

McDERMOTT
QUILTY &
MILLER LLP

28 STATE STREET, SUITE 802
BOSTON, MA 02109

7-29-19
10:45

July 26, 2019

Via FedEx Overnight Delivery

Board of Selectmen
TOWN OF NATICK
13 E. Central Street
Natick, Massachusetts 01760
Attn: Donna Donovan, Senior Executive Assistant

**RE: Application for Alteration of Premises of Existing Innholder License,
New Innholder's Common Victualer License and New Weekday Entertainment License
Colwen Management, Inc. d/b/a Residence Inn by Marriott Natick
1 Superior Drive, Natick, MA 01760**

Dear Ms. Donovan:

Enclosed please find the following documents in connection with Colwen Management, Inc.'s application for an Alteration of Premises of Existing Innholder License, new Innholder's Common Victualer License and new Weekday Entertainment License:

1. Monetary Transmittal Form & ABCC Proof of Payment;
2. Amendment Application with Applicant's Statement;
3. Corporate Vote;
4. Floor Plan;
5. Lease Agreement;
6. Innholder's Common Victualer License Application;
7. Application for a Weekday Entertainment License;
8. Workers' Compensation Insurance Affidavit;
9. Workers' Compensation Insurance Policy;
10. List of Equipment and Estimated Cost;
11. Foreign Corporation Certificate and Certificate of Amendment;
12. Letter dated November 14, 2018 regarding Address Change;
13. \$200.00 filing fee to the Town of Natick; and
14. \$100.00 filing fee to the Town of Natick.

Please note that the premises address has been changed to 1 Superior Drive, Natick, MA 01760 from 1225 Worcester Avenue, Natick, MA 01760. The Board of Selectmen for the Town of Natick approved this change on November 13, 2018. (Please see Letter dated November 14, 2018 regarding address change, attached hereto as Item No. 12)

Kindly assign this matter for hearing at the August 19, 2019 meeting date and contact me regarding the legal notice requirements.

Thank you for your attention to and courtesy in this matter. If you have any questions, please do not hesitate to contact me.

Very truly yours,


Jon D. Aieta, Esquire
jaieta@mqmlp.com

JDA/ks
Enclosures

Monetary Transmittal Form & ABCC Proof of Payment



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
www.mass.gov/abcc

**RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION
MONETARY TRANSMITTAL FORM**

AMENDMENT-Change or Alteration of Premises Information

APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE LOCAL
LICENSING AUTHORITY.

ECRT CODE: RETA

Please make \$200.00 payment here: ABCC PAYMENT WEBSITE

PAYMENT MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL AND INCLUDE THE
PAYMENT RECEIPT

ABCC LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY)

ENTITY/ LICENSEE NAME

ADDRESS

CITY/TOWN STATE ZIP CODE

For the following transactions (Check all that apply):

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> New License | <input type="checkbox"/> Change Corporate Name | <input type="checkbox"/> Change of Class (i.e. Annual / Seasonal) | <input type="checkbox"/> Change Corporate Structure (i.e. Corp / LLC) |
| <input type="checkbox"/> Transfer of License | <input type="checkbox"/> Change of DBA | <input type="checkbox"/> Change of License Type (i.e. club / restaurant) | <input type="checkbox"/> Change of Hours |
| <input type="checkbox"/> Change of Manager | <input checked="" type="checkbox"/> Alteration of Licensed Premises | <input type="checkbox"/> Change of Category (i.e. All Alcohol/Wine, Malt) | <input type="checkbox"/> Pledge of Collateral (i.e. License/Stock) |
| <input type="checkbox"/> Change of Officers/Directors | <input type="checkbox"/> Change of Location | <input type="checkbox"/> Issuance/Transfer of Stock/New Stockholder | <input type="checkbox"/> Management/Operating Agreement |
| <input type="checkbox"/> Change of Ownership Interest | <input type="checkbox"/> Other <input type="text"/> | | |

THE LOCAL LICENSING AUTHORITY MUST MAIL THIS
TRANSMITTAL FORM ALONG WITH
COMPLETED APPLICATION, AND SUPPORTING DOCUMENTS TO:

Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358

Massachusetts Alcoholic Beverages Control Commission - Retail

Phone (617) 727-3040

239 Causeway Street, Boston, Massachusetts 02114

Payment Confirmation

YOUR PAYMENT HAS PROCESSED AND THIS IS YOUR RECEIPT

Your account has been billed for the following transaction. You will receive a receipt via email.



