



TOWN OF GROVELAND

2024 MAR -7 PM 12: 02

TOWN CLERK
RECEIVED/POSTED

Town of Groveland | Planning Department
183 Main Street Groveland, MA 01834

SPECIAL PERMIT APPLICATION

Applicable Special Permit

MGL c. 40A, Section 9. Zoning ordinances or by-laws shall provide for specific types of uses which shall only be permitted in specified districts upon the issuance of a special permit. Special permits may be issued only for uses which are in harmony with the general purpose and intent of the ordinance or by-law, and shall be subject to general or specific provisions set forth therein; and such permits may also impose conditions, safeguards and limitations on time or use.

INFORMATION

APPLICANT

Name: Rod Rivera
Address: 87 Beach Street Malden, MA 02148
Phone: 781-389-2901 Email: rodshomeimprovement@yahoo.com

CONSULTANT

Firm: _____ Project Engineer: _____
Phone: _____ Email: _____

OWNER

Name: Compass Realty Trust
Address: 6 Foster Street Wakefield, MA 01880
Phone: 781-389-3019 Email: na

LOT DETAILS

of Years of Ownership: DONE Zoning District: B
Assessors: _____ Registry of Deeds
Map & Lot _____ Book and Page: 34419/399

SCOPE OF WORK

Give a brief summary of the nature of the project.

For more than 40 decades, it has operated as a restaurant, and now we aspire to establish both a
restaurant and a sports bar.

SIGNATURES

The undersigned owner or authorized agent hereby applies for a permit in accordance with all statutes, laws, and by-laws of the Commonwealth of Massachusetts and the Town of Groveland. It shall be the responsibility of the applicant to furnish all supporting documentation with this application. The applicant shall be responsible for all expenses for filing and legal notification.

The application hereby agrees to permit inspection to confirm construction as per plan during ordinary business hours by the Planning Board or its agent. The Planning Board reserves the right to hire a consultant at the applicant's expense if deemed necessary to further review plans or supporting data (M.G.L. c.44 Sec 53G).

Failure to comply with the application requirements, as cited herein and in the Planning Board Rules and Regulations may result in a dismissal by the Planning Board of this application as incomplete.

The applicant certifies that all the information and attachments submitted are true and correct.

Rod Rueda
Applicant's Signature

Don Swansby
Owner's Signature

ROD RUEDA
Applicant's Name Printed

Don Swansby
Owner's Name Printed

3/3/2024
Date

3-6-24
Date

**Rod's Home Improvement and Design
97 Beach Street
Malden, MA 02148**

Construction supervisor and designer, Rod Rivera
Lic # 082273
Tax ID # 26-0309650

2/24/2024

Developing Potential Parking Reduction Narrative:

Regarding: 6-8 ELM PARK

Operational Information and type of business,

I am writing to formally request permission to develop a potential business in a space that was previously occupied by a pizza shop for approximately 40 years. Currently vacant, we aspire to transform this space into a sports bar and family restaurant, offering a welcoming environment for patrons to dine in and enjoy various sporting events.

Our proposed hours of operation are as follows:

- Sunday to Thursday: 11:00 am to 10:00 pm
- Friday and Saturday: 11:00 am to 12:00 am

Staffing requirements for the establishment would include two kitchen employees, two individuals for the bar area, and one server, totaling five staff members. Additionally, based on our new design layout, we aim to accommodate approximately 42 patrons.

Our business endeavors align with fostering a sense of community by hosting gatherings for friends and families during lunch, dinner, and special occasions. Furthermore, we aim to provide a space where patrons can come together to enjoy cocktails and watch sporting events.

In light of our plans, we kindly request your approval for this venture and any necessary considerations regarding parking requirements. We are committed to adhering to all regulations and ensuring minimal disruption to the surrounding area.

Parking Reduction

I am writing to formally request a parking space deduction for our proposed new establishment, located at 6-8 Elm Park. As per the original site plan, there are currently nine parking spaces in front of the building and ten at the rear.

According to the Town of Groveland bylaw, establishments such as ours are required to provide one parking space per four seats. With an average seating capacity of 42 seats, this would necessitate a total of 16 parking spaces.

