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TOWN CLERK  
BELMONT, MA

2018 JUN 25 PM 4: 12

CASE NO. 18-25

NOTICE OF PUBLIC HEARING BY THE  
ZONING BOARD OF APPEALS

ON APPLICATION FOR A SPECIAL PERMIT

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, July 9, 2018 at 7:00 p.m. in the Art Gallery, 3<sup>rd</sup> floor, Homer Municipal Building, 19 Moore St., to consider the application of Starbucks, Daniel Brennan agent, for a Special Permit under Section 3.3 of the Zoning By-Law To Operate A Fast Food Restaurant at 110 Trapelo Road located in a Local Business I (LBI) Zoning District.

ZONING BOARD OF APPEALS

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TOWN CLERK  
BELMONT, MA

2018 JUN 25 PM 4:12



Town of Belmont  
Zoning Board of Appeals

**APPLICATION FOR A SPECIAL PERMIT**

Date: 06/06/18

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 110 Trapelo Road 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 \_\_\_\_\_

**SECTION 3.3 -**  
**SPECIAL PERMIT TO OPERATE A FAST FOOD RESTAURANT**  
**"STARBUCKS COFFEE"**

\_\_\_\_\_

\_\_\_\_\_

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 DANIEL BRENNAN - STARBUCKS PERMIT AGENT

Address 50 HOLT ROAD,  
ANDOVER MA 01810

Daytime Telephone Number 603-505-5633  
dpbpermits@gmail.com



OFFICE OF COMMUNITY DEVELOPMENT  
TOWN OF BELMONT  
19 Moore Street  
Homer Municipal Building  
Belmont, Massachusetts 02478-0900

Telephone: (617) 993-2650 Fax: (617) 993-2651

Building Division  
(617) 993-2664  
Engineering Division  
(617) 993-2665  
Planning Division  
(617) 993-2666

May 25, 2018

Daniel Brennan  
50 Holt Road  
Andover, MA 01810

RE: Denial to Operate a Fast Food Restaurant


Dear Mr. Brennan,

The Office of Community Development is in receipt of your building permit application for your proposal to Operate a Fast Food Restaurant (Starbucks) at 110 Trapelo Road, located in a Local Business I (LBI) zoning district.

Your application has been denied because it does not comply with the current Town of Belmont Zoning Bylaws. More specifically, Section 3.3 of the Zoning Bylaws requires a Special Permit from the Zoning Board of Appeals to operate a fast food restaurant in an LBI zoning district.

You may alter your plans to conform to the current Town of Belmont Zoning Bylaws and resubmit a building permit application, or you may request one (1) Special Permit from the Zoning Board of Appeals. If you choose this option, please contact the Office of Community Development to schedule an appointment with Ara Yogurtian, Assistant Director, at (617) 993-2650 in order to begin the process.

Sincerely,



Glenn R. Clancy, P.E.  
Inspector of Buildings

Toll Brothers Apartment Living  
197 First Avenue, Suite 110  
Needham, MA 02494

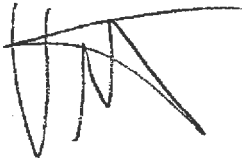
June 5, 2018

Belmont Town Offices  
Attn: Community Development  
455 Concord Avenue,  
Belmont, MA 02478  
(617) 993-2600

**Re: Starbucks Coffee- 110 Trapelo Road, Belmont MA**

Dear Board Members

As a representative of Belmont Residential LLC, owner of the Bradford, please accept this letter as authorization for the Starbucks Coffee agent, Daniel Brennan, to apply for a Special Permit for a "fast food restaurant" at 110 Trapelo Road. If you have any questions or require any additional information please do not hesitate to contact me.



