



Town of Belmont

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BELMONT, MA

2017 SEP 14 PM 2:51

APPLICATION FOR A SPECIAL PERMIT

Date: 8.28.17

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 442 Common Street 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 _____

ROBERT PELLETIER
MICHAEL GATTIS Fast Food Restaurant

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

Address

Daytime Telephone Number

ROBERT PELLETIER

200 BEECH STREET, #2
BELMONT, MA 02478

617-763-6741

NARRATIVE
442 COMMON STREET

We are seeking a Fast Food Permit. Currently we have a Full-service Restaurant Permit. Our goal is to make it more convenient for customers to get quick serve items such as coffee, pastries and prepared meals.

The property is currently a restaurant and by approving this permit, current water, sewerage and storm water drainage will not be affected. This change will not create any environmental changes and this site can accommodate this change without changing the municipal infrastructure or impacting current traffic.

There will be no change to the character and scale of this building.

This change will benefit the town and its residents by providing healthy, high quality, quick-serve items and meals. It will allow customers the flexibility to take food to enjoy on their own.

This change will not change any visual concerns nor will it affect current access.

Lease

Lease dated as of this 21st day of June, 2017 by and between JOSEPH G. TELLIER and JEAN M. TELLIER, Trustees of J. G. TELLIER REALTY TRUST u/d/t dated January 28, 1972 and recorded with the Middlesex South Registry of Deeds, Book 12150, Page 387 as amended, as landlord ("Landlord") and ROB PELLETIER/CLC CATERED EVENTS.

ARTICLE 1 PARTIES

LESSOR, which expression shall include its successors, and assigns where the context so admits, does hereby lease to ROB PELLETIER/CLC CATERED EVENTS, a Massachusetts corporation located at 200 Beech Street, #2, Belmont, MA 02478 ("LESSEE"), which expression shall include its heirs, legal representatives, successors, and assigns where the context so admits, and the LESSEE hereby leases the following described Premises:

ARTICLE 2 PREMISES

Approximately 1,150 +/- square feet of retail space located on the first floor and approximately 1,150 +/- square feet of basement storage space located in the building numbered 442 Common Street, Belmont, Massachusetts (Hereinafter referred to as the "Premises").

ARTICLE 3 TERM

The original term of this Lease shall be for the period of Five (5) years commencing August 1, 2017 (hereinafter referred to as the "Commencement Date") and ending on the last day of the sixtieth (60th) full month after the Commencement Date (July 31, 2022). LESSEE shall have full access to the premises to commence the renovations to the Premises pursuant to Article 16 hereof, upon execution of the lease, but first month's rent of \$2,900.00 doesn't commence until occupancy permit is acquired. If the permit is denied or the expense of installation of grease trap exceeds \$10,000.00, the LESSEE has the right to terminate the lease.

ARTICLE 4 RENT

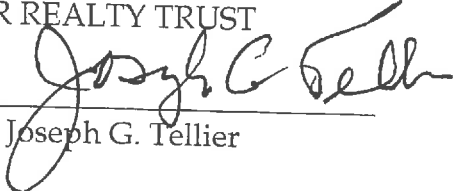
LESSEE shall pay LESSOR during the Original Term rent at the rates set forth in Schedule A attached hereto and made a part hereof (herein after referred to as "Minimum Rent"). Minimum Rent is payable monthly in advance on the first day of each calendar month during the Original Term hereof. All payments shall be sent to LESSOR at P. O. Box 106, Belmont, Massachusetts 02478. A late payment fee in the amount of \$100.00 will be assessed if the rent is received after the 10th of the month.

ARTICLE 41
GOVERNING
LAW

This Lease has been executed within the Commonwealth of Massachusetts and shall be interpreted and construed according to the laws of the Commonwealth of Massachusetts.

WITNESS the execution hereof, under seal, this 11th day of ~~June~~^{July}, 2017.

LESSOR: J. G. TELLIER REALTY TRUST

BY: 
Joseph G. Tellier

BY: _____
Jean M. Tellier

LESSEE: ROB PELLETIER/CLC CATERED EVENTS

BY: 
Rob Pelletier

GUARANTY

FOR VALUE RECEIVED, the undersigned hereby guarantees to LESSOR, its heirs, successors and assigns, the punctual performance by LESSEE and its legal representatives, successors and assigns, all covenants and agreements in said LEASE on LESSEE's part to be performed or observed.

