



CITY COUNCIL

City Clerk's Office 5/15/2024

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 May 20, 2024** at 07:00 PM.

City Clerk

Hearings

7:00 PM Meeting called to order on May 20, 2024 at Hybrid Council Chamber, 36 Court Street, Springfield, MA.

Moment of Silence - Pledge of Allegiance

Petitions

- (1.) 1655 Boston Rd Fuel Storage Petition

Special Permits

- (2.) To Amend an Existing Special Permit (Motor Vehicle Junk Yard), Granted August 2006, by Amending/Deleting Conditions #5 (Installation of Work Pad), #9 (Outside Storage of Parts) and #10 (Buying and Selling of Parts), at the Property Known as 33 Oakdale Street (09190-0042) Book#10990/Page #0440), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.6.

Request:	See Above
Owner:	KTL, Inc.
By:	George Campbell
Petitioner:	The Truck Buyer, Inc.
By:	Alan Salem

Zoning Changes

- (3.) To Change the Zoning of a Portion the Property Known as 824 Berkshire Avenue (01340-0130) from Industrial a to Business B. 824 Berkshire Avenue None Yet

PETITIONER:	Michael Serricchio
ADDRESS:	824 Berkshire Avenue
CHANGE REQUESTED:	Industrial A to Business B



City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 8026)

Meeting: 05/20/24 07:00 PM
Department: City Clerk
Category: License
Prepared By: Gladys Oyola-Lopez
Initiator: Gladys Oyola-Lopez
Sponsors:
DOC ID: 8026

1655 Boston Rd Fuel Storage Petition

Pursuant to M.G.L. c. 148 sec. 13 and Section 175-20(a) of the Revised Ordinances of the City of Springfield, the undersigned respectfully petition this honorable body for a license to keep, store, use and sell petroleum and its products in quantities not exceeding **70,000** gallons.

This permit is **NEW**. Storage will be **ABOVE GROUND** and **UNDERGROUND**

Address of licensed premises: **1655 Boston Road, Springfield, MA 01129**

Owner of the Land: **ONYX SPRINGFIELD CROSSING, L.L.C.**

Number of Buildings or Other Structures: **2**

Occupancy or Use of Such Buildings: **Retail Store** and **Gas Station**

Capacity of Tanks: **ABOVE GROUND - 4,140** **UNDERGROUND - 64,000**

Kind of fluid to be stored in tanks: **ABOVE GROUND - PROPANE**
UNDERGROUND - GASOLINE

Contact Name: Brian Kaplan
Onyx Springfield Crossing, LLC.
220 Reservoir St, Ste.3,
Needham, MA 02494

07/2018

Application to store and sell petroleum and its products



Pursuant to M.G.L. c. 148 sec. 13 and Section 175-20(a) of the Revised Ordinances of the City of Springfield, the undersigned respectfully petition this honorable body for a license to keep, store, use and sell petroleum and its products in quantities not exceeding 70,000 gallons.

This permit is New or Existing (circle one)

Storage will be Underground or Above Ground (circle one)

Address of licensed premises: 1655 Boston Road

Springfield, MA 01129

Owner of the land:

Onyx Springfield Crossing, LLC

Number of Buildings or Other Structures to Which This Application Applies: 2

Occupancy or Use of Such Buildings: Retail Store and Gas Station

Capacity of Tanks: ABOVE GROUND: 4,140 UNDERGROUND: 64,000

***See attached**

Kind of Fluid to be Stored in Tanks: Underground - Gasoline; Above-Ground - Propane

Contact Name: Brian Kaplan

Onyx Springfield Crossing, LLC
Name of Applicant

Contact Address: Onyx Partners, Ltd.

220 Reservoir Street, Ste. 3

Needham, MA 02494

Contact Telephone #: (781) 724-6760

[Signature]
Signature

03/21/24
Date

APPROVED: <u>[Signature]</u>	For Office use only	Date: <u>4.4.24</u>
FIRE COMMISSIONER		

Attachment: 1655 Boston Rd - Fuel Storage App (8026 : 1655 Boston Rd Fuel Storage)

ID	Description	UNDERGROUND		ABOVEGROUND	
1	Regular Gasoline Tank 1	20,000	gallons		
2	Regular Gasoline Tank 2	20,000	gallons		
3	Premium Gasoline Compartment Tank 3A	12,000	gallons		
4	Premium Diesel Compartment Tank 3B	12,000	gallons		
	Total Underground	64,000	gallons		
5	Retail Generator 1			1,000	gallons
6	Retail Generator 2			1,000	gallons
7	Gas Station Generator			150	gallons
8	Propane Tank			1,990	gallons
	Total Aboveground			4,140	gallons

Springfield Fire Department
605 Worthington Street
Springfield, MA 01105-1112
413-787-6410 (Voice)
413-787-6432 (FAX)

FIRE PREVENTION DIVISION

May 7, 2024

To City Council

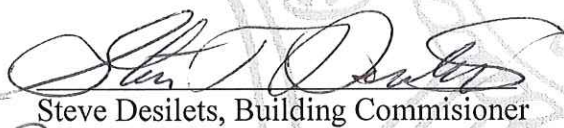
License to keep, store, and use petroleum and its products in quantities not to exceed 64,000 gallons in underground tank(s) (new) and 13,900 gallons above ground tank(s) at 1655 Boston Road per attached list:

Application is outlined above.

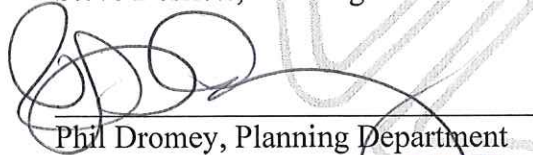
Investigated by Bernard Calvi, Fire Commissioner
Steve Desilets, Building Commissioner
Phil Dromey, Planning Department
Chris Signoli, Director of Public Works



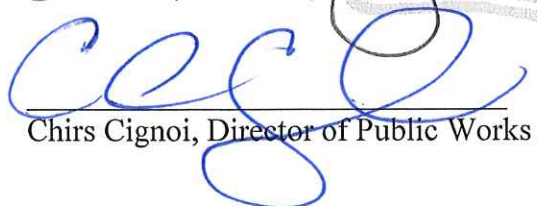
Bernard Calvi, Fire Commissioner



Steve Desilets, Building Commissioner

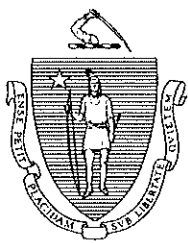


Phil Dromey, Planning Department



Chris Signoli, Director of Public Works

Attachment: 1655 Boston Rd - Fuel Storage App (8026 : 1655 Boston Rd Fuel Storage)



FP-002A
(Rev. 6/23)

The Commonwealth of Massachusetts
City/Town of Springfield

Application For License

Massachusetts General Law, Chapter 148 §13

☒ New License ☐ Amended License

GIS Coordinates

LAT.

