



Town of Belmont

APPLICATION FOR A SPECIAL PERMIT

Date: Aug 7, 2017

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 825 Concord Avenue 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 _____

three
install ~~two~~ paddle tennis courts including
a 16x20 warming hut on the west field.

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

Signature of Petitioner

Elizabeth A. Primerano, Director

Print Name

Elizabeth A. Primerano

Address

The Belmont Hill Club, Inc.
825 Concord Avenue
Belmont, MA 02478

Daytime Telephone Number

617-484-4310



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

August 15, 2017

The Belmont Hill Club
Elizabeth A. Primerano, Director
825 Concord Avenue
Belmont, MA 02478

17-20

RE: Denial to Construct Three Paddle Courts and a Warming Hut.

Dear Ms. Primerano,

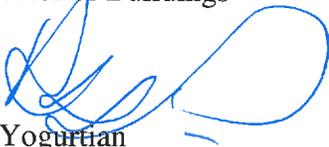
The Office of Community Development is in receipt of your building permit application for your proposal to construct Three Paddle Courts and a warming Hut at the Belmont Hill Club located at 825 Concord Avenue in a Single Residence A (SRA) zoning district.

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 allows expansion of an existing non-conforming use by Special Permits.

1. The Special Permit granted in 1996 Case# 96-46 does not include the proposed Paddle Courts and the Warming Hut .

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.

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


Ara Yogurtian
Assistant Director
Office of Community Development

The Belmont Hill Club, Inc.

825 CONCORD AVENUE
BELMONT, MASSACHUSETTS 02478
617-484-4310
FAX 617-489-2073

August 14, 2017

Mr. Ara Yogurtian
Town of Belmont
Office of Community Development
Homer Municipal Building
19 Moore Street
Belmont, MA 02478

Dear Mr. Yogurtian

On behalf of the Belmont Hill Club, Inc., we are requesting a special permit to for permission to install two free standing platform tennis courts that will be designed, engineered and constructed following the strict guidelines outlined by the American Platform Tennis Association overseen by Total Platform Tennis of Loveland, Ohio. The facility we hope to bring to the BHC, in phase I, will be comprised of two elevated platform tennis courts, a handicap ramp, front and rear stairs, lights and a warming hut that will not have sewer or water but will have heat. If the facility is as successful as we anticipate, we hope to add a third court in the future. With this in mind, we seek a permit that allows three platform tennis courts. The proposed paddle courts will be located at the northwest side of the clubhouse close to existing parking approximately 110' from Concord Avenue and approximately 78' from the main clubhouse and several hundred feet from our closest abutter.

The Belmont Hill Club is excited to add paddle tennis to its amenities for the existing membership (Club by-laws state NTE 410 memberships) to enjoy during the season October – April (it is an outdoor sport played in cooler weather). Paddle tennis is not a new sport but it is increasingly more popular in the northeast. The BHC membership has had paddle on its wish list for better than five years, the BOD, with the support of its membership, has decided that the time has come. Paddle fits in line with the Club's activities as it is a racquet sport that is played outside on a court like tennis, but it is raised, approximately 42-inches above ground. The courts are surrounded by wire fencing and part of the game is to hit shots off these screens. Propane heaters located underneath the platform are used to assist in melting snow. The warming hut is critical to viewers during play since most activities are scheduled during winter months.

The Belmont Hill Club celebrates its fiftieth anniversary this year and in thinking forward to the next fifty years, we believe adding paddle tennis will continue with the Club's original mission statement to maintain a recreational facility that benefits young and old alike, for social and athletic enjoyment. From May – October the Club offers seven tennis courts (3-indoor, 4-outdoor). The demand is high when court availability decreases to three in winter months. We feel that paddle tennis, since it is played outside, will lessen this demand as well as offer a new and exciting outdoor winter sport at the BHC.

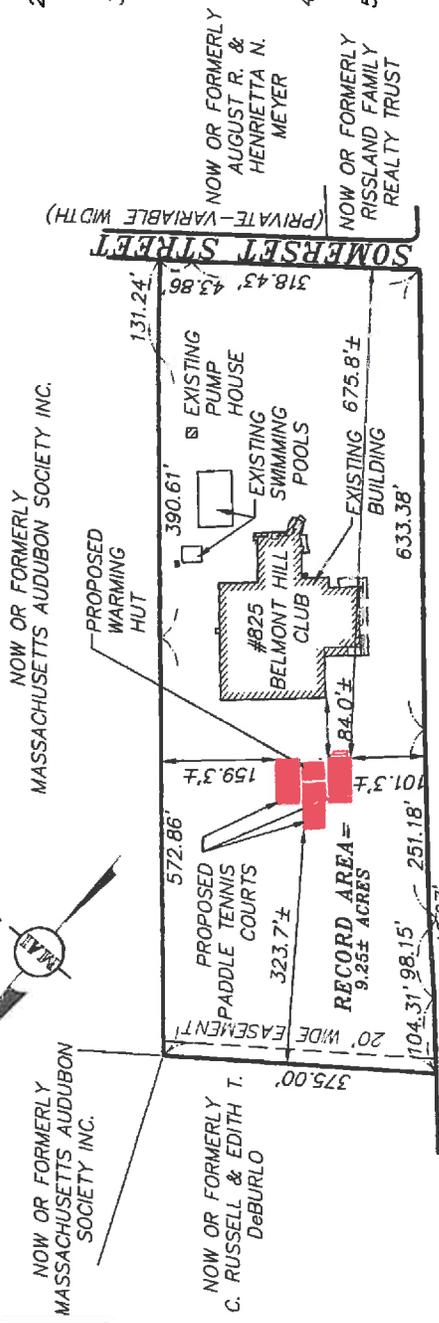
Thank you for your consideration.

Very truly yours,



Elizabeth A. Primerano
Director, Belmont Hill Club
eprimerano.bhc@comcast.net

MERIDIAN IS BASED UPON
PLAN 528 OF 1967 *



ALLOWED	PROVIDED
LOT COVERAGE	20% MAX. 13.7%
OPEN SPACE	50% MIN. 75.6%

CONCORD AVENUE
(PUBLIC-VARIABLE WIDTH)

THE SUBJECT PROPERTY IS LOCATED IN ZONE X (AREAS BETWEEN THE LIMITS OF THE BASE FLOOD AND THE 0.2 PERCENT ANNUAL CHANCE OR 500 YEAR FLOOD) AS DEPICTED ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 25017C 0418 E DATED JUNE 4, 2010.

I DECLARE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF TO THE BELMONT BUILDING INSPECTOR THAT THE PROPOSED HANDBALL COURTS AND WARMING HUT ARE SHOWN, BASED ON PLAN 657 OF 1965.

FOR MERIDIAN ASSOCIATES, INC.
DANAHY
No. 39683
Professional Seal

THIS PLAN IS NOT VALID WITHOUT AN ORIGINAL SIGNATURE

08.11.17
DATE

REFERENCES:

- PLAN 1572 OF 1964 *
- PLAN 657 OF 1965 *
- PLAN 528 OF 1967 *
- PLAN BOOK 166, PLAN 50 *
- DEED BOOK 11240, PAGE 434 *

*DENOTES DOCUMENTS RECORDED AT THE SOUTH MIDDLESEX REGISTRY OF DEEDS

RECORD OWNER:

BELMONT HILL CLUB, INC.
825 CONCORD AVENUE
BELMONT, MA
DEED BOOK 11240, PAGE 434 *

NOTES:

1. PHOTO REPRODUCTION OF THE SEAL AND SIGNATURE BELOW IS INDICATIVE OF UNAUTHORIZED REPRODUCTION AND USE OF THIS PLAN. THE ENFORCEMENT AUTHORITY SHALL NOT ACCEPT A PHOTO REPRODUCTION FOR ANY PURPOSE.
2. THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES.
3. THIS PLAN DOES NOT REPRESENT A CONFIRMATION OF BOUNDARY LINES NOR A DETERMINATION OF TITLE BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE PROPOSED HANDBALL COURTS AND WARMING HUT ARE LOCATED AS DEPICTED ON PLAN RECORDED AS PLAN 657 OF 1965.
4. THE SUBJECT PROPERTY IS DEPICTED AS LOT 1 ON BELMONT ASSESSOR'S MAP 65.
5. THE SUBJECT PROPERTY IS LOCATED IN ZONE SA (SINGLE RESIDENCE A).

