
*Susan A. Miller
41 Trapelo Road
Belmont, MA 02478*

May 18, 2014

Attn: Belmont Zoning Board of Appeals
c/o Jeffrey Wheeler, Belmont Planner

Dear Zoning Board,

I am writing to express my strong opposition to case no. 14-11: application for Christopher Starr, agent for Smith Legacy Partners LLC, for 2 special Permits relocating Starbucks temporarily from 112 Trapelo Rd to 6-8 Trapelo Rd.

I am a long term (19 year) residential neighbor living in close proximity to this proposed Starbucks relocation. I am deeply concerned that if this application were approved it would negatively impact the character of our neighborhood. I concur with all my neighbors concerns regarding the lack of parking accommodations, traffic nightmares and altering the fabric of our wonderful neighborhood. As we all know, Starbucks is a highly frequented nationwide chain. The tremendous volume of people/cars and perpetual activity would have a dramatic and deleterious impact in this end of town. I speak from experience as what I have seen with Moozy's and the former Brigham's. I often find their litter tossed in my yard, patrons walking on my property, parking in front of my house and being boisterous. I love Moozy's but it should be recognized that there is a downside to bringing in more people. I am the mother of a young elementary school child. I fear for his safety as he chases a stray ball across Oak Avenue with the excessive traffic and so many distracted drivers. I'm also concerned his sleep could be affected by the early opening and late closing of the proposed establishment. We are already feeling the effects of noise, traffic, dirt and early wake ups from the Trapelo Road project however unlike the proposed project, this new road will no doubt bring improvements to our community and home property values. I support businesses in town however it is crystal clear to me that this is not the proper location for this establishment. It makes much more sense to relocate right there in Cushing Square to one of the many vacant properties. One must wonder if there is an undisclosed plan to transfer this real estate to another restaurant in perpetuity

I ask that you make the right choice today which will lead to a better tomorrow.

Sincerely,

Susan A. Miller

2014 MAY 19 PM 1:37
COMMUNITY
DEVELOPMENT

Wheeler, Jeffrey

From: Rickland Powell <rickland@mit.edu>
Sent: Friday, May 16, 2014 1:57 PM
To: Wheeler, Jeffrey
Subject: Of concern in Cushing Square

Dear Mr. Wheeler-

I have just learned about a proposed temporary move of Starbuck's from their current location in Cushing Square to the very beginning of Trapelo Rd., and in doing so, will displace two small businesses with long histories in town.

I am appalled at this proposal, especially when there are at least two current *vacant* parcels available for such a temporary placement - The old CVS building, and the recently vacated Belmont Savings Bank location.

Another of the many concerns I have, is that a neighbor runs his podiatrist office on Oak Avenue - Effectively across the street from this proposed relocation. His patients, by the very nature of his business, have difficulty walking. The reduced parking as a result of another restaurant in the immediate proximity, would create an extremely difficult and painful hinderence for his patients.

I will be at the meeting on Monday evening to voice these and my many other concerns, and I urge you very strongly to decline this variance and consider instead using one of the existing vacant properties.

Sincerely,

Rickland Powell
617.710.2299

COMMUNITY
DEVELOPMENT
2014 MAY 19 PM 1:37

Wheeler, Jeffrey

From: Virginia Jordan <virginia.jordan2@verizon.net>
Sent: Saturday, May 17, 2014 3:36 PM
To: Wheeler, Jeffrey
Subject: Case No. 14-11 Starbucks

To: Office of Community Development / Planning & Zoning
Re: Starbucks
Case No. 14-11 Two Special Permits
6-8 Trapelo Road - Smith Legacy Partners

I'd like to submit this comment from a resident of Precinct 6 to the Zoning Board of Appeals for the public hearing scheduled for Monday, May 19, 2014, at 7pm. It's a concern about parking on Trapelo Rd, near Starbucks,

Since they have parking at the original site, but not at the proposed site, and they could have 50 customers, can they or any future user of the special permit be required that during the times that they are open for business serving customers that none of their employees, suppliers, interns, relatives of same who are not acting sole as full paying customers park on the streets, but commute without cars or pay for off-street parking? [short term deliveries by standing vehicles would be permitted, as well as emergency servicing by suppliers during which time no new customers can enter the store.] Also neighbors on nearby residential streets might have something to say about extra parking regulations.

...

