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BELMONT, MA

CASE NO. 21-22

2021 SEP -7 AM 10:24

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, September 13, 2021 at 7:00 PM by remote access through the Zoom app. to consider the application of Thai Noodle Café, Tanaiwat Muanghom and Alex Winsut, owners, for One Special Permit under §1.5 of the Zoning By-Law to operate a fast food restaurant at 289 Belmont Street located in LBIII zoning district. Special Permit: 1.- §3.3 of the By-Law allows the operation of fast food restaurants in the LBIII district by a special permit granted by the Board of Appeals.

ZONING BOARD OF APPEALS



Town of Belmont  
Zoning Board of Appeals

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**APPLICATION FOR A SPECIAL PERMIT**

Date: 07/12/2021

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 289 Belmont 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 \_\_\_\_\_

Change of Ownership

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

Address

Daytime Telephone Number

*[Handwritten Signature]*

Tanawat Muanghom

48 Holbrook street

Jamaica Plain, MA 02130

(857) 316-7042



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

June 28, 2021

Tanaiwat Muanghom  
48 Holbrook Street  
Jamaica Plain, MA 02130

RE: Denial to Operate a Fast Food Restaurant


Dear Tanaiwat Muanghom,

The Office of Community Development is in receipt of your building permit application for your proposal to Operate a Fast Food Restaurant at 289 Belmont Street located in a Local Business III (LBIII) 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 LBIII 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


**33. WAIVER OF RIGHT TO JURY TRIAL.** LANDLORD AND TENANT WAIVE THEIR RESPECTIVE RIGHTS TO A TRIAL BY JURY OF ANY CLAIM, ACTION, PROCEEDING OR COUNTERCLAIM BY EITHER PARTY AGAINST THE OTHER ON ANY MATTERS ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS LEASE, THE RELATIONSHIP OF LANDLORD AND TENANT, AND/OR TENANT'S USE OR OCCUPANCY OF THE PREMISES OR THE BUILDING (INCLUDING ANY CLAIM OF INJURY OR DAMAGE OR THE ENFORCEMENT OF ANY REMEDY UNDER ANY CURRENT OR FUTURE LAWS, STATUTES, REGULATIONS, CODES OR ORDINANCES).

**34. RECORDING.** Tenant shall not record this Lease or any notice thereof without the prior written consent of Landlord. Tenant, upon the request of Landlord, shall execute and acknowledge a short form memorandum of this Lease for recording purposes.

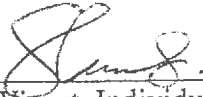
**Tenants Tanaiwat Muanghom, Alex Winsut, and Meetang Inc. shall be jointly and severally liable for the faithful performance of Tenant's obligations hereunder. See personal Guaranty of Tanaiwat Muanghom and Alex Winsut attached hereto as and incorporated herein by reference as "Exhibit A".**

IN WITNESS WHEREOF, the parties hereto have executed this Lease.

**TENANT:**


By:   
Tanaiwat Muanghom, Individually and as an  
Authorized agent of Meetang Inc. DBA Thai  
Noodle Café

Date: 5/27/2021

By:   
Alex Winsut, Individually and as an  
Authorized agent of Meetang Inc. DBA Thai  
Noodle Café