Dated this 11th day of ~~June~~^{July}, 2017, signed and sealed,


Rob Pelletier

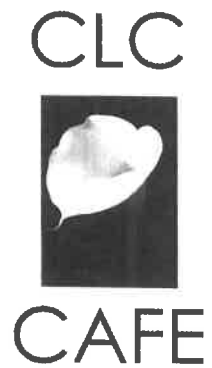
CLC Café
442 Common Street



Dining Room and Counter



Kitchen and Dish Area



MENU

BEVERAGES

Coffee, Espresso, Cappuccino, Tea, Hot Chocolate
Waters, Juices, Soft Drinks, Iced Tea, Lemonade

BREAKFAST

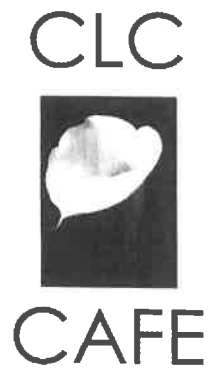
ASSORTED PASTRIES SUCH AS
Muffins, Scones, Bagels, Coffee Cake, Tea Bread Slices
Croissants, Sticky Buns

Hot Breakfast Sandwiches

Quiche/Frittata/Strata

Homemade Granola and Yogurt

Fruit



LUNCH

Pre-made Specialty Sandwiches (2 daily)

2 Entrée Salads

2 Vegetable Salads

2 Starch Salads

Green and Caesar Salad

2 Soups with Rolls/Breads

2 Hot Entrees with Sides

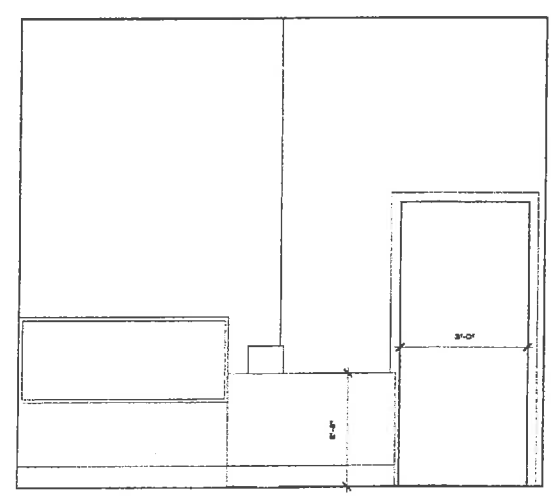
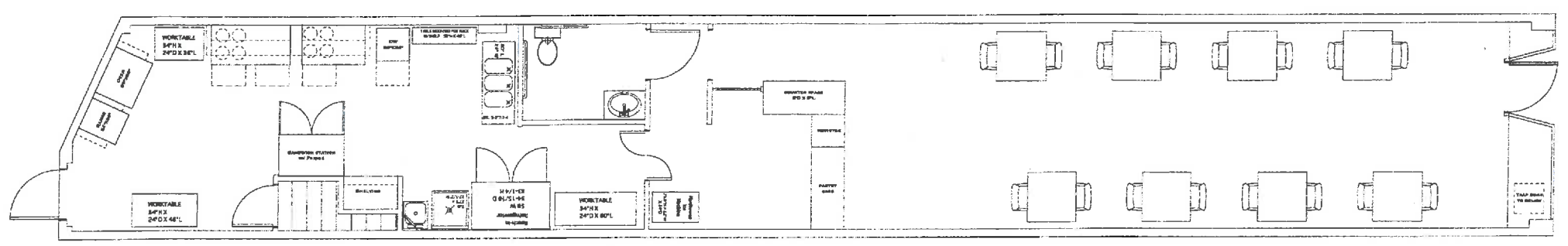
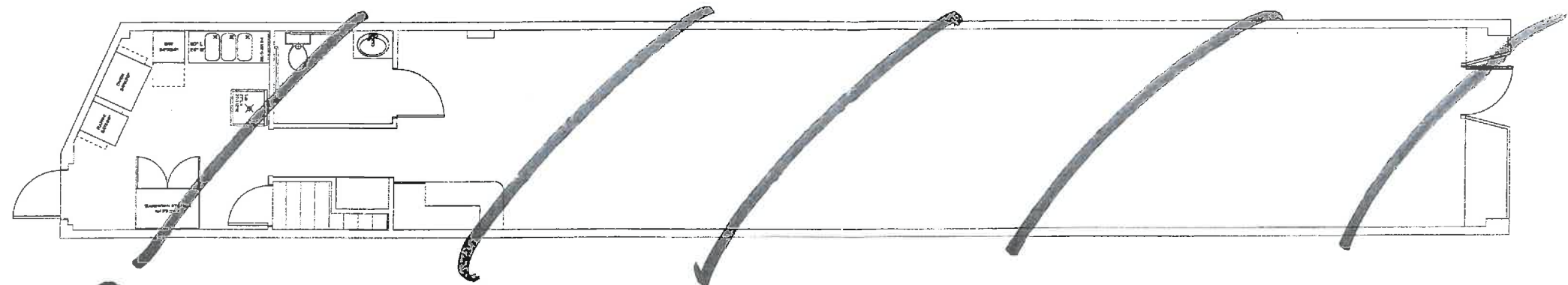
Hot Entrees can be packaged as microwaveable meals to go for dinner at home.

