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**TOWN OF NEEDHAM
MASSACHUSETTS**

2020 JUN -4 AM 10:29



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

PLANNING BOARD

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 330 RESERVOIR ST. NEEDHAM, MA. 02494
Name of Applicant CORBEN PROPERTIES LLC
Applicant's Address 22 COMENUS ST WELLESLEY MA. 02481
Phone Number 781 718 2340

Applicant is: Owner YES Tenant
Agent/Attorney Purchaser

Property Owner's Name CORBEN PROPERTIES LLC By its Managing member
Property Owner's Address 22 COMENUS ST WELLESLEY MA
Telephone Number 781 718 2340 02481 SCOTT CRIVELLO

Characteristics of Property: Lot Area 1.3 Acres Present Use FORMER USE NOW RETAIL BUT VACANT
Map # 75 Parcel # 19 Zoning District INDUSTRIAL

Description of Project for Site Plan Review under Section 7.4 of the Zoning By-Law: AS FURTHER DESCRIBED IN THE ACCOMPANYING APPLICATION MATERIALS SUBMITTED HEREIN
THIS PROJECT IS FURTHER DESCRIBED IN THE ACCOMPANYING APPLICATION MATERIALS SUBMITTED HEREIN.

Signature of Applicant (or representative) CORBEN PROPERTIES LLC By its Managing member SCOTT CRIVELLO
Address if not applicant 22 COMENUS ST WELLESLEY MA 02481
Telephone # 781 718 2340
Owner's permission if other than applicant NA

SUMMARY OF PLANNING BOARD ACTION

Received by Planning Board _____ Date _____
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Withdrawn _____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.

Corben Properties LLC
22 Comeau Street, Wellesley, Ma.02481
781 718 2340

June 03, 2020

BY MAIL:

Planning Board Members
Town of Needham Planning Board
500 Dedham Avenue
Needham, MA 02492
Attn: Ms. Lee Newman, Planning Director

Re: Star Fencing Academy LLC
Application for Major Project Site Plan Review
330 Reservoir Street, Needham, MA 02494

Dear Planning Board Members:

Pursuant to Chapter 40A of the Massachusetts General Laws, the Needham Zoning By-Law and the Needham Planning Board Rules, I hereby submit Applications for Site Plan Review and Special Permits on behalf of my tenant, Star Fencing Academy LLC of which this letter is a part.

The Applicant proposes to occupy Unit # 1, approximately 4963 sq ft located at 330 Reservoir Street, Needham, which is presently leased to Advanced Auto Parts, a retail store whose lease terminates on 10/31/20. The Applicant proposes to operate a private school teaching fencing. .

The Lease with Landlord states that the maximum number of students allowed at the facility at any given time will be Thirty (30). The Fencing School will be open for business between the hours of 3:00 pm and 9:00 pm on weekdays and from 10am-6pm Saturdays and Sundays with peak parking demand limited to the hours of 5:00- 7:00 pm on weekdays, and during the day on Saturday and Sunday.

Said Tenant use will be limited from 3pm-5pm weekdays to private classes (one coach per one student) with the maximum of 3 coaches teaching 3 students at any one time. Starting at 5pm weekdays the maximum number of students allowed at one time will be 30 with 3 coaches (one coach per 10 students). Said maximum number of students allowed at one time is 30 students on Saturdays and Sundays (one coach to 10 students)

Needham Planning Board

June 03, 2020

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The Application addresses the following relief, which is or may be, required:

1. Special Permit pursuant to Section 3.2.1 of the Zoning By-Law for a private school.
2. Special Permit under Section 3.2.1 of the Zoning By-Law for more than one non-residential use on a lot.
3. Special Permit for Site Plan Review of a Major Project, pursuant to Zoning By-Law Section 7.4 and Article 2 of the Planning Board Rules

No external changes are proposed other than signage.

With respect to parking, the parking requirement for a private school per the Needham Zoning By-law is the following:

“one half of the design or expected enrollment”

The Lease restricts the maximum number of students allowed at the facility at any given time to Thirty (30). Therefore the parking demand with conversion from retail use to this private school use is not increased therefore parking waivers are not triggered.