Transaction Processed Successfully.

INVOICE #: 9193deed-7be3-4063-a1fe-b84b5281a12b

Description	Applicant, License or Registration Number	Amount
FILING FEES-RETAIL	04383-HT-0768	\$200.00
		\$200.00

Total Convenience Fee: **\$0.35**

Date Paid: **7/23/2019 7:14:21 PM EDT**

Total Amount Paid: **\$200.35**

Payment On Behalf Of

License Number or Business Name:
04383-HT-0768

Fee Type:
FILING FEES-RETAIL

Billing Information

First Name:
Kyle

Last Name:
Silva

Address:
28 State Street, Suite 802

City:
Boston

State:
MA

Zip Code:
02109

Email Address:
ksilva@mqmlp.com

[Print Receipt](#)[Make Another Payment](#)

powered by nCourt

Amendment Application with Applicant's Statement



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
www.mass.gov/abcc

AMENDMENT-Change or Alteration of Premises Information

☐ **Change of Location**

- Chg of Location/Alteration of Premises Application
- Financial Statement
- Vote of the Entity
- Supporting financial records
- Legal Right to Occupy
- Floor Plan
- Abutter's Notification
- Advertisement

☒ **Alteration of Premises**

- Chg of Location/Alteration of Premises Application
- Financial Statement
- Vote of the Entity
- Supporting financial records
- Legal Right to Occupy
- Floor Plan
- Abutter's Notification
- Advertisement

1. BUSINESS ENTITY INFORMATION

Entity Name	Municipality	ABCC License Number
Colwen Management, Inc.	Natick	04383-HT-0768

Please provide a narrative overview of the transaction(s) being applied for. Attach additional pages, if necessary.

Application for Alteration of Premises, which is limited to layout changes/minor renovations.

APPLICATION CONTACT

The application contact is the person who should be contacted with any questions regarding this application.

Name	Title	Email	Phone
Jon D. Aieta, Esq.	Attorney	jaieta@mqmlp.com	(617) 946-4600

2. ALTERATION OF PREMISES

2A. DESCRIPTION OF ALTERATIONS

Please summarize the details of the alterations and highlight any specific changes from the last-approved premises.

An new wall is being added between the dining room and bar. The total square footage on the first floor remains the same. The guestrooms on the second floor have been reconfigured to accomodate an additional guestroom. The overall square footage and seating of the two (2) seasonal patios have increased.

2B. PROPOSED DESCRIPTION OF PREMISES

Please provide a complete description of the proposed premises, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage. You must also submit a floor plan.

Please see Additional Information page attached hereto.

Total Sq. Footage	98,940	Seating Capacity	350	Occupancy Number	660
Number of Entrances	2	Number of Exits	11	Number of Floors	5

AMENDMENT-Change or Alteration of Premises Information

3. CHANGE OF LOCATION

3A. PREMISES LOCATION

Last-Approved Street Address

Proposed Street Address

3B. DESCRIPTION OF PREMISES

Please provide a complete description of the premises to be licensed, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage. You must also submit a floor plan.

Total Sq. Footage

Seating Capacity

Occupancy Number

Number of Entrances

Number of Exits

Number of Floors

3C. OCCUPANCY OF PREMISES

Please complete all fields in this section. Please provide proof of legal occupancy of the premises. (E.g. Deed, lease, letter of intent)

Please indicate by what means the applicant has to occupy the premises

Landlord Name

Landlord Phone

Landlord Email

Landlord Address

Lease Beginning Date

Rent per Month

Lease Ending Date

Rent per Year

Will the Landlord receive revenue based on percentage of alcohol sales?

☐ Yes ☐ No

4. FINANCIAL DISCLOSURE

Associated Cost(s): (i.e. Costs associated with License Transaction including but not limited to: Property price, Business Assets, Renovations costs, Construction costs, Initial Start-up costs, Inventory costs, or specify other costs):

Associated Cost(s):

Licensee is the tenant and will not bear any costs associated with this transaction. Request for Alteration of Premises is limited to layout changes/ minor renovations, which cost shall be borne by landlord.

SOURCE OF CASH CONTRIBUTION

Please provide documentation of available funds. (E.g. Bank or other Financial institution Statements, Bank Letter, etc.)

