

# TOWN OF MEDFIELD

Office of the

## PLANNING BOARD

TOWN HOUSE, 459 MAIN STREET  
MEDFIELD, MASSACHUSETTS 02052-2009

(508) 906-3027  
(508) 359- 6182 Fax

### CHANGE OF USE DETERMINATION BY THE PLANNING BOARD FOR NONRESIDENTIAL USES

#### § 300-14.12. Site plan approval by Planning Board.

A. No building, except a single-family dwelling, shall be constructed or expanded in ground area, no residential use shall be changed to a nonresidential use, and **no nonresidential use shall be changed to another, substantially different, nonresidential use except in conformance with this § 300-14.12. For the purposes of the preceding sentence, it shall be the Planning Board which makes the determination whether a proposed nonresidential use is substantially different from the existing nonresidential use.**

**PROPOSED USE/BUSINESS NAME:** RIBPUBLIC BBQ LLC

#### PLEASE PROVIDE THE FOLLOWING INFORMATION:

Applicant name:	David Costabile
Contact info (email address, phone number):	<a href="mailto:dave@ribpublicbbq.com">dave@ribpublicbbq.com</a> phone: (774-458-8227) mobile: (401) 595-4951
Location and unit number:	70 North Street (Parking Lot)
Prior use of space:	3-4 parking spaces
Hours of operation:	1-2 days a week off hours (mainly weekends for a couple hours between 12-7PM. Possibly one weekday evening from 5-7PM)
Number of employees (including owner/manager etc.):	1 Full time (owner)
Total number of parking spaces for the site & Number of parking spaces dedicated to your unit:	Currently 14 total spaces (plus 1 Handicap space). 3-4 spaces to be used by vending unit.
Is that adequate for owner, employees and customers?	Most tenants will be closed for business during my proposed time of establishing a vending unit, thus not having an impact on required parking capacity for current tenants.
Are any exterior renovations proposed?	None
Are any interior renovations proposed?	None
What is the noise that is generally associated with your proposed use? Would it disrupt neighboring units?	Next to no additional noise. May possibly need inverter generator for heating unit or lights which operates at volume of normal conversation (52 dBA)
Do you anticipate that your use or ancillary traffic or deliveries will impact any surrounding neighborhoods?	No. Only impact would be minimal smoke emissions from smoker (similar to a residential chimney).
Do you have existing signage locations on the building or free standing sign?	No existing signage. Possibly use temporary free standing A-Frame sign in front of building during vending time (removed when not operating at location)
Do you need other approvals (i.e. ZBA, Board of Health or Board of Water & Sewerage)	No. Already permitted by BOH. Approval also received from property owner, Robert Borrelli, for use of location.

Ribpublic BBQ LLC (d.b.a. Ribpublic BBQ)

About Us: Ribpublic BBQ is a mobile catering business, wholly owned by Medfield resident, Dave Costabile. We are permitted in the town of Medfield as a Mobile Food Unit (Permit# Mob2018-04). We are also permitted in Norwood (#100793) where we operate out of our Commercial kitchen located at 500 River Ridge Drive, Norwood.

Scope of Request: Seeking determination from the Planning Board to allow setup of temporary vending station (description below) to sell and distribute food product in parking lot of 70 North Street. Ribpublic BBQ has already received approval from property owner, Robert Borrelli. Vending will mainly be on Saturday and/or Sundays for a few hour intervals between 12-7PM and a possibility of off hours for after-work pickup of dinners one night during the week when majority of businesses in the building are closed.

Hours of current tenants of 70 North Street:

Be Charmed: M-F: 10-7PM  
Sat: 10-5PM  
Sun: 11-5PM

Capsule: Sun- Mon: CLOSED  
Tues- Sat: 10-5PM

Silver Pine Capital: M-F: 9-5PM (not confirmed)

Kimberly Solo: Always open (by appointment)

Details of vending station: A 20' x 10' canopy tent to be setup on days of distribution. Within tent will be temporary tables, Cambro and cooler units to keep food at proper temperatures, Other items required by BOH for mobile vending units (i.e., hand washing station, trash receptacle, utensils, etc..). A smoker trailer measuring approximately 5'x 17' will also be present and located behind the canopy tent. All items brought are easily assembled upon arrival and disassemble and removed upon completion of vending (including trash).

Traffic/parking impact: Impact should be minimal, if any on current traffic in the area. As we will be only serving as a "take-out/pickup" business, parking within the 70 North Street property should be very short term and intermittent. No changes to the parking lot configuration (increases) would be necessary. There will be a reduction of approximately 3 spaces, leaving approximately 11 spaces vacant and available.