The Lease Parking Clause states:

Parking: Tenant will have the exclusive use of a total of Eight(8) onsite parking spaces “Tenant Exclusive Parking” will be limited to eight (8) exclusive parking spaces from 2:30 pm – 10.00pm on weekdays and on weekends as shown in yellow on the attached Parking Plan dated 05/30/20. The parking spaces as described herein and as shown on the attached “Parking Plan” are considered part of the Premises and subject to all terms of the Lease. Notwithstanding anything herein, Tenant, its employees, agents, customers and visitor parking is limited total maximum up to thirteen (13) total at any one time consisting of Tenant’s eight (8) exclusive onsite parking spaces plus (5) legal on street parking (allowed only after 5pm weekdays and on weekends.)

Needham Planning Board

June 03, 2020

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These Applications for Site Plan Review and Special Permits include the following information:

1. Application for Major Site Plan Review
2. Floor Plan
3. Certification of Tenant Occupancy with total Parking Demand
4. Site Plan
5. Scanned Copy of Check payable to Town of Needham in the amount of \$ 1000, representing the filing fee for Site Plan Review of a Major Project.

The Petitioner hereby requests, pursuant to Zoning By-Law Section 7.44 that the Planning Board waive the submission by Applicant of any of the required information not submitted herewith.

I would appreciate your scheduling this matter for hearing as soon as possible

Thank you for your cooperation.

Very truly yours,

Corben Properties LLC
by Manager


Scott C. Ravelson

05/28/2020

Certification of Tenant Occupancy

For Star Fencing Academy LLC.

330 Reservoir St. Needham, Ma.

Lee Newman

Planning Director

Town of Needham

I certify the following:

Advanced Auto Parts will vacate the premises Unit # 1 (4,963 sq ft) as of 10/31/2020 and we hope to lease said Unit # 1 (4963 sq ft) of the building at 330 Reservoir Street, Needham herein called the Premises to Star Fencing Academy LLC.

The tenants remaining other than Star Fencing Academy LLC. (herein referred to as SFA) ; will be Rangine Corp, Belmont Landscaping and Gary Fialkosky Sprinklers.

The total Building at 330 Reservoir st is 26,624 sq ft allocated as follows:, Unit # 1 , 4,963 sq ft is presently leased to Advanced Auto Parts whose lease terminates on 10/31/20, Unit # 2 which consists of 16,701 sq ft is leased to Rangine Corp., and Unit # 3 which consists of 4960 sq ft is split with 2,770 sq ft leased to Gary Fialkowski Sprinklers, and with 2190 sq ft leased to Belmont Landscaping. Additionally as per a Planning Board Decision Dated 01/20/15 8 parking spaces are assigned and Deeded from 330 Reservoir st to 322 Reservoir st for exclusive use by Waterstone Retail Development Inc. a tenant at 322 Reservoir.

"The Town of Needham issued an "Amendment to Decision" dated January 20, 2015 on Application No. 2003-2 amending the "Major site Plan Special Permit" (Original Decision November 10, 2003, as amended (the "Special Permit") permitting the occupancy by Waterstone under the Lease, provided that eight (8) parking spaces shall be available to Waterstone on Grantor's Land;..."

330 Reservoir St. Needham Ma.

Zoning Parking Requirements

26,624 sq feet total

Unit # 1

If Leased to Star Fencing Academy LLC.

The maximum number of parking spaces that can be utilized by the Tenant under the terms of the Lease will be Thirteen (13). The copy of the Lease conditions mandating Tenant, employee and visitor parking to on-site parking locations and legal on-street parking is attached herein.

Star Fencing Academy Use is considered a private school. The Lease with Landlord states that the maximum number of students allowed at any one time is 30 students along with a maximum of 3 instructors. Needham Zoning By law requires $\frac{1}{2}$ parking space for each student therefore 15 parking spaces will be required for this use.

The Lease Use Clause as well as the Parking Clause are shown below

4,963 sq ft

15 parking required for Unit # 1

Presently leased as Retail4963 sf/300 sf per parking space would =16.54

Unit # 2 Occupied by Rangine Corp Leased thru 09/30/21 *Lease limited to 25pkg

Office2803 sf/300 sf per parking space = 9.34

Warehouse/Storage.....9,749 sf/850 sf per parking space = 11.47

Manuufacturing/Industrial.....4,149 sf /400 sf per parking space = 10.37

16.701 sq ft

31.18 parking required for Unit # 2

Unit # 3 Occupied by Gary Fialkosky and Belmont Landscaping

Storage..... 3820 sf /850 sf per parking space = 4.49

Office.....1140 sf / 300 sf per parking space = 3.80

4,960 sq ft

8.29 required for Unit # 3

Parking Spaces Deeded to 322 Reservoir street

8 required for 322 Reservoir st

Unit # 1 = 15.00

Unit #2 = 31.18

Unit #3 = 8.29

Deeded = 8.00

62. 47 TOTAL PARKING SPACES REQUIRED as of 05/28/20

FOR ENTIRE 26,624 sq ft. if Leased to Star Fencing Academy Per Zoning By Law

ACTUAL PARKING AS PER Certified Plot Plan dated 11/07/14 102. 00

62.47

Surplus Parking 39.53

Total Building Parking Demand equals 62.47

see attached 330 Reservoir Certified Plot Plan/Parking Plans dated 11/07/14, Building Plans updated 05/28/20, Star Fencing Academy Lease Clauses

I have a signed Lease with Star Fencing Academy LLC. at the "Building" subject to Zoning Approval with these Clauses and Lease provisions, pertaining to use limitations, parking space allocation.

Lease Use Clause states:

Use Private Fencing School. The proposed maximum number of students allowed at the facility at any given time on weekdays (Monday-Friday) will be Thirty (30). The Fencing School will be open for business between the hours of 3:00 pm and 9:00 pm on weekdays and from 10am-6pm Saturdays and Sundays with peak parking demand limited to the hours of 5:00- 7:00 pm on weekdays, and during the day on Saturday and Sunday. Said Tenant use will be limited from 3pm-5pm weekdays to private classes (one coach per one student) with the maximum of 3 coaches teaching 3 students at any one time. Starting at 5pm weekdays the maximum number of students allowed at one time will be 30 with 3 coaches (one coach per 10 students). Said maximum number of students allowed at one time is 30 students on Saturdays and Sundays (one coach to 10 students)

Lease Parking Clause states:

Parking : Tenant will have the exclusive use of a total of Eight(8) onsite parking spaces "Tenant Exclusive Parking" will be limited to eight (8) exclusive parking spaces from 2:30 pm – 10.00pm on weekdays and on weekends as shown in yellow on the attached Parking Plan dated 05/30/20. The parking spaces as described herein and as shown on the attached "Parking Plan" are considered part of the Premises and subject to all terms of the Lease. Notwithstanding anything herein, Tenant, its employees, agents, customers and visitor parking is limited total maximum up to thirteen (13) total at any one time consisting of Tenant's eight (8) exclusive onsite parking spaces plus (5) legal on street parking (allowed only after 5pm weekdays and on weekends.)

Tenant is aware that Tenant, its agents, customers, visitors or employees must only park in it's eight (8) Exclusive Parking Spaces plus in a maximum of five (5) legal on street (allowed only after 5pm weekdays and weekends) and under no circumstances park (even temporarily) anywhere else on the property (such as but not limited to travel lanes or in on-site parking areas assigned to others). There is no subletting or assignment allowed of the "Tenant Parking except if connected to the subletting or assignment of the interior Premises and only if the same is approved in by Landlord in writing and subject to all terms of the Lease. There is no storage of anything in said parking spaces or anywhere on the property and no overnight parking of any vehicles.

Request is hereby made for the Board or Planning Director to review and approve in writing, the foregoing, and to notify the Needham Building Department so that a Building Permit and future Building permit, Occupancy permit and Sign permits if required, can be issued under this condition, with respect to the Star Fencing Academy LLC. occupancy.

If you have any additional questions do not hesitate to contact me at 781 718 2340.

Sincerely,

Corben Properties LLC



By Scott C. Ravelson (LLC managing Member)

FINE ASSOCIATES
 2000 Main St., Suite 100, Needham Heights, MA 02461
 Phone: (617) 552-1000
 Fax: (617) 552-1001

Project:
 TENANT SUITE EXPANSION
 330 RESERVOIR STREET
 NEEDHAM, MA

Consulting:

Architect:
 1000 Main St., Suite 100, Needham Heights, MA 02461
 Phone: (617) 552-1000
 Fax: (617) 552-1001

Scale:
 1/8" = 1'-0"

Drawn By:
 JF

Checked By:
 JF

Project Number:
 A100

Sheet Number:
 100

Project Name:
 TENANT SUITE EXPANSION
 330 RESERVOIR STREET
 NEEDHAM, MA

Project Location:
 330 RESERVOIR STREET
 NEEDHAM, MA

Project Description:
 The project is a tenant suite expansion for the existing building at 330 Reservoir Street, Needham, MA. The project includes the expansion of the existing suite and the addition of new space. The project is to be completed in two phases. The first phase includes the expansion of the existing suite and the addition of new space. The second phase includes the addition of new space.

Project Schedule:
 09/25/14 PROJECT SET

Project Status:
 09/25/14 PROJECT SET

Project Notes:
 The project is a tenant suite expansion for the existing building at 330 Reservoir Street, Needham, MA. The project includes the expansion of the existing suite and the addition of new space. The project is to be completed in two phases. The first phase includes the expansion of the existing suite and the addition of new space. The second phase includes the addition of new space.

Project Details:
 The project is a tenant suite expansion for the existing building at 330 Reservoir Street, Needham, MA. The project includes the expansion of the existing suite and the addition of new space. The project is to be completed in two phases. The first phase includes the expansion of the existing suite and the addition of new space. The second phase includes the addition of new space.

Project Specifications:
 The project is a tenant suite expansion for the existing building at 330 Reservoir Street, Needham, MA. The project includes the expansion of the existing suite and the addition of new space. The project is to be completed in two phases. The first phase includes the expansion of the existing suite and the addition of new space. The second phase includes the addition of new space.

Project Materials:
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Project Finishes:
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Project Equipment:
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Project Furniture:
 The project is a tenant suite expansion for the existing building at 330 Reservoir Street, Needham, MA. The project includes the expansion of the existing suite and the addition of new space. The project is to be completed in two phases. The first phase includes the expansion of the existing suite and the addition of new space. The second phase includes the addition of new space.

Project Lighting:
 The project is a tenant suite expansion for the existing building at 330 Reservoir Street, Needham, MA. The project includes the expansion of the existing suite and the addition of new space. The project is to be completed in two phases. The first phase includes the expansion of the existing suite and the addition of new space. The second phase includes the addition of new space.

Project HVAC:
 The project is a tenant suite expansion for the existing building at 330 Reservoir Street, Needham, MA. The project includes the expansion of the existing suite and the addition of new space. The project is to be completed in two phases. The first phase includes the expansion of the existing suite and the addition of new space. The second phase includes the addition of new space.

Project Electrical:
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Project Plumbing:
 The project is a tenant suite expansion for the existing building at 330 Reservoir Street, Needham, MA. The project includes the expansion of the existing suite and the addition of new space. The project is to be completed in two phases. The first phase includes the expansion of the existing suite and the addition of new space. The second phase includes the addition of new space.

Project Fire Protection:
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Project Security:
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Project Accessibility:
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Project Sustainability:
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Project Other:
 The project is a tenant suite expansion for the existing building at 330 Reservoir Street, Needham, MA. The project includes the expansion of the existing suite and the addition of new space. The project is to be completed in two phases. The first phase includes the expansion of the existing suite and the addition of new space. The second phase includes the addition of new space.

5/26/20

330 RESERVOIR ST
 FLOOR PLAN
 TOTAL 26,624 sq ft

Unit #1 4,963 sq ft
 Unit #2 16,701 sq ft
 Unit #3 4,960 sq ft



