



Town of Belmont

## **APPLICATION FOR A SPECIAL PERMIT**

Date: 2 / 24 / 2017

Zoning Board of Appeals  
Homer Municipal Building  
19 Moore Street  
Belmont, MA 02478

To Whom It May Concern:

Pursuant to the provisions of Massachusetts General Laws, Chapter 40A, Section 9, as amended, and the Zoning By-Laws of the Town of Belmont, I/we the undersigned, being the owner(s) of a certain parcel of land (with the buildings thereon) situated on 79 Leonard Street/Road, hereby apply to your Board for a **SPECIAL PERMIT** for the erection or alteration on said premises or the use thereof under the applicable Section of the Zoning By-Law of said Town for \_\_\_\_\_  
a café within a bookstore.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

Signature of Petitioner \_\_\_\_\_

Print Name

Kathy Crowley & Chris Abouzeid

Address

35 Cedar Road

Belmont, MA 02478

Daytime Telephone Number

(617) 721-6311

**TOWN OF BELMONT  
ZONING BOARD OF APPEALS**

**SUPPLEMENTAL STATEMENT OF  
KATHY CROWLEY AND CHRIS ABOUZEID  
RELATING TO APPLICATION FOR SPECIAL PERMIT**

We have 3 children and have lived at 35 Cedar Road in Belmont for almost 6 years now. 2 of our children are currently in the Belmont Public Schools and 1 graduated last year.

Chris is a published author with 2 years experience as a bookseller at Porter Square Books in Cambridge, 5 years experience in publishing and 15 years experience as a manager and technology consultant for online retailers.

Kathy is a published author, two-time Massachusetts Cultural Council award winner, and has recently retired as Assistant Professor of Medicine at Boston Medical Center.

We propose to create a café within Belmont Books, a 5,000 square foot 2-story general bookstore at 79 Leonard Street. The café will occupy 1,000 square feet of the first floor. It will offer coffee, tea, juice, pastries, pre-packaged snacks and light lunch items, such as soup, spring rolls, bagels and ready-made sandwiches. All food items will be prepared and delivered to the store. There will be no food preparation on site. The café will have tables and chairs for a maximum of 17 customers. An experienced restaurant manager with ServSafe Certification will manage all aspects of the day-to-day café operations, including ordering, staffing and scheduling.

With story-tellers, book clubs, author appearances, special book release events and school book fairs, we hope to make the bookstore a vital gathering place for the community. The café—as both an added attraction and a place to meet and exchange ideas—is an integral part of this plan.

**BELMONT BOOKS  
PROPOSED CAFÉ MENU**

**Beverages**

Drip coffee (cold and hot)  
Espresso drinks  
Tea (cold and hot)  
Bottled Juices  
Bottled Water  
Natural sodas  
Milk (single-serving cartons)

Hot beverages will be prepared using industry standard water heaters, drip coffee makers and espresso machines.

**Food**

Muffins (regular and gluten-free)  
Scones (regular and gluten-free)  
Croissants  
Bread (regular and gluten-free)  
Bagels  
Oatmeal & Hot Cereal  
Toast  
Soup  
Spring Rolls  
Flatbreads  
Sandwiches  
Fruit  
Yogurt  
Snack foods (chips, crackers, nuts, etc.)  
Cookies  
Brownies  
Chocolates

All foods will be prepared off-site and brought in as needed. Only heating and toasting appliances, such as panini presses, toaster, microwaves and soup pots will be used on-site. There will be no oven, grill or stove.

## **Special Permit/Variance Application**

### **Belmont Books Café Additional Information**

#### **Hours of Operation**

Monday - Saturday: 7:00am to 7:00pm (or 9:00pm for special events)

Sunday: 10:00am to 6:00pm

#### **Café Delivery Schedule**

Daily: 6:00 am - 7:00 am via the back entrance (Claflin Street lot).

Weekly: 10:00 am - 3:00 pm (day TBD) via the front entrance (Leonard Street).

#### **Parking Count Calculation**

Seating: 18 people

Required Parking:  $18/2 = 9$

**Total Required Parking: 9 spaces**

1st Floor Area: 3,223 square feet

2nd Floor Area: 1,913 square feet

1st Floor Grandfathered Parking Calculation:  $3,223/250 = 13$

2nd Floor Grandfathered Parking Calculation:  $1,913/350 = 5$

**Total Grandfathered Parking: 18 spaces**

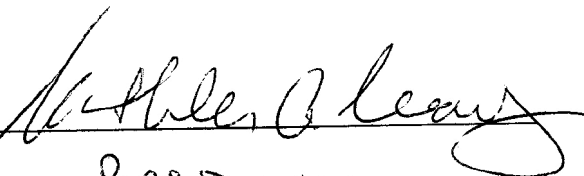
**ALBERT J. LOCATELLI REALTY TRUST  
STANDARD FORM COMMERCIAL LEASE**

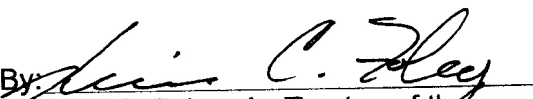
1. **PARTIES.** Kevin C. Foley, as Trustee of the Albert J. Locatelli Realty Trust, a Massachusetts Realty Trust with transferable shares u/d/t July 31, 1964 recorded with Middlesex South District Registry of Deeds in Book 10598, Page 112, as amended, having its usual place of business in Belmont, Middlesex County, Massachusetts, (LESSOR, which expression shall include its successors and assignees where the context so admits), does hereby lease to Belmont Books, Inc. (LESSEE, which expression shall include its successors, executors, administrators, and assignees where the context so admits), and the LESSEE hereby leases subject to and with the benefit of the terms, covenants and conditions of this Lease, the following described premises:
2. **PREMISES.** The premises now numbered 79 Leonard Street, Belmont, Massachusetts in Middlesex County containing approximately 3,223 square feet on the first floor and approximately 1,913 square feet on the second floor (hereafter called the "demised premises" or the "leased premises") reserving to LESSOR and those claiming by, through and under LESSOR, space for all pipes, ducts, conduits, wires, apparatus and appliances now or hereafter leading to and from or serving those portions of the building numbered 65 through 89 Leonard Street (inclusive), (hereafter sometimes called the "Building" or "Property") of which the demised premises are a part, which are not hereby leased. The demised premises are more particularly shown as Space 2 and Space AA on the plans attached hereto as Exhibit
- A-1. LESSEE shall have, as appurtenant to the demised premises, the non-exclusive right to use in common with others, subject to the reasonable Rules and Regulations of the Building, (a) the common lobbies, corridors, stairways, and other common areas of the Building necessary for the purposes of access to, and egress from the leased premises, (b) common walkways and driveways necessary for access to the Building, and (c) the parking lot at the Building as set forth in Paragraph #45 hereof. LESSEE shall have access to one dumpster as designated by LESSOR from time to time.
3. **TERM.** The term of this lease shall be for ten (10) years (the "Term") and shall commence on the Commencement Date as defined in Paragraph #24 (the "Commencement Date"), and shall end on the date which is ten (10) years after the Commencement Date, as defined in Paragraph #24.
4. **BOOKSTORE BASE RENT and BOOKSTORE PERCENTAGE RENT:** The LESSEE shall pay to the LESSOR Bookstore Base Rent and Bookstore Percentage Rent as described in Paragraphs #24 and #25. No payments shall be due in respect of operating expenses, insurance premiums or real estate taxes.
5. **SECURITY.** Upon the execution hereof, LESSEE shall pay to the LESSOR the amount of \_\_\_\_\_ (the "Cash Security Deposit"), and LESSEE shall provide LESSOR with a letter of credit in the amount of \_\_\_\_\_ (the "Initial Letter of Credit") as security for compliance by the LESSEE

IN WITNESS WHEREOF, the LESSOR and LESSEE have hereunto set their hands and seals this 12th day of August, 2016.

LESSEE:  
Belmont Books, Inc.