Name of Contributor	Amount of Contribution
N/A	N/A
Total	N/A

SOURCE OF FINANCING

Please provide signed financing documentation.

Name of Lender	Amount	Type of Financing	Is the lender a licensee pursuant to M.G.L. Ch. 138.
N/A	N/A	N/A	<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No

ADDITIONAL INFORMATION

Please utilize this space to provide any additional information that will support your application or to clarify any answers provided above.

2B. PROPOSED DESCRIPTION OF PREMISES

In the whole of said Building; the Residence Inn by Marriott Natick consists of a (+/-98,940 SF) full-service hotel with five (5) floors, one hundred thirty six (136) guest rooms:

First floor: (+/- 19,820 SF) consisting of two (2) entrances and eleven (11) exits, dining room (+/- 1,577 SF) with seating for seventy (70), bar area (+/- 155 SF) with seating for nine (9), additional dining area (+/- 1,087 SF) with seating for thirty one (31), buffet area (+/- 307 SF), kitchen (+/- 1,212), two (2) function areas (+/- 1,567 SF and +/- 1,695 SF) each with seating for seventy eight (78); two (2) board rooms (+/- 338 SF and +/- 274 SF) each with seating for ten (10), pre-function area (+/- 792 SF) and two (2) seasonal patios (+/- 1080 SF and +/- 880 SF) each with seating for thirty two (32).

Second floor: (+/- 19,780 SF) consisting of thirty four (34) guest rooms.

Third Floor: (+/- 19,780 SF) consisting of thirty four (34) guest rooms.

Fourth Floor: (+/- 19,780 SF) consisting of thirty four (34) guest rooms.

Fifth Floor: (+/- 19,780 SF) consisting of thirty four (34) guest rooms.

APPLICANT'S STATEMENT

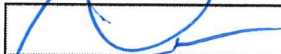
I, Leo Xarras the: ☐ sole proprietor; ☐ partner; ☒ corporate principal; ☐ LLC/LLP manager
Authorized Signatory
of Colwen Management, Inc.
Name of the Entity/Corporation

hereby submit this application (hereinafter the "Application"), to the local licensing authority (the "LLA") and the Alcoholic Beverages Control Commission (the "ABCC" and together with the LLA collectively the "Licensing Authorities") for approval.

I do hereby declare under the pains and penalties of perjury that I have personal knowledge of the information submitted in the Application, and as such affirm that all statements and representations therein are true to the best of my knowledge and belief. I further submit the following to be true and accurate:

- (1) I understand that each representation in this Application is material to the Licensing Authorities' decision on the Application and that the Licensing Authorities will rely on each and every answer in the Application and accompanying documents in reaching its decision;
- (2) I state that the location and description of the proposed licensed premises are in compliance with state and local laws and regulations;
- (3) I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;
- (4) I understand that upon approval of the Application, I must notify the Licensing Authorities of any change in the ownership as approved by the Licensing Authorities. I understand that failure to give such notice to the Licensing Authorities may result in sanctions including revocation of any license for which this Application is submitted;
- (5) I understand that the licensee will be bound by the statements and representations made in the Application, including, but not limited to the identity of persons with an ownership or financial interest in the license;
- (6) I understand that all statements and representations made become conditions of the license;
- (7) I understand that any physical alterations to or changes to the size of the area used for the sale, delivery, storage, or consumption of alcoholic beverages, must be reported to the Licensing Authorities and may require the prior approval of the Licensing Authorities;
- (8) I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and
- (9) I understand that any false statement or misrepresentation will constitute cause for disapproval of the Application or sanctions including revocation of any license for which this Application is submitted.
- (10) I confirm that the applicant corporation and each individual listed in the ownership section of the application is in good standing with the Massachusetts Department of Revenue and has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting of child support.

Signature:



Date: 06/14/2019

Title:

Chairman & CEO

Corporate Vote

CORPORATE VOTE

The Board of Directors or LLC Managers of Colwen Management, Inc,
Entity Name

duly voted to apply to the Licensing Authority of Natick and the
City/Town

Commonwealth of Massachusetts Alcoholic Beverages Control Commission on 6/24/19
Date of Meeting

For the following transactions (Check all that apply):

☒ Alteration of Licensed Premises

☐ Change of Location

☐ Other

"VOTED: To authorize Leo Xarras
Name of Person

to sign the application submitted and to execute on the Entity's behalf, any necessary papers and do all things required to have the application granted."

