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BELMONT, MA

2026 FEB -2 PM 1:09

CASE NO. 26-02

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, March 2, 2026 at 7:00 PM by a hybrid public hearing at the Art Gallery on the third floor of the Homer Building, 19 Moore Street, and by remote access through the Zoom app. to consider the application of Snigdha Roy for One Special under section 1.5 of the By-law to operate a Child Care, Large Family at 91 Waverley Street, located in General Residence zoning District. Section 3.3 of the By-Law allows Child Care, Large Family by a Special Permit granted by the Board of Appeals.

ZONING BOARD OF APPEALS



OFFICE OF PLANNING & BUILDING
TOWN OF BELMONT
19 Moore Street
Homer Municipal Building
Belmont, Massachusetts 02478-0900

Building Division
(617) 993-2664
Planning Division
(617) 993-2666

Telephone: (617) 993-2650

December 31, 2025

COPY

Mailed 12-31-25

Snigdha Roy
91 Waverley Street
Belmont, MA 02478

RE: Denial to Operate a Family Day Care Home.

Dear Snigdha Roy,

The Office of Planning and Building is in receipt of your application for your proposal to Operate a Family Day Care Home at 91 Waverley Street located in a General Residence (GR) zoning district.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, Section 3.3 of the By-Law allows Family Day Care Homes by a Special Permit granted by the Board of Appeals.

You may alter your plans to conform to the current Town of Belmont Zoning Bylaws and resubmit an application, or you may request a Special Permit from the Board of Appeals. If you choose this option, please contact the Office of Planning and Building to schedule an appointment with Ara Yogurtian, Inspector of Buildings, at (617) 993-2650 in order to begin the process.

Sincerely,

Ara Yogurtian
Inspector of Buildings
Office of Planning and Building



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: 01/14/2026

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 91 WAVERLEY 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 _____

LARGE FAMILY CHILD CARE HOME

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

Signature of Petitioner Snigdha Roy
Print Name SNIGDHA ROY
Address 91 WAVERLEY ST,
BELMONT, MA 02478
Daytime Telephone Number 857-999-6335

Town of Belmont Licensing Authority
Town Hall
Belmont, MA 02478

My name is Snigdha Roy, and I have been a resident of Belmont for the past 11 years. During this time, I have been actively involved in the community through several years of volunteer work and presently working as a preschool teacher for the past four years. Following receipt of the denial letter and my subsequent meeting with the Belmont Building Inspector, I request reconsideration to operate a licensed educational childcare program for children ages 0–5 as a Large Family Child Care Home. The program would be in the walk-out basement of my home, which has a separate entrance and exit facing Irving Street, providing safe and direct access. The space meets all applicable building, fire, and life-safety requirements and is clean, well maintained, and set up as a bright and welcoming environment for young children.

All drop-off and pick-up would take place in my private driveway on Irving Street, which helps avoid traffic impact on Waverley Street and minimizes disruption to the neighborhood. A responsible adult would always be present during these times to ensure safe and orderly transitions for children and families.

Operating childcare in my own home allows me to provide consistent, attentive care and maintain a strong sense of responsibility to the families I serve. I am committed to complying with all Massachusetts EEC regulations as well as all applicable zoning, building, and safety requirements. I take my responsibility to the neighborhood seriously and aim to be a considerate and positive presence in the Belmont community. Thank you for your time and consideration.

Sincerely,
Snigdha Roy
91 Waverley Street
Belmont, MA 02478
857-999-6335
snigdharb@gmail.com



OFFICE OF PLANNING & BUILDING
TOWN OF BELMONT
19 Moore Street
Homer Municipal Building
Belmont, Massachusetts 02478-0900

