



CITY COUNCIL

City Clerk's Office 6/12/2024

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 June 17, 2024** at 07:00 PM.

City Clerk

Hearings

7:00 PM Meeting called to order on June 17, 2024 at Hybrid Council Chamber, 36 Court Street, Springfield, MA.

Moment of Silence - Pledge of Allegiance

Petitions

- (1.) 24-13 StopSign- Fountain Street
- (2.) Honorary Sign - Stephen Athas Way

Special Permits

- (3.) For a Special Permit Motor Vehicle Repairs (Light/Heavy) at the Property Known as 235 Mill Street (08675-0116) (Book#13971/Page#590), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.3(3/4).
 - Request: See Above
 - Owner: B A M B Realty, Inc.
 - By: Keith Burger
 - Petitioner: Adrian Reaves
 - By: Adrian Reaves
- (4.) 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



City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 8097)

Meeting: 06/17/24 07:00 PM
Department: Department of Public Works
Category: General
Prepared By: Hector Velez
Initiator: Hector Velez
Sponsors:
DOC ID: 8097

24-13 StopSign- Fountain Street

24-13

C I T Y O F S P R I N G F I E L D

In City Council June 17, 2024

"In accordance with the provisions of Chapter 89, Section 9 of the General laws, the following street is designated as a STOP street at the following intersection and in the direction indicated."

FOUNTAIN STREET. STOP SIGN at the intersection of Fountain Street and Sylvan Street stopping East and West bound traffic on Fountain Street.

**NOTICE OF MEETING
SPRINGFIELD TRAFFIC COMMISSION
MEETING AGENDA**

Wednesday, June 5, 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 MAY 1, 2024

New items:

24-11 Honorary Street Sign. For Rocky Marciano at the intersection of Main Street and William Street.

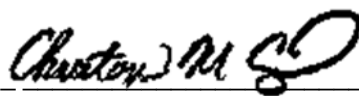
24-12 Honorary Street Sign. For Stephen Athas Way at the driveway entrance to the Green Leaf Community parking lot.

24-13 Stop Signs. At the intersection of Sylvan Street and Fountain 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: 6-5-2024 Agenda (8097 : 24-13 StopSign- Fountain Street)

Velez, Hector

From: Chandler King <chandlercking@aol.com>
Sent: Monday, May 27, 2024 7:37 PM
To: Velez, Hector
Subject: [External] 4 way stop sign

To Whom It May Concern:

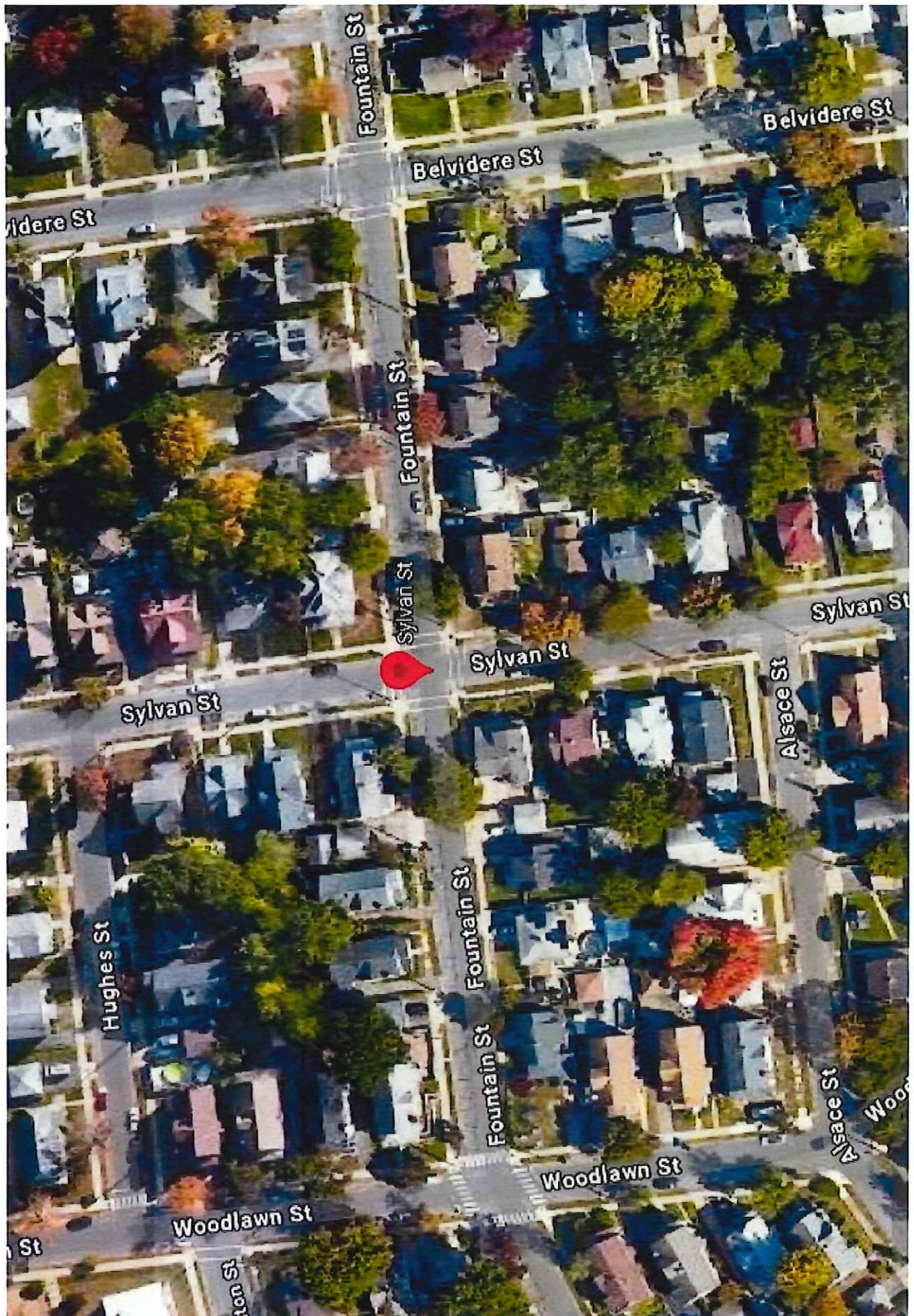
I am requesting a 4 way stop sign be installed in my neighborhood at the corner of Sylvan and Fountain St. There has been many times I have been close to getting T boned in that intersection. The cars parked on Fountain st block your sight to see on coming traffic coming from both sides. It is also unsafe to cross for pedestrians in the crosswalk.

Sincerely,
Chandler King

[Sent from the all new AOL app for iOS](#)

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

Attachment: 24-13 STOP SIGN (8097 : 24-13 StopSign- Fountain Street)



Attachment: 24-13 STOP SIGN (8097 : 24-13 StopSign- Fountain Street)





City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 8098)

Meeting: 06/17/24 07:00 PM
Department: Department of Public Works
Category: General
Prepared By: Hector Velez
Initiator: Hector Velez
Sponsors:
DOC ID: 8098

Honorary Sign - Stephen Athas Way

NOTICE OF MEETING

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MEETING AGENDA

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LOCATION:

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ACCEPT MINUTES OF THE MEETING OF MAY 1, 2024

New items:

24-12 Honorary Street Sign. For Stephen Athas Way at the driveway entrance to the Green Leaf Community parking lot.

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

**City of Springfield
Honorary Street Sign Application****APPLICANT INFORMATION**

*Please print clearly

Applicant's Name:

Sean Curran

Organization/Company:

City Council

Street Address:

470 CAREW St, Springfield, MA 01104

Telephone: (413)

636-1614

E-mail:

seancurran2023@gmail.com

HONORARY NAME REQUEST

NAME OF HONOREE:

Stephen Athas Way

(As it would appear on the Street Name Sign)

LOCATION:

The driveway entrance to the Greenleaf Community
Center Parking Lot.**Criteria for NAME REQUEST**Please complete the following criteria that apply, which are used in the evaluation for each request for an honorary street sign, attach documents or use additional paper if required.

Historical and/ or Cultural Influence to the City:

50 year Springfield Employee

- 35 years AS A teacher; Assistant Principle

- Ran Recreational leagues at Greenleaf and throughout the

Clearly Defined Community or Public Contribution Made by the Honoree:

Stephen Athas has made A Positive Impact ON

THOUSAND OF SPRINGFIELD STUDENTS in the last 50 years

HE WAS Appointed AS A Recreation Director in 1973 and is Current

the Director of Greenleaf Community Center

Humanitarian Efforts:

Coached Thousand of Springfield Students,
Organized Baseball, BASKET BALL, and Soccer, (50 years)

~~7 years~~ - Springfield Teacher 35 years
Provide Proof of Significant Lineage or Family Ties to the City:

Mr. Athas is a lifelong Springfield resident

Establish clear geographical relationship of street to the area of interest of the applicant:

Stephen Athas is the Director of the
Greenleaf Community Center

Number of sign (s) required.

Please circle one: ① or 2

SIGNATURE OF APPLICANT:

Sean Curran

My application consists of the following items necessary for a complete application. Please check:

☐ Completed Application Form, *plus a \$250 or \$370 fee* (make checks payable to "City of Springfield")

☐ A *typed* recommendation from the Neighborhood Civic Association stating the designee and preferred location.

Signature of Applicant:

Sean Curran

Date:

4.29.24

Office use only:

Date Sign Installed:

October 4, 2024

SIXTEEN ACRES CIVIC ASSOCIATION, INC
1187 1/2 PARKER STREET
SPRINGFIELD, MA. 01129

MAY 10, 2024

TO: SEAN CURRAN, CITY COUNSILOR

Sean,

Pursuant to your request concerning "STEVE ATHAS WAY" being used
As the name for the entryway into the parking lot to the Clodo Concepcion
(Greenleaf) Center and the Sixteen Acres Library.

Because Steve is always at our meetings as the Director of the Center, I
elected to hold a special meeting of our Board of Directors for the Sixteen Acres
Civic Association by phone to discuss this project.