A true copy attest,


Corporate Officer /LLC Manager Signature

For Corporations ONLY

A true copy attest,


Corporation Clerk's Signature
Secretary

Floor Plan

DE NOT'S LICENSED AREA

EXTERIOR SEATING	MAX OCC.	PROVIDED SEATING
SEASONAL PATIO 1	18 OCCUPANTS	12 SEATS
SEASONAL PATIO 2	22 OCCUPANTS	12 SEATS

INTERIOR SEATING	MAX. OCC.	PROVIDED SEATING
BOARD ROOM	22 OCCUPANTS	13 SEATS
BOARD ROOM	18 OCCUPANTS	13 SEATS

Arch text	C.B.	Drawing Sheet Title LIQUOR LICENSE - FIRST FLOOR PLAN
Drawn By	M.H.	
Project No.	2014050	
Copyright	2014 Pm Con, Inc.	
Date	7-2-2013 8:29:17 AM	

Lease Agreement

LEASE AGREEMENT

This **Lease Agreement** (hereinafter the "Lease") is entered into as of this 12th day of June 2018 (the "Effective Date") by and between Superior Drive Hotel Owner LLC, a Delaware limited liability company, whose address is P.O. Box 4430, Manchester, NH 03108 ("Landlord") and COLWEN MANAGEMENT INC., a New Hampshire corporation ("Tenant") whose mailing address is 230 Commerce Way, Suite 200, Portsmouth, NH 03801

1. **Property:** Landlord is the owner of the Residence Inn by Marriott (the "Hotel"), located at 1225 Worcester Street, Natick MA. Landlord, for and in consideration of the rent and other consideration set forth herein, hereby leases to Tenant and Tenant hereby leases from the Landlord, the Hotel, as generally shown on Exhibit "A" attached hereto (the "Leased Premises"). In addition, the Owner leases to the Tenant all furniture, fixtures and equipment ("FF&E") necessary for the operation of the Hotel with restaurant and bar-lounge and meeting and function center with seasonal outdoor patio areas.

2. **Use:** The Leased Premises shall be used and occupied by Tenant solely for the service of liquor in the 135 room Hotel with restaurant/dining room, bar/lounge, meeting and function rooms and (2) seasonal adjacent patios as shown and for no other purpose without Landlord's prior written consent.

3. **Term:** The term (the "Term") of the Lease shall coincide with the term in the Hotel Management Agreement and continue until the earlier of (i) December 31, 2030 (ii) termination of that certain Hotel Management Agreement between Landlord and Tenant ("Hotel Management Agreement"), (iii) failure of Tenant to maintain a liquor license for the Leased Premises allowing service of alcoholic beverages within the Leased Premises and adjacent areas, or (iv) mutual agreement of Landlord and Tenant to terminate this Lease.

4. **Rent:** Tenant covenants to pay as rent ("Rent") to Landlord the sum of FIVE THOUSAND DOLLARS (\$5,000.00) per month plus THREE PERCENT (3%) of Food and Beverage Revenue per month, payable in advance and delivered to Landlord on the first day of each calendar month, with Rent prorated in the event of a partial first or last month. For purposes of this paragraph, monthly Rent shall be deemed paid when received by the Landlord. Tenant shall be responsible for the payment of all sales tax due on Rent and shall remit such tax to Landlord together with each payment of Rent. Tenant shall have no direct liability under this Lease for payment of real property taxes or assessments related to the Leased Premises.

5. **Insurance:** Tenant shall maintain commercial liability coverage, workers compensation insurance, casualty insurance, liquor liability and such other forms of insurance and in such amounts as shall be agreed upon by the parties, naming Landlord as an insured under all such policies and providing standard waiver of subrogation clauses in favor of Landlord.

6. **Maintenance, Condemnation:** Tenant shall maintain the Leased Premises in its current or better condition during the Term of the Lease. Tenant shall perform no structural alterations or additions to the Leased Premises without the prior written consent of Landlord. Landlord shall under no circumstances have any obligation to maintain, repair, or replace any portion of the Leased Premises. Tenant's sole recourse in the event of the loss of any portion of the Leased Premises due to a casualty or taking of any kind shall be to terminate the Lease.

