



TOWN OF ARLINGTON  
REDEVELOPMENT BOARD

Application for Special Permit In Accordance with Environmental Design  
Review Procedures (Section 3.4 of the Zoning Bylaw)

Docket No. \_\_\_\_\_

1. Property Address 190-192 Massachusetts Ave  
Name of Record Owner(s) Framina LLC & 192-200 Mass Ave LLC Phone 781-648-9867  
Address of Owner 455 Mass Ave. Arlington, MA 02174  
Street City, State, Zip
2. Name of Applicant(s) (if different than above) Athena Z Peters - Parthenon Entertainment  
Address 2 Mountain Road N Easton MA Phone 978-760-3603  
Status Relative to Property (occupant, purchaser, etc.) Leasee - Occupant
3. Location of Property 6 003 001, A  
Assessor's Block Plan, Block, Lot No.
4. Deed recorded in the Registry of deeds, Book \_\_\_\_\_, Page \_\_\_\_\_;  
-or- registered in Land Registration Office, Cert. No. \_\_\_\_\_, in Book \_\_\_\_\_, Page \_\_\_\_\_.
5. Present Use of Property (include # of dwelling units, if any) Restaurant / Bar
6. Proposed Use of Property (include # of dwelling units, if any) Restaurant / Bar with  
Board Games and Live Events (not Live Music)
7. Permit applied for in accordance with the following Zoning Bylaw section(s) 5-34 3.4.2A Theatrical Events / Board Game Special Permit  
EDR Mass Ave Property  
section(s) title(s)
8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, strike out the words that do not apply)

The applicant states that Parthenon Entertainment is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 190-192 Massachusetts Ave which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

[Signature]  
Signature of Applicant(s)

2 Mountain Road N Easton, MA  
Address

978-760-3603  
Phone

# TOWN OF ARLINGTON

Dimensional and Parking Information  
for Application to  
The Arlington Redevelopment Board

Docket No. \_\_\_\_\_

Property Location 190-192 Mass Ave

Zoning District \_\_\_\_\_

Owner: Framina LLC + 192-200 Mass Ave LLC

Address: 190-192 Mass Ave

Present Use/Occupancy: No. of Dwelling Units:

Restaurant / Bar

Uses and their gross square feet:

7343

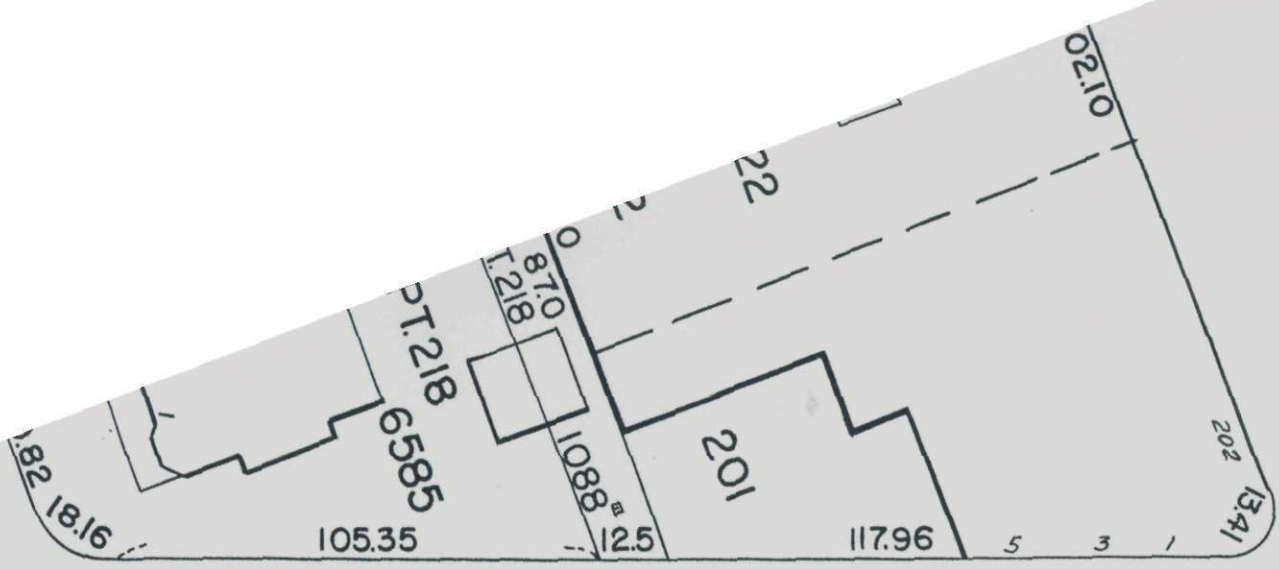
Proposed Use/Occupancy: No. of Dwelling Units:

Restaurant / Bar

Uses and their gross square feet:

7343

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	8869	8869	min. no min
Frontage			min.
Floor Area Ratio			max.
Lot Coverage (%), where applicable			max.
Lot Area per Dwelling Unit (square feet)			min.
Front Yard Depth (feet)			min.
Side Yard Width (feet) right side			min.
left side			min.
Rear Yard Depth (feet)			min.
Height	19'4"	19'4"	min.
Stories	1	1	stories
Feet			feet
Open Space (% of G.F.A.)			min.
Landscaped (square feet)			(s.f.)
Usable (square feet)			(s.f.)
Parking Spaces (No.)	2	2	min.
Parking Area Setbacks (feet), where applicable			min.
Loading Spaces (No.)	1	1	min.
Type of Construction	A one/re-use as restaurant		
Distance to Nearest Building			min.



STREET



STREET



To the Town of Arlington Redevelopment Board,

I am seeking special permit permissions to allow the use of the Restaurant and Bar space at 190-192 to also have onsite board gaming and live events in the form of interactive theatrical events. No external construction is planned. All existing conditions are to remain.

#### Board Games-

Board Game cafes and bars are a fairly new concept but have been around for about ten years starting on the West coast in the Seattle area with places like Mox Boarding house and having moved across the country. There are a few in the Boston area with the Game Cafe Knight Moves as an example in nearby Cambridge and The Castle in Beverly. The idea behind these concepts is that there are lots of folks who enjoy a game night at home with friends and family, but as you get older it can be difficult to find a common space that is amenable, find storage for games or the budget to own a wide variety of them. Or maybe you have to debate between staying home and ordering pizza to play your favorite games vs spending the evening or afternoon out at a great pub having a more exciting meal and some handcrafted drinks. A Board Game Pub keeps you from having to choose between the two or making one person host all their friends or own all the potential games.

Adventure Pub would have a library of games stored on bookshelves anchored to a few walls and categorized by age range and time to play, that guests can basically "rent" but paying an additional table fee for the added time they would spend at the table vs a normal food only table. The only change to our current space this would create is that we would need to install bookshelves to house the games. If there are concerns about safety in the eating areas, we can store our games in the basement and have waitstaff deliver games to the tables when ordered. No real money gambling games would be offered. Games are like Risk, Settlers of Catan, Monopoly, Apples to Apples, etc.

Theatrical/ Live Events- As well as games played with boards and cards, we would also like to occasionally run more Live Action games in which guests might take on a role in a mystery , puzzle or situation and interact with other guests or actors to solve the problem. If you have ever attended a Murder Mystery Dinner or gone to a Character Dinner or Bar at Disney World you might have an idea of these types of events. There is no stage, specialty lights, etc involved in these events. Our sister company Incantrix Productions, also run by Athena Peters who is President of Parthenon Entertainment and running Adventure Pub, has been running events like this at various historical sites such as the MIT Endicott House in Dedham and Eustis Estate in Milton. We work with the space we have as it is, no structural changes are made for these events. We might re-arrange tables, decorate a little differently like you might when decorating for a Wedding or other Special Event party, and then it is much like those sorts of parties only there might be a couple actors in character to interact with or logic puzzles to solve. This should not affect the structural layout of the building in any way or change the environmental impact from normal restaurant business.

