



CITY COUNCIL

City Clerk's Office 3/20/2024

Hearings Meeting Agenda~

I hereby notify you that the following items of business have been filed with this office and can be acted upon at the meeting of the City Council **Monday March 25, 2024** at 07:00 PM.

City Clerk

Hearings

7:00 PM Meeting called to order on March 25, 2024 at Hybrid Council Chamber, 36 Court Street, Springfield, MA.

Moment of Silence - Pledge of Allegiance

Petitions

- (1.) William St. - TOW AWAY
- (2.) Waltham Ave. - Tow Away
- (3.) Bridge Street - Parking Space
- (4.) Page Blvd. - Speed Limit

Special Permits

- (5.) For a Special Permit Motor Vehicle Repair at the Property Known as 62 Freemont Street (05400-0018) (Book#17985/Page#0564), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.3(3).

Request:	See Above
Owner:	Harriet Cohen Trustee
By:	Harriet Cohen
Petitioner:	Pedro A. Rodriguez
By:	Pedro A. Rodriguez
- (6.) To Amend an Existing Special Permit (Mechanical Public Car Wash), Granted November 2023, by Allowing a Change to the Approved Plans, at the Property Known as 710 Liberty Street (07770-0201) (Book# 20067/Page# 143), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.3(2).

Request:	See Above
Owner:	Tinkham Glen Realty, LLC
By:	Antonio Dos Santos, Esquire
Petitioner:	Hutton ST 21, LLC
By:	Seth Stratton, Esquire
- (7.) For a Special Permit for Exterior Renovations of a Structure(S), Totaling More Than One Thousand (1,000) Square Feet, and a Special Permit to Operate a Medical Office, Clinic or Treatment Facility, with No Overnight Stay, at the Property Known as 475-479 Sumner Avenue (11280-0416) (Book#22758/Page#383), in Accordance with M.G.L. and the

Springfield Zoning Ordinance, Article 8, Section 8.1 (Neighborhood Commercial Design Overlay District) and Article 4, Table 4-4, Section 10.3.

Request: See Above
Owner: Sumner Avenue 473-477, LLC
By: Mark Shearholdt
Petitioner: Caring Health Center
By: Arlington Duncanson

- (8.) For a Special Permit for an Accessory Wall Sign(S), Above the First Floor, at the Property Known as 88 William Street (12300-0024) (Book#09532/Page#0128), as Authorized by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.8.17.

Request: See Above
Owner: Joseph Frigo
By: Joseph Frigo
Petitioner: Joseph Frigo
By: Joseph Frigo

- (9.) To Amend an Existing Special Permit (Mixed-Use Development), Granted December 2023, by Amending the Ownership and Petitioner, at the Property Known as 275 Chestnut Street (02750-0485, 0480 & 0483) (Book#22494-Page#346, 357 & 365/Book#20957-Page#352/ Book#9725-Page#552/Book#22496-Page#17 & 19), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 2.4.

Request: See Above
Owner: YMCA, BH Chestnut Crossing, LLC
By: Dexter Johnson/Thomas P. Kegelman
Petitioner: YMCA, BH Chestnut Crossing, LLC,
275 Chestnut, LLC
By: Dexter Johnson/Thomas P. Kegelman

- (10.) For a Special Permit to Operate an Adult Use Marijuana Establishment (Storefront Retail) at the Property Known as 587-595 Main Street (08130-0623) (Book#19962/Page#263), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 20.1(1).

Request: See Above
Owner: Lee Hyo Jung
By: Lee Hyo Jung
Petitioner: Lemonade Springfield, LLC
By: Brittany Washum, Manager

Zoning Changes

- (11.) To Change the Zoning of the Property Known as 400 Maple Street (08218-0106) from Residence a to Business A. 400 Maple Street None Yet

PETITIONER: Quinfield Realty

ADDRESS: 400 Maple Street

CHANGE REQUESTED: Residence A to Business A



City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 7936)

Meeting: 03/25/24 07:00 PM
Department: Department of Public Works
Category: General
Prepared By: Hector Velez
Initiator: Hector Velez
Sponsors:
DOC ID: 7936

William St. - TOW AWAY

CITY OF SPRINGFIELD

24-01

In City Council March 25, 2024

ORDERED, that the Rules of the Road approved September 8, 1936, as amended be further amended by striking out from Sections 2 through 16 of Article V, the following:

WILLIAM STREET No Parking 8:00am to 6:00pm- from a point 348 feet east of East Columbus Ave., easterly for 354 feet.

AND, further amending by inserting under Section 6(d) of Article VA,
"No Parking - TOW AWAY", the following:

WILLIAM STREET From a point 550 feet east of East Columbus Ave., easterly for 137ft.

2401-



Attachment: 24-01 (7936 : William St.- TOW AWAY)

NOTICE OF MEETING
SPRINGFIELD TRAFFIC COMMISSION
MEETING AGENDA

Wednesday, February 7, 2024

Meeting Hour:
10:15 A.M

LOCATION:

Location: 70 Tapley Street, Springfield MA (Conference Room)

This meeting will be held utilizing remote participation technology via ZOOM.

ACCEPT MINUTES OF THE MEETING OF DECEMBER 6, 2023

New items:

23-31 No Parking Loading Zone. Bristol Street, 80 feet southerly from Wilbraham Road. **T2**

23-33 5 Min Parking. Front of 1573 Main Street (City Jake's Café)

23-35 Stop Sign. At the intersection of Hamburg Street and Farnsworth Street. **T**

23-37 Parking Space. Front of #301 Bridge Street (Osteria) for outdoor dining. **T**

23-38 Do Not Block Driveway. Front of 27 Andrew Street driveway. **T**

24-01 No Parking Tow Away Zone. William Street.

24-02 No Parking Any Time. Waltham Street.

24-03 Page Boulevard speed limit reduction. From Berkshire Avenue to 291 interchange.

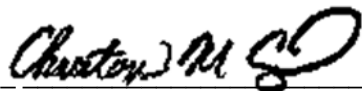
24-04 Lyman Street. Parking spots for Dress for Success Western Massachusetts at 45 Lyman Street.

Other business that may lawfully come before the Traffic Commission according to the Open Meeting Law

Copies of said petition, texts, and maps may be requested by email or phone or viewed at Tapley Street by appointment. Emails should be directed to hvelez@springfieldcityhall.com or by calling the Traffic Commission at (413) 784-4891

To Provide for Public Comment on this petition in writing before or within five days after the hearing:
 Mail: Department of Public Works, Attn: Board of Public Works, 70 Tapley Street, Springfield, MA 01104 or
 Email: HVElez@springfieldcityhall.com

By: _____


 Christopher M. Cignoli, Secretary
 Springfield Traffic Commission

Attachment: 2-7-2024 Agenda (7936 : William St.- TOW AWAY)



CITY OF SPRINGFIELD TRAFFIC COMMISSION MEETING

**TRAFFIC COMMISSION REGULAR MEETING MINUTES FOR FEBUARY 7, 2024.
MEETING CALLED TO ORDER AT 10:15 A.M., QUOREM MET. ROLL CALL FOR
MEETING, THOSE PRESENT:**

Danny Bora (chairman)
Robert Shewchuk (Springfield Law department.)
Hector Velez, Secretary (Department of Public Works)
Fred Shubrick, member
Michael Borecki member
Lt. Cook (Police department)
Deputy Chief Hess (Fire department)
Councilor Kateri Walsh

OTHER ATTENDENCE:

Berman's Food Company
Tracy Friedenbergl
Jess Roncarati-Howe
Andrew Cade
Tazzini Funeral Home
Orlando Alban

COVID-19 MESSAGE:

In order to ensure that City officials can satisfy CDC social distancing guidelines to avoid exposure to contagions, the City of Springfield is providing public notice pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, that this meeting will be held utilizing remote participation technology via ZOOM.

PAST MEETING MINUTES:

Meeting minutes for December 6, 2023 will be voted on.

MOTION MADE: MIKE BORECKI, 2ND ROBERT SHEWCHUK

ROLL CALL VOTE: HECTOR VELEZ YES, DANNY BORO YES, FRED SHUBRICK YES, MIKE BORECKI YES, Lt. COOK YES, ROBERT SHEWCHUK YES, DC. HESS YES, KATERIA WALSH YES, RESOLUTION APPROVED.

ACCEPT MINUTES OF THE MEETING OF DECEMBER 6, 2023

NEW ITEMS:

23-31 No Parking Loading Zone. Bristol Street, 80 feet southerly from Wilbraham Road.

T

No one present to speak on the proposal, remove from the agenda as it has been tabled several

Attachment: TRAFFIC comm mins 2.7 2024 (7936 : William St.- TOW AWAY)



CITY OF SPRINGFIELD TRAFFIC COMMISSION MEETING

times.

23-33 5 Min Parking. Front of 1573 Main Street (City Jake's Café)

The business asked to be removed from the agenda.

23-35 Stop Sign. At the intersection of Hamburg Street and Farnsworth Street.

T

90-day trial no vote needed.

23-37 Parking Space. Front of #301 Bridge Street (Osteria) for outdoor dining. T

General discussion of the outdoor space.

Petitioner speaking of the area and what they would like to do at the location.

Chris Mckinnon speaking on the need for the spaces to make outdoor dining w three other businesses.

The Commission is discussing the safety and number of spots that will be taken. Two spaces being taken.

Will be wrapped with planters and an overhang for possible three season eating.

The Commission stated they need more details of the set up at the next meeting. And what jersey barriers they will be using

MOTION MADE: MIKE BORECKI, 2ND ROBERT SHEWCHUK

ROLL CALL VOTE: HECTOR VELEZ YES, DANNY BORO YES, FRED SHUBRICK YES, MIKE BORECKI YES, Lt. COOK YES, ROBERT SHEWCHUK YES, DC. HESS YES, KATERIA WALSH YES, RESOLUTION TABLED.

23-38 Do Not Block Driveway. Front of 27 Andrew Street driveway. T

No one here to speak on the issue. 2nd time tabled will be removed next meeting if no one to speak.

MOTION MADE: MIKE BORECKI, 2ND ROBERT SHEWCHUK

ROLL CALL VOTE: HECTOR VELEZ YES, DANNY BORO YES, FRED SHUBRICK YES, MIKE BORECKI YES, Lt. COOK YES, ROBERT SHEWCHUK YES, DC. HESS YES, KATERIA WALSH YES, RESOLUTION TABLED.

24-01 No Parking Tow Away Zone. William Street.

Tazzini Funeral home speaking for Pastor Robert White from the church here.

No parking 8am to 6pm in the area.

Funeral is having issue with people parking here during funerals. There have been some near altercations over this issue. Should be no parking if possible.