However, given our commitment to maximizing space efficiency and considering the limitations of our current site layout, we kindly request a deduction of four parking spaces, allowing us to operate with six parking spaces in total.

We assure you that we have carefully considered the parking needs of our patrons and have implemented measures to mitigate any potential impact on parking availability in the area. Additionally, we are exploring alternative transportation options to encourage our customers to utilize public transit, carpooling, or other eco-friendly means of transportation.

We believe that granting this parking space deduction will enable us to establish a thriving business that contributes positively to the community while ensuring compliance with local regulations.

Parking Required

Off-street parking requirements in Residence Districts, Business and Industrial Districts shall be as set forth in the following parking requirements table. For business, commercial, and industrial uses, a minimum of one parking space per employee is required, plus additional spaces listed in the table below. For businesses with multiple shifts, the number of employees is calculated as the number of employees for the two largest shifts. The minimum number of non-employee parking spaces is two. Required parking shall be provided on the same lot as the main use it is to serve, except as allowed in § **50-9.2**

Parking Requirements for Various Types of Developments:

- Dwelling:
 - 1 per dwelling unit with 1 or fewer bedrooms
 - 2 per dwelling unit with 2 or more bedrooms
- Hotel or motel:
 - 1 per room plus 1 per 250 square feet of public meeting area
- Bed-and-breakfast:
 - 2, plus 1 per guest unit
- Assisted living; nursing home; group home; rest home:
 - 1 per 2 beds
- Educational/Schools:
 - Nursery/Child care: 1 per 250 square feet of floor area
 - Elementary/Middle/Junior: 1.2 per employee
 - High school: 0.25 per student
 - College and university: 1 per 250 square feet of floor area
- Retail:
 - Small: 1 per 250 square feet of floor area
 - Large: 1 per 250 square feet of floor area
- Bank:
 - 1 per 200 square feet of floor area
- General business or professional office; personal service establishment:
 - 1 per 300 square feet of floor area
- Libraries, museums, art galleries:
 - 2.5 per 1,000 square feet of floor area
- Medical or dental office:
 - 4.3 per 1,000 square feet of floor area
- Restaurant:
 - 1 per 4 seats
- Restaurant, drive-through:
 - 1 per 70 square feet of floor area
- Religious; lodge or club; civic center or other place of assembly:
 - 1 per 75 square feet of assembly area or 1 per 4 seats, whichever is higher
- Motor vehicle, general and body repair:
 - 1 per each service bay

- Motor vehicle light service:
 - 2 per service bay
- Mixed use:
 - Sum of various uses computed separately
- Transport terminal:
 - 1 per 250 square feet devoted to office use plus 1 per company vehicle operating from premises
- Animal hospital/groomer/commercial kennel:
 - 1 per 250 square feet of floor area
- Industrial:
 - 1 per 2,000 square feet net floor area for the first 20,000
- Commercial indoor and outdoor recreation facilities/municipal facilities:
 - 1 per 75 square feet of assembly area or 1 per 4 seats, whichever is higher
- Marina: commercial site parking for moored, docked, and trailered boats, including charter boats and boats carrying passengers for hire:
 - 0.7 per crew member and passenger of a charter boat or boat carrying passengers for hire that embark from the site; 1 trailered boat space and 0.6 space per trailered boat
- Theater:
 - 1 per 4 floor seats
- Any use permitted in this bylaw not in this table:
 - To be determined by the Planning Board

Dear [Board Members/Planning Board],

I, Rod Rivera, acting as the manager of the proposed new establishment and on behalf of the owner, humbly request the board's consideration of our business proposal. Our endeavor aims to contribute positively to the city by fostering opportunities for families to come together and enjoy authentic cuisine and cocktails.

We firmly believe that our establishment will not only serve as a place for dining but also as a hub for creating lasting memories and strengthening community bonds. Our vision extends beyond mere business; we aspire to establish a long-term presence that enhances the overall enjoyment and quality of life for residents and visitors alike.

We are committed to adhering to all regulations and requirements set forth by the board and are eager to collaborate with the city to ensure that our establishment aligns with the community's values and goals.

Thank you for your time and consideration. We eagerly anticipate the opportunity to contribute positively to the city's cultural and culinary landscape.

Sincerely,

Rod Rivera

X
