

June 4, 2014

Town of Belmont
Office of Community Development
Homer Municipal Building
19 Moore Street
Belmont, MA 02478

To whom it may concern,

Enclosed is the revised narrative for a Special Permit and Variance for 6-8 Trapelo Road in Belmont MA. This permit is being requested initially as a relocation site for the Starbucks that currently is operating in Cushing Square. The target date for this relocation is October 1, 2014. Starbucks will return to the new Cushing Village development upon completion of that development in 2015. The current projected return is June 2014. This could be delayed due to construction issues at the Cushing village site but Starbucks should return no later than November of 2015.

The owners of the property, Smith Legacy Partners, understand this variance runs only to Starbucks' use of the site. The property upgrade provided to house Starbucks business is in keeping with their ongoing commitment to upgrade their properties in the neighborhood, including new storefronts and high efficiency equipment.

Starbucks has authorized Smith Legacy Partners to seek this variance on their behalf. A condition that the utilization of the Special Permit must be related to the temporary closure of the existing Starbucks, and that the Special Permit will similarly lapse upon the reopening of the Starbucks at Cushing Village, would be acceptable to the Applicant. The occupancy requested for the site is for 30 seats. The site also has a parking requirement per the attached Parking Requirement Calculation. The calculation shows a net deficit of six (6) spaces that represent the minimum requirement. The Board also asked if employee parking could be provided, equating to another five (5) spaces. Given the total parking spaces requested by the Board, 11 new spaces would be required.

To comply and exceed this requirement, the applicant has spearheaded efforts and proposes to provide 15 new parking spaces (instead of the requested 11 spaces) to service the proposed temporary relocation of Starbucks and the general neighborhood in the area of the existing MBTA turn around triangle at the intersection of Belmont St. and Trapelo Road. These spaces will be accommodated as shown on the enclosed engineered drawing. An application has been made to the MBTA and is currently under review. We would kindly request that the Board accept a minimum of 11 spaces, if the MBTA deems fewer spaces are appropriate for this location.

Our responses to the specific issues raised in the first public hearing are indicted below.

The existing tenants of the 6-8 Trapelo Road are relocating their businesses and will remain a resource to the Cushing Village community in temporary and permanent space. The Smith Legacy Partners is committed to providing these tenants with appropriate short and long-term solutions to achieve this objective.

In terms of the operational issues that were raised in the meeting, the temporary Starbucks space will be provided with appropriate dumpsters and trash removal. These will be closely monitored. The revised site plan to be presented at the public hearing will show the proposed dumpster and access layout.

Smith Legacy Partners also will provide a daily walk over on the site. The contractor working at the Cushing Village project will provide the personnel to “police” the site for cleanliness and ensure that the site is kept appropriately cleaned daily. All other sanitary and health and fire and safety issues will be in compliance with the requirements of the Town of Belmont.

Specifically:

- 1.) Professionally drawn plans were previously submitted which include the layout of the restaurant/ café
- 2.) Plans indicate use of the basement for storage.
- 3.) The location is going to be a temporary Starbucks facility and therefore will not have grilling or frying
- 4.) Menu is Starbucks typical menu, coffee and pastries, and prepackage microwavable sandwich products. Full Menu can be found at: <http://www.starbucks.com/coffee>
- 5.) Rodent control and pick up will be done as needed and according to Starbucks nationally recognized standards. Also the Dumpster location will be screened with a screening material acceptable to the Town of Belmont.
- 6.) This location will need to have an easily accessible grease trap installed under the sink or in the basement due to lack of outdoor space for such equipment. We will size accordingly.

Fire Prevention Requirements:

- 1.) Commercial Cooking Extinguishing System is not applicable for this projected use
- 2.) Hood Ventilation System is not applicable for this projected use
- 3.) All fire safety equipment will be installed according to code and will be subject to annual safety tests.

Community Development Requirements:

- 1.) Building Code Requirements: Plans are attached and will meet all applicable building codes including handicapped accessibility standards. This café will have two fully accessible bathrooms as indicated on the plans. The restaurant will also have handicapped accessible tables which meet the State Building code.
- 2.) Signage is as indicated on the plans but will be further defined by Starbucks internal design team and will be consistent with the Town of Belmont signage requirements.
- 3.) Hours of operation currently at the existing Starbucks are as follows:

M-F: 5am-10pm
Sat: 5:30-10pm
Sun: 6:00- 9:30

In response to the neighborhood concern about the longer hours of operation proposed in the original application Starbucks is willing to change the hours as follows:

M-F: 5:30am - 9/9:30pm

Sat: 5:30-10pm
Sun: 6:00- 9:30

- 4.) Deliveries will be at various points in the day. Deliveries that can be made via the rear access will be done so. Starbucks is looking into small truck delivery for this location to avoid the need for large tractor trailer delivery issues raised by the residents.

Plumbing and Gas Requirements:

- 1.) Two accessible unisex bathrooms are indicated on the plan
- 2.) Grease separator: addressed above

Liquor License:

- 1.) No liquor license is being sought for this location at this time

We truly appreciate the Board working with us on a critical measure for Cushing Village to become a reality. Thank you so much for your time and consideration.

Sincerely yours,
Chris Starr
Smith Legacy Partners
6 Littlefield Road
Acton MA 01720

Parking Requirement Calculation – 6-8 Trapelo Rd

Required parking for restaurant use per 5.1.2.d) = one space per two seats – 30 seat restaurant = 15 spaces.	15
Required Employee Parking	0
Existing use parking requirement for retail business and service establishment = one space per 250-SF ground floor; one space per 400-SF basement. Area of each level is approx. 1,300-SF Ground Floor – $1,300\text{-SF}/250 = 5.2$ Basement (service and storage) – $1,300\text{-SF}/400 = 3.3$ Total ext'g requirement (grandfathered) = $8.5 = 8$	(-) 8
Street frontage parking per 5.1.1.c) =	(-) 1
Total Net deficit parking spaces	6