

TOWN OF SCITUATE

Planning Board



600 Chief Justice Cushing Hwy.
Scituate, Massachusetts 02066
Telephone: (781) 545-8730
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April 29, 2013

Ms. Kathleen Curran
Town Clerk
600 Chief Justice Cushing Highway
Scituate, MA 02066

**RE: Site Plan Waiver – 3 Mill Wharf Plaza Unit N-11
Be Well Studios**

Dear Ms. Curran:

Please be advised that at the April 25, 2013 Planning Board meeting, William Limbacher, Daniel Monger, Robert Vogel, Richard Taylor and Eric Mercer being present and voting, the following Motion was voted favorably with a unanimous vote of the members present:

MOTION: Move to approve the site plan waiver for the Be Well Studios at 3 Mill Wharf Plaza Unit N-11, with the following conditions:

1. Construction shall comply with the improvements shown on plans entitled Alterations to: Condo Unit N11 3 Mill Wharf Plaza Scituate, MA for Healing Touch Therapies Sheets D-1 Demolition Plan, A-1 Partition Plan Door Schedule and Partition Types, A-2 Reflected Ceiling Plan and A-3 Enlarged Bathroom Plans and Interior Elevations dated 2/27/13 as prepared by Compass Group Architecture LLC except as may be modified to meet these conditions.
2. Hours of operation are limited to Monday – Friday 5:30 a.m. to 8:30 p.m., Saturday 8:00 a.m. to 5:00 p.m. and Sunday 10:00 a.m. to 4:00 p.m. Prior to 7:00 a.m. exercise or yoga classes may be held with the number of participants not to exceed ten per class, and personal training or massage therapy may be provided to individual customers. This should minimize exterior noise and interior noise transmission.
3. Music provided shall be by small table top external device such as a table top Bose wave radio or similar technology. No music system built into or attached to the walls or ceiling is permitted.
4. Sound insulation will be installed in the new walls and ceilings. Sound barrier insulation in the ceiling shall be between 6 and 8 inches thick and be designed for sound reduction rather than thermal retention. Final sound insulation specifications shall be provided to the Planning Board and Building Commissioner prior to installation for verification of conformance with the intent of this condition.
5. The applicant has agreed to conduct a sound test prior to opening with the condominium trustees, the management company and the unit owners. This test will be designed to fully understand the

level of the noise and vibration within the premises and provide an opportunity to determine an acceptable level of volume and vibration in the unit. The Town Planner and Building Commissioner shall be notified of the results and of the test and any agreements that are made based on the test.

6. The applicant shall not make, permit or suffer any disturbing noises or vibrations by means of a radio, phonograph, stereo, television, piano or other musical instrument or other form of technology of any description, by himself, his family, guests, agents, servants or employees, nor do, permit, or suffer anything by such persons that will unreasonably interfere with the rights, comforts or conveniences of other unit owners or occupants. No radio, phonograph, stereo, television or other device shall incorporate outside terrace or deck speakers. For purposes of this section, any noise or vibration from within a unit which can be heard or ascertained within another unit shall be deemed a disturbing noise or vibration.
7. A soft-close mechanism shall be added to the exterior door used by the studio.
8. The applicant shall encourage customers to park at a distance from the building.
9. Windows shall remain closed while music is being played before 8:00 a.m. and after 6:00 p.m.
10. No incursion of steam or heat shall be detected in the Condominium Unit above.
11. Signage is approved as designed (see attached rendering.)

Very truly yours,



William Limbacher, Chairman

Cc: Planning Board
Neil Duggan, Building Commissioner
Atty. Steven M. Guard
Jennifer Jensen, Healing Touch Therapies/Be Well Studios
Bryce Grefe, Manager, N Eleven Realty LLC

Attachment

Be Well Studios Proposed Sign

Designed by: Paul Kukstis Woodcarving



The size is 65x24x2

Elevation: 96" from the floor

Handcarved from HDU Signfoam