Building Division
(617) 993-2661
Planning Division
(617) 993-2666

Telephone: (617) 993-2650

December 31, 2025

Snigdha Roy
91 Waverley Street
Belmont, MA 02478

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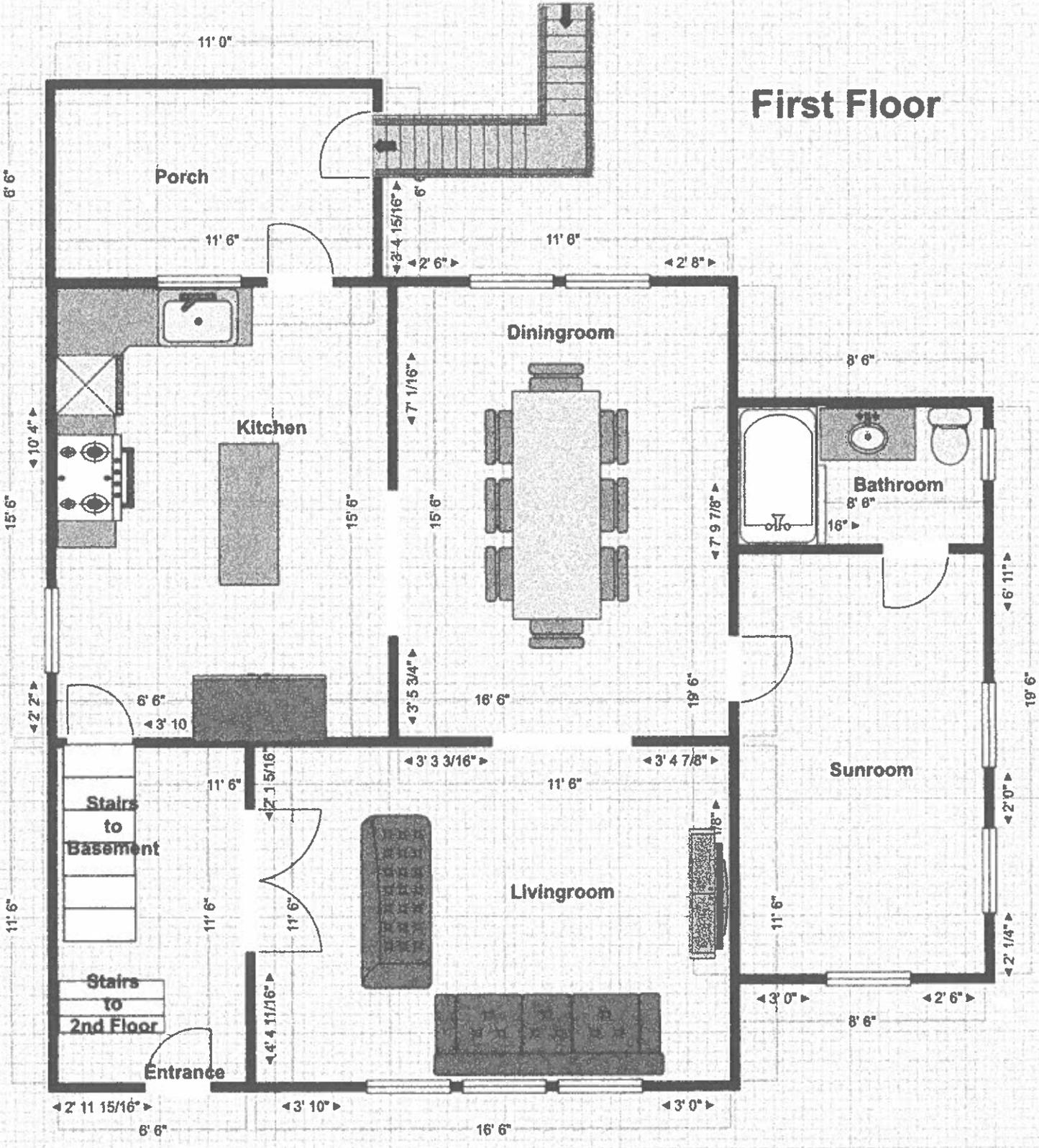
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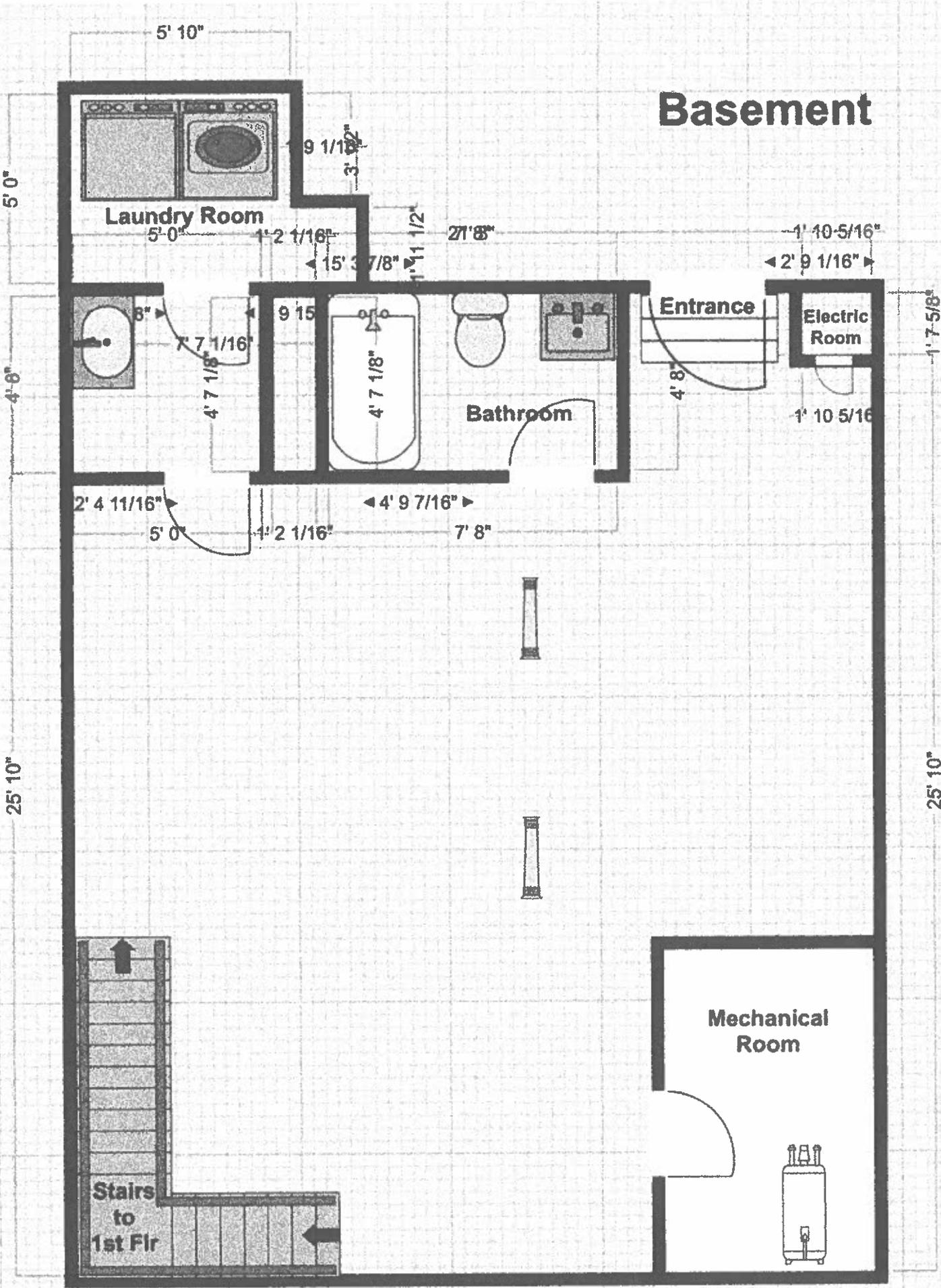
Sincerely,

