

RECEIVED
TOWN CLERK
BELMONT, MA

CASE NO. 18-26

2018 JUN 25 PM 4: 14

NOTICE OF PUBLIC HEARING BY THE
ZONING BOARD OF APPEALS

ON APPLICATION FOR ONE 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 PM in the Art Gallery, 3rd floor, Homer Municipal Building, 19 Moore St., to consider the application of Nancy Quinn for One (1) Special Permit under Section 3.4.2 (h) of the Zoning By-Law to Conduct Playgroups for no more than 6 toddlers at 28 Brettwood Road, located in a Single Residence C (SRC) Zoning District.

ZONING BOARD OF APPEALS



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 21, 2018

Nancy Quinn
28 Brettwood Road
Belmont, MA 02478

RE: Denial to Home Occupation, Condition (h).

Dear Ms. Quinn,

The Office of Community Development is in receipt of your Home Occupation application for your proposal for Playgroups for 6 Toddlers following School calendar at 28 Brettwood Road located in a Single Residence C (SRC) Zoning District.

Your application has been denied because Section 3.4.2 of the Town of Belmont's Zoning By-Law allows home occupation that results in patrons or clients visiting the premises by a Special Permit granted by the Zoning Board of Appeals.

You may alter your plans to conform to the current Town of Belmont Zoning Bylaws and resubmit a home occupation application, or you may request a 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



Town of Belmont
Zoning Board of Appeals

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2018 JUN 25 PM 4:14

APPLICATION FOR A SPECIAL PERMIT

Date: 6/5/2018

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 28 Brettwood Rd. 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 Home occupation with patrons visiting home.

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

Signature of Petitioner

Nancy Quinn

Print Name

Nancy Quinn

Address

28 Brettwood Rd.
Belmont, Ma 02478

Daytime Telephone Number

617-794-1928

To the Zoning Board, I am respectfully applying for a Special Permit to host a Toddler Playgroup in my basement family room. My Playgroup would operate at most 3 mornings a week from 9:00am to 1:00pm. The maximum number of children would be six, ages roughly 15 months to 3 and a half years. I would follow the Belmont school calendar with regards to vacations and holidays – so not operating in the summer.

My activities would consist of free play, story time, arts & crafts, music, and outside play in my fenced in backyard.

I am a former teacher with certifications in Early Childhood Education and in Special Education. I have been licensed by the State to Provide Family Child Care Services. My home has passed all the Safety Standards set forth by the EEC. I am trained and certified in Pediatric First Aid, CPR and AED use.

My target families would be in the neighborhood, so it is likely that many would walk to my house minimizing parking issues at drop off and pick up. There are safe sidewalks in front of my house. I also have an oversized driveway that would be available if needed.

I don't plan to advertise. I am a lifelong Belmont resident and intend to get my customers through neighbors and friends. I am a mother of 3 (mostly grown ☺) children. I believe this type of part time childcare is very desirable for families who do not require full time daycare but are looking for programs where their toddlers can socialize in a safe, nurturing environment.

Thank you for your time and consideration.

Sincerely,

Nancy Quinn



Picture displays oversized driveway for drop-offs and pickups.
There is direct entry thru garage to playroom.



Picture displays safe access via sidewalk for neighborhood children within walking distance.



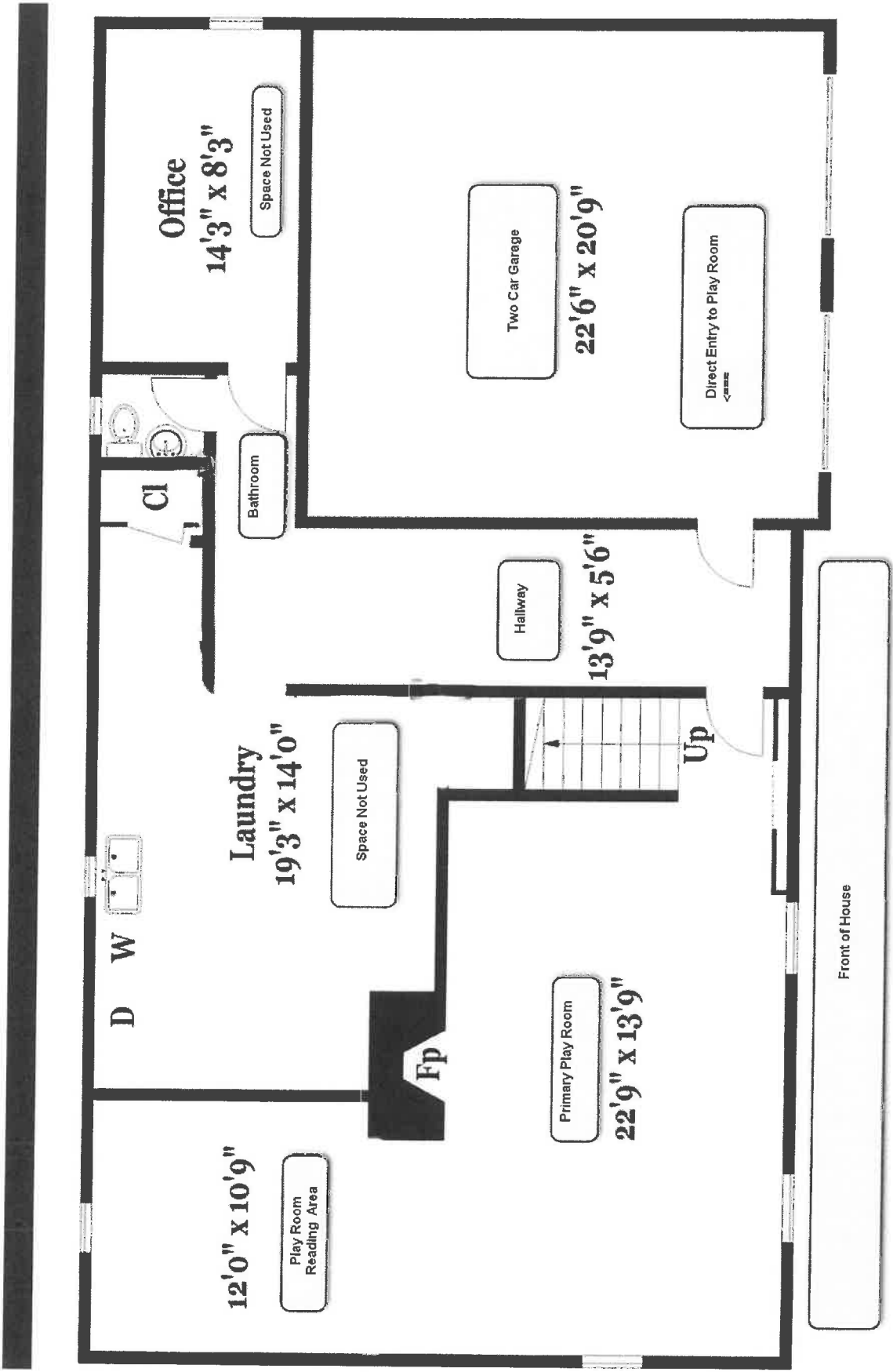
Picture displays safe private fenced in Backyard.