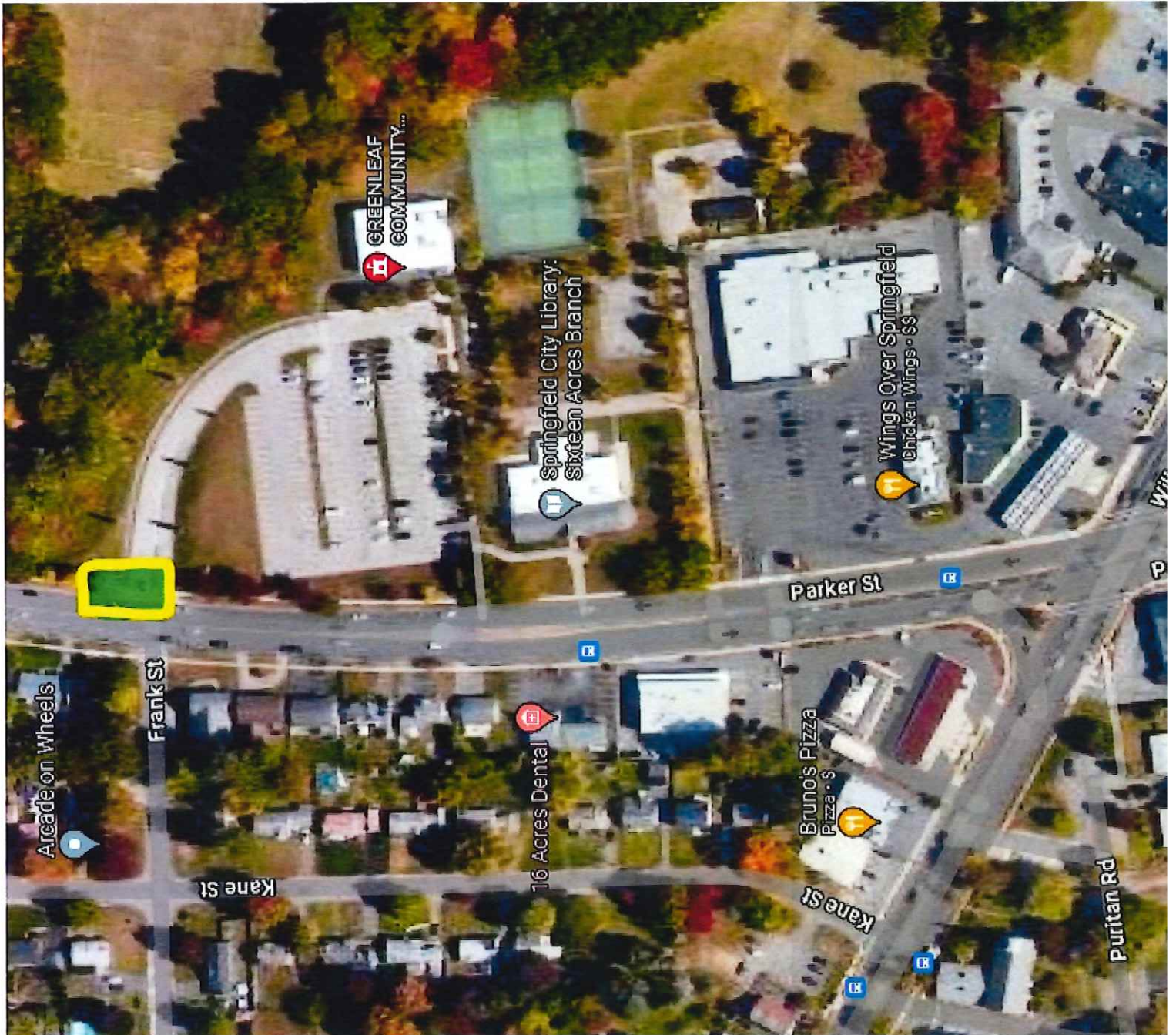
After a remarkably short discussion, a vote was taken, and without any
negative votes, we are enthusiastically in favor of honoring Steve for his many
years of service to the community.

Steve has always worked for the benefit of the youth of Springfield. As a
teacher, coach, school administrator and a human being, Steve is always there
looking out for the youth of Springfield. We are proud to endorse this project!



Donald (Don) Roberts
President, Sixteen Acres Civic Association

Attachment: 24-12 STEPHEN ATHAS WAY (8098 : Honorary Sign - Stephen Athas Way)



Attachment: 24-12 STEPHEN ATHAS WAY (8098 : Honorary Sign - Stephen Athas Way)



City Council

SCHEDULED

Meeting: 06/17/24 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 8025

3

Special Permit

For a Special Permit Motor Vehicle Repairs (Light/Heavy) at the Property Known as 235 Mill Street (08675-0116) (Book#13971/Page#590), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.3(3/4).

Request:	See Above
Owner:	B A M B Realty, Inc.
By:	Keith Burger
Petitioner:	Adrian Reaves
By:	Adrian Reaves

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

for a special permit motor vehicle repairs (light/heavy) at the property known as 235 Mill Street (08675-0116) (Book#13971/Page#590), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.3(3/4).

Mailing Address:

147 Rosehaven Road
 Sommers, CT 06071

Owner:

B A M B Realty, Inc.

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

BY: 

Keith Burger

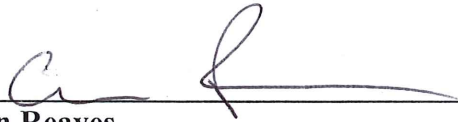
Mailing Address:

149 Hermitage Drive
 Springfield, MA 01129

Petitioner:

Adrian Reaves

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

By: 

Adrian Reaves

Attachment: Mill St 235 Tax Form (8025 : 235 Mill Street)

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

May 13, 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: 235 Mill St – (08675-0116)

Petitioner: B A M B Reality
147 Rosehaven Road
Somers CT 06071

Property Owner: Adrian Reaves
149 Hermitage Drive
Springfield, MA 01129

Stephen J. Lonergan: Treasurer/Collector

Attachment: Mill St 235 Tax Form (8025 : 235 Mill Street)



City Council

SCHEDULED

Meeting: 06/17/24 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 7934

4

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:

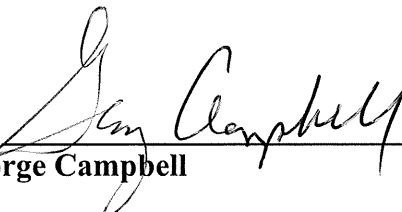
~~16 Hicks Street~~
~~Springfield, MA 01104~~
 Po Box 757
 Chicopee MA 01020

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

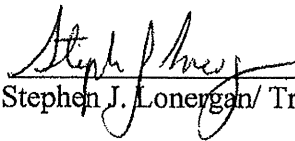
Special Permit Tax Certification

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 houses 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 appeared before the neighborhood council.

