

**TOWN OF BELMONT  
ZONING BOARD OF APPEALS**

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2017 OCT 31 PM 3: 01

**CASE NO.** 17-23

**APPLICANT:** Robert Pelletier and Michael Gattis d/b/a/ CLC Cafe

**PROPERTY:** 442 Common Street

**DATE OF PUBLIC HEARING:** October 2, 2017

**MEMBERS SITTING:** Nicholas Iannuzzi, Chairman  
Craig White  
Faustino Lichauco  
Andrew Plunkett  
Philip Ruggiero, Associate Member

**MEMBERS VOTING:** Nicholas Iannuzzi, Chairman  
Craig White  
Faustino Lichauco  
Andrew Plunkett  
Philip Ruggiero, Associate Member

**Introduction**

This matter came before the Board of Appeals ("Board") of the Town of Belmont ("Town") acting as 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, ROBERT PELLETIER AND MICHAEL GATTIS, d/b/a CLC CAFE ("Applicant") requests a Special Permit under Section 3.3 of the Zoning By-Laws to operate a fast food restaurant at 442 Common Street located in a Local Business I (LBI) Zoning District.

The Board held a duly noticed hearing on the application on October 2, 2017. The Applicants presented the proposal at the hearing. They currently have a full service restaurant permit and they are seeking a fast food permit which will allow guests to get quick serve items such as coffee, pastries and meals to go.

No one spoke in opposition to the Applicant's proposal.

The Board requested verification that the Belmont Board of Health has reviewed and approved the proposed restaurant. Mr. Ara Yogurtian spoke on behalf of the town of Belmont to indicate that all Board of Health and Restaurant Review requirements had been satisfied by the applicant at this time.

**Conclusion**

On October 2, 2017 the Board deliberated on Robert Pelletier's and Michael Gattis' d/b/a/ CLC Café's ("Applicant") request for a Special Permit under Section 3.3 of the Zoning

Case #: 17-23  
Address: 442 Common Street


By-Laws TO OPERATE A FAST FOOD RESTAURANT at 442 Common Street located in a Local Business I Zoning District.

The Board found that it would not be substantially more detrimental to the neighborhood and that it would be in keeping with the character of the neighborhood.

Accordingly, **upon motion duly made and seconded, the Board voted 5-0 to grant the Applicants' the Special Permit as requested.**

For the Board,

Dated: October 31, 2017

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Ara Yogurtian  
Assistant Director  
Office of Community Development

Any appeal from this decision must be made pursuant to Ch.40A, S.17, MGL, and must be filed within 20 days after the filing of such notice in the office of the Town Clerk.