



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: 5/15/17

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 75 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 _____

CONSTRUCT A 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



Print Name

Filippo demagistris

Address

50 Leonard St.

Belmont MA 02478

Daytime Telephone Number

617 733 3519

May 15, 2017

Re: New Restaurant at 75 Leonard Street, Belmont MA (NAME To Be Determined)

A New Restaurant in Belmont Center:

We see this location as an opportunity to further establish Belmont Center as a dining destination and offer more options with broad appeal for locals and surrounding communities. We will be creating a 133 seat restaurant serving American cuisine. The menu will change seasonally and always borrow from familiar American classics as well as the diverse global influences that have become the melting pot of American cuisine. The quality of food and ambiance will be the same caliber as our existing restaurant, il Casale, however it will be a slightly more casual feel. We aim to create a restaurant that has a warm neighborhood feel, a place that can be frequented multiple times a week. The unique dining spaces allow for groups of any size, great for families or business outings, including a private dining space.

Hours of Operation: 11am to 11pm Daily. We will start with just dinner service from 4:30pm to 11pm daily and if there is enough demand to support lunch business we will open up for that as well.

Deliveries: there is a dedicated entrance for deliveries that goes directly to our basement space.

Trash and recycling pick-up: this restaurant will be a part of the mall's existing shared trash and recycling area and there will be multiple pick-ups throughout the week.

Number of employees: 25

Angela Braun, R.S.
DIRECTOR OF HEALTH

Telephone (617) 993-2720
Facsimile (617) 993-2721
abraun@belmont-ma.gov

DEPARTMENT OF HEALTH



BOARD OF HEALTH
DAVID B. ALPER, D.P.M.
DONNA S. DAVID, R.N., M.N.
JULIE C. LEMAY, M.P.H.

P.O. BOX 56, 19 MOORE STREET
BELMONT, MASSACHUSETTS 02478

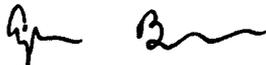
Mr. Jeffery Wheeler
Zoning Board of Appeals
Belmont, MA. 02478

Re: "Roast 75"- 75 Leonard Street

The Health Department has met with the owners of this prospective business and reviewed their establishment plans and proposed food service operation. The preliminary plans meet all applicable state and local food service codes. The applicants will be submitting a food service plan review application and supporting documents to the Health Department for final approval. A part of the final plan approval will be for the applicant to satisfactorily address their responsibilities for the shared dumpster services, exterior pest control, and exterior grease trap. The applicant will also provide specifications for the installation of an adequate odor suppression system in the hood equipment above the wood and or charcoal fueled cooking line.

Please feel free to contact me or the Assistant Director, Wes Chin if there are any questions.

Sincerely,



Angela Braun RS
Director of Health

Cc: Board of Health
Ara Yogurtian, Assistant Director, Office of Community Development



ZONING

PARKING CALCULATIONS FOR OTHER SERVICE ESTABLISHMENTS: 5.1.2.g

g) Other service establishments, retail businesses, and offices: one parking space per 250 square feet of ground floor gross floor area (350 square feet in the LB-I District) plus one space per 400 square feet gross floor area on other floors (600 square feet in the LB-I District), but not fewer than three spaces per separate enterprise. Excluded from these calculations shall be floor area used for parking or loading.

75 Leonard St. is located at the LB-I District.

AREA

1 st floor	3,266 sqft
Basement	1,802 sqft

1 st floor	$3,266\text{sqft}/350 = 10$ parking spaces
Basement	$1,802\text{sqft}/600 = 3$ parking spaces
TOTAL PARKING SPACES	$10 + 3 = \mathbf{13}$

PARKING CALCULATIONS FOR RESTAURANT: 5.1.2.d

d) Restaurant: one parking space per 2 persons seating capacity. For purposes of calculating parking requirements, up to 20 outdoor seasonal seats shall not count in total seating capacity.

