



PLANNING BOARD
DOVER, MASSACHUSETTS

TOWN OF DOVER
RECEIVED

2015 JUN 11 P.12: 23

TOWN CLERK

APPLICATION FOR SITE PLAN REVIEW

DATE SUBMITTED: 6/11/15

INSTRUCTIONS: Submit to the Town of Dover, (Town Clerk, one copy and Planning Board two (2) copies) of this form and plans and one check, payable to the Town of Dover for the appropriate amount as indicated on Form F of the Rules and Regulations of the Town of Dover Planning Board.

Applicant Name and Contact:

Name: David Harrington + John Doherty
Address: 4 Petter's Pond Lane
Walpole MA 02081
Telephone: 508-380-3093

Owner Name and Contact:

Name: Greater Heights Realty Trust
Address: 266 Main Street Suite 34
Medford MA 02092
Telephone: 508-208-5274

Permit Desired: _____



Description of Premises : Old Taffy Cape

Location of Property: Assessors Plans, Map No. 11.35 Lot No. _____

Has there been a previous application for site plan review for these premises? Yes

If so, what was the date of the previous application? March 4, 2013

State your interest in the premises. (Owner, lessee, etc.) lessee

Does anyone else have an interest in the premises? (Owner, lessee, mortgagee(s), etc.?) _____ If so, state names and identify interest. _____

Name and Contact of Engineer and/or Surveyor: _____

Source of Owner's Title:

(a) Deed from _____ dated _____ recorded in Norfolk County Registry of Deeds Book _____, Page _____; or

(b) Land Court Certificate of Title No. _____ registered with Norfolk County Registry, Book _____, Page _____.

Applicant's Signature: David Harrington Date: 6/11/15

Name (printed): David Harrington

MEMORANDUM IN SUPPORT OF SITE PLAN APPLICATION

The purpose of this memorandum is to provide support, documentation, and information to assist the Dover Planning Board in its Site Plan Review of the proposed Dunkin' Donuts store to be located at 14 Dedham Street, Dover Massachusetts.

1. Owners/Operators

The owners and operators of the proposed Dunkin' Donuts store will be David Harrington and John Duffy, each of whom has considerable familiarity with Dunkin' Donuts stores, brand and operations, both as employees of the Dunkin' Donuts franchisor, Dunkin' Donuts, Inc., and as individual owners/operators of three Dunkin' Donuts franchises. From 1994-2009, Mr. Harrington worked at Dunkin' Donuts, Inc., in a variety of capacities, including Manager of Banking Relations, Director of Business Management, and Director of Operations. He left Dunkin' Donuts Inc. in 2009 to establish Winn Consulting and Negotiating, LLC, a firm which served as a liaison between Dunkin' Donuts, Inc., landlords, and Dunkin' Donuts franchisees. Mr. Harrington, along with Mr. Duffy, purchased three Dunkin' Donuts stores in Needham, Massachusetts, in 2014, and the two have operated those stores as owners since. Mr. Duffy likewise worked at Dunkin' Donuts Inc., and its sister company Baskin Robbins, Inc., in a variety of positions from 1995-2007, including as a Business Consultant and Operations Manager. He left Dunkin' Donuts Inc. to accept a position as General Manager for several large Dunkin' Donuts networks and then the three Needham stores referenced above, before purchasing them with Mr. Harrington in 2014. As Dunkin' Donuts, Inc., employees for a 25+ years, and as operators of Dunkin' Donuts stores for 10+ years, Mr. Harrington and Mr. Duffy have extensive experience with and expertise in virtually all aspects of both the business and the industry, and are well-positioned to apply that experience and expertise in making educated and accurate projections as to the anticipated use, activity, viability, traffic flow (vehicular and pedestrian) and other Planning Board considerations necessary for site plan review of the 14 Dedham Street property.

2. Business Plan

Mr. Harrington and Mr. Duffy presently own and operate the three Dunkin' Donuts stores closest to the site. All other Dunkin' Donuts stores are over 5 miles away, with no direct route. Neighboring town populations presently serviced by Dunkin' Donuts stores are as follows:

- Needham - 29,000 people with 3 Dunkin' Donuts stores
- Walpole - 22,000 people with 5 Dunkin' Donuts stores
- Dedham – 24,000 people with 3 Dunkin' Donuts stores

- Westwood - 14,000 people with 3 Dunkin' Donuts stores
- Medfield - 12,000 people with 2 Dunkin' Donuts stores
- Sherborn - 4,200 people with 1 Dunkin' Donuts store
- Wellesley – 27,000 people with 3 Dunkin' Donuts stores
- Dover - 6,000 with 0 Dunkin' Donuts stores.

Other considerations which make the 14 Dedham Street site an ideal location for a Dunkin' Donuts store are the following:

- The median household income for the Town of Dover is \$179,000.00, whereas the median household income for Massachusetts is \$65,000.00. The median house value in the Town of Dover is \$741,000.00, whereas the median house value for Massachusetts is \$324,000.00. There is thus disposable income among residents to spend on coffee, breakfast and treats.
- There are numerous laborers providing services to residents of the Town of Dover (e.g., landscapers, cleaners, maintenance and construction workers). Many municipal employees are in close proximity, as the site is within walking distance of the Department of Public Works, Town Hall, and the Fire and Police Departments. Along with the laborers these groups are key customers and constitute up to 25% or more of projected patrons.
- The population of the Town of Dover is highly educated. According to Town data, 100% of residents over the age of 25 have high school educations, and 83% have bachelor's degrees or graduate degrees. The Town of Dover also has one of the highest concentrations of professionals – doctors, lawyers, executives and financial service professionals – in the state, who commute from Dover and may want our products for the commute.
- A Dunkin' Donuts store at the site would be 1 of 2 permitted food service locations with seats in the Town of Dover. The other, Dover Café, Deli & Pizza is located on a more heavily traveled road, has limited parking (9 shared spots within 150 yard radius) , very difficult ingress/egress issues with 3 of the available parking spots on a congested parcel, and situated on a busy corner with traffic lights making access difficult.
- The 14 Dedham Street site fits within the Dunkin' Donuts market, has a muted colonial image, and adequate square feet and restrooms to serve the community. It is an ideal location for a place for coffee or breakfast, and should be the

gathering spot most residents desire. The location is convenient to access, has the ample parking, and has strong visibility from 2 heavily travelled roads.

3. Building

Mr. Harrington and Mr. Duffy intend to use the existing structure, formerly occupied by Taffy's Café, Inc., as a Dunkin' Donuts store. There will be virtually no change to the footprint of this building. Accordingly, they "do not plan to establish a new building or to alter substantially an existing building," as those terms are defined in and construed under §185-46.1 of the Bylaws. Per Subsection E(1) of §185-46.1, the term "substantial alteration to a building" means "an alteration of a single building or group of buildings under one ownership on the same lot or contiguous lots which results in an increase in gross floor area artist 500 square feet or 10% of the existing gross floor area, whichever is less." Although Mr. Harrington Mr. Duffy plan to build out the interior of the building to suit their requirements and those of Dunkin' Donuts, Inc. (as depicted in the floor plan attached as Exhibit 1), such build out will include only a modest conversion of a foyer area to a walk-in cooler, which increase in gross floor area will fall well below the threshold set forth in the Bylaw. The build out includes upgrades of the internal utility systems and interior to make them compliant with the Building Code, as well as the Americans with Disabilities Act.

4. Use

Mr. Harrington and Mr. Duffy intend to use the existing structure for the same use as that of Taffy's Café, i.e., a café serving various coffees, drinks and food products, particularly confections. According to the business plan submitted in conjunction with its Site Plan Review Application (attached as Exhibit 2), Taffy's Café, Inc., sold "high-quality fresh frozen yogurt desserts and drinks," and confectionery items such as "cones, pizzelle cookies and cannoli shells" complemented "with an assortment of fresh fruit, candy, cookie morsels, serial, mass, cracker pieces, sauces and taffy bits toppings..." Taffy's Café, Inc., also sold "self-serve smoothies," "fresh coffees, lattes, hot cocoa, cappuccino, and teas as well as 100% natural juices and drinks." Further, Taffy's Café, Inc., sold "an assortment of functional and natural ready to drink beverages including energy drinks, sports nutrition drinks, functional waters, RTD tea and coffee, nutraceuticals, and yogurt drinks." In the January 28, 2013, Site Plan Approval (attached as Exhibit 3), the Planning Board categorized Taffy Café, Inc.'s use as simply "a place for serving food." Mr. Harrington's and Mr. Duffy's café likewise involves a "place for serving food," which will sell drinks and food products very similar to those of Taffy Café, Inc. These products include coffees, hot cocoa, ice drinks donuts, muffins, and breakfast sandwiches. Mr. Harrington and Mr. Duffy, therefore, submit that the Dunkin' Donuts store at 14 Dedham Street will involve no change in use at the site.

Mr. Harrington and Mr. Duffy also maintain that there will be no "substantial expansion in use" of the café. According to Subsection E(3) of §185-46.1, an expansion, or "extension," of use "means a difference in quality as well as degree of use that [has]

different effects on the neighborhood.” As written, these vague terms are somewhat difficult to construe and apply, but any change in “quality as well as degree of use” would be *de minimus*, if at all. As described above, the business plans of Taffy Café, Inc., and the Dunkin’ Donuts store both involve the sale of drinks, such as coffees, lattes and hot cocoa, and food products, such as desserts and confections. The quality is thus comparable. The degree of use is also very similar. As noted above, Mr. Harrington and Mr. Duffy are not changing the footprint of the building. Their floor plan includes just 18 seats, less than the 20+ seats the Planning Board approved for the Taffy Café. The seating for the Dunkin’ Donuts store is derived from tried and true calculations employed to project capacity needed to meet anticipated use, calculations with which Mr. Harrington and Mr. Duffy are very familiar through their long tenures with the franchise. They are based on car counts which have been performed by them. These car counts, attached as Exhibit 4, indicate seating and parking are adequate.

The use of the site as a Dunkin’ Donuts store will also not involve “different effects on the neighborhood.” In its business plan, Taffy Café, Inc., indicated it hoped to provide service to “the greater Boston metro-west inhabitants.” Mr. Harrington’s and Mr. Duffy’s intentions, in contrast, are actually more demographically targeted. As discussed at the June 1, 2015, preliminary hearing, their proposed café primarily targets the residents of Dover and people working in the community, with the hope of becoming a neighborhood coffee shop/meeting place which is part of the fabric of the town center. Moreover, the notion that a Dunkin’ Donuts store at this site would service commuters, not residents, is simply at odds with the abundance of Dunkin’ Donuts stores existing in the abutting towns, as detailed in the business plan section above. Many of these stores have drive-through accommodations, moreover, which specifically cater to commuters. Further, the site is detached from the more highly traversed thoroughfares bisecting Dover center, Springdale Avenue and Centre Street, meaning commuters (to the extent they ignored the many Dunkin’ Donuts stores in the neighboring towns) would have to deviate from a direct commute to patronize the site.

