



IN CITY COUNCIL

Marlborough, Mass., OCTOBER 21, 2024

PAGE 1

ORDERED:

IN CITY COUNCIL

DECISION ON A SPECIAL PERMIT

ORDER NO. 24-1009228B

Application of:
Ambidextrous Ventures LLC
2 Peabody Court
Concord, MA 02142

Locus:
119 Airport Boulevard, Unit 11
Parcel: 73-52-1-11

The City Council of the City of Marlborough hereby **GRANTS** the Application for a Special Permit to Ambidextrous Ventures LLC (the "Applicant") for a private recreation establishment consisting of a pickleball complex as provided in this Decision and subject to the following Findings of Fact and Conditions.

FINDINGS OF FACT

1. The Applicant, Ambidextrous Ventures LLC, is a Massachusetts limited liability company having a principal business address of 2 Peabody Court, Concord, MA 02141.
2. The Applicant is the owner of the property located at 119 Airport Boulevard, Unit 11, Marlborough, MA, being Assessor's Parcel 73-52-1-11 (the "Site").
3. On June 21, 2024, the Applicant, by and through its counsel, filed with the City Clerk of the City of Marlborough, an Application for a Special Permit, herein referred to as (the "Application").
4. In accordance with Article V, Section 650-17 of the Zoning Ordinance of the City of Marlborough (the "Zoning Ordinance"), the Application proposes a private recreation establishment consisting of a pickleball complex (the "Use") at the Site. As shown on the Plans referenced in paragraph 5 below, the Use will consist of the following: one (1) single-story, 19,950 square foot building with six (6) indoor pickleball courts, one (1) pickleball practice court, a pickleball pro shop, office, restrooms, locker rooms, lounge, sale of beverages and pre-packaged snacks, viewing area, and one (1) outdoor pickleball court, seventy-six (76) parking spaces, a picnic area and other accessory uses to support the pickleball complex (including but not limited to indoor ping-pong, foosball, darts and other activities conducted during wait times).



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5. In connection with the Application, the Applicant submitted a certified list of abutters, filing fees, a site plan entitled "Proposed Site Plan of Use Area #11 119 Airport Boulevard in Marlborough, MA" dated April 5, 2024, with revisions through September 10, 2024, prepared for Ambidextrous Ventures, LLC, by Connorstone Engineering Inc., a landscape plan entitled "Proposed Landscape Plan of Use Area #11, 119 Airport Boulevard in Marlborough, MA" dated April 23, 2024 prepared for Ambidextrous Ventures, LLC, prepared by Connorstone Engineering Inc., and Architectural Plans entitled "Marlborough Pickleball" dated September 26, 2023 with revisions through June 19, 2024, prepared by Ganek Architects Inc., (the "Plans"), attached hereto as "**Attachment A**".
6. The Application was certified as complete by the Building Commissioner of the City of Marlborough, acting on behalf of the City Planner for the City of Marlborough, in accordance with the Rules and Regulations promulgated by the City Council for the issuance of a Special Permit.
7. The Site has an area of 85,337 +/- square feet, as shown on the Plans.
8. The Site is located in the Limited Industrial ("LI") zoning district.
9. Pursuant to the Rules and Regulations of the City Council for the City of Marlborough and applicable statutes of the Commonwealth of Massachusetts, the City Council established a date for a public hearing on the Application and the City Clerk for the City of Marlborough caused notice of the same to be advertised and determined that notice of the same was provided to abutters entitled thereto in accordance with applicable regulations and law.
10. The Marlborough City Council, pursuant to Massachusetts General Laws Chapter 40A, opened a public hearing on the Application on Monday, August 19, 2024. The public hearing was held at Marlborough City Hall, 140 Main Street. The hearing was closed on August 19, 2024.
11. The Applicant, through its representatives, presented testimony at the public hearing detailing the Use, describing its impact upon municipal services, the neighborhood and traffic.
12. At the public hearing, members of the public expressed concern over noise from the outdoor court and the hours of operation, impact the Pickleball Facility will have on property values, days where parking demand will be in excess of available parking, and questions regarding any expansion of the facility in the future, whether the facility is membership based, whether a member can bring a guest, and whether it would be open to the public.
13. At the public hearing, the Applicant addressed concerns and questions expressed by members of the public including noise, operation/hours of the Use, proximity to the Site and a nearby athletic club.



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BASED ON THE ABOVE, THE CITY COUNCIL MAKES THE FOLLOWING FINDINGS AND TAKES THE FOLLOWING ACTIONS

- A. The Applicant has complied with all Rules and Regulations promulgated by the Marlborough City Council as they pertain to special permit applications.
- B. The City Council finds that the proposed Use of the Site is an appropriate use and in harmony with the general purpose and intent of the Zoning Ordinance of the City of Marlborough when subject to the appropriate terms and conditions as provided herein. The City Council makes these findings subject to the completion and adherence by the Applicant, its successors and/or assigns to the conditions more fully set forth herein.
- C. The City Council, pursuant to its authority under Massachusetts General Laws Chapter 40A and the Zoning Ordinance of the City of Marlborough hereby **GRANTS** the Applicant a Special Permit for a private recreation establishment consisting of a pickleball complex, as shown on the Plans filed, **SUBJECT TO THE FOLLOWING CONDITIONS**, which conditions shall be binding on the Applicant, its successors and/or assigns.
 1. Construction in Accordance with Applicable Laws. Construction of all structures on the Site is to be in accordance with all applicable Building Codes and Zoning Regulations in effect in the City of Marlborough and the Commonwealth of Massachusetts and shall be built according to the Plans as may be amended during Site Plan Review.
 2. Site Plan Review. The issuance of the Special Permit is further subject to detailed Site Plan Review by the Site Plan Review Committee, in accordance with the City of Marlborough Site Plan Review Ordinance prior to the issuance of the building permit. Any additional changes, alterations, modifications, or amendments, as required during the process of the Site Plan Review, shall be further conditions attached to the building permit and no occupancy permit shall be issued until the Applicant has complied with all conditions. Subsequent Site Plan Review shall be consistent with the conditions of this Special Permit and the Plans submitted, reviewed, and approved by the City Council as the Special Permit Granting Authority.
 3. Modification of Plans. Notwithstanding conditions #1 and #2 above, the City Council or the Site Plan Review Committee may approve engineering changes to the Plans, so long as said changes do not change the Use as approved herein, or materially increase the impervious area of the Use, reduce the green area, alter traffic flow, or increase the size of the building, all as shown on the Plans. Any modification of the conditions of this special permit or the Use as approved herein shall first require modification of this special permit.



