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TOWN OF NEEDHAM
MASSACHUSETTS



500 Dedham Avenue
Needham, MA 02492
781-455-7550

PLANNING BOARD

Special Permit
APPLICATION FOR SITE PLAN REVIEW

Project Determination: (circle one) Major Project Minor Project

This application must be completed, signed, and submitted with the filing fee by the applicant or his representative in accordance with the Planning Board's Rules as adopted under its jurisdiction as a Special Permit Granting Authority. Section 7.4 of the By-Laws.

Location of Property 1502 Highland Avenue (unit 1502) Needham, MA
Name of Applicant Tristan Roveo
Applicant's Address 16 Malbert RD Brighton, Boston, 02315
Phone Number 800-605-7657

Applicant is: Owner _____ Tenant X
Agent/Attorney _____ Purchaser _____

Property Owner's Name 1492 Highland Avenue, LLC.
Property Owner's Address 78 Hancock St Braintree, MA 02185
Telephone Number 781-849-1090

Characteristics of Property: Lot Area 0.376 AC Present Use retail
Map # 50 Parcel # 25 Zoning District Center Business - CB

Description of Project for Site Plan Review under Section 7.4 of the Zoning By-Law:

Special Permit application pursuant to section 3.2.2 of the Zoning by-law for the use of a personal fitness service establishment at 1502 Highland. Requesting to have strict adherence to parking regulations. See letter and floor plan attached.

Signature of Applicant (or representative)

[Signature] Tristan Roveo

Address if not applicant _____

Telephone # _____

Owner's permission if other than applicant

[Signature] James Sullivan

SUMMARY OF PLANNING BOARD ACTION

Received by Planning Board [Signature] Date 4/13/23

Hearing Date _____ Parties of Interest Notified of Public Hearing _____

Decision Required by _____ Decision/Notices of Decision sent _____

Granted _____

Denied _____

Fee Paid _____ Fee Waived _____

Withdrawn _____

NOTE: Reports on Minor Projects must be issued within 35 days of filing date.

Tristan W. Roveto
Founder and Operator of TWR Fitness
1502 Highland Avenue, Needham MA 02492
Tel: (860)-605-7657 Email: T.W.R.Fitness.Business@Gmail.com
Website: TWRFitness.net

Dear Members of the Board;

TWR Fitness is submitting an application for a special permit pursuant to section 3.2.2 of the Town of Needham Zoning By-Law. The scope of this project does not meet the criteria required by 7.4.2 to be considered a major or minor project.

The goal of TWR Fitness is to provide private, one on one personal training, to enhance the health and fitness of Needham residents. It is the intention of TWR Fitness to occupy a 600 square foot personal fitness service establishment located at 1502 Highland Avenue within the Center Business District. A personal fitness service establishment requires a special permit for use when there is insufficient off-street parking on-site.

TWRF is seeking the following relief: a special permit, pursuant to section 3.2.2, to waive strict adherence to the parking requirements of 5.1.2.

Section 3.2.2 reads as follows:

Personal fitness service establishment; where there is insufficient off-street parking on-site to serve all land uses located thereon in adherence with the requirements of Section 5.1.2 but where it can be demonstrated that the hours, or days, of peak parking for the uses are sufficiently different that a lower total will provide adequately for all uses or activities served by the parking lot.

Section 5.1.2 reads as follows:

18) Indoor Athletic or Exercise Facility or Personal Fitness Service Establishment. One space for each 150 square feet or fraction thereof of gross floor area and one space for each three employees to be employed or anticipated to be employed on the largest shift. Notwithstanding the above, in circumstances where facility size is known and occupancy and parking demand will be controlled by the method of operation, the Planning Board may reduce the number of parking spaces required for a personal fitness service establishment to one parking space per employee and visitor present on the site at any one time during the peak usage period.

The parking calculations are as follows:

As defined above, the parking requirement is 1 parking space per 150 sq ft + 1 parking space for each 3 employees: $(600 \text{ sq ft} / 150 \text{ sq ft}) + 1 = 5$ total spaces required.

The prior occupant of 1502 Highland Avenue, a retail use case selling clothing, generated a parking demand of 1 space per 300 square feet requiring a total of 2 spaces.

The proposed change of use from retail to personal fitness service establishment creates an increase of 3 spaces.