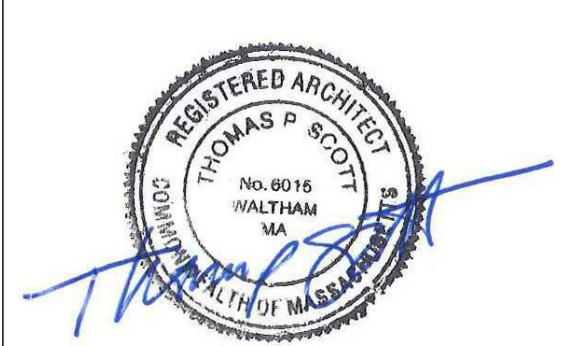
LESSOR:  
Albert J. Locatelli Realty Trust

By:   
its President

By:   
Kevin C. Foley, As Trustee of the  
Albert J. Locatelli Realty Trust, and  
without personal recourse against the  
Trustee or his assets



#	Description	Date
1	ISSUED FOR PERMIT	12/20/2016
2	RE-ISSUED FOR PERMIT	2/17/2017



STAMP

Scott Griffin ARCHITECTS

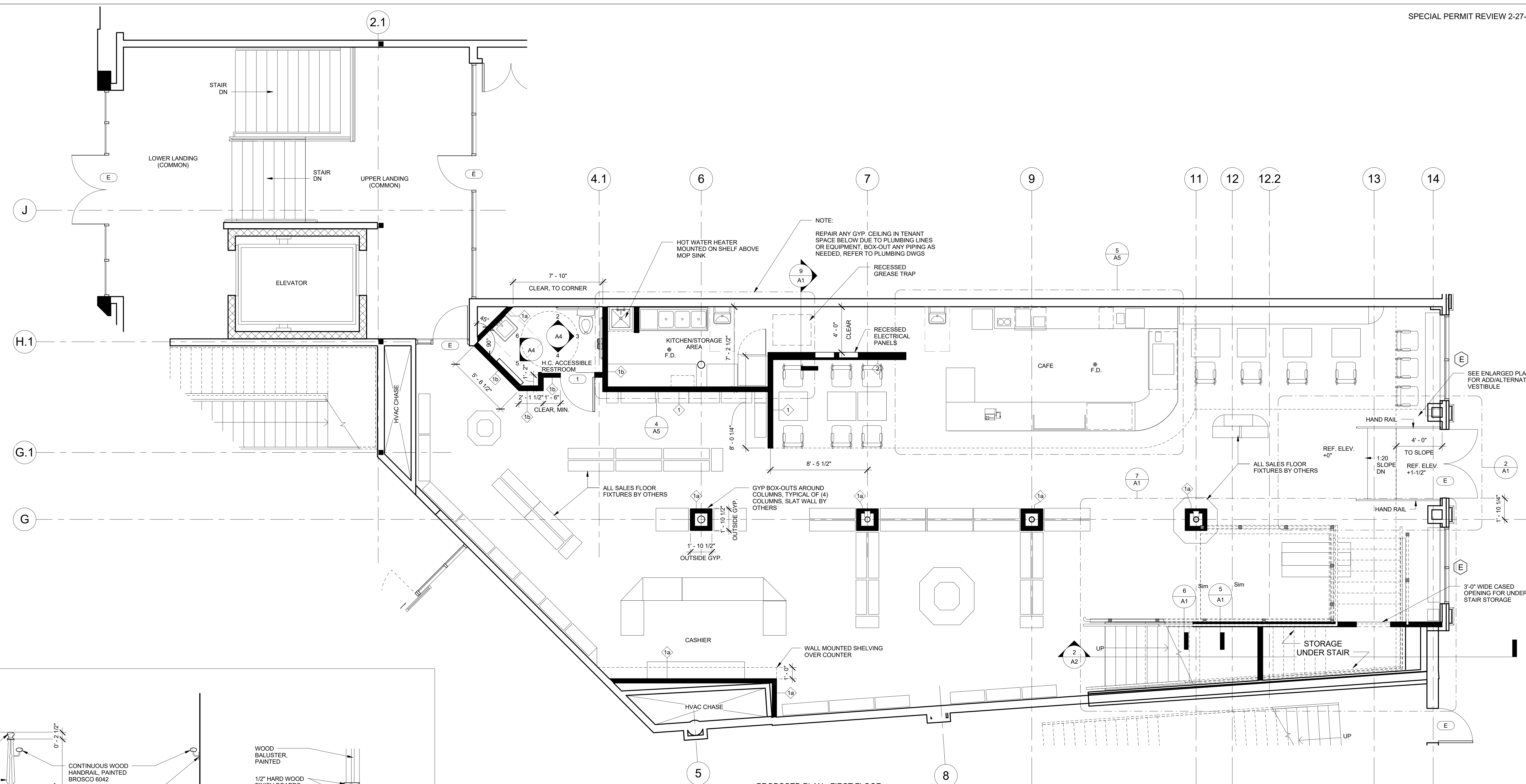
880 MAIN STREET, FIFTH FLOOR  
WALTHAM, MASSACHUSETTS 02451  
PHONE (781) 693-7400 FAX (781) 693-7350

BELMONT BOOKSTORE  
FIRST FLOOR

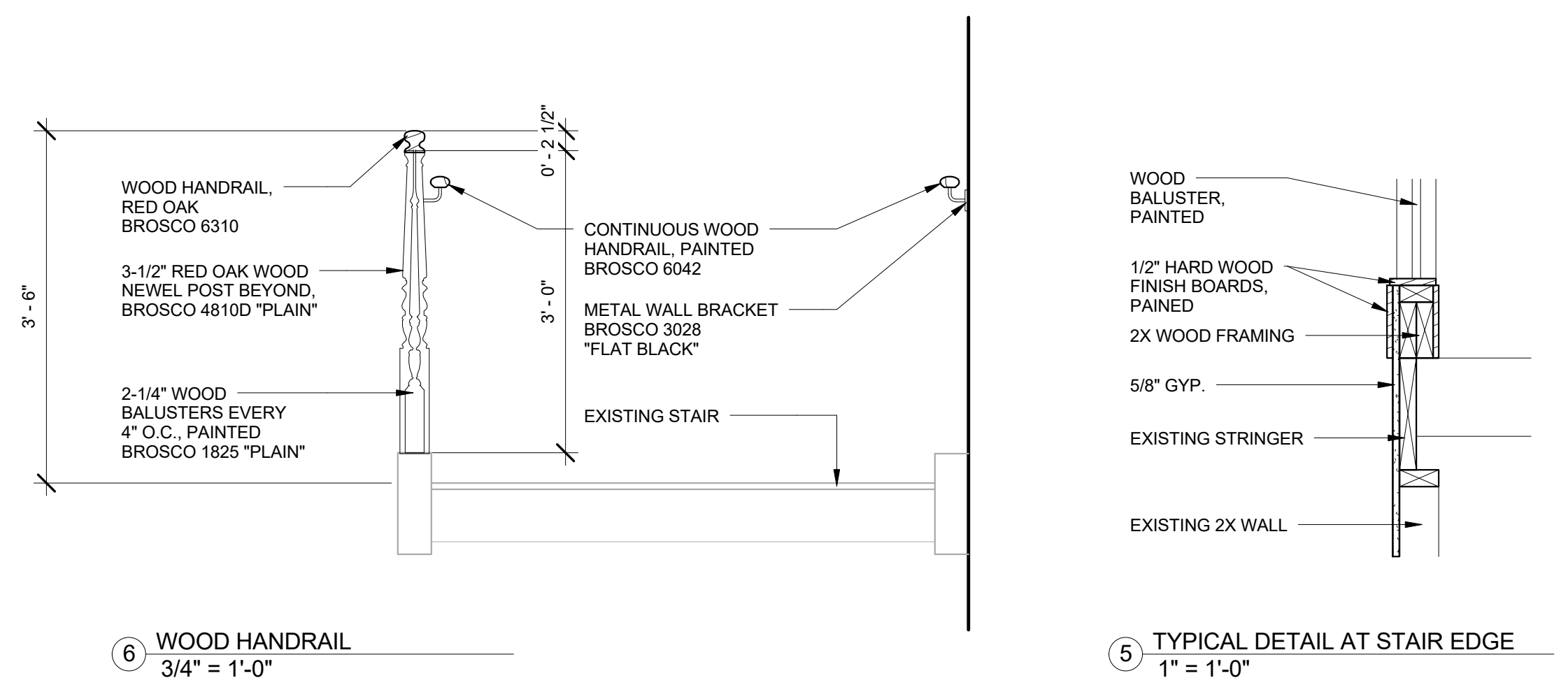
BELMONT RETAIL BUILDING  
LEONARD STREET  
BELMONT, MA

Date	11-14-2016
Drawn By	CM
Checked By	TS
Project Number	16023.00
Scale	As indicated