William Lovett  
Regional Director of Acquisitions and Development



# **CONSULTING SERVICES**

50 Holt Road, Andover, MA

(508) 380-8460

June 6, 2018

Belmont Town Offices  
Attn: Community Development  
455 Concord Avenue,  
Belmont, MA 02478  
(617) 993-2600



**Re: STARBUCKS COFFEE- CUSHING VILLAGE-SPECIAL PERMIT  
110 TRAPELO ROAD, BELMONT, MA 02478**

Dear Board Members

Starbucks Coffee is seeking approval from the Board to operate a “fast food restaurant” coffee shop at Cushing Village. This will be a relocation of the previous Starbucks on Trapelo road as a result of the Wellington project. Please see below some general notes on the proposal. Feel free to reach out to me anytime with questions or concerns, thank you!

**General Notes:**

- 1) **Proposed is a 2,455 SF Coffee Shop with 42 interior and 12 patio seats**
- 2) **Estimated proposed hours of operation are 5AM-10PM**
- 3) **Parking provided is street parking and the lot adjacent to the space**
- 4) **Common Trash room provided by the Landlord (attached plan)**
- 5) **Proposed deliveries are daily from the Trapelo Rd side, early evenings**
- 6) **The store will have 4 -6 employees per shift**

If you have any questions or require any additional information please do not hesitate to contact me.