Total seats	$133/2 = \mathbf{67}$ parking spots
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TOTAL PARKING NEEDED

$67 - 13 = \mathbf{54}$

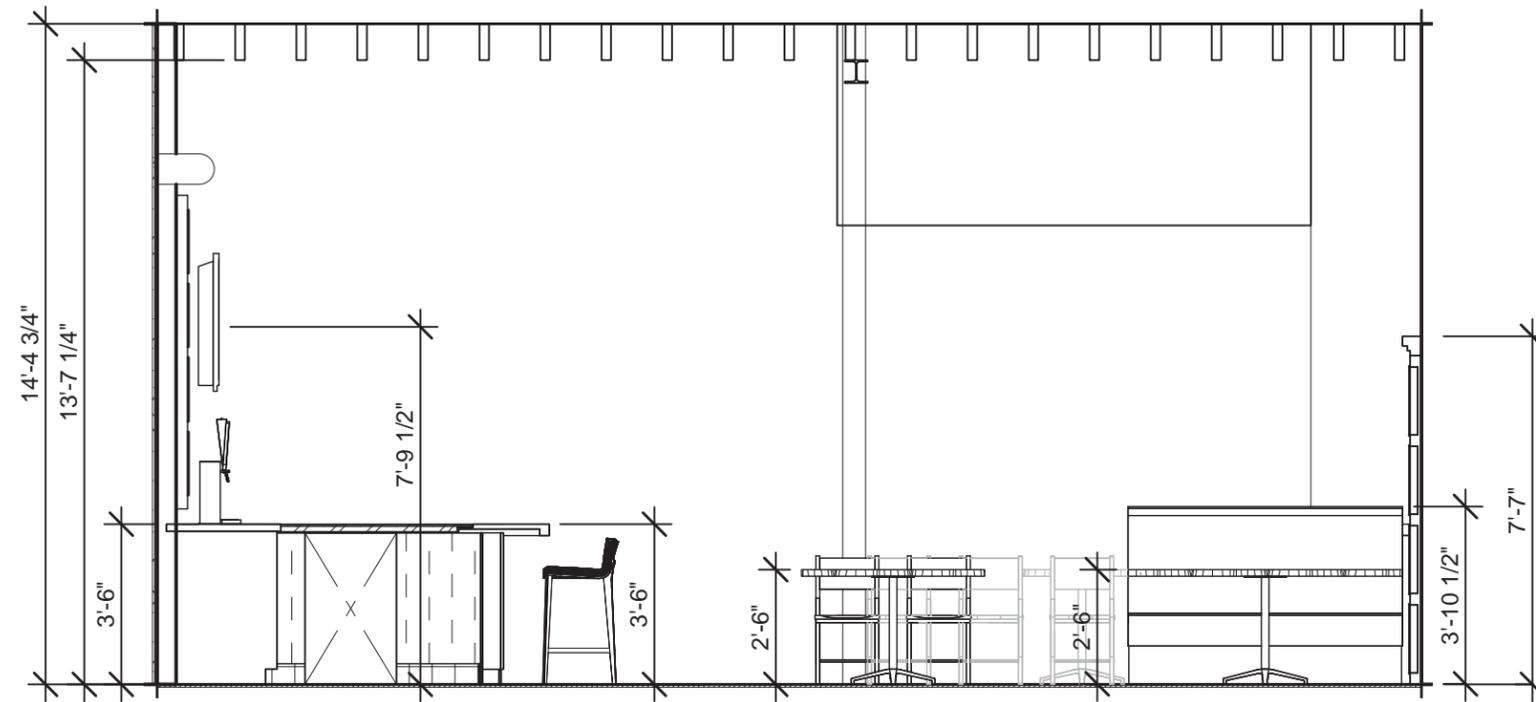
Based on the calculations above we are required to provide an additional 54 parking spaces.



The restaurant operation hours will be from 11:00 am to 11:00 pm.

The noise level at the restaurant will be in compliance with the noise by-law in Belmont.