Impact on neighbors: There is barely a negligible impact on neighbors as traffic is expected to be minimal. Smoke from smoker trailer is minimal and resembles that of a typical residential chimney, firepit or outdoor grill. If needed for lighting, we only use extremely low-noise/double insulated inverter generators that reduces sound output to only 52dBA (approximately the volume of normal conversation or a clothes dryer.)

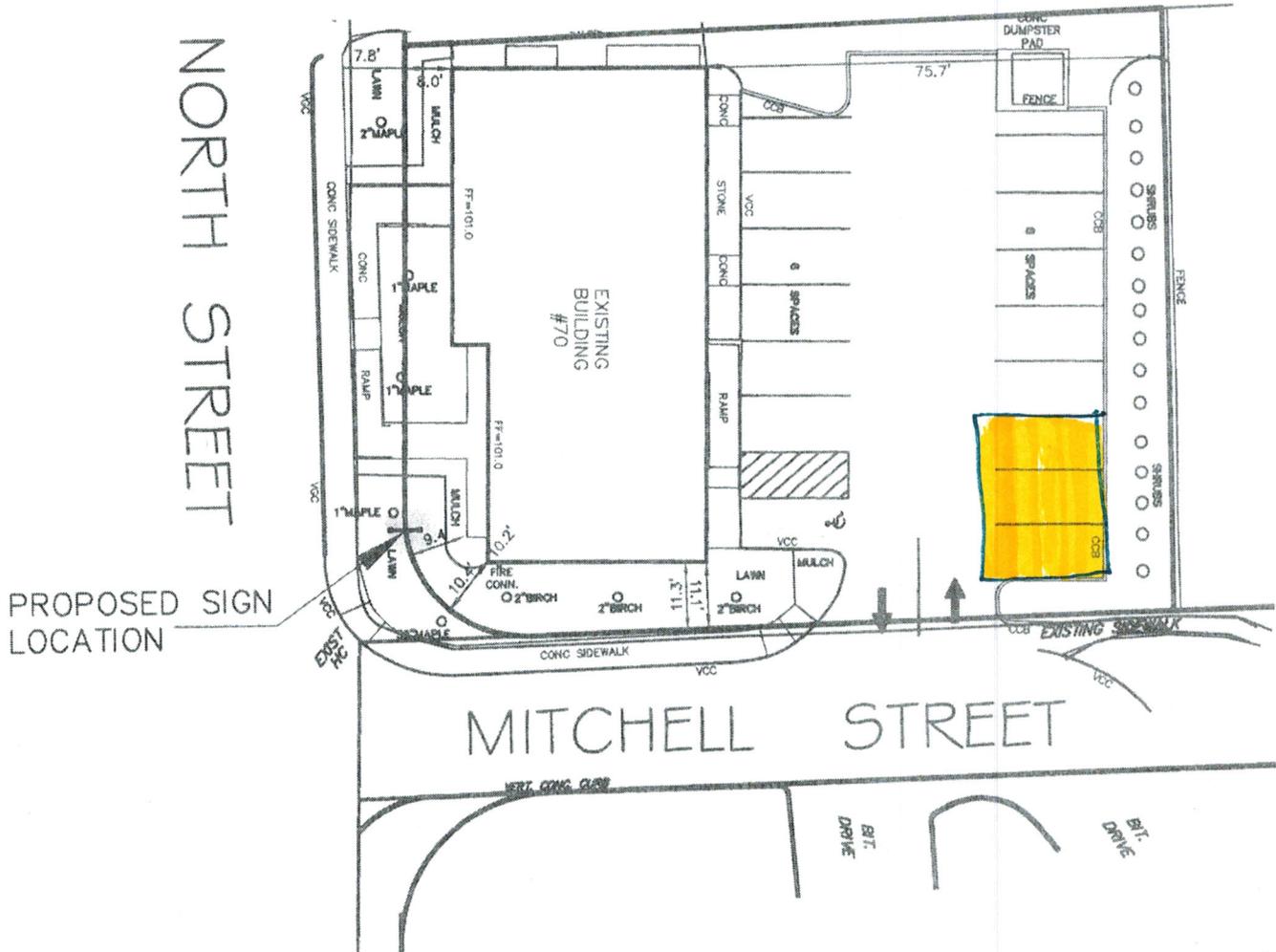
Renovations to Current Property: none needed

ALLOWABLE SIGN AREA: (Building 80' Along North St.)

1st Floor:  $10 \times \sqrt{80} = 89$  s.f.