A1

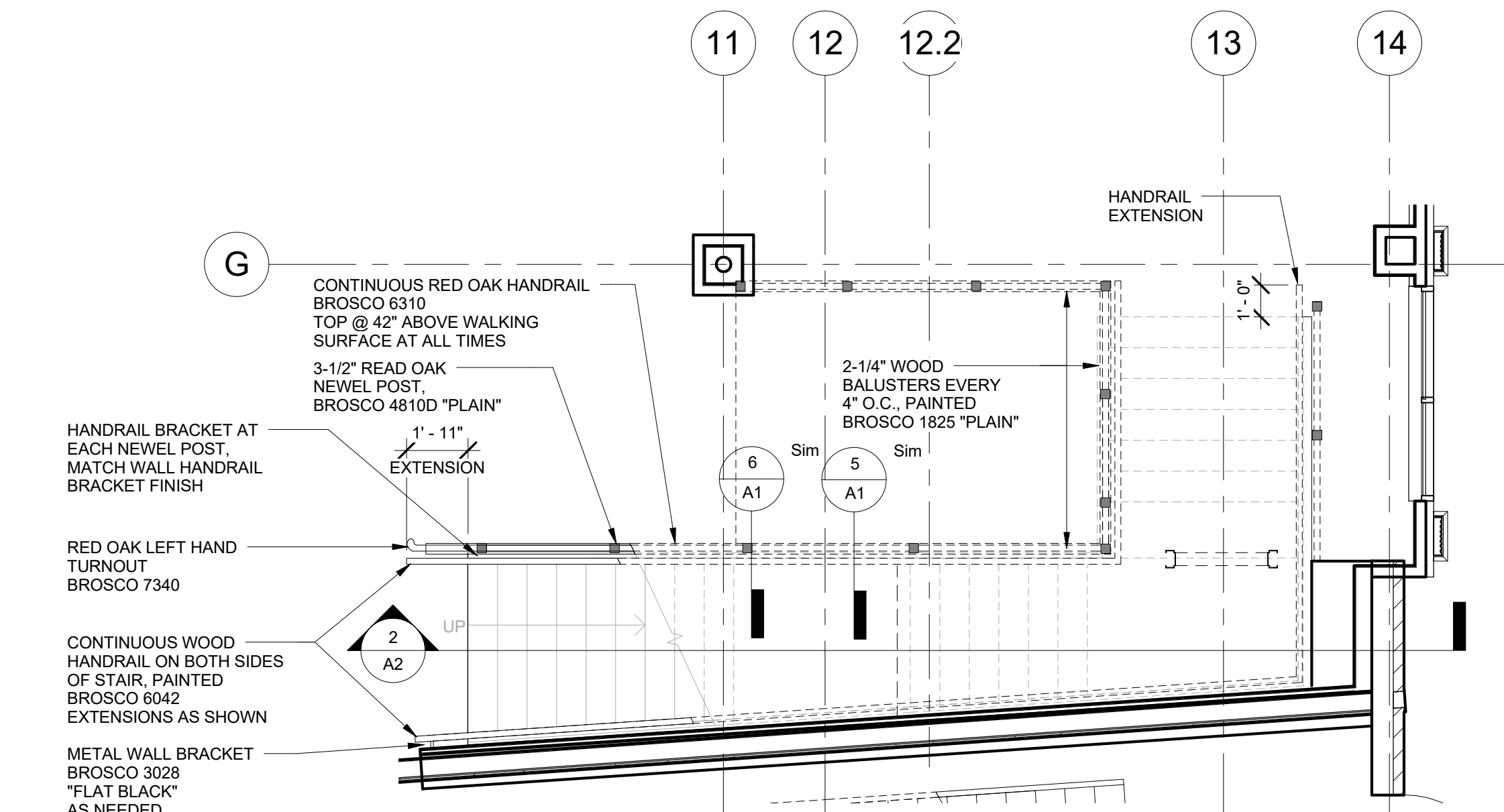


1 PROPOSED PLAN - FIRST FLOOR  
1/4" = 1'-0"

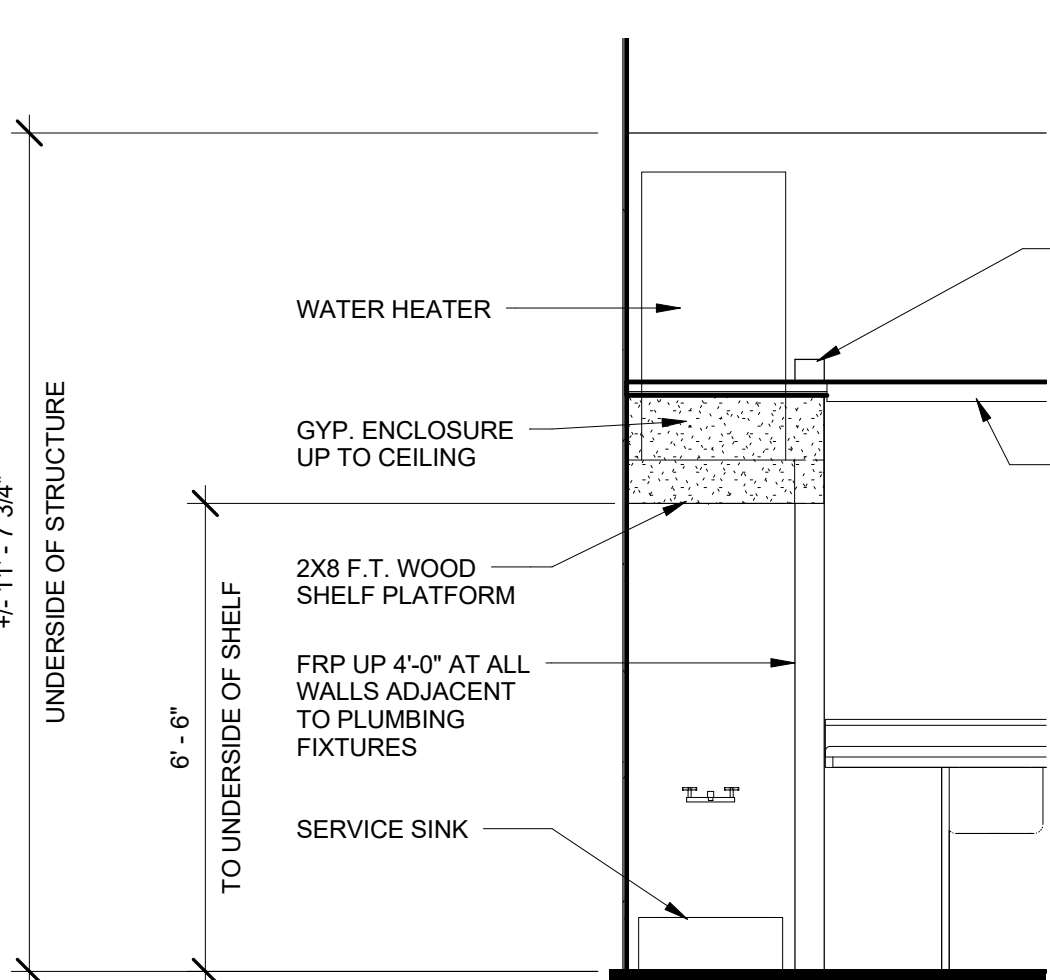


6 WOOD HANDRAIL  
3/4" = 1'-0"

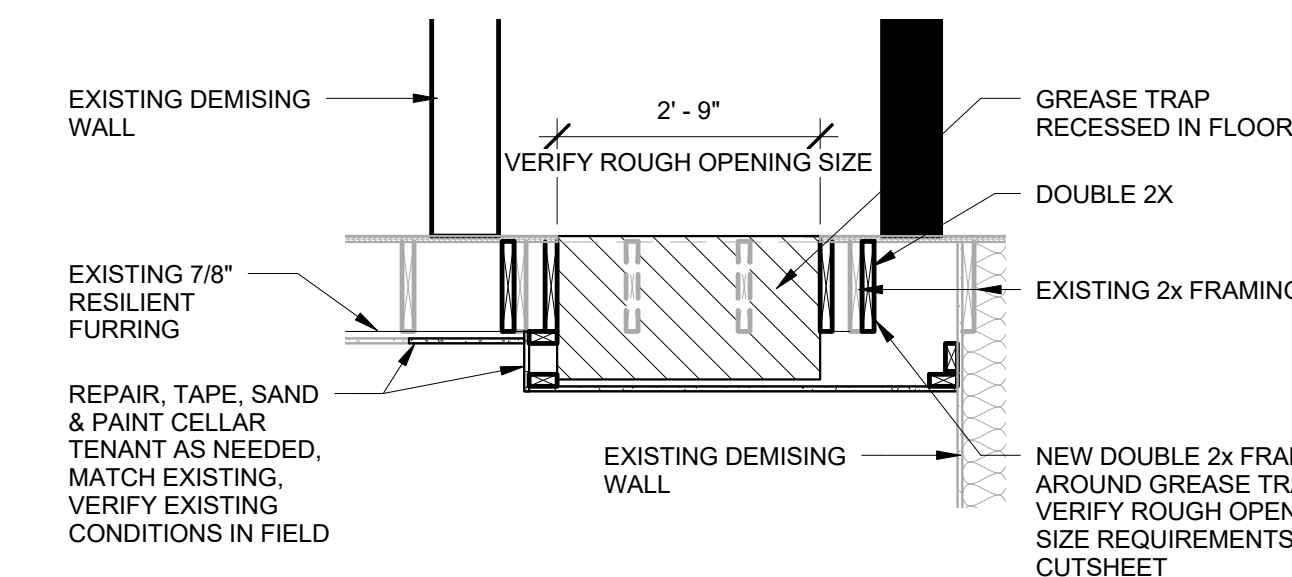
5 TYPICAL DETAIL AT STAIR EDGE  
1" = 1'-0"



