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CASE NO. 19-08

NOTICE OF PUBLIC HEARING BY THE
BELMONT 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, February 4, 2019 at 7:00 PM in the Art Gallery, 3rd floor, Homer Municipal Building, 19 Moore St., to consider the application of Sasirat Wyckoff Grande d/b/a Thai Noodle Café, for a Special Permit under Section 3.3 of the Zoning By-Law To Change the menu and the name of the existing Fast Food Restaurant at 289 Belmont Street located in a Local Business III (LBIII) Zoning District.

ZONING BOARD OF APPEALS



Town of Belmont
Zoning Board of Appeals

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APPLICATION FOR A SPECIAL PERMIT

Date: 12/21/18

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 289 BELMONT 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 _____

CHANGE OF MENU & name of fast food
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

SABIRAT WYCKOFF GRANDE

Address

22 WINSLOW RD

QUINCY, MA

Daytime Telephone Number

617-276-7511

WYCKOFF

APPLICATION FOR A SPECIAL PERMIT

December 20, 2018

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 of a certain parcel of land (with the buildings thereon) situated on 289 Belmont St, Belmont, 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 a Thai Restaurant on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

 12/21/18

Alex Shore
53 Barnard Ave.
Watertown, MA 02472

Town of Belmont
Zoning Board of Appeals

Special Permit Application Materials

December 26, 2018

Thai Noodle Café
289 Belmont St.
Belmont, MA 02478
617-484-0001
C 617-276-7511

Thai Noodle Café

Thai Noodle Café will be serving Thai foods for lunch and dinner. Our Menu will have some Thai noodle soup, rice dishes, mix vegetables. There will also be salad, vegetable and rice dishes to accompany the meat dishes. The atmosphere for the restaurant will be a casual and easy-going. Service will be mainly for to go. There will be self-serve dining area for customers who prefer to dine-in.

The hours of the operations will be daily from 11:00 am to 10:00 pm Monday through Sunday.

Our main goal will be providing good food, friendly service at a reasonable price.

It has come to our attention that the Thai food menu is in more demand than Barbecue foods.

Thank you

December 26, 2018

Thai Noodle Café

289 Belmont St.

Belmont, MA 02478

617-484-0001

Hours of Operation

Monday – Sunday 11:00 am to 10 pm

Daily numbers of employees is three employees

Deliveries

Deliveries from our vendor will be twice a week between the hours of 8:00 am to 3:00 pm using the alley way behind the building.

Poultry Product of New England will provide our meat products and some canned foods.

Kirin Produce will provide our fresh vegetable.

Young Chicken will provide some of our meat products.

Miscellaneous items such as plastic utensil, boxes and bags will be purchase from restaurant supplies such as Restaurant Depot, Harbour Restaurant Supply, and Food Pak.

Dumpster

Dumpster will locate behind the building as existed.

MENU

Appertizer

Veg Spring Roll	Shrimp Tempura
Pork Shumai	Scallion Pancake
Crab Ragoon	Pork Dumpling
Fried Wonton	Chive Dumpling
Fish Cake	Gyoza
Moo Yang	Golden triangle
Ck Satay	Lollipop Shrimp
Edamame	Samosa
Wings	Fresh Roll

Salad

Garden Salad	Noodle Salad
Papaya Salad (Som Tum)	Seaweed Salad
Grilled Beef Salad (Nam Tok)	Larb Woonsen

Soup

Tom Yum (Mushroom, scallion, cilantro)
Tom Kha (mushroom, scallion, cilantro)

STIR-FRIED NOODLES

Pad Thai	Kuay Teow Kua Gai
Pad See lew	Drunken Lomein
Drunken Noodle	Pad Woonsen

NOODLES SOUP

Pork Noodle Soup	Beef Noodle Soup
Chicken Noodle Soup	Pork Stew Noodle Soup
Sour and Spicy Noodle Soup (Kuay Teow Tom Yum Manao)	
Beef Stew Noodle Soup (Kuay Tew Neur Toon)	

Fried Rice

Thai Fried Rice	Basil Fried Rice
Mango Fried Rice	Sweet Sausage Fried Rice
See U Fried Rice	House Special FR (oion, tomatoes, broccoli top with friedegg and crispy chicken)
Sriracha Fried Rice	