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ORDERED:

4. Incorporation of Submissions. All plans, photo renderings, site evaluations, briefs and other documentation provided by the Applicant as part of the Application, and as amended or revised during the application/hearing process before the City Council and/or the City Council's Urban Affairs Committee, are herein incorporated into and become a part of this Special Permit and become conditions and requirements of the same, unless otherwise altered by the City Council.
5. Lighting. Exterior lighting at the Site shall be downward facing and shielded to minimize impacts on neighboring properties. There shall be no lighting of the outdoor court.
6. Screening for Abutters. The Applicant shall install infill vegetated landscaping to supplement the existing tree line along the east and south property lines to screen areas of the Site used for the outdoor pickleball court, parking and driveways from adjacent properties.
7. Stormwater and Erosion Control Management. The Applicant, its successors and/or assigns, shall ensure that its site superintendent during construction of the project is competent in stormwater and erosion control management. This individual(s)' credentials shall be acceptable to the Engineering Division of the City's Department of Public Works and the City's Conservation Commission. This individual(s) shall be responsible for checking the Site before, during and after storm events (greater than 0.5 inch in 24 hours) including weekends and evenings when storms are predicted. This individual(s) shall ensure that no untreated stormwater leaves the Site, consistent with the Commonwealth's and the City's stormwater regulations. This individual(s) shall ensure compliance with the approved sequence of construction plan and the approved erosion control plan. The Applicant, its successors and/or assigns, shall grant this individual(s) complete authority of the Site as it relates to stormwater and erosion controls.
8. Detention Basins and Infiltration Systems. The on-site detention basin and infiltration system shall be inspected by the Applicant not less than annually with respect to sedimentation accumulation with copies of annual reports given by the Applicant to the City Engineer. To the extent such reports indicate to the City Engineer the need for sediment removal, the same shall be removed by the Applicant.
9. Snow Storage. Snow Storage is to be provided on-Site by the Applicant on impervious surfaces, except (a) during peak winter months or (b) during exceptional storms, in either of which events the Applicant may elect to utilize off-site storage. Snow-melt runoff is to be directed toward catch basins.



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ORDERED:

10. Emergency Medical Services. (a) Any time an athletic event is being played on-Site, Applicant shall have an Automated External Defibrillator available, and a person trained to administer the defibrillator. (b) At all times during athletic events being played on-Site, the Applicant shall employ and have present on-Site a person who is certified through the American Red Cross for Standard First Aid. Said certification includes, but is not limited to, CPR for adults, children, and infants, first aid for bleeding, broken bones and seizures.
11. Parking Areas. (a) Seventy-six (76) parking spaces shall be provided as shown on the Plans. (b) No overnight parking of any kind of vehicle is allowed on the Site, including the parking lot. (c) Buses will not queue so as to obstruct the passageway to the main entrance from the handicap parking area in front of the main entrance. (d) Parking areas/lots shall be used for parking only. No other activities including but not limited to car washes, tailgating, festivals, picnics, or sports clinics shall take place in the parking areas/lots. (e) Parking areas will be swept, as necessary. (f) Pursuant to the provisions of Massachusetts General Laws, Chapter 90, Section 18, the Applicant shall submit a written request and grant of authority to the Marlborough Traffic Commission to promulgate legally enforceable rules and regulations for the control of on-Site traffic and parking. (g) Applicant shall be responsible for providing, installing, and maintaining all signage or markings required by the Traffic Commission. Such signage or markings shall meet the standards of the Manual of Uniform Traffic Control Devices. (h) Because of the lack of history in the parking requirements for the Use, the City Council may review said requirements within two years of the opening of the Use. If the City Council determines that there is a requirement for the Applicant to provide for overflow parking, the City Council may amend this Special Permit to add an overflow parking requirement as a condition of the Use. (i) No parking for the Use is permitted on the cul-de-sac, Airport Boulevard, or any other property off-Site.
12. Pickleball Facility Only. The Use is limited to the specific primary purpose of a complex for the sport of pickleball as further described in Findings of Fact #4. All courts shall be limited to pickleball only. Accessory uses are limited to uses that are ancillary and in support of the primary purpose of pickleball (including but not limited to indoor ping-pong, foosball, darts and other activities conducted during wait times).
13. Hours of Operation. The maximum hours of operation of the Use shall be seven days a week, 5:30 AM to 12:00 AM (midnight), provided that, usage of the outdoor pickleball court shall be limited to dawn (but no earlier than 7:00 AM) to dusk (but no later than 9:00 PM). The outdoor court shall be locked when not open for usage.
14. Screening of Trash Dumpster. Applicant shall screen the Use's trash area by constructing a fence so as to hide the trash receptacle from sight. The dumpster on the Site will be covered.



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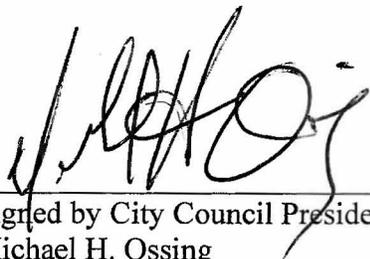
PAGE 6

ORDERED:

15. Serving of Alcoholic Beverages and Food. The service of alcoholic beverages on the Site as part of the Use shall be limited as follows. Applicant may serve wine and malt beverages as an accessory use, subject to the following further conditions: (a) obtaining a wine and malt beverage, on-premises license from the City of Marlborough Licensing Board in accordance with MGL Chapter 138; (b) wine and malt beverages shall only be served and consumed inside the building within interior areas as determined by the Licensing Board (but excluding indoor courts), and not in any outdoor areas; (c) serving of wine and malt beverages shall be limited to the hours of 11:00 AM to 12:00 AM (midnight); and (d) pre-packaged snacks shall be available for purchase in the lounge area.
16. Recording of Decision. In accordance with the provisions of Massachusetts General Laws, Chapter 40A, Section 11, the Applicant, its successors and/or assigns, at its expense shall record this Special Permit in the Middlesex South Registry of Deeds after the City Clerk has certified that the twenty-day period for appealing this Special Permit has elapsed with no appeal having been filed, and before the Applicant has applied to the Building Commissioner for a building permit. Upon recording, the Applicant shall forthwith provide a copy of the recorded Special Permit to the City Council's Office, the Building Department, and the City Solicitor's Office.

