

**TOWN OF BELMONT
ZONING BOARD OF APPEALS**

RECEIVED
TOWN CLERK
BELMONT, MA

2019 FEB 27 PM 3:16

CASE NO. 19-08
APPLICANT: Sasirat Wyckoff Grande
PROPERTY: 289 Belmont Street
DATE OF PUBLIC HEARING: February 4, 2019
MEMBERS SITTING: Jim Zarkadas
Philip Ruggiero
Andrew Plunkett
Casey Williams (Associate Member)
Blake Currier (Associate Member)
MEMBERS VOTING: Jim Zarkadas
Philip Ruggiero
Andrew Plunkett
Casey Williams (Associate Member)
Blake Currier (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, Sasirat Wyckoff Grande ("Applicant") requests a Special Permit under Section 3.3 of the Zoning By-Laws to change the name and menu at the Existing Fast Food Restaurant at 289 Belmont Street located in a Local Business III Zoning District.

The Board held a duly noticed hearing on the application on February 4, 2019. The Applicant presented the proposal at the hearing. The applicant indicated that the business is presently in operation under existing management and if granted approval by The Board, all existing conditions with regard to hours of operation, dumpster location, trash removal frequency and timing, and timing and frequency of deliveries would continue to occur as they do presently.

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

Proposal

The Applicant seeks a Special Permit to change the name and menu of the existing restaurant. The proposed restaurant shall be renamed "Thai Noodle Cafe" which will serve Thai foods for lunch and dinner as shown in the menu provided in the applicant's submission to the Board. All of the food would be prepared to order. The layout of the restaurant shall remain the same.

The hours of operation will be from 11:00am to 10:00pm Monday through Sunday.

Deliveries of provisions to the restaurant will take place twice a week between 8:00 am and 3:00 pm – same as current schedule.

Case #: 19-08
Address: 289 Belmont Street

Conclusion

On February 4, 2019 the Board deliberated on Sasirat Wyckoff Grande's ("Applicant") request for a Special Permit under Section 3.3 of the Zoning By-Laws to Change the Name and Menu of the Existing Fast Food Restaurant at 289 Belmont Street located in a Local Business III Zoning District.


The Board found that it would not be substantially more detrimental to the neighborhood than the existing operation 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 Applicant's application for a Special Permit conditional upon the following:**

- a.) Special Permit issued to Sasirat Wyckoff Grande is not transferable;
- b.) Hours of operation, deliveries and dumpster pickup schedule to remain as in place for the existing operator, as defined herein.

For the Board,

Dated: February 27, 2019



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.