



IN CITY COUNCIL

Marlborough, Mass., _____ APRIL 4, 2016

ORDERED:

That there being no objection thereto set **MONDAY, APRIL 25, 2016** as **DATE FOR PUBLIC HEARING** on the Application for Special Permit, Quad Rink Limited Partnership, New England Sports Management Corp., to amend existing special permits, to add Rinks 7 & 8 and Restaurants, 121 Donald Lynch Blvd., X11-1002790B, 10-1002448B, 04-100359B and 94-5460B, be and is herewith refer to **URBAN AFFAIRS COMMITTEE, ADVERTISE.**

Ninety days after public hearing is 07/24/16 which falls on a Sunday, therefore 07/25/16 would be considered the 90th day.

ADOPTED

ORDER NO. 16-1006516

//

**CITY OF MARLBOROUGH
OFFICE OF THE CITY CLERK**

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

APPLICATION TO CITY COUNCIL FOR ISSUANCE OF SPECIAL PERMIT

2016 MAR 31 A 11:45

1. Name and address of Petitioner or Applicant:

Quad Rink Limited Partnership / New England Sports Management Corp.; 84 South St. Carlisle MA 01741

2. Specific Location of property including Assessor's Plate and Parcel Number.

121 Donald Lynch Boulevard / Map 13-Lot 13, 14, 15

3. Name and address of owner of land if other than Petitioner or Applicant:

Same as item #1

4. Legal interest of Petitioner or Applicant (owner, lessee, prospective owner, etc.) Owner

5. Specific Zoning Ordinance under which the Special Permit is sought:

Article V Section 650 Paragraph _____ Sub-paragraph _____

6. Zoning District in which property in question is located:

Limited Industrial LI

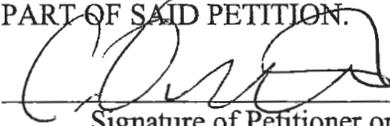
*UA
3. H. 4/29/15
AD ✓*

7. Specific reason(s) for seeking Special Permit

Amend existing Special Permit, #94-560B to add Rink 7, 8 and Restaurants

8. List of names and addresses of abutter. SEPARATE SHEET ATTACHED

PETITION IS HEREBY MADE FOR THE ISSUANCE OF A SPECIAL PERMIT BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH AND IS BASED ON THE WITHIN PETITION OR APPLICATION AS FILED HERewith AND MADE PART OF SAID PETITION.



Signature of Petitioner or Applicant

Address: 84 South Street

Carlisle, MA 01741

Telephone No. 369 978-380-4321 Ext 1

Project Manager: Chip Orcutt

Date: _____
City Clerk's Office

Application For Modification to Existing Special Permit

Special Permit #94-560B, and as amended.

INTRODUCTION

New England Sports Management (NESM) Corporation presently operates the New England Sports Center, located At 121 Donald Lynch Boulevard, under Special Permit #94-560B approved by the Marlborough City Council 23 May 1994, and as amended May 10, 2004 for a fifth ice surface, and further amended April 5, 2010 for a sixth ice surface. NESM has operated in conformance with the requirements of the Special Permit and amendment, which incorporates six (6) Ice Surfaces with associated support and viewing facilities. The current footprint of this building is 174,864 square feet as shown on the Layout and Materials Plan in the attached drawings and is situated on over 23 acres.

NESM requests a modification to the Special Permit to construct two additional rinks under the existing special permit #94-506B dated 23 May 1994, and the amended permit May 10, 2004 as well as amended permit April 5 2010. The City granted the special permit *“to construct and make use of a multi –sport facility consisting of four major activity areas... [Subject to conditions (a) – (m)]”*. NESM constructed and operated the facility in compliance with the special permits and is now requesting an amendment for the addition and use of the 7th and 8th rinks and their ice surfaces. NESM further requests that the Special Permit in 1994 further be amended in section 4. (p) Page 8 to include that alcohol beverages may be served in areas where food is prepared and served to the public in accordance with the City of Marlborough Licensing Board for such matters within the facility.