Attachment: TRAFFIC comm mins 2.7 2024 (7936 : William St.- TOW AWAY)



CITY OF SPRINGFIELD TRAFFIC COMMISSION MEETING

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ROLL CALL VOTE: HECTOR VELEZ YES, DANNY BORO YES, FRED SHUBRICK YES, MIKE BORECKI YES, Lt. COOK YES, ROBERT SHEWCHUK YES, DC. HESS YES, KATERIA WALSH YES, RESOLUTION APPROVED.

24-02 No Parking Any Time. Waltham Street.

Mr. Alban speaking on the auto space acme auto. The cars are parking in front of the bay doors. As well as the street being narrow emergency vehicles may have a hard time getting down. Tow zone may be good idea.

Lt. Cook stated it would be a good space for a tow zone.

Owner speaking on the lines for car inspections.

There is parking on the opposite side of the lot and the Harmony Lodge lot is accepted as an employee parking area.

MOTION MADE: MIKE BORECKI, 2ND ROBERT SHEWCHUK

ROLL CALL VOTE: HECTOR VELEZ YES, DANNY BORO YES, FRED SHUBRICK YES, MIKE BORECKI YES, Lt. COOK YES, ROBERT SHEWCHUK YES, DC. HESS YES, KATERIA WALSH YES, RESOLUTION APPROVED.

24-03 Page Boulevard speed limit reduction. From Berkshire Avenue to 291 Interchange.

Speaking on the speed limits being violated and how do they make the cars slow down.

If the speed of the cars are reduced there will be less issue's.

Lt Cook agrees with this. The speed limit needs to be the same on the entire street.

Commission speaking on the number of accidents that have occurred in this area.

MOTION MADE: MIKE BORECKI, 2ND ROBERT SHEWCHUK

ROLL CALL VOTE: HECTOR VELEZ YES, DANNY BORO YES, FRED SHUBRICK YES, MIKE BORECKI YES, Lt. COOK YES, ROBERT SHEWCHUK YES, DC. HESS YES, KATERIA WALSH YES, RESOLUTION APPROVED.

24-04 Lyman Street. Parking spots for Dress for Success Western Massachusetts at 45 Lyman Street.

Jess Roncarati-Howe need some spaces for parking to help low-income women getting employment by helping with professional attire.

Speaking on removing the meters here for they can park for free as they are low income.

A parking ticket for the clients could be devastating for them.



CITY OF SPRINGFIELD TRAFFIC COMMISSION MEETING

Commission is discussing if there is parking at the state building. The commission see's the need for the parking. However, the meter is removed a car can park there.

MOTION MADE: MIKE BORECKI, 2ND ROBERT SHEWCHUK

ROLL CALL VOTE: HECTOR VELEZ YES, DANNY BORO YES, FRED SHUBRICK YES, MIKE BORECKI YES, Lt. COOK YES, ROBERT SHEWCHUK YES, DC. HESS YES, KATERIA WALSH YES, RESOLUTION APPROVED.

ADJOURMENT:

MOTION MADE: MIKE BORECKI, 2ND ROBERT SHEWCHUK

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MEETING ENDS 11:11 A.M.

NEXT MEETING: WENDESDAY, MARCH 7, 2024

Attachment: TRAFFIC comm mins 2.7 2024 (7936 : William St.- TOW AWAY)



City Council
36 Court Street
Springfield, MA 01103

Meeting: 03/25/24 07:00 PM
Department: Department of Public Works
Category: General
Prepared By: Hector Velez
Initiator: Hector Velez
Sponsors:
DOC ID: 7938

SCHEDULED

PETITION (ID # 7938)

Waltham Ave. - Tow Away

CITY OF SPRINGFIELD

24-02

In City Council March 25, 2024

CITY OF SPRINGFIELD

24-02

In City Council March 25, 2024

ORDERED, that the Rules of the Road approved September 8, 1936, as amended be further amended by striking out from Sections 2 through 16 of Article V, the following:

WALTHAM AVENUE Parking allowed from Wilbraham Rd. southerly direction for 350 feet.

AND, further amending by inserting under Section 6(d) of Article VA,
"No Parking - TOW AWAY", the following:

WALTHAM AVENUE From a point 100 feet south of Wilbraham Rd., for 70ft. west side.

24-02

Velez, Hector

From: andrew6503@aol.com
Sent: Tuesday, January 23, 2024 5:37 PM
To: Velez, Hector
Cc: acmeradiator@comcast.net
Subject: [External] NOTICE OF COMPLAINT - ACME AUTO REPAIR

Mr. Velez,
I wish to register a complaint regarding unsuccessful attempts to rectify a parking issue that involves my business, **Acme Auto Repair**, which is located at, 67 Wilbraham Road, Springfield, MA.

As you are aware, a new apartment complex is now operating adjacent to my business, which interferes with my customers getting auto inspection stickers and repairs. I have been operating my business for over 23 years and I have never encountered parking issues, which prevents my customers from obtaining auto services.

Currently, residents of the apartment complex, which is located on the corner of **Waltham Street and Wilbraham Road**, park on the right side of the road for long periods of time and even overnight, which disrupts my business when I open for business in the mornings.

Additionally, there is a major challenge for large city vehicles (fire, ambulance, etc.), to access or exit Waltham Street without difficulty.

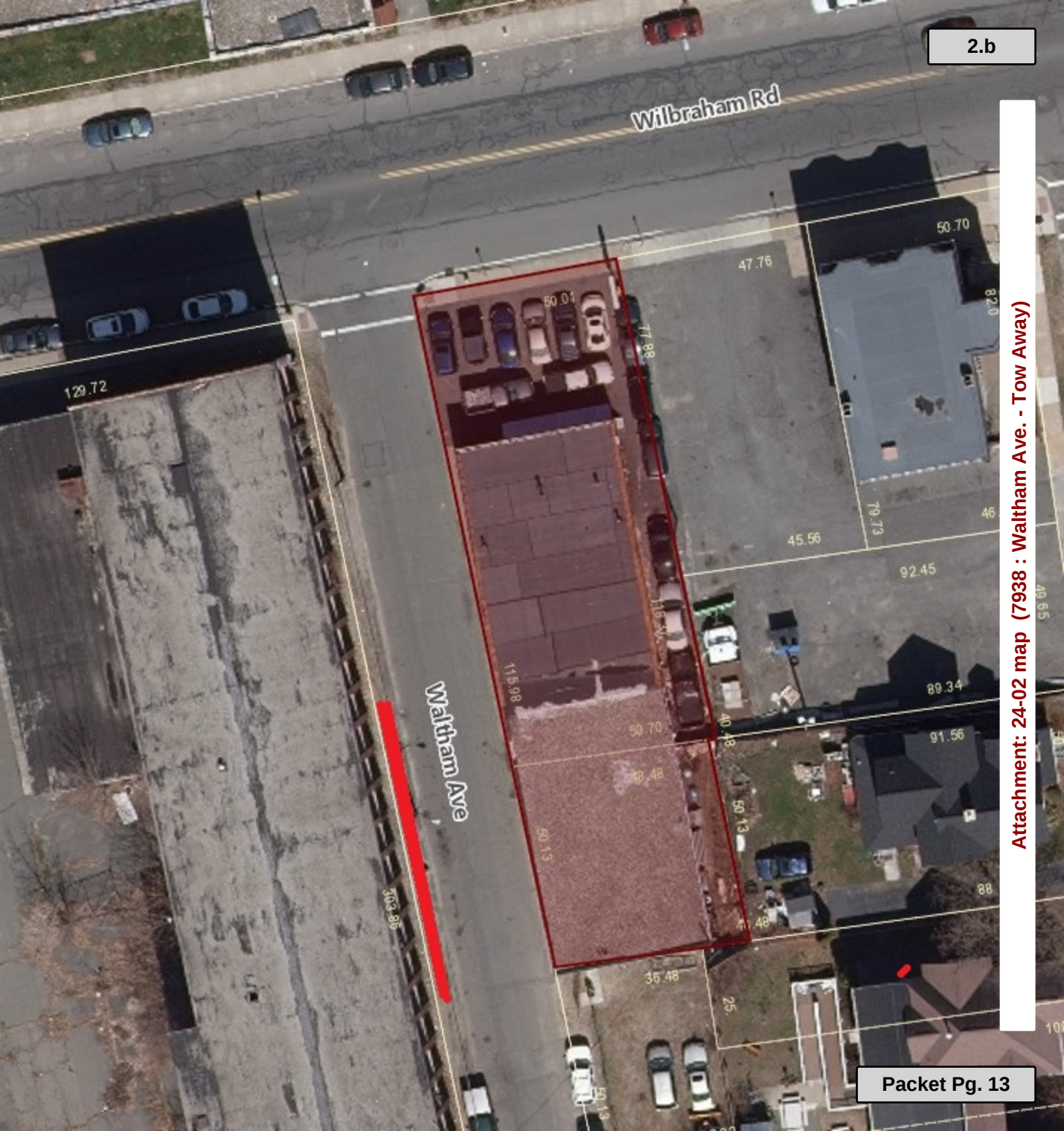
I am requesting that the City of Springfield Public Works Department provide no parking signs along the length of my building on the right side, so my auto repair business will not suffer any further, due to the low volume of customers who find it almost impossible to receive services.

I would appreciate a prompt response to my complaint and please let me know the next steps I should take to remedy this situation.

If you have any questions and/or information, please don't hesitate to let me know.

Sincerely,
Orlando Alban
Owner
ACME Auto Repair
(413) 732-7746

Attachment: 24-02 (7938 : Waltham Ave. - Tow Away)



Attachment: 24-02 map (7938 : Waltham Ave. - Tow Away)

NOTICE OF MEETING
SPRINGFIELD TRAFFIC COMMISSION
MEETING AGENDA

Wednesday, February 7, 2024

Meeting Hour:
10:15 A.M

LOCATION:

Location: 70 Tapley Street, Springfield MA (Conference Room)

This meeting will be held utilizing remote participation technology via ZOOM.

ACCEPT MINUTES OF THE MEETING OF DECEMBER 6, 2023

New items:

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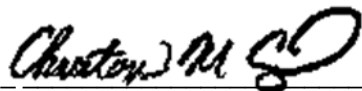
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To Provide for Public Comment on this petition in writing before or within five days after the hearing:
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By: _____


 Christopher M. Cignoli, Secretary
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Attachment: 2-7-2024 Agenda (7938 : Waltham Ave. - Tow Away)



CITY OF SPRINGFIELD TRAFFIC COMMISSION MEETING

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MEETING, THOSE PRESENT:**

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Robert Shewchuk (Springfield Law department.)
Hector Velez, Secretary (Department of Public Works)
Fred Shubrick, member
Michael Borecki member
Lt. Cook (Police department)
Deputy Chief Hess (Fire department)
Councilor Kateri Walsh

OTHER ATTENDENCE:

Berman's Food Company
Tracy Friedenbergl
Jess Roncarati-Howe
Andrew Cade
Tazzini Funeral Home
Orlando Alban

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CITY OF SPRINGFIELD TRAFFIC COMMISSION MEETING

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ADJOURMENT:

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MEETING ENDS 11:11 A.M.

