



Town of Natick, Massachusetts

Department of Community and Economic Development
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Amanda Loomis, AICP
Director

To Eastern Acrobatics
cc: David Gusmini, Natick Building Commissioner
From: Amanda Loomis, *All* Director of Community & Economic Development
RE: 28 Eliot Street, Field Changes to Project
Date: July 21, 2022

On June 23, 2022, members of the Eastern Acrobatics project team met with staff from Community & Economic Development (CED) to discuss field changes and the phasing of the project. During this meeting, the items listed below were presented and agreed to for revisions to the approved plan.

At this current time, the project will be constructed in two phases due to cost and lack of a tenant for the dance studio. Items identified for review in Phase Two (dance studio in lower level) shall not hold up occupancy for Phase One (acrobatics center in upper level).

Modifications from the October 2021, Planning Board decision, plans dated September 2021 viewed as field changes include:

- A decrease in the quantity of landscape lighting fixtures, while maintaining safety and access. Lighting shall remain zero at property boundaries and be dark sky compliant.
- All light fixtures excluding the two parking lot pole lights to be low-voltage. This will require less site disturbance.
- A decrease in the quantity of front staircase handrails from six (6) to five (5)
- A decrease in lighting on handrails to only the two (2) exterior rails, rather than having lighting on all
- The use of alternative integrated lighting (rather than using the Lumenrail product), by affixing all-weather low-voltage LED tape lights to the underside of the handrails. This shall result in not needing to run wiring through the slab of the staircase.
- Plantings
 - A decrease in perennial and shrub counts in the front rain garden and parking lot beds.
 - An addition of two additional native trees (Shagbark Hickory and Swamp White Oak) in addition to the disease-resistant Elm Hybrid requested by the planning board in October 2021.
 - Substitution of Red Maple to Sugar Maple trees to help further increase biodiversity in Natick, which the planning board was interested in.
- A change in the parking lot material from concrete pavers to stabilized gravel, using a TrueGrid product. Such an alternative is accessible and suitable for emergency vehicles.
- A change from granite curb *inside* the parking lot to wood (kept granite at the street to match the town standard)

- A change in the construction of the driveway apron from granite cobbles to concrete.
- Sign has been further detailed but remains in the same style and materials as approved by Planning Board
- Landscape grading has been further detailed to show accurate cut and fill with small naturalistic 3' tall uplift in middle of 26 lot side

Modifications will be reviewed for consideration and incorporation in Phase Two of the project. The following items will not be constructed as part of Phase One of the project due to the lack of tenants, but shall not hold up the issuance of an occupancy permit.

- Hold on to the construction of the proposed patio, the pathway to the east of the structure, proposed pathway lighting, substitute the proposed perennial planting beds and replace them with low profile flowers, cover crop, and no-mow seed mixes (native)