PLOT PLAN OF LAND
LOCATED IN
BELMONT, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR
BELMONT HILL CLUB, INC.

SCALE: 1" = 200' DATE: AUGUST 11, 2017



MERIDIAN

ASSOCIATES, INC.
162 CONANT STREET
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 298-0447
WWW.MERIDIANASSOC.COM

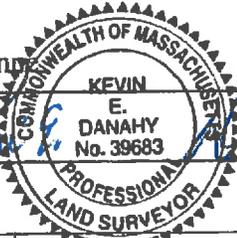
BK: 250, PG. 63
BK: 471, PG. 14

DWG No. 431PPP3

Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 825 Concord Avenue Zone: SA (Single Residence A)

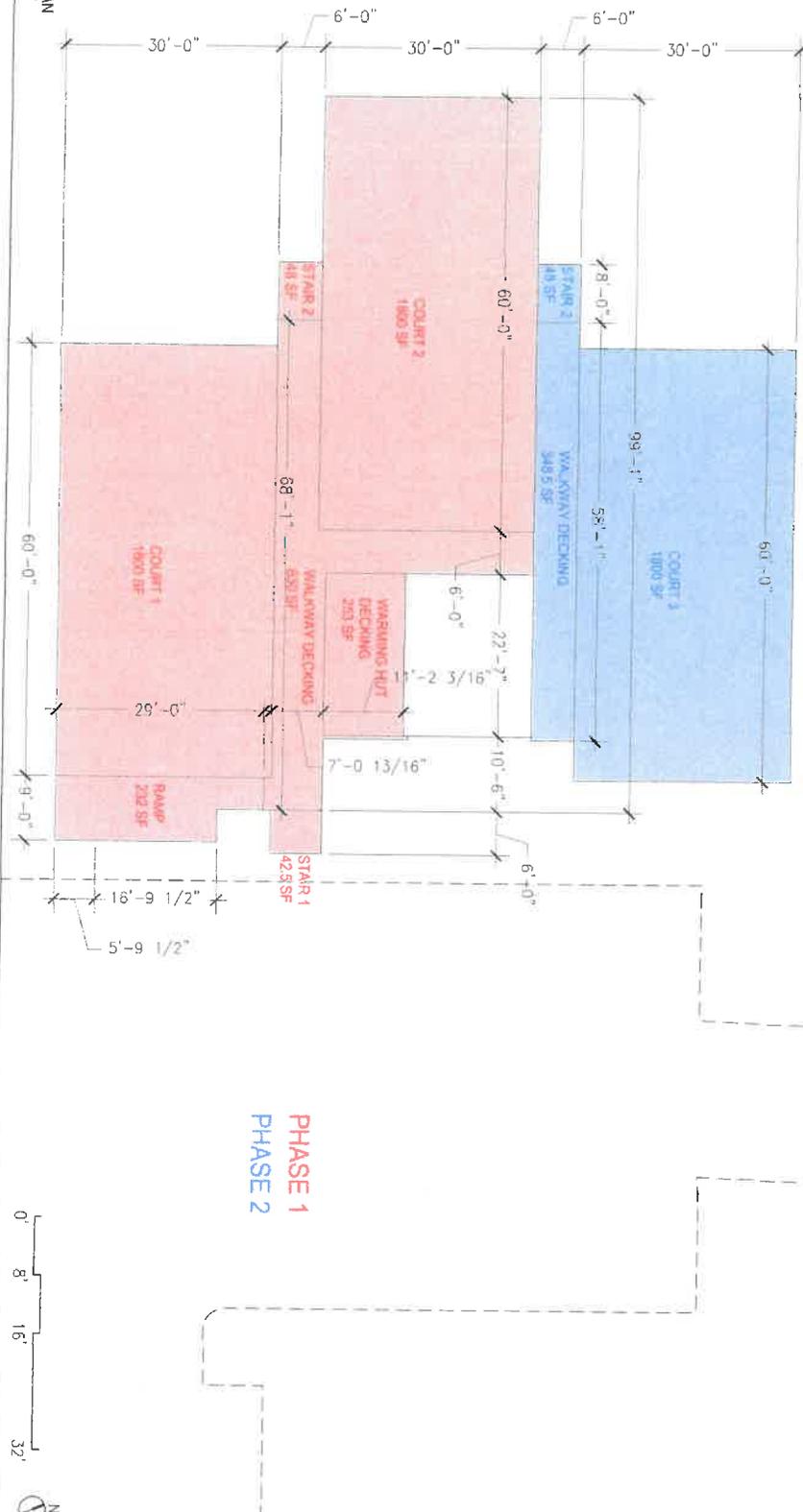
Surveyor Signature and Stamp: *[Signature]* Date: 8/11/2017



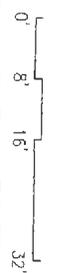
	REQUIRED	EXISTING	PROPOSED
Lot Area	25,000	9.25 Acres	9.25 Acres
Lot Frontage	125'	1106.29 (Concord)	N/A
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	20%	11.1%	13.7%
Open Space	50%	80.2%	75.6%
Front Setback	30'	N/A	101.3'
Side Setback	30' (Somerset)	N/A	675.8'
Side Setback	15'	N/A	323.7'
Rear Setback	25/40	N/A	159.3'
Building Height	36'		
Stories	2 1/2		
1/2 Story Calculation			

NOTES:

1 PHASING PLAN
SCALE: 1/8"=1'-0"



PHASE 1
PHASE 2



A0.0
SHEET

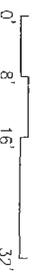
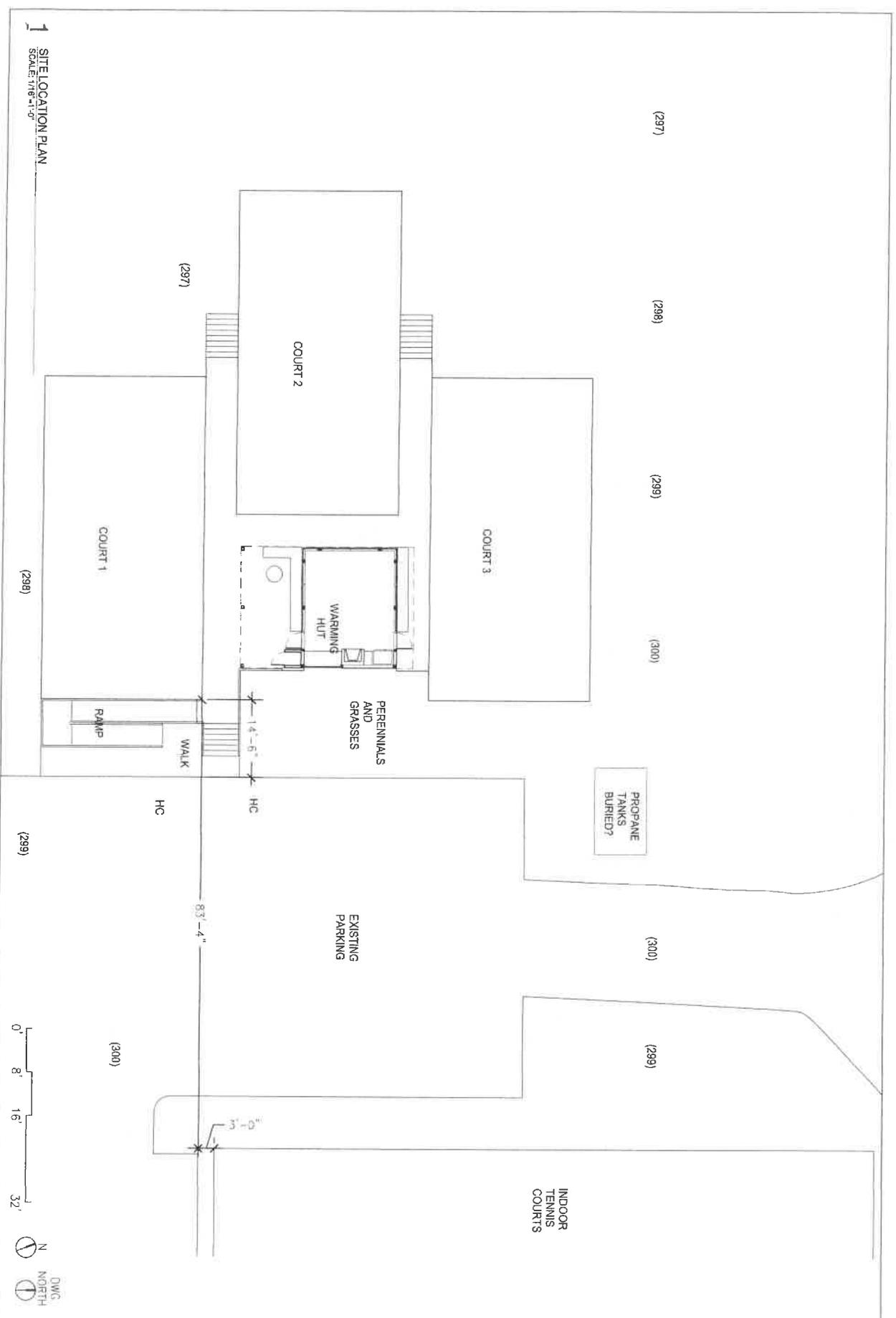
PHASING PLAN