NEXT MEETING: WENDESDAY, MARCH 7, 2024



City Council
36 Court Street
Springfield, MA 01103

Meeting: 03/25/24 07:00 PM
Department: Department of Public Works
Category: General
Prepared By: Hector Velez
Initiator: Hector Velez
Sponsors:
DOC ID: 7940

SCHEDULED

PETITION (ID # 7940)

Bridge Street - Parking Space

CITY OF SPRINGFIELD

23-37

In City Council March 25, 2024

ORDERED, that the Rules of the Road approved September 8, 1936, as amended be further amended by striking out from Sections 2 through 16 of Article V, the following:

BRIDGE STREET 2 HR meter parking from 8: am to 6: pm.

AND, further amending by inserting from Sections 2 through 16 of Article V, the following:

BRIDGE STREET Parking Space front of #301 Bridge Street (Osteria) for outdoor dining.

RE: Outdoor dining structure grant

Hello

Currently have plans being worked on for the city outdoor dining grant, gathering quotes and sketches done by actual contractors or architects with such a tight window proved tough for me

Im submitting this along with the information provided, and pictures to show my intentions – im hoping to use current parking spaces in front of the restaurant to create a welcoming environment for outdoor dining. Im looking to be the example setter for such a project, and to create a buzz in the neighborhood.

As soon as I receive quotes for the work I will send them – but im hoping you can see what im shooting for.

Thanks

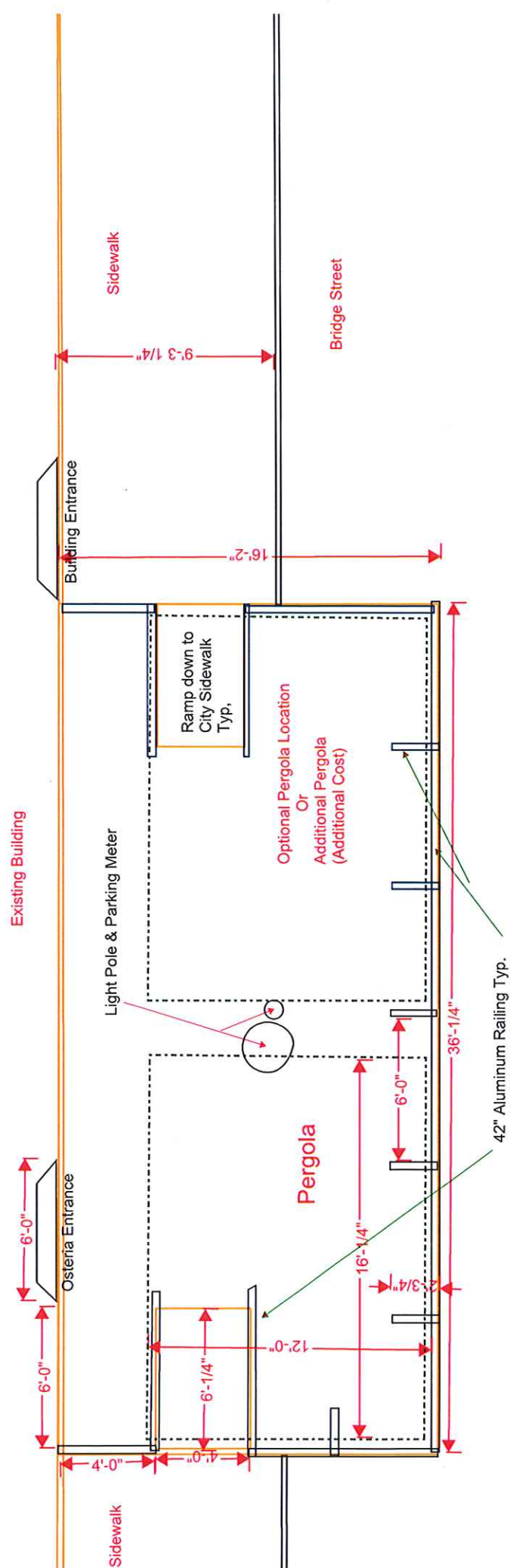
Chris Mckiernan

OSTERIA

301 Bridge St

Springfield MA 01103

"Goin' Big on Bridge"







CITY OF SPRINGFIELD TRAFFIC COMMISSION MEETING

**TRAFFIC COMMISSION REGULAR MEETING MINUTES FOR FEBUARY 7, 2024.
MEETING CALLED TO ORDER AT 10:15 A.M., QUOREM MET. ROLL CALL FOR
MEETING, THOSE PRESENT:**

Danny Bora (chairman)
Robert Shewchuk (Springfield Law department.)
Hector Velez, Secretary (Department of Public Works)
Fred Shubrick, member
Michael Borecki member
Lt. Cook (Police department)
Deputy Chief Hess (Fire department)
Councilor Kateri Walsh

OTHER ATTENDENCE:

Berman's Food Company
Tracy Friedenbergl
Jess Roncarati-Howe
Andrew Cade
Tazzini Funeral Home
Orlando Alban

COVID-19 MESSAGE:

In order to ensure that City officials can satisfy CDC social distancing guidelines to avoid exposure to contagions, the City of Springfield is providing public notice pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, that this meeting will be held utilizing remote participation technology via ZOOM.

PAST MEETING MINUTES:

Meeting minutes for December 6, 2023 will be voted on.

MOTION MADE: MIKE BORECKI, 2ND ROBERT SHEWCHUK

ROLL CALL VOTE: HECTOR VELEZ YES, DANNY BORO YES, FRED SHUBRICK YES, MIKE BORECKI YES, Lt. COOK YES, ROBERT SHEWCHUK YES, DC. HESS YES, KATERIA WALSH YES, RESOLUTION APPROVED.

ACCEPT MINUTES OF THE MEETING OF DECEMBER 6, 2023

NEW ITEMS:

23-31 No Parking Loading Zone. Bristol Street, 80 feet southerly from Wilbraham Road.

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No one present to speak on the proposal, remove from the agenda as it has been tabled several



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General discussion of the outdoor space.

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If the speed of the cars are reduced there will be less issue's.

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24-04 Lyman Street. Parking spots for Dress for Success Western Massachusetts at 45 Lyman Street.

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Speaking on removing the meters here for they can park for free as they are low income.

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CITY OF SPRINGFIELD TRAFFIC COMMISSION MEETING

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ADJOURMENT:

MOTION MADE: MIKE BORECKI, 2ND ROBERT SHEWCHUK

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MEETING ENDS 11:11 A.M.

NEXT MEETING: WENDESDAY, MARCH 7, 2024



City Council
36 Court Street
Springfield, MA 01103

Meeting: 03/25/24 07:00 PM
Department: Department of Public Works
Category: General
Prepared By: Hector Velez
Initiator: Hector Velez
Sponsors:
DOC ID: 7942

SCHEDULED

PETITION (ID # 7942)

Page Blvd. - Speed Limit

CITY OF SPRINGFIELD

24-03

In City Council March 25, 2024

ORDERED, Chapter 90 of the General Laws is hereby amended section 18 by the following:

PAGE BOULEVARD Speed limit 40 mph, Speed limit 35 mph.

AND, further amending by inserting under Chapter 90 Section 18 of, the following:

PAGE BOULEVARD Speed limit 30 mph from Berkshire Avenue to 291 interchange

24-03

Velez, Hector

From: Krar, Andrew
Sent: Tuesday, January 16, 2024 2:27 PM
To: ELIZABETH STEVENS
Cc: Velez, Hector; Cignoli, Chris
Subject: RE: [External] 25 mph signs

Yes.

I believe East Springfield Neighborhood Council (ESNC) is proceeding with something similar. Hector Velez (cc'd) administers the Springfield Traffic Commission, and I believe ESNC is working with the Commission. Hector. Can you contact Liz?

Andrew J. Krar, P.E.
 City Engineer
 City of Springfield
 70 Tapley Street
 Springfield, MA 01104
 Office 413-784-4884
 Cell 860-748-8279

From: ELIZABETH STEVENS <cnmstevens@comcast.net>
Sent: Tuesday, January 16, 2024 1:10 PM
To: Krar, Andrew <AKrar@springfieldcityhall.com>
Subject: [External] 25 mph signs

On behalf of Walk Bike Springfield, I am hoping that you can help us to send a written request to MassDOT to get street signs that shows that the speed limit in Springfield (and in my neighborhood) is 25mph, not 30mph.

I have call the MassDOT office in Northampton and was told this request must come from the city.

This is what I have been led to believe: MassDOT will have 90 days to respond with an approval or denial to the request. These requests do not require a speed study, but justification for the request can help MassDOT with its evaluation.

Can you help?

Liz Stevens
 McKnight Neighborhood
 Walk Bike Springfield

CAUTION: This email originated outside our organization; please use caution.

Attachment: 24-03 (7942 : Page Blvd. - Speed Limit)

24-03

Velez, Hector

From: Kathleen Brown <kathleenbrown5656@gmail.com>
Sent: Tuesday, January 16, 2024 6:48 AM
To: Cignoli, Chris
Cc: Krar, Andrew; Velez, Hector; Fenton, Michael A.; John Koski
Subject: [External] Page Boulevard Traffic and Neighborhood Safety. Petition

Good morning Chris, can you please provide status on the following request. We are particularly interested in the speed limit reduction/ consistency request.

Thank you Kathy

Sent from my iPhone

Begin forwarded message:

From: John Koski <jkoski12@hotmail.com>
Date: October 30, 2023 at 11:08:01 AM EDT
To: ccignoli@springfieldcityhall.com, HVelez@springfieldcityhall.com, Andrew Krar <akrar@springfieldcityhall.com>
Cc: Kathy Brown <kathleenbrown5656@gmail.com>, Mike Fenton <mfenton@ssfpc.com>
Subject: Re: Page Boulevard Traffic and Neighborhood Safety

Massachusetts recently implemented a law, Chapter 90, Section 18, which allows municipalities to alter speed limits on state-controlled roads and the roads they control. This law gives authority to local jurisdictions to create safer roadways in their communities. I would like to take this opportunity, on behalf of the East Springfield Neighborhood Council, to resubmit the below request dated December 20, 2021, now as the East Springfield Neighborhood Council Petition, requesting the speed limit on Page Boulevard in both easterly and westerly directions between the Berkshire Avenue intersection and I291 Interchange be reduced to 30MPH.

We will greatly appreciate your approving and implementing this petition request.

Please confirm receipt of this petition.