**Sincerely**

**Daniel Brennan Jr**

**dpb Design Consultants**

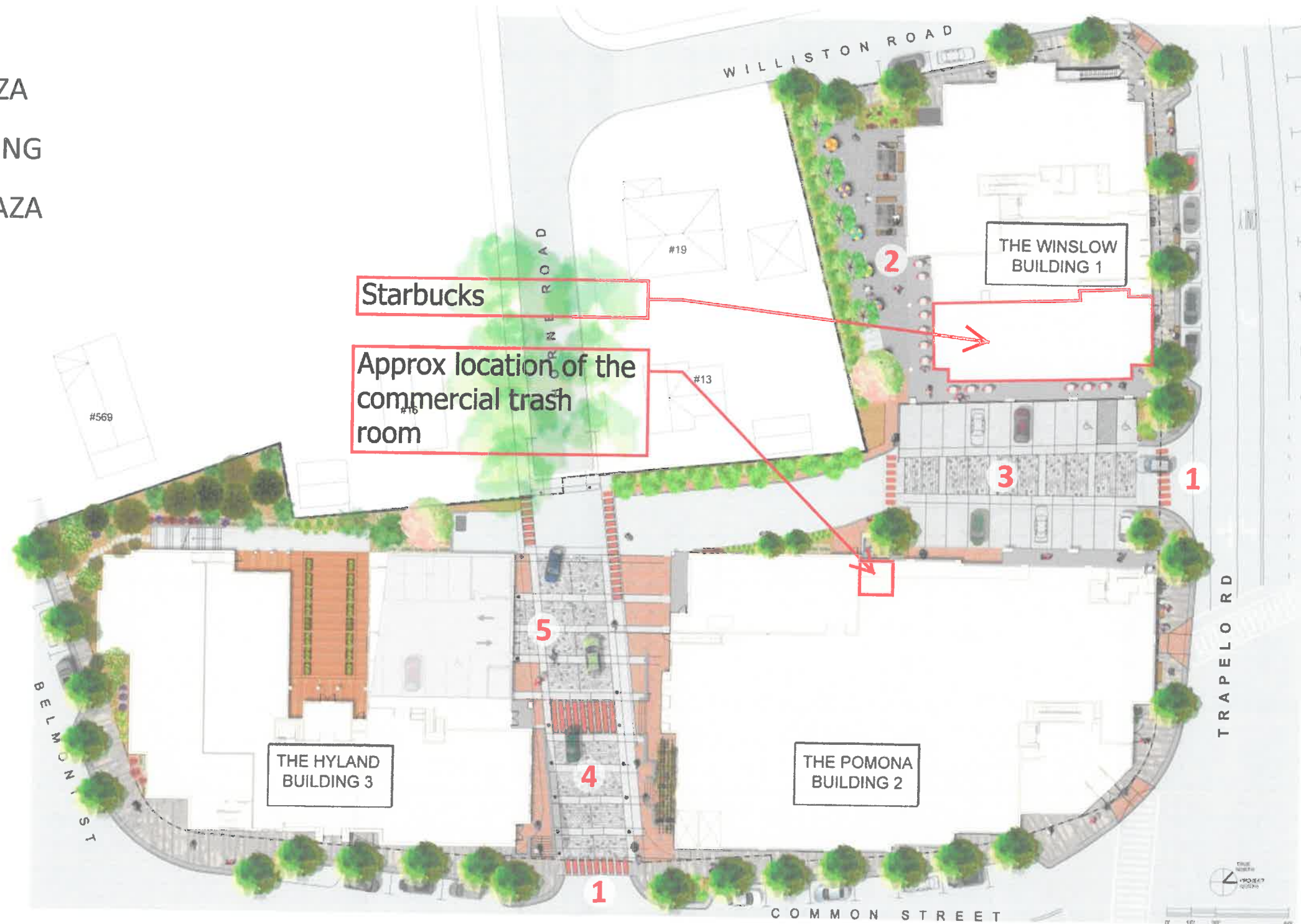
**50 Holt Road, Andover MA 01810**

**603-505-5633**

**[dpbpermits@gmail.com](mailto:dpbpermits@gmail.com)**

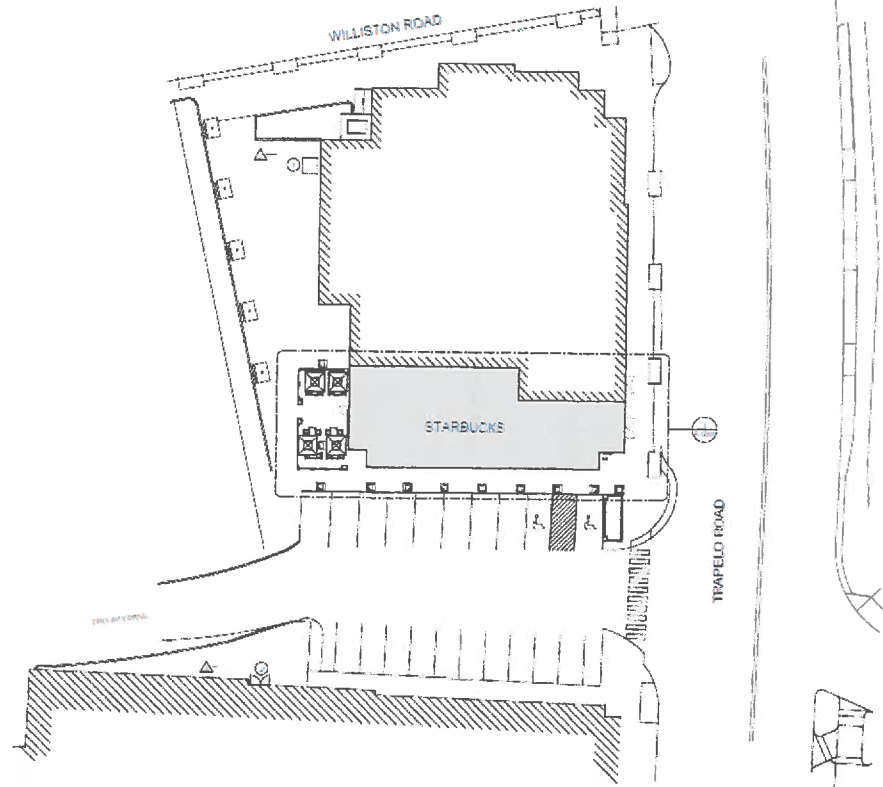
# SITE PLAN

1. SITE ENTRIES
2. PEDESTRIAN PLAZA
3. ON-GRADE PARKING
4. HORNE ROAD PLAZA
5. GARAGE ENTRY

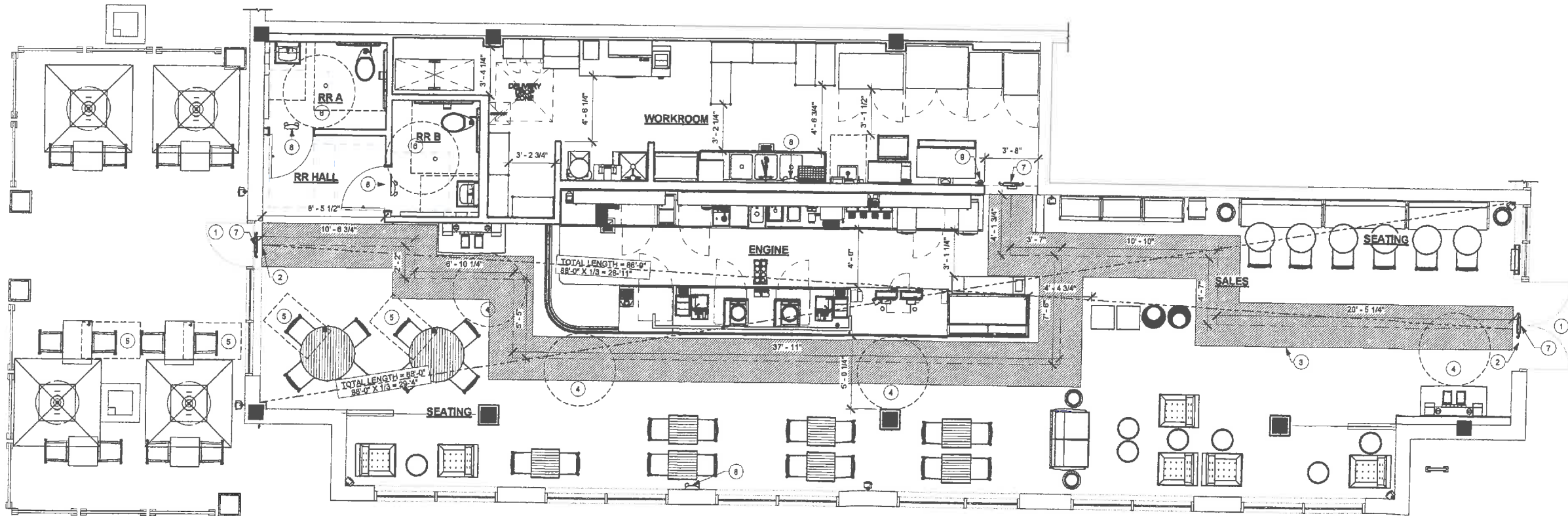


STARBUCKS COFFEE





1 SITE PLAN



1 CODE SUMMARY PLAN  
Scale: 1/4" = 1'-0"

### SHEET NOTES

1. EXIT LOCATION
2. 36" EGRESS PATH, 32" CLEAR MIN. AT DOORS.
3. ADA ROUTE
4. ADA COMPLIANT POS AND HANDOFF PLANE AND CONDIMENT CART, 2'-10" AFF.
5. 30" X 48" CLEAR SPACE FOR WHEELCHAIR ACCESSIBLE SEATING.
6. ADA COMPLIANT RESTROOMS
7. EXIT SIGN
8. EMERGENCY EGRESS LIGHTING.
9. FIRE EXTINGUISHER

### BUILDING DATA

**EGRESS CALCULATIONS:**  
(REFER TO SHEET G-0001 FOR FULL CALCULATIONS)  
TOTAL OCCUPANT LOAD = 56  
NUMBER OF EXITS REQUIRED = 2  
NUMBER OF EXITS PROVIDED = 2