LONG.

License Number

Application is hereby made in accordance with the provisions of Chapter 148 of the General Laws of Massachusetts for a license to store flammables, combustibles or explosives on land in buildings or structures herein described.

Location of Land: 1655 Boston Road, PID 016550425

Number, Street and Assessor's Map and Parcel ID

Attach a plot plan of the property indicating the location of property lines and all buildings or structures.

Owner of Land: Onyx Springfield Crossing, LLC

Address of Land Owner: 220 Reservoir St., Ste. 3, Needham, MA 02494

Use and Occupancy of Buildings and Structures: Retail Store and Gas Station

If this is an application for amendment of an existing license, indicate date of original license and any subsequent amendments
N/A

Attach a copy of the current license

Flammable and Combustible Liquids, Flammable Gases and Solids

Complete this section for the storage of flammable and combustible liquids, solids, and gases; see 527 CMR 1.00 Table 1.12.8.50; Attach additional pages if needed. All tanks and containers are considered full for the purposes of licensing and permitting.

PRODUCT NAME	CLASS	MAXIMUM QUANTITY	UNITS gal., lbs, cubic feet	CONTAINER UST, AST, IBC, drums
Regular Gasoline	1B	20,000	Gallons	Tank 1
Regular Gasoline	1B	20,000	Gallons	Tank 2
Premium Gasoline	1B	12,000	Gallons	Tank 3A
Premium Gasoline	1B	12,000	Gallons	Tank 3B
Retail Generator 1		1,000	Gallons	
Retail Generator 2		1,000	Gallons	
Gas Station Generator		150	Gallons	
Propane	4	1,900	Gallons	Tank

Total quantity of all flammable liquids to be stored: 64,000

Total quantity of all combustible liquids to be stored: 13,900

Total quantity of all flammable gases to be stored: _____

Total quantity of all flammable solids to be stored: _____

Attachment: 1655 Boston Rd - Fuel Storage App (8026 : 1655 Boston Rd Fuel Storage)

LP-gas (Complete this section for the storage of LP-gas or propane)

Indicate the maximum quantity of LP-gas to be stored and the sizes and capacities of all storage containers. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum quantity (in gallons) of LP-gas to be stored in aboveground containers: 1,900

List sizes and capacities of all aboveground containers used for storage: _____

❖ Maximum quantity (in gallons) of LP-gas to be stored in underground containers: _____

List sizes and capacities of all underground containers used for storage: _____

Total aggregate quantity of all LP-gas to be stored: 1,900 gallons

Fireworks (Complete this section for the storage of fireworks)

Indicate classes of fireworks to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum amount (in pounds) of Class 1.3G: _____ Type/class of magazine used for storage: _____

❖ Maximum amount (in pounds) of Class 1.4G: _____ Type/class of magazine used for storage: _____

❖ Maximum amount (in pounds) of Class 1.4: _____ Type/class of magazine used for storage: _____

Total aggregate quantity of all classes of fireworks to be stored: _____

Explosives (Complete this section for the storage of explosives)

Indicate classes of explosive to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum amount (in pounds) of Class 1.1: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.2: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.3: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.4: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.5: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.6: _____ Number of magazines used for storage: _____

I, SETH N STRATTON, hereby attest that I am authorized to make this application. I acknowledge that the information contained herein is accurate and complete to the best of my knowledge and belief. I acknowledge that all materials stored pursuant to any license granted hereunder must be stored or kept in accordance with all applicable laws, codes, rules and regulations, including but not limited to Massachusetts Chapter 148, and the Massachusetts Fire Code (527 CMR 1.00). I further acknowledge that the storage of any material specified in any license granted hereunder may not exceed the maximum quantity specified by the license.

Signature [Signature] Date 4/29/2024 Name SETH N STRATTON, ESQ.

PLEASE NOTE THAT ONLY APPLICATIONS WITH ORIGINAL WET SIGNATURES WILL BE ACCEPTED. PHOTOCOPIES OF APPLICATIONS WILL NOT BE PROCESSED.

Fire Department Use Only

I, Bernard J CACU, Head of the SPE NGPACD Fire Department endorse this application with my

☒ Approval ☐ Disapproval

[Signature]
Signature of Head of the Fire Department

5/6/24
Date

Recommendations: _____

ID	Description	UNDERGROUND		ABOVEGROUND	
1	Regular Gasoline Tank 1	20,000	gallons		
2	Regular Gasoline Tank 2	20,000	gallons		
3	Premium Gasoline Compartment Tank 3A	12,000	gallons		
4	Premium Diesel Compartment Tank 3B	12,000	gallons		
	Total Underground	64,000	gallons		
5	Retail Generator 1			1,000	gallons
6	Retail Generator 2			1,000	gallons
7	Gas Station Generator			150	gallons
8	Propane Tank			1,990	gallons
	Total Aboveground			4,140	gallons



FP-002
(Rev. 6/23)

The Commonwealth of Massachusetts
City/Town of Springfield

License

Massachusetts General Law, Chapter 148 §13

☒ New License ☐ Amended License

After notice and hearing, and in accordance with Chapter 148 of the Mass. General Laws,
a license is hereby granted to use the land herein described for the purposes described.

Location of Land: 1655 Boston Road, PID 016550425

Number, Street and Assessor's Map and Parcel ID

Owner of Land: Onyx Springfield Crossing, LLC

Address of Land Owner: 220 Reservoir St., Ste. 3, Needham, MA 02494

Flammable and Combustible Liquids, Flammable Gases and Solids

Complete this section for the storage of flammable and combustible liquids, solids, and gases. All tanks and containers are considered full for the purposes of licensing and permitting. (Attach additional pages if necessary.)