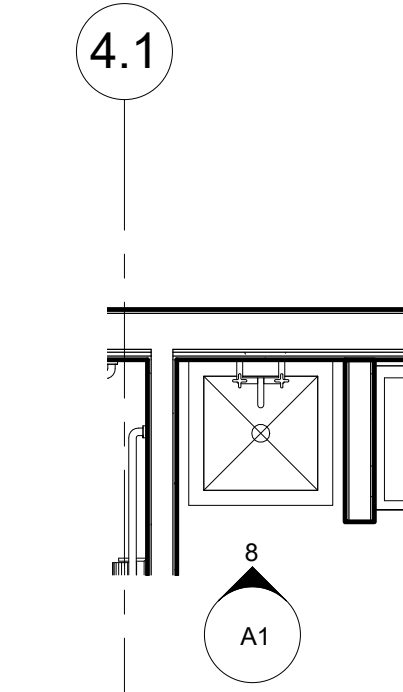
7 STAIR DETAIL PLAN  
1/4" = 1'-0"



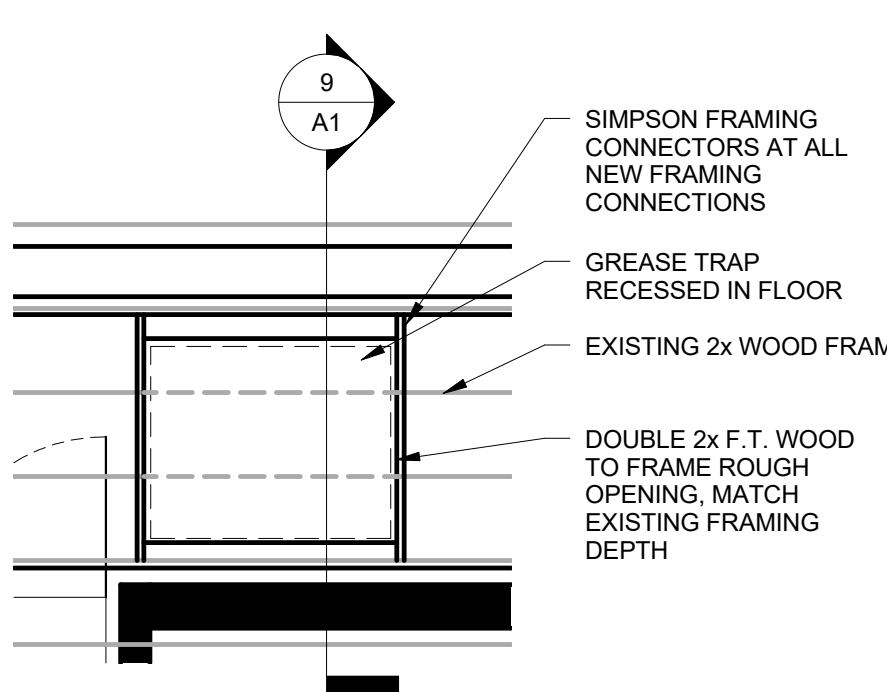
8 INTERIOR ELEVATION AT WATER HEATER  
3/8" = 1'-0"



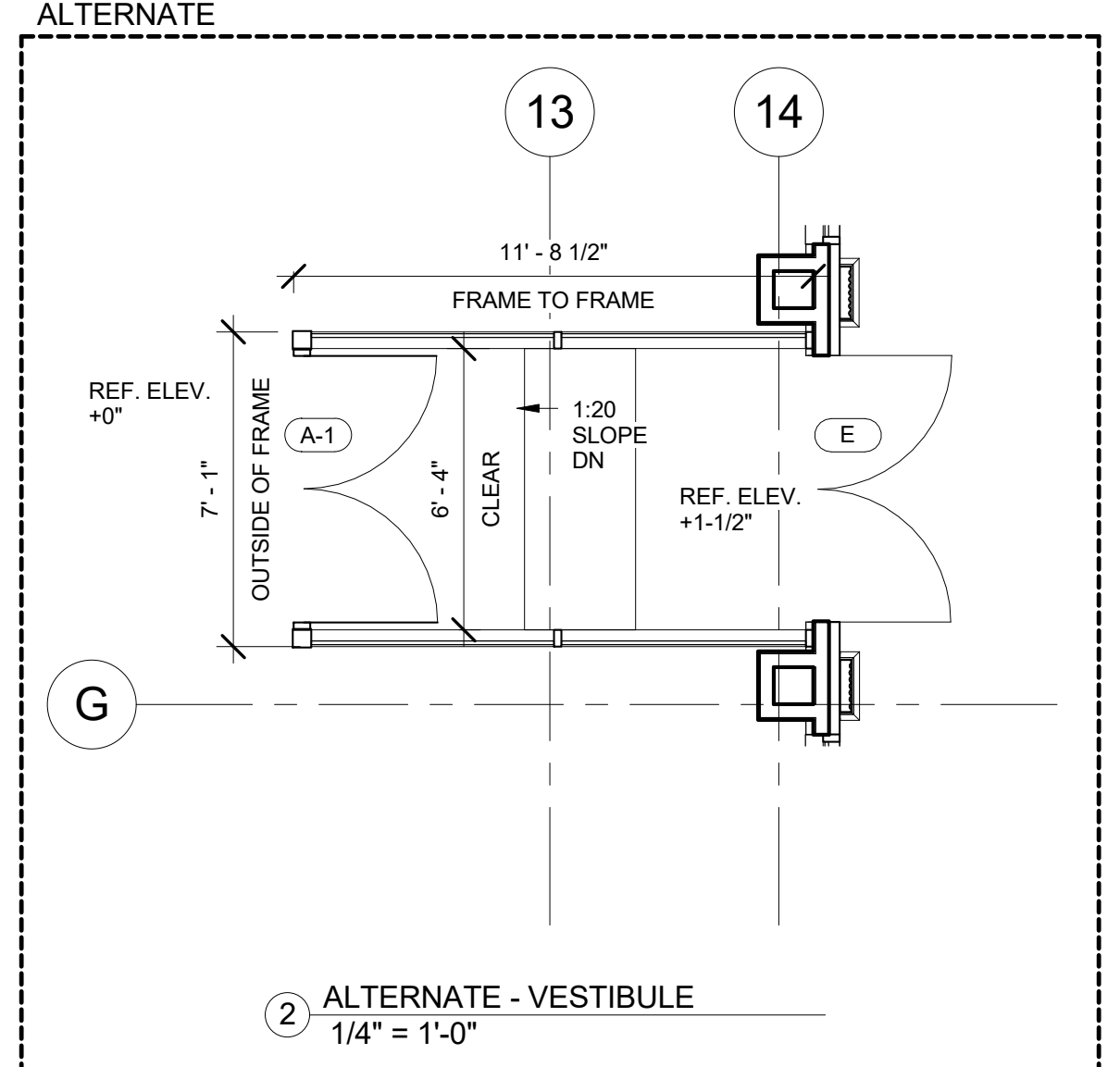
9 SECTION DETAIL AT GREASE TRAP  
1/2" = 1'-0"



11 WATER HEATER SHELF PLAN  
3/8" = 1'-0"



10 PARTIAL FRAMING PLAN @ GREASE TRAP  
3/8" = 1'-0"



2 ALTERNATE - VESTIBULE  
1/4" = 1'-0"

- LEGEND:
- EXISTING WALL
  - NEW WALL
  - WALL TYPE NUMBER
  - DOOR NUMBER
  - ROOM NUMBER
  - PORTABLE FIRE EXTINGUISHER / 10LB B/C

NOTE: DIMENSIONS ARE TO CENTERLINE OF NEW WALLS UNLESS NOTED OTHERWISE.