ISSUED: 08/11/17
SCALE: 1/16"=1'-0"
FILE NAME: BELMONT HILL CLUB WARMING HUT
PRELIMINARY PRICING SET

BELMONT HILL CLUB
WARMING HUT
825 CONCORD AVE
BELMONT, MA 02478

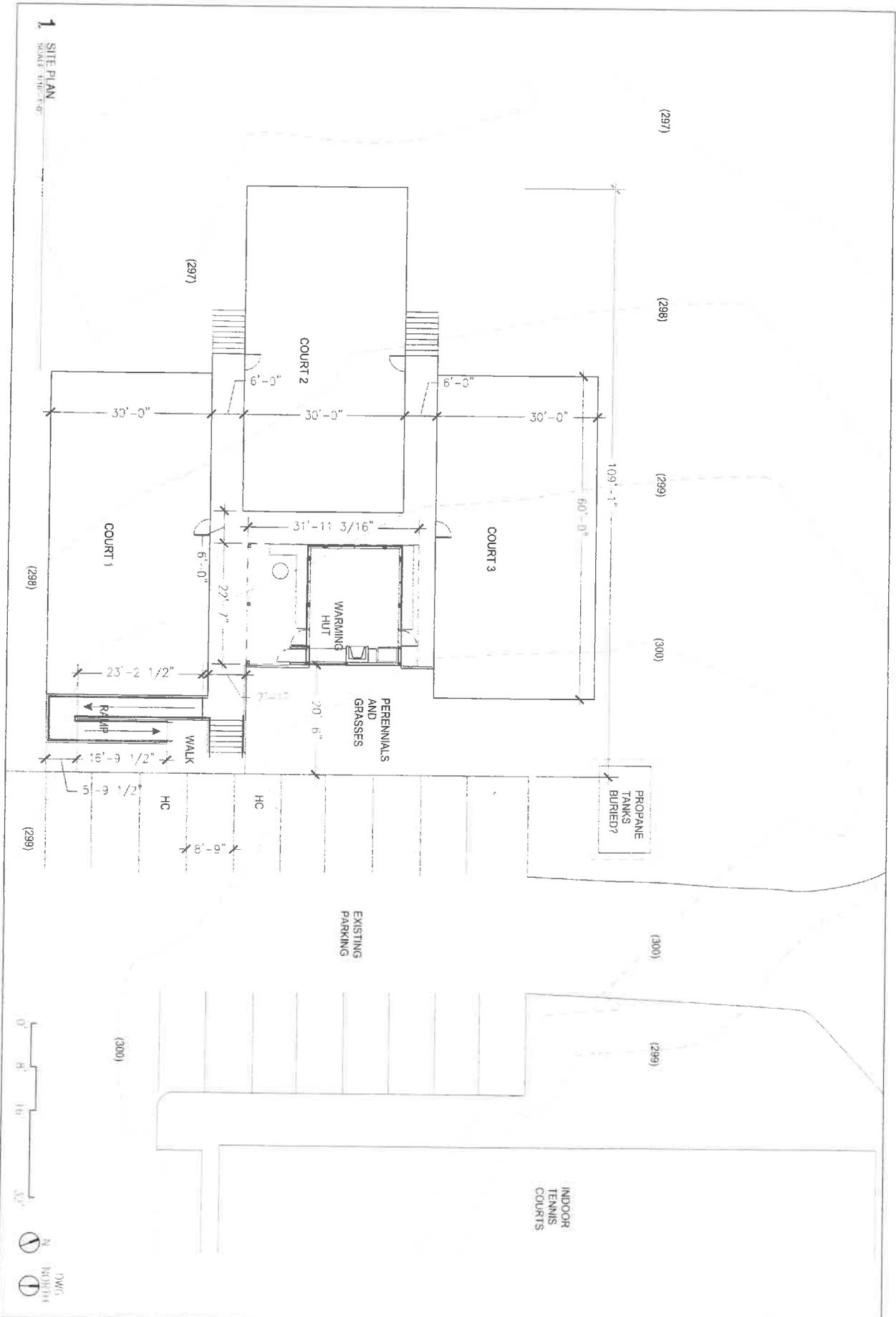
CHARLES ROSE ARCHITECTS INC
115 WILLOW AVENUE
SOMERVILLE, MA 02144
TELEPHONE 617.628.5033
WWW.CHARLESROSEARCHITECTS.COM
© CHARLES ROSE ARCHITECTS INC

SITELLOCATION PLAN
SCALE: 1/8"=1'-0"



<p>A1.0 SHEET</p>	<p>SITE LOCATION PLAN ISSUED: 06/11/17 SCALE: 1/8"=1'-0" FILE NAME: BELMONT HILL CLUB WARMING HUT PRELIMINARY PRICING SET</p>	<p>BELMONT HILL CLUB WARMING HUT 825 CONCORD AVE BELMONT, MA 02478</p>	<p>CHARLES ROSE ARCHITECTS INC 115 WILLOW AVENUE SOMERVILLE, MA 02144 TELEPHONE 617.628.5033 WWW.CHARLESROSEARCHITECTS.COM © CHARLES ROSE ARCHITECTS INC</p>
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1 SITE PLAN
SCALE: 1/8" = 1'-0"



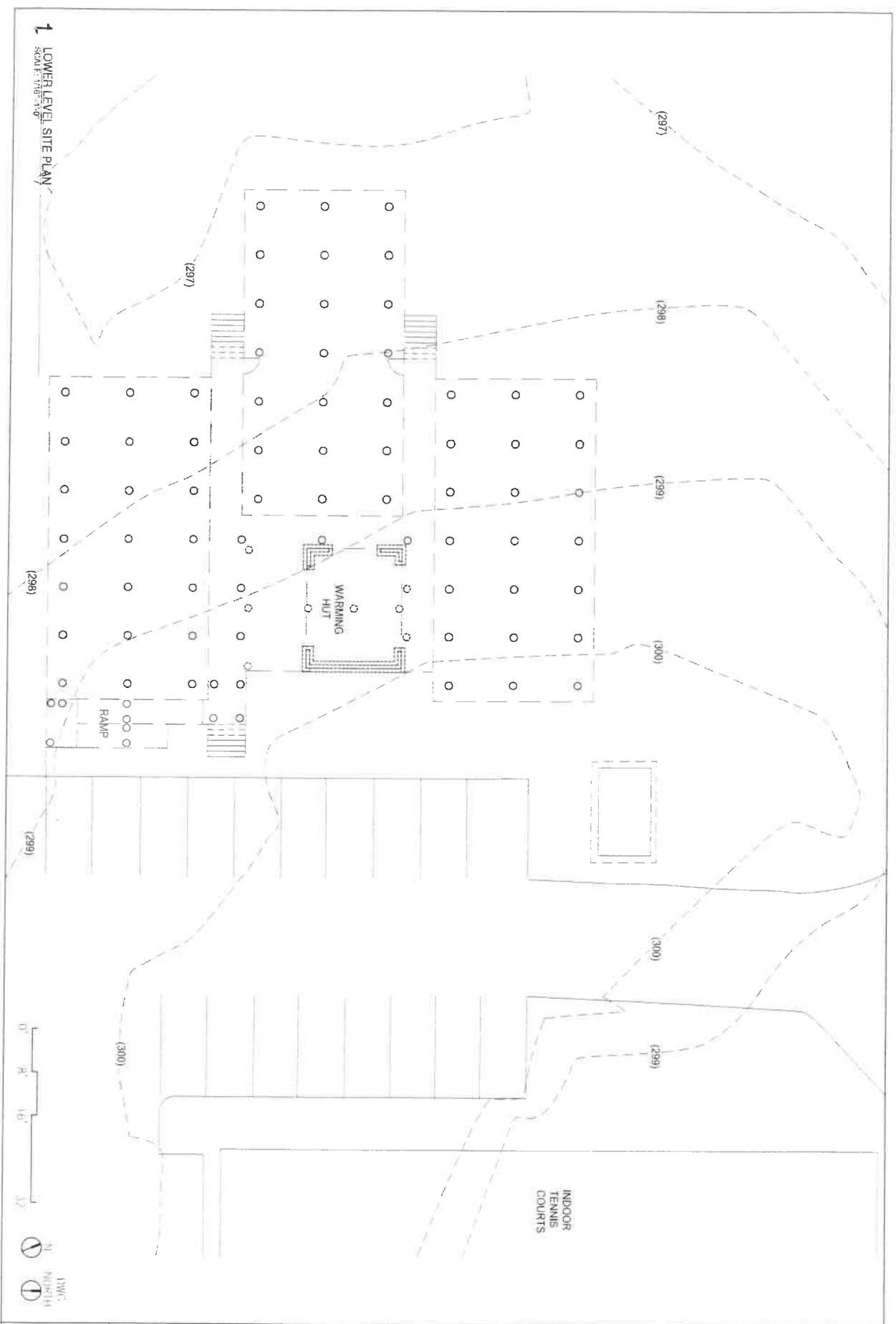
A1.1
SHEET

SITE PLAN
ISSUED: 08/14/17
SCALE: 1/8" = 1'-0"
FILENAME: BELMONT HILL CLUB WARMING HUT
PRELIMINARY PROPOSAL

**BELMONT HILL CLUB
WARMING HUT**
825 CONCORD AVE
BELMONT, MA 02478

CHARLES ROSE ARCHITECTS INC
115 WILLOW AVENUE
SOMERVILLE, MA 02148
TEL: 617-442-1000
WWW.CHARLESROSEARCHITECTS.COM

1 LOWER LEVEL SITE PLAN
SCALE: 1/8" = 1'-0"



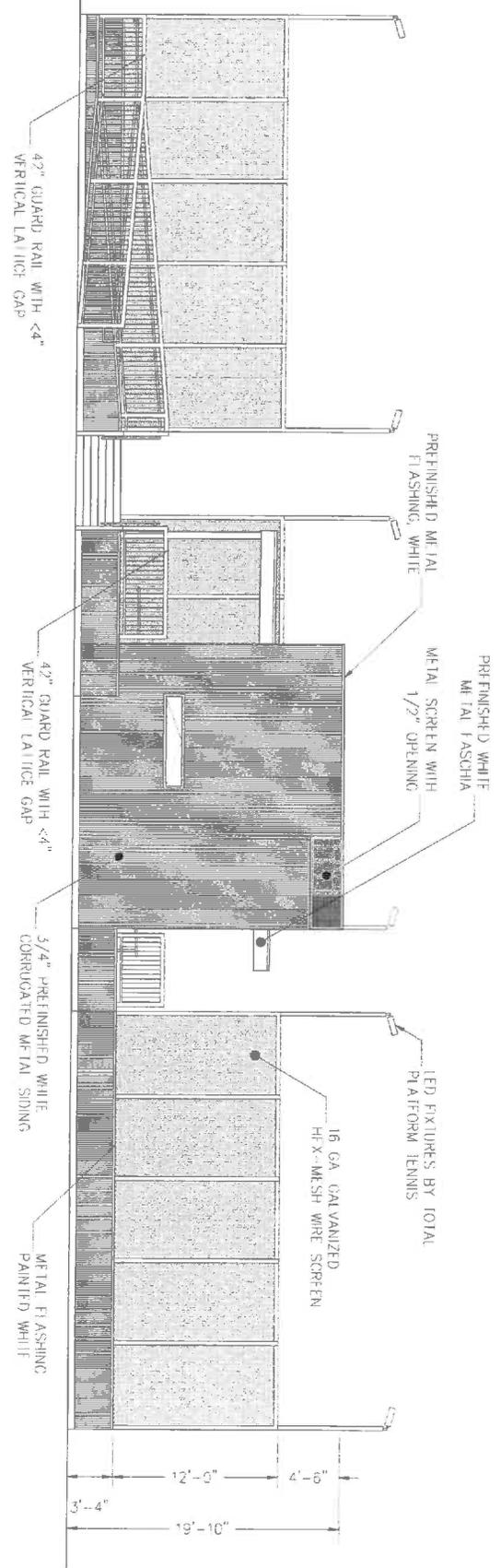
A1.2

LOWER LEVEL SITE PLAN
ISSUED: 08/14/17
SCALE: 1/8" = 1'-0"
PROJECT NAME: BELMONT HILL CLUB WARMING HUT
PRELIMINARY DRAWING

BELMONT HILL CLUB
WARMING HUT
825 CONCORD AVE
BELMONT, MA 02478

CHARLES ROSE ARCHITECTS INC
115 WILLOW AVENUE
SOMERVILLE, MA 02144
TELEPHONE AND FAX NUMBERS
WWW.CHARLESROSEARCHITECTS.COM