Yea: 11 – Nay: 0

Yea: Vital, Doucette, Preciado, Brown, Irish, Fuccillo, Landers, Navin, Oram, Ossing & Robey.



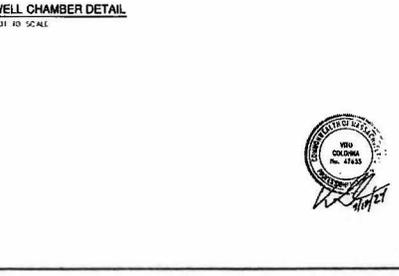
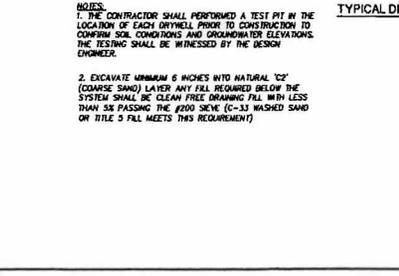
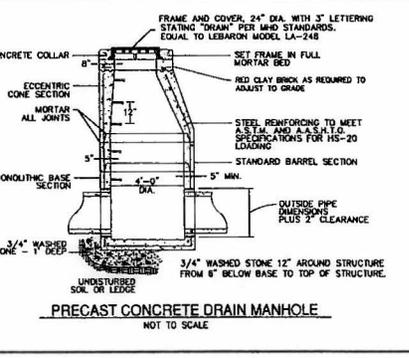
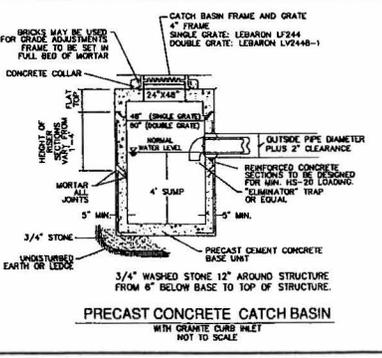
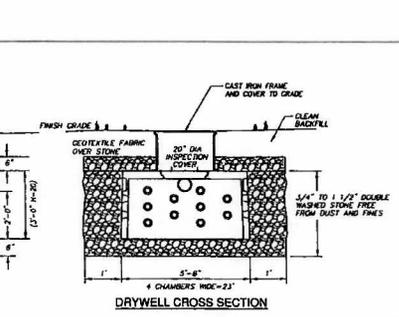
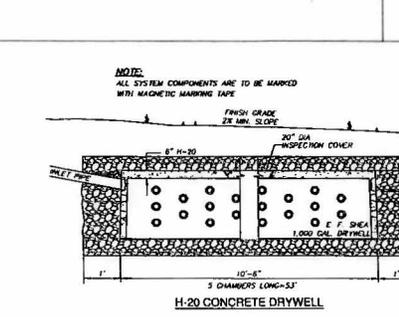
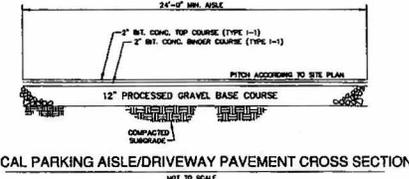
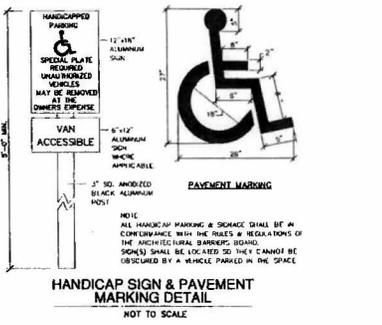
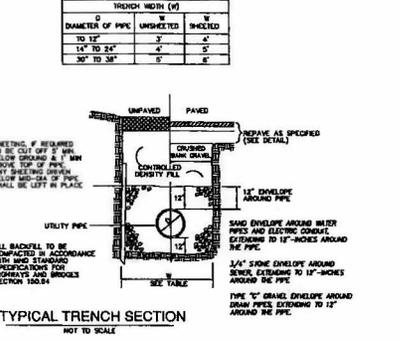
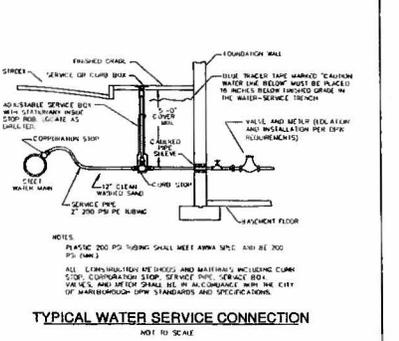
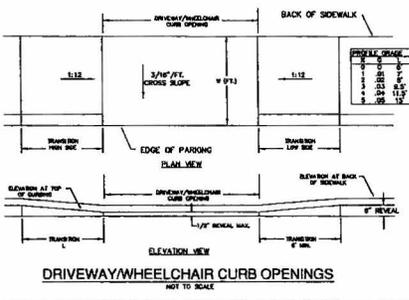
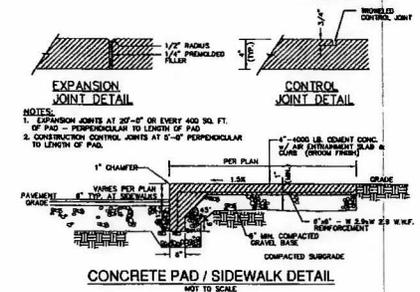
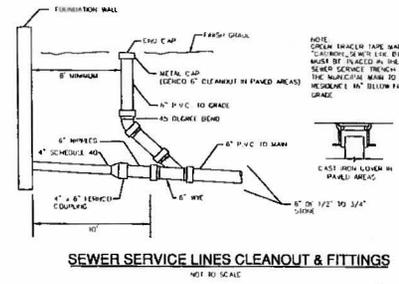
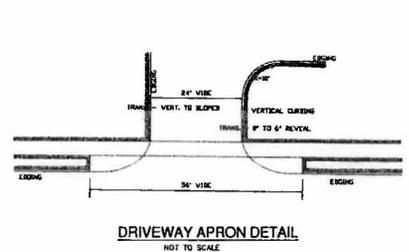
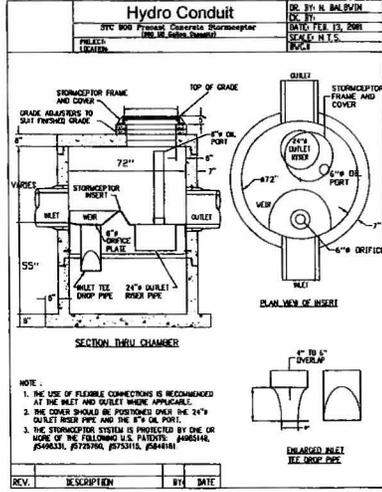
Signed by City Council President
Michael H. Ossing