Entrée

Spicy Basil, Sweet and Sour, Ginger and Scallion, Cashew Nut, Paradise Sauce, Brown Sauce

Curry

Red Curry
Green Curry
Masaman

Yellow
Panang
Jungle Curry

Thai Rice Plates

Pad Kana Moo Krob
Pad Krapow Moo Krob
Pad Kee Mao
Pad Krapao
Pad Kratiem Prik Thai
Pad Prik Gaen
Khao Man Gai

Khao Man Gai Tod
Khao Moo Krob
Khao Kai Jeow Moo Sup
Basil Crispy Chicken
PikKhing Moo Krob
Kao Moo Dang

Thai Tastes

Hoi Op
Gang Som
Noodle with fish Curry (Khanom Jean Nam Ya)
Curry Noodle (Kuay Teow Kaag)
Tom Zab (culantro, tomatoes, red onion)
Sour Bamboo Curry

Dessert

Mango Sticky Rice
Sticky rice pudding
Pumpkin custard

Sticky rice custard
Banana Springroll
Mango Sticky rice Crispy Roll

Drink

Juice
Soda
Smoothie

Thai Ice Tea
Thai Ice Coffee

December 20, 2018

This note shall serve as a letter of consent from the landlord, Alex Shore, for Sasirat Wyckoff Grande, to apply for a special permit/variance to renovate/construct a new Thai restaurant at 289 Belmont St., Belmont, MA 02478.

Thank You,

A handwritten signature in cursive script that reads "Alex Shore".

Alex Shore, Landlord

12/21/18

The undersigned has no objection to a new Thai restaurant on 289 Belmont St.

We support this idea.

Name (Signature)

Address

Name (Signature)	Address
Buscher Samson 5004	69 White St Belmont MA 02478
Harvath	597 School St Belmont MA 02478
James Capone	597 School St Belmont MA
John S.	89 Hampshire St. Cambridge Ma

NAME (Signature)

ADDRESS

NAME (Signature)	ADDRESS
K Jenkins	9 Morgan Dr. NATICK, MA.
John Li	597 School St Belmont MA 02467
Yun	295 Belmont St Belmont MA 02478
Maninder Singh	297 BELMONT ST, BELMONT MA
Rajesh Verma	603 School St Belmont
Paula Antzias	584 School St - Belmont MA 02478
Andrea Lamontagn	575 School St Belmont
Nicole Marvelli	575 School St - Belmont
Robt Ego	567 School St Belmont
Caren Pizzuto	592 School St. Belmont

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BELMONT, MA

2014 OCT 27 PM 3: 35

**TOWN OF BELMONT
ZONING BOARD OF APPEALS**

CASE NO. 14-17

APPLICANT: Sasirat K. Wycoff

PROPERTY: 289 Belmont Street

DATE OF PUBLIC HEARING: October 6, 2014

MEMBERS SITTING: Eric A. Smith, Chairman
Nicholas A. Iannuzzi, Jr.
Jim Zarkadas
Craig White
David Iaia

MEMBERS VOTING: Eric A. Smith, Chairman
Nicholas A. Iannuzzi, Jr.
Jim Zarkadas
Craig White
David Iaia

Introduction

This matter came before the Board of Appeals (the "Board") of the Town of Belmont (the "Town") acting as Special Permit Granting Authority under Zoning By-Law of the Town of Belmont, Massachusetts (the "By-Law") and Chapter 40A of the Massachusetts General Law (the "Zoning Act"). The applicant Sasirat K. Wycoff, d/b/a TONY G'S BARBEQUE (the "Applicant") request a Special Permit under section 3.3 of the Zoning By-Laws to change the ownership of the existing restaurant to the applicant at 289 Belmont Street located in a Local Business III Zoning District.

The Board held a duly noticed hearing on the application on October 6, 2014. The Applicant presented its proposal by and through Sasirat K. Wycoff. No one spoke in support or in opposition to the Applicant's proposal. The Applicant produced one letter in support of her proposal.

Proposal

The materials and testimony submitted during the hearing evidence the following.

The original Special Permit was granted in 2011 to Adolfo De La Vega Estorino Patricia Lojas d/b/a "GUSTAZO" granting a Special Permit under Section 3.3 of the Zoning By-Laws to operate an 18 seat restaurant in a Local Business III Zoning District.