PRODUCT NAME	CLASS	MAXIMUM QUANTITY	UNITS gal., lbs, cubic feet	CONTAINER UST, AST, IBC, drums
Regular Gasoline	1B	20,000	Gallons	Tank 1
Regular Gasoline	1B	20,000	Gallons	Tank 2
Premium Gasoline	1B	12,000	Gallons	Tank 3A
Premium Gasoline	1B	12,000	Gallons	Tank 3B
Retail Generator 1		1,000	Gallons	
Retail Generator 2		1,000	Gallons	
Gas Station Generator		150	Gallons	
Propane	4	1,900	Gallons	Tank

LP-gas (Complete this section for the storage of LP-gas or propane)

❖ Maximum quantity (in gallons) of LP-gas to be stored in aboveground containers: 1,900

List sizes and capacities of all aboveground containers used for storage _____

❖ Maximum quantity (in gallons) of LP-gas to be stored in underground containers: _____

List sizes and capacities of all underground containers used for storage _____

Total aggregate quantity of all LP-gas to be stored: 1,900/gallons

Fireworks (Complete this section for the storage of fireworks)

❖ Maximum amount (in pounds) of Class 1.3G: _____

❖ Maximum amount (in pounds) of Class 1.4G: _____

❖ Maximum amount (in pounds) of Class 1.4: _____

Total aggregate quantity of all classes of fireworks to be stored: _____

**THIS LICENSE OR A CERTIFIED COPY THEREOF MUST BE CONSPICUOUSLY
POSTED ON THE LAND FOR WHICH IT IS GRANTED.**

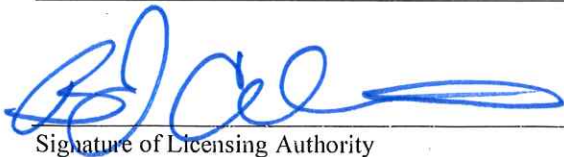
Explosives (Complete this section for the storage of explosives)

- | | |
|--|---|
| ❖ Maximum amount (in pounds) of Class 1.1: _____ | Number of magazines used for storage: _____ |
| ❖ Maximum amount (in pounds) of Class 1.2: _____ | Number of magazines used for storage: _____ |
| ❖ Maximum amount (in pounds) of Class 1.3: _____ | Number of magazines used for storage: _____ |
| ❖ Maximum amount (in pounds) of Class 1.4: _____ | Number of magazines used for storage: _____ |
| ❖ Maximum amount (in pounds) of Class 1.5: _____ | Number of magazines used for storage: _____ |
| ❖ Maximum amount (in pounds) of Class 1.6: _____ | Number of magazines used for storage: _____ |

Licensing Authority Use:

This license is granted upon the condition that the licensed activity will comply with all applicable laws, codes, rules and regulations, including but not limited to Massachusetts General Law, Chapter 148, and the Massachusetts Fire Code (527 CMR 1.00) as amended. The license holder may not store materials in an amount exceeding the capacities herein specified unless and until any amended license has been granted.

ADDITIONAL RESTRICTIONS:



Signature of Licensing Authority



Title



Date

PLEASE NOTE THAT ONLY APPLICATIONS WITH ORIGINAL WET SIGNATURES WILL BE ACCEPTED. PHOTOCOPIES OF APPLICATIONS WILL NOT BE PROCESSED.

**THIS LICENSE OR A CERTIFIED COPY THEREOF MUST BE CONSPICUOUSLY
POSTED ON THE LAND FOR WHICH IT IS GRANTED.**



City Council

SCHEDULED

Meeting: 05/20/24 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 7934

2

Special Permit

To Amend an Existing Special Permit (Motor Vehicle Junk Yard), Granted August 2006, by Amending/Deleting Conditions #5 (Installation of Work Pad), #9 (Outside Storage of Parts) and #10 (Buying and Selling of Parts), at the Property Known as 33 Oakdale Street (09190-0042) Book#10990/Page #0440), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.6.

Request:	See Above
Owner:	KTL, Inc.
By:	George Campbell
Petitioner:	The Truck Buyer, Inc.
By:	Alan Salem

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

to amend an existing special permit (motor vehicle junk yard), granted August 2006, by amending/deleting conditions #5 (installation of work pad), #9 (outside storage of parts) and #10 buying and selling of parts), at the property known as 33 Oakdale Street (09190-0042) Book#10990/Page #0440), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.6.

Mailing Address:

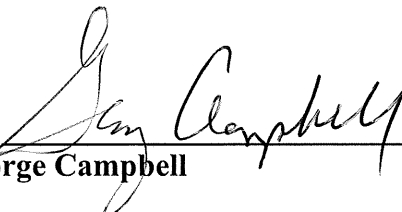
~~16 Hicks Street~~
~~Springfield, MA 01104~~
 Po Box 757
 Chicopee MA 01020

1590 Old Page Boulevard
 Springfield, MA 01104
 33 Oakdale St.
 SPFLD. MASS 01104

Owner:

KTL, Inc.

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

BY: 

George Campbell

Petitioner:

The Truck Buyer, Inc.

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

BY: 

Alan Salem

Attachment: Oakdale St 33 Tax Form (7934 : 33 Oakdale Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

January 25, 2024

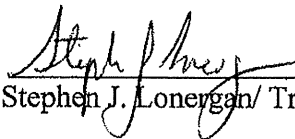
Special Permit Tax Certification

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: 33 Oakdale Street A/K/A ES Oakdale Street

Petitioner: The Truck Buyer, Inc.
1590 Old Page Boulevard
Springfield, Ma. 01104

Landlord : KTL, Inc.
16 Hicks Street
Springfield, Ma. 01104


Stephen J. Lonergan/ Treasurer Collector

Attachment: Oakdale_St_33_Tax_Formal (7934 : 33 Oakdale Street)

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

**ES (A.K.A. 33) OAKDALE STREET (09190-0042)
AMEND AN EXISTING SPECIAL PERMIT (JUNKYARD)**

General Information

Petitioner:	The Truck Buyer, Inc.
Request:	To amend an existing special permit (junk yard), granted August 2006, by amending/deleting conditions #5, #9 and #10.
Proposed use of the property:	Auto storage.
Size:	43,067 s.f.
Compatibility with current planning documents:	The East Springfield Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	East Springfield Neighborhood Council: 4-8-24
Tax Status:	SEE ATTACHED
Site Visit:	4-22-24
Urban Renewal Plan:	This parcel is not located within an urban renewal area.
City Council Hearing:	4-29-24

Staff Analysis

Neighborhood characteristics:

The parcel is located within the East Springfield Neighborhood and is zoned Industrial A. The site is located within an area that has a mixture of industrial and residential uses.

