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TOWN CLERK  
BELMONT, MA

CASE NO. 19-06

2019 JAN 22 PM 3:18

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, February 4, 2019 at 7:00 PM in the Art Gallery, 3<sup>rd</sup> floor, Homer Municipal Building, 19 Moore St., to consider the application of Maria Liebmann and Eunice Barcenas, for a Special Permit under Section 3.3 of the Zoning By-Law to operate a Child Care, Large Family at 34 Ridge Road located in a General Residence (GR) Zoning District.

ZONING BOARD OF APPEALS



Town of Belmont  
Zoning Board of Appeals

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BELMONT, MA

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**APPLICATION FOR A SPECIAL PERMIT**

Date: 11/5/2018

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 34 Ridge 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 \_\_\_\_\_

Child Care Large Family  
operated at 34 Ridge Road  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Signature of Petitioner

[Signature] Eunice Barcenas

Print Name

Maria Liebmann + Eunice Barcenas

Address

34 Ridge Road

Belmont, MA 02478

Daytime Telephone Number

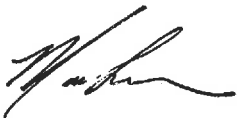
(508) 454-0631

November 5, 2018

My name is Maria Liebmann and I have already been granted a special permit by the Town of Belmont to operate a family home day care, licensed by the Massachusetts department of Early Education and Care (EEC), in our home located at 34 Ridge Road (2/27/15). This new request is for a special permit for a Large Family Child Care. Additionally, I wish to include my EEC licensed partner Eunice Barcenas to the special permit since this child care requires two educators.

My background: I am currently licensed by Massachusetts Department of Early Education and Care to provide child care for up to ten children. Our six-year-old daughter Stella and our 3-year-old daughter Béa both attend the child care. For the other families, we've managed to properly stagger drop-off and arrival times to minimize parking issues and not affect the lifestyle of our neighbors. We have no complaints from neighbors and our plan has been working out nicely since the start. We have had many requests from existing families for younger sibling attendance and we would like to consider these additions to the program. Our home is on a corner lot and provides ample parking along both Belmont Street and in front of our home on Ridge Road. The capacity increase should have minimal impact since there are two parking spots along Belmont street, 4-6 spots along Ridge Road, and we can open the driveway spaces which we hadn't considered previously to allow for 4-5 additional spaces (see photos). Finally, we continue to maintain solid relationships within the neighborhood. Thank you.

Warmly,



Maria Liebmann & Eunice Barcenas

**\*\*Note:** The request to the town of Belmont in 2015 to operate a Family Child Care was founded in my passion for educating children and it still rings true today. I know it holds true for Eunice as well. In fact, she has just enrolled in her first formal teacher training program at NEMTEC (New England Montessori Teacher Education Center). In addition to years of experience, I hold a professional teaching license issued by the State of Massachusetts and have been a public-school Spanish teacher since 2005. Additionally, I have a master's degree in Education and I have completed my Montessori teaching credential from Harborlight Montessori in 2015. Accordingly, we feel that we have both the experience and knowledge to share with eager young minds. We're hopeful we can continue to educate these bright young children.

OFFICE OF COMMUNITY DEVELOPMENT



TOWN OF BELMONT  
Belmont, Massachusetts 02478

CERTIFICATE OF USE AND OCCUPANCY  
HOME OCCUPATION

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A review of the application for a **HOME OCCUPATION** has been completed for:

**Applicant:** Maria Liebmann  
**D/B/A:** Montessori Escuela, LLC  
**Address:** 34 Ridge Road

The proposed use is in conformance with the **Town of Belmont Zoning By-Law Section 3.4.2** and said property may be occupied and used as a Home Occupation for:

Home child care Licensed by Mass Dept of Early Education and Care.  
Special Permit was Approved

**Permit Number:** HO-15-09

**Issue Date:** February 27, 2015

**Expiration Date:** February 27, 2019

Glenn R. Clancy, P.E.  
Director

This permit is also your receipt. Total paid in full = \$30.00



BUSINESS CERTIFICATE No: 2015-015

The Commonwealth of Massachusetts

March 3, 2015

**TOWN OF BELMONT**

TOWN CLERK'S OFFICE  
455 CONCORD AVENUE  
BELMONT, MASSACHUSETTS 02478

In conformity with the provisions of Chapter one hundred and ten, Section five of the General Laws, as amended, the undersigned hereby declare(s) that a business under the title of:

**Montessori Escuela, LLC** is conducted at

Number 34 Ridge Road, Belmont, Massachusetts

Type of Business: Home Child Care

No. of Employees:

Phone Number: 508-454-0631

By the following named persons(s):

FULL NAME

RESIDENCE

1: Maria Liebmann

1: 34 Ridge Road, Belmont, MA 02478

2:

2:

3:

3:

SIGNATURE

1.  .....