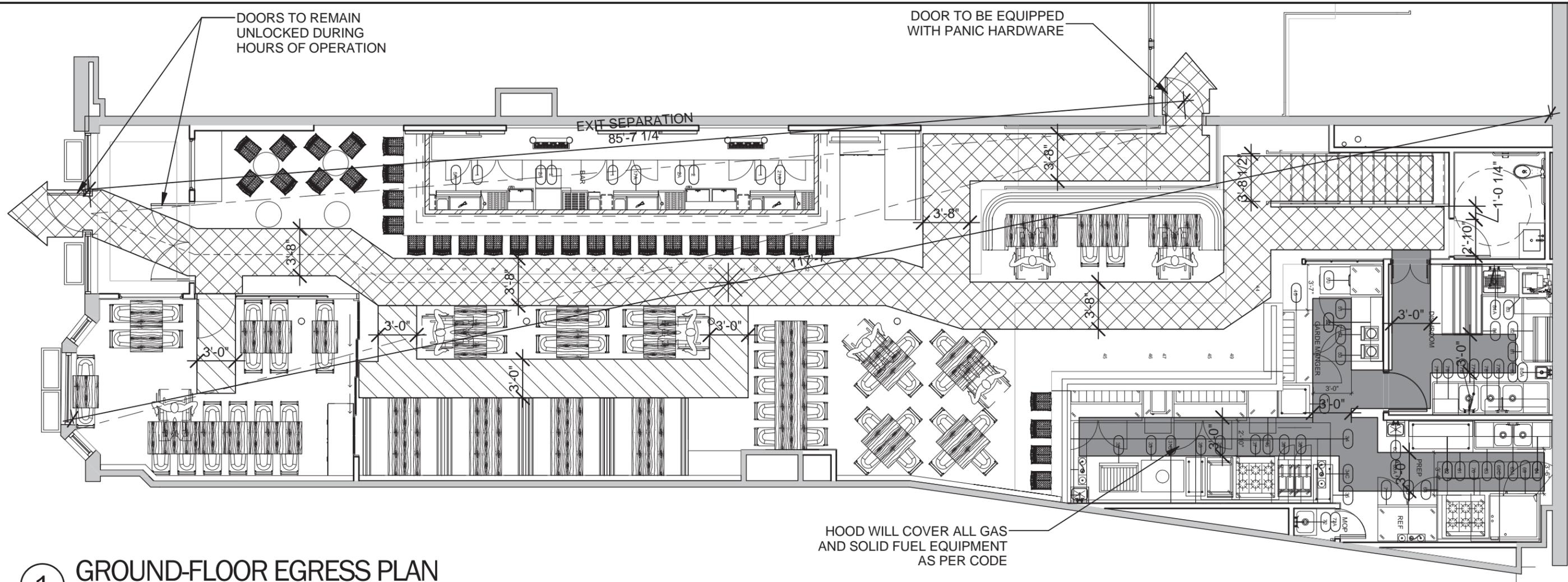
The signage will be atmosphere lighting in compliance with the lighting requirements in Belmont.



1 SECTION THROUGH BAR
 SCALE: 1/4" = 1'-0"



 <p>535 ALBANY STREET BOSTON, MA 02118 T 617.482.5353 www.mcmahonarchitects.com</p>	JOB TITLE: Name TBD		DRAWING NUMBER: ZB-02		
	LOCATION: 75 Leonard St. Belmont MA 02478		DATE: 05/16/17	SCALE: 1/4" = 1'-0"	
	DRAWING TITLE: SECTION THROUGH BAR		JOB NUMBER: 17-3001	DRAWN: Author	CHECK: Checker
	REVISION:				



1 GROUND-FLOOR EGRESS PLAN
SCALE: 1/8" = 1'-0"

SEAT CHART	
AREA & QUANTITY	TOTAL
BAR	21
BAR HIGH TOPS/LOUNGE	8
BAR DINING	12
PDR	24
MAIN DINING	54
COMMUNAL TABLE	10
EXPO COUNTER	4
GRAND TOTAL: EMPLOYEES NOT INCLUDED	133
5% OF TOTAL SEATS MUST BE ADA 5% OF TOTAL BAR SEATS MUST BE ADA	