5. Signage

Mr. Harrington and Mr. Duffy have worked extensively with the Town Planner in developing the signage component of the Site Plan Approval Application. In this regard, they accepted virtually all of the Town Planner’s requested modifications and recommendations. The result, depicted in Exhibit 5, is an understated, minimalist presentation in keeping with the quiet, rustic appearance of Dover’s pristine New England town center. Indeed, the signage, as well as the muted colors, represents a significant departure from the bright signage and colors of the former Taffy’s Café. In its Site Plan Review Application, Taffy’s Café, Inc., boasted its store would be “painted with bright, lively colors that generate an upbeat, happy, positive, relaxed atmosphere ,” adorned with “colorful pictures of pieces of taffy...” and “colorful signs, posters and photographs [which] will celebrate the salt water taffy history and benefits of consuming yogurt.” Taffy Café, Inc., also indicated it would have “a brightly colored, well lit awning with the Taffy Café name and logo over the main entrance.”

6. Parking and Loading

There is, and will continue to be, more than adequate parking for the Dunkin' Donuts store at the site. The site includes spaces for 5 motor vehicles. Immediately adjacent to the site is a large, and considerably underused, municipal parking lot, which contains more than 27 parking spaces (a parking plan is attached as Exhibit 6). Mr. Harrington's and Mr. Duffy's projections involve no more than 9 patron motor vehicles visiting the store at the busiest time of the day.¹ Accordingly, Mr. Harrington and Mr. Duffy submit that ample parking exists for the contemplated use at the site. Furthermore, it should be noted that in the January 28, 2013, Site Plan Approval (attached as Exhibit 3), the Planning Board made a finding that "parking for the proposed use [of the Taffy Café] is available in the adjacent municipal parking lot as well as nearby on- street spaces."

Loading is likewise not an issue. The Dunkin' Donuts store will have a truck deliver products just once a week during business hours and done during times designed to not disrupt traffic or the business. The paved areas of the site provide more than sufficient space for navigating such delivery. The Dunkin' Donuts store also requires a much smaller box truck for daily delivery of confectionary items. The box truck would park in two of the on-site parking spaces immediately adjacent to the building. Mr. Harrington and Mr. Duffy would be open to conditioning approval on the scheduling of these deliveries at appropriate times in mutual determination with the Planning Board, consistent with business operations.

7. Traffic

Given the *de minimus* change in use of the site from the Taffy Café to a Dunkin Donuts store, coupled with the fact that the store will be marketed to and servicing primarily Dover residents, Mr. Harrington and Mr. Duffy submit that use of the site as a Dunkin' Donuts store will have virtually no impact on existing traffic.

8. Utilities and Drainage

Since the use of the Taffy Café is so similar to that of the Dunkin' Donuts store, and the sale of products so comparable, Mr. Harrington and Mr. Duffy expect utilities servicing the site will remain consistent. Similar equipment will be used and the businesses will have similar operations so there will not be material changes to utility usage.

¹ Their average Dunkin' Donuts patron spends less than 10 minutes in the store. In the busiest hours, the location will likely serve 50 guests, and even if all were to drive to the site, only 9 parking spaces would be occupied at any given time (10 minutes/ 60 minutes x 50 customers). The average for the day would be 25 customers an hour, meaning 5 parking spaces would be occupied.

Mr. Harrington and Mr. Duffy do not expect the Dunkin' Donuts store to affect existing drainage in any manner, as there will be no changes to the building or grounds that would affect drainage and there will be no Drive Thru to load the property with vehicles.

9. Screening and Lighting

Mr. Harrington and Mr. Duffy plan to implement an adequate exterior lighting plan for customer safety during nocturnal hours consistent with Dunkin' Donuts and municipal standards. The site already has adequate natural screening separating it from the nearest residential homes, and enjoys considerable distance from the nearest buildings and structures, which are largely municipal buildings such as town hall and the building housing the department of public works.

10. Protection of Adjoining Premises Against Seriously Detrimental Uses

Because the proposed use of the site is the same as the prior use, Mr. Harrington and Mr. Duffy submit that the Dunkin' Donuts store will have no detrimental effect on adjoining premises, let alone a "seriously detrimental" effect. As noted, the adjoining premises are public buildings, and would experience no impact through the operation of a small coffee shop at the site where a café operated previously.

11. Safety and Convenience of Vehicular and Pedestrian Movement

As indicated above, the projections are for nine motor vehicles visiting the site at the busiest time of the day. Again, these projections are based on calculation formulae Dunkin' Donuts operators use when assessing locations and how they will operate. The available parking, both on site and at the adjacent municipal lot, means the anticipated vehicular and pedestrian movement in and out of the store will be open, free and unobstructed, ensuring both safety and convenience.

12. Adequacy of Methods of Disposal of Refuse

Mr. Harrington and Mr. Duffy plan to have one dumpster situated on the back of the existing building for all store refuse, the contents of which will be disposed of via private contractor. Further, there will be numerous trash disposal containers situated within and without the store for patrons, consistent with the Dunkin' Donuts business model. Mr. Harrington and Mr. Duffy intend to proactively monitor the sufficiency of waste management, as they presently do at their Needham stores.

13. Relationship of Structures and Open Spaces.

As noted above, the existing building is located in the town center with public buildings as abutters. Mr. Harrington and Mr. Duffy submit that the use will have no

impact on the relationship between the site and these public buildings, nor the nearby open spaces.

14. Impact on Town's Resources

Mr. Harrington and Mr. Duffy can discern no impact which their proposed Dunkin' Donuts store will have on town resources.

