



IN CITY COUNCIL

Marlborough, Mass., JANUARY 12, 2026

ORDERED:

**IN CITY COUNCIL
NOTICE OF DECISION
GRANT OF SPECIAL PERMIT**

Special Permit Application of:
The Lifestyle Fit LLC d/b/a FRVR Athletics
6 Camelot Circle
Dudley, MA 01571
Order No. 25/26-1009581C

Locus:
214 Cedar Hill Street
Marlborough, MA 01752
Assessors Map 6A Parcel(s) 115

DECISION

The City Council of the City of Marlborough hereby **GRANTS** the Application for a Special Permit to Lifestyle Fit LLC, with a principal office located at 6 Camelot Circle, Dudley, MA 01571, as provided in the DECISION and subject to the Findings of Fact and Conditions therein.

Decision date: **January 12, 2026.**

The Decision of the City Council was filed in the Office of the City Clerk of Marlborough on the **14th** day of **January 2026.**

This is to certify that twenty (20) days have passed since the filing of the within decision and no appeal has been filed with this office.

Given at Marlborough this **4th** day of **February 2026.**

Given under Chapter 40A Section 17 of the General Laws.

A TRUE COPY
ATTEST:


City Clerk



IN CITY COUNCIL

Marlborough, Mass., JANUARY 12, 2026
PAGE 1

ORDERED:

**IN CITY COUNCIL
NOTICE OF DECISION
DECISION ON A SPECIAL PERMIT
ORDER NO. 25/26-1009581C**

Special Permit Application of:
The Lifestyle Fit LLC d/b/a FRVR Athletics
6 Camelot Circle
Dudley, MA 01571
Order No. 25/26-1009581C

Locus:
214 Cedar Hill Street
Marlborough, MA 01752
Assessors Map 115, Parcel 6A

**DECISION ON A SPECIAL PERMIT
ORDER NO. 25/26-1009581C**

The City Council of the City of Marlborough (the "City Council") hereby **GRANTS** the application for a Special Permit to The Lifestyle Fit LLC, a Massachusetts limited liability company having a mailing address of 6 Camelot Circle, Dudley, MA 01571, to operate a gym with physical fitness classes and training as provided in this Decision and subject to the following Findings of Fact and Conditions.

FINDINGS OF FACT

1. The Lifestyle Fit LLC, a Massachusetts limited liability company having a mailing address of 6 Camelot Circle, Dudley, MA 01571, is herein referred to as "Applicant".
2. The Applicant is the lessee of a portion (+/- 5700 SF) of certain real property located at 214 Cedar Hill Street, Marlborough, MA, as shown on Marlborough Assessors Maps as Map 115, Parcel 6A (the "Site").
3. The Applicant, on or about October 16, 2025, filed with the City Clerk of the City of Marlborough an application for a Special Permit (the "Application"). The Applicant intends to operate a gym and physical fitness classes, team strength and performance training, fitness education, nutrition education and training, and the sale of related fitness clothing and merchandise in a portion of an existing building at the Site (the "Use") consistent with the use category "Retail Sales and Service <75,000 square feet gross floor area (19)(43)" as set forth in Section 650-17 and 18 of the zoning ordinance of the City of Marlborough (the "Zoning Ordinance").
4. The Site is located in the Industrial Zoning District.



IN CITY COUNCIL

Marlborough, Mass., JANUARY 12, 2026

PAGE 2

ORDERED:

5. In connection with the Application, Applicant filed a Special Permit Application, certified list of abutters, filing fee and a parking plan dated September 23, 2025 (the "Site Plan," 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. Pursuant to the Rules and Regulations of the City Council 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 of the City of Marlborough caused notice of the same to be advertised said date and determined that notice of the same was provided to abutters entitled thereto in accordance with applicable regulations and law.
8. The Marlborough City Council, pursuant to Mass. Gen. Laws c. 40A, held a public hearing on November 17, 2025, concerning said Application. The hearing was held at Marlborough City Hall, 140 Main Street. The hearing was opened and closed at that meeting.
9. The Applicant presented testimony at the public hearing detailing the Use, Application, and describing the nature of its intended services to be provided and its improvements to the Site. No one spoke in opposition to the proposed Special Permit.

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

- A) The City Council finds that Applicant has complied with all the Rules and Regulations promulgated by the Marlborough City Council as they pertain to the Application.
- B) The City Council finds that the proposed Use at the Site is an appropriate use and in harmony with the general purpose and intent of the Zoning Ordinance 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 Mass. Gen. Laws c. 40A and the Marlborough Zoning Ordinance, **GRANTS** the Applicant a Special Permit for a gym with physical fitness classes and training at the Site, **SUBJECT TO THE FOLLOWING CONDITIONS**, which conditions shall be binding on the Applicant, its successors and/or assigns:
 1. **Compliance With Building Regulations.** Buildout and modification of the Site to be occupied shall be in accordance with all applicable building codes and zoning regulations in effect in the City of Marlborough and Commonwealth of Massachusetts. No use of the Site shall be made pursuant to this special permit unless and until a certificate of occupancy is obtained for the Use from the Building Commissioner.



IN CITY COUNCIL

Marlborough, Mass., JANUARY 12, 2026

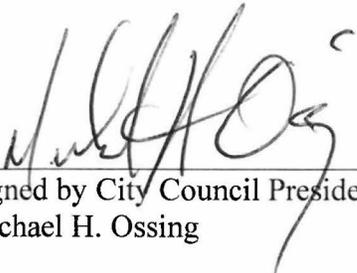
PAGE 3

ORDERED:

2. Compliance with Local, State and Federal Laws. The Applicant agrees to comply with all rules, regulations, and ordinances of the City of Marlborough, Commonwealth of Massachusetts, and the Federal Government as they may apply to the construction, maintenance, and operation of Applicant's Use at the Site, as supplemented by applicable conditions of this Special Permit.
3. Incorporation of Plans and Drawings. All terms, conditions, requirements, approvals, plans, and drawings provided by the Applicant as part of this Special Permit Application and as amended during the application/hearing process before the City Council and/or the City Council's Urban Affairs Committee, including the Site Plan, are herein incorporated into and become part of this Special Permit and become conditions and requirements of the same, unless otherwise altered by the City Council.
4. Compliance of Signs with Sign Ordinance. All signage installed at the Site shall comply with the City of Marlborough Sign Ordinance, without variance.
5. Hours. The maximum hours of operation of the Use shall be Monday through Sunday, 5:00 AM to 9:00 PM.
6. Parking. Parking for the Use shall be consistent with the off-street parking plan as shown in the Site Plan in accordance with Section 650-48 of the Zoning Ordinance, with the Applicant having access to spots labeled 1-13, and the Applicant is not precluded from using the other labeled off-street parking spots shown on the Site Plan subject to any limitations that may exist for use by other tenants of the building.
7. Recording of Decision. In accordance with the provisions of Mass. Gen. Laws c. 40A, § 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. 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, Gould, Irish, Fuccillo, Sargent, Navin, Oram, Ossing & Robey.


Signed by City Council President
Michael H. Ossing

ADOPTED
In City Council
25/26-1009581C

ORDER NO. 25/26-1009581C

ATTACHMENT

A



214 CEDAR HILL STREET MARLBOROUGH, MA 01752	
PARKING PLAN	
	DRAWN BY: LOGAN
	DESIGNED BY: LOGAN
	REVIEWED BY: LOGAN
	APPROVED BY: LOGAN
	DATE: 9/23/2025
	REVISED 1: REVISED
	SCALE: 1"=30'
FILE: FILE	
SHEET 1 OF 1	

Exhibit A