



City Council

Hearings Meeting

~ Final ~

36 Court Street
Springfield, MA 01103
<http://www.springfieldcityhall.com>

Anthony I. Wilson
413-787-6096

Monday, March 27, 2017

7:00 PM

City Hall--Room 220

I. Call to Order

7:00 PM Meeting called to order on March 27, 2017 at City Hall--Room 220, 36 Court Street, Springfield, MA.

Attendee Name	Title	Status	Arrived
Melvin A. Edwards	Ward 3 Councilor	Present	
Timothy C. Allen	Ward 7 Councilor	Present	
Timothy J. Rooke	At-Large Councilor	Present	
Adam Gomez	Ward 1 Councilor	Absent	
Kateri B. Walsh	At-Large Councilor	Present	
Marcus J Williams	Ward 5 Councilor	Present	
Thomas M. Ashe	At-Large Councilor	Present	
E. Henry Twiggs	Ward 4 Councilor	Absent	
Kenneth E. Shea	Ward 6 Councilor	Present	
Michael A. Fenton	Ward 2 Councilor	Present	
Justin Hurst	Vice-President	Absent	
Bud L. Williams	At-Large Councilor	Present	
Orlando Ramos	President- Ward 8 Councilor	Present	

II. Petitions

1. Petition (ID # 3843)

For a Special Permit for Motor Vehicle Repair and Maintenance and Used Car Sales at the Properties Known as 927 Boston Road (01655-0591) and ES Phillips Avenue (09685-0043), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1 and Section 12.3(4).

Request: See Above
Owner: Gina Daniele
By: Gina Daniele
Petitioner: Usman Sheikh
By: Usman Sheikh

HISTORY:

02/27/17

City Council

LAY ON TABLE

Next: 03/27/17

COMMENTS - Current Meeting:

Usman Sheikh spoke in favor of the special permit. He described several improvements he would make on the property. He asked that the conditions be amended to allow him to have 35 cars at the location.

Councilor Marcus Williams stated that his constituents did not want thrity-five cars at the locations and made a motion to amend the conditions of the special permit to limit the number of cars to 30. He was informed by the council president that the condition was already limited to 30 cars. Councilor M. Williams withdrew his motion.

Councilor Bud Williams and Councilor Fenton spoke in support of the special permit.

ATTACHMENTS:

- 927_Boston_Rd_Tax_Formal (PDF)
- Boston_Rd_927_2017 (PDF)

RESULT:	APPROVED [10 TO 0]
AYES:	Edwards, Allen, Rooke, Walsh, Williams, Ashe, Shea, Fenton, Williams, Ramos
ABSENT:	Adam Gomez, E. Henry Twiggs, Justin Hurst



City Council
36 Court Street
Springfield, MA 01103

Meeting: 03/27/17 07:00 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 3843

COMPLETED

PETITION (ID # 3843)

For a Special Permit for Motor Vehicle Repair and Maintenance and Used Car Sales at the Properties Known as 927 Boston Road (01655-0591) and ES Phillips Avenue (09685-0043), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1 and Section 12.3(4).

Request: See Above
Owner: Gina Daniele
By: Gina Daniele
Petitioner: Usman Sheikh
By: Usman Sheikh

HISTORY:

02/27/17 City Council LAY ON TABLE Next: 03/27/17

RESULT: **APPROVED [10 TO 0]**
AYES: Edwards, Allen, Rooke, Walsh, Williams, Ashe, Shea, Fenton, Williams, Ramos
ABSENT: Adam Gomez, E. Henry Twiggs, Justin Hurst

To The City Council of the City of Springfield:
The undersigned respectfully petition your honorable body

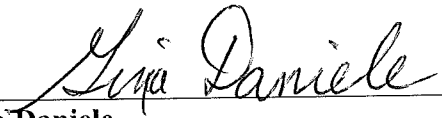
for a special permit for motor vehicle repair and maintenance and used car sales at the properties known as 927 Boston Road (01655-0591) and ES Phillips Avenue (09685-0043), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1 and Section 12.3(4).

Mailing Address:

899 Main Street
 Springfield, MA 01103

Owner:**Gina Daniele**

I hereby certify that I am the owner or acting on behalf of the owner.