Updated Review:

It is the understanding of the staff that the petitioner has met with the neighborhood council to discuss the proposed amendments to the existing special permit. As noted above, one of the requests is to allow "crushing" of vehicles at this location. Due to the close proximity of residential homes, the staff does have concerns about noise. In speaking with the petitioner, he indicated that this operation does not include a separate "crushing" machine. The crushing is something he would complete with equipment already located on the property. The crushing operation was also demonstrated to members of the East Springfield Neighborhood Council and they agree that the noise is minimal. The petitioner indicated that all vehicles crushed on-site are also drained of all

liquids and oils, prior to being crushed. With regards to this operation, if approved, the staff would strongly suggest that the hours of operation for crushing be limited.

Another concern the staff had is the proposed removal of the requirement to add a 40' x 40' pad. In speaking with the petitioner, it was noted that a work area has been installed on-site. While it is not a concrete pad, a large area has been installed which includes stone and a membrane to catch any fluids that may leak from the vehicles being worked on.

Lastly a revised site plan has been submitted outlining the proposed areas for the different operation on the site. The petitioner has worked directly with the neighborhood council on this revised site plan.

Overall, the staff does not object to the proposed requests. As noted above, the petitioner has worked directly with the neighborhood council to address the concerns raised. The petitioner has also made very good attempts to clean the site, including the outside area. It should be noted in the conditions below that this outside area needs to be maintained.

Recommendation

Approve, with conditions

Recommended Conditions

Motor Vehicle Storage:

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 revised site plan, dated May 15, 2024, with the addition of conditions #4 though #14.
4. The existing six (6) foot, opaque fence shall be maintained in good condition.
5. The outside area of the fencing needs to be maintained, including mowing of the grassed areas, maintain the landscaping and removing all litter and debris.
6. There shall be no more than 107 vehicles stored on the lot at any one time.
7. All crushing and/or dismantling of vehicles shall be done on the area outlined in the revised site plan. Any and all crushing shall be completed by equipment on-site and not completed by a sperate "crushing" machine.
8. There shall be no rentals or leasing at this location.
9. This special permit shall be limited to the storage of motor vehicles (truck bodies/trailers/associated parts) and no other junk materials.
10. To the extent possible, all storage of parts and vehicles shall be stored/parked in an organized fashion and shall be located in the areas marked on the revised plans.
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. All crushing operations shall only be completed between the hours of 9:00AM to 4:00PM, Monday though Friday.
15. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.

Motor Vehicle Sales:

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 revised site plan, dated May 15, 2024, with the addition of conditions #4 though #11.
4. The existing six (6) foot, opaque fence shall be maintained in good condition.
5. The outside area of the fencing needs to be maintained, including mowing of the grassed areas, maintain the landscaping and removing all litter and debris.
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 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. All crushing and/or dismantling shall be done on the area outlined in the revised site plan. Any and all crushing shall be completed by equipment on-site and not completed by a sperate "crushing" machine.
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.



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

January 25, 2024

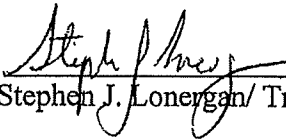
Special Permit Tax Certification

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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_33_2024_Final (7934 : 33 Oakdale Street)

Tremont St

6' STOCKADE 0 PAE



Organized
Parts
and
Vehicle
Storage

Organized
Parts
Storage

45 x 45 FT
area with
membrane to
protect the ground.

condensing

Steel
plate

All dismantling
and Condensing
To Take Place
Only in Protected
Area

Office 12 x 58

Parts
Storage
on Concrete
Slab

Used
Parts
and
Vehicle
Storage
(Parts
Neatly
Organized)

Plan
Not To
Scale

PLANTING AREAS (2)