The Applicant essentially requests to take over the operation of the existing Special Permit to operate a Barbeque Restaurant for a "Fast Food Restaurant" with seating capacity for 14 people. The Applicant and 3 employees would be working at the restaurant. There would be no major renovations to the existing site. The hours of operation would be Monday through Thursday from 11:00 a.m. to 10:00 p.m.; Friday and Saturday from 11:00 a.m. to 11:00 p.m. and Sunday from 12:00 p.m. to 10:00 p.m.

Conclusion

On October 6, 2014 the Board deliberated on the Applicant's request for a Special Permit under Section 3.3 of the Zoning By-Laws to amend the existing Special Permit to change the ownership of the existing restaurant at 289 Belmont Street located in a Local Business III Zoning District. The Board found that it would not be substantially more detrimental to the neighborhood and that it would be in keeping with the character of the neighborhood.

Accordingly,

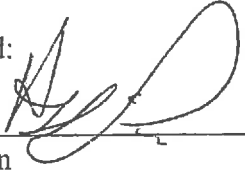
- (1) Upon motion duly made and seconded, **the Board voted 5-0 to grant the Applicant's application for a Special Permit for operation of a Fast Food Restaurant** conditional upon the following:
 - a.) Seating capacity limited to 14 people;
 - b.) Special Permit issued in the name of Sasirat K. Wycoff, Individually;
 - c.) The hours of operation:
 - Monday through Thursday from 11:00 a.m. to 10:00 p.m.
 - Friday and Saturday from 11:00 a.m. to 11:00 p.m.

CASE 14-17
289 Belmont Street

- Sunday from 12:00 p.m. to 10:00 p.m.

d.) Review of compliance with condition of approval of Special Permit before the Zoning Board of Appeals on or before October 3, 2016.

For the Board:



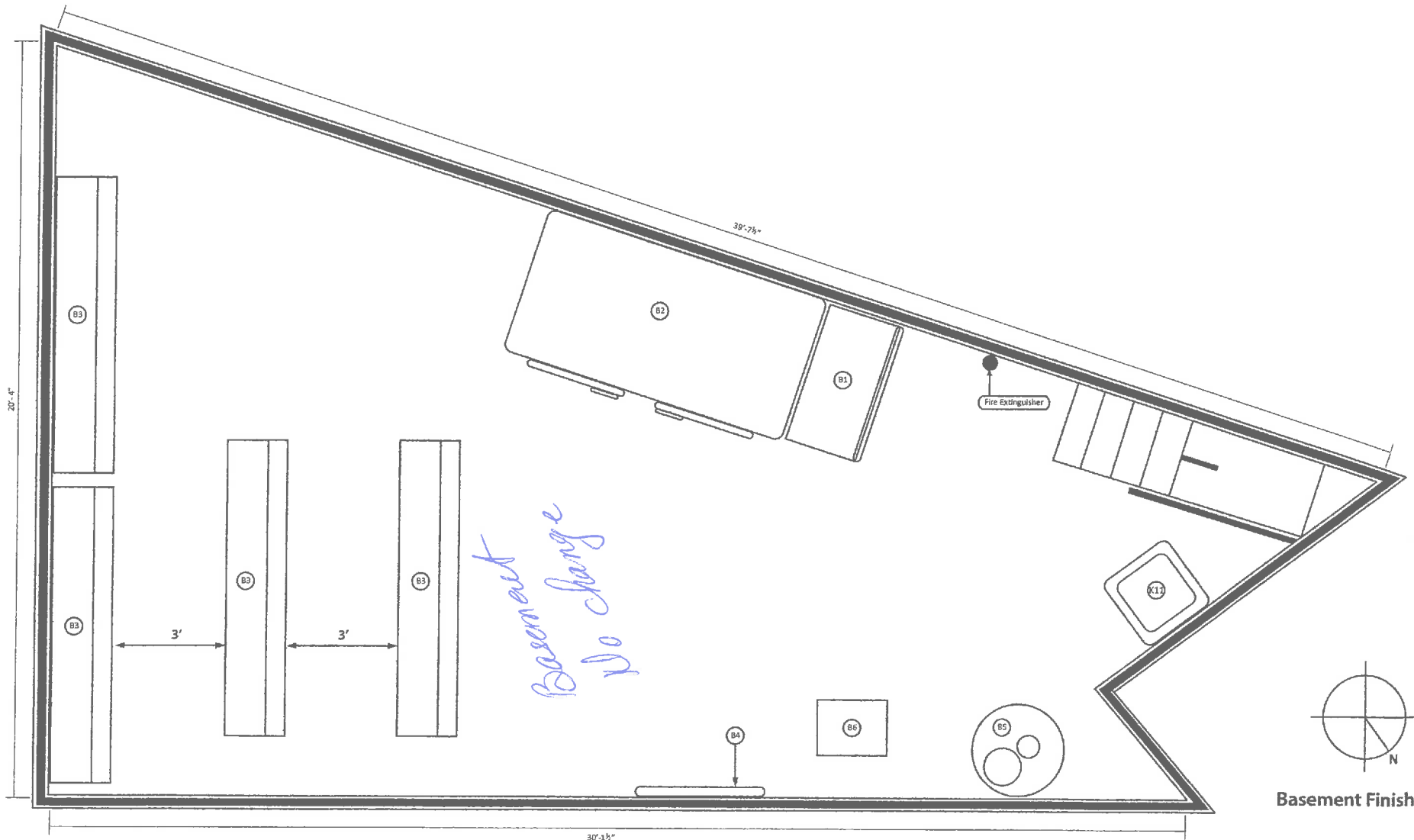
Ara Yogurtian
Assistant Director
Office of Community Development