Date: 5/27/2021

**LANDLORD:**

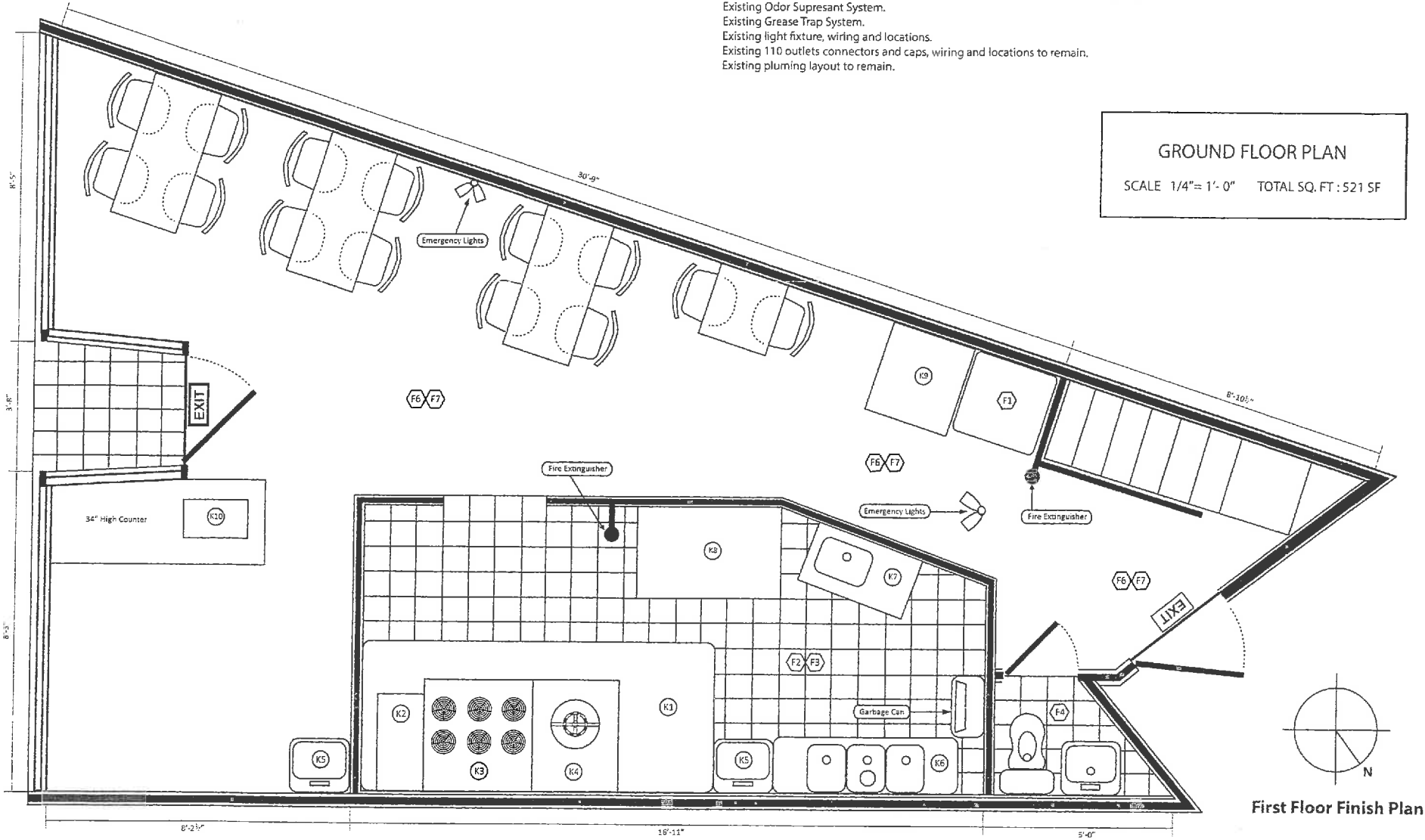
By:   
DAS Realty Trust, Alexander Shore, Trustee

Date: 5/27/2021

Finish Schedule				
Mark	Item	Location	Manufacturer	Description
F1	Granite Counter top	Dinning Area	TBD	Black Pearl granite. Polish finish, 1 1/8" thick
F2	Stainless Steel Panel	Kitchen Wall	TBD	Temper: Annealed; Alloy Type: 430; Standards: ASTM A240; Width: 6"; Type: General Purpose; Material: Stainless Steel
F3	Ceremic Base	Kitchen	TBD	3' Glazed Terracotta Kitchen Floor Tile
F4	Ceremic Floor Tile	Bathroom	TBD	6" x 6" Glazed Terracotta Kitchen Floor Tile
F5	Counter Top	Cashier Counter/ Serving Window	TBD	3/4" Wood Counter, water and stain resistant
F6	Wood Trim	Dinning Area	TBD	1/2" x 3" Wood trim panel for decoration purpose
F7	Paint	Through out	TBD	0 VOC, 100% Acrylic Lates, Color TBD

Appliance Schedule					
Mark	Description	Size (W x D x H)	Mark	Description	Size (W x D x H)
K1	Exhaust Hood	(100"x 50")	K8	Refrigerated / Prep Table	(48"x 29")
K2	Deep Fryer	(15"x 30")	K9	Ice Maker	(26"x 27")
K3	Burner Oven Range	(36"x 36")	K10	POS System	
K4	Chinese Wok	(25"x 36")	K11	Mob Sink (Basement)	(24"x 24")
K5	Hand Sink	(17"x 15")			
K6	3 Bay Sink	(70"x 21 1/4"x 42")			
K7	Food Prep Sink	(36"x 18")			

NOTES:  
\*\*Existing Exhaust Hood and Ventilation System to remain. Schedule maintenance service with manufacturer.  
Existing ANSUL system to remain. Schedule maintenance service with manufacturer.  
Existing Odor Supresant System.  
Existing Grease Trap System.  
Existing light fixture, wiring and locations.  
Existing 110 outlets connectors and caps, wiring and locations to remain.  
Existing plumbing layout to remain.



Grand Arce Painting, INC.