-Virginia Jordan-
TMM Pr. 6

ref:
http://belmont-ma.gov/Public_Documents/BelmontMA_Calendar/S01D48938-01D630D3?formid=161

COMMUNITY
DEVELOPMENT
2014 MAY 19 PM 1:37

Wheeler, Jeffrey

From: Virginia Jordan <virginia.jordan2@verizon.net>
Sent: Saturday, May 17, 2014 4:33 PM
To: Wheeler, Jeffrey
Subject: Case No. 14-11 Starbucks, #2

To: Office of Community Development / Planning & Zoning
Re: Starbucks
Case No. 14-11 Two Special Permits
6-8 Trapelo Road - Smith Legacy Partners

I'd like to submit this second comment from another concerned resident of Precinct 6 to the Zoning Board of Appeals for the public hearing scheduled for Monday, May 19, 2014, at 7pm. It's about the location of Starbucks in general, and the treatment of the current business owners,

Smith Legacy Partners doesn't own the building that used to be rented by Belmont Savings, and thus wouldn't profit as much by relocating Starbucks there, but that appears the more logical choice for a relocation.

My family and I live across the street from Moozy's, corner of Pine and Trapelo. Earlier today, I spoke to the owner of Jacques Tailoring at 8 Trapelo Rd, who would be replaced by Starbucks, along with the GVS Jeweler to the left at 6 Trapelo Rd. He said, as of today Chris Starr of Smith Legacy Partners has not let him or the neighboring small business owner know anything of his plans. He realized when he read a public notice earlier this week that he may lose the space for his business. They have been tenants of Smith Legacy Partners for about 10 years. Regardless of what I think about Starbucks across the street, I don't like how the small business owners are treated. Besides, once their two shops are converted to a Starbucks, the longer term plan, according to somebody else, is to get another restaurant or cafe in there, which will only prolong the noise and difficulties parking indefinitely. The impact would be larger than tolerating a Starbucks for a year.

In the interest of the two small businesses across the street that might be out on the street without consideration, certainly without adequate notice, and in the interest of maintaining tolerable parking and noise levels outside of 9-5, I am opposed to the redevelopment as suggested.

-Virginia Jordan-
TMM Pr. 6

ref:
http://belmont-ma.gov/Public_Documents/BelmontMA_Calendar/S01D48938-01D630D3?formid=11

COMMUNITY
DEVELOPMENT
2014 MAY 19 PM 1:37

Wheeler, Jeffrey

From: Virginia Jordan <virginia.jordan2@verizon.net>
Sent: Sunday, May 18, 2014 10:42 AM
To: Wheeler, Jeffrey
Subject: Case No. 14-11 Starbucks, #3

To: Office of Community Development / Planning & Zoning
Re: Starbucks
Case No. 14-11 Two Special Permits
6-8 Trapelo Road - Smith Legacy Partners

I'd like to submit a third comment to the Zoning Board of Appeals for the public hearing scheduled for Monday, May 19, 2014, at 7pm, from residents of Precinct 6,

I know people love their Starbucks but if it is just for a year or 15 months there is a Starbucks less than a mile away in the Center. Also one on Mt. Auburn St. in Watertown.

-Virginia Jordan-
TMM Pr. 6

ref:
http://belmont-ma.gov/Public_Documents/BelmontMA_Calendar/S01D48938-01D630D3?formid=161

COMMUNITY
DEVELOPMENT
2014 MAY 19 PM 11:37

Wheeler, Jeffrey

From: Virginia Jordan <virginia.jordan2@verizon.net>
Sent: Sunday, May 18, 2014 10:46 AM
To: Wheeler, Jeffrey
Subject: Case No. 14-11 Starbucks, #4

To: Office of Community Development / Planning & Zoning
Re: Starbucks
Case No. 14-11 Two Special Permits
6-8 Trapelo Road - Smith Legacy Partners

I'd like to submit a fourth comment to the Zoning Board of Appeals for the public hearing scheduled for Monday, May 19, 2014, at 7pm, from residents of Precinct 6.

The old A&P/CVS building at Common and Belmont St has been empty for a long time and has a parking lot. Starbucks could relocate there while they work on the 2 buildings near Trapelo Rd.