SWEETS

4 Types of Cookies Daily

Brownies and 7-Layer Bars

2 Daily Specials



MAIN SERVING COUNTER ELEV.
SCALE: 1/2" = 1'-0"



EM'S EATS
442 COMMON ST.
BELLMONT, MA 02478

EXISTING AND PROPOSED PLANS

COUGHLIN

RECALLING YOUR WANT TO PERMIT

24 BONAD RD.
STONEMAN, MA 02180

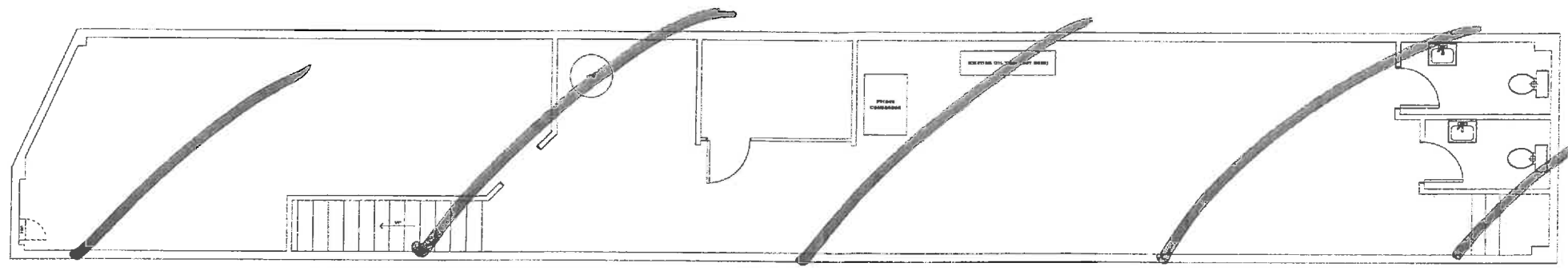
PHONE 617-782-8813 FAX 781-438-1780

Project No.	0307
Drawn By:	MSC
Date:	3/19/07
Checked By:	SJH
Revisions:	4/10/07

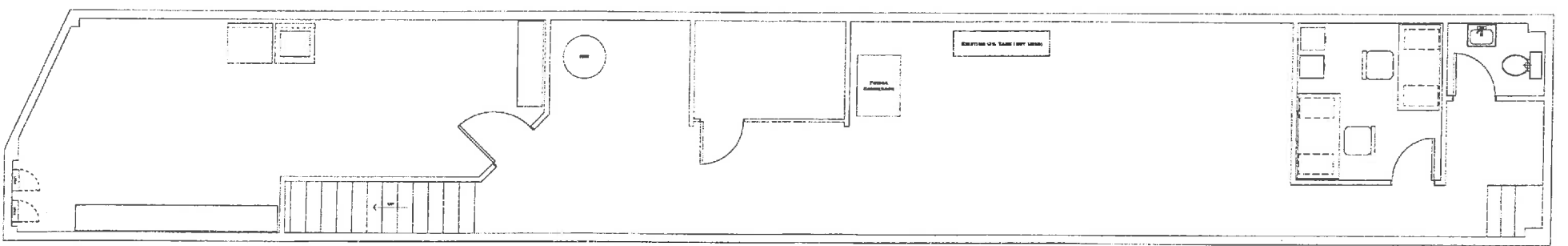
Notes:

BASEMENT PLANS

A-1



EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0"



EDWIN E. EATON
442 COMMON ST.
BELLMONT, MA 02478

EXISTING AND PROPOSED PLANS

COUGHLIN
EDWIN E. EATON
24 BOND RD.
STONEHAM, MA 02180
PHONE 978-785-8813 FAX 978-785-1780

Project No.	0307
Drawn By:	MBC
Date:	2/19/07
Checked By:	BJH
Revisions:	4/10/07

Notes:

FIRST FLOOR PLANS

A-2