

**TOWN OF BELMONT
BOARD OF APPEALS**

2019 FEB -7 AM 10: 30

CASE NO. 19-10

APPLICANT: **ANTONIO J. PEREIRA D/B/A LISA'S
PIZZERIA**

PROPERTY: 368 Trapelo Road

DATE OF PUBLIC HEARING: February 4th, 2019

MEMBERS SITTING: Jim Zarkadas, Vice-Chairman
Andrew Plunkett
Phil Ruggiero, Associate Member
Casey Williams, Associate Member
Blake Currier, Associate Member

MEMBERS VOTING: Jim Zarkadas, Vice-Chairman
Andrew Plunkett
Phil Ruggiero, Associate Member
Casey Williams, Associate Member
Blake Currier, Associate Member

Introduction

This matter came before the Board of Appeals ("Board") of the Town of Belmont ("Town") acting as Variance and Special Permit Granting Authority under the Zoning By-Law of the Town of Belmont, Massachusetts ("By-Law") and Chapter 40A of the Massachusetts General Law ("Zoning Act"). The Applicant Antonio J. Pereira d/b/a Lisa's Pizzeria ("Applicant") request one (1) Special Permit under Section 3.3 of the Zoning By-Laws To Change the Ownership of an Existing Fast Food Restaurant to the Applicant at 368 Trapelo Rd. located in a Local Business III (LBIII) Zoning District.

The Board held a duly noticed hearing on the application on February 4th 2019. The Applicant Antonio J. Pereira d/b/a Lisa's Pizzeria proposed the plan at the hearing and submitted architectural plans, menu and ownership proposal including hours of operation, deliveries, dumpster schedule and parking. No one spoke in favor and no one spoke in opposition to the Applicant's proposal.

Proposal

The applicant would like to transfer ownership of Thyagos Pizza and will be leasing the property with the intention of buying once the condominium process is completed. The applicant will also change the name to Lisa's Pizzeria. His experience includes being in the food and beverage industry 25 years. The applicant ventured out on his own 10 years ago opening his first Lisa's Pizzeria in Woburn, If this location is approved it will be his

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7th Lisa's establishment. The proposed transfer is in keeping with the character of the neighborhood and is not detrimental to the community.

Conclusion

On February 4th 2019, the Board deliberated on The Applicant Antonio J. Pereira d/b/a Lisa's Pizzeria ("Applicant") request one (1) Special Permit under Section 3.3 of the Zoning By-Laws to change the ownership of an existing fast food restaurant to the Applicant located in a Local Business III (LBIII) Zoning District.

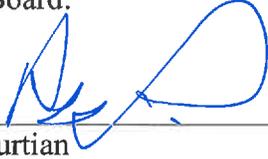
Accordingly, **upon motion duly made by Jim Zarkadas and seconded by Phil Ruggiero, the Board voted 5-0 to grant the Applicant's application for (1) Special Permit.**

Subject to the following conditions:

1. The hours of operation of the restaurant shall not exceed Monday through Sunday 10:30 a.m. to 9:30 p.m.

For the Board:

Dated: February 7, 2019



Ara Yogurtian
Assistant Director
Office of Community Development