2.....

3.....

The Commonwealth of Massachusetts

Middlesex, ss

March 3, 2015

Personally appeared before me the above named

**Maria Liebmann**

and made oath that the foregoing statement is true.

A certificate issued in accordance with this section shall be in force and effect for four years from the date of issue and shall be renewed each four years thereafter so long as such business shall be conducted and shall lapse and be void unless so renewed.

Expiration Date: March 2, 2019

Received and entered into the records of the

Town Clerk's office on March 3, 2015; Bk 33; Pg 15

  
(Seal)

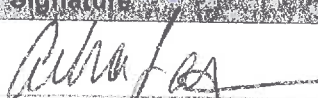
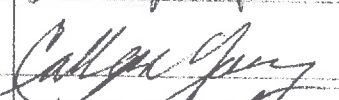

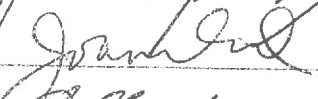


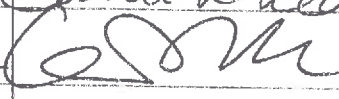

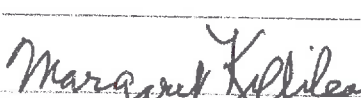
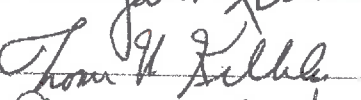
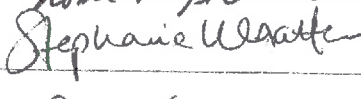

Ellen O'Brien Cushman, Town Clerk

  
Nancy Casale, Designated Clerk

Please provide the Belmont Police Dept. (617-993-2501) with an emergency phone number.

# Special Permit Petition: Home Family Day Care, 34 Ridge Road

Petition summary and background	Maria Liebmann is petitioning the Town of Belmont for a Special Permit to run an in-home Family Day Care at 34 Ridge Road. The Program will serve 6 students (including our daughter) and follows a daily schedule from 9 am - 6 pm (although initial plans call for a 4 hour school day, from 9-1). Drop-offs and pick-ups will be staggered to minimize parking issues. Ample parking exists along Belmont Street and in front of 34 Ridge Road to allow 4-5 cars to park, should the need arise.
Action petitioned for	We, the undersigned, voice no opposition to the proposed Home Family Day Care program at 34 Ridge Road.

Printed Name	Signature	Address	Comment	Date
Misha Jackson		30 Ridge Rd, Belmont		11/24
COLLEEN YOUNG		26 Ridge Rd, Belmont		11/24
PATRICK YOUNG		26 Ridge Rd, Belmont		11/24/14
Joanna Dunn		24 Ridge Rd Belmont		
Maria Shaginian		22 Ridge Rd Belmont		
Carrie Redi		16 Ridge Rd Belmont	We are thrilled to have Montessori Escuela in our neighborhood.	11/24/14
Caroline McChesney		12 Ridge Rd Belmont		11/24/14
Elaine Harman		232 White St		11/24/14
Margaret Reg Kililea		11 Ridge Rd Belmont		11-24-14
Tom W. Kililea		11 Ridge Rd Belmont		11-24-15
Stephanie Wrothen		17 Ridge Road Belmont		11/24/14
David Engerman		17 Ridge Rd Belmont		11/24/14

124 Forest Street  
Watertown, MA 02472

November 5, 2018

To Whom It May Concern:

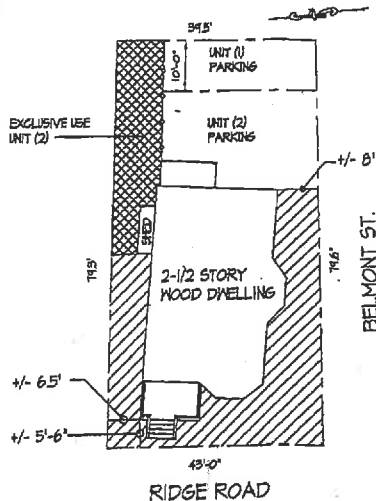
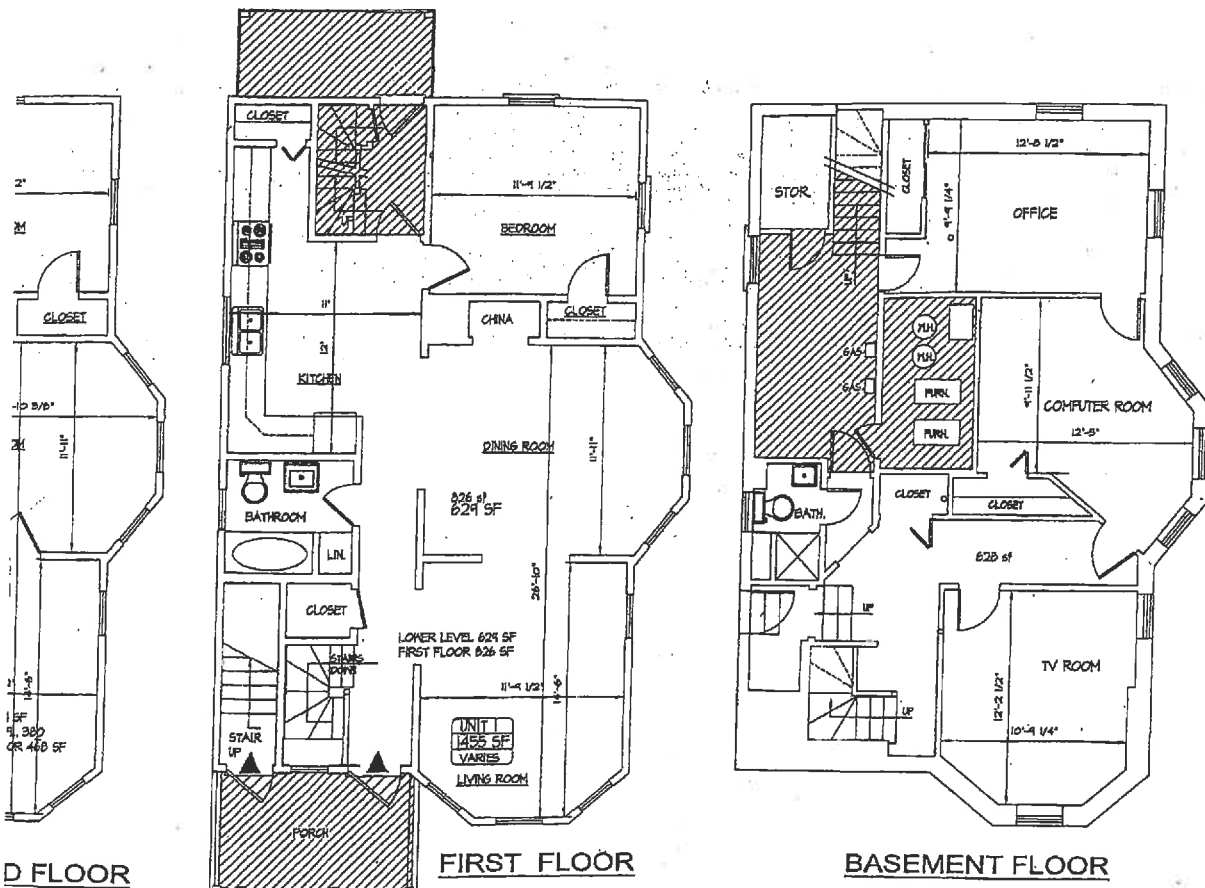
Our daughter Eliza, age 3½, has been enrolled at 34 Ridge Road in Belmont for just over one year. During this time, our family has been in awe with the loving care and first-class education she has received. This program is a hidden jewel, a true treasure. I highly recommend it to other young families, but also, perhaps even more importantly, I recognize it as an incredible asset to our whole community at large.

The loving teachers, Maria Liebmann and Eunice Barcenas embody the type of kindness we need more of in this world. They model patience, respect, grace, gratitude, and kindness at all times. They teach these qualities with elegant purpose, integrated into a curriculum that beautifully weaves in discussions of diversity, respect for differences, and peaceful resolution of conflict. When we think about what we **most** want for our children, our community, and our world at large, this is it. I feel incredibly grateful to have found this resource in our community.

On top of their tireless work to promote diversity, inclusion, and peace, Montessori Escuela runs a top-notch educational program. The students positively thrive. They excel academically (we are constantly in absolute wonder at the students' work), while most importantly developing a true love for learning. This Family Child Care pre-school is a gem in our community. As a former educator, and a current parent and involved community member, I would like to do anything I can to promote Montessori Escuela's ongoing presence. Please feel free to contact me with any questions at 207-669-2799.