Ara Yogurtian
Inspector of Buildings
Office of Planning and Building

First Floor



Basement





Commonwealth of Massachusetts
 TOWN OF BELMONT
 19 Moore Street, 2nd Floor
 Belmont, MA 02478
 617-993-2664

BUILDING PERMIT

PERMISSION IS HEREBY GRANTED TO: **RONALD PLANES**

TO PERFORM WORK AT: **91 WAVERLEY ST**

4042 **ROY TE BASUDEB SINGHIA ROY**

MAP/LOT: OWNER OCCUPANCY TYPE: **Residential**

Alteration/Remodel

Permit No:	BP-25-104
Date Issued:	Feb 26, 2025
Expiration Date:	Aug 26, 2025
Permit Fee:	\$375.00
Project Cost:	[REDACTED]

LICENSE NO.: CS-109702
 HIC REG # 18396

Digitally Approved By: **Ara Yegourjian**
 Shater Panostian

The person accepting this permit shall in every respect conform to the terms of the application on file in this office and to the provisions of the and the Commonwealth of Massachusetts Statutes and Ordinances relating to the Construction, Alteration, and Maintenance of Buildings, and shall begin work on said building within six months from the date hereof and prosecute the work therein to a speedy completion. At the completion of such work plans as noted below, an inspection shall be made by the appropriate inspector who will sign this card certifying approval of work under his/her jurisdiction.

Public Works	Plumbing	Gas	Electrical	Building
Water/Meter: Sewer: Driveway:	Underground: Rough: 4-10-25 OK VAD Final: 6/23/25 OK VAD	Underground: Meter: Rough: Final:	Underground: Rough: VPR Service: Final: VPR	Exterior: Foundation: Footings: Forming: 5-7-25 Forming: 5-7-25 Forming: 5-7-25
Tax Collector:	Community Development:	Fire:	Health:	Short Metal:
Assessors:	Planning:	Police:	Fire:	Employee/Contractor:
Final:	Conservation:	Police:	Fire:	Inspector:
Final:	ZBA:	Police:	Fire:	Sheetrock:

TO SCHEDULE AN INSPECTION PLEASE CALL ONE DAY IN ADVANCE 617-993-2663. POST THIS CARD SO IT IS VISIBLE FROM THE STREET. THIS PERMIT MAY BE REVOKED UPON VIOLATION OF ANY OF THE TOWN'S RULES AND/OR REGULATIONS.