- To the north is a single-family house zoned Residence A.
- To the south is a vacant parcel zoned Industrial A.
- To the west is a tractor trailer storage yard zoned Industrial A.
- To the east is an automotive salvage operation zoned Industrial A.

Site plan review:

The petitioner has requested to amend existing special permits (junk yard), granted August 2006, by amending/deleting a number of conditions on the original special permits. Specifically:

Condition #5: *The petitioner shall install a 40' x 40' work pad, as per the attached plans and specifications. Any and all work done to vehicles shall be done at this location.*

Condition #9: *There shall be no outside storage of parts/There shall be no crushing operations at this location.*

Condition #10: *This special permit shall allow for the buying and selling of parts.*

After reviewing the existing special permits and visiting the site, the staff does have some concerns with the proposed request. First and foremost, as noted above, this site directly abuts a number of single and two-family homes along Tremont Street. As such, the staff has strong concerns about the potential negative impacts of a crushing operation at this location. The petitioner has indicated that there would be no noise with this operation but, again, due to the close proximity of the residential abutters, assurance that there will be no noise needs to be verified before approval is granted. The staff would suggest that either documentation be submitted showing that noise will not be an issue or some type of test be completed prior to final approval. The close proximity to the residential abutters was a main reason this condition was added back in 2006.

Further, the condition that a 40' x 40' pad be installed was added due to the fact that this site is currently not paved. Working on junk vehicles on an unpaved surface has the very real potential of causing ground contamination. If the petitioner can demonstrate that this concern can be addressed without the installation of this work area, the staff would not object. However, it should be demonstrated by the petitioner that ground contamination will not be an issue. It should also be noted that the 40' x 40' work pad was also shown on the original site plan (see attached).



With regards to the outside storage of parts, the staff would not object to the amending of that condition. The staff is also unclear as to the reasoning behind the request to amend condition #10, which currently allows for the buying and selling of parts. The petitioner should be required to clarify the issue with this condition.

Due to the reasons outlines above, the staff would strongly recommend that this item be continued until the petitioner can adequately address the concerns. It is also the understanding of the staff that the petitioner has not yet appear before the neighborhood council.

Recommendation

CONTINUE.

IF APPROVED:*Recommended Conditions*

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for motor vehicle storage (junk yard) at the property known as 33 Oakdale Street (09190-0042).
3. The use shall be developed in accordance to the attached site plan, dated April 2006, with the addition of conditions #4 through #11.
4. The yard shall be enclosed by a six (6) foot, opaque fence as per the Springfield Zoning Ordinance.
5. There shall be no more than 107 vehicles stored on the lot at any one time.
6. There shall be no rentals or leasing at this location.
7. There shall be no crushing operations at this location.
8. This special permit shall be limited to the storage of motor vehicles (truck bodies/trailers) and no other junk materials.
9. There shall be no non-accessory or electronic moving signs located on the property.
10. There shall be no banners, streamers, pennants, or additional signs located on the property.
11. There shall be no ground sign at this location.
12. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by fine of up to \$100 per day for each day a violation exists.

Motor Vehicle Sales:*Suggested Conditions*

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for motor vehicle sales at the property known as 33 Oakdale Street (09190-0042).
3. The use shall be developed in accordance to the attached site plan, dated April 2006, with the addition of conditions #4 through #10.
4. The yard shall be enclosed by a six (6) foot, opaque fence as per the Springfield Zoning Ordinance.
5. There shall be no more than 107 vehicles stored on the lot at any one time.
6. There shall be no rentals or leasing at this location.
7. There shall be no crushing operations at this location.
8. There shall be no non-accessory or electronic moving signs located on the property.
9. There shall be no banners, streamers, pennants, or additional signs located on the property.
10. There shall be no ground sign at this location.
11. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by fine of up to \$100 per day for each day a violation exists.



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

January 25, 2024

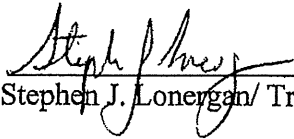
Special Permit Tax Certification

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: 33 Oakdale Street A/K/A ES Oakdale Street

Petitioner: The Truck Buyer, Inc.
1590 Old Page Boulevard
Springfield, Ma. 01104

Landlord : KTL, Inc.
16 Hicks Street
Springfield, Ma. 01104


Stephen J. Loneragan/ Treasurer Collector

Attachment: Oakdale St 33 2024 (7934 : 33 Oakdale Street)

