-9012
Fax: 781-942-9071
Email: jdeslios@ci.reading.ma.us

Community Planning and Development Commission

APPLICATION AND REQUIREMENTS

Site Plan Review Section 4.3.3 of the Reading Zoning By-Laws

Applicability: The following types of activities and uses require site plan review by the CPDC:

- a. Construction, exterior alteration or exterior expansion of, or change of use within an institutional, commercial, industrial, or multi-family structure with four or more dwelling units;
- b. Construction or expansion of a parking lot for an institutional, commercial, industrial, or multi-family structure or purpose.

Exemptions: Site plan review shall not be required for the following:

- a. The construction is solely for the maintenance or repair of the existing structure;
- b. The construction, expansion or alteration of a building or structure does not exceed five hundred (500) gross square feet, or such alteration involves only interior renovation of less than two thousand (2,000) gross square feet;
- c. The construction, expansion or alteration only involves the modification of internal electrical, plumbing or mechanical systems.

Procedures: Applicants for site plan approval shall submit fourteen (14) copies of the site plan to the CPDC for review, and within three (3) days thereafter request a determination from the Town Planner on completeness of application. The Town Planner shall make a determination of completeness within thirty (30) days of receipt of such application.

Property Address 622 Main Street Assessor Map 22 Lot 1

Name of Applicant Eilish M Havey and James Havey

Address of Applicant 422 Park Street, North Reading

Email address eilishhavey@aol.com

Phone/Fax numbers 617-861-5744

Name of Owner (if not applicant) APPLICANT

Address _____

Email _____

Phone/fax _____

Name of Engineer BRIAN JONE, P.E.
Firm ALLEN & MAJOR ASSOCIATES, INC.
Address 100 COMMERCE WAY, WOBURN, MA 01801
Email BJONES@ALLENMAJOR.COM
Phone/fax 781-935-6889 FAX 781-935-2896

Name of Attorney Christopher Latham
Firm Latham and Latham
Address 643 Main Street Reading
Email _____
Phone/fax 781-944-0505

Name of Architect COURTENAY DEAN WALLACE
Firm e-evolutions Designs
Address 40 North Street, Georgetown, Ma 01833
Email cdwallace@e-evolutionsdesigns.com
Phone/fax C:781-526-0430 P/F:978-234-7592

Current Use of the property: _____

Proposed Use of the Property RETAIL/COMMERCIAL/Restaurant

Brief Description of Project Located at 622 Main Street, North Reading, MA Bunratty Tavern is a single story (3,400 s.f. +/-) existing structure that has been rehabbed to represent its historic stature. The present vacant space will be rehabbed into a new tavern. The upper floor will consist of open space designated for various seating and table configurations. As you enter the main entrance to the left will be a lounge area with movable seating for different configurations. To the right will be more traditional types of seating, tables and chairs. The basement level is only accessed by staff of the Tavern. The kitchen, trash room, janitorial room, admin office, employee bathroom (and lockers), coolers, dry storage, and delivery corridor all reside in the basement level. The basement level also has a second means of egress directly to the exterior of the building via a rehabbed stairwell at the middle of the building.

Estimated construction cost of the project \$ 200,000.00

Proposed **Size (SF)** 7080+/- **Lot size** _____ **# parking spaces provided** N/A

List other Permit Requirements (list date of application thereof):

Conservation Commission _____

Zoning Relief _____

Public Works _____

Board of Selectmen _____

Board of Health _____

Historical Commission _____

State Permits: DEP _____

MHD _____

Other _____

21E filing _____

List of all easements, liens, mortgages, restrictions, or other encumbrances: _____

CERTIFICATIONS

The undersigned hereby certifies:

1. That fourteen (14) complete copies of this application and all attachments have each been enclosed in one envelope, have been delivered to the Community Services Department, and have been marked as follows:

One each to:

**Town Engineer
Municipal Light Department
Fire Department
Police Department**

**Building Inspector
Conservation Commission
Health Department**

Two each to:

Town Planner

Five each to:

CPDC

In addition, one (1) full copy is to be delivered by the Applicant to the Board of Health, as a separate but related filing; the Applicant is then to deliver a receipt from the Board of Health to the Town Planner;

2. That he/she has delivered to the Town Planner a certified check for the required Application Fee in the amount of \$_____;

3. That he/she understands and hereby agrees that, in addition to the Application Fee identified in Paragraph 2 above, if the Community Planning and Development Commission, in the course of its review of this application, determines at its sole and absolute discretion that review of all or any part of this proposed project by (an) outside, independent consultant(s) of the Commission's sole choosing is necessary for proper evaluation of this project or its possible effects on any matter of public interest, that he/she shall immediately provide to the Department of Community Development of the Town of Reading (a) certified checks(s) payable to the consultant(s) in an amount equal to the estimated cost of the consultant services, and that he/she further understands and hereby agrees that the Town of Reading shall issue no Certificate of Occupancy for this project until any and all such consultant fees which have been duly imposed subject to Site Plan Review Rules and Regulations have been paid in full;

4. That he/she understands and hereby agrees that no Building Permit shall be issued by the Town of Reading until this Application is approved or approved with modifications and/or conditions, that no Certificate of Occupancy shall be issued until the project has been duly certified as completed in full accordance with approved plans, or has been bonded to the Town by the Applicant to guarantee such completion, and that the subject property shall not be occupied or used until said Certificate of Occupancy is issued, or such bonding provided;

5. That he/she understands and hereby agrees that pursuant to law, notification of this Application and required public hearing(s) must be placed in a local newspaper at the Applicant's expense.

Applicant's signature_____Date:_____

=====

This application is authorized for filing with the Town Clerk:

Town Planner, as Clerk to CPDC_____Date:_____

PLANS SUBMISSION (14 copies plus digital format)

Preparation of Plans: Applicants are invited to submit a pre-application sketch of the proposed project to the CPDC and to schedule a comment period at a regular meeting of the CPDC. Site plans shall be submitted on 24-inch by 36-inch sheets, or larger if necessary for clarity. Plans shall be prepared by a registered professional engineer, registered land surveyor, architect or landscape architect, as appropriate. Dimensions and scales shall be adequate to determine that all requirements are met and to make a complete analysis and evaluation of the proposal.

Pre-application sketch (optional) _____

Size/Scale of Drawings _____

Locus Plan (at 1"=400', or larger if necessary to show clarity, showing location of property to surrounding area) o

At 1"=40' scale or larger if necessary to show clarity, showing location of property to surrounding area:

Existing Conditions Plan

- Grading
- Drainage
- Utilities
- Landscaping
- Impervious surfaces
- Structures
- Resource Areas
- Vegetation
- Ownership of direct abutters

Proposed Site Layout Plan

- Lot boundary
- Structures
- Access drives, connections to street(s)
- Parking/Loading areas (include parking compliance calculation)
- Fencing (include detail)
- Walls (include detail)
- Walkways (include detail)
- Outdoor lighting (include specification)
- Trash receptacle

Grading and Drainage Plan

- 2' contour intervals, spot grades as necessary
- stormwater management locations
- resource area delineation
- floodplain area
- limit of work delineation
- erosion control

Utility Plan

- Sewer
- Water
- Hydrants/fire alarm
- Electric

Architectural Plans

- Floor plans
- Elevations
- Color rendering

Landscape Plan

- Limit of Work delineation
- Existing vegetation proposed to saved and/or removed
- Plant List with key to plan
- Screening
- Parking lot
- Street trees
- Snow storage area
- Recreation area
- Open space area
- Resource area delineation
- Detention/Retention areas

Narrative on phasing of construction, estimated commencement and completion of project
 Project Shall Commence Construction upon issuance of building permit. The duration of Construction
 is anticipated to be completed within four(4) months.

Site control/permission to pursue permits o

Drainage calculations/Compliance with DEP Stormwater Management Regulations o

Narrative on Project Impacts:

Municipal services
 SEE ATTACHED NARRATIVE