Dated: October 27, 2014

Finish Schedule				
Mark	Item	Location	Manufacturer	Description
F7	Paint	Through out	TBD	0 VOC, 100% Acrylic Latex, Color TBD
F8	Paint	Basement	TBD	Epoxy System

Appliance Schedule			Storage Schedule	
Mark	Description	Size (W x D x H)	Mark	Description
B3	Chest Freezer	43" x 22 1/2" x 31 1/4"	B1	Meat And Seafood
B2	Existing Refrigerated walk-in	96" x 48" x 48"	B2	Dairy / Fruits and Vegetables
B3	Free standing Shelf Systems	48" x 24" x 72"	B3	Canned, Bottled, or Bagged Food, Powders, Spices
B4	Electric Panel	Existing		
B5	Water Heater	Existing		
B6	Grease Trap	22" x 17" x 15"		

GROUND FLOOR PLAN
 SCALE 1/4" = 1'-0" TOTAL SQ. FT.: 521 SF



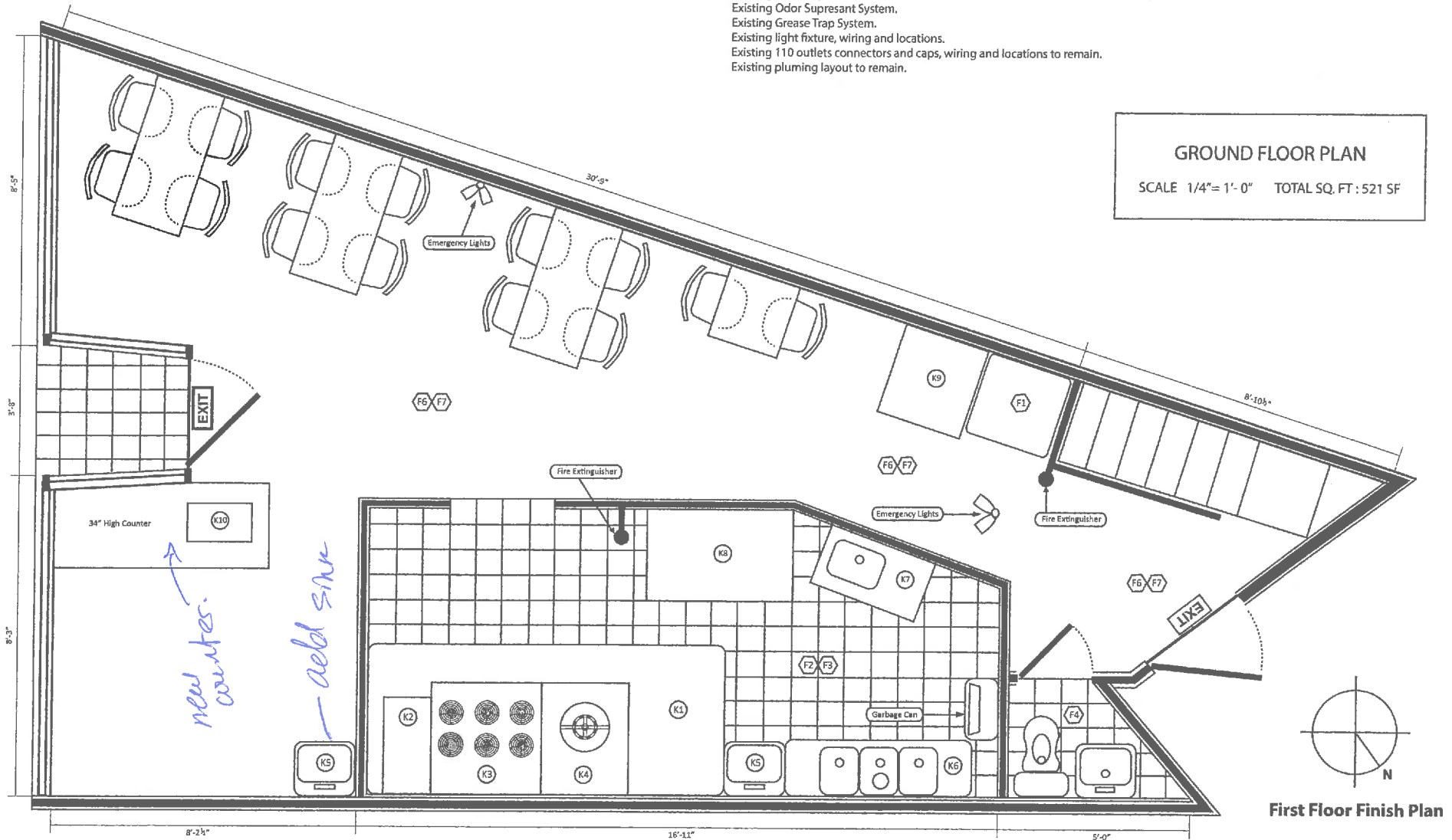
Basement Finish Plan

Finish Schedule				
Mark	Item	Location	Manufacturer	Description
F1	Granite Counter top	Dinning Area	TBD	Black Pearl granite. Polish finish, 1 1/8" thick
F2	Stainless Steel Panel	Kitchen Wall	TBD	Temper: Annealed; Alloy Type: 430; Standards: ASTM A240; Width: 6"; Type: General Purpose; Material: Stainless Steel
F3	Ceramic Base	Kitchen	TBD	3' Glazed Terracotta Kitchen Floor Tile