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

2006-0625

TO: DATE : August 31, 2006

DEPARTMENT: FROM: Wayman Lee

COPIES TO: DEPARTMENT: City Clerk

SUBJECT: Special Permit
33 Oakdale Street

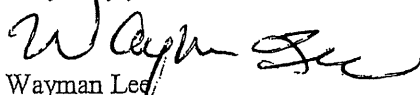
This is to inform you that at a meeting of the City Council held on Monday evening, July 17, 2006, it was voted by the Council in accordance with law to grant a Special Permit on the petition of Owner: KTL, Inc., By: George Campbell Petitioner: The Truck Buyer, Inc., By: Alan and Joan Salem for a special permit to operate a motor vehicle junk yard at the property known as 33 Oakdale Street (09190-0042) as allowed by Massachusetts General Laws and the Springfield Zoning Ordinance, Article XIV, Section 1401.3.p, with the following conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for motor vehicle storage (junk yard) at the property known as 33 Oakdale Street (09190-0042).
3. The use shall be developed in accordance to the attached site plan, dated April 2006, with the addition according to the attached site plans and elevations with the addition of conditions #4 through #16.
4. The yard shall be enclosed by a six (6) foot, opaque fence as per Article XV, Section 1508.
5. The petitioner shall install a 40' x 40' work pad, as per the attached plans and specifications. Any and all work done to vehicles shall be done at this location.
6. There shall be no more than 107 vehicles stored on the lot at any one time.
7. There shall be no rentals or leasing at this location.
8. There shall be no crushing operations at this location.
9. There shall be no outside storage of parts.
10. This special permit shall allow for the buying and selling of parts.
11. The existing buildings shall be repaired prior to issuing a Certificate of Occupancy.
12. All landscaped areas including the treebelt shall be maintained and kept free of all trash and debris.
13. This special permit shall be limited to the storage of motor vehicles (truck bodies/trailers) and no other junk materials.
14. There shall be no non-accessory or electronic moving signs located on the property.
15. There shall be no banners, streamers, pennants, or additional signs located on the property.
16. There shall be no ground sign at this location.
17. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by fine of up to \$100 per day for each day a violation exists.

REASONS: (1)The specific site is an appropriate location for such a use, structure, or condition.
(2) The use as developed will not adversely affect the neighborhood.(3)Adequate and appropriate facilities will be provided for the proper operation of the proposed use.

This permit becomes effective on August 31, 2006.

Very truly yours



Wayman Lee
City Clerk

Attachment: Oakdale St 33 2024 (7934 : 33 Oakdale Street)

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

2006-0626

TO: DATE : August 31, 2006

DEPARTMENT: FROM: Wayman Lee

COPIES TO: DEPARTMENT: City Clerk

SUBJECT: Special Permit
33 Oakdale Street

This is to inform you that at a meeting of the City Council held on Monday evening, July 17, 2006, it was voted by the Council in accordance with law to grant a Special Permit on the petition of Owner: KTL, Inc., By: George Campbell, Petitioner: The Truck Buyer, Inc., By: Alan and Joan Salem for a special permit to operate a used car dealership at the property known as 33 Oakdale Street (09190-0042) as allowed by Massachusetts General Laws and the Springfield Zoning Ordinance, Article XIV, Section 1401.3.s. with the following conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the buying and selling of trucks, truck bodies and trailers at the property known as 33 Oakdale Street (09190-0042).
3. The use shall be developed in accordance to the attached site plan, dated April 2006, with the addition of conditions #4 though #13.
4. The yard shall be enclosed by a six (6) foot, opaque fence as per as per Article XV, Section 1508
5. The petitioner shall install a 40' x 40' work pad, as per attached plans and specifications. Any and all work done to vehicles shall be done at this location.
6. The existing buildings shall be repaired prior to issuing a Certificate of Occupancy.
7. There shall be no more than 107 vehicles stored on the lot at any one time.
8. There shall be no rentals or leasing at this location.
9. There shall be no crushing operations at this location.
10. All landscaped areas including the treebelt shall be maintained and kept free of all trash and debris.
11. There shall be no non-accessory or electronic moving signs located on the property.
12. There shall be no banners, streamers, pennants, or additional signs located on the property.
13. There shall be no ground sign at this location.
14. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by fine of up to \$100 per day for each day a violation exists.

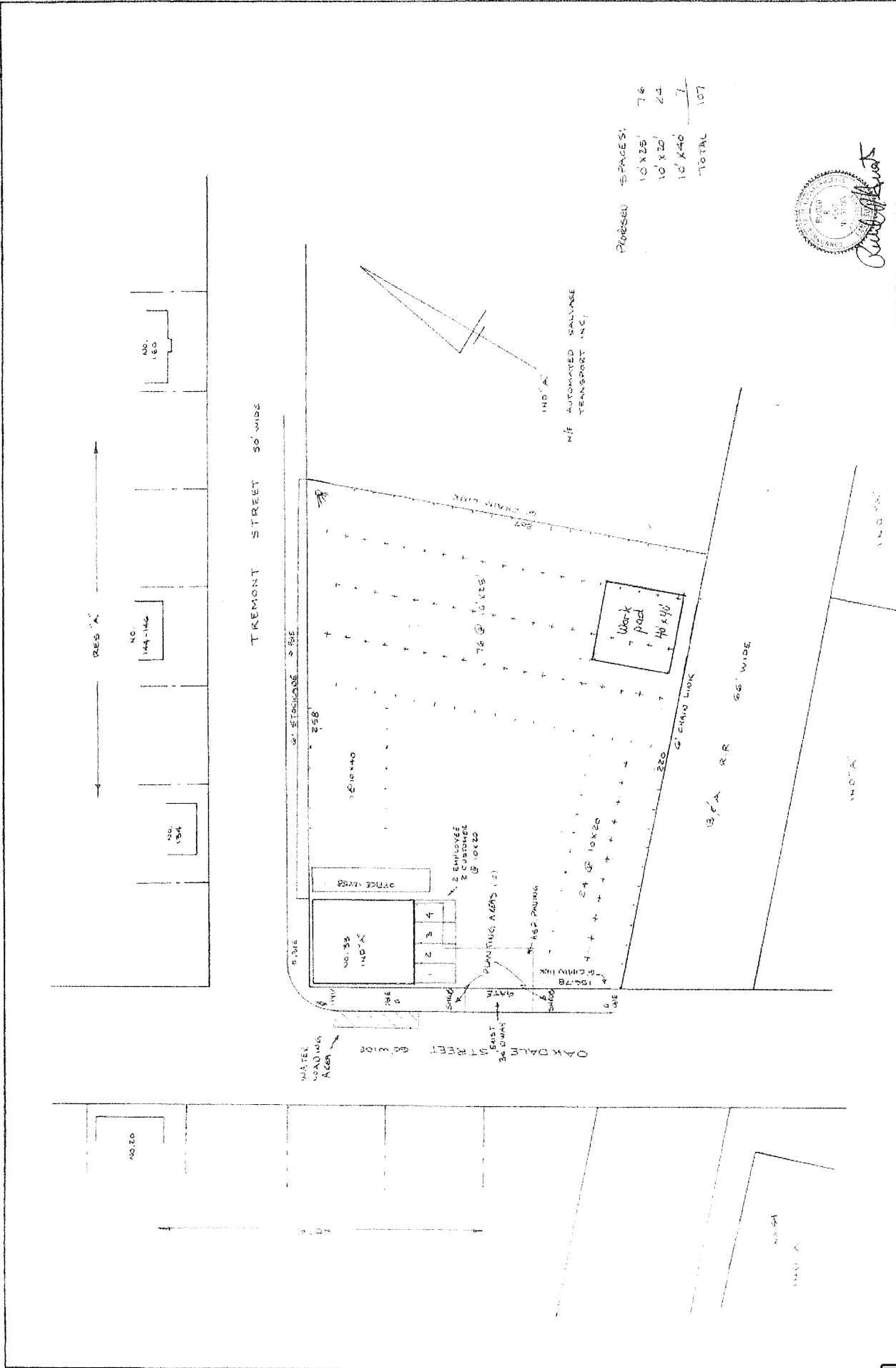
.REASONS: (1)The specific site is an appropriate location for such a use, structure, or condition.
(2) The use as developed will not adversely affect the neighborhood.(3)Adequate and appropriate facilities will be provided for the proper operation of the proposed use.

