



Town of Belmont
Zoning Board of Appeals

RECEIVED
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BELMONT, MA

2022 JUN 22 PM 3:02

APPLICATION FOR A SPECIAL PERMIT

Date: 4/27/2022

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 11 Brighton Street 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 operation of a Comella's Restaurant.

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

Signature of Petitioner

JP Comella

Print Name

JP Comella

Address

14 Mica Ln Wellesley Ma 02481

Daytime Telephone Number

617-201-0653

December 6, 2005



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

March 22, 2022

Comella's Restaurant Holdings
John P. Comella, owner
14 Mica Lane
Wellesley, MA 02481

RE: Denial to Operate a Fast Food Restaurant

Dear Mr. Comella,

The Office of Community Development is in receipt of your building permit application for your proposal to Operate a Fast Food Restaurant at 11 Brighton Street located in a General Business zoning district.

Your application has been denied because, Section 3.3 of the Zoning Bylaw allows fast food restaurants in the General Business zoning district by a Special Permit granted by the Board of Appeals

If you choose to continue with your application, you may request one (1) Special Permit from the Zoning Board of Appeals. To begin the Special Permit process, 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



14 Mica Lane suite 11

Wellesley, MA 02481

May 3, 2022

Re: 11 Brighton St Belmont MA 02478

Hello,

Enclosed please find the following documents and information in connection with Comella's Application for Special Permit relating to the change of use for the address at 11 Brighton St, Belmont, MA.

1. Application for Special Permit;
2. Menu for Comella's;
3. Hours of operation - the business will be open daily from 11:00 AM - 11:00 PM (see attached menu for additional information);
4. Photographs of 11 Brighton St, Belmont, MA;
5. Floor Plan - (2 pages);
6. Dumpster information - the dumpster is located at the rear corner of the building. (Map included) Pick-up is scheduled three (3) times a week on Monday's, Wednesday's, and Friday's at 7 am;
7. Lease

8. Parking Agreement

COMELLA’S RESTAURANT HOLDINGS, LLC

Re: 11 Brighton Street - COMELLA'S

Gregory, Matt, and John Paul Comella, Owner
Created on March 28, 2022

Executive Summary

Comella’s Restaurants serves homemade Italian foods at affordable prices to families in the suburbs of Boston. The target audience is busy working families who want excellent food at a reasonable price. Comella’s of Brighton Street is planning a 60-seat restaurant including a small bar area of 17 seats for those who want to watch sports on one of our three 60-inch flat screen televisions while waiting for their food. The store will operate between the hours of 11:30-9 pm 7 days a week but will close each year in observance of New Year’s, Easter, Independence Day, Thanksgiving, and Christmas. Comella’s will promote one of its more than 20 managers-in-training to run our day-to-day operations at Brighton Street. The manager will report to Matt and JP Comella.

Legal, Team, and Organization

Comella’s Restaurant Holdings, LLC will guarantee the lease on Brighton Street. 11 Brighton Group LLC will be the owner and landlord of the property. 11 Brighton Group LLC will be owned by Greg, Matt, and John Paul Comella. Greg Comella will handle the books and manage the marketing. Matt will be in charge of construction. JP will handle all web design and community outreach during the opening. Along with a full-time manager, Comella’s will employ an additional 3-4 full-time employees and 15 part-time employees. Many of our part-time employees will count Comella’s as their first job.

Demographics

Belmont is located in Middlesex County. It has a population of more than 27 thousand residents and nearly 10 thousand households. The per capita and median household incomes are more than \$57 thousand and \$135 thousand respectively. The site is located ~0.5 miles from the newly constructed \$300 million Belmont High School and 2 miles from the Belmont Hill School.

Value Proposition and Marketing

Comella’s of Brighton Street projects an average per order of nearly \$28 and a total of more than 46,000 orders in year 1. Comella’s is famous for its pizzas, pastas, salads, meatballs, and family “messes”. Our “family” style portions make feeding a family of 4 fun and cost effective. We achieve market penetration by targeting school sports and family activities. Comella’s will communicate with its customer through word of mouth, local and social media, packaging materials, and through customer opt-in marketing offerings.