1 EAST SITE ELEVATION
SCALE: 1/8"=1'-0"



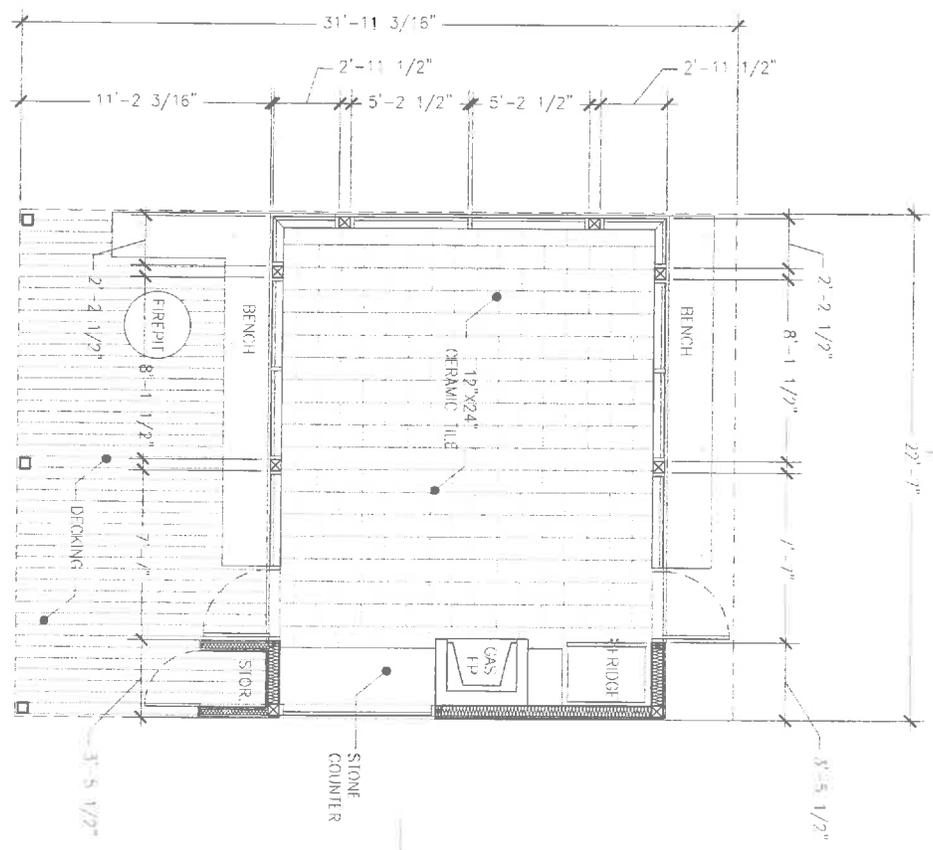
A1.3

EAST SITE ELEVATION
SHEET
ISSUED: 08/11/17
SCALE: 1/8"=1'-0"
FILE NAME: BELMONT HILL CLUB WARMING HUT
PRELIMINARY PRICING SET

**BELMONT HILL CLUB
WARMING HUT**
825 CONCORD AVE
BELMONT, MA 02478

CHARLES ROSE ARCHITECTS INC
115 WILLOW AVENUE
SOMERVILLE, MA 02144
TELEPHONE 617-528-3000
WWW.CHARLESROSEARCHITECTS.COM

1
FLOOR PLAN
SCALE: 3/16" = 1'-0"



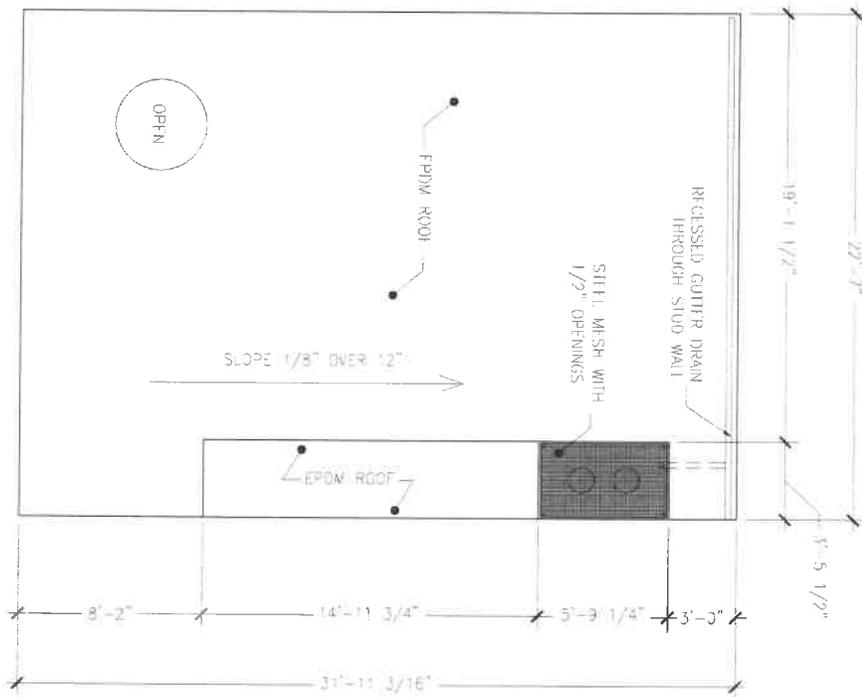
A2.1

FLOOR PLAN
SHEET
ISSUED: 5/8/11/07
SCALE: 3/16" = 1'-0"
FILE NAME: BELMONT HILL CLUB WARMING HUT
PRELIMINARY PROJECT SET

**BELMONT HILL CLUB
WARMING HUT**
825 CONCORD AVE
BELMONT, MA 02478

CHARLES ROSE ARCHITECTS INC
115 WILLOW AVENUE
EDMUNDSVILLE MA 02141
TELEPHONE 413 457 8955
WWW.CHARLESROSEARCHITECTS.COM

1 ROOF PLAN
SCALE: 3/16"=1'-0"



A2.2

SHEET

ROOF PLAN

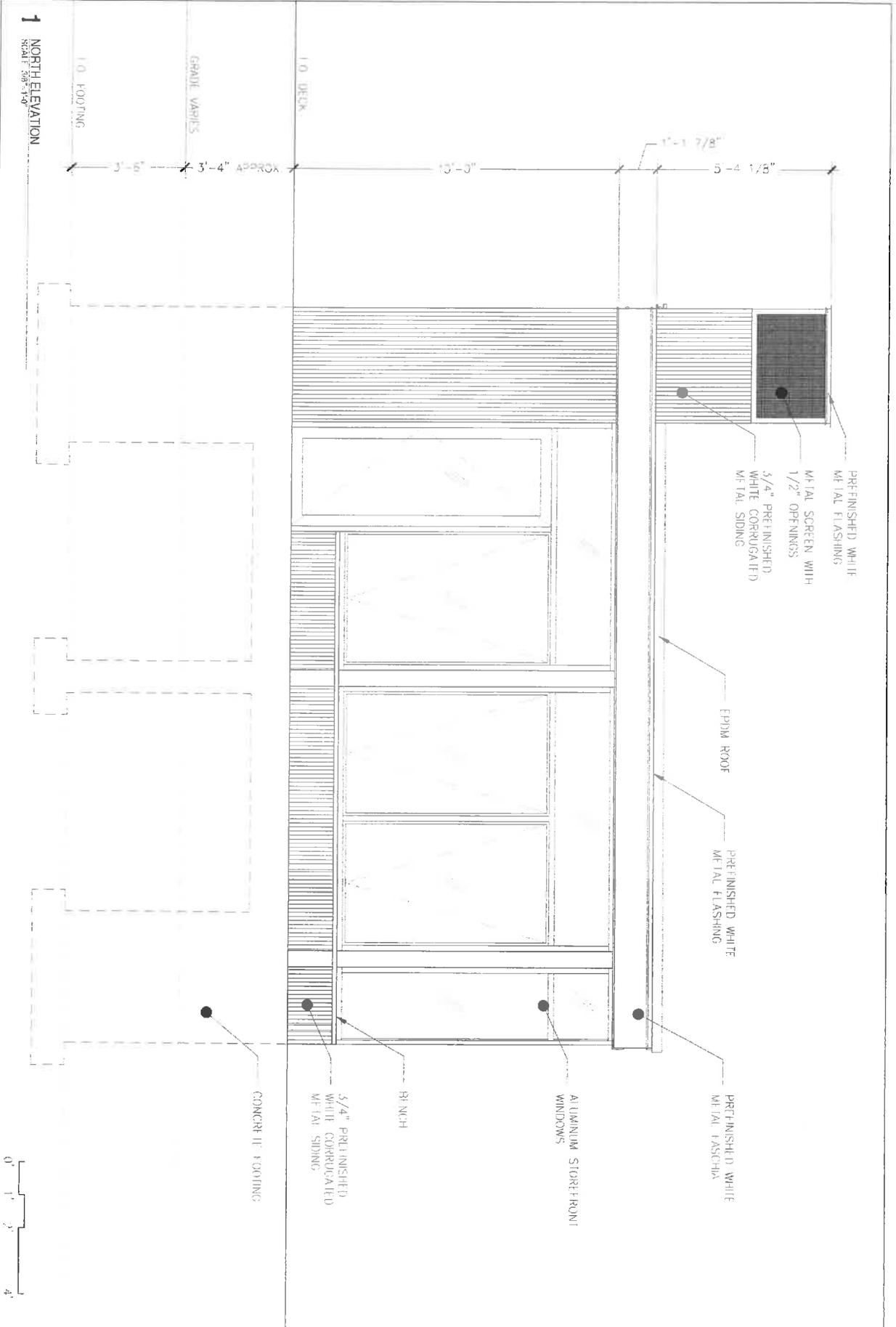
ISSUED: 08/11/17
SCALE: 3/16"=1'-0"
FILE NAME: BELMONT HILL CLUB WARMING HUT
PRELIMINARY PRICING SET