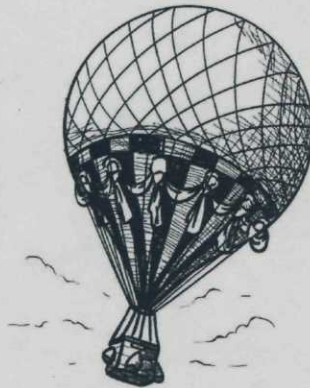


Impact Statement:

1. Preservation of Landscape- No changes will be made to the landscape. No trees or soil will be removed. We will maintain the flower boxes currently on the exterior of the building with seasonally appropriate plants from local nurseries.
2. relations of Buildings to Environment- There are no proposed changes to the scale or architecture of the buildings or any new shadows.
3. Open Space- We will be upkeeping the exterior flower boxes of the building and the view into the front cafe windows will look into our bar space which should have good visual appeal of community coming together for enjoyment of food, drink and visually appealing board games at wooden tables.
4. Circulation- The property is located on a corner allowing for traffic of vehicular traffic in multiple directions. The two parking spaces are located on a side street allowing for entrance and exit without disturbing Main Street traffic. And are for employees only. No bicycle parking is planned for at this time.
5. Surface Water Drainage- Our proposal will not affect the current surface water drainage of the current site in any way. During raining and winter months we will do our proper due diligence to remove any blockages from storm drain including proper removal of snow and ice from our corner of the sidewalk.
6. Utility Service- Electric, telephone, cable, etc equipment is currently installed and any additional will be underground. Water and sewage for the space is currently through municipal water/ sewage. We will have grease traps installed on dishwashing sinks and will be using a licensed Grease removal company for proper maintenance and removal of grease from the property. Solid waste will be placed in a dumpster to be stored in the parking spaces in the rear of the building, lease and serviced regularly by a licensed dumpster company and locked overnight.
7. Advertising Features- Our signage will be similar in style to the previous signage with white Vinyl Decals on the windows and a high vinyl post sign in black on an off white background with our logo installed on existing bracket sign poles. The current bracket poles were installed in compliance with 6.2.9 E. They are at least 8ft but no more than 15 ft off the ground and the sign square footage will be less than 12sqft and does not project more than 50 in from the building. Window decal covers less than 25% of the window. See attached signage plan for details.
8. Specialty Features- loading will be done using the back parking spaces at the rear of the building. The dumpster will be stored there as well. There is no further request for open storage exposed machinery, etc.
9. Safety- there are four entrances and exits to the building. Two front and two back with clear pathways in cases of emergencies. One of the front entrances is equipped with a handicap entrance with a button to activate. There are no extrusions on the building without visibility that might disguise and attacker.
10. Heritage- 190 Mass Ave is a converted bank building which still maintains mainly of its original features. We have no intention of altering these features in any way.
11. Microclimate- The space was previously used for a restaurant and bar so these aspects will continue. There will be no change to surfaces , machinery or light sources. Our

proposed live events will not utilize amplifiers so as to keep noise at a minimum. And we will comply with local noise ordinances.

12. Sustainable Building and Site Design- We have printed out a the LEED checklist for existing buildings. We are not making any major renovations to the interior, however we are currently working with the building owners to upgrade the 20+ year old HVAC systems to newer more efficient models and are also looking at doing the same for interior lighting, especially in regards to the basement spaces.



# ADVENTURE PUB

Great Food, Great Friends, Great Fun!

Window Logo- 48" x 12" vinyl White text color

Double Sided Telephone Pole Banner 24.59" x 68.44" 18oz Matte Vinyl Off-white base with black text and logo printed as above. Font sizes are 12" "Adventure Pub" and 1.5" for "Great food..."

Lighting- There are no plans to change the existing exterior lighting on the building.

Sign contractor:  
Falcon Graphics  
826 Mass Ave  
Arlington, MA  
617-306-7748





White Cut Vinyl





24.59 in



68.44 in

**Off White Double Side Banner  
will hang existing banner pools**











STON FIVE CENTS SAVINGS BANK



ONE WAY

Artwear