7. **Compliance with Laws:** Tenant shall at all times comply with all applicable federal, state, county and local laws, ordinances, rules and regulations and perform no

operations unless in full compliance with applicable permits and licenses (all the foregoing being collectively referred to herein as "Laws").

8. **Assignment and Subletting:** Tenant may not assign this Lease or sublet all or any part of the Leased Premises without first securing Landlord's written consent.

9. **Quiet Enjoyment:** Provided that Tenant is not in breach of any term, covenant or provision of the Lease, including, but not limited to the payment of Rent, Tenant shall peacefully and quietly hold and enjoy the Leased Premises.

10. **Subordination:** Tenant agrees to subordinate this Lease to the lien of any mortgage now existing or which the Landlord may secure in the future. Nothing in this Lease shall be construed to permit or empower Tenant to encumber the title or interest of Landlord in the Leased Premises in any matter whatsoever.

11. **Turnover:** Upon expiration or earlier termination of the Lease, Tenant shall remove the Tenant's property, vacate the Leased Premises, and turn over possession thereof to Landlord in clean condition, ordinary wear and tear excepted.

12. **Binding Agreement:** This Lease and each of its covenants and conditions shall be binding upon and inure to the benefit of the parties hereto and their assigns and successors in interest.

13. **No Agency:** Nothing in this Lease shall be construed to create an agency, partnership, employment, or joint venture relationship between the parties. The relationship of the parties is that of landlord and tenant.

14. **Default/Breach:** In the event that Tenant fails in its performance of any condition, covenant or obligation under any part of this Lease, such event shall be deemed an Event of Default if Tenant fails to cure such event within thirty (30) days after receipt of written notification from Landlord. If an Event of Default is not cured within the applicable cure period, Landlord shall have the following remedies available, which may be exercised jointly or independently:

- a. terminate the Lease upon thirty (30) days written notice to Tenant;
- b. exercise remedies available to Landlord at law or in equity.

15. **Notices:** Notices, requests and demands given hereunder shall be written and hand delivered to the Tenant by Landlord, or to Landlord by Tenant, or alternatively sent by U.S. Mail, postage prepaid, certified or registered, return receipt requested, or by Federal Express or similar overnight courier service, addressed to the party, at its respective address set forth above or to such other address of which notice is hereafter given. All notices shall be effective upon actual delivery.

16. **Time is of Essence:** It is understood and agreed that time is of the essence under this Lease.

17. **Estoppel Certificate:** Each party shall upon request from the other give or exchange with the other estoppel certificates which shall confirm that the Lease is in full force and effect, that neither party is in default and/or such other information regarding the Lease as may be reasonable, appropriate and factual.

18. **Severability:** The rights of the parties under the Lease shall be cumulative, and failure on the part of either party to exercise promptly any rights given hereunder shall not operate to waive any such rights.

19. **Amendment:** No modifications, addition, or addenda to this Lease shall be valid unless in writing and signed by Landlord and Tenant.

20. **Attorneys' Fees:** In the event of litigation between Landlord and Tenant, the prevailing party will be entitled to recover its reasonable legal and other expenses including court costs.

21. **Waiver of Jury Trial:** LANDLORD AND TENANT HEREBY WAIVE TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM BROUGHT BY EITHER OF THEM AGAINST THE OTHER ON ALL MATTERS ARISING OUT OF THIS LEASE OR THE USE AND OCCUPANCY OF THE PREMISES.

IN WITNESS WHEREOF, Landlord and Tenant have hereunto executed this Lease as of the day and year first above written.

TENANT:

Colwen Management Inc.
a New Hampshire corporation

By:  _____
Chairman and CEO

Leo Xarras
Print Name

LANDLORD:

Superior Drive Hotel Owner LLC
Delaware limited liability company

By:  _____
Authorized Officer

Mark R. Stebbins
Print Name

Exhibit "A"

Depiction of the Leased Premises

LIQUOR LICENSE LEGEND

OF NOTED LICENSURE AREA

NOTE: THE DRINKING/SEATING AREA WILL BE CLEARLY DELINEATED FROM THE COMMON/CONCOURSE AREA THROUGH 11" HIGH 36" HIGH PARTITIONING AND FURNITURE PLACEMENT

