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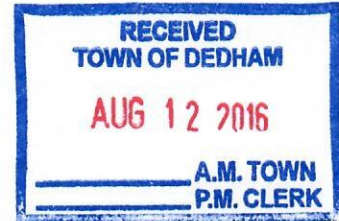


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PLANNING BOARD
CERTIFICATE OF APPROVAL
OF
INSUBSTANTIAL MODIFICATION



APPLICANT: LEGACY PLACE, LLC
RE: CHANGE OF TENANT/USE
DATE: JULY 21, 2016

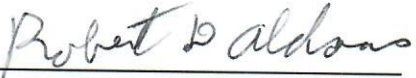
By letter dated July 18, 2016, Legacy Place, LLC (hereinafter referred to as the "Applicant") requested a determination that a change in tenant/use from a retail use to a fitness use is an insubstantial modification of the Special Permit issued by the Planning Board for the Project known as Legacy Place and for approval of the same. Specifically, a retail use is vacating approximately 3,800 square feet at Legacy Place and the Applicant proposes to rent this space to Soul Cycle for purposes of operating an establishment that offers so-called spin classes. With the aforesaid letter, the Applicant submitted floor plans of the proposed establishment, a written description of the proposed use, and a parking analysis.

The matter was considered by the Planning Board at its meetings of July 21, 2016. The Applicant was represented at the meeting by Peter A. Zahka, Esq. Also present on behalf of Applicant was Beth Winbourne, General Manager, Dan Hester, Project Manager, and Katie Wetherbee, Project Manager. After discussion, the Planning Board unanimously voted (5-0) to approve the proposed modification (i.e., change in use from retail to fitness of approximately 3,800 square feet) and determined that the same is insubstantial with the following conditions:

1. The Planning Board reserves the right to review this matter within six (6) months of this Certificate to determine whether the change in use is resulting

in parking problems at Legacy Place. In the event the Planning Board makes such a determination, the Applicant will be given notice to appear before the Planning Board to address such problem.

Dated: July 21, 2016


Robert Aldous, Clerk