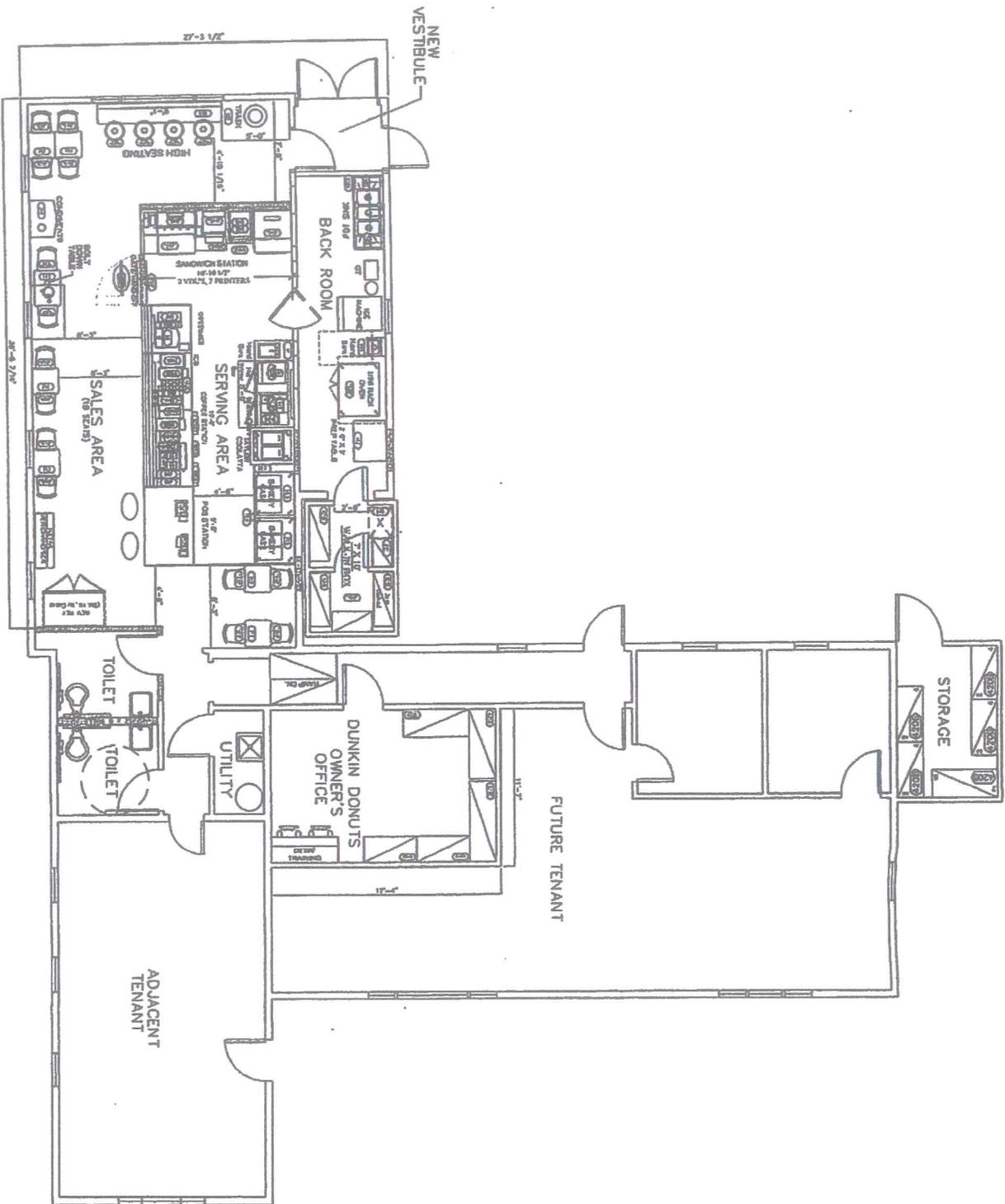
Conclusion

The relevant Bylaw, §185-46.1, provides that "site plan approval is a regulation of use rather than a prohibition of use." Mr. Harrington and Mr. Duffy submit that there is no need to even regulate the use of the site because the proposed Dunkin' Donuts store would not involve any change to the existing building, nor any change to the use which the Planning Board approved for Taffy Café, Inc. For the reasons detailed above, the operation of the Dunkin' Donuts store at the site would not trigger the necessity for conditions to address any of the Planning Board considerations outlined in the Bylaw.

Parenthetically, at the preliminary hearing on June 1, 2015, a small number of residents raised objections, which primarily (or transparently) centered on the fact that the site would be used as a Dunkin' Donuts store. But the Bylaw does not provide for regulation, let alone prohibition, of a use on account of affiliation with a national company. In fact, there are already other national companies, with their logos and signage on display, operating in the town center, such as the Mobil Gas Station, Century 21 and the Bank of America.

Mr. Harrington and Mr. Dufy respectfully request Planning Board Site Approval for this location.

EXHIBIT 1



PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"

EXHIBIT 2

TAFFY Café

**Totally Awesome Fresh Frozen Yogurt
and more...**

Self-Serve Frozen Yogurt Business Plan

Always Fresh, Always Wholesome, Always Delicious

TAFFY Café, LLC

Sara P. Lane, Ed.D.

Ruth F. Merola, D.V.M.

Executive Summary

Totally Awesome Fresh Frozen Yogurt Café, TAFFY Café, will deliver outstanding customer service by providing healthy, affordable, plentiful, and high quality fresh frozen yogurt desserts and drinks to the greater Boston metro-west inhabitants.

TAFFY Café products will focus on ten traditional as well as unique and seasonally changing flavors and five blends of delicious yogurt that contain live and active cultures (LAC) certified by the National Yogurt Association (NYA) seal. The fresh frozen yogurts will be dispensed in five self-serve machines and distributed in containers selected by customers that include large and small bowls, cones, pizzelle cookies, and cannoli shells. Additionally, patrons may choose to make self-serve smoothies by selecting stainless steel blender containers, filling the containers with their choice of yogurt, selecting toppings, and handing the containers to servers for the addition of selected 100% natural juices, ice, blending, and pouring into disposable malt cups.

All of the yogurt selections may be complemented with an assortment of fresh fruit, candy, cookie morsels, cereal, nuts, cracker pieces, sauces, and taffy bits toppings for an infinite variety of combinations. Furthermore, the fresh frozen yogurts will be used in the making of yogurt-based tarts, muffins, parfaits, pies, cookies, cakes, and whoopee patties.

A lactate-free yogurt with dog-biscuit toppings will be available for canines as well as for lactate intolerant individuals. All TAFFY Café products are kosher and are made from 100% of the finest, freshest, and most wholesome ingredients available.

Fresh coffees, lattes, hot cocoa, cappuccino, and teas as well as 100% natural juices and drinks will be sold separately to complement the TAFFY Café phenomena.

The TAFFY Café self-serve experience will enable customers to create their own dream dessert by adding approximately 30 fruit, cereal, cookie morsels, nuts, cracker pieces, sauce, and candy toppings to their choices. Customers will also be able to choose from 4 custom made taffy bit toppings to add to their orders thereby supporting the TAFFY self-serve yogurt theme and the product differentiating market niche.

A hand-cranked Plexiglas enclosed taffy pulling machine will be located in the front of the store to generate customer interest and the taffy flavors will be changed and re-mixed daily to add variety and enthrall consumers. The taffy pulling machine will be enclosed in Plexiglas to keep the taffy clean and eliminate any touching or contamination of the product. The taffy pulling machine will be equipped with a protruding handle so customers may turn the crank and watch the fresh taffy being stretch and aerated.

Additionally, a lactate-free pet-friendly yogurt will be available with two dog-biscuit toppings to keep pet lovers happy and support the user-friendly family oriented premise. Pet owners will be told that the pet friendly products must be consumed outside or at home.

The TAFFY Café business will support the use of five frozen yogurt machines that can each handle two flavors as well as a mix of both. The five stand-alone machines will facilitate the periodic switching out of flavors to accommodate seasonal themes and a daily change of menu to stimulate interest and differentiate the TAFFY product line from competitors with stagnant menus. The TAFFY Café menu will be posted on Facebook, Twitter, LinkedIn and the TAFFY Café website.

The vision of the TAFFY business is an establishment that is equipped with Wi-Fi and is a family-friendly, fun, safe neighborhood gathering place where customers treat themselves to delicious,

nutritious and original yogurt concoctions made with unlimited combinations of flavors and toppings. Comfortable tables and chairs will be located inside the store and benches and picnic tables will be located outside so customers can enjoy their yogurt creations in a friendly, casual atmosphere during good weather.

TAFFY Café customers will be encouraged to experiment with creative desserts that reflect their own unique and ever-changing palettes. The store will be very clean, neat, well-lit, and painted with bright, lively colors that generate an upbeat, happy, positive, relaxed atmosphere. The walls will be adorned with one large screen LCD television, black and white photograph reproductions of historic Dover featuring Dover Station (Whistlestop), colorful pictures of pieces of taffy, murals of the Atlantic City boardwalk during the 1920's taffy heyday, and information on the history of taffy as well as yogurt.

The colorful signs, posters, and photographs will celebrate the salt water taffy history and the benefits of consuming yogurt. Décor will refer to the TAFFY Café website for recipes for making the unique candy and delicious yogurt products. A dedicated LCD television located above the coffee condiment area will continuously loop displaying the making and selling ever-changing TAFFY Café products.

Additionally, information on the history of yogurt and its health benefits will be prominently displayed. Nutritional information on individual yogurt products will be available. Lively, popular music will be broadcast throughout the establishment through a high quality sound system. Posters will also highlight the benefits of yogurt that contain live and active cultures and the nutritional facts of each frozen yogurt dessert denoting *Serving Size, Calories, Calories from Fat, Total Fat, Saturated Fat, Trans Fat, Cholesterol,*

Sodium, Total Carbohydrate, Dietary Fiber, Sugar, Sugar Alcohols, Protein, Vitamin A, Vitamin C, Calcium, Iron, and Allergens.

The TAFFY Café business reflects the knowledge that the public has become increasingly conscious of health concerns and aware of the benefits of yogurt products that are packed with probiotics and enriched with calcium, protein, iron, and Vitamins A and D. Additionally, a taffy pulling machine will be located in the store to generate interest in the unique product topping and supply an unlimited amount of fresh taffy bits that change daily and augment the menu.

TAFFY Café yogurt selections will include low carb, no sugar added, dairy free, nonfat, gluten free, and lactose-free varieties of the finest quality yogurt so that even the healthiest, calorie counting consumers can find something they can eat and enjoy with little or no feelings of guilt! A product notebook and TAFFY Café business brochures will be readily displayed on the counter and beside the yogurt machines delineating the nutritional value of the all-natural yogurt as well as its long term health benefits.

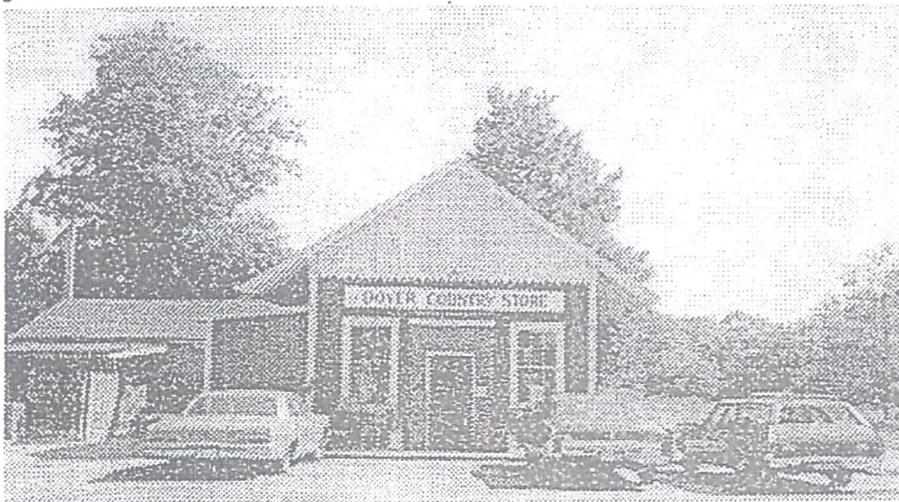
The TAFFY Café yogurt selections will be complemented by an assortment of functional and natural ready-to-drink beverages including energy drinks, sports nutrition drinks, functional waters, RTD tea and coffee, nutraceuticals, and yogurt drinks. The drinks will be located in a glass-fronted refrigerator at the end of the self-serve area to facilitate selection of an accompanying beverage prior to payment.

The TAFFY Café self-serve station concept will be enhanced by an easy to read menu, colorful decor, comfortable seating inside and outside, exciting music, large mounted LCD television, cleanliness, and ease of use. Customers will be impressed by the TAFFY Café

Dover Schools

Type	Name and Address	Grades	Enrollment
Public Schools	Chickering Elementary 29 Cross Street	K-5	500
	Pine Hill Elementary School 10 Pine Hill Lane Sherborn, MA 01770	K-5	400
	Dover-Sherborn Middle School 155 Farm Street	6-8	
	Dover-Sherborn High School 9 Junction Street	9-12	600
Private Schools	Charles River School 6 Old Meadow Road	PreK-8	199
	<ul style="list-style-type: none"> • Charles River Creative Arts Program (CRCAP) Summer day program Two four-week sessions 	8-15	275 each session

Located 15 miles southwest of Boston, the Taffy Café is situated in the former Dover Station, a railroad train stop, also known as the Whistlestop. The railroad came to Dover in the 1850s. When the railroad stopped running in 1967, the train stop became home to the Dover Country Store, an antique and candy penny store that was known all over New England as a place to purchase “good junk.” In 1974 the Dover Country store moved to Medfield and



Dover Station became home to an antique store called the Whistle Stop and Century 21 Reality.

The Taffy Café establishment will have signage on Dedham Street and a brightly colored, well lit awning with the TAFFY Café name and logo over the main entrance. The store will be painted bright, popular colors like lime green, pink, and yellow. It will have quarry tile in the food preparation area located behind the five air cooled yogurt machines and a regular tile or Pergo floor located in the store area.

The floor plan also includes sinks to code in the smoothie preparation area, the fruit preparation area, and the yogurt machines cleaning area. Electrical work must be installed to service the 220 electrical requirements of the yogurt machines as well as the rear freezer and refrigerator units, the dehydrator, and the electric mixer.

The yogurt machines will be located behind a $\frac{3}{4}$ high brightly colored tiled wall with cut-in windows surrounded by stainless steel casing to facilitate cleaning and allow access the yogurt dispensing machines nozzles.

The yogurt machines will be located in the storage room and have wheels to facilitate cleaning and sanitation. The storage room will have sinks to expedite cleaning the machines and accommodate a small amount of food preparation such as the washing and cutting of fruit; washing and sterilizing pots, pans, and baking utensils. It will also have a storage freezer and a storage refrigerator.

Additionally, the storage area will have a large mixer, a dehydrator, a counter work-area, and shelves for dry goods and supplies.

The Taffy Café will have:

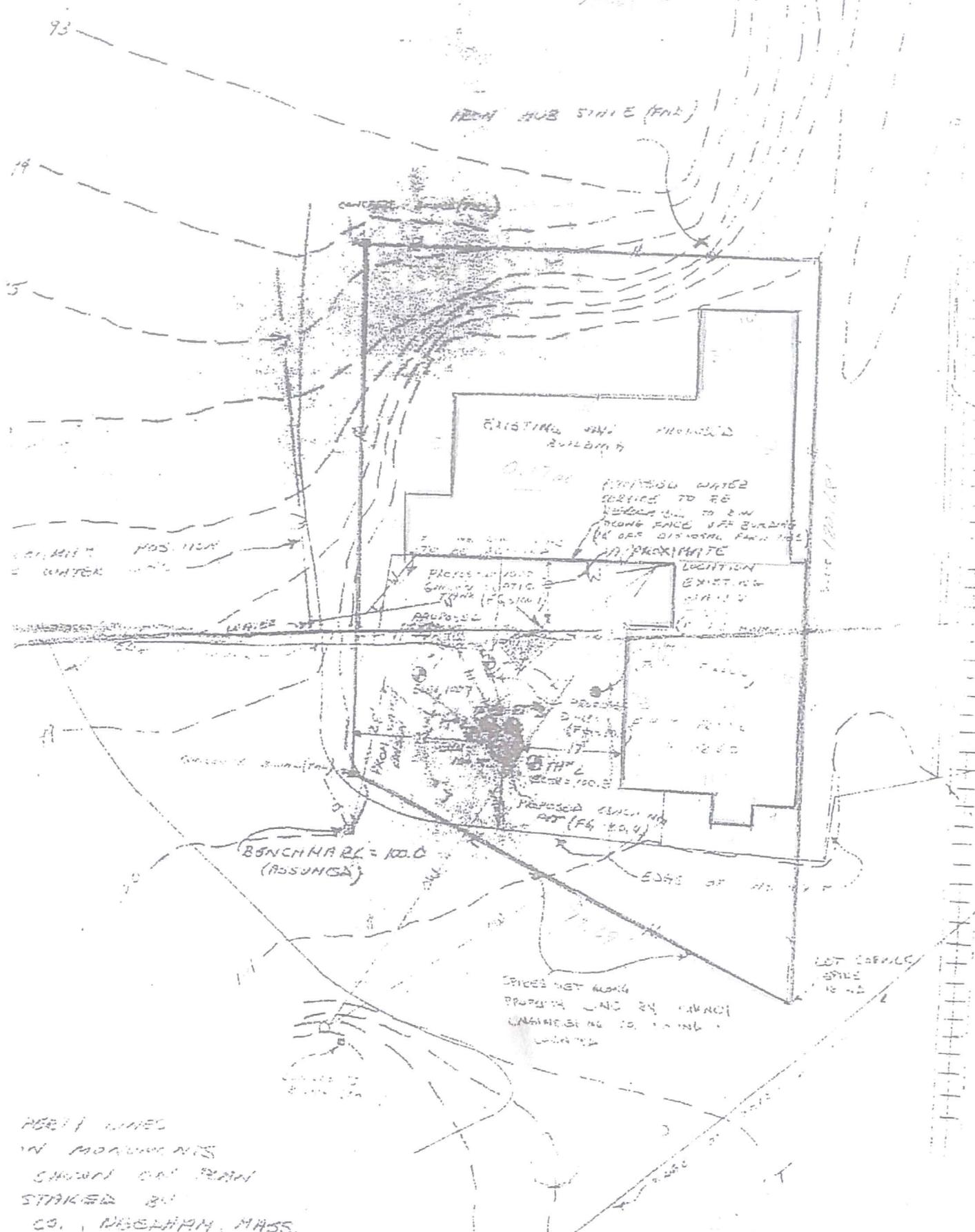
- one hand-crank taffy machine enclosed in Plexiglas
- one display freezer for frozen pies, tarts, cookies
- one display refrigerator for beverages

- one display case from fresh tarts, pies, cookies, and cakes
- one under the counter ice maker for smoothies and beverages requiring ice
- one drop in refrigerated topping bar dipping cabinet with sneeze guard for the fresh fruit
- one drop in bar for candy and cereal toppings
- one 12 section drawer unit for nut toppings
- one 2 section drawer unit for canine toppings
- one 4 section drawer unit for taffy toppings
- one four chamber juice machine
- one oven with stove top
- one industrial blender
- one microwave
- one cappuccino machine
- one dual-serving coffee machine
- front counter space for serving customers
- back counter space preparation area
- two POS (point of sale) computer systems
- cups, spoons, straws, tops, napkins located at the condiment area to the left of the entry
- pastry boxes, bags, and containers

The counter area will have built in electrical outlets for the topping warming machines. Additional outlets will accommodate the upright glass display freezer and refrigeration units, the juice dispensing machine, the ice making machine, the heavy duty industrial blender, the cappuccino machine, the coffee machine, and the microwave and if gas is unavailable, the stove top and oven unit. Outlets will also support two point of sale computer units, two security cameras, and a WiFi, speaker system.

There is ample street parking in front of and behind the store. There are two grassy areas located near the store. One grassy area is

11-035



FROM HUB SIDE (FAR)

EXISTING AND PROPOSED BUILDING

PROPOSED WATER SERVICE TO BE LOCATED TO THE FRONT FACE OF BUILDING AT AN APPROXIMATE LOCATION EXISTING MAIN

PROPOSED SANITIC TANK (F5.10.4)

PROPOSED SANITIC TANK (F5.10.4)

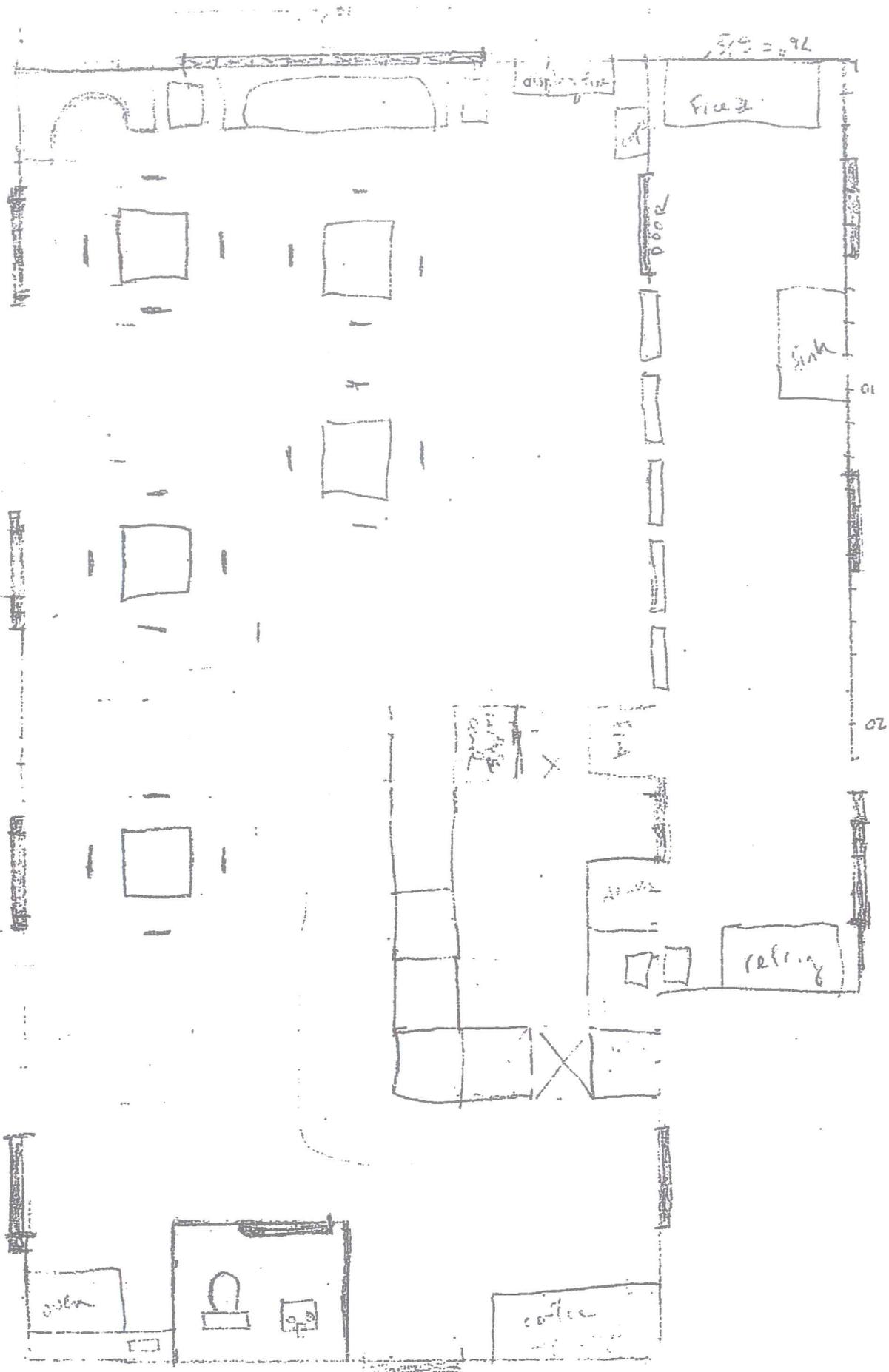
PROPOSED SANITIC TANK (F5.10.4)

BENCHMARK = 100.0 (ASSUMED)

SPICES SET ALONG PROPERTY LINE BY SURVEY ENGINEER NO. 10, 10-10-10

LOT CORNER SPICE 10-42

BERRY LINES IN MOMUMENTS SHOWN ON PLAN STAKED BY CO., NEEDHAM, MASS.



76 = 92

fridge

door

sink

01

02

refrig

sink

stove

counter

EXHIBIT 3

Planning Board – Town of Dover
Site Plan Decision, 14 Dedham Street
January 28, 2013



PLANNING BOARD
DOVER, MASSACHUSETTS

**SITE PLAN APPROVAL DECISION OF THE PLANNING BOARD
UNDER ZONING BYLAW
TOWN OF DOVER, MASSACHUSETTS
ON THE PETITION OF SARA LANE AND RUTH MEROLA**

Applicant/Property Owner: Greater Heights/Craig Rafter
Site Address: 14 Dedham Street
Dover, Massachusetts 02030
Assessor's Map/Parcel: Map 11, Parcel 36
Relief Sought: Approval for change of use at this

Pursuant to Section 185-46.1 I (6) of the Zoning Bylaw, the application was reviewed at a regular Planning Board meeting held on January 28, 2013.

I. APPLICATION AND OTHER MATERIALS SUBMITTED TO THE BOARD

The meeting was held to consider an application dated October 12, 2012 that included the following materials:

- (1) Application for Site Plan Review dated October 12, 2012;
- (2) Site Plan dated January 14, 2013 prepared by GLM Engineering Consultants, Inc. of Holliston; and
- (3) A business plan for the site for TAFFY Café dated January, 2013.

II. FINDINGS

The Planning Board makes the following findings:

- (1) The application is for a change of use on the premises.
- (2) Section 185-46.1 C requires site plan review for a change of use on a site.
- (3) The proposed location is space within an existing building with two other tenants.
- (4) Previous businesses have operated in this. The change in use to a place for serving food constitutes the change of use.
- (5) No actual exterior changes to the site are proposed.
- (6) Parking for the proposed use is available in the adjacent municipal parking lot as well as nearby on-street spaces.

Planning Board – Town of Dover
Site Plan Decision, 14 Dedham Street
January 28, 2013

III. DECISION AND CONDITIONS

After duly considering the proposed change of use, the Board hereby approves the Site Plan subject to the following condition:

- (1) The operation of the business will be in as represented in the business plan and at the Planning Board meeting.

The vote was unanimous as follows:

Jane Remsen	Yes
Henry Faulkner	Yes
Charles Ognibene	Absent
Mark Sarro	Yes
Greg Sullivan	Yes

PLANNING BOARD OF DOVER (acting under the Dover Zoning Bylaw, Sections 185-36, 185-46.1 and 185-46 C (2)).



Mark Sarro, Chairperson

1/28/13

Date

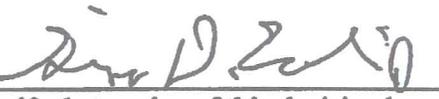
I, , Consulting Planner for the Town of Dover certify that copies of this decision have been filed with the Dover Town Clerk and the Planning Board on 1/29, 2013.

EXHIBIT 4

Time Period Begins	Dedham St. to Needham	Dedham St. to Sherborn	Total	Springdale to Sherborn	Springdale to Dover	Total	Dedham vs. Springdale	Past Location into DPW area	Pedestrians on Dedham Street	Estimated Customers @ 5% Capture
5:45 AM	9	3	12	10	5	15	44%			1.35
6:00 AM	11	3	14	12	5	17	45%			1.55
6:15 AM	18	5	23	14	12	26	47%			2.45
6:30 AM	23	9	32	21	19	40	44%			3.60
6:45 AM	27	12	39	28	26	54	42%			4.65
7:00 AM	29	11	40	29	28	57	41%			4.85
7:15 AM	36	19	55	36	33	69	44%	5	-	6.20
7:30 AM	52	17	69	43	44	87	44%	4	-	7.80
7:45 AM	73	13	86	91	49	140	38%	0	-	11.30
8:00 AM	80	22	102	138	41	179	36%	2	-	14.05
8:15 AM	71	18	89	112	38	150	37%	1	1	11.95
8:30 AM	66	22	88	131	64	195	31%	4	1	14.15
8:45 AM	51	12	63	74	38	112	36%	2	1	8.75
9:00 AM	43	25	68	53	34	87	44%	5	-	7.75
9:15 AM	27	14	41	28	47	75	35%	8	1	5.80

EXHIBIT 5



EXHIBIT 6

14 Dedham St
Street View Search nearby



Google