ASPH. PAVING

May 2024

33 Oakdale St

OAKDALE STREET 60' WIDE

EXIST
34' DRIVEWAY

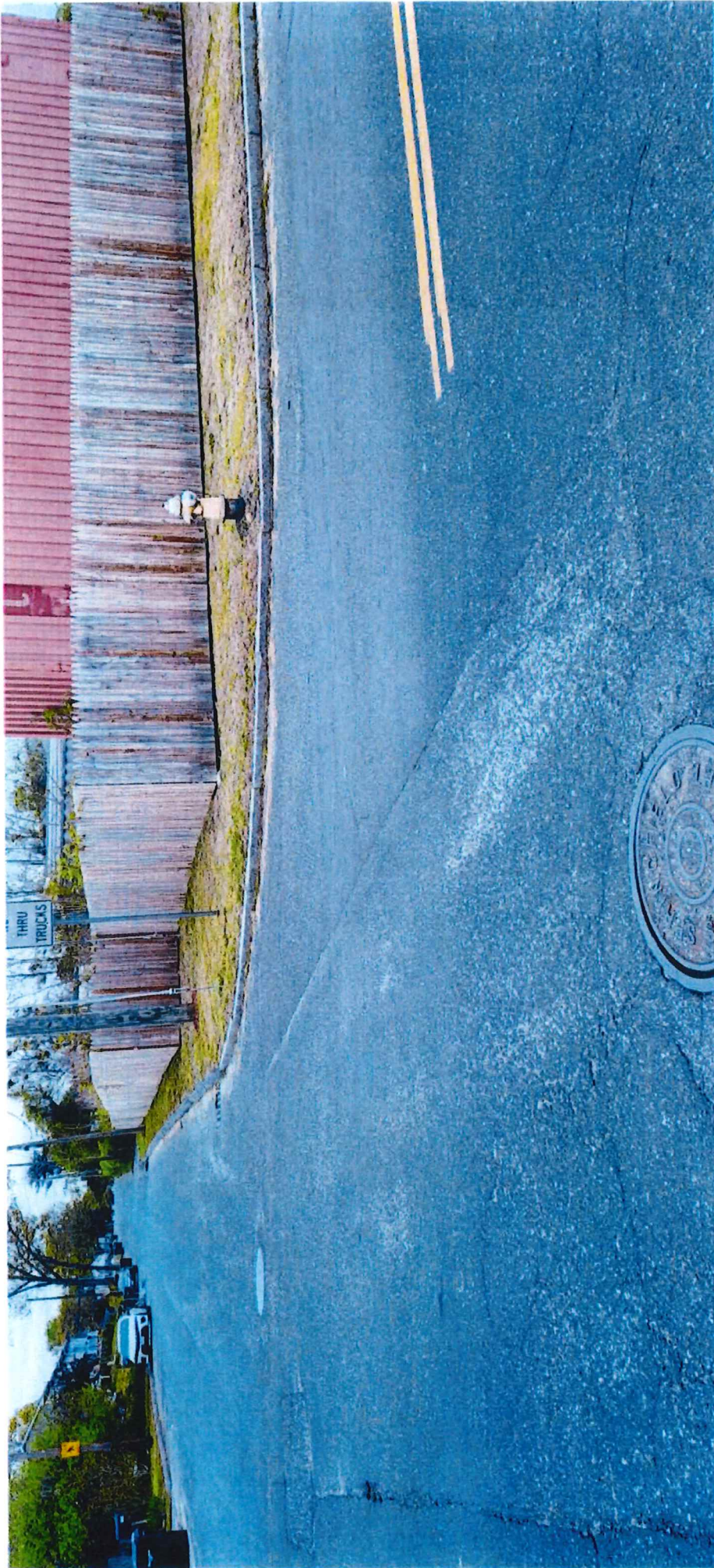