**MINIMUM OPENING WIDTH REQUIRED:**  
2 INCHES X 56 OCCUPANTS = 112 IN.  
OPENING WIDTH PROVIDED = 102 IN.

**RESTROOM INFORMATION:**  
NUMBER OF WATER CLOSETS REQUIRED: 1 PER 30 MALE AND FEMALE  
TOTAL SEAT COUNT = 42 (INDOOR) + 12 (OUTDOOR) = 54  
54/2 = 27, = 1 FIXTURE REQUIRED FOR MALE AND FEMALE  
NUMBER OF WATER CLOSETS PROVIDED = (1) MALE AND (1) FEMALE

**NUMBER OF LAVATORIES REQUIRED:**  
1 PER 200 MALE AND FEMALES  
54/2 = 27, 3/200 = 1 FIXTURE REQUIRED FOR MALE AND FEMALE  
NUMBER OF LAVATORIES PROVIDED = (1) MALE AND (1) FEMALE

NUMBER OF SERVICE SINK REQUIRED = 1  
NUMBER OF SERVICE SINK PROVIDED = 1



**STARBUCKS COFFEE COMPANY**  
2401 UTAH AVENUE SOUTH  
SEATTLE, WASHINGTON 98134  
(206) 318-1575

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STARBUCKS TEMPLATE VERSION 12017-05-18



