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**TOWN OF BELMONT  
ZONING BOARD OF APPEALS**

CASE NO: 18-25

APPLICANT: STARBUCKS

PROPERTY ADDRESS: 110 Trapelo Road

DATE OF PUBLIC HEARING: July 9, 2018

MEMBERS SITTING: Nicholas A. Iannuzzi, Jr., Chair  
James Zarkadas  
Faustino Lichauco  
Andrew Plunkett  
Casey Williams (Associate Member)  
Blake Currier (Associate Member)

MEMBERS VOTING: Nicholas A. Iannuzzi, Jr., Chair  
James Zarkadas  
Faustino Lichauco  
Andrew Plunkett  
Casey Williams (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 Starbucks, Daniel Brennan, agent ("Applicant"), seeks one (1) Special Permit from the Board under Section 3.3 of the By-Law to Operate a Fast Food Restaurant at 110 Trapelo Road ("Property") located in a Local Business I (LBI) Zoning District.

After all the statutory requirements for publication and notice were satisfied, a public hearing was held on July 9, 2018.

**The Proposal**

The Applicant proposes to operate a Fast Food Restaurant, a Starbucks Coffee Shop at 110 Trapelo Road, located in the Winslow Building of the Bradford Project. This will be a relocation of the previous Starbucks located at 112 Trapelo Road as a result of the Bradford Project.

The proposal is set forth on plans, including elevations dated June 1, 2018.

The Applicant by and through its agent Daniel Brennan, Jr, presented the proposal at the duly noticed public hearing of the Board on July 9, 2018. Mr. Brennan described the proposal. The Applicant submitted a letter from the Toll Brothers authorizing the Applicant to apply for a Special Permit. No individuals spoke in favor or against the proposal.

The proposed operating hours will be Mondays through Sundays: 5:00AM to 10:00PM. The Applicant proposes interior seating for 42 persons and 12 patio seats.

Common trash room will be provided by the landlord and as shown on the plans. Proposed deliveries are daily from Trapelo Road side only during early evening hours.

There will be a maximum of 6 employees and no less than 2 per shift. There will always be a Safe Serv certified employee working during operating hours.

There will be parking both on the Property and on the street.

**The Decision**

Upon deliberation, the Board found that the Applicant's request for One (1) Special Permit from the Board under Section 3.3 of the By-Law to Operate a Fast Food Restaurant at 110 Trapelo Road ("Property") located in a Local Business I (LBI) Zoning District as conditioned by the Board, would be in harmony with the general purpose and intent of the By-Law.

Accordingly, **upon motion duly made and seconded, the Board voted 5-0 to grant a Special Permit for the fast food restaurant as requested, subject to the following conditions:**

1. The Special Permit is granted to STARBUCKS and is not transferable or assignable to any other person or entity.
2. The Applicant shall comply with all state and municipal rules and regulations that are applicable to the operation of a fast food restaurant, including those of the Belmont Department of Health, and shall comply with all requirements of said Department of Health, as specified from time to time, for the operation of a fast food restaurant at the premises.
3. The hours of operation shall be limited to: Mondays through Sundays: 5:00 AM to 10:00 PM, subject to the Applicant obtaining an appropriate Common Victualler's License from the Board of Selectmen of the Town, and such other permits, licenses and approvals as may be required for the Applicant's operation of a fast food restaurant.
4. The Applicant shall be limited to interior seating for 42 and patio seating for 12.
5. All signage must comply with the sign By-law.

For the Board,

Date: July 23, 2018



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.

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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