BELMONT HILL CLUB
WARMING HUT

825 CONCORD AVE
BELMONT, MA 02478

CHARLES ROSE ARCHITECTS INC

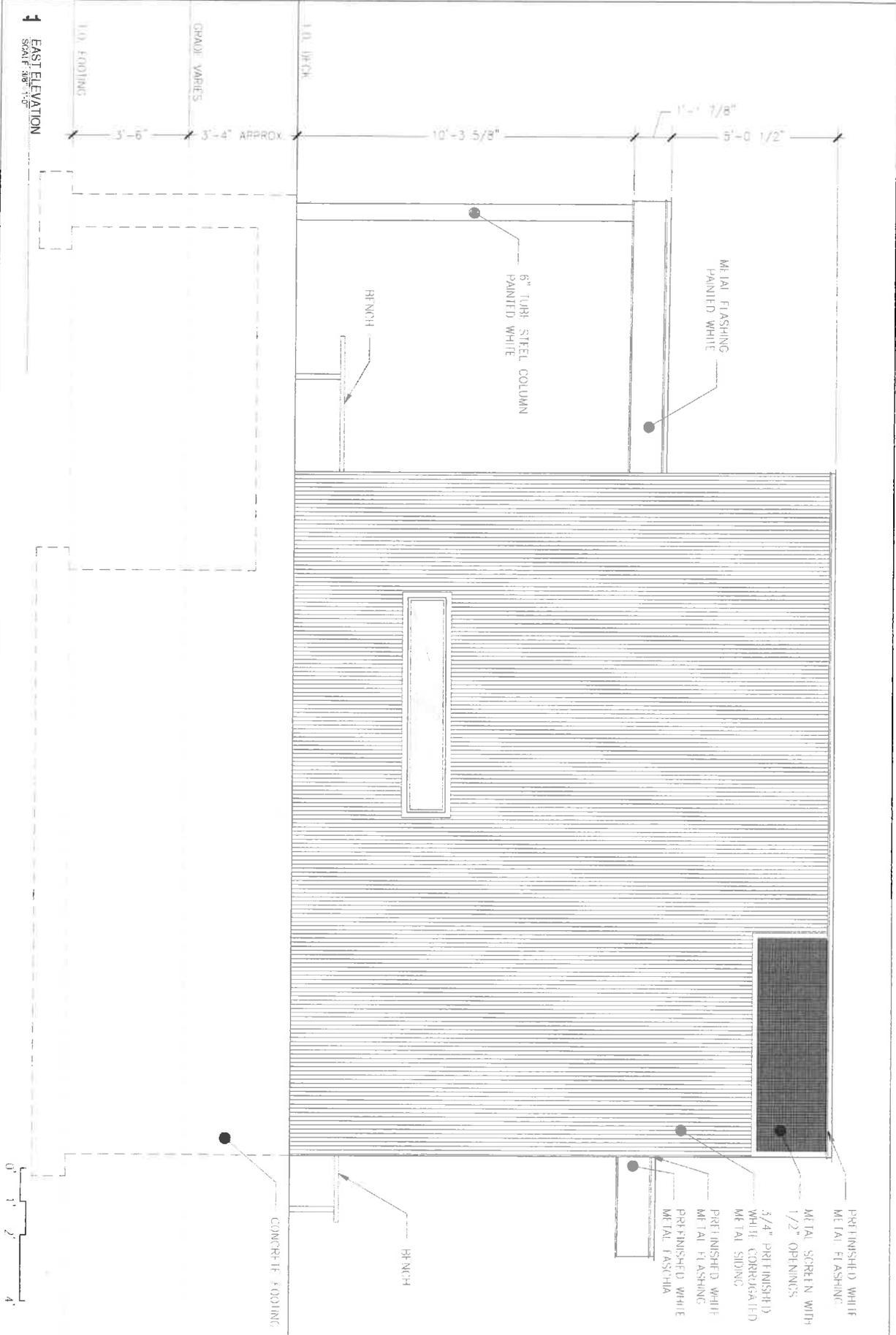
115 WILLOW AVENUE
SOMERVILLE, MA 02142
TELEPHONE: 617 527 2032
WWW.CHARLESROSEARCHITECTS.COM



1
NORTH ELEVATION
SCALE: 3/8" = 1'-0"

0' 1' 2' 4'

<p>A3.1 SHEET</p>	<p>NORTH ELEVATION</p> <p>ISSUED: 08/17/17 SCALE: 3/8" = 1'-0" FILE NAME: BELMONT HILL CLUB WARMING HUT PRELIMINARY PRINTING SET</p>	<p>BELMONT HILL CLUB WARMING HUT</p> <p>825 CONCORD AVE BELMONT, MA 02478</p>	<p>CHARLES ROSE ARCHITECTS INC 115 WILLOW AVENUE SOMERVILLE, MA 02144 TELEPHONE: 617-522-8905 WWW.CHARLESROSEARCHITECTS.COM</p>
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1 EAST ELEVATION
SCALE: 3/8" = 1'-0"

0'
1'
2'
4'