ADOPTED
In City Council
24-1009228B

ORDER NO. 24-1009228B

ATTACHMENT

A



APPROVED
 SITE PLAN REVIEW COMMITTEE

DATE: _____

PREPARED FOR:
 AMBIDEXTROUS VENTURES, LLC
 2 PEABODY COURT
 CONCORD, MA

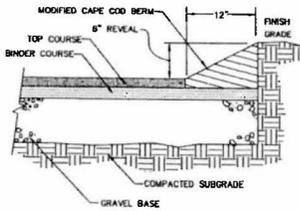
OWNER:
 AMBIDEXTROUS VENTURES, LLC
 2 PEABODY COURT
 CONCORD, MA
 MAP 73, PARCEL 92

CONNORSTONE
 ENGINEERING INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 10 SOUTHWEST CUTOFF, SUITE 7
 NORTHBOROUGH, MASSACHUSETTS 01532
 PHONE: 508-393-9127 | FAX: 508-393-5242

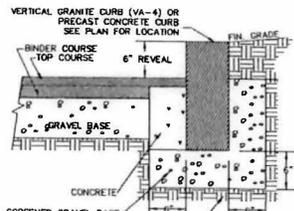
PROPOSED SITE PLAN
 OF
 USE AREA #11
 119 AIRPORT BOULEVARD
 IN
 MARLBOROUGH, MA

9-10-24 EXITS PER CONSERVATOR COMMENTS
 8-1-24 EXITS PER REVIEW COMMENTS
 DESIGNED BY: REM CHECKED BY: VC
 DATE: APRIL 5, 2024
 SCALE: NONE SHEET 3 OF 4

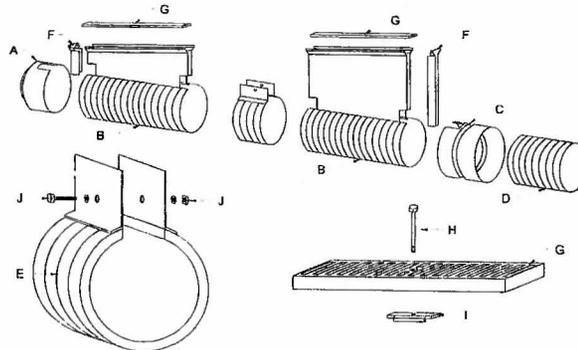




THROUGHOUT PARKING LOT UNLESS OTHERWISE SPECIFIED
MODIFIED CAPE COD BERM
NOT TO SCALE



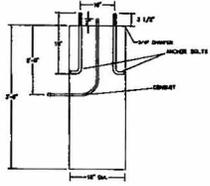
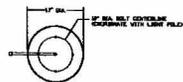
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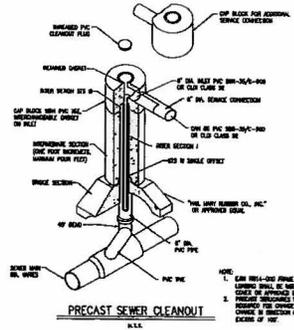
- A. DURASLOT XL End Cap
- B. DURASLOT XL Pipe
- C. DURASLOT XL Adapter
- D. ADS N-12 HDPE or HP Storm Pipe
- E. DURASLOT XL Coupler Band
- F. DURASLOT XL End Plate
- G. 6" Wide Grate (Provided by ADS or Other)
- H. 1/2" x 20 Locking Bolt (Bolt Design Varies by Grate Design)
- I. Locking Plate with 1/2" x 20 Nut
- K. Hex Head Assembly Kit
- K. Hex Head Screw x 3/4" Long w/ (2) Washers & 1/2" Hex Nut

NOTE: - Slot height may vary per project
- Each Cap (A) & Adapter (C) comes with an End Plate (F)
- Coupler Band (E) comes with a Hex Head Assembly Kit (J)

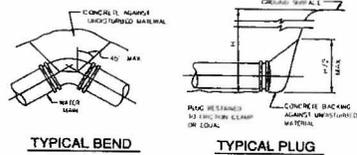
REV	DESCRIPTION	BY	DATE
01	ISSUED FOR PERMIT	VC	04/05/24
02	REVISED FOR ADS ASSEMBLY	VC	04/05/24



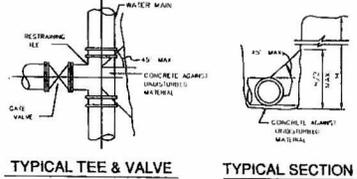
LIGHT POLE BASE DETAIL
NOT TO SCALE



PRECAST SEWER CLEANOUT
N.A.A.