2nd Floor:  $5 \times \sqrt{80} = 44$  s.f.

Total Area Allowed = 133 s.f (Tot both sides)



**GLM** Engineering Consultants, Inc.

19 EXCHANGE STREET  
HOLLISTON, MA 01746

P: 508-429-1100

[www.GLMengineering.com](http://www.GLMengineering.com)

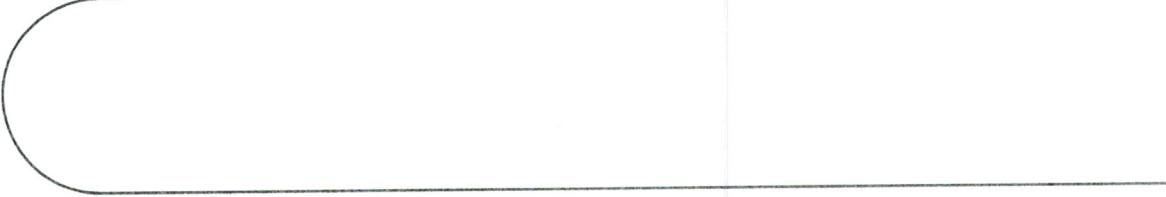
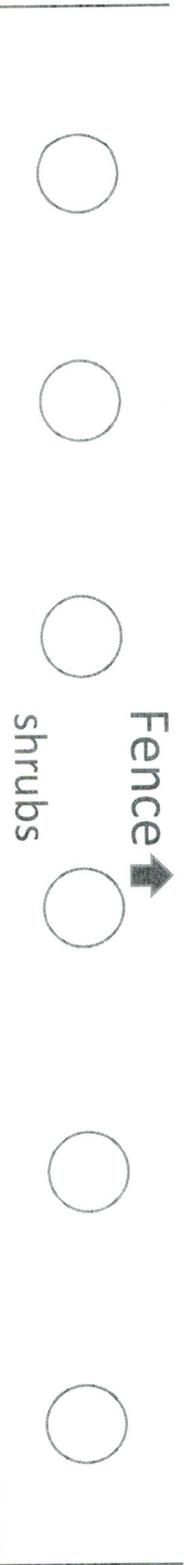
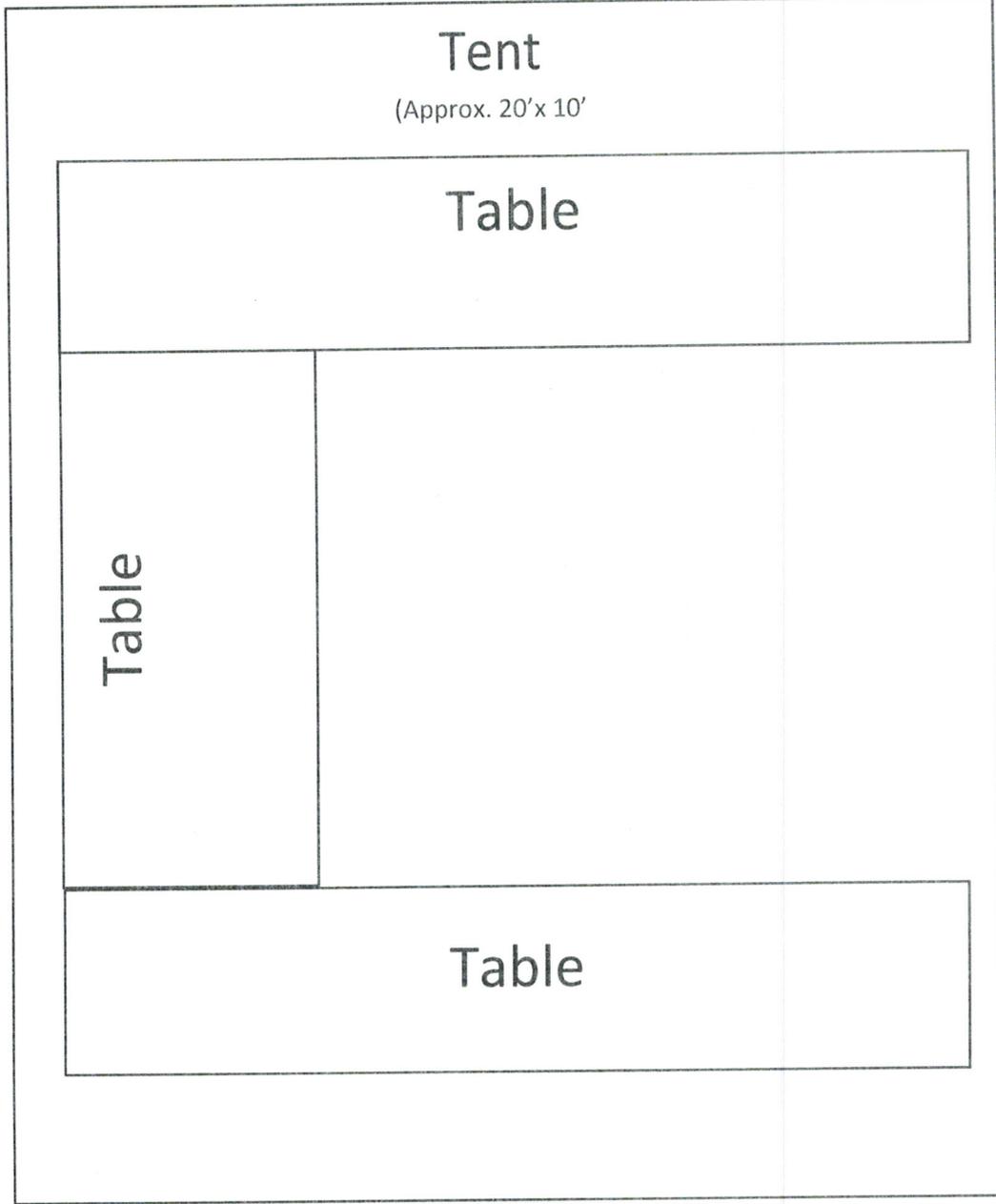
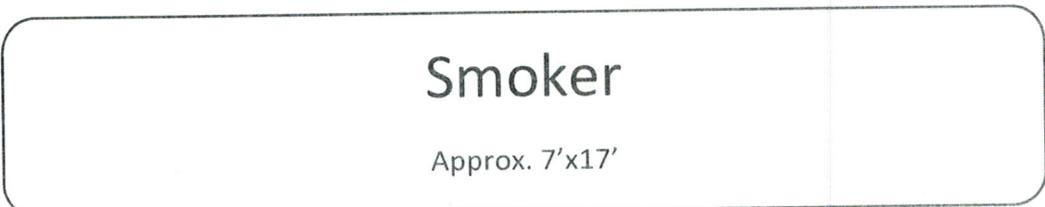
Proposed Sign Plan  
70 North Street  
Medfield, Massachusetts