GATE

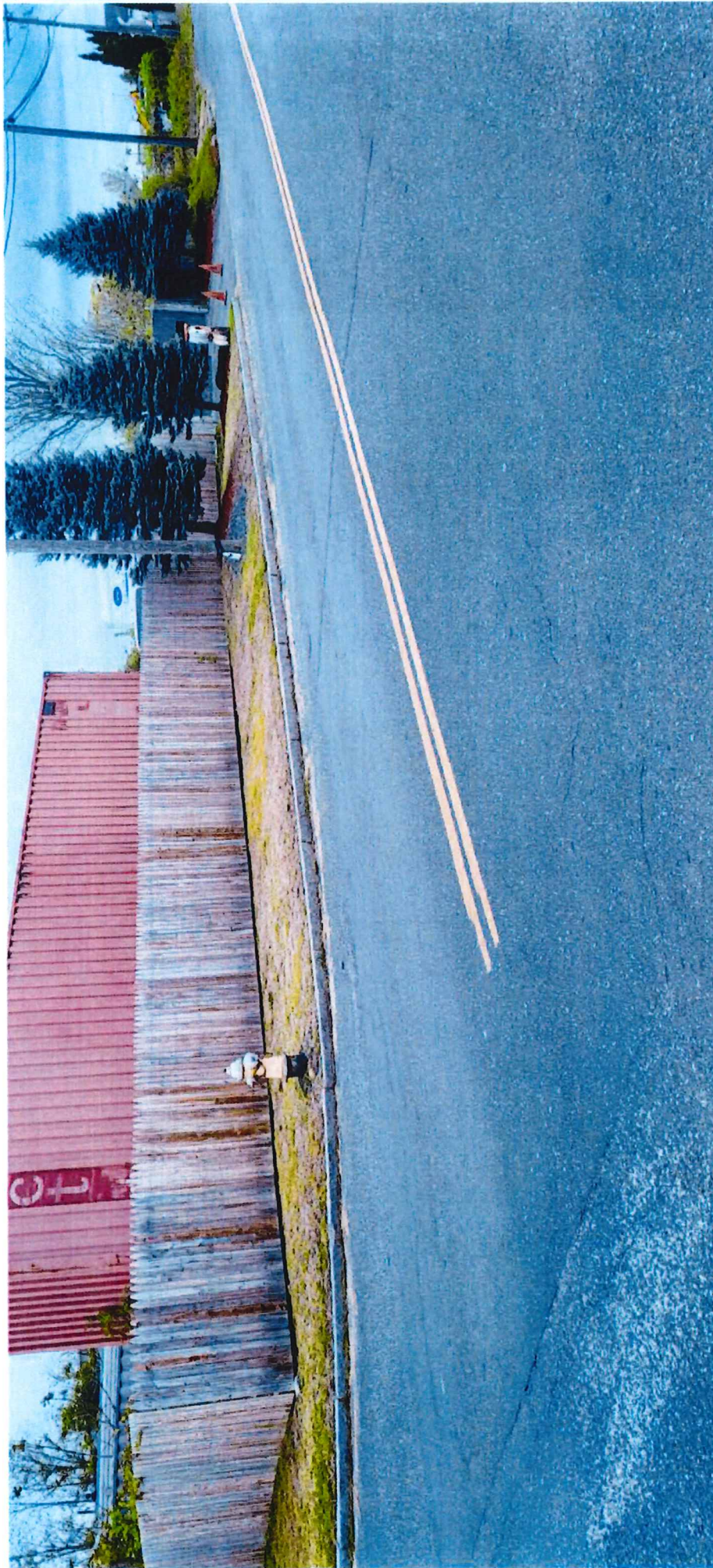
6' CHAIN LINK

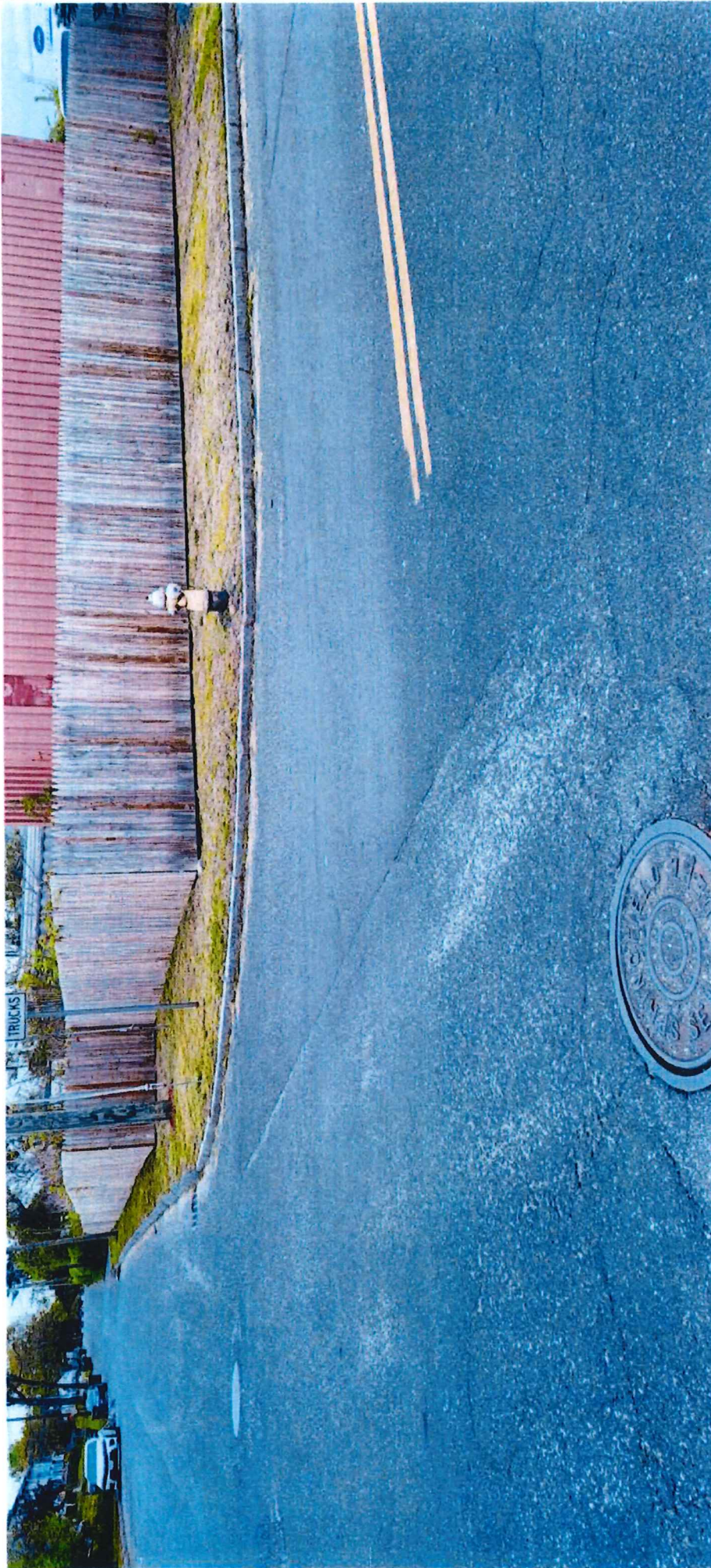
B.E.A R.R. 60'