Sincerely yours,

John Koski

Chairperson Police Beat Team
 East Springfield Neighborhood Council
jkoski12@hotmail.com
 413 374 4416

Attachment: 24-03 (7942 : Page Blvd. - Speed Limit)

From: John Koski <jkoski12@hotmail.com>
Date: December 20, 2021 at 1:47:03 PM EST
To: ccignoli@springfieldcityhall.com, HVelez@springfieldcityhall.com, akrar@springfieldcityhall.com
Cc: Kathy Brown <kathleenbrown5656@gmail.com>, Michael Fenton <mfenton14@gmail.com>, "Kwatowski, Mel" <mkwatowski@springfieldpolice.net>, David Martin <DMartin@springfieldpolice.net>, dsarno@springfieldcityhall.com, wbaker@springfieldcityhall.com
Subject: Page Boulevard Traffic and Neighborhood Safety

Please find below, and attached, PETITION to improve Page Boulevard traffic safety.

(updated 10-30-2023)
 East Springfield Neighborhood Council
 1437 Carew Street
 Springfield, MA 01104

Traffic Commission
 Richard Beal Municipal Operations Center
 70 Tapley Street
 Springfield, MA 01104

December 20, 2021
 Resubmit as Petition October 30, 2023

Dear Traffic Commission and Director DPW:

I would like to request, on behalf of the East Springfield Neighborhood Council (ESNC), the following changes to Page Boulevard.

1. 30 MHP speed limit be established for both directions of travel between the I 291 interchange and Brookdale Drive intersection. (revised to Berkshire Avenue 10-30-2023)
- This area of Page Boulevard includes two (2) dangerous intersections, Brookdale Drive which is at the bottom of a hill, and Bircham Street which is on a sharp curve. The latter of which has been the site of numerous personal injury, including a death, and property damage accidents. In addition, this section of Page Boulevard is also densely populated with single family homes and experiences a large volume of semi-tractor trailer traffic.
2. Page Boulevard four (4) lanes of travel be changed to one thru lane, and one turn lane in both directions at the Bircham Street intersection.
- Vehicle speed and curve cause traffic to drift out of lanes. This change will naturally slow traffic (traffic

calming) and facilitate safer turning, onto and in from,
Bircham Street.

The ESNC has actively worked with the neighborhood to make this section of Page Boulevard safer for motorists and residents. The ESNC secured a grant to purchase, and with the help of the Springfield DPW, install a radar speed board on Page Boulevard. The ESNC regularly conducts Check Your Speed events on Page Boulevard. At these events neighbors and the Springfield Police Department Traffic Bureau work together to educate and enforce traffic safety. Neighbors hold Check Your Speed Signs along the street to encourage drivers to observe the speed limit. Police perform lidar speed enforcement after Check Your Speed signs and stop motorists who continue to travel well above the speed limit.

I thank you in advance for considering these above requests. We look forward to working with the Traffic Commission to make Page Boulevard safer for motorists and the neighborhood.

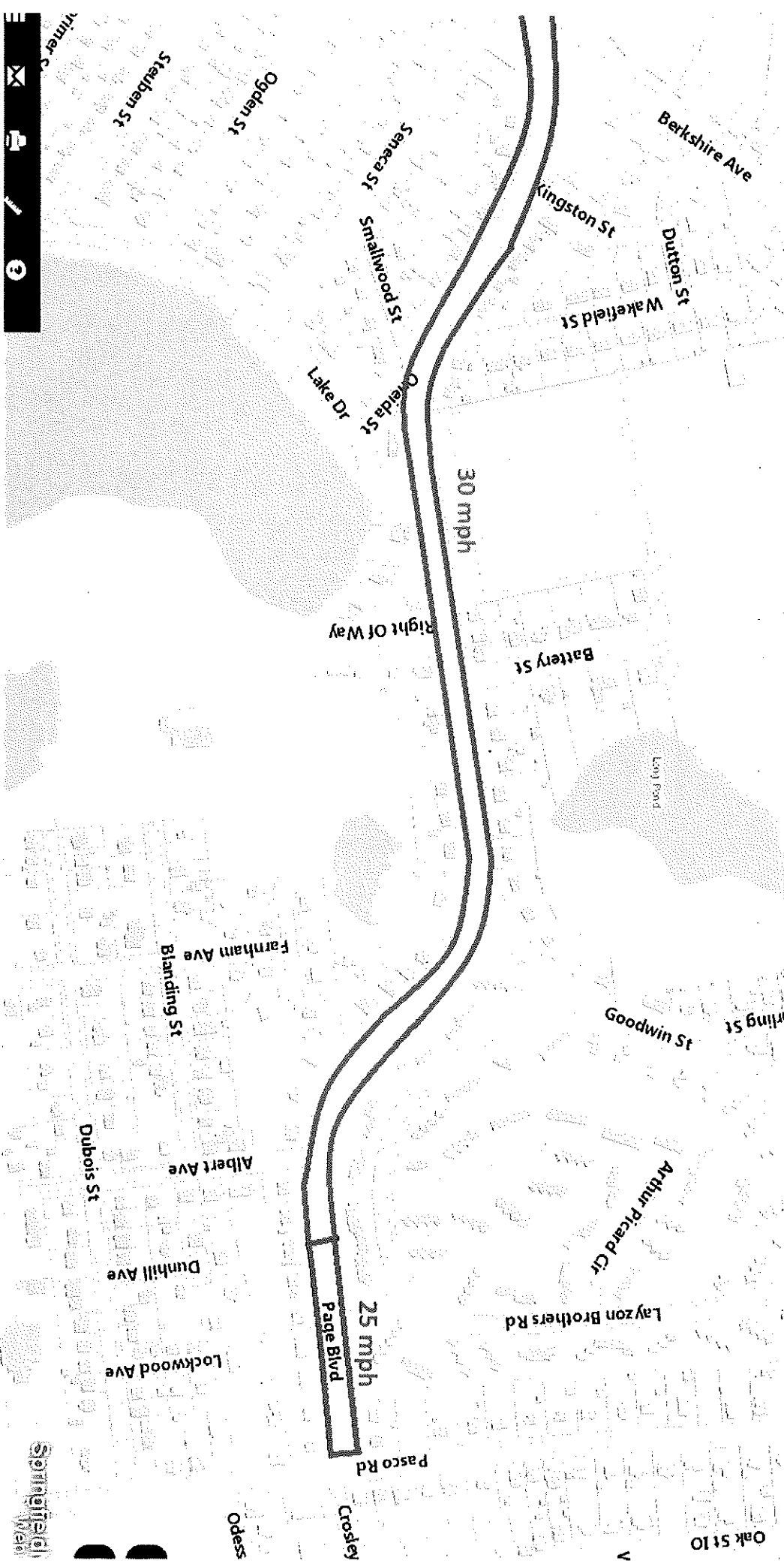
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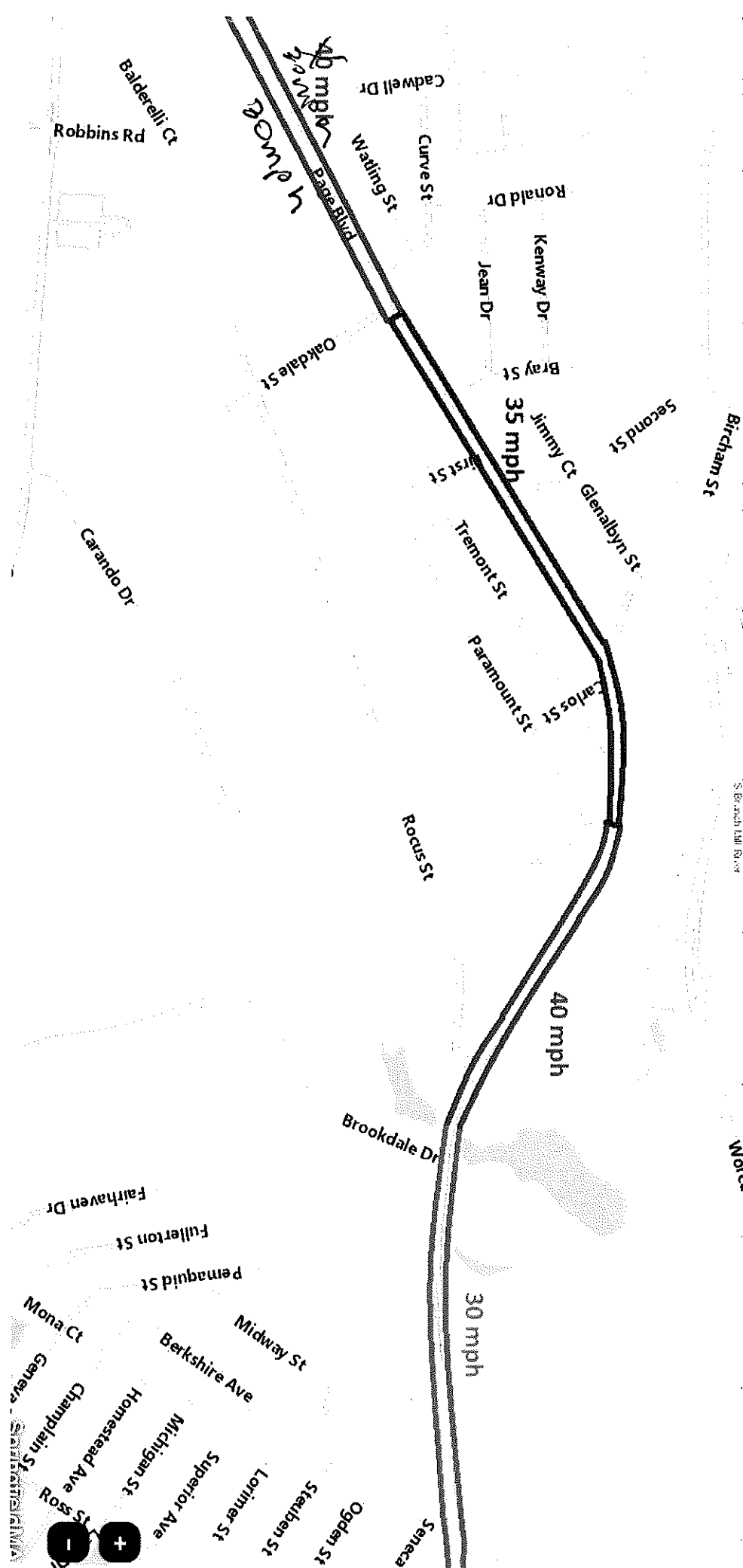
Chairperson Police Beat Team
East Springfield Neighborhood Council
Jkoski12@hotmail.com
413 374 4416

CC: Kathy Brown, President East Springfield Neighborhood Council
Michael Fenton, Councilor
Chris Cignoli, Director D.P.W.
Andrew Krar, City Engineer
Hector Velez, Civil Engineer
Lt. Mel Kwatowski, Springfield Police Traffic Unit, Springfield
Police Department
Captain David Martin, Community Action Bureau, Springfield,
Police Department
Mayor Dominic Sarno
William Baker, Director of Communications

CAUTION: This email originated outside our organization; please use caution.