This permit becomes effective on August 31, 2006.

Very truly yours

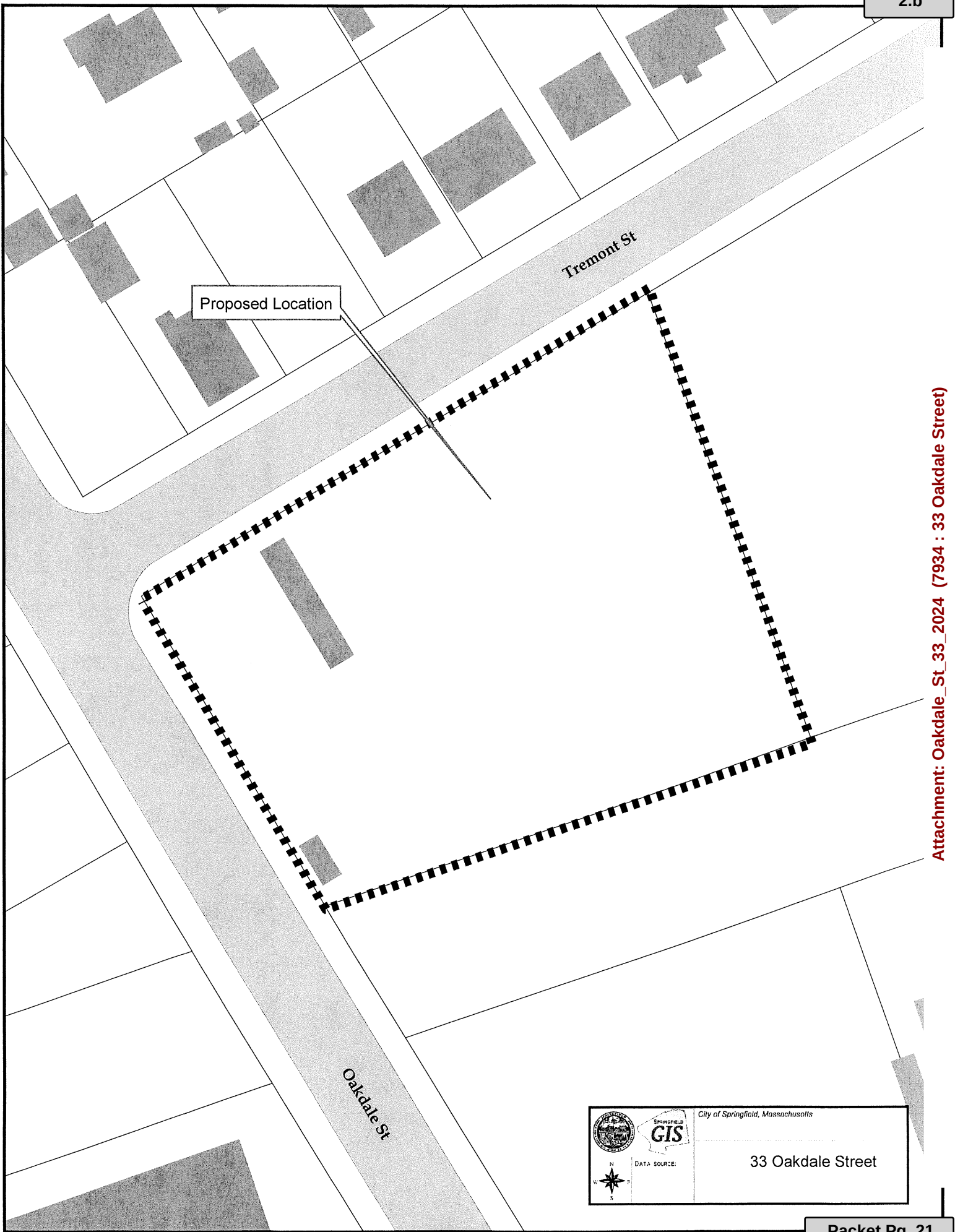

Wayman Lee
City Clerk

Attachment: Oakdale St 33 2024 (7934 : 33 Oakdale Street)



EXISTING CONDITION / PROPOSED USE	
DATE: 2-20- BY: [signature]	DRAWN BY:
APPROVED BY:	
NO. 33 SUNDAY STREET	
SPRINGFIELD MA	
	TOWN AND COUNTY RECORDS

Attachment: Oakdale_St_33_2024 (7934 : 33 Oakdale Street)



Attachment: Oakdale_St_33_2024 (7934 : 33 Oakdale Street)

 SPRINGFIELD GIS	City of Springfield, Massachusetts
	33 Oakdale Street

DATA SOURCE:

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 824 Berkshire Avenue (01340-0130) from Industrial A to Business B.