TYPICAL BEND **TYPICAL PLUG**

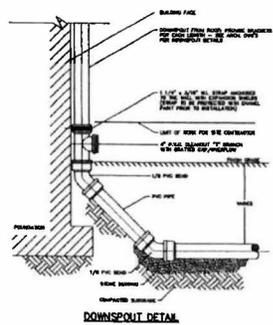


TYPICAL TEE & VALVE **TYPICAL SECTION**

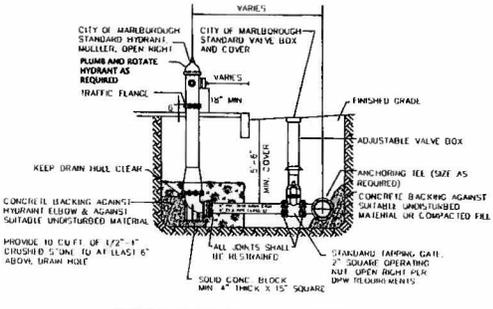
NOTE: CONCRETE BACKING AGAINST UNDISTURBED MATERIAL SHALL BE NO LONGER THAN THE WIDTH OF 2 1/2\"/>

BEARING AREAS OF THRUST BLOCKS (BEARING AREA IN SQUARE FT.)				
1/4\"/>	1/4\"/>	1/8\"/>	1/2\"/>	1/2\"/>
10	12	27	13	16

TYPICAL THRUST BLOCK DETAIL
NOT TO SCALE



DOWNSPOUT DETAIL



TYPICAL HYDRANT & VALVE DETAIL
NOT TO SCALE

APPROVED
SITE PLAN REVIEW COMMITTEE

DATE: _____

PREPARED FOR:
AMBIDEXTROUS VENTURES, LLC
2 PEABODY COURT
CONCORD, MA

OWNER:
AMBIDEXTROUS VENTURES, LLC
2 PEABODY COURT
CONCORD, MA
MAP 73 PARCEL 5F

CONNORSTONE ENGINEERING INC.
CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9727 FAX: 508-393-5242

PROPOSED SITE PLAN
OF
USE AREA #11
119 AIRPORT BOULEVARD
IN
MARLBOROUGH, MA



9-18-24 EXITS PER CONSERVATION COMMENTS
8-1-24 EXITS PER REVIEW COMMENTS
ADVISED: DESCRIPTION:
DRAWN BY: RDM CHECK BY: VC
DATE: APRIL 5, 2024
SCALE: NONE SHEET 4 OF 4.

Marlborough Pickleball

101 Airport Boulevard, Marlborough, MA

19 JUNE 2024

PERMIT SET



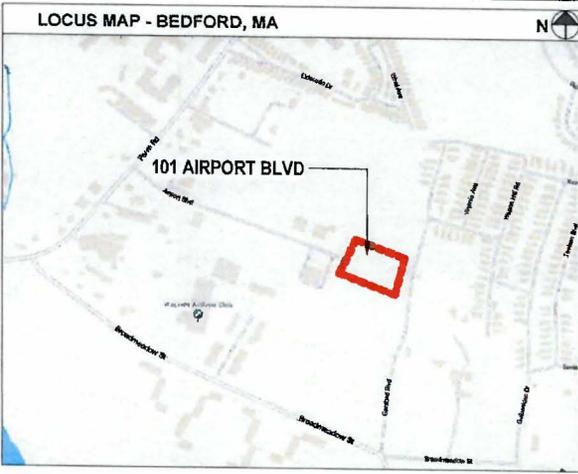
6/19/2024 2:16:46 PM



One River Road
Carlisle, MA 01741
p 978 371 9001
f 978 371 9005

GENERAL ARCHITECTURAL NOTES

1. ALL WORK TO BE PERFORMED AND INSTALLED IN COMPLIANCE WITH GOVERNING LOCAL BUILDING CODES AND REGULATIONS.
2. CONTRACTORS AND SUBCONTRACTORS SHALL NOT SCALE OFF DRAWINGS.
3. PLAN DIMENSIONS ARE TO FINISHED FACE OF WALL FOR FRAMED PARTITIONS AND EXISTING CONSTRUCTION UNLESS NOTED OTHERWISE.
4. GENERAL CONTRACTOR TO CONTACT DIG SAFE 48 HRS PRIOR TO EXCAVATION.
7. GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO WORK. GC TO NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO WORK.
8. GENERAL CONTRACTOR TO CONFIRM WINDOW AND DOOR COUNT.
9. FRAMER TO INSTALL ALL REQUIRED BLOCKING.
10. SALVAGE ANY ITEMS DESIRED FOR REUSE. DISCUSS SCOPE WITH OWNER PRIOR TO COMMENCING WORK. INCLUDE EXISTING APPLIANCES, WINDOWS, DOORS, FLOORING (WIDE BOARDS).



SYMBOLS KEY

	STRUCTURAL COLUMNS - GRID LINE BUBBLE & NUMBER
	GRAPHIC SCALE
	SECTION LINE
	WINDOWS TAG - SCHEDULE NUMBER
	DOOR TAG - SCHEDULE NUMBER
	PARTITION TYPE TAG
	ENLARGED AREAS
	ELEVATIONS TAG
	SWING DOOR REPRESENTATION
	PLAN VIEWS MATCH LINE
	FLOOR LEVEL ELEVATION
	VIEWS TAG - TITLE AND SCALE
	PLANS ELEVATION POINT VALUE

Marlborough Pickleball

101 Airport Boulevard,
Marlborough, MA

ARCHITECT:
ganeK architects inc
One River Road
Carlisle, MA 01741
p 978 371 9001
f 978 371 9005

CONSULTANT

DRAWING TITLE
General Note - Wall Type

Revision Schedule

Number	Date	Revision Description

No

SCALE
As Indicated

DATE
19 JUNE 2024

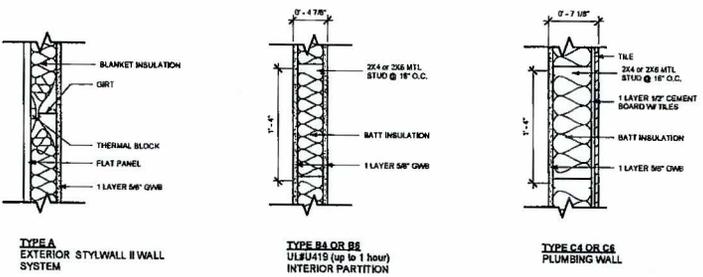
DRAWN BY
Author

CHECKED BY
Checker

PROJECT NUMBER
4060-23

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DRAWING NUMBER
A0.1



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 PROJECT: 21014174

V:\22-18-23-company\projects\4080-23 Marlborough Pickleball Facility\4080-23 - Marlborough Pickleball Facility.rvt
6/19/2024 2:16:47 PM



**PROGRESS DESIGN
NOT FOR
CONSTRUCTION**

Marlborough Pickleball

101 Airport Boulevard,
Marlborough, MA

ganeek architects inc
One River Road
Carle, MA 01741
P 978 371 8001
F 978 371 9005

CONSULTANT

DRAWING TITLE
Site

Revision Schedule		
Number	Date	Revision Description

SCALE 1/16" = 1'-0"

DATE 19 JUNE 2024

DRAWN BY Author	CHECKED BY Checker
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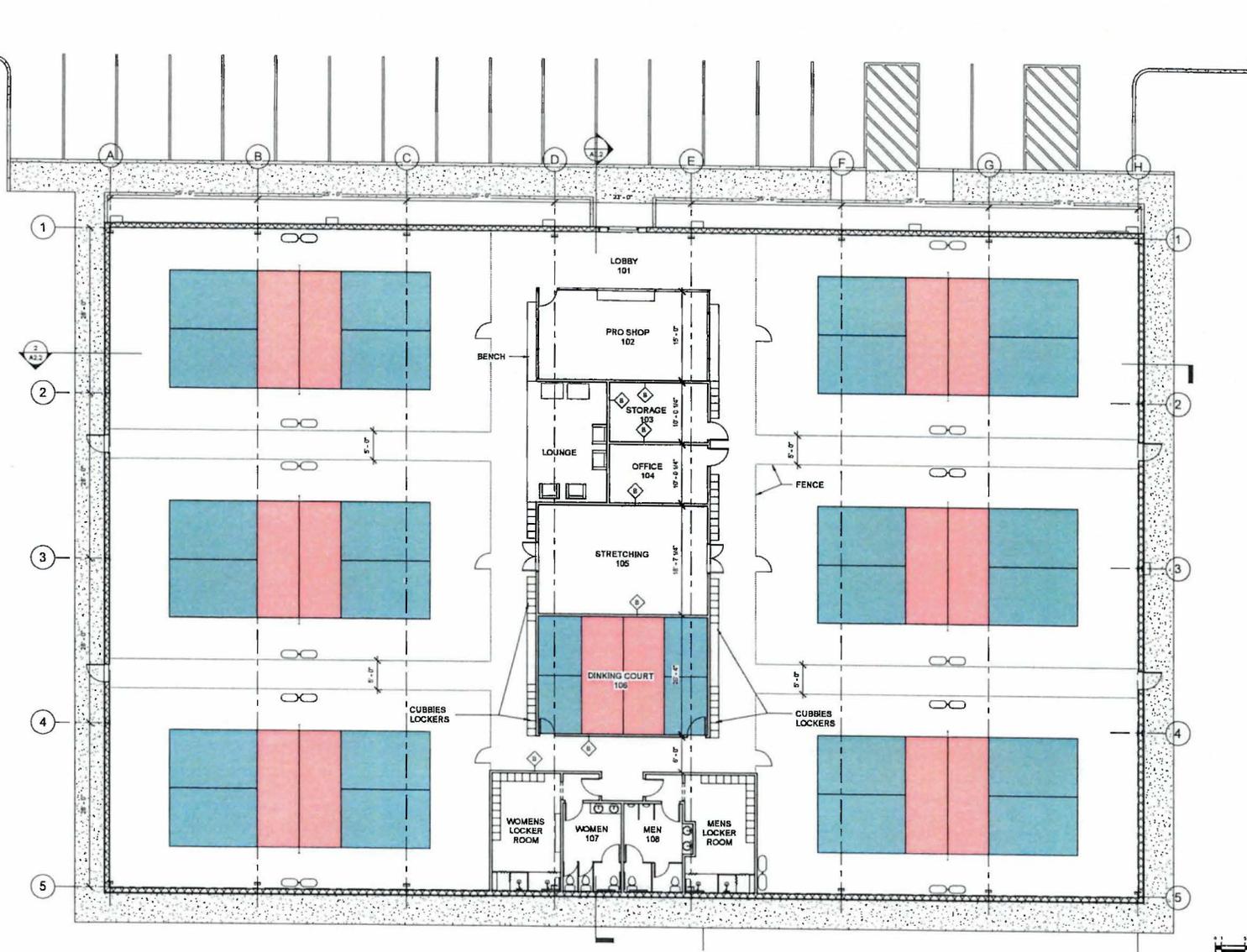
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1 1st Floor
 1/8" = 1'-0"
 19,950 sq ft



PROGRESS DESIGN
NOT FOR
CONSTRUCTION

Marlborough Pickleball

101 Airport Boulevard,
 Marlborough, MA



ganek
 architects inc
 One River Road
 Carlisle, MA 01741
 p 978 371 9001
 1978 371 9005

CONSULTANT

DRAWING TITLE
 1st Floor Plan

Revision Schedule

Number	Date	Revision Description

No

SCALE 1/8" = 1'-0"

DATE 19 JUNE 2024

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**Marlborough
Pickleball**

101 Airport Boulevard,
Marlborough, MA



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ganeK
architects inc
One River Road
Cattale, MA 01741
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DRAWING TITLE
Elevations

Revision Schedule

Number	Date	Revision Description

No.

