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**TOWN OF BELMONT  
ZONING BOARD OF APPEALS**

**CASE NO.** 26-02

**APPLICANT:** Snigdha Roy

**PROPERTY:** 91 Waverley St

**DATE OF PUBLIC HEARING:** March 2, 2026

**MEMBERS SITTING:** Casey Williams, Chair  
Elliot Daniels, Vice Chair  
Teresa MacNutt  
David Stiff  
Alexandra Danahy  
Carol Berberian, Associate Member

**MEMBERS VOTING:** Casey Williams, Chair  
Elliot Daniels, Vice Chair  
David Stiff  
Alexandra Danahy  
Carol Berberian, Associate Member

**Introduction**

This matter came before the Board of Appeals (“Board”) of the Town of Belmont (“Town”) acting as Variance and 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, Snigdha Roy (“Applicant”), requests one (1) Special Permit under Section 1.5 of the Zoning By-Law to operate a Child Care, Large Family at 91 Waverley Ave, located in a General Residence (GR) Zoning District.

- (1) Special Permit: §3.3 of the Zoning By-law allows Child Care, Large Family by a Special Permit granted by the Board of Appeals

**Proposal**

The Board held a duly noticed hearing on the application on March 2, 2026. The Applicant’s proposal explained her plan to operate a Child Care, Large Family with a maximum of ten children.

In the public portion of the meeting, one neighbor Mark D’Andrea, 97 Waverley St, whose backyard abuts the applicant’s backyard expressed his concerns about potential noise, emphasizing that he takes regular naps on his back porch. He also shared that the applicant had not spoken to him about the proposed Child Care. The applicant acknowledged that they did not speak to neighbors. No letters of support were submitted by neighbors.

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The Board encouraged the applicant talk to their neighbor about the program's outdoor schedule and to take the children to nearby Town Field and Pequossette Field for outdoor play.

**Decision**

MGL 40A §6 provides in pertinent part: "Pre-existing nonconforming structures or uses may be extended or altered, provided, that no such extension or alteration shall be permitted unless there is a finding by the permit granting authority by ordinance or by-law that such change, extension or alteration shall not be substantially more detrimental than the existing nonconforming use to the neighborhood."

The Board discussed concerns about the traffic impact of childcare drop-offs and pick-ups on Irving Street, an already congested street that is considered a cut-through, during morning and evening commuting hours. To minimize potential traffic impacts, the Board identified the need both for off-street parking and for staggered vehicular drop-offs and pick-ups of two families per fifteen minute interval. The applicant explained that they have three driveway parking spaces, two of which can be designated as parking spots for parents to use during child drop-off and pick-up. The rationale for the fifteen minute interval is that it allocates sufficient time for drop-offs and pick-ups of young children, minimizing a backup or circling of other vehicles waiting to drop-off or pick-up.

**Accordingly, upon motion duly made by Casey William and seconded by Alexandra Danahy the Board voted 5-0 to grant the Applicant the Special Permit with the following conditions.**

1. Hours of Operation are limited to 7:30am-5:30 pm, Monday-Friday
2. Two parking spaces in the home's driveway are made available for parents during drop-off and pick-up. Caregivers dropping or picking children up in a vehicle are required to park in these designated spots.
3. Morning drop-offs and late afternoon pick-ups are staggered with two drop-offs or pick-ups allowed per fifteen minute interval.

For the Board:



Ara Yogurtian  
Inspector of Buildings  
Office of Planning and Building

Dated: March 6, 2026