HARDWARE SCHEDULE:

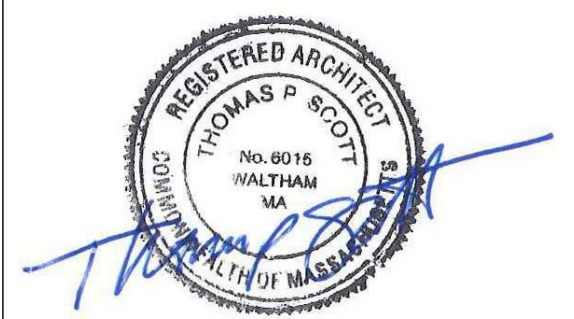
- SET #1
- 1 1/2 PAIR HINGES
  - 3 SILENCERS
  - 1 CLOSER
  - 1 FLOOR STOP
  - 1 KICKPLATE
  - 1 LOCKSET (STOREROOM FUNCTION)
- SET #2
- 1 1/2 PAIR HINGES
  - 3 SILENCERS
  - 1 CLOSER
  - 1 FLOOR STOP
  - 1 KICKPLATE
  - 1 LOCKSET (STOREROOM FUNCTION)
- SET #3 (ALTERNATE)
- STOREFRONT DOORS & HARDWARE BY MANUF.
  - 1 KEYS CYLINDER (THUMBTURN ON INSIDE)

EQUAL TO SCHLAGE D-SERIES W/ CYLINDRICAL LOCKSETS W/ ACCESSIBLE LEVER HANDLES

Mark	Width	Height	Door Material	Hardware Set	Comments
1	3' - 0"	7' - 0"	SOLID CORE WITH WOOD VENEER WITH CLEAR SEALER	SET #1	
2	3' - 0"	7' - 0"	SOLID CORE WITH WOOD VENEER WITH CLEAR SEALER	SET #2	
A-1	6' - 0"	7' - 0"	ALUMINUM/GLASS	SET #3	ALTERNATE



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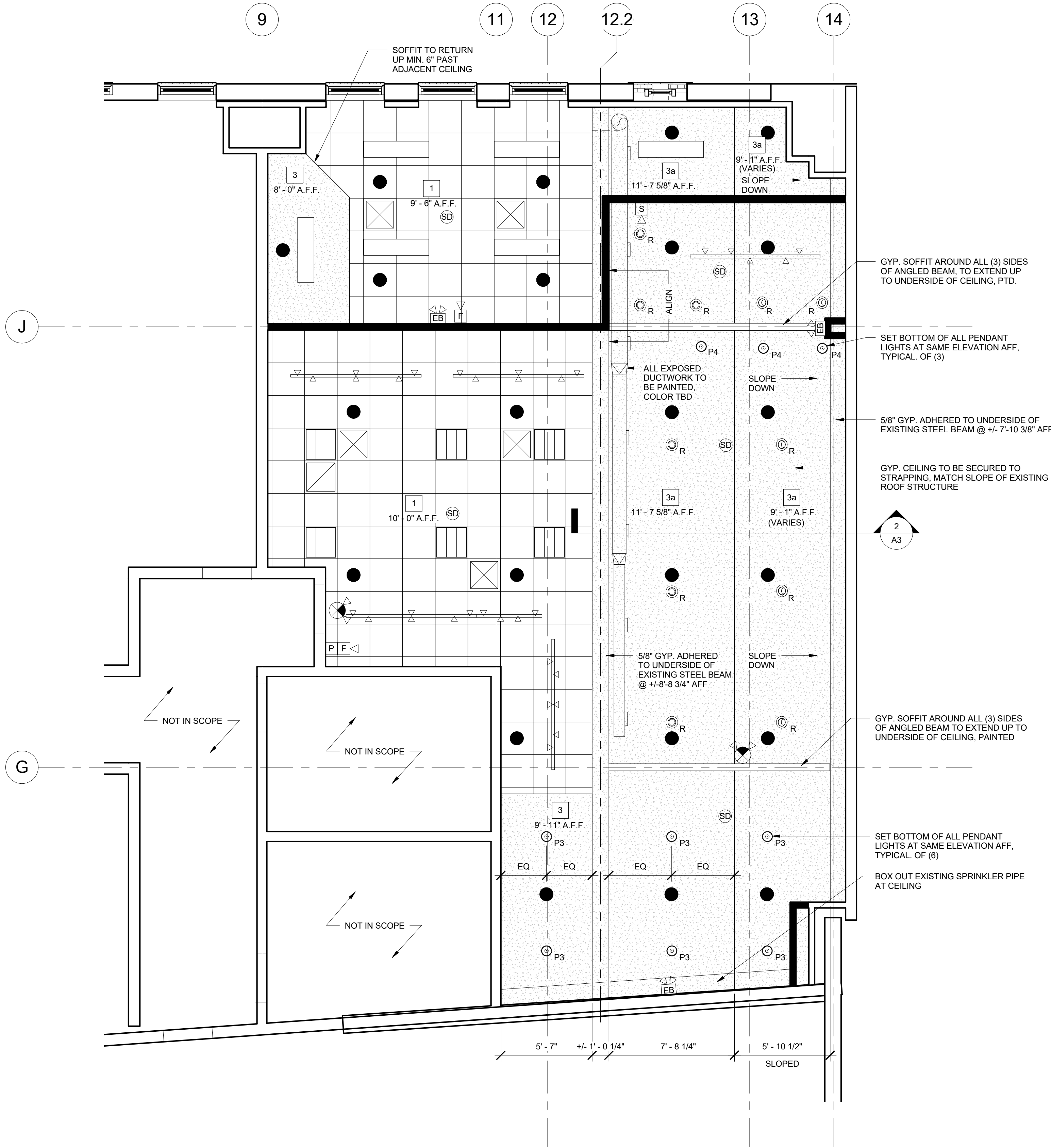
**Scott Griffin**  
ARCHITECTS  
880 MAIN STREET, FIFTH FLOOR  
WALTHAM, MASSACHUSETTS 02451  
PHONE (781) 693-7400 FAX (781) 693-7350

**PROPOSED PLAN &  
RCP - SECOND  
FLOOR**

**BELMONT  
BOOKSTORE**  
BELMONT RETAIL BUILDING  
LEONARD STREET  
BELMONT, MA

Date	11-14-2016
Drawn By	CM
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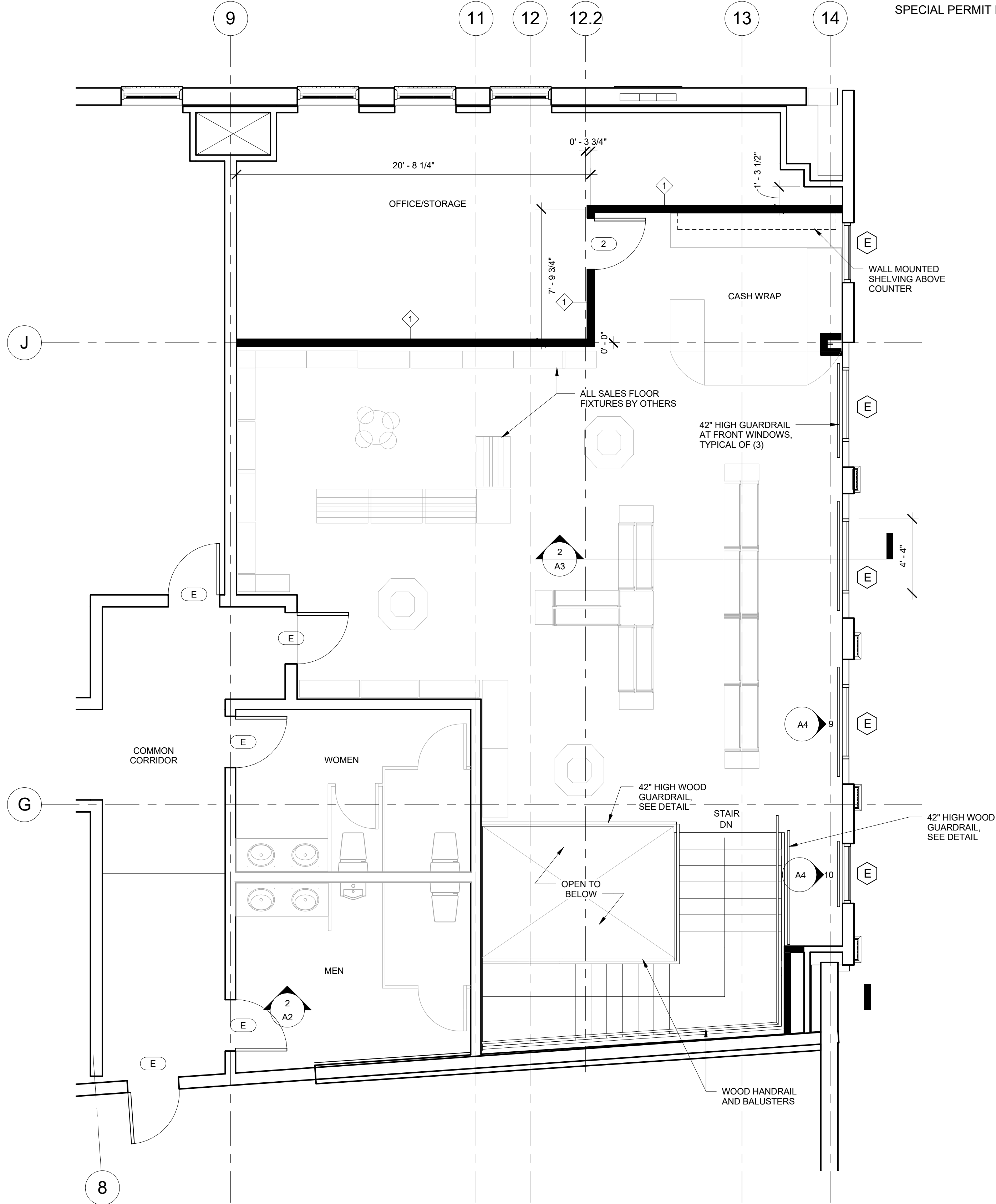
A3



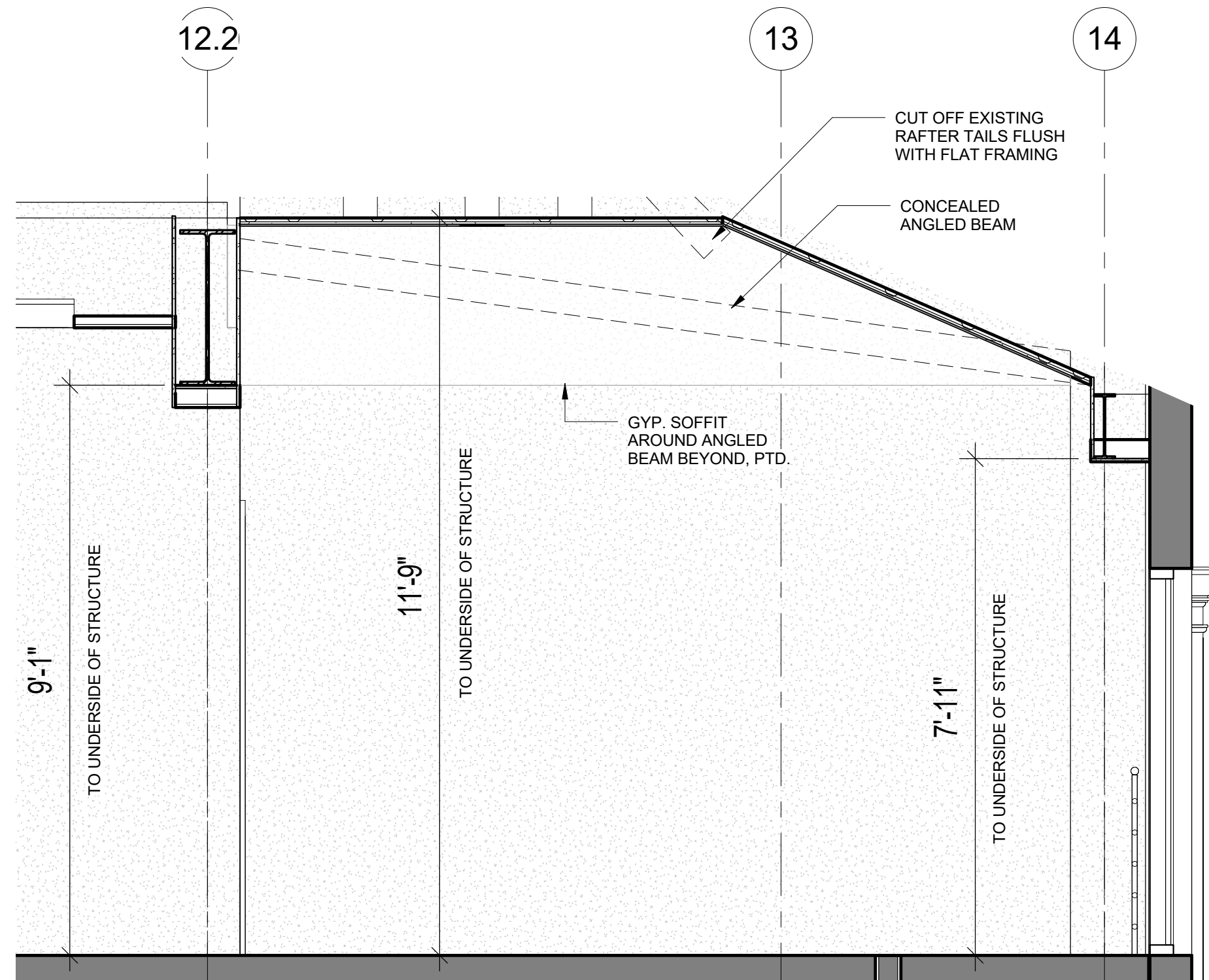
1 PROPOSED RCP - LEVEL 2  
1/4" = 1'-0"

CEILING TYPES:	
1	ARMSTRONG "DUNE" - SQUARE LAY IN 15/16" "PRELUDE"
2	ARMSTRONG "CLEAN ROOM FL" - SQUARE LAY IN 15/16" "PRELUDE"
3	5/8" GYP. ON METAL STUDS, PTD
3a	5/8" GYP. ON METAL FURRING, PTD

CEILING LEGEND	
	4' RECESSED SURFACE MOUNTED LINEAR LED
	5/4' LED TRACK
	LED ADJUSTABLE TRACK HEAD
	DECORATIVE PENDANT FIXTURE 1
	DECORATIVE PENDANT FIXTURE 2
	DECORATIVE PENDANT FIXTURE 3
	DECORATIVE PENDANT FIXTURE 4
	RECESSED LED CAN LIGHT
	2' X 2' LED RECESSED DIRECT/INDIRECT
	LED EMERGENCY LIGHT
	LED EXIT SIGN
	EXHAUST FAN (SEE MECH. DWGS)
	HVAC SUPPLY DIFFUSER (SEE MECH. DWGS)
	HVAC RETURN DIFFUSER (SEE MECH. DWGS)
	FIRE ALARM HORN/STROBE
	FIRE ALARM STROBE
	FIRE ALARM MANUAL PULL STATION
	FIRE ALARM ANNUNCIATOR PANEL
	NEW SPRINKLER HEAD (SEE SPRINKLER DWG FOR EXACT LOCATION AND COUNT)
	EXISTING SPRINKLER HEAD (SEE SPRINKLER DWG FOR EXACT LOCATION AND COUNT)
	EXISTING FIXTURE TO REMAIN



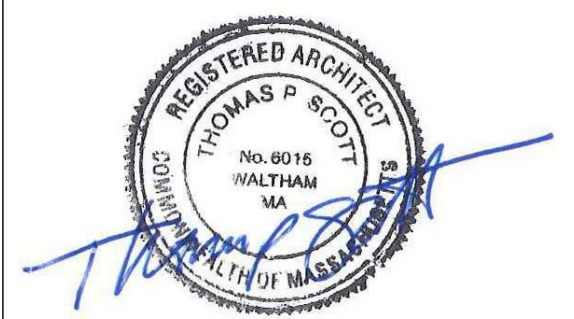
4 PROPOSED PLAN - SECOND FLOOR  
1/4" = 1'-0"



2 SECTION THRU SECOND FLOOR  
1/2" = 1'-0"



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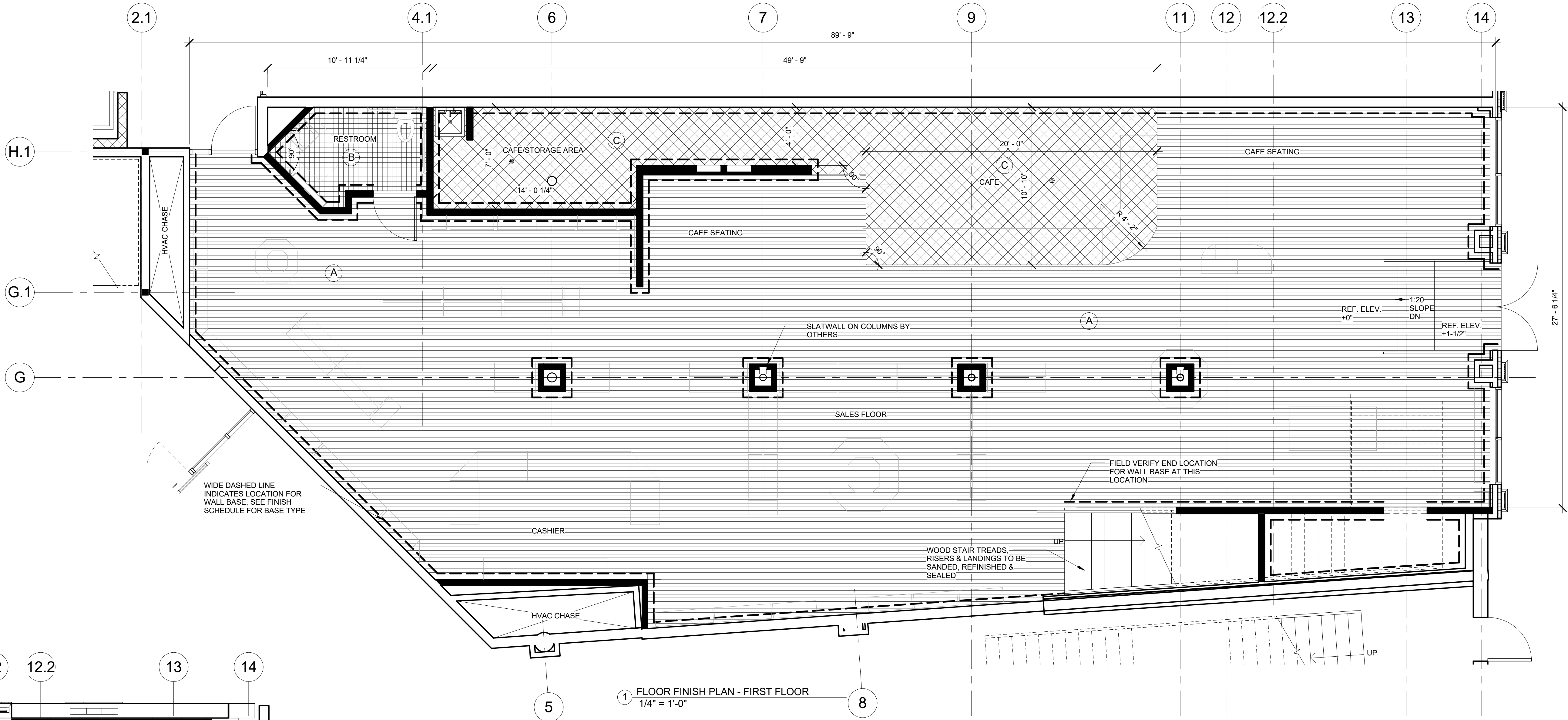
880 MAIN STREET FIFTH FLOOR  
WALTHAM, MASSACHUSETTS 02451  
PHONE (781) 693-7400 FAX (781) 693-7350