PROJECT NAME:  
**CUSHING VILLAGE,  
BELMONT**

PROJECT ADDRESS:  
**110 TRAPELO ROAD  
BELMONT, MA 02478**

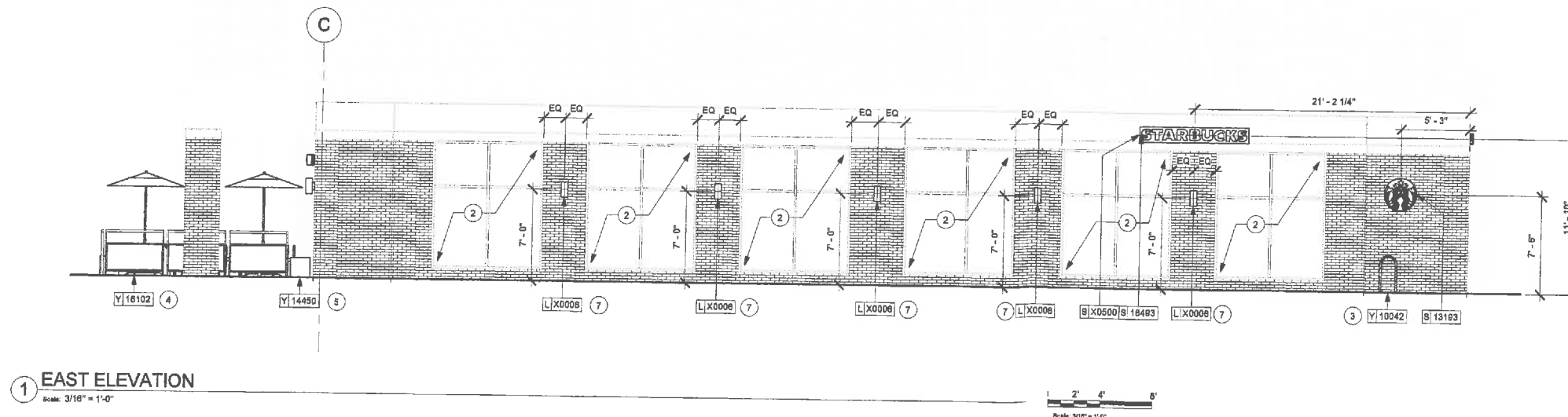
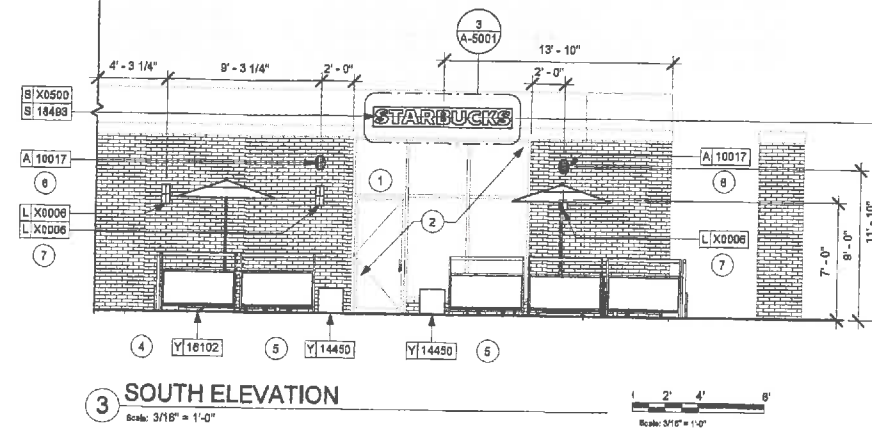
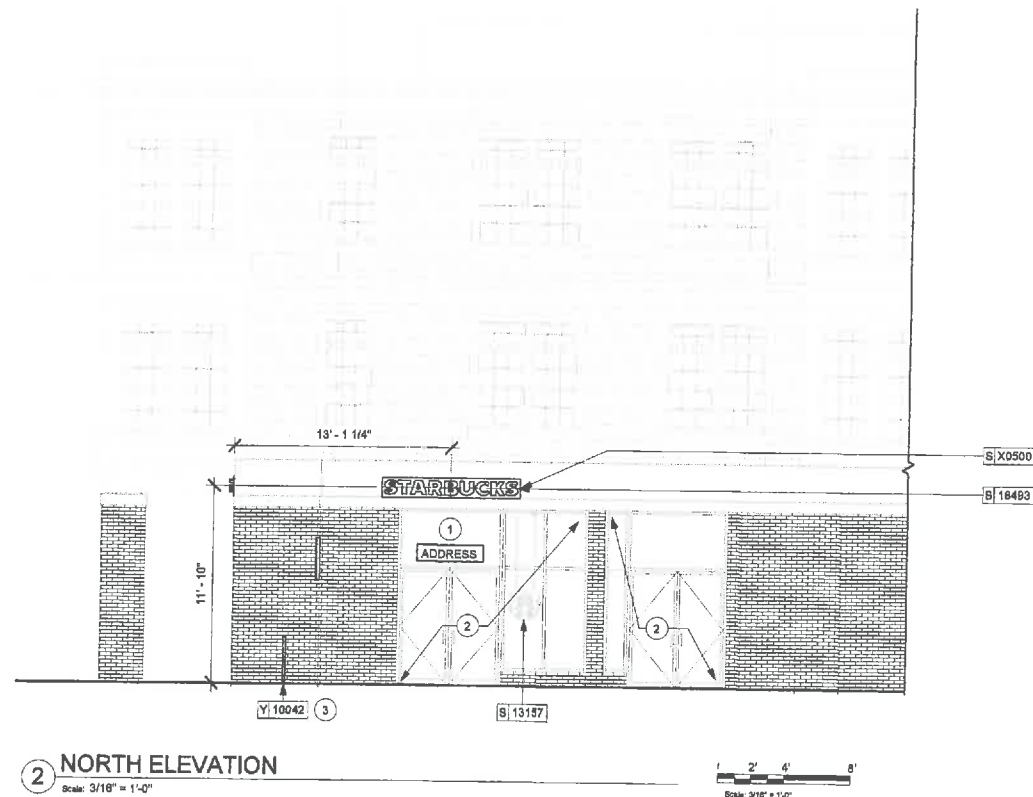
STORE #: 51917  
PROJECT #: 78143-001  
CASEWORK CONCEPT: N/A  
ISSUE DATE: 01.23.18  
DESIGN MANAGER: A. LEE  
LEED® AP: JOHN HARRISON  
PRODUCTION DESIGNER: CR ARCHITECTURE  
CHECKED BY: L. ESTRADA