The seventh and eighth rinks would be added to the West side side of the building, alongside of Rink 5. The expansion would maintain the aesthetic appearance of the present building and require minimum modifications to the building and the site. In June of 2013 NESM acquired the abutting 23 acres of land known as Lot 13 to the west of the site and will utilize a portion of that land for the rink expansion and parking. NESM has completed a revised parking and traffic study impact report as part of the application for review, and will provide the final copies to the Council and City boards the week of _____, 2016.

As always, NESM looks forward to continuing our relationship with the City of Marlborough and presenting our expansion for Rink 7 and 8 to the City Council and community over the next few months.

LOCUS PLAN



Figure - 2

LIST OF NAMES AND ADDRESS OF ABUTTERS
AS REQUESTED ON THE APPLICATION FOR SPECIAL PERMIT OF:

(Name of Petitioner)

FOR THE ISSUANCE OF SPECIAL PERMIT BY THE CITY COUNCIL OF THE CITY OF
MARLBOROUGH UNDER CHAPTER 650, ZONING, OF THE CODE OF THE CITY OF
MARLBOROUGH.

(Abutters as defined in §650-59, Section 4H, **Powers and Procedure of Special-Permit Granting
Authorities**)

**ABUTTERS LISTING for 121 Donald J Lynch Blvd (26-31,32) 400 ft
MARLBOROUGH, MA**

Map	Block	Lot	Unit	Owner's Name	Co Owner's Name	Address	City	ST Zip	Parcel Location
13	2			BOMBARD ALBERT D		75 DONALD J LYNCH BLVD	MARLBOROUGH	MA 01752	75 DONALD J LYNCH BLVD
13	4			CURLEY RICHARD T TR	CHARLEEN M CURLEY TR	480 RIVER RD	HUDSON	MA 01749	ROBIN HILL ST
13	5			KOROLATH OF NEW ENGLAND INC		ATTN ROBERT KEARIN	WOBURN	MA 01801	BIGELOW ST
13	6			NEW ENGLAND POWER COMPANY	PROPERTY TAX DEPT	40 SYLVAN RD	WALTHAM	MA 02451-2286	RIVER RD
13	7			INHABITANTS OF THE TOWN OF HUDSON	LIGHT AND POWER DEPARTMENT	78 MAIN ST	HUDSON	MA 01749	DONALD J LYNCH BLVD
13	4A			CITY OF MARLBOROUGH		140 MAIN ST	MARLBOROUGH	MA 01752	RIVER RD
13	5A			CITY OF MARLBOROUGH		140 MAIN ST	MARLBOROUGH	MA 01752	RIVER RD
26	1			CASACELI RIVER ROAD LLC		5 COOLIDGE ST	HUDSON	MA 01749	BIGELOW ST
26	7			APPLE EIGHT HOSPITALITY MASSACHUSET		814 MAIN ST	RICHMOND	VA 23219	112 DONALD J LYNCH BLVD
26	8			CITY OF MARLBOROUGH	ROBIN HILL CEMETERY	140 MAIN ST	MARLBOROUGH	MA 01752	DONALD J LYNCH BLVD
26	9			PONDVIEW JV OWNER LLC		C/O NORDBLOM COMPANY	BURLINGTON	MA 01803	200 DONALD J LYNCH BLVD
26	20			DIGITAL FEDERAL CREDIT UNION	ATTN ACCOUNTING DEPT	220 DONALD J LYNCH BLVD	MARLBOROUGH	MA 01752	220 DONALD J LYNCH BLVD
26	22			PONDVIEW JV OWNER LLC		C/O NORDBLOM COMPANY	BURLINGTON	MA 01803	290 DONALD J LYNCH BLVD
26	23			FERRIS DEVELOPMENT 325 DJL BLVD LLC		C/O FERRIS DEVEL GROUP LL	MARLBOROUGH	MA 01752	325 DONALD J LYNCH BLVD
26	26			PONDVIEW JV OWNER LLC		C/O NORDBLOM COMPANY	BURLINGTON	MA 01803	295 DONALD J LYNCH BLVD
26	31			QUAD RINK LIMITED PARTNERSHIP		84 SOUTH ST	CARLISLE	MA 01741	DONALD J LYNCH BLVD
26	32			RENFROE H LARUE TR	DONALD LYNCH BLVD REALTY TRUST	84 SOUTH ST	CARLISLE	MA 01741	121 DONALD J LYNCH BLVD
26	21A			NEW ENGLAND POWER COMPANY	PROPERTY TAX DEPT	40 SYLVAN RD	WALTHAM	MA 02451-2286	257 DONALD J LYNCH BLVD
26	21B			NEW ENGLAND POWER COMPANY	PROPERTY TAX DEPT	40 SYLVAN RD	WALTHAM	MA 02451-2286	DONALD J LYNCH BLVD