BY: 

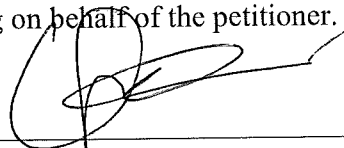
Gina Daniele

Mailing Address:

33 Rawson Hill Drive
 Shrewsbury, MA 01545

Petitioner:**Usman Sheikh**

I hereby certify that I am the petitioner or acting on behalf of the petitioner.

BY: 

Usman Sheikh

Attachment: 927_Boston_Rd_Tax_Formal (3843 : 927 Boston Road)



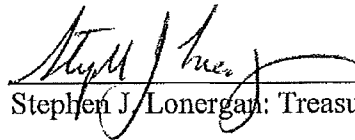
THE CITY OF
SPRINGFIELD, MASSACHUSETTS

1/10/2017

Special Permit Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 927 Boston Road
Petitioner : Usman Sheikh
Landlord : Gina Daniele


Stephen J. Loneragan: Treasurer/Collector

**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT**

**927 BOSTON ROAD (01655-0591) & ES PHILLIPS AVENUE (09685-0043)
MOTOR VEHICLE REPAIR/USE CAR SALES**

General Information

Petitioner:	Usman Sheikh
Request:	Motor vehicle repair and used car sales.
Proposed use of the property:	Motor vehicle repair/used car sales.
Parcel Size:	22,039 s.f.
Compatibility with current planning documents:	The Boston Road Neighborhood Plan does not show any changes to this area.
Neighborhood council notification:	Pine Point Community Council: 1-25-17
Tax Status:	SEE ATTACHED
Site Visit:	2-9-17
Hearing Date:	2-27-17

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Business B and is located along the Boston Road commercial corridor. This area has a mix of both commercial and residential uses.

- To the north are a small office use and a U-Haul rental operation zoned Business B and Business A.
- To the south are single-family homes zoned Residence A.
- To the east is a commercial building zoned Business A and Commercial P.
- To the west is an auto parts store zoned Business A.

Site plan review:

The petitioner has requested two (2) special permits. One to operate a motor vehicle repair facility and a second special permit to sell used cars at the property known 927 Boston Road and ES Phillips Avenue. The site is currently vacant and was the former location of an automotive repair facility.

In reviewing the proposed request and visiting the site, the staff does not object to the proposed use. As noted above, this site had been used for automotive related uses for several years. The only concern that the staff does have is that this site does directly abuts a residential home. Currently, there is solid fencing along the rear property line and an existing vegetative buffer. If this special permit is approved, the staff would strongly

recommend that this buffer remain. The staff would also suggest that there be no late night hours of operation.

Further, it was noted that the existing building is in need of repairs. Specifically, the area where the former sign was located needs to be painted. The staff would also suggest that the existing fencing along Phillips Avenue be repaired and painted as well.

Lastly, the staff would recommend that no more than thirty (30) used cars be allowed to be displayed or stored at this location. This would allow for adequate staff and customer parking.



Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted for a motor vehicle repair facility and used car sales at the property known as 927 Boston Road (01655-0591) and ES Phillips Avenue (09685-0043).
3. The use shall be developed according to the attached site plan with the addition of conditions #4 through #14.
4. There shall be no more than thirty (30) used cars stored or displayed on site at any one time.
5. The area where the former wall sign had been located shall be painted.
6. There shall be no storage of automotive parts outside the building.
7. There shall be no storage of junk vehicles located on the site.
8. There shall be no autobody work completed at this location.
9. There shall be no work completed to any vehicle outside the building.
10. Any and all dumpsters shall be completely enclosed.
11. The building shall be maintained free of all graffiti.
12. All landscaped areas shall be maintained free of all weeds and debris.
13. The hours of operation shall be between the hours of 7:00AM and 9:00PM.
14. There shall be no banners, streamers, pennants, or non-accessory signs located on the property.
15. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