EGRESS LEGEND			
	44" EGRESS PATH-PRIMARY FRONT OF HOUSE		POINT AT WHICH (2) EXITS BECOME AVAILABLE
	36" EGRESS PATH-SECONDARY FRONT OF HOUSE		LONGEST PATH OF EGRESS TRAVEL
	36" EGRESS PATH BACK OF HOUSE		EXIT DOORWAY/EXIT



<p>535 ALBANY STREET BOSTON, MA 02118 T 617.482.5353 www.mcmahonarchitects.com</p>	JOB TITLE: Name TBD	DRAWING NUMBER: ZB-03	
	LOCATION: 75 Leonard St. Belmont MA 02478	DATE: 05/16/17	SCALE: 1/8" = 1'-0"
	DRAWING TITLE: EGRESS PLAN AND CODE ANALYSIS	JOB NUMBER: 17-3001	DRAWN: EE/ACT
	REVISION:	CHECK: NI	

CODE INFORMATION

CODE ANALYSIS PER 2009 INTERNATIONAL BUILDING CODE AND 8TH EDITION MASSACHUSETTS BUILDING CODE

CHAPTER	DESCRIPTION	
CHAPTER 3 USE GROUP	BUILDING USE GROUP A-3 RESTAURANT IS USE GROUP A-2 (RESTAURANT)	303.1
CHAPTER 9 FIRE PROTECTION	BUILDING IS FULLY SPRINKLERED EMERGENCY LIGHT, EXIT SIGNS AND EGRESS DOOR PANIC HARDWARE DESIGNED PER MASSACHUSETTS BUILDING CODE	903.1
CHAPTER 10 MEANS OF EGRESS	RESTAURANT UNCONCENTRATED LOOSE SEATING ALLOWABLE OCCUPANCY LOAD: 1224 SQ.FT @ 15 SQ.FT/OCC = 82 ALLOWED FIXED SEATING AREA ALLOWABLE OCCUPANCY LOAD: 808" @ 18 IN/OCC = 44 ALLOWED OCCUPANTS BAR AREA ALLOWABLE OCCUPANCY LOAD: 219 SQ.FT @ 7 IN/OCC = 31 ALLOWED OCCUPANTS GROSS AREA ALLOWABLE EMPLOYEE OCCUPANCY LOAD: 5062 GROSS SF @ 200 SF = 25 ALLOWED EMPLOYEES TOTAL ALLOWABLE OCCUPANCY LOAD: 82 UNCONCENTRATED + 44 FIXED SEATING + 31 BAR + 25 EMPLOYEES = 182 ALLOWED OCCUPANTS TOTAL ACTUAL OCCUPANT LOAD 80 UNCONCENTRATED + 21 BAR + 32 FIXED SEATING + 25 EMPLOYEES = 158 ACTUAL OCCUPANTS	1004.1.1

TYPE OF CONSTRUCTION

BUILDING CODE: MASSACHUSETTS STATE BUILDING CODE/IBC/IEBC 2009
 ACCESSIBILITY CODE: MASSACHUSETTS ARCHITECTURAL BOARD (MAAB) 2006
 ADA STANDARDS FOR ACCESSIBLE DESIGN 2010
 CONSTRUCTION TYPE: GROUP A-2, TYPE 3B
 FULLY SPRINKLERED

CODE INFORMATION

1. APPLICABLE CODE: MASSACHUSETTS STATE BUILDING CODE/IBC/IEBC 2009
2. ACCESSIBILITY CODE: MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (MAAB) 2006 & ADA STANDARDS FOR ACCESSIBLE DESIGN 2010
3. FIRE RESISTANCE RATINGS (TABLE 601)
 CONSTRUCTION CLASSIFICATION: TYPE 3B
 A. EXTERIOR WALLS: 1 HOUR
 B. PRIMARY STRUCTURAL FRAME: 1 HOUR
 C. FLOOR/CEILING/ROOF: 1 HOUR