MARLBOROUGH ASSESSORS

*Anthony C. Amador
William J. Stewart
Dana May*

HUDSON, MA

Map	Lot	Location	Owner CHR(39) s Name
71	19	454 RIVER RD	MARITIMUS REALTY TRUST
71	10	480 RIVER RD	480 RIVER ROAD REALTY TRUST
71	8	446 RIVER RD	JW RIVER REALTY LLC
72	11	RIVER RD	480 RIVER ROAD REALTY TRUST
72	10	RIVER RD	DONALD LYNCH BLVD RLTY TR

Date: March 25, 2016
To: Marlborough City Council Special Permit
From: Hudson Board of Assessors

Attached is a certified list of abutters for the below referenced parcel.

72-10
MAP & LOT

DONALD LYNCH BLVD RLTY TR
OWNER

RIVER RD
LOCATION



Christine W. DiMare
Christine W. DiMare
Principal Clerk

SPECIAL PERMIT-SUMMARY IMPACT STATEMENT

Applicant's Name: Quad Rink Limited Partnership
New England Sports Management Address: 84 South Street Carlisle MA 01742

Project Name: New England Sports Center, Rink 7 & 8 Address: 121 Donald Lynch Blvd.

1. PROPOSED USE: (describe) Ice skating, athletic activities and restaurant

2. EXPANSION OR NEW: Expansion

3. SIZE: floor area sq. ft. 88,830 sq ft 1st floor 75,298 sq ft all floors 88,830 sq ft

buildings 1 # stories 2 lot area (s.f.) 1,146,499 (26.32 Acres)

4. LOT COVERAGE: 43 % Landscaped area: 57 %

5. POPULATION ON SITE: Number of people expected on site at anytime:

Normal: Rinks 7&8: 36 Total: 242 Peak period: Rinks 7&8: 124, Total: 630

6. TRAFFIC:

(A) Number of vehicles parked on site:

During regular hours: Rinks 7&8: 16 Total: 116 Peak period: Rinks 7&8: 54 Total: 390

(B) How many service vehicles will service the development and on what schedule?

Approximately 15 per day non-peak hours

7. LIGHT: How will the development be lit at the exterior? How much light will leave the property and enter the abutting property? Lighting will match existing conditions and not leave the property.

8. NOISE:

(A) Compare the noise levels of the proposed development to those that exist in the area now.

No change - same as previously permitted

(B) Described any major sources of noise generation in the proposed development and include their usual times of operation. None

9. AIR: What sources of potential air pollution will exist at the development? No change - Automobile - Ammonia refrigerant (tightly controlled and alarmed)

10. WATER AND SEWER: Describe any unusual generation of waste.

No change - Nothing unusual, the facility currently recycles 70% of the water used through their cooling towers

11. HAZARDOUS MATERIAL: List any types of Hazardous Waste that will be on-site. How will this waste be stored? Where? How much will be in storage on a daily basis? How will it be disposed? None will be stored

***Attach additional sheets if necessary**



CITY OF MARLBOROUGH
MARLBOROUGH, MASSACHUSETTS 01752

City Hall
140 Main St.

Marlborough, Massachusetts 01752

Voice (508) 460-3775 Facsimile (508) 460-3723 TTD (508) 460-3610

President and Members City Council

Date: _____

SPECIAL PERMIT APPLICATION
CERTIFICATION BY PLANNING DEPARTMENT

Project Name: New England Sports Center - Expansion Rink 7 and 8

Project Use Summary: Ice Skating, Indoor Athletic Activities and Restaurants

Project Street Address: 12 Donald Lynch Blvd.

Plate: Map 13 Parcel: Lot 13, 14 and 15

Applicant/Developer Name: Quad Rink Limited Partnership / New England Sports Management

Plan Date: March 23-2016 Revision Date: _____

Dear President and Members:

In accordance with the City Council's Rules for Special Permit Applications, I hereby certify that the Site Plan filed with the City Clerk has been reviewed by the Building Department within the limits of work shown on the plan, and that said plan meets all prior referenced informational requirements of Section 7; that the plan conforms in all aspects to City Code and to these Rules and Regulations, and that any necessary zoning variances have been already granted by the Marlborough Zoning Board of Appeals, and any applicable appeal period concerning said variances have run.

Very truly yours,

Robert Camacho

~~Interim~~ Building Commissioner

Application Fee to submit to
City Clerk's office

\$ 1,500.00



**City of Marlborough, Massachusetts
CITY CLERK DEPARTMENT**

**Lisa M. Thomas
City Clerk**

I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all Municipal tax returns and paid all Municipal taxes required under law.