A special permit is requested to waive strict adherence to the parking requirement increase listed above based on the following:

TWR Fitness intends to operate from 6:00 a.m. to 8:00 p.m. Monday through Friday, and 7:00 a.m. to 6:00 p.m. on Saturday and Sunday. There will be a maximum of 1 employee on-site at any given time. The facility will provide private (1 client), and semi-private (2-5 clients) fitness training. No more than an estimated 6 available time slots (approximately one hour in length) will be filled on any given day. An estimated 5 semi-private group sessions will be offered per week. One space is provided on-site for employee use.

This project also satisfies the criteria defined under sections 7.5.2.1 and 5.1.1.6, as follows:

7.5.2.1(a) The proposed use ... complies with such criteria or standards as may be set forth in the section of this By-Law which refers to the granting of the requested special permit.

A personal fitness service establishment may be allowed by special permit under Section 3.2.2 of the By-Law, where there is insufficient off-street parking on-site to serve all land uses located thereon, but where it can be demonstrated that the hours, or days, of peak parking for the uses are sufficiently different, so that a lower total will provide adequately for all uses or activities served by the parking lot.

In the case of 1502 Highland Avenue, as detailed above, the proposed use (personal fitness service establishment) will generate an increase from the previous use in the parking requirement by 3 spaces. For all but an estimated 5 hours of TWR Fitness's weekly operation there will be a maximum of 2 persons (1 employee, 1 client) on-site at any given time. TWR Fitness is a by-appointment only service and will not allow for open foot traffic. The employee will park on-site in a space provided to lessees, and the client will either walk to TWR Fitness or park in a publicly provided local parking area near the Center Business District, or make use of the existing on-street parking.

7.5.2.1(b) The proposed use ... is consistent with: (1) the general purposes of this By-Law as set forth in subparagraph 1.1, and (2) the more specific objectives and purposes applicable to the requested special permit which may be set forth elsewhere in this By-Law, such as, but not limited to, those at the beginning of the various sections.

The proposed use does support the general purpose of the By-Law. Fitness instruction will promote the health and wellbeing of the inhabitants of Needham for both children and adults.

This use is allowed by special permit under the By-Law.

7.5.2.1[c] The proposed use ... is designed in a manner that is compatible with the existing natural features of the site and is compatible with the characteristics of the surrounding area.

TWR Fitness will be compatible with the existing natural features of the site and the characteristics of the surrounding area. Other similar personal fitness service establishment uses exist elsewhere in the Center Business District.

7.5.2.1(d) The circulation patterns for motor vehicles and pedestrians which would result from the use or structure which is the subject of the special permit will not result in conditions that unnecessarily add to traffic congestion or the potential for traffic accidents on the site or in the surrounding area.

The existing circulation patterns of both motor and foot traffic will be unaffected. No changes are proposed to the existing building or lot. Foot traffic generated from this business will be negligible.

7.5.2.1[e] The proposed use, structure or activity will not constitute a demonstrable adverse impact on the surrounding area resulting from (1) excessive noise, level of illumination, flare, dust, smoke, or vibration which are higher than levels now experienced from uses permitted in the surrounding area, (2) emissions or discharge of noxious or hazardous materials or substances, or (3) pollution of water ways or ground water.

The proposed use will not generate excessive noise or cause other adverse impacts detrimental to the Center Business District, and will not result in the discharge of hazardous or polluting materials.

5.1.1.6 The project replaces or substantially improves an existing building or site, promotes the goal of preserving and enhancing the CBD as a pedestrian-oriented local shopping and business district, incorporates the recommendations of the design Review Board, and demonstrates that it is providing the maximum number of off-street parking spaces practicable.

TWR Fitness intends to enhance the pedestrian-oriented Center Business District by filling an existing vacancy with a health-centric personal fitness service establishment, focused on improving the wellbeing of Needham residents. No external improvements or changes to the existing site are proposed. The existing site provides the maximum number of off-street parking spaces practicable.