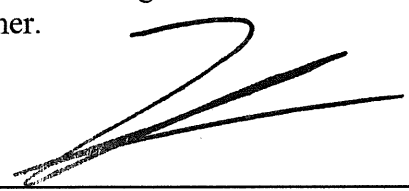
Mailing Address:

86 Princeton Street
Springfield, MA 01109

Owner & Petitioner:

Hedge Hog Industries Corporation

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

BY: 

Michael Serricchio

Attachment: 3246_Berkshire_Ave_824_Formal (7976 : 824 Berkshire Avenue)

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

**824 BERKSHIRE AVENUE (01340-0130)
INDUSTRIAL A TO BUSINESS B**

GENERAL INFORMATION

Applicant:	Michael Serricchio
Request:	Industrial A to Business B
Location:	824 Berkshire Avenue
Parcel Size:	29,331 s.f.
Purpose:	Residential development
Surrounding Land Use and Zoning:	The property is located in the Indian Orchard Neighborhood and is located in an area that has a mix of commercial/industrial and residential uses. The surrounding land uses include: To the north is a single-family home zoned Business B. To the south is a restaurant zoned Business A. To the east are a motor vehicle repair operation and a single-family house zoned Business A and Residence A. To the west is a warehouse/distribution center zoned Industrial A.
Site Visit:	4-24-24
Neighborhood Council Notification:	Indian Orchard Citizens Council: 4-16-24
Planning Board Hearing Date:	5-1-24

SPECIAL INFORMATION

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

ANALYSIS

The petitioner has requested to change a portion of the property known as 824 Berkshire Avenue from Industrial A to Business B. This site is currently the location of a small restaurant and used car dealership. The petitioner intends to demolish the existing buildings and construct a new thirty-eight (38) unit, residential building.

After reviewing the plans submitted with the application and reviewing the overall zoning of this area, the staff does not object to the proposed request. The majority of the property to be redeveloped is already zoned Business B and there is other Business B zoning in the area. It should be noted that the zone change to

Business B is required due to the fact that Industrial A does not allow for residential development. The adjacent property located at 844 Berkshire Avenue will also be incorporated into the development. This site is the current location of a single-family house. It should be noted, that the existing structure located at 844 Berkshire Avenue is over seventy-five (75) years old. As such this will be subject to the city's nine (9) month demolition delay ordinance. This nine (9) month delay can only be waived by the Springfield Historical Commission.

The plans submitted indicate that a new, 3-story, 13,588 square foot building will be constructed. The proposed building will contain thirty-eight (38), two-bedroom units. In addition to the building a new fifty-seven (57) space parking lot will also be installed. The plans also indicate an outside patio will be installed as well as decorative fencing and landscaping. It should be noted that in addition to the zone change, due to the number of units, a special permit from the City Council will also be required. At that time the finalized plans, including details on the proposed landscaping, will need to be submitted for review and approval.

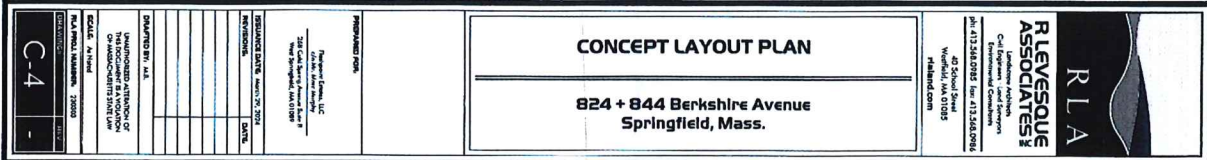


It should be noted that there are currently a number of curb cuts onto Berkshire Avenue and Cottage Street. The submitted plans indicate that there will now only be one (1) curb cut onto Berkshire Avenue that will be used to enter and exit this location. As with all new developments, a full review will be required from the Department of Public Works, prior to the issuance of a Building Permit. This review will encompass the proposed curb cuts and traffic/drainage related issues. In addition to the site plan, an elevation plan has also been submitted.

Overall, the staff does not object to the proposed zoned change. The staff does not believe the proposed change will have a detrimental impact on the abutters or on the neighborhood as a whole.

RECOMMENDATION

Approve.



S:\Project\362523003 - Bertrichas - Berkshire Ave - Springfield\08 Civil\20-03-003 - SITE.dwg

PLU/SQU
ASSOCIATES
P.L.L.C.
1000 Main Street
Springfield, MA 01103
Tel: 413-733-1100
Fax: 413-733-1101
www.pluassociates.com



Berkshire Avenue
Springfield, MA

R.L.A.

Attachment: 3246_824_Berkshire_Ave_2024 (7976 : 824 Berkshire Avenue)



Indian Orchard Citizens Council

117 Main St.
Indian Orchard, MA 01151
(413) 209-8240

15th March 2024

To whom it may concern,

Robert Levesque of R Levesque Associates Inc. and his clients, the owners of the parcel at 824 -844 Berkshire Ave at the corner of Cottage Street, Indian Orchard, MA 01151, came before the Indian Orchard Citizens council at our monthly meeting on February 14, 2024 seeking our support for a zone change from Industrial A to Business B at parcel (01340-0130). This would allow them to pursue a multi unit residential project. They are planning to build market rate housing that consists of 42-48 residential units. The goal is to incorporate studio and 1 bedroom housing with the nearby business community.

A notice was sent out to the surrounding community and a site visit was performed on March 6th to hear any questions and/or concerns. Members of the IOCC, the community and the owners of the parcel were present. Concerns were addressed regarding traffic congestion at the light which is situated at the corner of Berkshire and Cottage Street. There were also some questions regarding noise level. The owners and builder advised our board and the community that the plans include ornamental greenery, a gate and fencing that will create a buffer between the residential complex and the business next door. They also advised us they did not anticipate added traffic or congestion to the area. They advised there will be ample parking spaces for each unit and they are willing to make changes to the site plan if necessary. Another concern is the uprooting of the present businesses located at the parcel. The owners advised the board that they will make every effort to help the existing businesses relocate before uprooting them.