FIRST FLOOR (EXTERIOR SPACE) - MAX OCC. PROVIDED SEATING		
TOTAL FIRST FLOOR GROSS SQUARE FOOTAGE:	11,812 TO 44,111	
FIRST FLOOR LICENSED AREA:	1,933 SQUARE FEET (27,000 SQ. FT. MIN.)	
SEATING PROVIDED LICENSED AREA:		
EXTERIOR SEATING	MAX OCC.	PROVIDED SEATS
SEASONAL PATIO 1	14 OCCUPANTS	12 SEATS
SEASONAL PATIO 2	17 OCCUPANTS	12 SEATS
TOTAL EXTERIOR SEATING PROVIDED: 31		
TOTAL MAX OCC. WITHIN BUILDING PER LICENSED AREA:		
18		
NOTE: SEATING AREA IS SEPARATE FROM LICENSURE AREA ONLY		
NOT COUNTED AS PART OF BUILDING OCCUPANTS		

FIRST FLOOR - MAX OCC. PROVIDED SEATING		
TOTAL FIRST FLOOR GROSS SQUARE FOOTAGE:	11,812 TO 44,111	
FIRST FLOOR LICENSED AREA:	1,933 SQUARE FEET	
SEATING PROVIDED LICENSED AREA:		
INTERIOR SEATING	MAX OCC.	PROVIDED SEATS
BOARD ROOM	12 OCCUPANTS	12 SEATS
BOARD ROOM	12 OCCUPANTS	12 SEATS
BAR	12 OCCUPANTS	12 SEATS
BAR	12 OCCUPANTS	12 SEATS
FUNCTION	12 OCCUPANTS	12 SEATS
FUNCTION	12 OCCUPANTS	12 SEATS
ADDITIONAL DINING	12 OCCUPANTS	12 SEATS
ADDITIONAL DINING	12 OCCUPANTS	12 SEATS
TOTAL INTERIOR SEATING PROVIDED: 74 SEATS		
TOTAL MAX OCC. WITHIN BUILDING PER LICENSED AREA:		
25 SEATS (12 SEATS)		
NOTE: SEATING AREA IS SEPARATE FROM LICENSURE AREA ONLY		

PRE FUNCTION	
792	SQUARE FEET
APPROX. SIZE:	12' X 66'
MAX OCCUPANCY:	52
SEATS PROVIDED:	8

BOARD ROOM	
333	SQUARE FEET
APPROX. SIZE:	22' X 15'
MAX OCCUPANCY:	22
SEATS PROVIDED:	10

BOARD ROOM	
274	SQUARE FEET
APPROX. SIZE:	18' X 15'
MAX OCCUPANCY:	18
SEATS PROVIDED:	10

ADDITIONAL DINING	
1087	SQUARE FEET
APPROX. SIZE:	26' X 42'
MAX OCCUPANCY:	72
SEATS PROVIDED:	31



FUNCTION	
1,567	SQUARE FEET
APPROX. SIZE:	41' X 39'
MAX OCCUPANCY:	125
SEATS PROVIDED:	78

SEASONAL PATIO 1	
880	SQUARE FEET
APPROX. SIZE:	44' X 20'
MAX OCCUPANCY:	58
SEATS PROVIDED:	32

FUNCTION	
1,695	SQUARE FEET
APPROX. SIZE:	41' X 41'
MAX OCCUPANCY:	125
SEATS PROVIDED:	78

DINING	
1,577	SQUARE FEET
APPROX. SIZE:	38' X 41'
MAX OCCUPANCY:	106
SEATS PROVIDED:	70

BAR	
155	SQUARE FEET
APPROX. SIZE:	10' X 15'
MAX OCCUPANCY:	10
SEATS PROVIDED:	9

SEASONAL PATIO 2	
1080	SQUARE FEET
APPROX. SIZE:	54' X 20'
MAX OCCUPANCY:	72
SEATS PROVIDED:	32

1 LICENSED AREA PLAN - FIRST FLOOR
1/8" = 1'-0"

RESIDENCE INN - BY MARRIOTT		Architect: C.B.	Drawn By: M.J.	Project No.: 201808	Copyright: 2018 B&B Corp. Inc.	Date: 7-2-2018 10:17 AM
1225 WORCESTER STREET NATICK, MA 01760		LIQUOR LICENSE - FIRST FLOOR PLAN				