A3.2

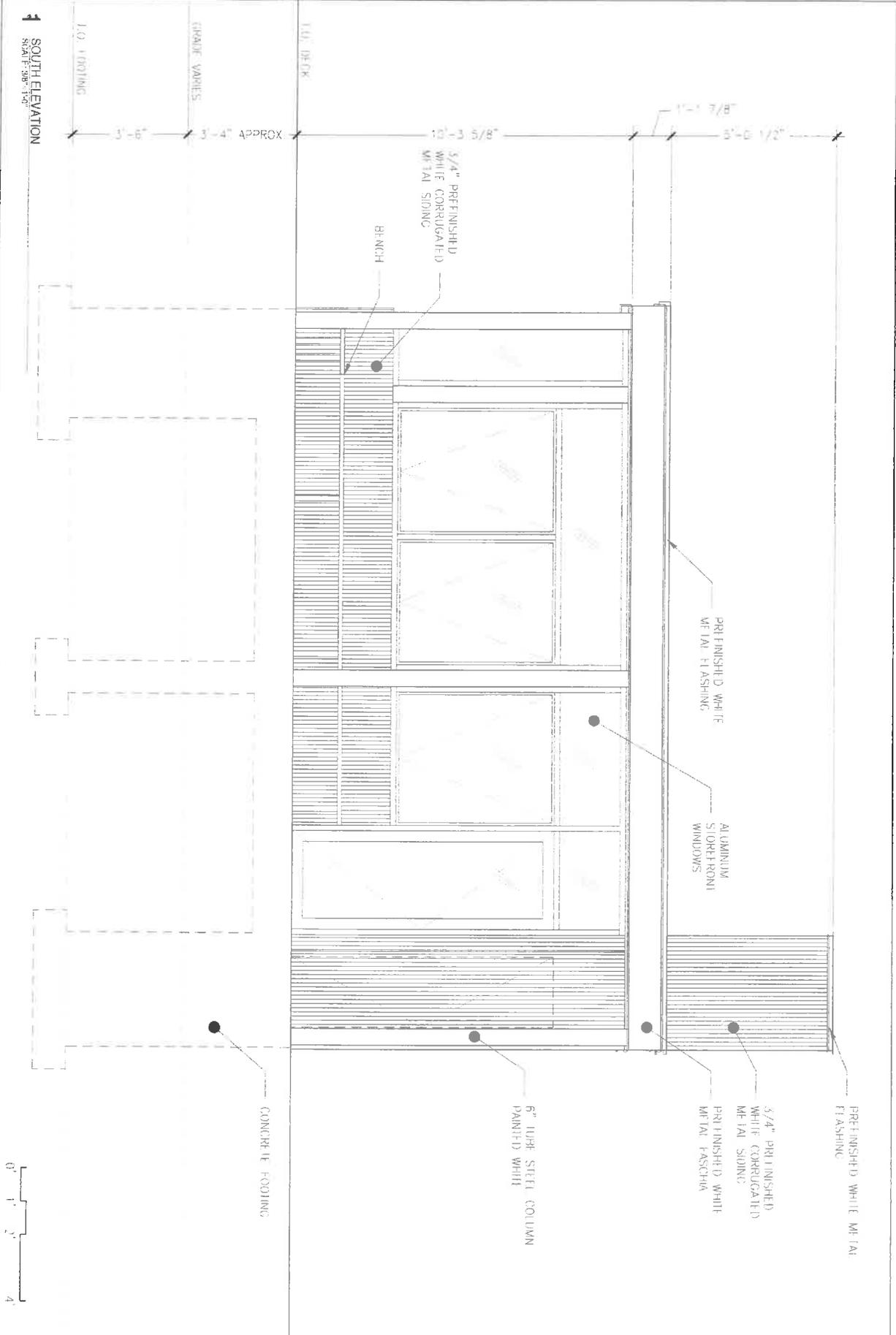
SHEET

EAST ELEVATION

ISSUED: 02/11/17
SCALE: 3/8" = 1'-0"
FILE NAME: BELMONT HILL CLUB WARMING HUT
PRELIMINARY PROJECT

**BELMONT HILL CLUB
WARMING HUT**
825 CONCORD AVE
BELMONT, MA 02478

CHARLES ROSE ARCHITECTS INC
115 WILLOW AVENUE
SOMERVILLE, MA 02144
TELEPHONE: 617-628-8000
WWW.CHARLESROSEARCHITECTS.COM



4 SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



<p>A3.3</p> <p>SHEET</p>	<p>SOUTH ELEVATION</p> <p>ISSUED: 08/11/17 SCALE: 3/8" = 1'-0" FILE NAME: BELMONT HILL CLUB WARMING HUT PRELIMINARY DRAWING SET</p>	<p>BELMONT HILL CLUB WARMING HUT</p> <p>825 CONCORD AVE BELMONT, MA 02478</p>	<p>CHARLES ROSE ARCHITECTS INC</p> <p>315 WILLOW AVENUE SOMERVILLE, MA 02144 TELEPHONE: 617-828-5033 WWW.CHARLESROSEARCHITECTS.COM</p>
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**“Official Court Builder of the 2014, 2015 & 2017
Men’s & Women’s National Championships”**



August 10, 2017

Ms. Vicki Hibbard
Belmont Hill Club
825 Concord Ave.
Belmont, MA 02478

Dear Ms. Hibbard,

Thank you for contacting us and giving us the opportunity to provide a quote to construct two (2) new platform tennis courts and decking at Belmont Hill Club. We are pleased to present the following proposal:

Scope of Work
New Courts

Total Platform Tennis, LLC will furnish all materials and labor as follows (per court):

- Install seven (7) aluminum I-beams on top of concrete piers. **Concrete piers to be installed by others.** Total Platform Tennis will provide drawings showing the location and size of each pier.
- Install ten (10) welded aluminum panels to form the court surface. One seam under the net.
- Install polyethylene gasketing in the gaps between the deck planks to dampen sound during play and to improve insulation for the heating system.
- Erect a powder-coated (black) aluminum superstructure with 16 ga. galvanized hex-mesh wire screen. Superstructure includes one (1) door at center court on Court 1 and two (2) doors at center court on Court 2
- Install mahogany locking snow gates stained with a semi-solid stain
- Install six (6) LED light fixtures. The LED light fixtures we will install have been specifically designed for use on a platform tennis court. **No other company offers this specific fixture.** Total Platform Tennis will connect the fixtures to electrical wire and run the wires down the light poles leaving a 2’ tail out of the bottom of the poles. **Installation of the electrical service and final connection of the wires in the light poles to the power source is the responsibility of others.**
- Install Texture 1-11 plywood skirting with two access doors, stained dark brown around the perimeter of the court. **This will be listed as a separate line item in the Pricing section.**
- Apply a surface consisting of paint (Premier Purple™ & green), aggregate and lines to APTA specifications.
- Install net post collars and removable net posts with reel and removable crank
- Install a net and center strap

Spectator Decking and Handicap Ramp Handicap Ramp

Total Platform Tennis, LLC will construct a handicap ramp configured per drawings provided by the club as follows:

- Install aluminum I-beams on top of concrete piers. **Concrete piers to be installed by others.** Total Platform Tennis will provide drawings showing the location and size of each pier.
- Install approximately 330 sq. ft. of aluminum decking on top of the I-beams for the handicap ramp. **Decking will be constructed using refurbished aluminum panels but will carry the same warranty as the new panels used on the courts.**
- Apply a new non-skid surface to the aluminum deck panels.
- Construct approximately 61 linear feet of guardrail on the exposed side of the handicap ramp. The guardrail will be constructed of the following:
 - Aluminum top and bottom rails powder coated gloss black
 - Aluminum support posts located at 6' intervals powder coated gloss black
 - 1" x 1/2" x 42" aluminum pickets attached spaced at 4" intervals.
- Install approximately 126 linear feet of ADA-compliant grab rail on both sides of each handicap ramp. The grab rail will be constructed from 1-1/2" aluminum pipe.
- Enclose the area underneath the handicap ramp with approximately 85 sq. ft. of texture 1-11 plywood, stained dark brown.

Spectator Decking

Total Platform Tennis, LLC will construct spectator decking configured per drawings provided by the club as follows:

- Install aluminum I-beams on top of concrete piers. **Concrete piers to be installed by others.** Total Platform Tennis will provide drawings showing the location and size of each pier.
- Install approximately 588 sq. ft. of aluminum decking on top of the undercarriage for the spectator decking per drawings provided by the club. **Decking will be constructed using refurbished aluminum panels but will carry the same warranty as the new panels used on the courts.**
- Apply a new non-skid surface to the aluminum deck panels.
- Construct approximately 20 linear feet of guardrail on the exposed sides of the decking per the drawings provided by the club. The guardrail will be constructed of the following:
 - Aluminum top and bottom rails powder coated gloss black
 - Aluminum support posts located at 6' intervals powder coated gloss black
 - 1/2" x 1" x 40" aluminum pickets attached spaced at 4" intervals.
- Install two (2) sets of stairs to access the decking per the drawings provided by the club. The stairs will need to land on a concrete pad. **Installation of the concrete pad is the responsibility of others.** Stairs will be constructed using pressure-treated wood. The guardrail will be constructed using the following:
 - Aluminum top and bottom rails powder coated gloss black
 - Aluminum support posts located at 6' intervals powder coated gloss black
 - 1/2" x 1" x 40" aluminum pickets attached spaced at 4" intervals.
- Install approximately 32 linear feet of ADA-compliant grab rail on both sides of each set of stairs. The grab rail will be constructed from 1-1/2" aluminum pipe.
- Enclose the area underneath the handicap ramp with approximately 128 sq. ft. of texture 1-11 plywood, stained dark brown.

Travel Costs and Taxes

The following items are included in the final pricing:

- All freight costs of delivering materials to the jobsite.
- All travel costs of construction crew.
- All applicable taxes.

Permits and Drawings

Permits, soils report (if required) and related costs are the responsibility of the club. Total Platform Tennis will provide drawings of the court if needed to obtain the permits. If drawings of the decking or stairs are required, they will be provided at an additional charge. If a site visit by our engineer is required by the local building inspector, this will be done at an additional charge.

Site Preparation

The club is responsible for all preparation of the site including grading, tree removal, and marking of the utilities.