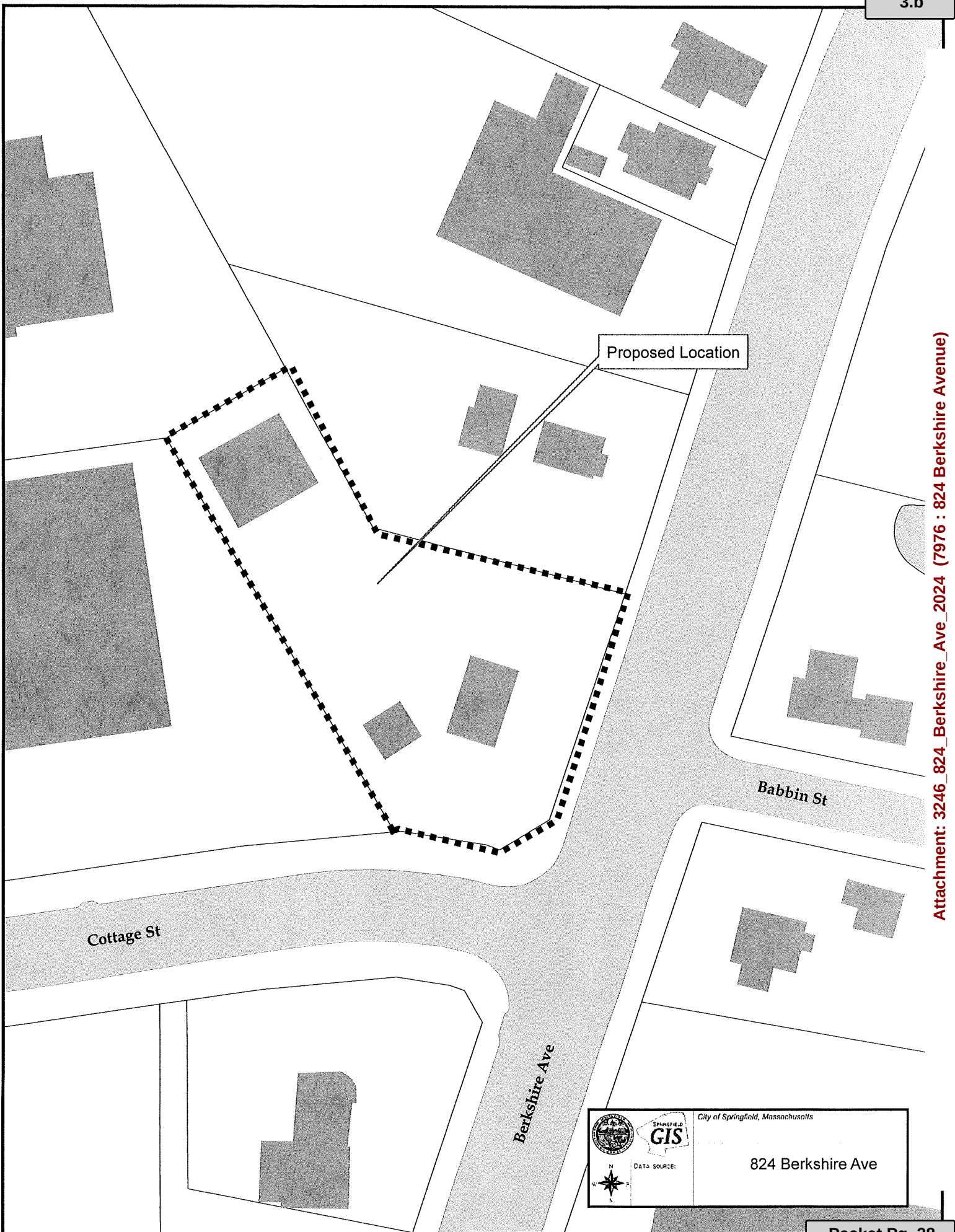
Considering these things, the board has decided to be in favor of the zone change and believe the project will help with the growing housing crisis in Springfield, enhance the aesthetic of the neighborhood and connect the community with the businesses located in the area.

Sincerely,

Laurie McCorkindale
Secretary IOCC

Zaida Govan, MSW, LICSW
President IOCC

Attachment: 3246_824_Berkshire_Ave_2024 (7976 : 824 Berkshire Avenue)



Attachment: 3246 824 Berkshire Ave 2024 (7976 : 824 Berkshire Avenue)



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND TWENTY-FOUR

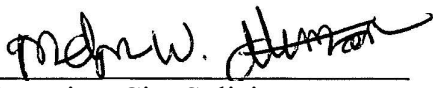
AN ORDINANCE

AMENDING SECTION 18 OF THE BUILDING ZONE MAP

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

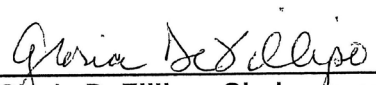
SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City”, text enacted, May 28, 2013, as amended, is hereby further amended by changing from **Industrial A to Business B** the zoning on **Plot #3246, Section 18** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “**Section 18 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 May 1, 2024 regarding the above Ordinance amendment.

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


Gloria DeFillipo, Chairperson

Attachment: 3246_824_Berkshire_Ave_2024_PB_Report (7976 : 824 Berkshire Avenue)



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND TWENTY-FOUR

AN ORDINANCE

AMENDING SECTION 18 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 **Industrial A to Business B** the zoning on **Plot #3246, Section 18** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “**Section 18 Building Zone Map of the City of Springfield.**”

**REPORT TO CITY COUNCIL
ZONE CHANGE HEARING**

PETITION: #3246
SECTION: 18

DATE: May 3, 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: Michael Serricchio

ADDRESS: 824 Berkshire Avenue (01340-0130)

CHANGE REQUESTED: Proposed zone change from Industrial A to Business B

PETITIONER'S PURPOSE STATEMENT: Residential development

DATE OF PUBLIC HEARING: May 1, 2024

DATE OF FINAL DECISION: May 1, 2024

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

FINAL MOTION: APPROVE

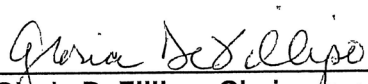
IN FAVOR: six (6): Mr. Cunningham, Mr. Florian, Ms. Morin. Mr. Mineo, Mr. Florian and Ms. McQuade

OPPOSED: zero (0)

ABSTAINED: N/A

RECOMMENDATION: APPROVE

Respectfully submitted,


Gloria DeFillipo, Chairperson

Attachment: 3246 824 Berkshire Ave 2024 PB Report (7976 : 824 Berkshire Avenue)