February 3, 2017

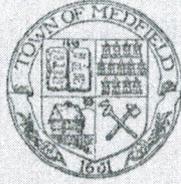
JOB # 15,225

Tent and smoker layout within 3-4 parking spaces

70 North Street, additional  
parking spaces and building  
←



Mitchell Street



*Town of Medfield ~ Board of Health*

***Permit to Operate a Mobile Food Unit***

In accordance with regulations promulgated under the authority of Chapter 101, Section 16A and Article X of the Massachusetts General Laws, a permit is hereby granted to:

***David Costabile dba Ribpublic BBQ***  
*7 Boiling Spring Avenue, Medfield, MA*

to operate a mobile food unit, in and around the Town of Medfield.

*Marcia Cigler*  
*Carol Beal*

*Board of Health*

*Permit # Mob2018-04*  
*Permit expires: October 1, 2019*

***Non-Transferable ~ Post Conspicuously***



# TOWN OF NORWOOD BOARD OF HEALTH

Commonwealth of Massachusetts

## PERMIT TO OPERATE A FOOD ESTABLISHMENT

NUMBER:  
100793

FEE  
\$150.00

DATE: January 1, 2019

IN ACCORDANCE WITH REGULATIONS PROMULGATED UNDER AUTHORITY OF CHAPTER 94, SECTION 305A AND CHAPTER 111, SECTION 5 OF THE GENERAL LAWS A PERMIT IS HEREBY GRANTED TO:

RIBPUBLIC BBQ LLC  
DBA: RIBPUBLIC BBQ

WHOSE PLACE OF BUSINESS IS:

500 RIVER RIDGE DRIVE  
NORWOOD, MA 02062

PRIMARY BUSINESS: FOOD SERVICE/CATERER  
SECONDARY BUSINESS:  
SEATING CAPACITY: ---  
SQUARE FEET: SQ FT

TO OPERATE A FOOD ESTABLISHMENT IN NORWOOD

PERMIT EXPIRES: DECEMBER 31, 2019

NORWOOD BOARD OF HEALTH

SIGALLE REISS

**PERMITS NON-TRANSFERABLE**