SCALE 1/8" = 1'-0"

DATE 19 JUNE 2024

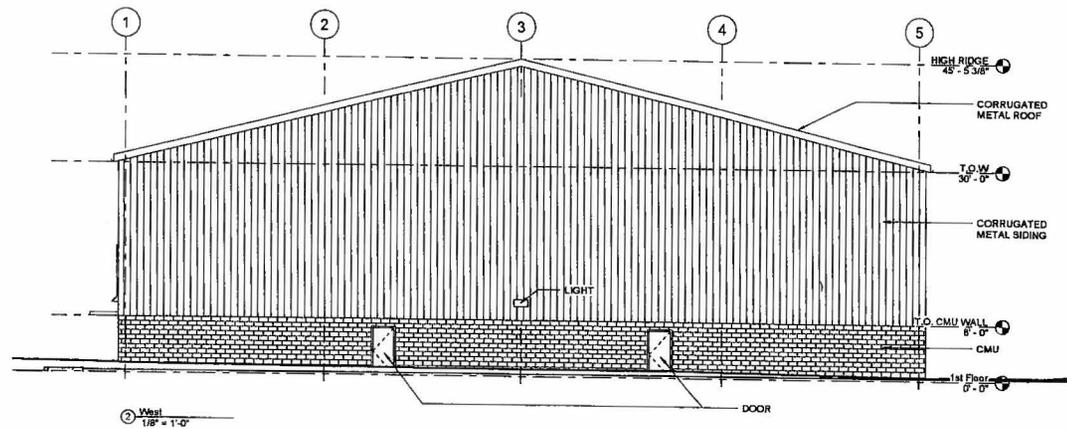
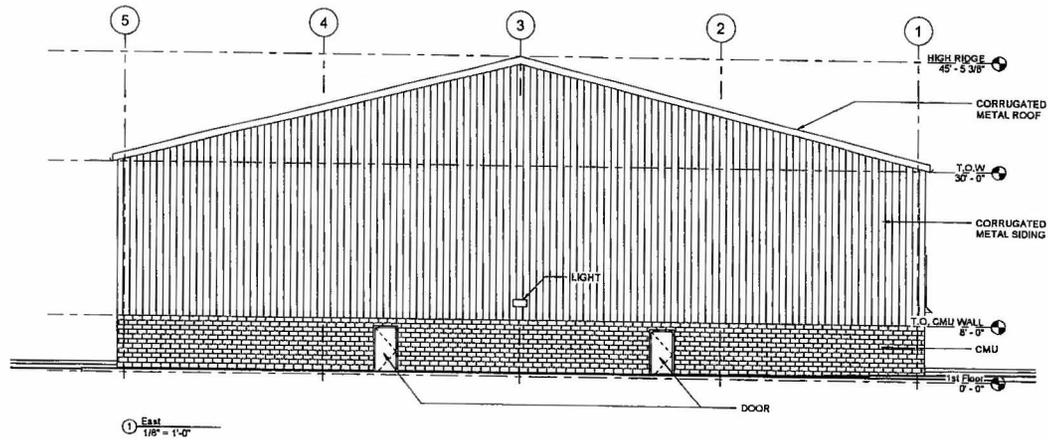
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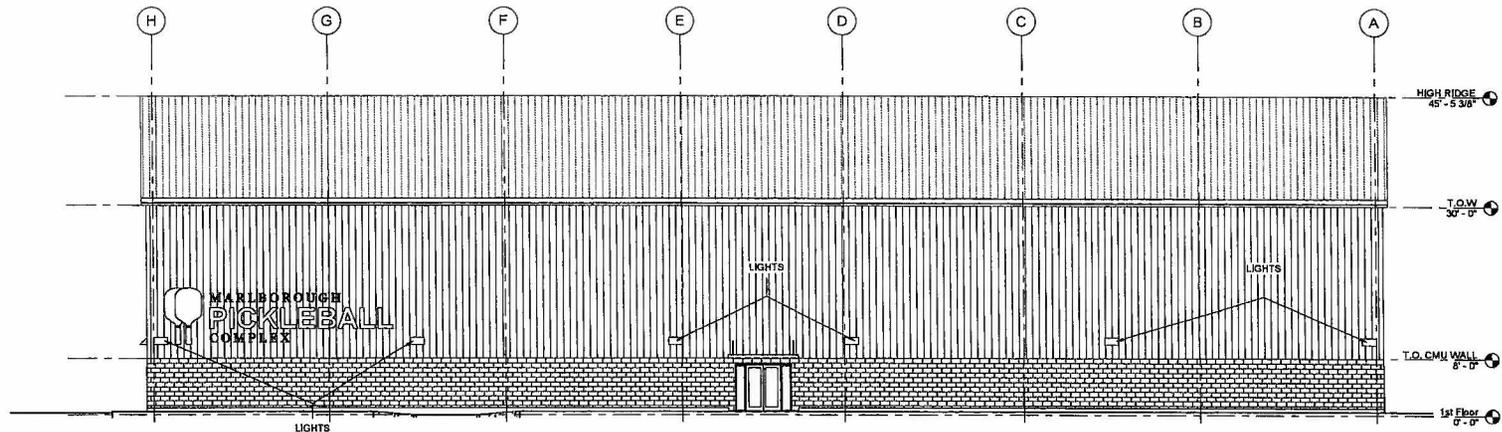
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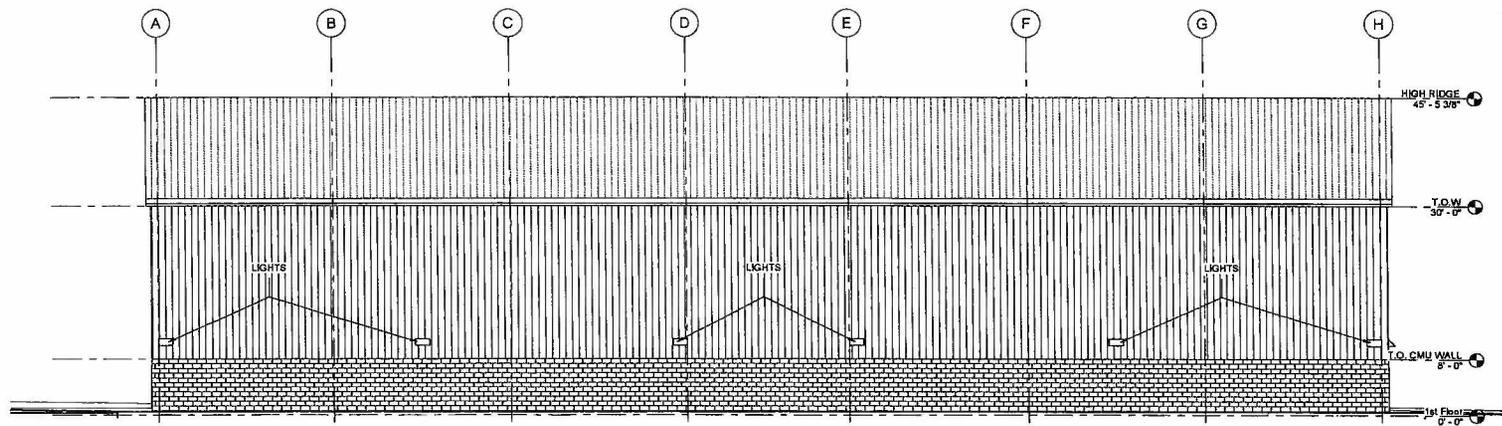