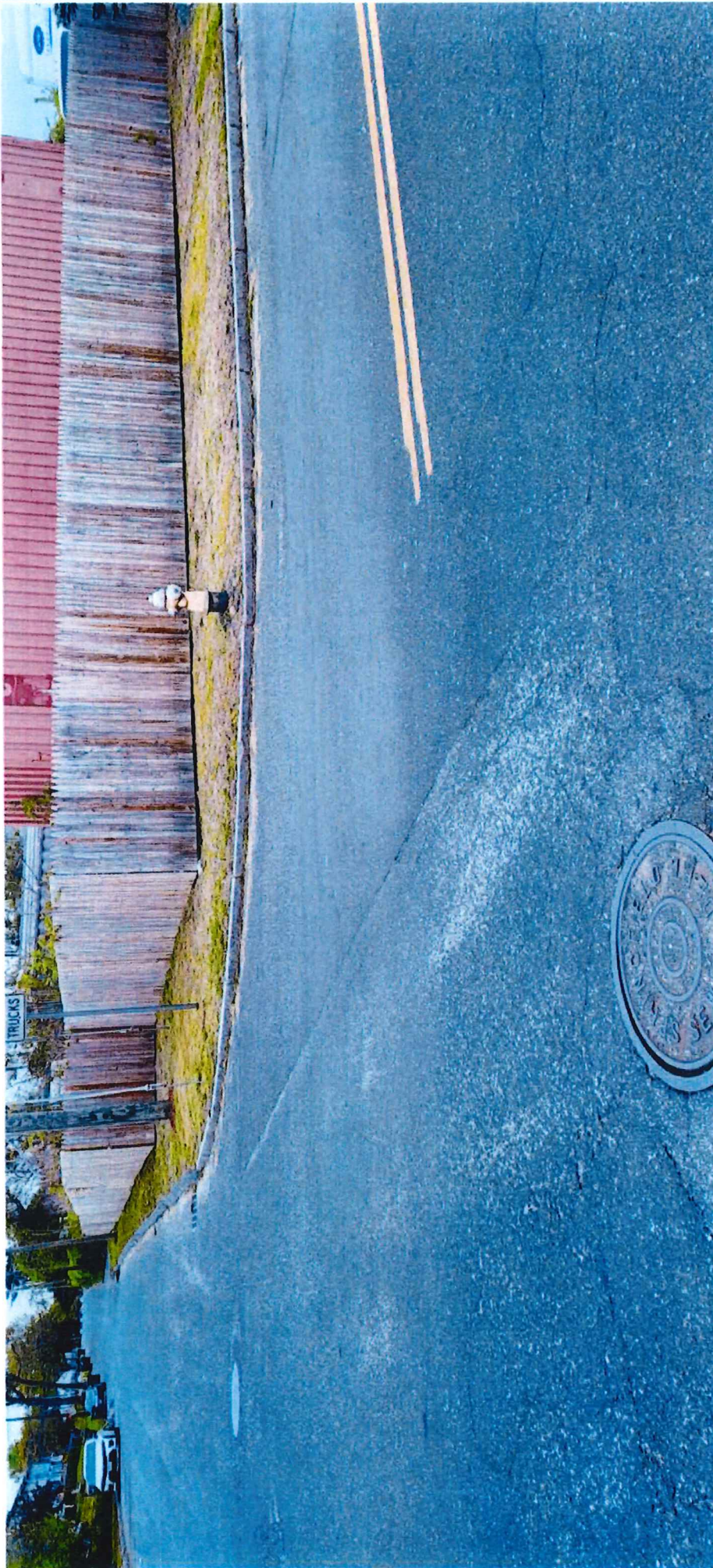


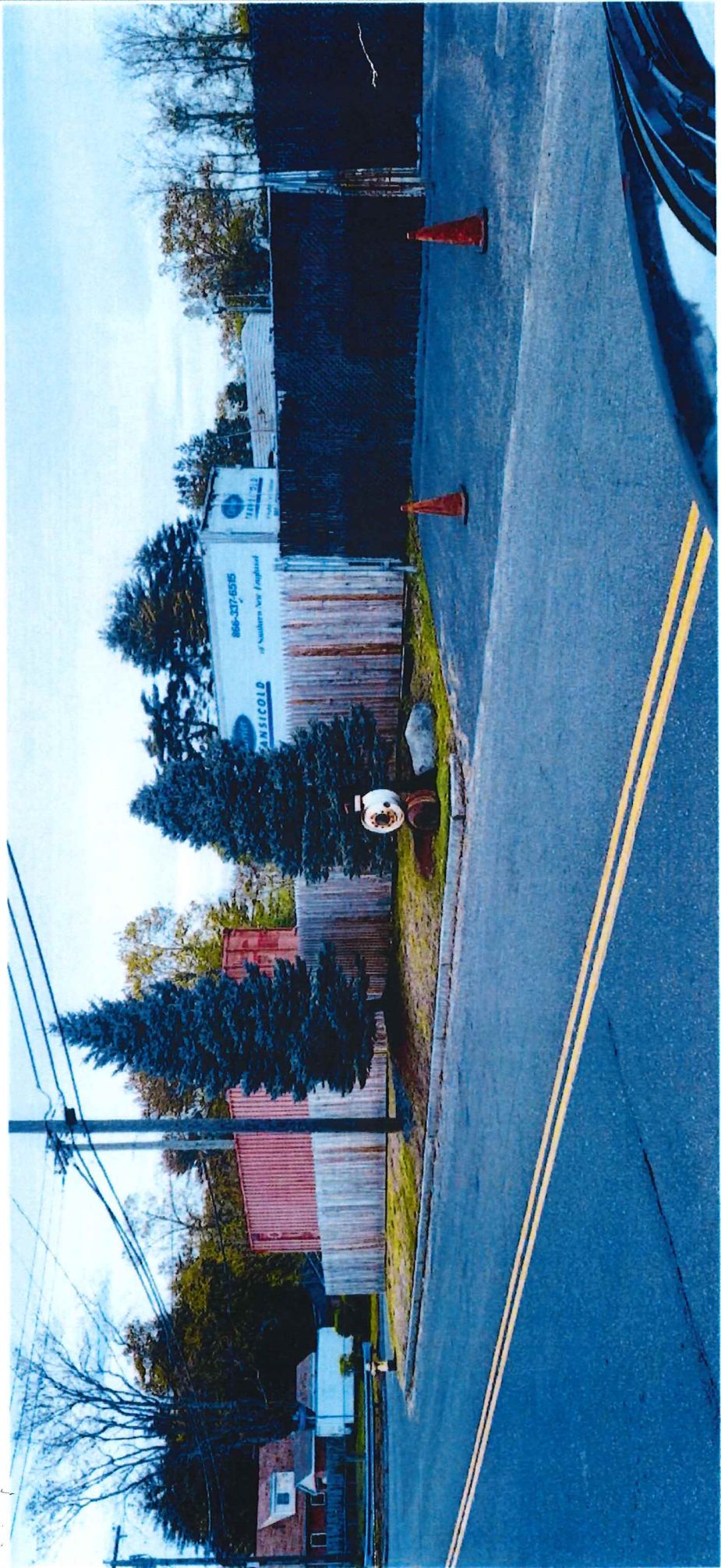


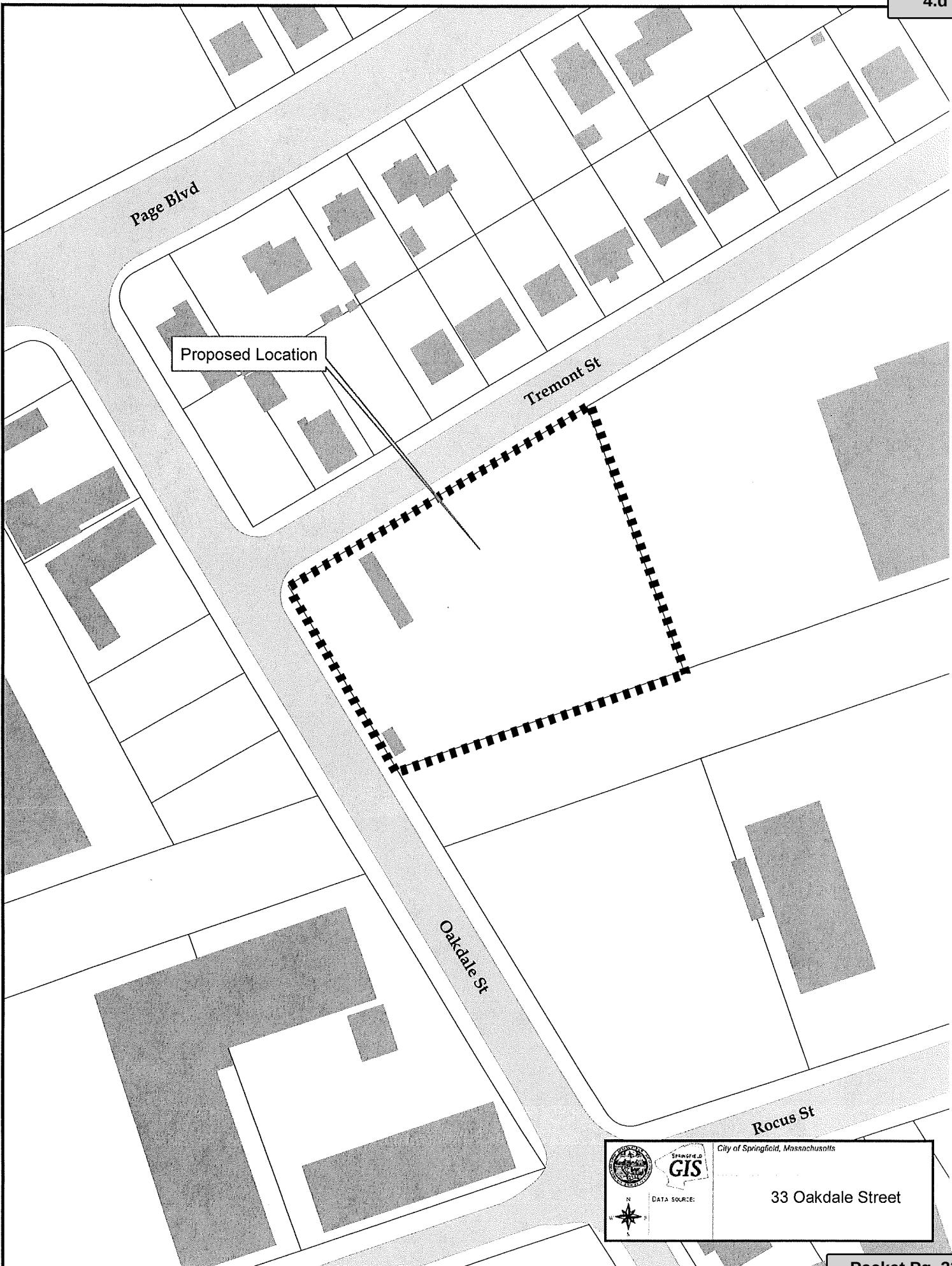












Attachment: Oakdale_33_2024_Final (7934 : 33 Oakdale Street)

 SPRINGFIELD GIS DATA SOURCE:	City of Springfield, Massachusetts
	33 Oakdale Street