-Virginia Jordan-
TMM Pr. 6

ref:
http://belmont-ma.gov/Public_Documents/BelmontMA_Calendar/S01D48938-01D630D3?formid=161

COMMUNITY
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2014 MAY 19 PM 1:37

Wheeler, Jeffrey

From: Sylvia Einstein <sheinstein@comcast.net>
Sent: Monday, May 19, 2014 6:18 PM
To: Wheeler, Jeffrey
Cc: lisacarp@yahoo.com; BelmontPod@aol.com; dkaplow@yahoo.com; ssclark007@verizon.net; Sylvia Einstein
Subject: Special Permit Application Zoning Board of Appeals Case No 14-11

Dear Mr. Wheeler,

We cannot attend tonight's meeting about this case. We would like to communicate our strong opinion that this special permit should be denied:

- There are not enough parking spaces along Trapelo Road to accommodate Starbucks. This means that the customers will park on Oak Avenue causing excessive traffic with associated endangerment of children and inhabitants in general, as well as noise
- The additional traffic will cause noise in a quiet neighborhood starting early in the morning and lasting into the night
- There will be waste deposition on the neighborhood streets

We therefore request that the special permit be denied.

Thank you very much

Sylvia and Herbert Einstein

COMMUNITY
DEVELOPMENT
2014 MAY 19 PM 6:38

Wheeler, Jeffrey

From: Petemyron <petemyron@aol.com>
Sent: Monday, May 19, 2014 3:38 PM
To: Wheeler, Jeffrey
Subject: Starbucks Zoning Request

Dear Mr. Wheeler

I am writing you regarding the zoning request to move Starbucks to a temporary new location at 6-8 Trapelo Road due to the Cushing Square project since I cannot attend the Public Hearing.

I oppose this move, mainly because there are a substantial number of customers who patronize Starbucks and the new proposed location does not have parking for that number of people; I am sure you are aware of that.

We live at 71 Oak Avenue (at Oak and Cushing) so are familiar with the issue of people parking in our residential neighborhood; we have been here 30 years this September and are quite cognizant of the inexorable increase in traffic in the Cushing Square area despite the fact that there were more retail businesses operating there at that time than now, including a pharmacy, a full service grocery store, etc.

One example, a number of years ago we (local residents) were able to convince the town to restrict parking on Cushing Avenue from the square to Oak Avenue due to the fact so many people were parking during the day, on both sides of the street, fire trucks could not pass. So, this is not a new issue and I am sure will only get worse with the new development.

Perhaps, the answer is to initiate a limited area resident parking sticker program similar to Cambridge and Somerville. I know they have them because from time to time day parkers in front of my house have resident parking stickers on their cars from both of these towns.

Sincerely
M.B. Peterson
71 Oak Avenue

COMMUNITY
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2014 MAY 19 PM 4:54

FUB

Wheeler, Jeffrey

From: Jodi MacNeil <jodimac05@gmail.com>
Sent: Monday, May 19, 2014 4:22 PM
To: Wheeler, Jeffrey
Cc: ritaccarp@yahoo.com
Subject: Possible SPAM Starbucks- Trapelo road

Importance: Low

Dear Jeff,

I am writing to express my opposition to the relocation of Starbucks to 6-8 Trapelo road. I live at 58 oak avenue and currently our road is a major cut through route for those wanting to avoid the light at Pine street and due to the one way section of Cushing Avenue. Having a Starbucks at the end of our street will cause even more traffic, which we don't need or want. Furthermore, there is not enough adequate parking for a business like Starbucks in this location. Oak Ave permits parking on only one side of the street- we cannot accommodate Starbucks patrons nor their employee parking- this is a residential neighborhood and we want it to remain that way.

Going forward, I think all of Oak Avenue should be contacted when a major change like this is being considered by the town.

Thank you for permitting my voice to be heard about my neighborhood.

Kind Regards,

Jodi MacNeil
58 Oak Avenue
Belmont

Sent from my iPhone

2014 MAY 19 PM 4:55
COMMUNITY
DEVELOPMENT

Wheeler, Jeffrey

From: Pamela Rajpal <pamrajpal@msn.com>
Sent: Monday, May 19, 2014 10:42 AM
To: Wheeler, Jeffrey
Cc: ritacarp@yahoo.com
Subject: Starbucks

Dear Mr. Wheeler,

In case you didn't get my earlier email I'm repeating my message with my address.

We strongly disapprove of the proposal to have Starbucks relocate at 6-8 Trapelo Rd. Ours is a family neighborhood that should remain so without the introduction of a business keeping 6AM to 10PM hours. Increased traffic in and out of Starbucks will only contribute to an already overburdened roadway that lacks adequate parking for the existing businesses in Cushing Sq. Our residential streets will become the place for Starbucks customers to leave their vehicles. This is unacceptable to the neighborhood.