22 Winslow Road Quincy, MA 02171

Thai Noodle Café

289 Belmont Street Belmont, Massachusetts

Finish Plan & Schedules

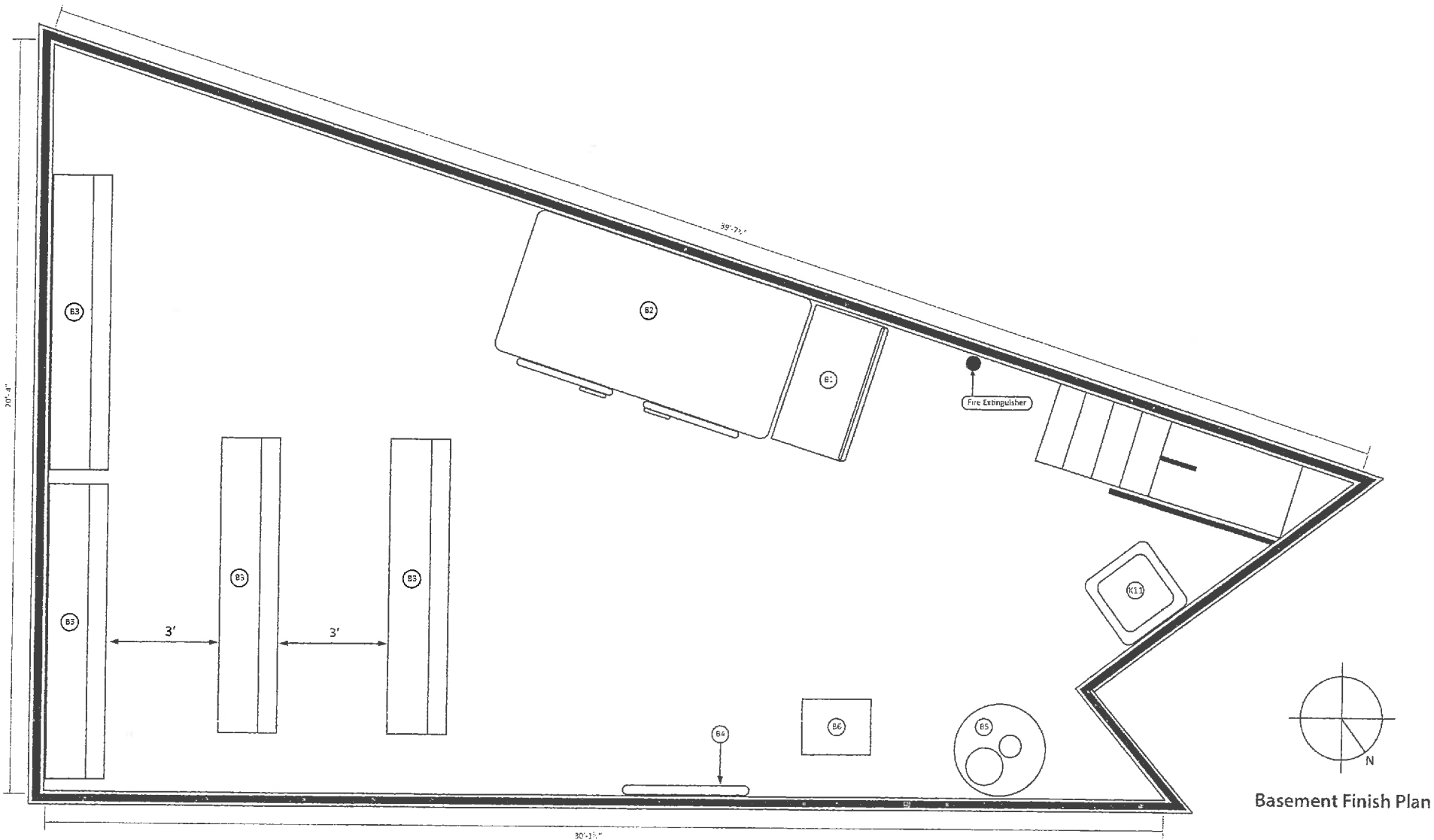
A-4

Finish Schedule				
Mark	Item	Location	Manufacturer	Description
(F7)	Paint	Through out	TBD	0 VOC, 100% Acrylic Latex, Color TBD
(F8)	Paint	Basement	TBD	Epoxy System

Appliance Schedule			Storage Schedule	
Mark	Description	Size (W x D x H)	Mark	Description
(B1)	Chest Freezer	43" x 22 1/2" x 31 1/4"	(B1)	Meat And Seafood
(B2)	Existing Refrigerated walk-in	96" x 48" x 48"	(B2)	Dairy / Fruits and Vegetables
(B3)	Free standing Shelf Systems	48" x 24" x 72"	(B3)	Canned, Bottled, or Bagged Food, Powders, Spices
(B4)	Electric Panel	Existing		
(B5)	Water Heater	Existing		
(B6)	Grease Trap	22" x 17" x 35"		