F4	Ceramic Floor Tile	Bathroom	TBD	6" x 6" Glazed Terracotta Kitchen Floor Tile
F5	Counter Top	Cashier Counter/ Serving Window	TBD	3/4" Wood Counter, water and stain resistant
F6	Wood Trim	Dinning Area	TBD	1/2" x 3" Wood trim panel for decoration purpose
F7	Paint	Through out	TBD	0 VOC, 100% Acrylic Lates, Color TBD

Appliance Schedule					
Mark	Description	Size (W x D x H)	Mark	Description	Size (W x D x H)
K1	Exhaust Hood	(100"x 50")	K8	Refrigerated / Prep Table	(48"x 29")
K2	Deep Fryer	(15"x 30")	K9	Ice Maker	(26"x 27")
K3	Burner Oven Range	(36"x 36")	K10	POS System	
K4	Chinese Wok	(25"x 36")	K11	MoB Sink (Basement)	(24"x 24")
K5	Hand Sink	(17"x 15")			
K6	3 Bay Sink	(70"x 21 1/2"x 42")			
K7	Food Prep Sink	(36"x 18")			

NOTES:

- **Existing Exhaust Hood and Ventilation System to remain. Schedule maintenance service with manufacturer.
- Existing ANSUL system to remain. Schedule maintenance service with manufacturer.
- Existing Odor Supresant System.
- Existing Grease Trap System.
- Existing light fixture, wiring and locations.
- Existing 110 outlets connectors and caps, wiring and locations to remain.
- Existing plumbing layout to remain.



First Floor Finish Plan