Thank you.

Pamela and Shashi Rajpal, 51 Oak Avenue

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2014 MAY 19 PM 1:37

**Mark F Clark
28 Oak Ave.
Belmont, MA 02478**

Belmont Zoning Board of Appeals
care of Jeffrey Wheeler, Belmont Planner

May 16, 2014

2014 MAY 19 PM 1:37
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Ladies and gentlemen:

I write to oppose the application for a special permit by Christopher Starr as agent for Smith Legacy Partners LLC. I will attend the hearing Monday evening (May 19, 2014) but my dysarthria precludes presentation of my comments orally.

Others have and will comment on the parking situation (which is serious and should be decisive in this case) but I wish to bring two other issues to the Board's attention. First, as I understand it, this is not a temporary, "swing" request: this is a request for a permanent special permit. Second, this is a character-changing request and the parking situation is only one aspect of that character change.

First, although there's much discussion about the need to relocate Starbucks during the construction of part of Cushing Village, there is no such limitation on the scope of the application. There are other vacant properties in Cushing Square, at least one of which is controlled by the applicant, himself. Need for an existing business to remain in operation near its site might be a sympathetic argument but it is being used as a masquerade for a permanent change in the character of a neighborhood.

Which leads to my second point.

This area is an LB III district for reason – to preserve the residential character of the area around it. The businesses which are permitted in the district now are fundamentally different from the restaurant business. The obvious difference is traffic and parking but there is a more insidious and fundamental difference: that is the hours that the business is typically in operation. It is one thing to have a retail business in operation during normal business hours during the day. It is quite another to have a business operation that just gets going as most other businesses (and homes in our area) are quieting down for the evening. It may be that most people do not drink regular coffee in the evening and that Starbucks would not present a particular evening operation, but that goes back to my first point: this application is not really about Starbucks.

It might be pointed out that there is already a retail food operation in the neighborhood (Moozy's) and that the cat is already out of the bag. ("What's another slice once the loaf is cut?") To this observation, I make four comments.

First, Moozy's and its predecessor are of long-standing and probably have some vested rights.

Second, Moozy's is not seeking to expand. We can take up that issue when and if it arises. Let's deal with the application before us.

Third, Moozy's is located at the end of the block, and near a busy and open intersection. It is somewhat more remote from the residential portion of the neighborhood than the site now the subject of the pending application.

Fourth, one mistake does not justify second. The neighborhood's concern is based on experience, not speculation. Thanks to Moozy's, we know whereof we speak. Enough is enough. Time to draw the line.

Please deny the Smith Legacy Partners application.

Very truly yours,

Mark F Clark

Wheeler, Jeffrey

From: Vincent Stanton <vpstanton@verizon.net>
Sent: Monday, May 19, 2014 12:48 PM
To: Wheeler, Jeffrey
Subject: Relocation of Starbucks as proposed

Dear Mr. Wheeler,

Although I am not a resident of Belmont, we reside at 474 Belmont St. around the corner from 6 Trapelo Rd and would be directly impacted by the relocation of Starbucks to that location. The absence of "set aside" parking spaces in the proposed plan is a serious defect and the proposal should be rejected. This national chain generates very high traffic at its stores from early in the morning until late at night. It would be seriously disruptive to a neighborhood such as ours.

It would also generate traffic problems at a time when Trapelo Road/Belmont Street is being torn up under a master plan. Moreover, I understand from my son who is a resident of Belmont that the Belmont family behind the huge development in Cushing Square has encountered some problems in the financing of that huge project, suggesting that the concept of a "temporary move" could stretch out interminably.

If my wife and I did not have a longstanding social commitment with a gentlemne arriving from England tonight, I would attend the meeting. I hope however that the Planning Board will respond to the reasoned appeal of abutters.

I appealed to you once before when I was active in the effort to stop T-Mobile from erecting a huge cell tower on the highest hill at Oakley Country Club. I learned from you that that company already had in place a cell phone transmitter just west of Cushing Square, roughly a quarter of a mile from the proposed site. That information was very helpful in getting the Watertown Zoning Board to reject T-Mobile's request.

This request should be similarly denied.

Sincerely,
Vincent P. Stanton
474 Belmont St.
Watertown, MA 02472
617-926-8016
<vpstanton@verizon.net>

2014 MAY 19 PM 1:37
COMMUNITY
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