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TOWN CLERK  
BELMONT, MA

CASE NO. 18-15

2018 JUN -4 AM 10:31

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, June 18, 2018 at 7:00 PM in the Art Gallery, 3<sup>rd</sup> floor, Homer Municipal Building, 19 Moore St., to consider the application of Catherine M. Umina, for a SPECIAL PERMIT under Section 3.3 of the Zoning By-Law to operate a CHILD CARE, LARGE FAMILY at 12 Benjamin Road located in a General Residence (GR) Zoning District.

ZONING BOARD OF APPEALS



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

March 30, 2018

Catherine M. Umina  
12 Benjamin Road  
Belmont, MA 02478

RE: Denial to operate a Child Care, Large Family

Dear Ms. Umina,

The Office of Community Development is in receipt of your permit application for your proposal to operate a Child Care, Large family at 12 Benjamin Road located in a General Residence (GR) Zoning District.

Your application has been denied because current Town of Belmont Zoning By-Laws allows the operation of a Child Care, Large Family by a Special Permit granted by the Zoning Board of Appeals.

To begin the process, please contact the Office of Community Development to schedule an appointment with Ara Yogurtian, Assistant Director, at (617) 993-2650.

Sincerely,

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



Town of Belmont

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## APPLICATION FOR A SPECIAL PERMIT

Date: 4-15-18

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 12 Benjamin Rd. 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 \_\_\_\_\_

Child Care Large family

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

Signature of Petitioner

Catherine Umira

Print Name

Catherine Umira

Address

12 Benjamin Rd.

Belmont

Daytime Telephone Number

978-397-6693



To Whom it May Concern:

I am applying for a permit to increase my family daycare from 6 children to a large group daycare of 8-10.

The reasons for my application are the following.

- 1.) I currently have a child enrolled in my daycare, whose parents are expecting their second child in the fall. They would like to send their new baby to my daycare as well.
- 2.) Some of my current children have siblings who attend the public schools. They often ask if I have space for a day when schools are closed. I would like to be able to say Yes to help my families out.
- 3.) I would like the flexibility to accept new children, should another child leave to move on. I would like to tell a new child they can begin sooner than the discharge date of another child.

I love my small family daycare, and I would like to keep it that way. I am applying for this increase for the flexibility of helping my current families and for taking on maybe one more child for 7 total each day.

I appreciate your time and consideration for this application.

Sincerely

A handwritten signature in cursive script that reads "Catherine M. Umina". The signature is written in black ink and is positioned above the printed name.

Catherine M. Umina, BA, MA, CAGS

Alexandra Machado  
142 Waverley Street  
Belmont, MA 02478  
April 5, 2018

To Whom it May Concern:

I am writing this letter in support of Little Ducks Daycare's petition to expand the capacity of their center 8 children. My daughter Evelyn was enrolled at Little Ducks from November of 2015 – August of 2017.

The care provided by Catherine Umina and the Little Ducks staff was beyond wonderful. My daughter thrived in their professional while loving and supportive environment.

During our years at Little Ducks we never noticed a problem with parking for drop off and pick up even if soccer and other sports were in session at the Town Fields. Catherine Umina has always been proactive about having space available in her driveway for parents and reminding them to be respectful of the neighbors during drop off and pick up times.

In addition to being patrons of the Little Ducks Daycare, we are their neighbors. I feel fortunate that Belmont understands that supporting the working families that live and pay taxes in the town includes having in neighborhood care options for our children.

The facilities and staff of Little Ducks daycare are set up to accommodate additional children. I sincerely hope that the committee will grant permission for the expansion so that more working Belmont Families can benefit from their excellent care.

Sincerely,

Alexandra Machado

Beth R. Myers, Esq.  
85 Concord Ave #3  
Belmont, MA 02478  
978-505-8221

April 3, 2018

To Whom It May Concern,

I am a Belmont resident and the mother of Julian, a two and half year old, who has attended Little Ducks Daycare, Inc. for two years since April 2016.

I have been delighted with the care Julian has received. My son is always excited to arrive at Little Ducks Daycare to see his "friends" and to tell Catherine about his latest escapades at home. Catherine Umina has proven to be incredibly experienced, loving and safe caretakers. They constantly engage the children in wildly creative and educational activities. She also gets the kids outside for little adventures more often than I would ever expect, and they love it. Catherine encourages the kids to explore their environment while ensuring that the kids' safety is her number one priority. Despite how active she keeps the kids, my son has never sustained a serious injury in their care, and I don't worry about his wellbeing when he is there.

Over the last two years, I have seen my son thrive in Catherine's care, and I intend to keep him enrolled in Little Ducks Daycare as long as possible. Julian's knowledge of numbers, letters, shapes etc. always impresses our friends and family, and Catherine deserves all the credit for it! He has developed crucial social skills and has blossomed into a dynamic and engaging child under Catherine's watchful eye. I could not be happier with Catherine and Little Ducks Daycare.

I understand that Catherine is seeking the ability to increase her enrollment to have 7-8 children at a time. I support her application for this permit

To Whom it May Concern,

I am writing this letter to support The Little Ducks Daycare permit application to increase the capacity to 8 kids from the current permit of 6.

We are Belmont residences, and my 10 month old son has been with the daycare since December 2017. Catherine and Cathy are experienced care givers. I am confident that they will continue to work well with 2 more kids. I also feel the space will fit 8 kids comfortably.

If you would like more input from our experience, please feel free to contact us through email [meiemi2000@gmail.com](mailto:meiemi2000@gmail.com)

Sincerely yours,

Huei-Mei Chen

 4/9/18



# Brian Pacheco



57 Channing RD. Belmont, MA 02478  
508-801-8764  
brianepacheco@gmail.com

3/25/18

To Whom It May Concern,

I am writing on behalf of Little Ducks Daycare, Inc. of Belmont, MA and its owner Catherine Umina. My wife Kristl and I have been residents of Belmont for the past 9 years.

Our daughter has been enrolled into Little Ducks Daycare since November of 2015. Catherine has done a wonderful job taking care of our daughter and we couldn't be more pleased with her development throughout her schooling at Little Ducks. It is a difficult thing as a first time parent to entrust someone to care for your child while working. Catherine has cared for our daughter as if she were a member of our family and we trust her implicitly with all aspects of care for our child.

We will soon be expecting our 2<sup>nd</sup> child this summer. We would like to enroll our 2<sup>nd</sup> child into Little Ducks Daycare sometime later this year. It is a necessity that both of our children attend the same daycare. I'm sure you can imagine how difficult it would be to do pickup and drop off at 2 different daycare centers. For this reason, we have asked Little Ducks to explore options to be able to accept both of our children into enrollment.

Please feel free to contact us with any questions or concerns. I would gladly speak in person if necessary on behalf of Catherin Umina and Little Ducks Daycare.

Warm regards,  
Brian Pacheco

A handwritten signature in black ink, appearing to read 'BP', with a long, sweeping horizontal line extending to the right.