CODE INFORMATION

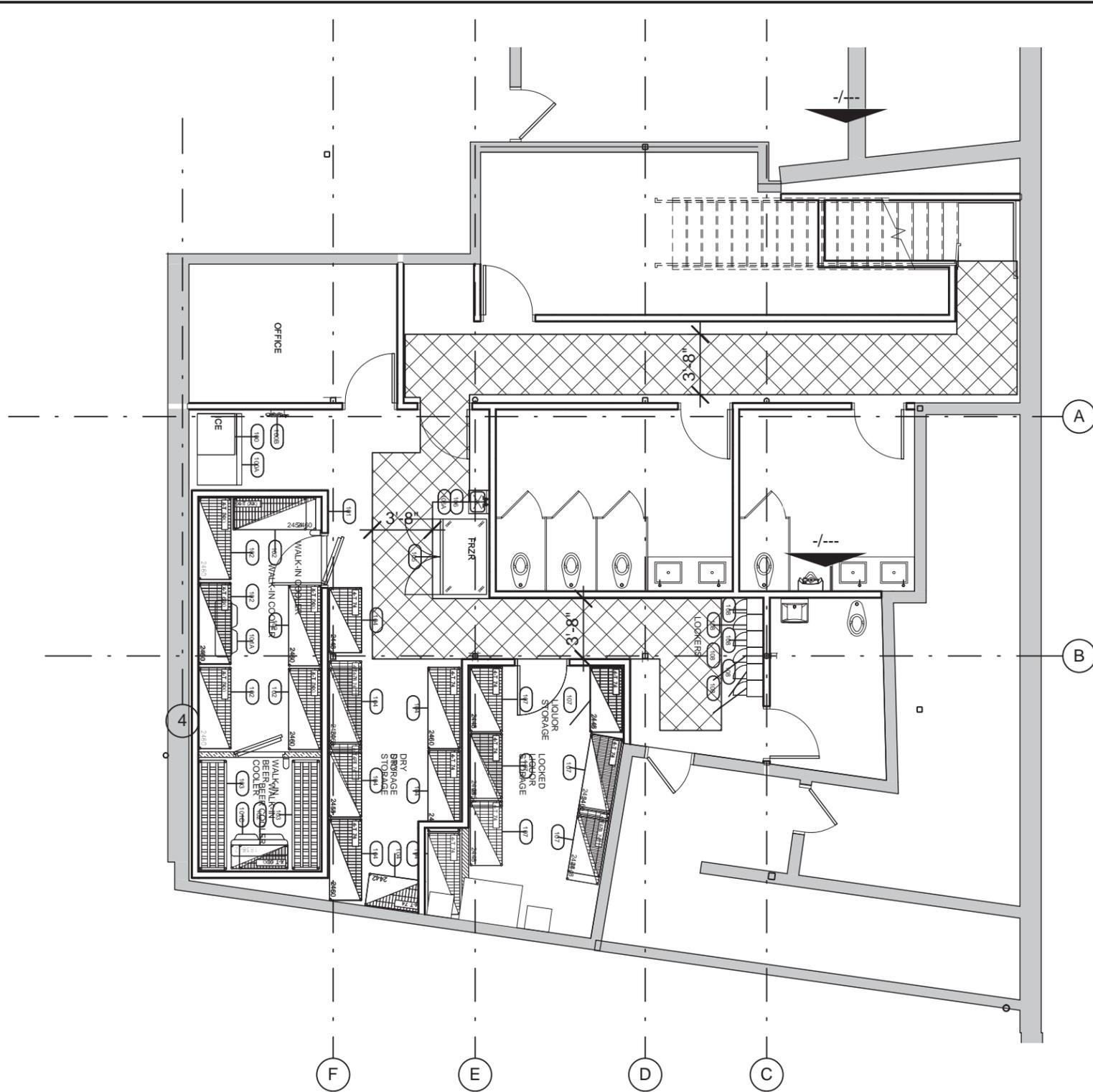
	MAXIMUM LENGTH OF TRAVEL TO EXIT (SPRINKLERED)	REQ'D 200 FT	PROVIDED 50'-10" MAX	1028.7
	EXIT REMOTENESS, WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM. THE MINIMUM SEPARATION SHALL BE NOT LESS THAN ONE-HALF OF THE LENGTH OF MAXIMUM OVERALL DIAGONAL DIMENSION OF AREA SERVED.			1015.2.1
	ACTUAL MAXIMUM DIAGONAL = 117'-7" REQUIRED EXIT SEPARATION 59'-0" ACTUAL EXIT SEPARATION 85'-7 1/2" MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD 1-500, REQUIRED NUMBER OF EXITS = 2 ACTUAL NUMBER OF EXITS PROVIDED = 2			1005.1
	EXIT REQUIREMENTS: MINIMUM REQUIRED EGRESS PATH WIDTH (W/ SPRINKLER SYSTEM): TOTAL OCCUPANT LOAD 158 X 0.15 = 23.7" ACTUAL EXIT WIDTHS: 2 ACTUAL EXIT WIDTHS = 72" EGRESS ACCESS PASSAGEWAYS, AISLE ACCESSWAYS, AISLES AND CORRIDORS :MINIMUM WIDTH REQUIRED 44" WHERE SERVING AN OCCUPANT GREATER THAN 50			
521 CMR ACCESSIBILITY	1104 A 36 INCH ACCESS AISLE SHALL BE PROVIDED BETWEEN ALL ACCESSIBLE TABLES. NO SEATING SHALL OVERLAP THE ACCESS AISLE. 1108.2.5 SEATING: AT LEAST 5% BUT NOT LESS THAN ONE, OF THE TABLES SHALL BE ACCESSIBLE, BE ON A ACCESSIBLE ROUTE.			1208.2
CHAPTER 12 INTERIOR ENVIRONMENT	*DINING MINIMUM CEILING HEIGHT: *KITCHEN MINIMUM CEILING HEIGHT:	REQ'D 7'-6" 7'-0"	PROVIDED 8'-0" - 12'-11" (VARIES) 8'-0" - 10'-0" (VARIES)	

CODE 248 CMR-PLUMBING FIXTURES

CHAPTER	DESCRIPTION	
CHAPTER 10 248 CMR	TOILET CALCULATIONS TOTAL ALLOWED: WOMEN'S TOTAL 1/30 : (1 / PER 30 OCCUPANTS) = NUMBER OF FIXTURES MEN'S TOTAL 1/60: (1 / PER 60 OCCUPANTS) = NUMBER OF FIXTURES TOTAL ACTUAL: TOTAL 158/2 = 79 MEN AND 79 WOMEN WOMEN'S 79/30 = 3 FIXTURES REQUIRED - 3 FIXTURES PROVIDED MEN'S 79/60 = 2 FIXTURE - 2 FIXTURE PROVIDED *EMPLOYEE RESTROOM PROVIDE	248CMR 10.10
PLUMBING FIXTURES		



JOB TITLE: Name TBD	DRAWING NUMBER: ZB-04
LOCATION: 75 Leonard St. Belmont MA 02478	DATE: 05/16/17
DRAWING TITLE: EGRESS PLAN AND CODE ANALYSIS CONTINUED	SCALE: 1/8" = 1'-0"
REVISION:	JOB NUMBER: 17-3001
	DRAWN: EE/ACT
	CHECK: NI



EGRESS LEGEND			
	44" EGRESS PATH-PRIMARY FRONT OF HOUSE		POINT AT WHICH (2) EXITS BECOME AVAILABLE
	36" EGRESS PATH-SECONDARY FRONT OF HOUSE		LONGEST PATH OF EGRESS TRAVEL
	36" EGRESS PATH BACK OF HOUSE		EXIT DOORWAY/EXIT