Sincerely,

Kate Damon







**Belmont Street View (80 linear ft. - park 2 vehicles)**



**Corner View-Belmont Street & Ridge Road**





**Ridge Road (one-way, can park 2-3 vehicles)**



**Belmont Street-Sidewalk View**



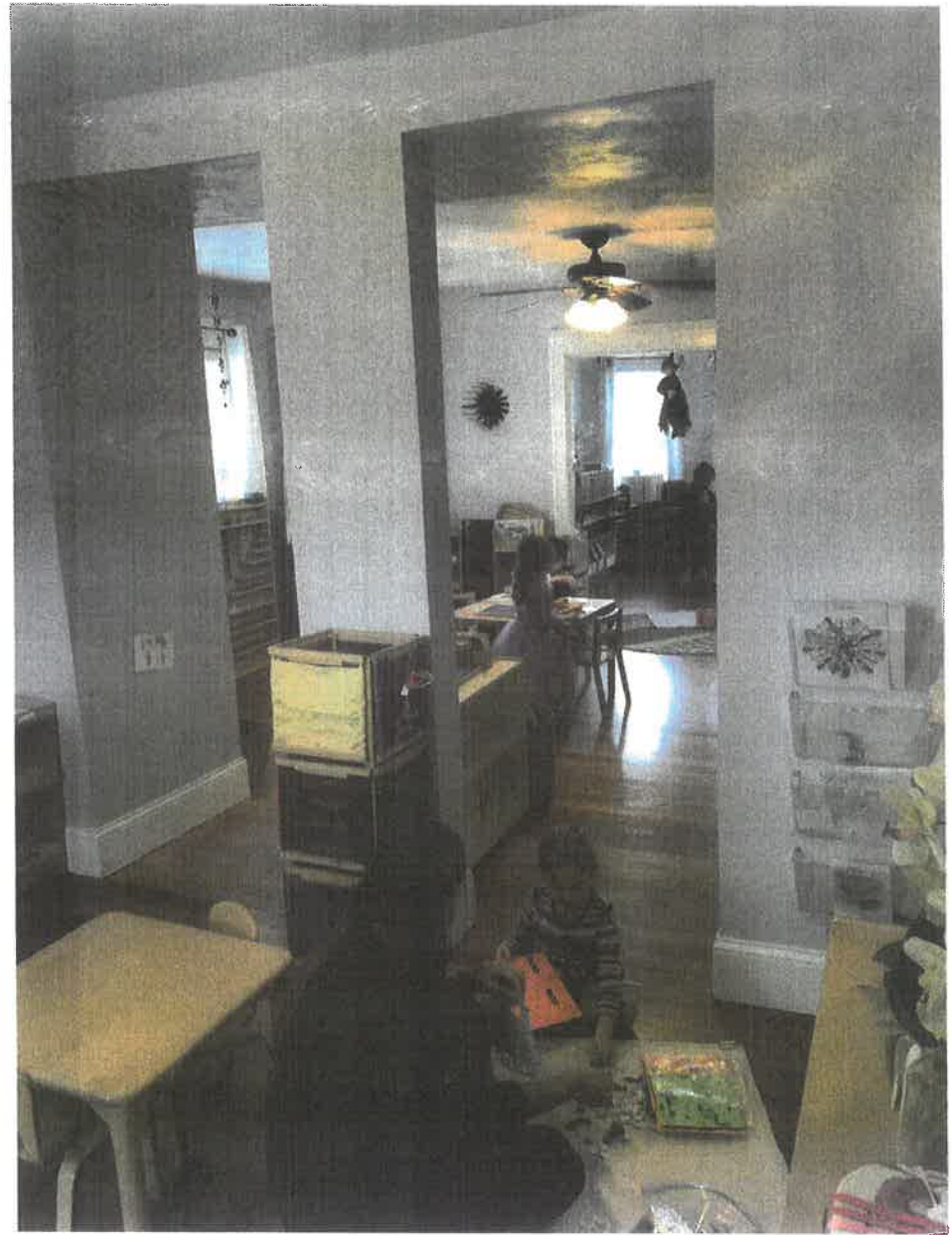


**Ridge Road (one way: 6-8 parking spaces along road)**



**Driveway: 4-5 parking spaces (new)**

## Interior-Classroom #1







**Interior-Classroom #2**