FLOOR FINISH  
PLAN & CAFE  
DETAILS

**BELMONT  
BOOKSTORE**  
BELMONT RETAIL BUILDING  
LEONARD STREET  
BELMONT, MA

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A5



FLOOR FINISH SCHEDULE	
(A)	CORK, LVP OR HARDWOOD
(B)	CERAMIC TILE
(C)	SHEET VINYL
(D)	CARPET
(E)	12"x12" VCT

**FINISH NOTES:**

1. ALL FINISH FLOOR PLAN DIMENSIONS ARE TAKEN FROM WALL FACES UNLESS NOTED OTHERWISE.

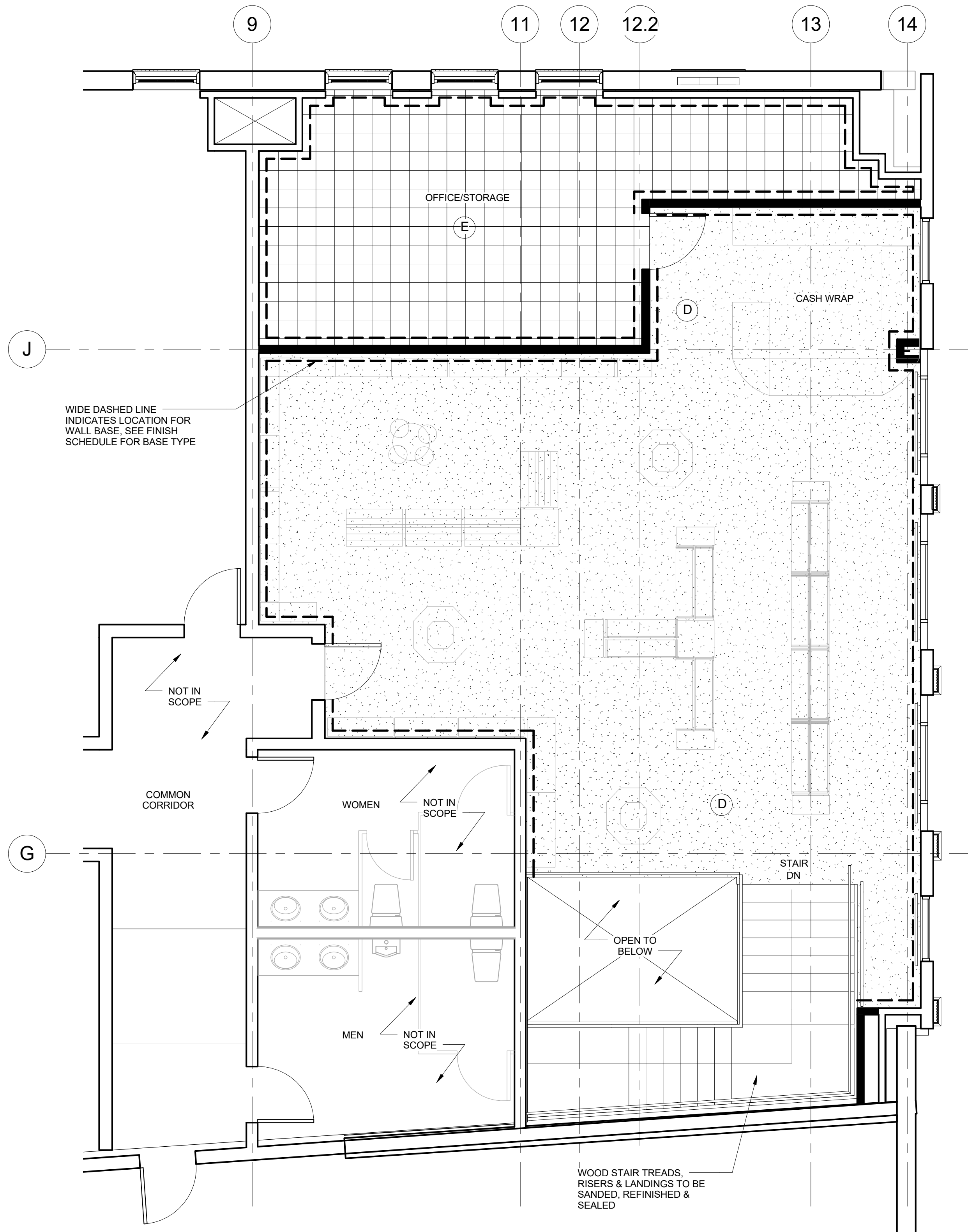
2. ALL GYP. WALLS TO BE PAINTED COLOR TBD.