60-17
Attachment: 24-03 (7942 : Page Blvd. - Speed Limit)



NOTICE OF MEETING
SPRINGFIELD TRAFFIC COMMISSION
MEETING AGENDA

Wednesday, February 7, 2024

Meeting Hour:
10:15 A.M

LOCATION:

Location: 70 Tapley Street, Springfield MA (Conference Room)

This meeting will be held utilizing remote participation technology via ZOOM.

ACCEPT MINUTES OF THE MEETING OF DECEMBER 6, 2023

New items:

23-31 No Parking Loading Zone. Bristol Street, 80 feet southerly from Wilbraham Road. **T2**

23-33 5 Min Parking. Front of 1573 Main Street (City Jake's Café)

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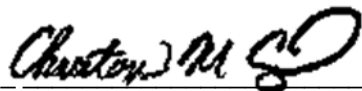
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Other business that may lawfully come before the Traffic Commission according to the Open Meeting Law

Copies of said petition, texts, and maps may be requested by email or phone or viewed at Tapley Street by appointment. Emails should be directed to hvelez@springfieldcityhall.com or by calling the Traffic Commission at (413) 784-4891

To Provide for Public Comment on this petition in writing before or within five days after the hearing:
 Mail: Department of Public Works, Attn: Board of Public Works, 70 Tapley Street, Springfield, MA 01104 or
 Email: HVElez@springfieldcityhall.com

By: _____


 Christopher M. Cignoli, Secretary
 Springfield Traffic Commission

Attachment: 2-7-2024 Agenda (7942 : Page Blvd. - Speed Limit)



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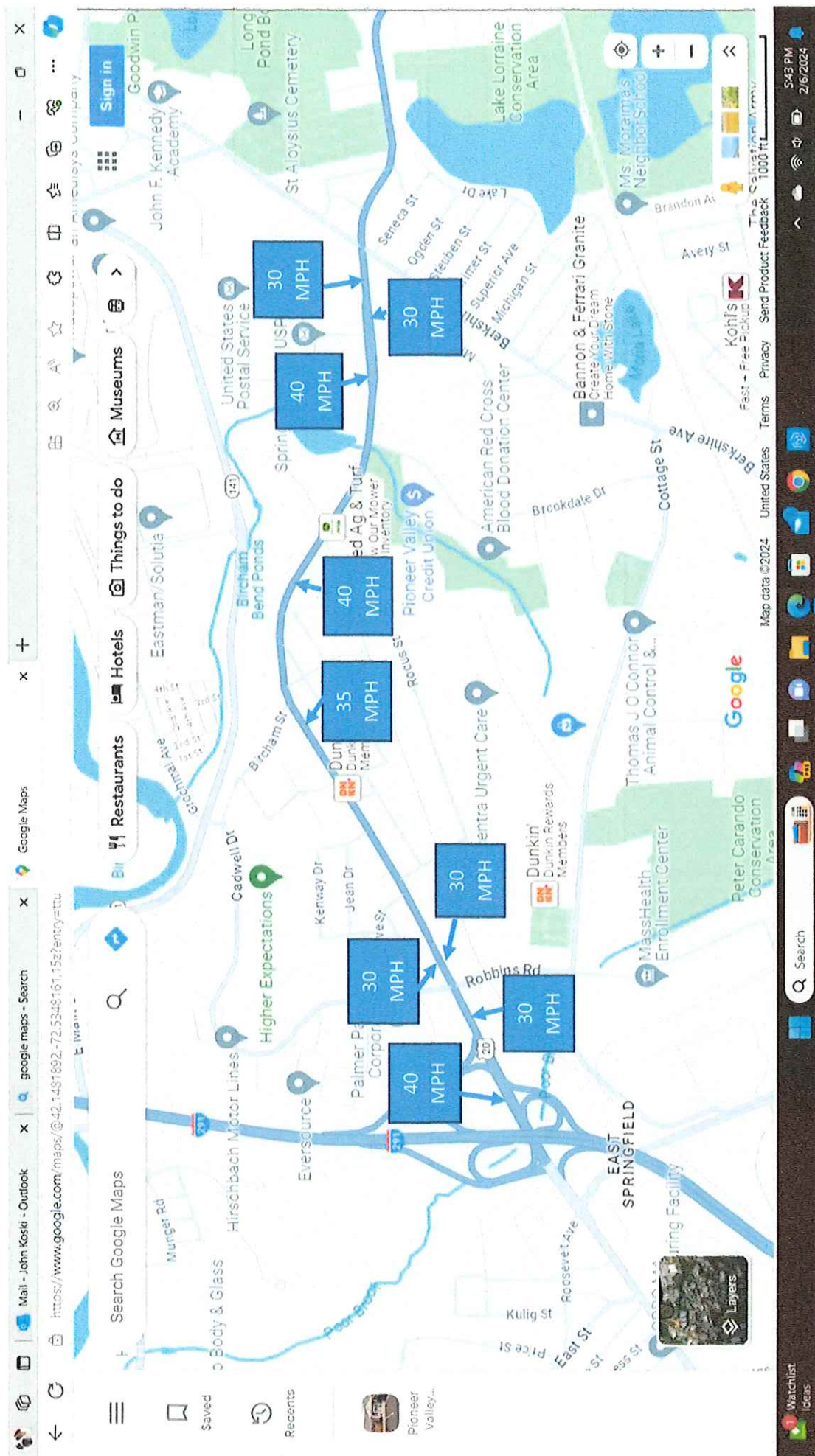
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NEXT MEETING: WENDESDAY, MARCH 7, 2024



Part I ADMINISTRATION OF THE GOVERNMENT**Title XIV** PUBLIC WAYS AND WORKS**Chapter 90** MOTOR VEHICLES AND AIRCRAFT**Section 18** SPECIAL REGULATIONS, SPEED AND USE OF VEHICLES

The city council, the transportation commission of the city of Boston, the board of selectmen, park commissioners, a traffic commission or traffic director or the department, on ways within their control, may make, amend or rescind special regulations as to the speed of motor vehicles and may prohibit the use of such vehicles altogether on such ways. In the case of a speed regulation, or an amendment or rescission thereof, no such action shall take effect unless the department shall have certified in writing that such regulation, amendment or rescission is consistent with the public interests.

In the case of any special regulation other than a speed regulation, no such special regulation or amendment or rescission thereof shall take effect unless it shall have been published in 1 or more newspapers, if there be any, published in the town in which the way is situated, otherwise in 1 or more newspapers published in the county in which the town is situated.

Nothing herein contained shall be construed as affecting the right of the department of conservation and recreation to make rules and regulations governing the use and operation of motor vehicles on lands, roadways and parkways under its care and control. No such rule or regulation shall prohibit the use of passenger or station wagon type motor vehicles whose gross weight is less than 5,000 pounds and which are registered for commercial use on ways where noncommercial passenger type motor vehicles are permitted to operate.

No regulation, amendment or rescission under this section shall take effect until there shall have been erected, upon the ways affected thereby and at such points as the department or department of conservation and recreation may designate, signs, conforming to standards adopted by the department, setting forth the speed or other restrictions established by the regulation, and then only during the time such signs are in place. Any sign purporting to establish a speed limit that has not been erected in accordance with the foregoing provisions may be removed by or under the direction of the department.

Upon rescission of the speed regulation, or a portion thereof, and removal of the signs, sections 17 and 17C shall govern.

The city council, the transportation commission of the city of Boston, the board of selectmen, park commissioners, a traffic commission or traffic director may petition the department to modify the speed limit on a state highway within their geographic boundaries. Said petition shall be made in writing to the state traffic engineer. The department shall have 90 days to approve or deny the petition. Upon approval of the petition or the expiration of the 90 days without action, the petitioned speed limit shall become effective and the department shall erect upon the state highway

affected thereby and at such points as the department may designate, signs, conforming to standards adopted by the department, setting forth the speed limit.

Any person, corporation, firm or trust owning a private parking area or owning land on or abutting a private way, or any person, corporation, firm or trust controlling such land or parking area, with the written consent of the owner, may apply in writing to the city council, the traffic commission of a city or town having a traffic commission, the transportation commission of the city of Boston or the board of selectmen in any town in which the private way or parking area lies, to make special regulations as to the speed of motor vehicles and as to the use of such vehicles upon the particular private way or parking area, and the city council with the approval of the mayor, the traffic commission of a city or town, the transportation commission of the city of Boston or the board of selectmen, as the case may be, may make such special regulations with respect to said private way or parking area to the same extent as to ways within their control and such special regulations shall not be subject to approval by the department or the registrar; provided, however, that any traffic signs, signals, markings or devices used to implement such special regulations shall conform in size, shape and color to the most current manual on uniform traffic control devices.



City Council

TABLED

Meeting: 03/25/24 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 7752

5

Special Permit

**For a Special Permit Motor Vehicle Repair at the Property
Known as 62 Freemont Street (05400-0018)
(Book#17985/Page#0564), as Allowed by M.G.L. and the
Springfield Zoning Ordinance, Article 4, Table 4-4, Section
12.3(3).**

Request:	See Above
Owner:	Harriet Cohen Trustee
By:	Harriet Cohen
Petitioner:	Pedro A. Rodriguez
By:	Pedro A. Rodriguez

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

for a special permit motor vehicle repair at the property known as 62 Freemont Street (05400-0018) (Book#17985/Page#0564), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.3(3).

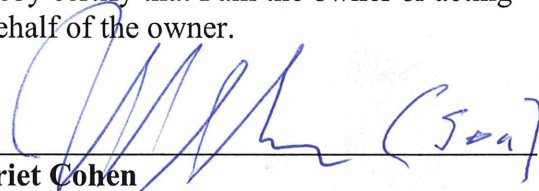
Mailing Address:

1027 East Columbus Avenue
 Springfield, MA 01105

Owner:

Harriet Cohen Trustee

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

BY:  (Sua)

Harriet Cohen

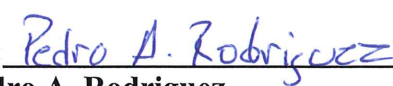
Mailing Address:

320 Oakland Street
 Springfield, MA 01108

Petitioner:

Pedro A. Rodriguez

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

By: 

Pedro A. Rodriguez

Attachment: 62_Fremont_St_Tax_Formal (7752 : 62 Fremont Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

November 7, 2023

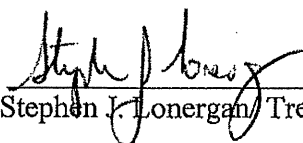
Special Permit Tax Certification

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: 62 Freemont Street

Petitioner: Pedro A. Rodriguez
320 Oakland Street
Springfield, Ma. 01108

Landlord : Harriet Cohen Trustee
1027 East Columbus Avenue
Springfield, Ma. 01105


Stephen J. Lonergan / Treasurer Collector

Attachment: 62_Fremont_St_Tax_Formal (7752 : 62 Fremont Street)

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

**62 FREEMONT STREET
MOTOR VEHICLE SERVICE REPAIR**

General Information

Petitioner:	Pedro A. Rodriguez
Request:	Motor vehicle repair
Proposed use of the property:	Motor vehicle repair
Parcel Size:	2,751 s.f.
Compatibility with current planning documents:	The South End Neighborhood Plan shows no changes to this area.
Neighborhood council Notification:	South End Neighborhood Council: 11-23-23
Tax Status:	SEE ATTACHED
Site Visit:	12-1-23
Hearing Date:	12-11-23

Staff Analysis

Neighborhood characteristics:

The property is zoned Business B and is located in an area with a mix of commercial and residential uses. The surrounding land uses include:

To the north are a commercial parking lot and two-family house zoned Commercial A and Residence C.