Company Name

Quad Rink Limited Partnership / New England Sports Management Corporation

Owner Name/Officer Name of LLC or Corporation

H. Larue Renfroe

Owner/Officer Complete Address and Telephone Number

84 South Street Carlisle, Ma 01741

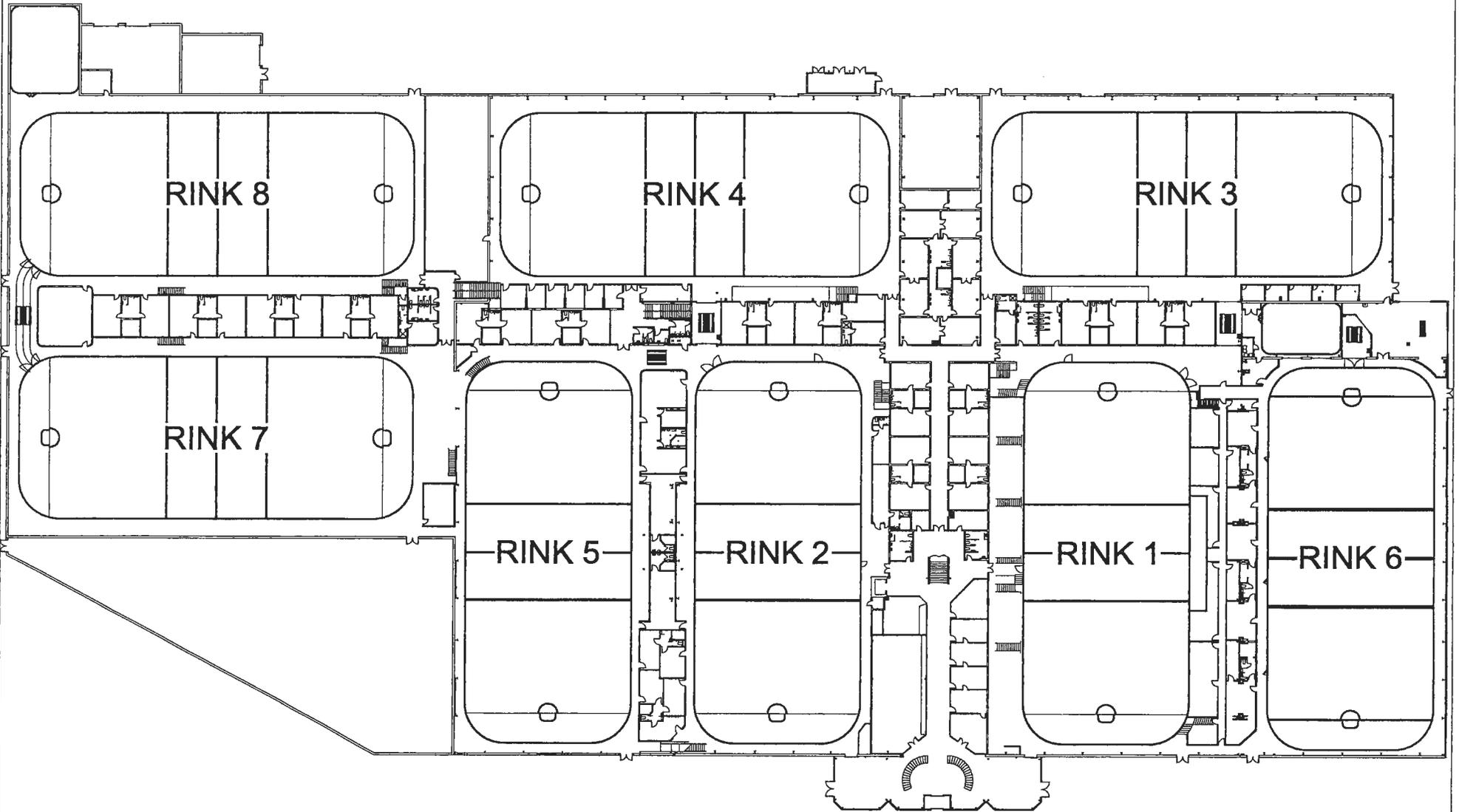
Signature of Applicant

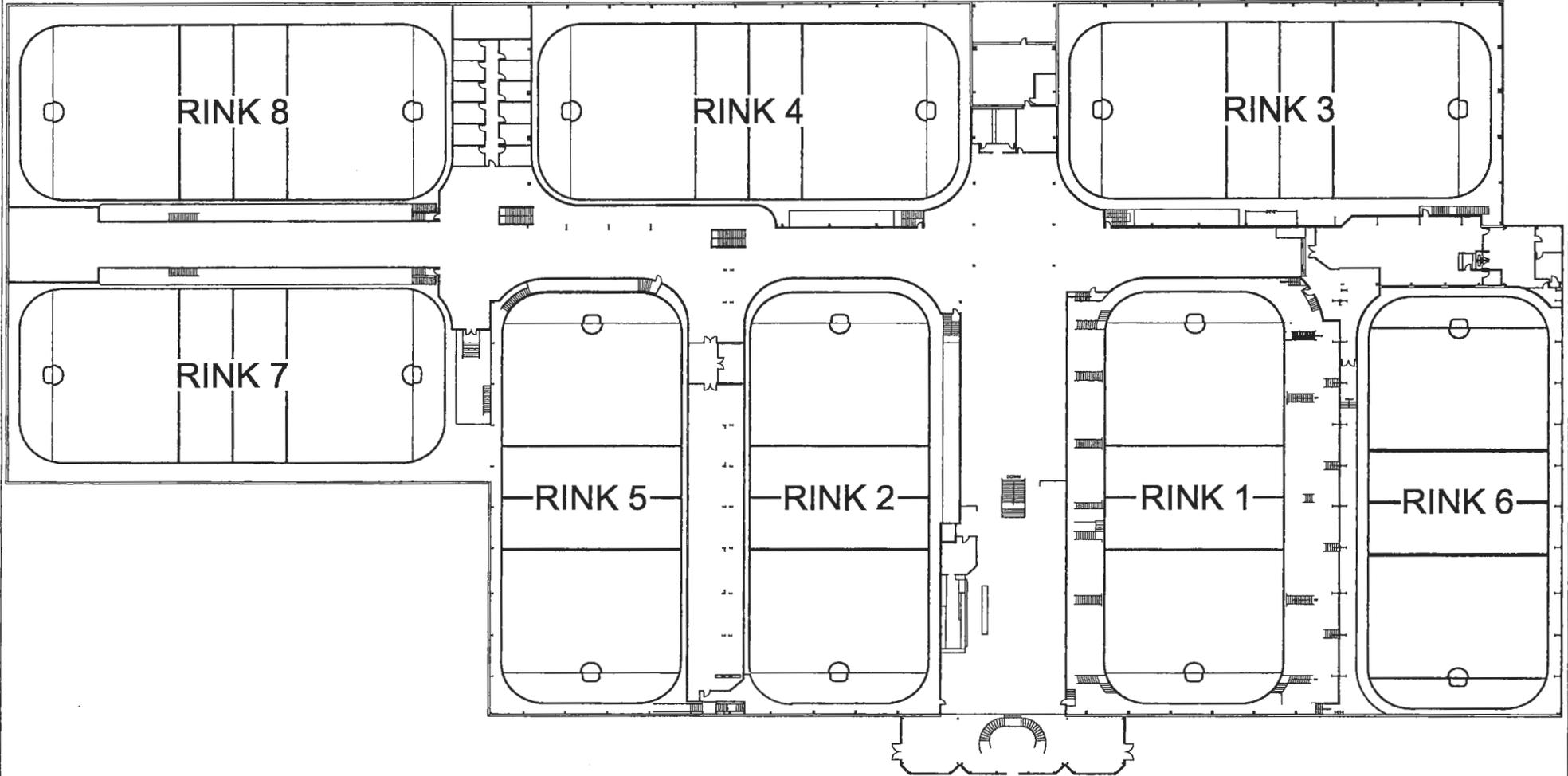
Chip Orcutt - (Agent For);