Electrical and Gas

The installation of the electric service and gas lines as well as the final hook up of the heating units and lights will be the responsibility of the club. The lights will have 2' "tails" at the bottom for the use in connecting to the power source.

Skirting

Cost of skirting is based on a maximum average of the deck height above grade of 44". If the average is higher than that an additional charge for the skirting will be added.

Site Access

The pricing in this proposal is based on the ability to bring our truck and trailer containing the court components adjacent to the site so that the components (specifically the deck panels) can be unloaded and set in place with the use of a skid steer or forklift. If the truck and trailer cannot be brought adjacent to the site, the additional cost of transporting the panels to the site will be covered by a separate proposal prior to commencement of construction.

Material Cost Adjustment

The total price is based on the price of materials as of the date of this proposal and will be valid for 30 days. After September 9, 2017, the contract price may be adjusted to reflect any change in material price (specifically aluminum) that may have occurred.

Fuel Surcharge

The total price is based on the current price of diesel fuel as of the date of this proposal and will be valid for 30 days. After September 9, 2017, the contract price may be adjusted to reflect any increase in diesel fuel (above \$3.00 per gallon) that may have occurred.

Warranty

The new courts will carry the following warranties:

- Decks (materials and welds) – 5 years
- Surface (paint and aggregate) – 2 years (See Note 1)
- Screens (materials) – 3 years
- Light fixtures – Manufacturer's warranty (parts only) – 10 years (See Note 2)

Note 1 - The surface warranty does not cover damage caused by player's racquets, metal snow shovels, or blatant disregard of acceptable behavior.

Note 2 – The light fixture warranty covers parts only. Labor to troubleshoot problems, remove lights for return to manufacturer or installation of replacement light fixtures or parts is not covered by the warranty.

Pricing

Two (2) new platform tennis courts; Excludes, piers, gravel, heaters and skirting	\$158,400.00
Install skirting around the perimeter of two (2) courts	\$ 6,000.00
Spectator decking and a handicap ramp - Includes undercarriage, decking, guardrail, ADA-compliant grab rail and stairs	\$ 48,630.00
Install skirting around the perimeter of the handicap ramp and spectator decking	\$ 1,490.00

If you are interested in pursuing any of the items in this proposal, please let us know and we will prepare a contract.

Regards,
Total Platform Tennis



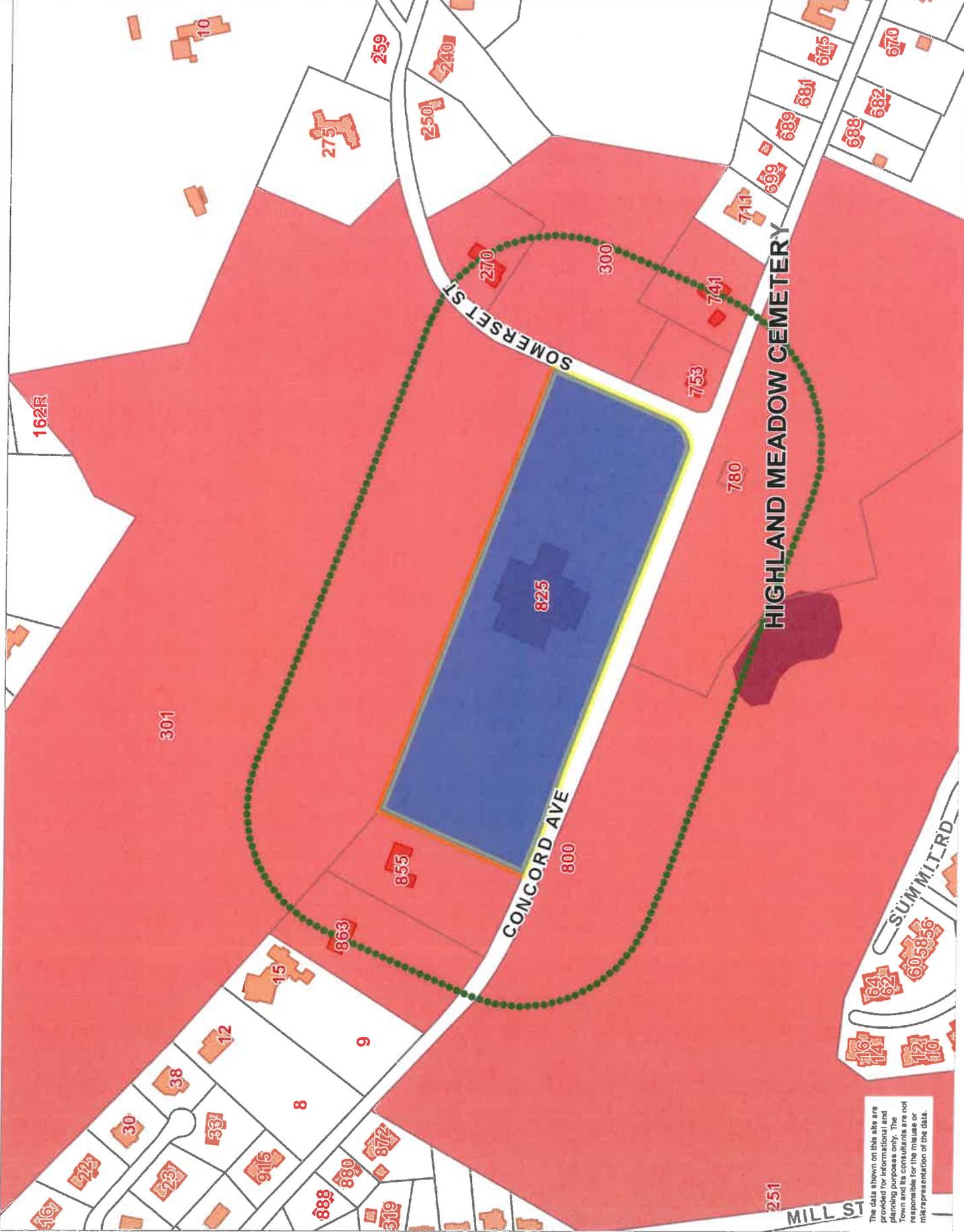
Mark Kebe



David Dodge



- Town-Owned Buildings
- McLean Buildings
- Buildings
- Parcels
- Boundary
- Town
- MA Highways
- Interstate
- US Highway
- Numbered Routes
- Charles_poly
- Charles_arc
- Abutting Town Labels
- Abutting Towns
- Roads
- Major Road, Collector
- Minor Road, Arterial



The data shown on this site are provided for informational and planning purposes only. The town and its consultants are not responsible for the misuse or misrepresentation of the data.



PARCEL	OWNER	MAILING ADDRESS	TOWN	STATE	ZIP
59-11-1	INHABITANTS OF THE TOWN OF BELMONT	455 CONCORD AVE	BELMONT	MA	02478
59-11-5	INHABITANTS OF THE TOWN OF BELMONT	455 CONCORD AVE	BELMONT	MA	02478
59-11-9	INHABITANTS OF THE TOWN OF BELMONT	455 CONCORD AVE	BELMONT	MA	02478
63-4	FOSTER JOHN A	270 SOMERSET ST	BELMONT	MA	02478
63-5	CHICOS FREDERICK H	300 SOMERSET ST	BELMONT	MA	02478
63-6	RISSLAND TR EDWINA L	753 CONCORD AVE	BELMONT	MA	02478
63-7	PFORZHEIMER TE GARY M	741 CONCORD AVE	BELMONT	MA	02478
65-1	BELMONT HILL CLUB INC	825 CONCORD AVE	BELMONT	MA	02478
65-1-A	MASS AUDUBON SOCIETY INC	208 SOUTH GREAT RD	LINCOLN	MA	01773
65-2	DEBURLO TE C RUSSELL	855 CONCORD AVE	BELMONT	MA	02478
65-3	THE BELMONT NOMA-REISCHAUER HOUSE TRUST LLC	304 MARSH ST	BELMONT	MA	02478