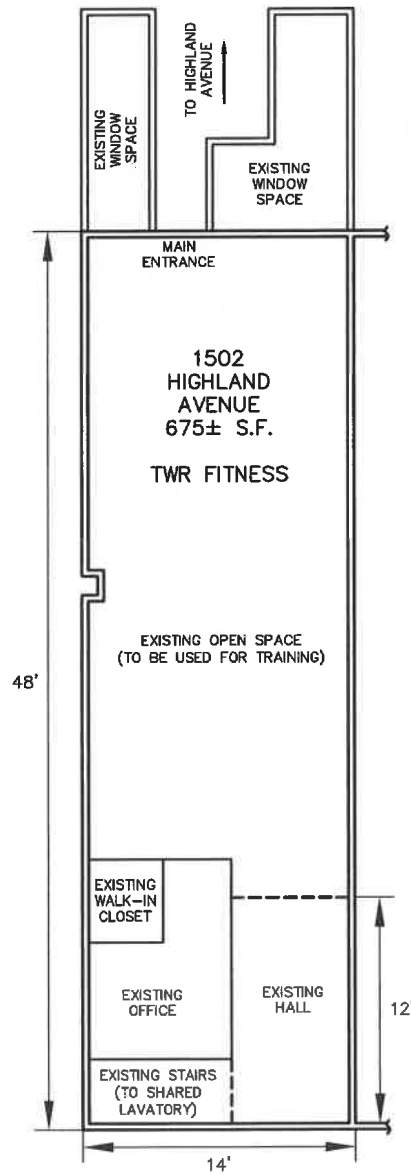
Other than a special permit pursuant to Section 3.2.2, nothing is requested.

Thank you for your time,

Tristan Roveto

A handwritten signature in black ink, appearing to read 'Tristan Roveto', with a stylized, cursive script.

Founder and Operator of TWR Fitness



NOTE: NO INTERIOR OR
EXTERNAL IMPROVEMENTS
ARE PROPOSED. EXISTING
CONDITIONS ARE TO
REMAIN AS IS.

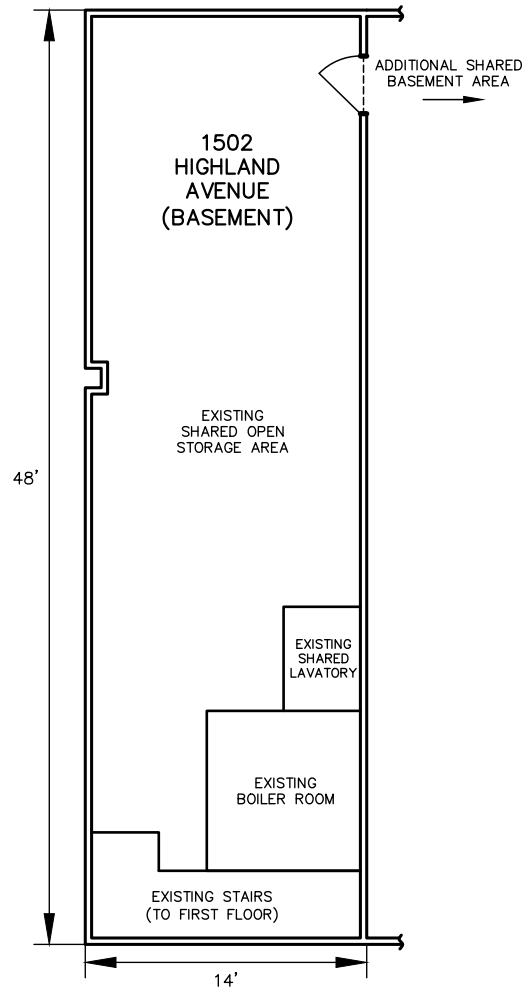
1500
HIGHLAND
AVENUE
BLACK SHEEP
KNITTING



EXISTING CONDITIONS FLOOR PLAN
PREPARED FOR
TWR FITNESS
1502 HIGHLAND AVENUE
NEEDHAM, MASSACHUSETTS

Contact:
Tristan Roveto
Cell: 860-605-7657
Email: t.w.roveto@gmail.com

Scale: 1" = 10'
Date: 04/06/23



NOTE: NO INTERIOR OR EXTERNAL IMPROVEMENTS ARE PROPOSED. EXISTING CONDITIONS ARE TO REMAIN AS IS.



EXISTING CONDITIONS FLOOR PLAN (BASEMENT)

PREPARED FOR

TWR FITNESS

1502 HIGHLAND AVENUE
NEEDHAM, MASSACHUSETTS

Contact:
Tristan Roveto
Cell: 860-605-7657
Email: t.w.roveto@gmail.com

Scale: 1" = 10'
Date: 05/05/23