Attorney on behalf of Applicant, if applicable

The Special Permit Package will not be accepted unless this certification clause is signed by the applicant and the Tax Collector.

Tax Collector





**City of Marlborough, Massachusetts
CITY CLERK DEPARTMENT**



**Lisa M. Thomas
City Clerk**

Dear Applicant,

To ensure that each department listed below receives a copy of your completed Special Permit application, please hand-deliver to each department as instructions indicate below.

PLACE A CHECK-MARK AFTER HAND-DELIVERING THE APPLICATION TO THE FOLLOWING DEPARTMENTS AND SIGN YOUR NAME & DATE IT ACCORDINGLY. MAKE SURE THIS PAGE IS SIGNED AND RETURNED TO THE CITY CLERK'S OFFICE WITH THE COMPLETED APPLICATION. THE CITY CLERK'S OFFICE WILL NOT ACCEPT THE APPLICATION WITHOUT THE SIGNATURE OF THE APPLICANT OR PETITIONER AS INDICATED BELOW.

3 SETS	OFFICE OF THE CITY CLERK <i>LM</i>
1 SET	POLICE CHIEF <i>Flaherty</i>
1 SET	FIRE CHIEF <i>506</i>
1 SET	CITY ENGINEER <i>LM</i>
1 SET	CITY PLANNER <i>N/A</i>
1 SET	CONSERVATION OFFICER (IF WETLANDS AFFECTED) <i>Phelan</i>
1 SET	BUILDING INSPECTOR <i>JA</i>
12 SETS	OFFICE OF THE CITY COUNCIL <i>SA</i>

Lisa M. Thomas

Signature

3/31/2016

Date

Thank you for your cooperation in this matter.

Sincerely,

Lisa M. Thomas
City Clerk

PARKING STUDY

NESM has performed a study of the usage of the existing parking capacity at the New England Sports Center as it relates to the addition of Rinks 7 and 8. The full study is currently in publishing and will be submitted as part of the Special Permit and Site Plan Applications as soon as it is available.

The study has found that the 490 parking spaces currently available at the facility should be increased 600 to allow sufficient on-site parking for all major tournament and events throughout the year. The parking and traffic study also re-confirmed that the Residence Inn Hotel located directly across Donald Lynch Boulevard has provided up to 75 additional parking spaces for non-local families that come to the NESM tournaments and other events and stay at the Residence Inn for a total of 675 available spaces. Our reciprocal parking agreements with other neighboring properties allows for NESM to utilize additional parking when super events are initiated at the site and are coordinated with the Marlborough Fire and Police Departments.

NESM currently provides space for up to 8 buses and, with the addition of Rinks 7 and 8, will provide space for 10 buses as well as 10 handicap parking spaces.