To the south are a commercial parking lot and two-family house zoned Commercial P and Residence C.

To the east is a two-family house zoned Residence C.

To the west is a single-family house zoned Business B.

Site plan review:

The petitioner has requested a special permit for a motor vehicle repair operation at the property known as 62 Fremont Street. This site is currently the location of G's Used Tires and this site has been the location of other similar automotive related uses since the 1970's.

After reviewing the plans and visiting the site, the staff does not object to the proposed use. As noted above this site has been used for similar uses for several years. After visiting the site, the property is being maintained in good condition.

One of the concerns that the staff does have with the proposed use is that the building does directly abut

both single and two-family homes. As such, if approved, the staff would recommend that the hours of operation for this use be limited. In addition, it needs to be stressed to the petitioner that all work completed to vehicles must be done inside the building. Lastly, it needs to be noted that parking is very limited at this location, however, the petitioner has indicated that they do have permission to use the parking lot across the street. If this parking is used, it cannot be used for the storage of inoperable or junk vehicles.



Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for a motor vehicle repairs at the property known as 62 Freemont Street (05400-0018).
3. The building shall be kept graffiti free.
4. The public sidewalk along Freemont Street shall be maintained, including snow removal.
5. All automotive work shall be completed inside the building.
6. There shall be no storage of inoperable or junk vehicles and/or parts located outside the building.
7. Any and all signage shall be permitted through the Building Department prior to installation.
8. The hours of operation shall be no earlier than 8:00AM and not later than 8:00PM.
9. 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

November 7, 2023

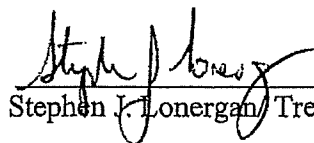
Special Permit Tax Certification

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:

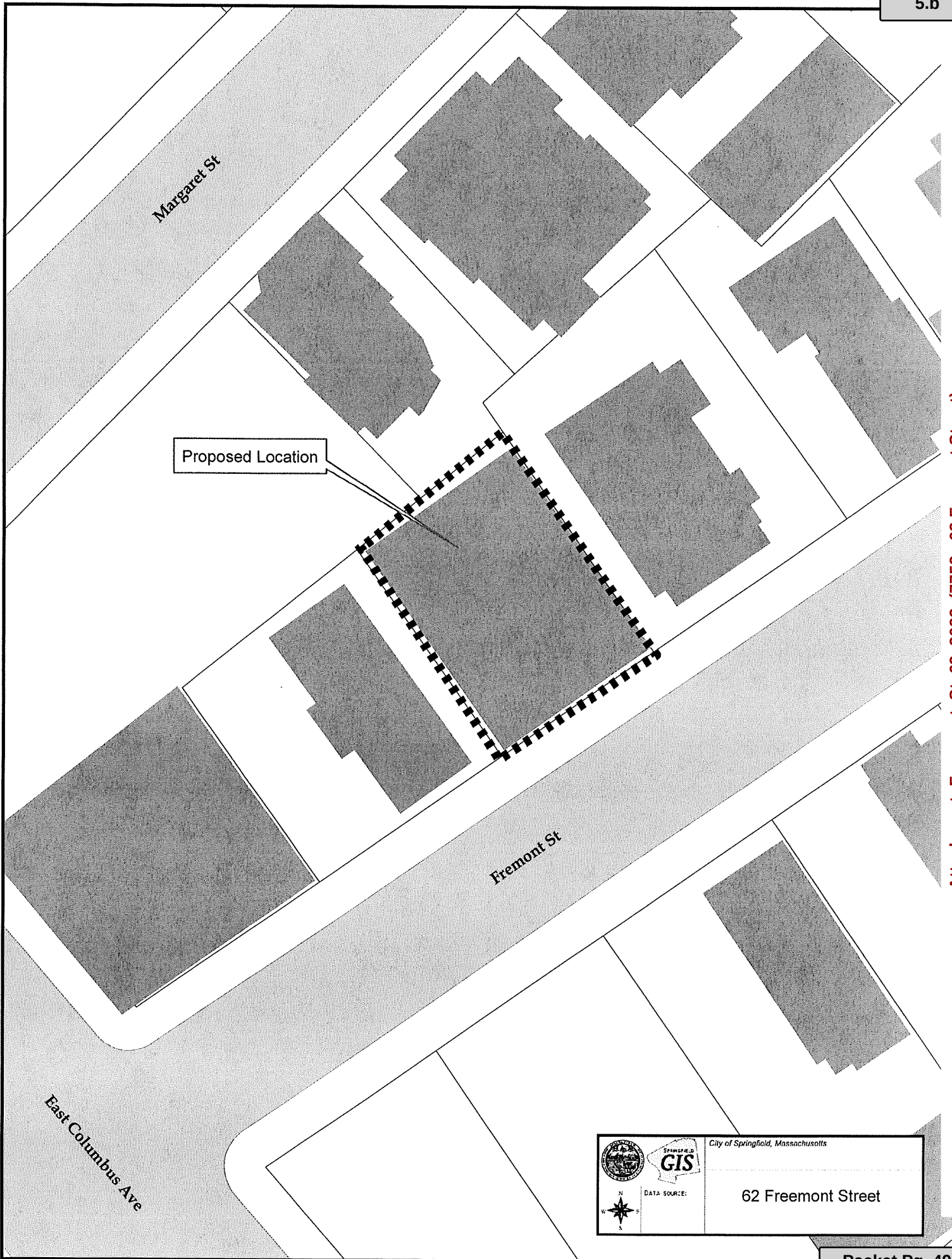
Special Permit: 62 Freemont Street

Petitioner: Pedro A. Rodriguez
320 Oakland Street
Springfield, Ma. 01108

Landlord : Harriet Cohen Trustee
1027 East Columbus Avenue
Springfield, Ma. 01105


Stephen J. Loneragan/ Treasurer Collector

Attachment: Freemont St 62 2023 (7752 : 62 Fremont Street)



Attachment: Freemont St_62_2023 (7752 : 62 Freemont Street)



City Council

SCHEDULED

Meeting: 03/25/24 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 7855

6

Special Permit

To Amend an Existing Special Permit (Mechanical Public Car Wash), Granted November 2023, by Allowing a Change to the Approved Plans, at the Property Known as 710 Liberty Street (07770-0201) (Book# 20067/Page# 143), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.3(2).

Request:	See Above
Owner:	Tinkham Glen Realty, LLC
By:	Antonio Dos Santos, Esquire
Petitioner:	Hutton ST 21, LLC
By:	Seth Stratton, Esquire

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

to amend an existing special permit (mechanical public car wash), granted November 2023, by allowing a change to the approved plans, at the property known as 710 Liberty Street (07770-0201) (Book# 20067/Page# 143), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.3(2).

Mailing Address:

21 Tinkham Road
 Springfield, MA 01129

Owner:

Tinkham Glen Realty, LLC

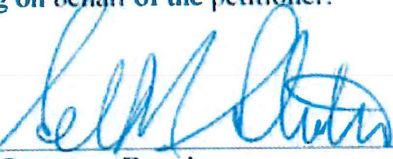
I hereby certify that I am the owner or acting on behalf of the owner.

BY: 
 Antonio Dos Santos, Esquire

Petitioner:

Hutton ST 21, LLC

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

BY: 
 Seth Stratton, Esquire

736 Cherry Street
 Chattanooga, TN 37402

Attachment: 710_Liberty_St_Tax_Formal (7855 : 710 Liberty Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

January 29, 2024

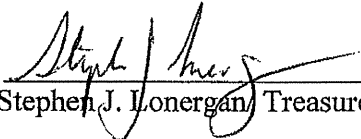
Special Permit Tax Certification

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: 710 Liberty Street

Petitioner: Hutton ST 21, LLC
736 Cherry Street
Chattanooga, TN 37402

Landlord : Tinkham Glen Realty
21 Tinkham Road
Springfield, Ma. 01129


Stephen J. Lonergan Treasurer Collector

Attachment: 710_Liberty_St_Tax_Form (7855 : 710 Liberty Street)



City Council

SCHEDULED

Meeting: 03/25/24 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 7864

7

Special Permit

For a Special Permit for Exterior Renovations of a Structure(S), Totaling More Than One Thousand (1,000) Square Feet, and a Special Permit to Operate a Medical Office, Clinic or Treatment Facility, with No Overnight Stay, at the Property Known as 475-479 Sumner Avenue (11280-0416) (Book#22758/Page#383), in Accordance with M.G.L. and the Springfield Zoning Ordinance, Article 8, Section 8.1 (Neighborhood Commercial Design Overlay District) and Article 4, Table 4-4, Section 10.3.

Request:	See Above
Owner:	Sumner Avenue 473-477, LLC
By:	Mark Shearholdt
Petitioner:	Caring Health Center
By:	Arlington Duncanson

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

for a special permit for exterior renovations of a structure(s), totaling more than one thousand (1,000) square feet, and a special permit to operate a medical office, clinic or treatment facility, with no overnight stay, at the property known as 475-479 Sumner Avenue (11280-0416) (Book#22758/Page#383), in accordance with M.G.L. and the Springfield Zoning Ordinance, Article 8, Section 8.1 (Neighborhood Commercial Design Overlay District) and Article 4, Table 4-4, Section 10.3.