GROUND FLOOR PLAN

SCALE 1/4"= 1'- 0"    TOTAL SQ. FT.: 521 SF



## **Thai Noodle Café**

Thai Noodle Café will be serving authentic Thai food for lunch and dinner. The restaurant menu will provide various types of Thai dishes such as Thai noodle soup, stir-fried noodle and rice dishes. Moreover, mixed vegetables and salad will accompany the meat dishes. To support local customers, the restaurant's atmosphere will have a positively clean and neighborhood style. Service will be mainly for takeout, but we also have a dining in service for customers who prefer to dine-in.

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

Our main goal is to serve good foods and provide outstanding service at a reasonable price to exceed the customer's expectation which is the restaurant's highest priority.

# Thai Noodle Café

## Menu

### Appetizers

#### **Vegetable Spring Roll (V)**

Mix of vegetables wrapped in rice paper then fried and served with sweet and sour sauce.

#### **Shumai (Steamed or Fried)**

Shrimp dumplings, served with sweet and sour sauce.

#### **Chicken Wings**

Deep-fried chicken wings and served with sweet and sour sauce.

#### **Chicken Satay**

Marinated and grilled chicken on skewers served with cucumber salad and Thai peanut sauce.

#### **Crab Rangoon**

Golden fried wonton filled with seasoned cream cheese, onion, celery, carrot, and imitation crab served with sweet and sour sauce.

#### **Gyoza (Steamed or Fried)**

Dumpling filled with ground chicken and vegetables served with gingered soy sauce.

### Soup

#### **Tom yum \* (Choice of meat: Chicken, Shrimp, Vegetable or Steamed Tofu)**

Thai famous hot and sour soup with tomatoes, mushrooms, scallions, and cilantro.

#### **Tom Kha (Choice of meat: Chicken, Shrimp, Vegetable or Steamed Tofu)**

Delightful coconut soup seasoned with galangal, tomatoes, mushrooms, scallions, and cilantro.

\* Mildly Spicy \*\* Medium Spicy \*\*\* Spicy

(V)= Vegetarian (GF)= Gluten free

\*Before placing your order, please inform your server if anyone in your party has any food allergy.



## Noodle Dishes

Choice of meat: Chicken, Pork, Beef, Shrimp, Tofu (V) or Mixed vegetables (V)

### **Pad Thai (GF)**

Stir-fried rice noodles egg, bean sprouts, peanut, and scallions.

### **Pad See You**

Stir-fried flat rice noodles, Chinese broccoli, and egg in sweet black soy sauce.

### **Drunken Noodle \*\***

Stir-fried flat rice noodles with carrots, broccoli, bell peppers, onions, and basil in chili garlic sauce.

## Noodles Soup

### **Chicken Noodle Soup (GF)**

Chicken broth noodle soup topped with shredded chicken.

### **Beef Noodle Soup (GF)**

A thin sliced rare eye round steak sprinkled with sliced onions, scallions, and cilantro.

## Fried Rice

Choice of meat: Chicken, Pork, Beef, Shrimp, Tofu(V) or Mixed vegetables (V)

### **House Fried Rice**

Fried rice with egg, onions, broccoli, carrots, and green peas.

### **Basil Fried Rice \*\***

Fried rice with onions, basil, carrots, hot peppers, and Thai basil leaves.

\* Mildly Spicy \*\* Medium Spicy \*\*\* Spicy

V)= Vegetarian (GF)= Gluten free

\*Before placing your order, please inform your server if anyone in your party has any food allergy.

## Curry

Choice of meat: Chicken, Pork, Beef, Shrimp, Tofu (V) or Mixed vegetables (V)

### **Red Curry \*\***

Mix with bamboo shoots, carrots, broccoli, bell pepper, and basil leaves.

### **Green Curry \*\*\***

Mix with bamboo shoots, eggplants, carrots, broccoli, bell pepper, and basil.

\* Mildly Spicy \*\* Medium Spicy \*\*\* Spicy

(V)= Vegetarian (GF)= Gluten

## Beverages

Hot tea

(Green tea, Thai tea, Black tea)

Thai iced tea

Fresh Limeade

Soda

(Coke, Diet Coke, Sprite)

## Deserts

Chocolate Mousse cake

Strawberry Cheesecake

Food is cooked to order. We can alter the spice according to your favorite taste.

\*Before placing your order, please inform your server if anyone in your party has any food allergy.

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\*Reminder: Consuming raw or undercooked meats, poultry, seafood, shellfish, or egg may increase the risk of food borne illness.