1 BASEMENT EGRESS PLAN
SCALE: 1/8" = 1'-0"



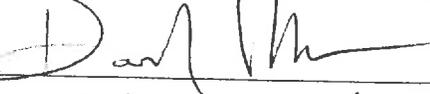
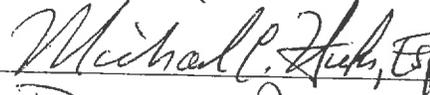
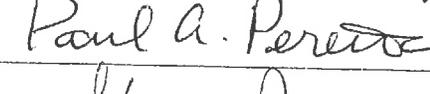
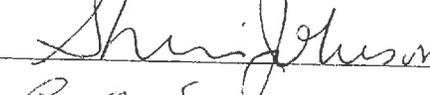
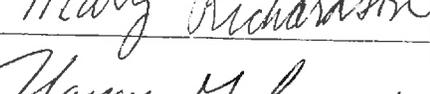
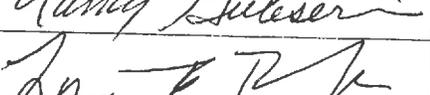
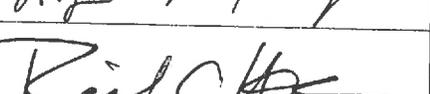
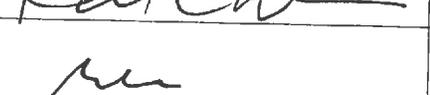
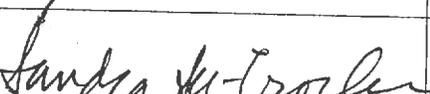
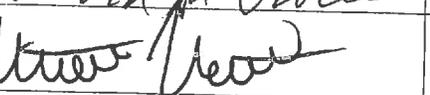
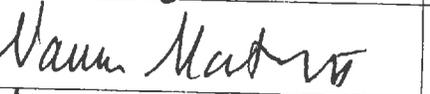
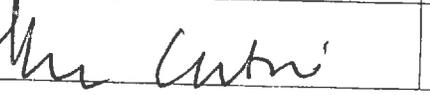
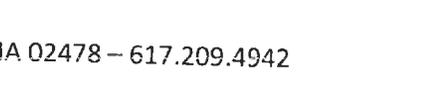
JOB TITLE: Name TBD		DRAWING NUMBER: ZB-05	
LOCATION: 75 Leonard St. Belmont MA 02478		DATE: 05/16/17	SCALE: 1/8" = 1'-0"
DRAWING TITLE: BASEMENT EGRESS PLAN AND CODE ANALYSIS		JOB NUMBER: 17-3001	DRAWN: EE/ACT
REVISION:		CHECK: NI	

Abutters Support

New Restaurant
75 Leonard Street
Belmont, MA 02478
May 12, 2017

The here undersigned have been notified about the New Restaurant we will be building at 75 Leonard Street in Belmont and they do not object to it. They welcome it! They have found our existing restaurant, il Casale, at 50 Leonard Street in Belmont, to have been a great addition to the town. They look forward to the New Restaurant and continuing to be great neighbors!

NAME SIGNATURE ADDRESS

Robert Gale		127 Winn St.
David Moore		27 Coolidge Rd
Michael C. Hicks, Esp		16 Holden ⁶¹⁷⁻⁸⁹⁴ -6933 Belmont, MA 02478
PAUL A. PEREIRA		1949 COMMONWEALTH AVE #53 BRIMINGTON, MA 02135
Sherri Johnson		41 Stanley Rd Belmont, MA
Catherine Van Evans		127 Winn St, Belmont
STAN LEVEN		11 ERNEST RD
MARY RICHARDSON		11 ERNEST RD
Nancy Guleserian		10 Beatrice Circle
LYNNE BISHOP		15 COMMON ST
Rich Hanna		15 Common St.
GEORGE CROCKER		95 Longmeadow
SANDRA SU-CROCKER		95 Longmeadow
Victoria Volante		85 Evergreen Way
NORMA MASSAROTTI		53 Bay State
Maurizio Conti		53 Bay State Rd



damian demagistris <damiandemagistris@gmail.com>

Approval, Design for Restaurant, 75 Leonard Street

1 message

Kevin Foley <kfoley@locatelliproperties.com>

Sat, May 13, 2017 at 4:15 PM

To: damiandemagistris@gmail.com

Hi Damian:

This email confirms that the Lessor for 75 Leonard Street, Albert J. Locatelli Realty Trust (hereinafter referred to as Lessor) grants approval to Lessee of 75 Leonard Street to submit plans with the Town of Belmont and to seek any and all necessary permits and approvals from the Town of Belmont to open and operate a restaurant at 75 Leonard Street in Belmont Center. Lessor approves the design for the restaurant (see plans provided by Lessee).

If you or any town officials have any questions or need further information, please do not hesitate to call me at my office (617-484-2200).

Sincerely,

Kevin C. Foley

Trustee

Albert J. Locatelli Realty Trust

MENU SAMPLE for New Restaurant 75 Leonard Street

APPETIZERS

half dozen oysters* - 17
cocktail sauce, fresh horseradish, cranberry
mignonette

tuna tartare - 16
ginger, lemongrass, soy, yuzu, sesame
crackers

steak tartare - 16
traditional recipe, quail egg, grilled bread

cape cod mussels - 12
"leche de tigre", citrus, coconut milk, longhorn
peppers, grilled bread

fried ipswich clams - market
tartar, savoy slaw, lemon

"french onion soup" - 11
sweet vidalia onions, beef short rib, fontina,
fried shallots, crostini

grilled flatbread - market
chefs daily selection

warm escarole walnut dip - 11
pita, sweet potato chips

little poutine - 12
fries, melted cheese curds, mushroom gravy
(with or without bacon)

lemon pepper wings - 9
caramelized wings, sweet onions, rosemary
and sage

SALADS

the wedge - 12
iceberg, great hill blue cheese dressing,
backyard farm tomatoes, pepper bacon

caesar - 9
romaine, escarole, tavern dressing, garlic
croutons, olive tapenade

farmers chopped salad - 13
chopped fresh vegetables, gorgonzola,
pancetta, sherry vinaigrette

rotisserie beets - 14
arugula, dill tzatziki, nut butter vinaigrette

ENTREES

PRIME RIB - 29
pickled green peppercorn sauce on the side

8oz. fillet - 36.
chimichurri sauce on the side

steak frites - 27
secret pan sauce, green garlic butter, truffle
dressed cress

glanone rotisserie half chicken - 24
all the drippings, fresh herbs

rotisserie pork - 26
vinegar peppers, roasted potatoes

rotisserie of the day - market
hmmm... what shall we roast today?

mixed grill - 29
scallops, tuna, calamari

trout - 23
roasted root veg, citrus vinaigrette

salmon - 26
spaghettl squash, tomato basil broth

meatloaf - 26
beef, pancetta, tomato sugo, rosemary roasted
potatoes, the rest I can't say

classic fish & chips - 21
fries, tartar, savoy slaw

cassoulet - 26
slow cooked pork shoulder with smoked
chorizo, great northern beans, crusty bread

VEGGIES -10

whole roasted king oyster mushroom

garlic mash (robuchon style)

fries

side salad

creamed spinach

sautéed spinach

roasted root of the day

roasted greens of the day

BUNS

burger - 12
lettuce, tomato, mayo, fries (cheddar,
american, swiss, gorgonzola - 2)

the short rib burger - 19
braised short rib, fontina, roasted red peppers,
basil, tomato aioli, truffle fries

bacon blue burger - 15
gorgonzola, pepper bacon, arugula, tomato,
fries

mushroom "burger" - 15
mushroom duxelles, quinoa, swiss cheese,
potato stix, sweet onion, side salad

"the softy" steak & cheese - 16
prime rib, cheese, horseradish sauce, crispy
onions, soft hawaiian bun, fries

bao buns - 17
steamed buns with roasted duck, green onion,
potato stix, marco polo vin, savoy

DAILY ROAST