3. ALL VINYL WALL BASE TO BE JOHNSONITE 4" VINYL COVE BASE AT ALL VCT STRAIGHT BASE AT ALL CARPET COLOR TBD.

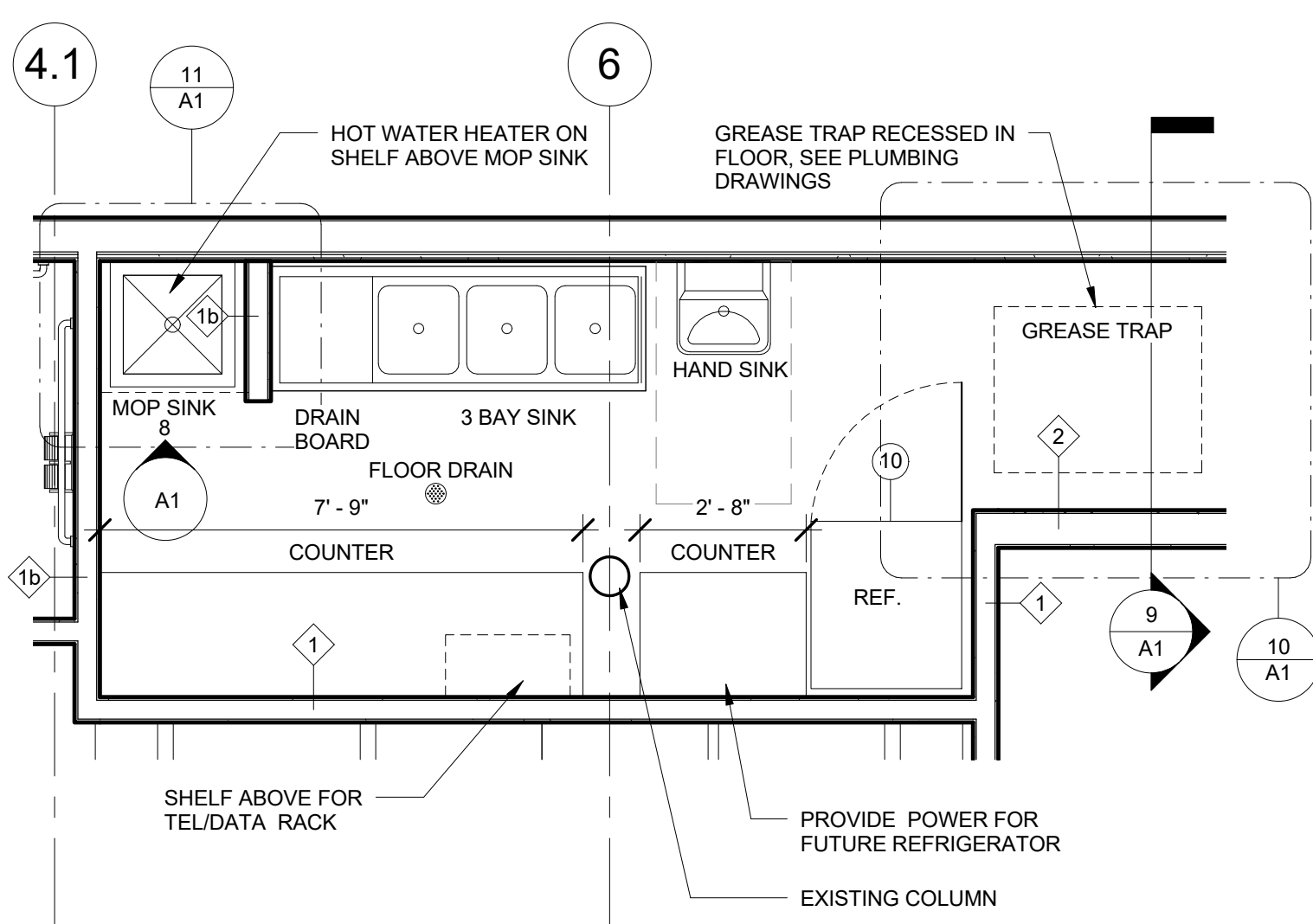
4. PROVIDE SMOOTH TRANSITION BETWEEN ALL FLOOR FINISHES

FINISH SCHEDULE				
ROOM	FLOOR FINISH	WALL FINISH	WALL BASE FINISH	CEILING FINISH*
1 SALES FLOOR / CAFE SEATING	CORK, BAMBOO OR LVP	G.W.B., PAINTED	4" VINYL	2'X2' ACT IN SUSPENDED GRID
2 RESTROOM	CERAMIC TILE	CERAMIC TILE UP 4'-0" A.F.F. M.R. G.W.B. ABOVE, PAINTED	CERAMIC TILE COVE	2'X2' ACT IN SUSPENDED GRID
3 CAFE STORAGE AREA	SHEET VINYL	M.R. G.W.B., FRP UP 8'-0"	RETURN FLOOR VINYL 4" UP WALL	2'X2' ACT IN SUSPENDED GRID
4 CAFE	SHEET VINYL	G.W.B., PAINTED	RETURN FLOOR VINYL 4" UP WALL	2'X2' ACT IN SUSPENDED GRID
5 UNDER-STAIR STORAGE	12" X 12" VCT	G.W.B., PAINTED	4" VINYL	G.W.B., PAINTED
6 CHILDREN'S AREA	CARPET	G.W.B., PAINTED	4" VINYL	2'X2' ACT IN SUSPENDED GRID
7 OFFICE/STORAGE	12" X 12" VCT	G.W.B., PAINTED	4" VINYL	2'X2' ACT IN SUSPENDED GRID

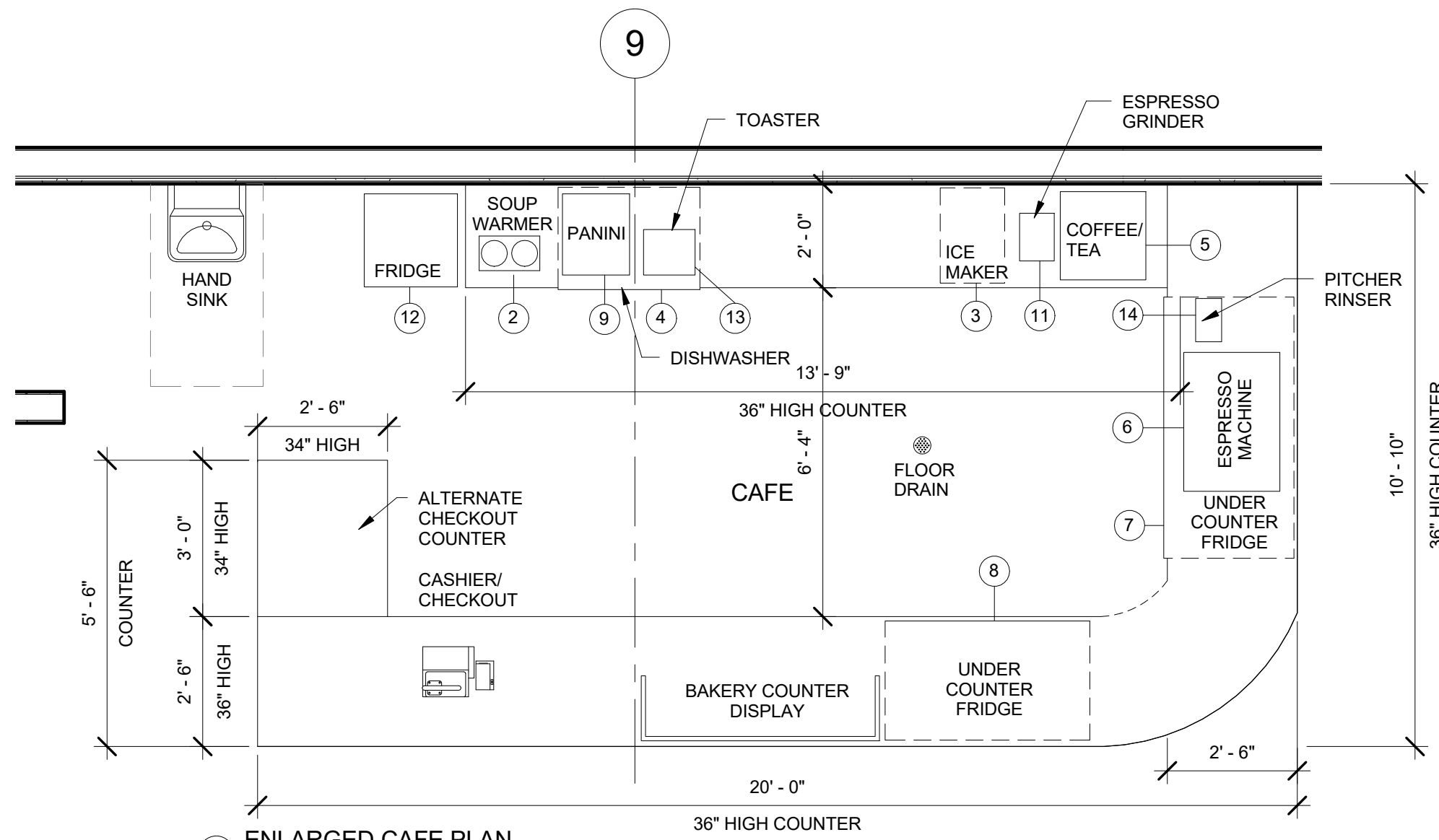
\* SEE PROPOSED RCP DRAWINGS FOR SPECIFIC CEILING MATERIALS



3 FLOOR FINISH PLAN - SECOND FLOOR  
1/4" = 1'-0"



4 ENLARGED KITCHEN/STORAGE PLAN  
3/8" = 1'-0"



5 ENLARGED CAFE PLAN  
3/8" = 1'-0"

EQUIPMENT LEGEND			
DESCRIPTION	MANUFACTURER	MODEL	PLACEMENT
1	-	-	-
2 PANINI GRILL	WARING	WPG250B	ON COUNTER
3 ICE MAKER	SCOTSMAN	CU50	UNDER COUNTER, SELF CONTAINED
4 DISHWASHER/SANITIZER	FAGOR	C0-502W	UNDER COUNTER
5 DUAL COFFEE/TEA MAKER	FETCO	FETCO-CBS-2142	ON COUNTER
6 ESPRESSO MACHINE	NUOVA SIMONELLI	NS_AUR2_2GSEM	ON COUNTER
7 REFRIGERATOR	TRUE	TUC-60-LP	UNDER COUNTER, SELF CONTAINED
8 REFRIGERATOR	TURBO AIR	JUR-48-G	UNDER COUNTER, SELF CONTAINED
9 SOUP WARMER (QTY 2)	AVANTCO	S 30 11 QUART	ON COUNTER
10 REFRIGERATOR	AVANTCO	178CFD1RR	FREE STANDING, SELF CONTAINED
11 ESPRESSO GRINDER	VENEZIA	VGT	ON COUNTER
12 REFRIGERATOR	AVANTCO	6376310116092344	FREE STANDING
13 TOASTER	WARING	WCT800RC	ON COUNTER
14 PITCHER RINSER	ESPRESSO PARTS	EPFR6102	IN-COUNTER