Casey, Ashley

From: Yogurtian, Ara
Sent: Wednesday, June 15, 2022 10:57 AM
To: Casey, Ashley
Subject: FW: [EXTERNAL]Comela's Pizza

Ashley, please save a hard copy in the folder and add this email to the website when we download the application.
Thank you

ARA YOGURTIAN
TOWN OF BELMONT
OFFICE OF COMMUNITY DEVELOPMENT
617-993-2650
ayogurtian@belmont-ma.gov

From: Nikolay Koumpikov <kumpikov@gmail.com>
Sent: Monday, June 13, 2022 9:05 PM
To: Yogurtian, Ara <ayogurtian@belmont-ma.gov>
Subject: [EXTERNAL]Comela's Pizza

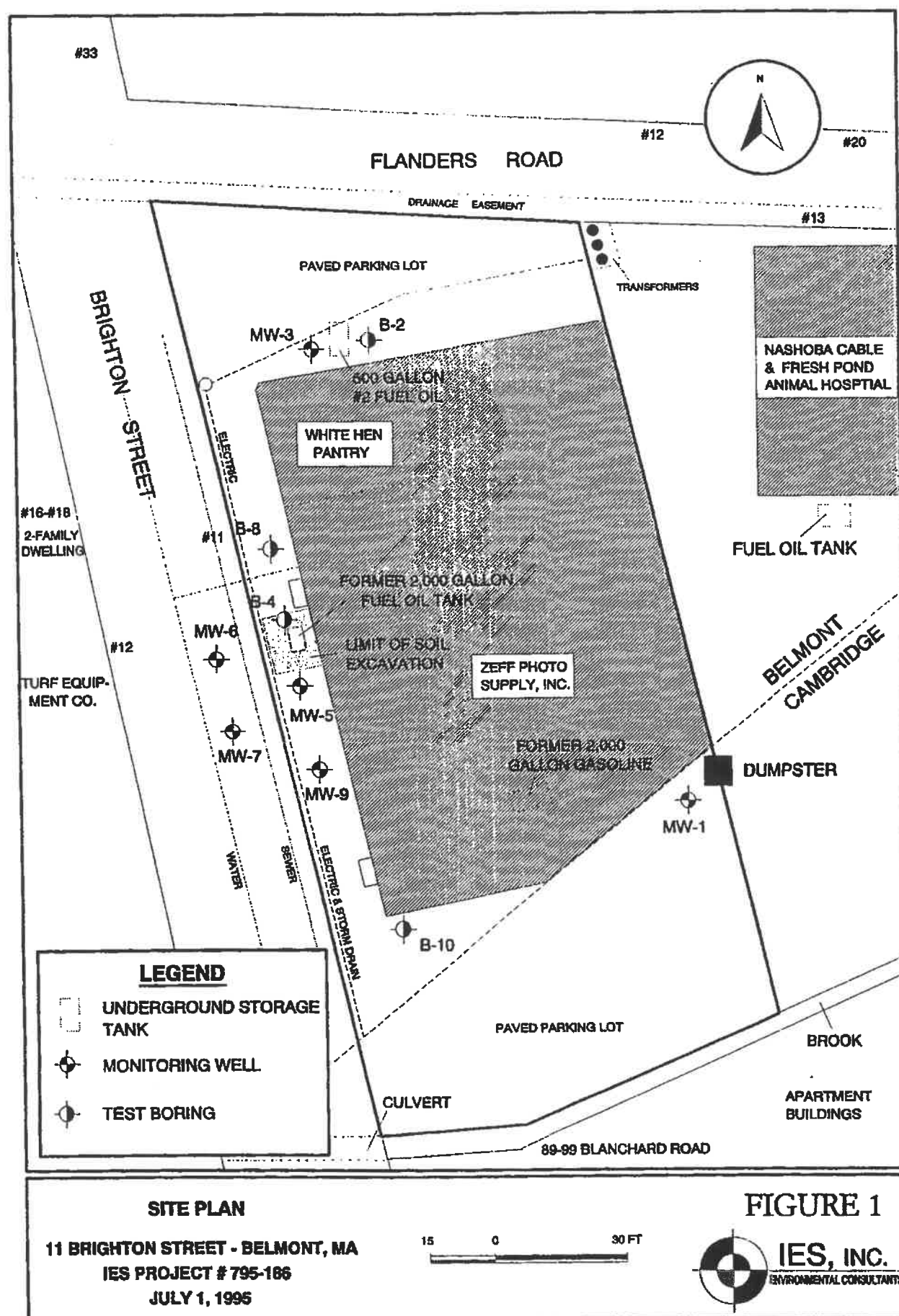
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

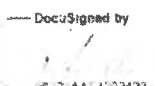
I learned today that Comela's Pizza has purchased the former Loading Dock on Blanchard St and plans to open a new location there.
I am really thrilled about this opportunity and so are my kids. Comella's been a great hang out location for Belmont teenagers. It is also a nice casual restaurant option, and our area is badly lacking one.
I am writing to express my support for Comella's plans and I am urging Belmont's Zoning Board to approve their application.

Best regards,

Nikolay Koumpikov
46 Baker St, Belmont



Executed and delivered this ____ day of March 2022.

DocuSigned by


Seller: 11 Brighton St, LLC
By: Mike Meskin
Its: Manager

DocuSigned by
 3/9/2022

Buyer: Comella's Restaurant Holdings, LLC
By: Matt Comella
Its: Manager



F.A. Williams, Inc.
Mechanical Contractors

5/19/2022

Lic # 3322

To Whom It May Concern:

F.A. Williams INC is giving permission to Comella's located at 11 Brighton St, Belmont, MA to use 10 of its parking spots in front Monday- Sunday for their customers when needed.

If you have any questions I can be reached at 617 590 1672

Sincerely,

Bob Ouellette

President

BOX 148 • BELMONT, MA 02478-4008 • (617) 489-4770 • FAX (617) 489-5463

Consultant :

Revisions :
No. : Date : Remarks :

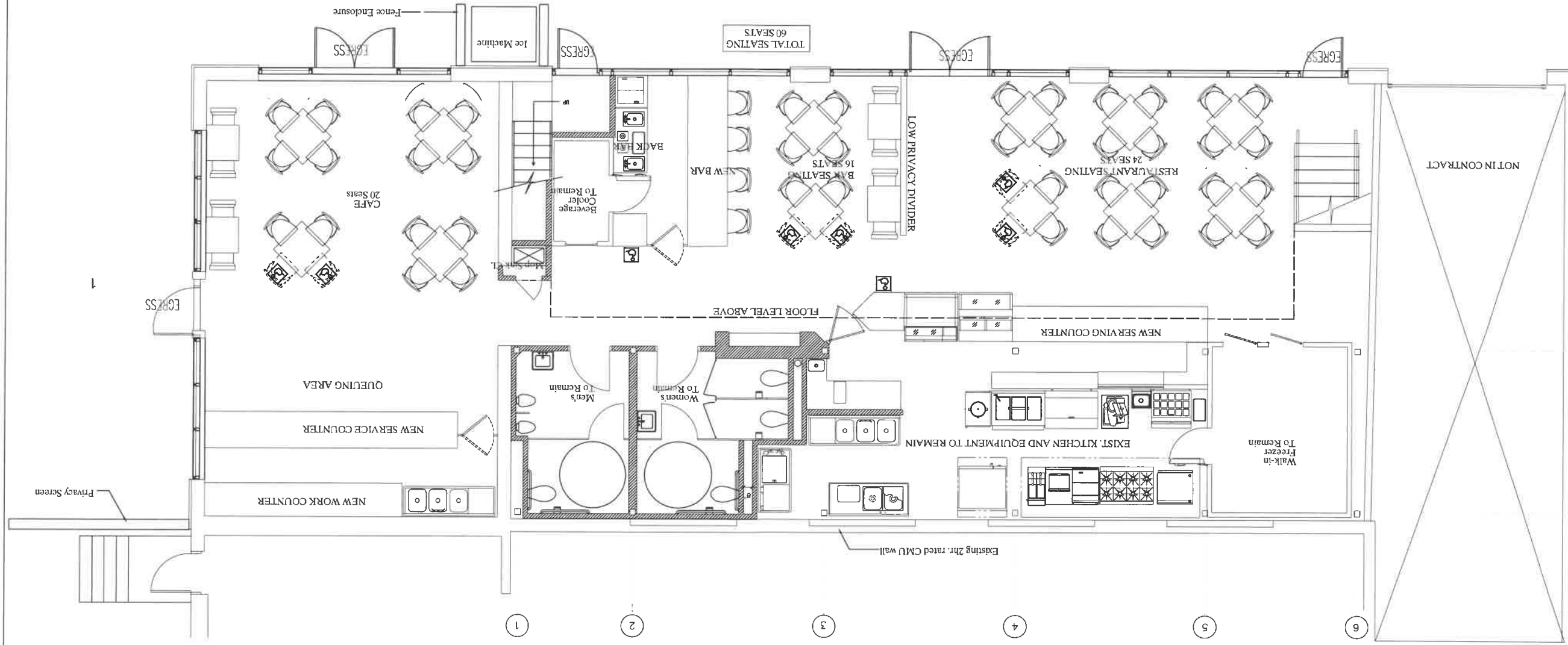
Project :
CAMELLA RESTAURANT
11 BRIGHTON ST
BELMONT, MA

Date : MAY 2, 2022
Scale : AS NOTED
Project Number : KG
Drawn By : KGB
Checked By : KGB
Drawing Title :

PROPOSED
FLOOR
PLANS

Sheet No. :

A1.1



Consultant :

Revisions :		
No. :	Date :	Remarks

Project :

**CAMELLA
RESTAURANT**
11 BRIGHTON ST
BELMONT, MA

Date : MAY 2, 2022
Scale : AS NOTED
Project Number :
Drawn By : KGB
Checked By : KGB

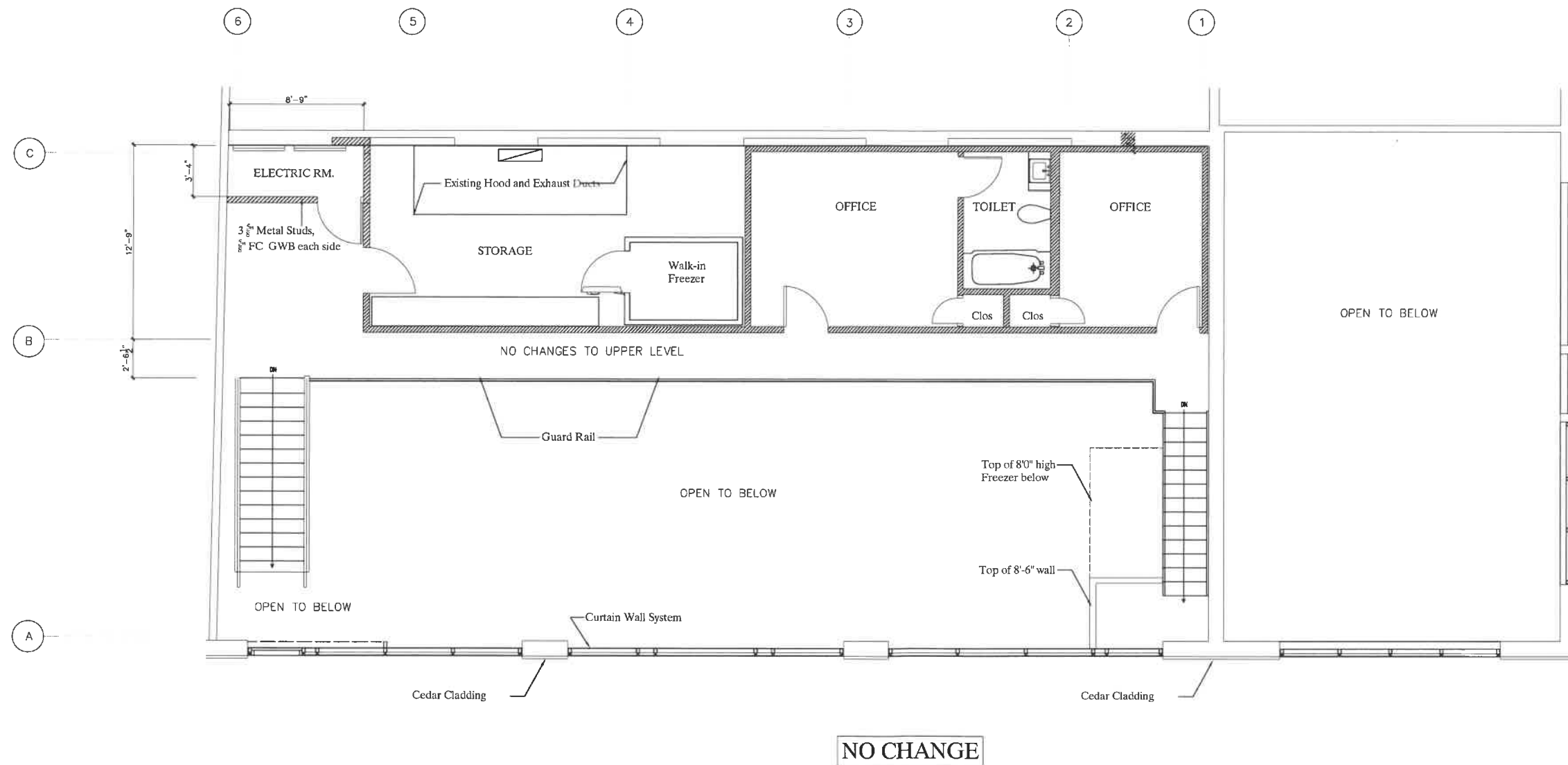
Drawing Title :

**EXISTING &
PROPOSED
2nd FLOOR
PLAN**

Seal :

Sheet No. :

A1.2



1 EXISTING AND PROPOSED SECOND FLOOR PLAN -
SCALE = 1/4" = 1'-0"