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1 North
1/8" = 1'-0"



2 South
1/8" = 1'-0"



**Marlborough
Pickleball**

101 Airport Boulevard,
Marlborough, MA



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DRAWING TITLE
Elevations

Revision Schedule
Number | Date | Revision Description

No.

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

DATE: 19 JUNE 2024

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PROJECT NUMBER: 4060-23

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Pickleball**

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Section

Revised Details

Number	Date	Revision/Description

NO

SCALE 1/8" = 1'-0"

DATE 19 JUNE 2024

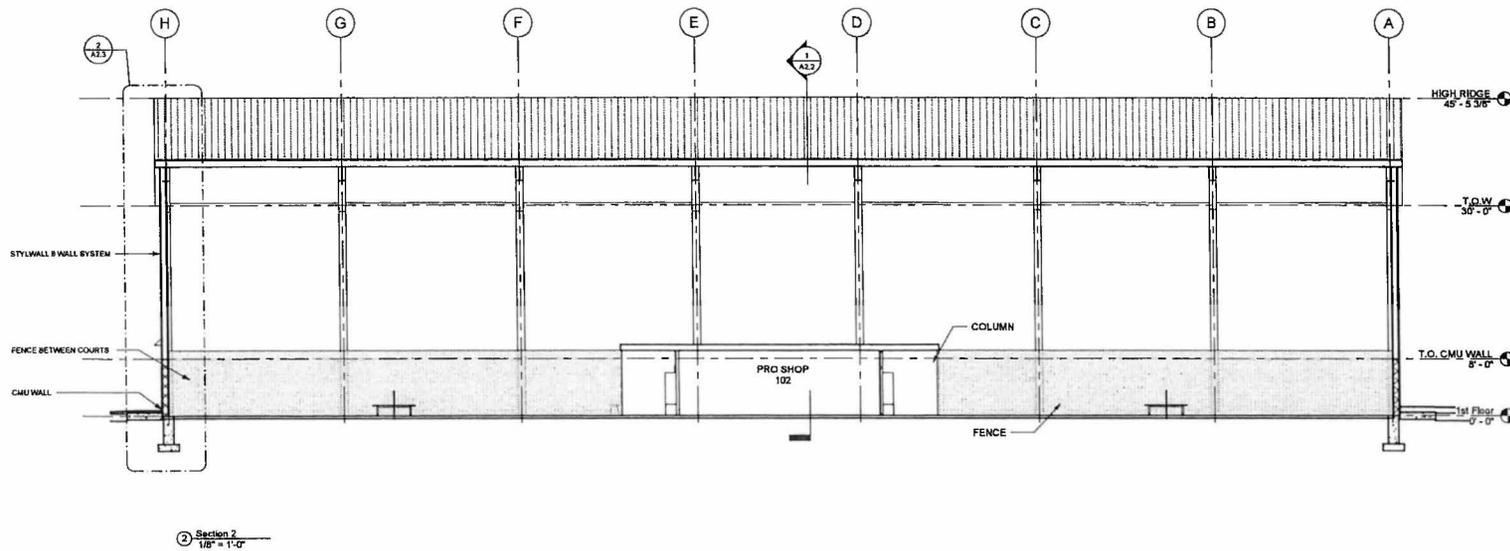
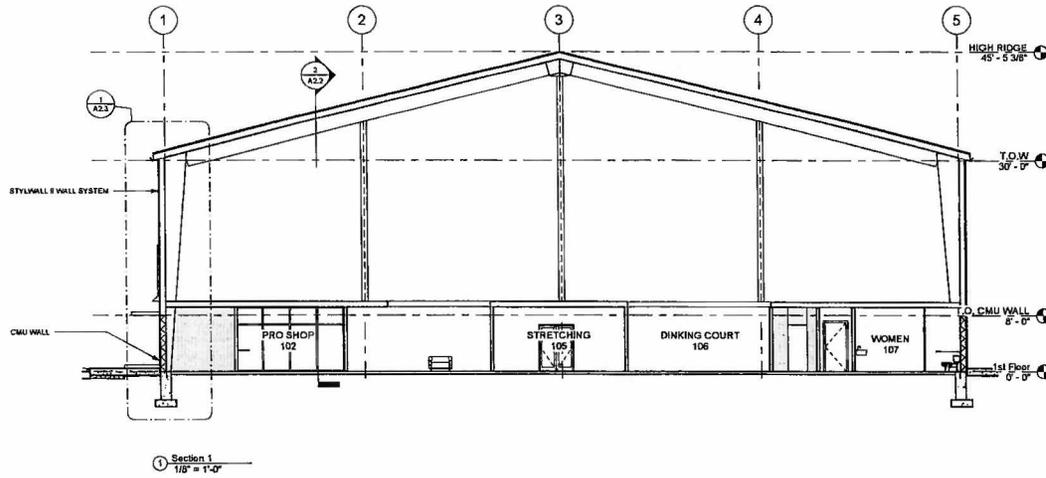
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