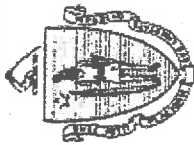


Picture displays safe clean play area for hosting a toddler playgroup.



Picture displays additional play space with secure built in shelving for books and toys.





THE COMMONWEALTH OF MASSACHUSETTS

DEPARTMENT OF EARLY EDUCATION AND CARE

Charlie Baker, Governor

Regular License to Provide Family Child Care Services

Program Number: 8033427

License Number: 9032679

In accordance with the provisions of Chapter 15D of the General laws, and regulations established by the Department of Early Education and Care, a license is hereby granted to:

Program Name: Quinn, Nancy

Address: 28 Brettwood Road, Belmont, MA 02478

Total Capacity: 6

Floors/Rooms: Basement: Playroom, and Activity Room

Condition:

Issue date: 5/1/2018

Expiration date: 4/30/2021

License printed on 5/1/2018

Licensors: 6F010

Thomas L. Weber, Commissioner

Please Post Conspicuously

This License is Not Transferable

THE COMMONWEALTH OF MASSACHUSETTS

DEPARTMENT OF EDUCATION

This is to certify that the person named hereon is qualified under the provisions of General Laws, C.15, S.1G, C.71, S.38G, C.71A, 71B as amended and under the regulations prescribed by the Board of Education, and is eligible for appointment in the Public Schools of Massachusetts to serve in the capacity indicated. The certificate is valid as issued unless revoked for cause.

CERTIFICATE #

was issued on

FIELD

LEVEL EXPIRES

to:

991560

08/05/88

Early Childhood	K-3	LIFE
Children w/ Moderate	N-9	LIFE
Special Needs		
NO ENTRY BELOW THIS LINE		

NANCY E. DRISCOLL
131 OLIVER RD
BELMONT, MA 02178

Social Security Number #

Susan Tave Zelman 011-68-1578

Director

Commissioner













Special Permit Petition: 28 Brettwood Road

Petition Summary and Background:

Nancy Quinn is applying for a Special Permit to host a Part Time Toddler Playgroup at 28 Brettwood Road. The playgroup will have a maximum of 6 children 2 or 3 days a week from 9 to 1:00, following school calendar with regards to vacations & holidays.

Action Petitioned For:

We, the undersigned, do not oppose the proposed Playgroup program at 28 Brettwood Road.

Printed Name	Signature	Address	Date
NICHOLAS MOHAMED		47 HOMER RD, BELMONT	6/3/18
Dave Scott		36 Brettwood Rd Belmont	6/3/18
Catherine Scott		36 Brettwood Rd Belmont	6/3/18
AMY KRAEGER		37 Brettwood Rd BELMONT	6/4/18
Michelle Coppola		48 Brettwood Rd Belmont	6-4-18
Jeff Gross		48 Brettwood Rd Belmont	6-4-18
Stacia Pollock		43 Brettwood Rd. Belmont	6-4-18
Matt Pollock		43 Brettwood Rd Belmont	6-4-18
Shelie Lovello		41 Homer Rd Belmont	6/4/18
Anne Curtis		57 Brettwood Rd. Belmont	6/4/18
Debi A DeConti		63 Brettwood Rd Belmont	6/4/18
Julia Brynne		69 Brettwood Rd Belmont	6/4/18

MA

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[illegible]