Revision Schedule				
Rev	Date	By	Description	
1	08/01/18		Health Revisions	

SHEET TITLE:  
**CODE SUMMARY PLAN**

SCALE: AS SHOWN

SHEET NUMBER:  
**G-0002**



### EXTERIOR ELEVATION NOTES

- GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE SIGNAGE INSTALLATION WITH THE SIGNAGE CONTRACTOR PROVIDING A MINIMUM SCHEDULING NOTICE OF 4 WEEKS AND 1 WEEK PRIOR TO SCHEDULED DATE OF INSTALLATION. STARBUCKS CONSTRUCTION MANAGER TO PROVIDE GENERAL CONTRACTOR WITH SIGNAGE CONTRACTOR CONTACT INFORMATION.
- GENERAL CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL ELECTRICAL CIRCUITS INCLUDING ALL CONDUIT, WIRE, CONNECTIONS, AND BREAKER AT PANEL BOARD NECESSARY TO SERVE SIGNAGE.
- GENERAL CONTRACTOR TO PROVIDE FIRE TREATED WOOD STUD BLOCKING, OR EQUIVALENT TO SUPPORT SIGNAGE.
- SIGNAGE CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ANY AND ALL ALLOWABLE MONUMENT OR POLE SIGNAGE WITH LANDLORD AND PROVIDE SHOP DRAWING(S) PRIOR TO FABRICATION TO STARBUCKS DESIGNER FOR APPROVAL.
- SIGNAGE CONTRACTOR TO INSTALL SIGNAGE IN COMPLIANCE WITH LOCAL JURISDICTIONAL REQUIREMENTS AND OBTAIN PERMIT AND LANDLORD APPROVAL.
- SIGNAGE CONTRACTOR TO SUPPLY SHOP DRAWINGS TO STARBUCKS CONSTRUCTION MANAGER AND TO THE GENERAL CONTRACTOR AS NEEDED. GENERAL CONTRACTOR TO NOTIFY STARBUCKS CONSTRUCTION MANAGER IMMEDIATELY IF SHOP DRAWINGS OR INSTALLATION IS IN DISCREPANCY WITH STARBUCKS ARCHITECTURAL DRAWINGS.
- GENERAL CONTRACTOR TO CLEAN, PATCH AND REPAIR EXISTING EXTERIOR AS REQUIRED.

### SHEET NOTES

- PROVIDE 3" (75MM) HIGH BLACK ACRYLIC STORE ADDRESS ON GLAZING OR PER LOCAL JURISDICTIONAL CODE REQUIREMENTS.
- STOREFRONT WINDOWS AND DOORS, BY LL.
- BIKE RACK, BY LL.
- EXTERIOR RAILING AND PATIO, BY LL.
- PLANTER BOX, BY LL.
- INSTALL SPEAKER.
- EXTERIOR SCONCE, BY LL.

### RESPONSIBILITY LEGEND

- SB-GC FURNISHED BY STARBUCKS - INSTALLED BY GENERAL CONTRACTOR
- SB-SB FURNISHED BY STARBUCKS - INSTALLED BY STARBUCKS
- GC-GC FURNISHED BY GENERAL CONTRACTOR - INSTALLED BY GENERAL CONTRACTOR
- LL-LL FURNISHED BY LANDLORD - INSTALLED BY LANDLORD

**NOTE:** ALL RESPONSIBILITIES TO BE CONFIRMED WITH STARBUCKS DESIGN MANAGER PRIOR TO ORDERING / CONSTRUCTION.



**STARBUCKS COFFEE COMPANY**  
2401 UTAH AVENUE SOUTH  
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STARBUCKS TEMPLATE VERSION 12017-05-18



PERMIT REVISION 1

PROJECT NAME:  
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BELMONT**

PROJECT ADDRESS:  
**110 TRAPELO ROAD  
BELMONT, MA 02478**

STORE #: 51917  
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Revision Schedule				
Rev	Date	By	Description	
1			Health Revisions	

SHEET TITLE:  
**EXTERIOR ELEVATIONS**

SCALE: AS SHOWN

SHEET NUMBER:  
**A-2001**