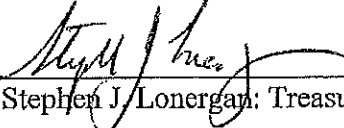
1/10/2017

Special Permit Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

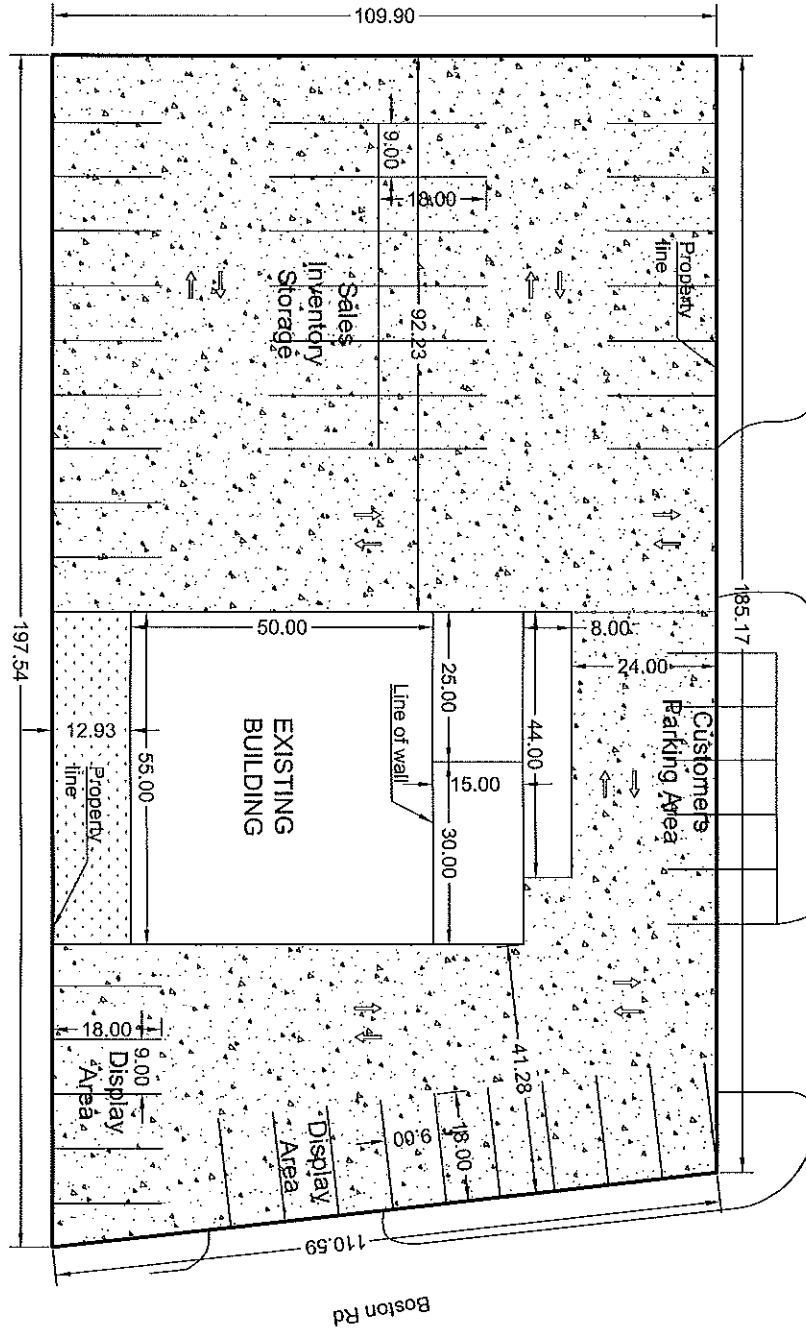
Special Permit : 927 Boston Road
Petitioner : Usman Sheikh
Landlord : Gina Daniele

RECEIVED
2017 JAN 25 P 2:22
CITY OF SPRINGFIELD, MA


Stephen J. Lonergan: Treasurer/Collector



Phillips Ave



Address: 527 Boston Rd
Springfield, MA 01119
Owner: DANIEL GINA S
APR: 016550581
Zoning: B-2 Business
Lot Size: 15,639 SF
Scale: 1"=20'

Proposed Location

Boston Rd

Phillips Av

Lloyd Av

Attachment: Boston_Rd_927_2017 (3843 : 927 Boston Road)

  	City of Springfield, Massachusetts
	927 Boston Road

DATA SOURCE: