

Business Description for Nick Cerio's Kenpo, Sutton – submitted by Nathan Lovejoy

Nick Cerio's Kenpo Sutton is a sole-member LLC. It is a veteran owned and family operated business aiming to build a new martial arts community in Sutton.

I propose to open a martial arts studio in the eastern portion of 25 Providence Road in Sutton, MA (approximately 1100 sq ft). This space previously served as a dance studio, so it is well suited for martial arts instruction without any alterations to the physical space, aside from the addition of floor mats. Our main function will be the instruction of children ages 4+ and adults of all ages and abilities in the martial arts for the purposes of self-defense, sport, and fitness. Nick Cerio's Kenpo is a system of martial arts developed in New England during the 1960s that combines traditional forms of karate with practical applications. I have 27 years of experience in this art, and I have been a certified instructor for 17 years, mostly teaching in Plainville, MA and recently in Millbury, MA.

Classes will be divided by the age of the students and their respective ranks, and our curriculum is modified for each class to ensure student safety. Likewise, all students are required to wear the appropriate safety equipment whenever physical contact is expected. The space will also be equipped with fire extinguishers, first aid kits, and an AED, in case of emergency; I am also first aid, CPR, and AED certified by Red Cross for infants, children, and adults.

Classes will typically take place between 4:00 pm and 8:00 pm Monday through Friday, and between 8:00 am and 12:00pm on Saturday mornings. Classes typically run from 45 minutes to 1 hour, based on the age of the students. We currently have about 25 students, who will transition to the new space from Nick Cerio's Kenpo in Millbury, which I have just purchased. With that number and with only two classes each night, class sizes are generally around five to eight students. I hope to double that enrollment in the first year and offer more classes each night – still between 4-8 pm – aiming for ten to twelve students in each class. Typically, most parents drop their children off for class and pick them up at the end. This is even more the case since COVID – I would estimate that the proportion has gone from around 75% to nearly 100%. For this reason, I would not expect much of an impact on the parking lot or Providence Road.

In addition to martial arts instruction, we will sell related merchandise in our waiting room, such as uniforms and safety equipment. We have no employees at this time, but we may hire an

assistant instructor and an office administrator in the future. For now, I will operate the business as the owner.

Other occupants of the site include:

The Little Vintage Studio

Floor Area: western half of the building - approximately 550 sq ft

Hours of Operation: Thursday-Friday, 11am to 3pm; Saturday, 10am-4pm; Sunday, 11am-3pm

Mad Dogs Hot Dogs

Floor Area: currently at western end of parking lot; previously west of building, south of lot

Hours of Operation: Monday-Friday, 11am to 3pm, Saturday-Sunday, closed

*NOTE: closing for the winter season sometime between Halloween and Thanksgiving

25 Providence Road, LLC

Floor Area: basement office (for building owner)

Hours of Operation: at will

*NOTE: owner parks and enters in the rear of the building