Mailing Address:

660 Harvey Road
 Manchester, NH 03103

Owner:

Sumner Avenue 473-477, LLC
 c/o Sentry Management Group

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

SENTRY MANAGEMENT CORP. AS AGENT
 FOR OWNER

BY:

Mark Shearholdt

PRESIDENT
 DEPT FOR OWNER

Mailing Address:

1049 Main Street
 Springfield, MA 01103

Petitioner:

Caring Health Center

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

BY:

Arlington Duncanson

Arlington Duncanson

Attachment: 475_479_Sumner_Ave_Tax_Formal (7864 : 475-479 Sumner Avenue)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

January 29, 2024

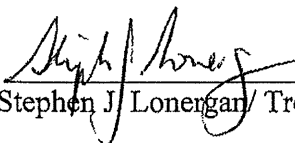
Special Permit Tax Certification

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: 475 479 Sumner Avenue

Petitioner: Caring Health Center
1049 Main Street
Springfield, Ma. 01103

Landlord : Sumner Avenue 473-477, LLC
c/o Sentry Management Group
660 Harvey Road
Manchester, NH 03103


Stephen J. Lonergan/ Treasurer Collector

Attachment: 475_479_Sumner_Ave_Tax_Formal (7864 : 475-479 Sumner Avenue)



City Council

SCHEDULED

Meeting: 03/25/24 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 7905

8

Special Permit

For a Special Permit for an Accessory Wall Sign(S), Above the First Floor, at the Property Known as 88 William Street (12300-0024) (Book#09532/Page#0128), as Authorized by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.8.17.

Request:	See Above
Owner:	Joseph Frigo
By:	Joseph Frigo
Petitioner:	Joseph Frigo
By:	Joseph Frigo

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

for a special permit for an accessory wall sign(s), above the first floor, at the property known as 88 William Street (12300-0024) (Book#09532/Page#0128), as authorized by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.8.17.

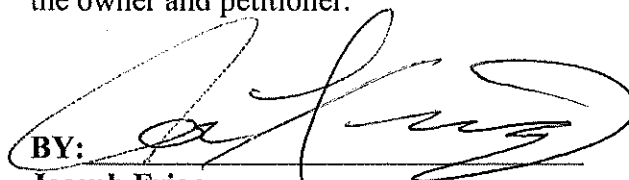
Mailing Address

82 Hangdog Lane
Somers, CT 06071

Owner & Petitioner:

Joseph Frigo

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

BY: 
Joseph Frigo

Attachment: William_St_88_Tax_Formal (7905 : 88 William Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

February 14, 2024

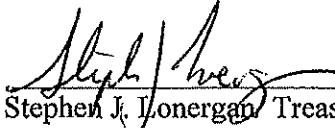
Special Permit Tax Certification

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: 88 William Street

Petitioner: Joseph Frigo
82 Hangdog Lane
Somers, Ct. 06071

Landlord : Joseph Frigo
82 Hangdog Lane
Somers, Ct. 06071


Stephen J. Loneragan Treasurer Collector

Attachment: William_St_88_Tax_Form (7905 : 88 William Street)



City Council

SCHEDULED

Meeting: 03/25/24 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 7906

9

Special Permit

To Amend an Existing Special Permit (Mixed-Use Development), Granted December 2023, by Amending the Ownership and Petitioner, at the Property Known as 275 Chestnut Street (02750-0485, 0480 & 0483) (Book#22494-Page#346, 357 & 365/Book#20957-Page#352/ Book#9725-Page#552/Book#22496-Page#17 & 19), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 2.4.

Request:	See Above
Owner:	YMCA, BH Chestnut Crossing, LLC
By:	Dexter Johnson/Thomas P. Kegelman
Petitioner:	YMCA, BH Chestnut Crossing, LLC, 275 Chestnut, LLC
By:	Dexter Johnson/Thomas P. Kegelman

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

to amend an existing special permit (mixed-use development), granted December 2023, by amending the ownership and petitioner, at the property known as 275 Chestnut Street (02750-0485, 0480 & 0483) (Book#22494-Page#346, 357 & 365/Book#20957-Page#352/ Book#9725-Page#552/Book#22496-Page#17 & 19), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 2.4.

Mailing Address:

1500 Main Street, Suite 256
 Springfield, MA 01115

261 Oak Grove Avenue
 Springfield, MA 01109

Owner:

**YMCA of Greater Springfield, Inc. & BH
 Chestnut Crossing, LLC**

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

BY:

Dexter Johnson, President (for the YMCA)

**BY: Chestnut Crossing Manager, LLC
 Its: Manager**

**BY: Thomas P. Kegelman
 Thomas P. Kegelman**

Its: Manager (for BH Chestnut)

Mailing Address:

1500 Main Street, Suite 256
 Springfield, MA 01115

261 Oak Grove Avenue
 Springfield, MA 01109

261 Oak Grove Avenue
 Springfield, MA 01109

Petitioner:

**YMCA of Greater Springfield, Inc. & BH
 Chestnut Crossing, LLC and 275 Chestnut,
 LLC**

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

BY:

Dexter Johnson, President (for the YMCA)

**BY: Chestnut Crossing Manager, LLC
 Its: Manager**

**BY: Thomas P. Kegelman
 Thomas P. Kegelman**

Its: Manager (for BH Chestnut)

**BY: Thomas P. Kegelman
 Thomas P. Kegelman, Manager (for 275 Chestnut)**

Attachment: Chestnut_St_275_Tax_Formal (7906 : 275 Chestnut Street)

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

to amend an existing special permit (mixed-use development), granted December 2023, by amending the ownership and petitioner, at the property known as 275 Chestnut Street (02750-0485, 0480 & 0483) (Book#22494-Page#346, 357 & 365/Book#20957-Page#352/ Book#9725-Page#552/Book#22496-Page#17 & 19), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 2.4.

Mailing Address:

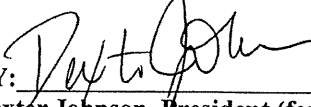
1500 Main Street, Suite 256
 Springfield, MA 01115

261 Oak Grove Avenue
 Springfield, MA 01109

Owner:

**YMCA of Greater Springfield, Inc. & BH
 Chestnut Crossing, LLC**

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

BY: 
Dexter Johnson, President (for the YMCA)

BY: Chestnut Crossing Manager, LLC
 Its: Manager

BY: _____
Thomas P. Kegelmann
 Its: Manager (for BH Chestnut)

Mailing Address:

1500 Main Street, Suite 256
 Springfield, MA 01115

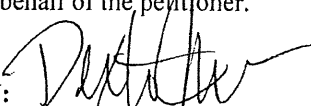
261 Oak Grove Avenue
 Springfield, MA 01109

261 Oak Grove Avenue
 Springfield, MA 01109

Petitioner:

**YMCA of Greater Springfield, Inc. & BH
 Chestnut Crossing, LLC and 275 Chestnut,
 LLC**

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

BY: 
Dexter Johnson, President (for the YMCA)

BY: Chestnut Crossing Manager, LLC
 Its: Manager

BY: _____
Thomas P. Kegelmann
 Its: Manager (for BH Chestnut)

BY: _____
Thomas P. Kegelmann, Manager (for 275 Chestnut)

Attachment: Chestnut_St_275_Tax_Form (7906 : 275 Chestnut Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

February 16, 2024

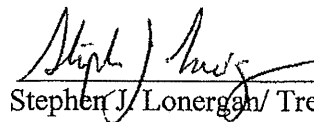
Special Permit Tax Certification

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: 275 Chestnut Street

Petitioner: YMCA of Greater Springfield, Inc, & BH Chestnut Crossing, LLC
275 Chestnut Street
Springfield, Ma. 01104

Landlord : YMCA of Greater Springfield, Inc. & BH Chestnut Crossing, LLC
275 Chestnut Street
Springfield, Ma 01104


Stephen J. Lonergan/ Treasurer Collector

Attachment: Chestnut_St_275_Tax_Formal (7906 : 275 Chestnut Street)



City Council

SCHEDULED

Meeting: 03/25/24 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 7910

10

Special Permit

For a Special Permit to Operate an Adult Use Marijuana Establishment (Storefront Retail) at the Property Known as 587-595 Main Street (08130-0623) (Book#19962/Page#263), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 20.1(1).

Request:	See Above
Owner:	Lee Hyo Jung
By:	Lee Hyo Jung
Petitioner:	Lemonade Springfield, LLC
By:	Brittany Washum, Manager

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

for a special permit to operate an Adult Use Marijuana Establishment (storefront retail) at the property known as 587-595 Main Street (08130-0623) (Book#19962/Page#263), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 20.1(1).

Mailing Address:

26 Quinnehtuk Circle
 Longmeadow, MA 01106

Owner:

Lee Hyo Jung

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

BY: MS. HYO LEE
 Hyo J. Lee

Mailing Address:

595 Main Street
 Springfield, MA 01105

Petitioner:

Lemonade Springfield, LLC

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

BY: [Signature]
 Brittany Washum, Manager

Attachment: Main_St_587_595_Tax_Form (7910 : 587-595 Main Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

February 2, 2024

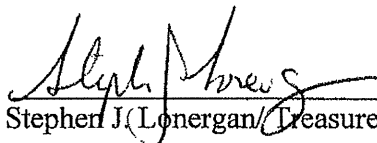
Special Permit Tax Certification

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: 587-595 Main Street

Petitioner: Lemonade Springfield
595 Main Street
Springfield, Ma. 01105

Landlord : Lee Hyo Jung
26 Quinnehtuk Circle
Longmeadow, Ma. 01106


Stephen J. Loneragan/Treasurer Collector

Attachment: Main_St_587_595_Tax_Formal (7910 : 587-595 Main Street)

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

to change the zoning of a portion the property known as 400 Maple Street (08218-0106) from
Residence A to Business A.

Mailing Address:

400 Maple Street
Springfield, MA 01105

Owner & Petitioner:

Quinfield Realty

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

BY: _____

Cheryl Duyette



City of Springfield, MA

FEB 6 2024

City Clerk's Office

Attachment: 3245_400_Maple_St_Formal (7893 : 400 Maple Street)

**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A ZONE CHANGE**

**400 MAPLE STREET (08218-0106)
RESIDENCE A TO BUSINESS A**

GENERAL INFORMATION

Applicant:	Quinnfield Realty
Request:	Residence A to Business A
Location:	400 Maple Street
Parcel Size:	62,380 s.f.
Purpose:	Outdoor business functions.
Surrounding Land Use and Zoning:	The property is located within the Six Corners Neighborhood and is in an area with a mix of commercial, institutional and residential uses. The surrounding land uses include: To the north is a church zoned Residence A. To the south is an office building zoned Residence A and Business B. To the east are a church and single-family house zoned Residence A and Commercial A. To the west are office buildings zoned Residence A.
Site Visit:	2-14-24
Neighborhood Council Notification:	Maple High/Six Corners Neighborhood Council: 2-5-24
Planning Board Hearing Date:	2-21-24

SPECIAL INFORMATION

Traffic & Parking:	N/A
Physical Characteristics:	N/A
Other Notes:	N/A

ANALYSIS

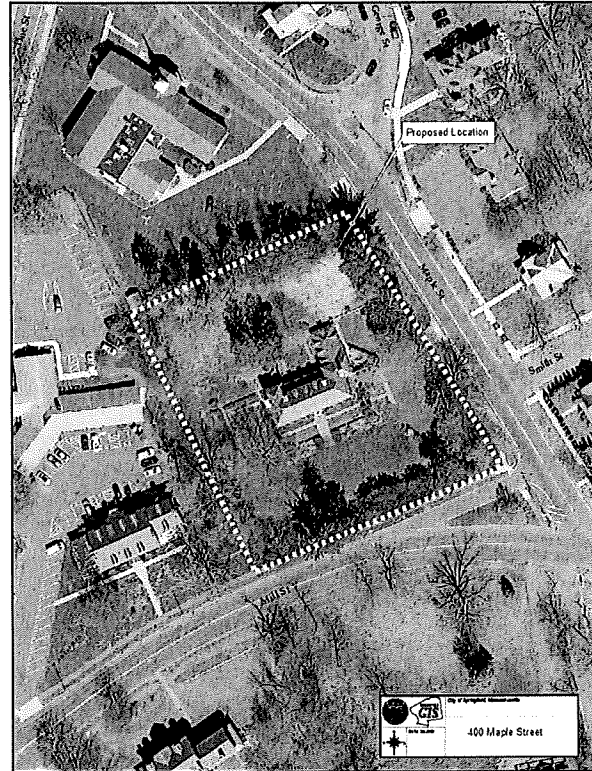
The petitioner has requested to change the zoning of the property known as 400 Maple Street from Residence A to Business A. The parcel is the current location of a single-family house and a Bed & Breakfast.

After reviewing the information submitted with the application and reviewing the overall zoning of this area, the staff does not object to the proposed request. As noted above, the change is being proposed to allow for this site to hold outdoor business functions for events such as small group luncheons, wedding rehearsals, bridal parties and corporate business meetings.

While this site is currently zoned Residence A, as noted above it is located in an area that has a mix of commercial and institutional uses. While the direct abutters are also zoned Residence A, the uses include a church and two (2) office buildings. The closest residential use is across Maple Street. Directly across the Mill Street are also commercially zoned properties. It should also be noted that this parcel is over an acre in size and is currently surrounded by a large evergreen hedge.

In speaking with the petitioner, it was noted that the proposed events would be limited in size and would not operate during late night hours. In addition, while there is a larger parking area located within the front of the property, which can accommodate a number of vehicles, the petitioner has indicated that a shuttle service would be utilized as well.

Overall, the staff believes that this is a unique use for this large historic property and a new amenity for the City of Springfield. As such the staff does not believe the proposed zone change would have a detrimental effect on the abutters or on the neighborhood as a whole.



RECOMMENDATION

Approve.



Maple High Six Corners Neighborhood Council, Inc.

74 Walnut Street, Suite #B109

Springfield MA 01105

736-4493, maplehighsixcorners@yahoo.com

President: Melvin Edwards, 348-8036, melvinspeaks@msn.com

Vice President: Raymon Ray, 617-596-2604, rayland500@yahoo.com

Secretary: Linda Bartlett, 519-3936, vze4f2rh@comcast.net

January 31, 2024

Office of Planning & Development
70 Tapley Street
Springfield MA 01104

Re: 400 Maple Street, Cheryl Duyette

To Whom It May Concern:

Please be advised that the Board of the Maple High Six Corners Neighborhood Council supports Cheryl Duyette's plans to hold small outdoor gatherings such as business luncheons, showers, rehearsal dinners and micro weddings at her establishment at 400 Maple Street in our neighborhood.

The layout of the property is well suited to such events. Fencing and landscaping make it private and unlikely to disturb neighbors. There is adequate parking and should present no traffic problems. Cheryl's establishment is a great asset for our neighborhood and for the city. It will draw tourists who will likely take advantage of the many other amenities and businesses Springfield has to offer.

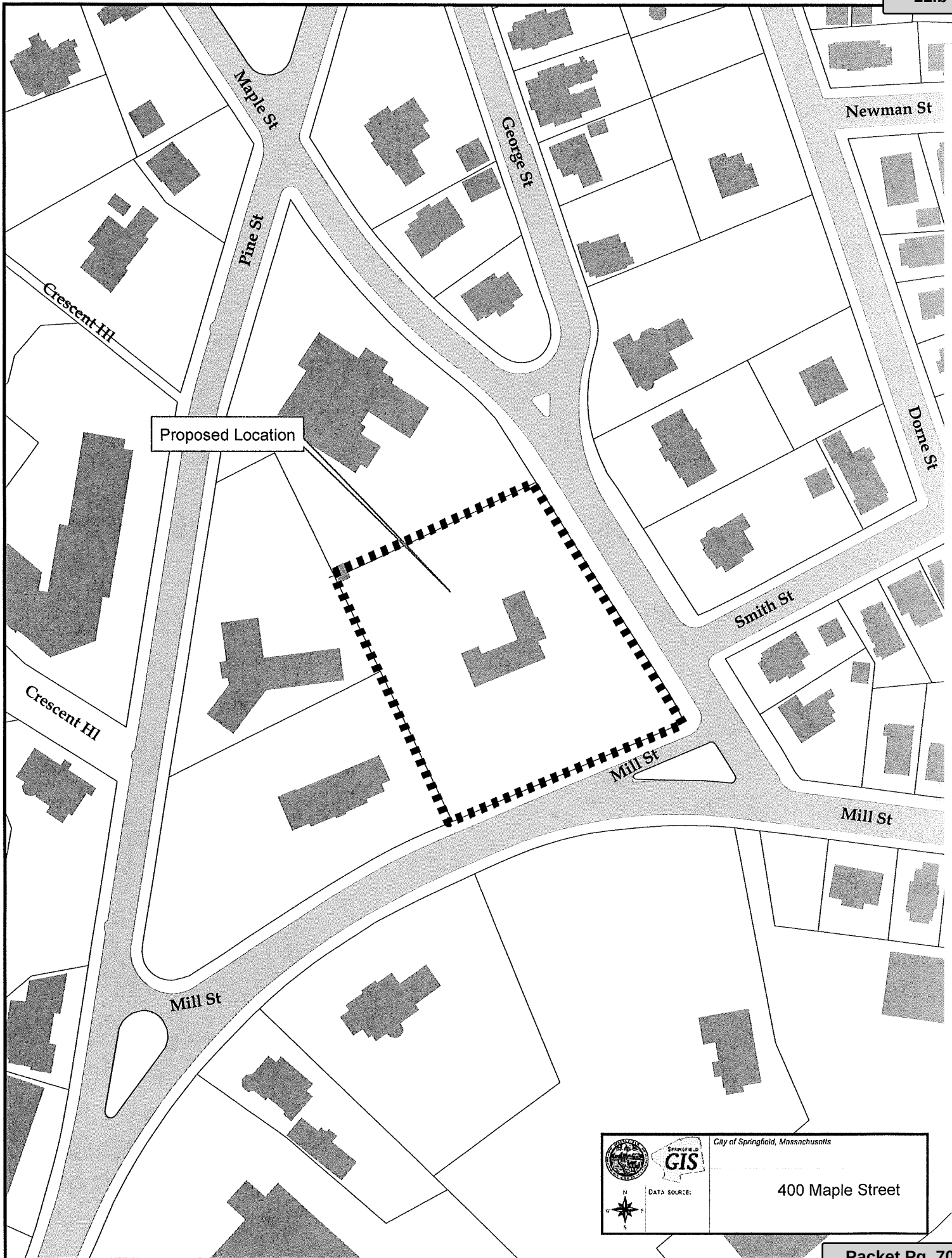
The Maple High Six Corners Neighborhood Council urges approval of Cheryl's plans and thanks you for your service to our great city.

Sincerely yours,

Linda Bartlett

Linda Bartlett, Secretary
On Behalf of MHSCNC

Attachment: 3245_400_Maple_St_2024 (7893 : 400 Maple Street)



Attachment: 3245_400_Maple_St_2024 (7893 : 400 Maple Street)



City of Springfield, Massachusetts

DATA SOURCE:

400 Maple Street



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND TWENTY-FOUR

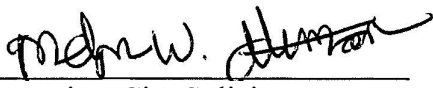
AN ORDINANCE

AMENDING SECTION 46 OF THE BUILDING ZONE MAP

Be it ordained by the City Council of the City of Springfield as follows:

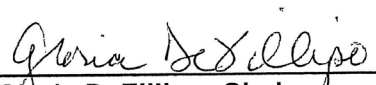
SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City”, text enacted, May 28, 2013, as amended, is hereby further amended by changing from **Residence A to Business A** the zoning on **Plot #3245, Section 46** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “**Section 46 Building Zone Map of the City of Springfield.**”

Approved as to Form;


Associate City Solicitor

In accordance with Mass. Gen. Laws c. 40A, section 5, the Planning Board held a hearing on February 21, 2024 regarding the above Ordinance amendment.

2 Person(s) appeared in favor, and 0 Person(s) appeared in opposition.


Gloria DeFillipo, Chairperson



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND TWENTY-FOUR

AN ORDINANCE

AMENDING SECTION 46 BUILDING ZONE MAP

SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City”, text enacted, May 28, 2013, as amended, is hereby further amended by changing from **Residence A to Business A** the zoning on **Plot #3245, Section 46** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “**Section 46 Building Zone Map of the City of Springfield.**”

Attachment: 3245_400_Maple_St_2024_PB_Report (7893 : 400 Maple Street)

**REPORT TO CITY COUNCIL
ZONE CHANGE HEARING**

PETITION: #3245
SECTION: 46

DATE: February 22, 2024

To the Honorable Mayor and City Council of the City of Springfield, Massachusetts, the Planning Board submits the following report on the Zone Change Petition, which was referred to the Board for its recommendation:

PETITIONER: Quinfield Realty

ADDRESS: 400 Maple Street (08218-0106)

CHANGE REQUESTED: Proposed zone change from Residence A to Business A

PETITIONER'S PURPOSE STATEMENT: To use the property to host events (weddings, business meeting, bridal showers, etc.)

DATE OF PUBLIC HEARING: February 21, 2024

DATE OF FINAL DECISION: February 21, 2024

BOARD MEMBERS PRESENT and COUNT: six (6): Mr. Cunningham, Ms. Choi, Mr. Daniele, Mr. Florian, Ms. Morin and Mr. Mineo

FINAL MOTION: APPROVE

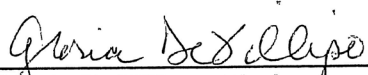
IN FAVOR: six (6): Mr. Cunningham, Ms. Choi, Mr. Daniele, Mr. Florian, Ms. Morin and Mr. Mineo

OPPOSED: zero (0)

ABSTAINED: N/A

RECOMMENDATION: APPROVE

Respectfully submitted,



Gloria DeFillipo, Chairperson

Attachment: 3245_400_Maple_St_2024_PB_Report (7893 : 400 Maple Street)