



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: 11/2/2022

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 49-51 Leonard St. 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 _____

approval for

1. Fast food restaurant

2. Additional seating from 18 to 41

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

Suzana
SUZANA SAMAD
43 OAK HILL DRIVE
ARLINGTON MA 02474
617 230 2138

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

October

14, 2022

Suzana Samad
43 Oak Hill Road
Arlington, MA 02474

RE: Denial to Operate a Fast Food Restaurant

Dear Ms. Samad,

The Office of Community Development is in receipt of your building permit application for your proposal to Operate a Fast Food Restaurant at 49-51 Leonard Street located in a Local Business I (LBI) 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 require a Special Permit from the Zoning Board of Appeals to operate a fast food restaurant in an LBI 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 Gabriel Distler, Staff Planner at (617) 993-2650 in order to begin the process.

Sincerely,

Glenn R. Clancy, P.E.
Inspector of Buildings



Albert J. Locatelli Realty Trust
c/o Locatelli Properties LLC
67 Leonard Street
Belmont, MA 02478

The Town of Belmont
Zoning Board
Homer Municipal Building
19 Moore Street – 2nd Floor
Belmont, MA 02478

RE: Butternut Bakehouse
49&51 Leonard Street, Belmont, MA

To whom it may concern:

October 26, 2022

Albert J. Locatelli Realty Trust is the building owner of 49-97 Leonard Street, Belmont, MA, and the future landlord of Butternut Bakery to be located at 49&51 Leonard Street, Belmont, MA. As the landlord, we hereby consent Butternut Bakery to be a "Quick Service" restaurant instead of a "Full Service" restaurant.

If you require any additional information, please feel free to contact me at (617) 484-2200.

Sincerely,

Albert J. Locatelli Realty Trust

Kevin C. Foley
As Trustee, not individually

Butternut Bakehouse

Statement to the Town of Belmont

Butternut Bakehouse is a bakery café specializing in handcrafted pastries and espresso drinks. There will be seating indoors (and outdoors as permitted by the Board). We will be serving breakfast and lunch. Please see attached menu.

Hours of operation: 7am – 5pm

Days of operation Tuesday – Sunday

Closed Mondays

Number of Employees: 12

Trash and recycling pickup

Company: Republic Services

Trash Pickup frequency: Two times a week

Monday and Thursday 9am-10am

Recycling Pickup frequency: Monday, Wednesday, Friday 9am-10am

Location: In the back parking lot.

Compost pickup

Company: Black Earth

Frequency: Twice a week

Location: Behind store in employee alley way in a 64 gallon closed container

Deliveries

Vendor delivery to the bakery include:

SYSKO: Weekly delivery, Thursday mornings

JNKIDD Specialty: Weekly delivery, Monday mornings

PAUL W MARKS: Weekly delivery, Monday mornings

BALDOR Produce: Weekly delivery, Monday mornings

IMPERIAL DADE: Once a month delivery, Thursday mornings

Customer delivery:

None

Handicap Accessibility

- 2 Bathrooms with ADA requirements
- Register counter height 36 inches from the floor, min 40 inches wide
- Self -Service counter (Condiments i.e. milk, sugar) height 34 inches from floor
- Dining Table Height 28 inches from floor, knee room: 27 inches from floor
- Separation between chairs: Chairs are movable to make room for a wheelchair

Signage:

- One outdoor sign above 49 Leonard St.
- One outdoor sign behind 51 Leonard St., by the back parking lot.
- Two window decals on the big bay windows of 49 and 51 Leonard St.

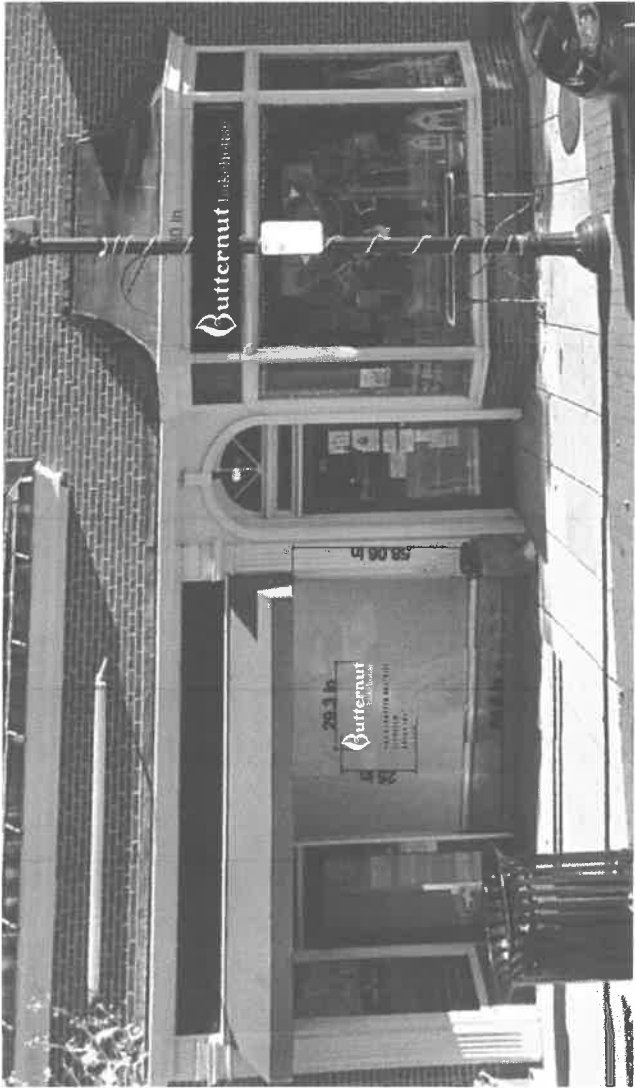
Example: see attachment.

BUTTERNUT BAKEHOUSE MENU FOR 49-51 LEONARD ST, BELMONT

Item	Description	Category
MORNING BUNS	flaky cinnamon roll filled with cinnamon citrus sugar	Sweet
PAIN AU CHOCOLAT	classic chocolate croissant with double chocolate batons	Sweet
ALMOND CROISSANT	twice baked and filled with almond frangipane	Sweet
CHOCOLATE ALMOND CROISSANT	twice baked and filled with chocolate and almond frangipane	Sweet
JAM BUN	with housemade seasonal jam & cream cheese filling	Sweet
CARDAMOM SWIRL	a laminated pastry with caramelized cardamom sugar	Sweet
SEASONAL FRUIT DANISH	Croissant tart filled with cream cheese filling and seasonal fruit	Sweet
BLUEBERRY BAR	with crumble topping	Sweet
SCONES	rotating selection of blueberry, and strawberry jammy barley scones	Sweet
CHOCOLATE GINGER SCONE	our signature vegan scone made with coconut milk	Sweet
TARTINE	Toast, whipped honey ricotta, seasonal fruit and jam	Sweet
CROISSANT	all our croissants are made with European style Plugra butter	Savory
HAM & CHEESE CROISSANT	smoked ham and Swiss cheese	Savory
POTATO CROISSANT	potato, cheddar, Frank's hot sauce	Savory
EVERYTHING CROISSANT	croissant tart with herbed garlicky cream cheese, everything bagel seeds	Savory
CRETZELS	croissant pretzels with everything seeds	Savory
HAND PIE	with seasonal vegetarian filling in our all-butter pie crust	Savory
BUTTERMILK BISCUIT	with housemade seasonal jam and salted honey butter glaze	Savory
AFTERNOON BUN	savory buttery bun with cheese, herbs, olive oil	Savory
SAVORY SCONE	corn jalapeño, feta scallion, kale cheddar	Savory
FOCACCIA PIZZA DUJOUR	buttery croissant dough with rotating vegetarian toppings	Lunch
SANDWICHES	PROSCUITTO, butter, mustard, lettuce	Lunch
SANDWICHES	CLASSIC TURKEY, pickled red onion arugula, mayo	Lunch
SANDWICHES	TURKEY FETA, tomato, carrot slaw	Lunch
SANDWICHES	ITALIAN, salame, capicola, provolone, roasted red pepper, red onion, pesto	Lunch
SANDWICHES	BUFFALO MOZARELLA, roasted red peppers, red onion, urugula, house ranch	Lunch
SANDWICHES	ROASTED MUSHROOM, shitake, oyster, cremini, urugula, whipped feta	Lunch
SANDWICHES	ROASTED CHICKEN, tomato butter, lettuce, red onion, house ranch	Lunch
SOUFFLÉ EGG SANDWICH	served all day with paprika butter on housemade bread	Lunch
SOUP DU JOUR	Vegetarian Soup	Lunch
QUICHE	deep dish quiche with seasonal veggie and Swiss cheese on pie crust	Lunch
CROISSANT LOAF daily		Breads
MOLASSES WHEAT BREAD Tuesdays		Breads
COUNTRY WHITE Thursdays		Breads
RUSTIC SOURDOUGH Fridays		Breads
BAGUETTE Saturdays		Breads
PULL APART BREAD daily		Breads
SEEDED BREAD Wednesdays		Breads
CHALLAH Fridays		Breads
BABKE	with chocolate and cinnamon	Breads
DEVIL'S FOOD CAKE	classic choc cake with salted caramel buttercream, chocolate ganache	Cakes
CARROT WALNUT	cream cheese frosting	Cakes
CHOC ESPRESSO TORTE	gluten free torte, creamy and rich	Cakes
VICTORIA SPONGE		Cakes
ALMOND CORNMEAL CAKE	Tender gluten free cake made with almond flour and cornmeal	Tea Cakes
APPLE CAKE	apple and cinnamon teacake	Tea Cakes
CHOCOLATE BOUCHONS	almost like a chocolate truffle - decadent and creamy chocolate cake	Tea Cakes
CITRUS POPPY SEED CAKE	poppy seed cake with grapefruit	Tea Cakes
CRANBERRY WALNUT	a pound cake with burst of whole cranberries	Tea Cakes
PEACH CAKE	our summer cake topped with a peach glaze and ripe local peaches	Tea Cakes

[illegible]

PROPOSED SIGNAGE PLACEMENT DIMENSIONS



SIGNAGE DIMENSIONS



SIGNAGE DETAIL

Sign

15"x80"

Colors:

Black and White

SIGNAGE DEPTH


1st Butternut butternut

SIGNAGE MATERIAL

Aluminum Background
Komacel letters

ADDRESS

49-51 Leonard Street,
Belmont MA 02478

	1151 R Mass Ave Arlington, MA 02476	Date 11/01/2022	Project Title Butternut	General Sign Specifications <input type="checkbox"/> Interior <input checked="" type="checkbox"/> Exterior <input type="checkbox"/> Single Faced <input type="checkbox"/> Double Faced <input type="checkbox"/> <input type="checkbox"/> Non-Illuminated <input type="checkbox"/> Illuminated	Location Exterior Facade Windload	Drawing Revisions Drawn By Date RMB
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HANDCRAFTED PASTRIES

ESPRESSO

BREAKFAST

LUNCH

Window decal/sign

Retail Hours of Nearby Stores:

Westcott Mercantile

Tuesday – Saturday 10am-6pm, Sunday 12-5pm, Monday Closed

Quebrada

Monday – Saturday 6am – 6 pm, Sunday 6 am – 4 pm

Brugger Bagels

Monday – Sunday 6 am – 2 pm

Bellmont Café

Monday-Sunday 7 am – 5pm

Stone Hearth Pizza

Monday-Sunday 11:30 am – 9pm

The Wellington

Monday-Friday 4:30pm-9:30pm, Saturday & Sunday 11:30am – 9:30pm

Il Casale

Monday- Sunday 5pm-9pm

Coco Fresh Tea and Juice

TBD

Trinktisch

Tuesday – Thursday 12pm – 10pm, Friday – Saturday 12pm-11pm,

Sunday 12pm – 9pm, Monday Closed

Patou Thai

Sunday – Wednesday 4pm-9pm, Thursday – Saturday 11:30am -9:30pm