



CITY COUNCIL

City Clerk's Office 9/18/2024

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 **Tuesday September 24, 2024** at 07:00 PM.

City Clerk

Hearings

7:00 PM Meeting called to order on September 24, 2024 at Hybrid Council Chamber, 36 Court Street, Springfield, MA.

Moment of Silence - Pledge of Allegiance

Petitions

- (1.) Traffic Control Agreement Sumner Ave
- (2.) Honorary Street Sign - Dillinger's Way
- (3.) Gillette Ave. - Stop Sign
- (4.) Farnsworth St. - Stop Sign
- (5.) Catharine St.-- Stop Sign
- (6.) White Street- " No Parking Any Time"

Special Permits

- (7.) For a Special Permit to Operate an Equipment/Auto Repair and Junk Yard at the Property Known as 298 Rocus Street (10330-0068) (Book#7703/Page#1), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.3(4) and 12.6.
Request: See Above
Owner: Roman J. Madeja/Myron B. Madeja
By: Roman J. Madeja/Myron B. Madeja
Petitioner: Roman J. Madeja/Myron B. Madeja
By: Roman J. Madeja/Myron B. Madeja
- (8.) To Amend an Existing Special Permit (Motor Vehicles Sales), Granted January 1996 by Allowing a Change in the Petitioner, at the Property Known as 289-291 Mill Street (08675-0100) (Book#16031 & 05623/Page#0197 & 0146), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.3(1).
Request: See Above
Owner: Ricardo Miranda
By: Ricardo Miranda
Petitioner: Aleksandr Chuduk
By: Aleksandr Chuduk
- (9.) 1387 Boston Road

Request: See Above
Owner: HR Twenty Corporation c/o United Capital
By: Andrew Kasman
Petitioner: Community Bank c/o NES Group, Inc.
By: Kurt Pomeranke

Zoning Changes

- (10.) To Change the Zoning of the Property Known as WS Connecticut Avenue (03130-0047) from Residence a to Residence B. WS Connecticut Avenue None Yet

PETITIONER: Viktor Savonin
ADDRESS: WS Connecticut Avenue
CHANGE REQUESTED: Residence A to Residence B

- (11.) To Change the Zoning of the Property Known as SS Wisteria Street (12413-0048) from Residence a to Residence B. SS Wisteria Street None Yet

PETITIONER: JETS Property Development, LLC
ADDRESS: SS Wisteria Street
CHANGE REQUESTED: Residence A to Residence B



City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 8256)

Meeting: 09/24/24 07:00 PM
Department: Department of Public Works
Category: General
Prepared By: Gladys Oyola-Lopez
Initiator: Hector Velez
Sponsors:
DOC ID: 8256

Traffic Control Agreement Sumner Ave

TRAFFIC CONTROL AGREEMENT- Sumner Avenue

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

In City Council October 24, 2024

**FED. AID PROJ. NO. STP/HSI(VUS)/HSI/TAP-0032(044)
AGREEMENT NO.126975**

AGREEMENT, Massachusetts Department of Transportation, hereinafter called "MASSDOT," and the CITY of SPRINGFIELD, hereinafter called the "CITY," pursuant to the provisions of 23 U. S. C. §§ 109(d) & 116, and in accordance with the official standards of MASSDOT, which have been adopted in conformity with the provisions and recommendations of the Manual on Uniform Traffic Control Devices for Streets and Highways published by the Department of Transportation, Federal Highway Administration, hereinafter called "STANDARDS."

WHEREAS, the Massachusetts Department of Transportation and the City of Springfield have agreed that **SUMNER AVE (ROUTE 21), BELMONT AVE (ROUTE 83), and DICKINSON STREET**, being in whole or in part a town way, has qualified to participate in the Federal Aid Program with the work being financed in part by the Federal Government; and

WHEREAS, The United State Government, through its Department of Transportation, Federal Highway Administration, requires that the project area upon completion will be operated and maintained in an adequate manner; and

WHEREAS, the purpose of this agreement is to insure that the ways within and adjacent to the so-called Federal Aid Projects areas will be operated and maintained as planned: and

WHEREAS, the City of Springfield approves the proposed plans for the improvements and upon completion of the project will be the responsibility of the CITY.

NOW THEREFORE BE ORDERED, in consideration thereof, the City of Springfield hereby agrees to conform to the following provisions:

A. All information, regulatory or warning signs, all traffic control signals, flashing beacons, traffic islands or other traffic control devices and all pavement or other markings within the ways located in the project area shall be designed, located and operated in accordance with the STANDARDS of MASSDOT for such devices.

B. The Police Department of the City of Springfield shall be the enforcement agency for traffic regulations established in accordance with this AGREEMENT and the traffic devices installed in connection therewith.

C. Signed, dated and attested copies of amendments to the City of Springfield traffic ordinances necessary for the enforcement of any specific provisions will be forwarded forthwith by the City of Springfield to MASSDOT.



City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 8245)

Meeting: 09/24/24 07:00 PM
Department: Department of Public Works
Category: General
Prepared By: Hector Velez
Initiator: Hector Velez
Sponsors:
DOC ID: 8245

Honorary Street Sign - Dillinger's Way

SPRINGFIELD TRAFFIC COMMISSION MEETING AGENDA

Wednesday, September 4, 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 AUGUST 22, 2024

New items:

24-25 Honorary Street Sign "Dillinger's Way".

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

To Provide for Public Comment on this petition in writing before or within five days after the hearing or copies of said petition, texts, and maps may be requested by email or phone or viewed at 70 Tapley Street by appointment. Emails should be directed to hvelez@springfieldcityhall.com or by calling the Traffic Commission at (413) 784-48

By: _____
Christopher M. Cignoli, Secretary
Springfield Traffic Commission

24-25

**City of Springfield
Honorary Street Sign Application**

APPLICANT INFORMATION

*Please print clearly

Applicant's Name: Robert Perez Jr

Organization/Company: _____

Street Address: 10 Bruce St Spfld, MA 01119

Telephone: (413) 627-5545 E-mail: perezjr4@yahoo.com

HONORARY NAME REQUEST

NAME OF HONOREE:

Dillinger's Way
(As it would appear on the Street Name Sign)

LOCATION:

Bruce St / Grayson Drive

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:

Dillinger was born and raised in Springfield.
He is a Puerto Rican ethnicity and attended
elementary schools in the city. He played football throughout
his youth and also attended St. Michael and Cathedral Hs.
He graduated from Wilbraham-Manson Academy.

Clearly Defined Community or Public Contribution Made by the Honoree:

During the summers he worked at Camp Star/Angina
as a camp counselor working with disabled children which
he has twin autistic brothers. He also worked as a summer
toy booth collector for the MA Fair. He loved his
community and his neighborhood.

Humanitarian Efforts:

During the evening he would help the local soup kitchen during the Thanksgiving and serve the homeless. He would provide help in giving coats during the winter to the less fortunate.

Provide Proof of Significant Lineage or Family Ties to the City:

Dillinger Perez born 5/6/97 at Baystate Medical Center.

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

We bought our first home at Bruce St in 2004 and continue to reside there presently. where he grew up, graduated High School and attended St. Braventure University and transferred to UMass/Amherst.

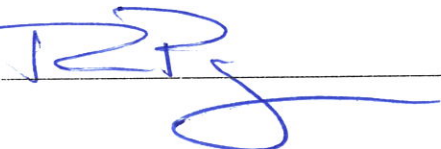
Number of sign (s) required.

Please circle one: 1 or 2

SIGNATURE OF APPLICANT:

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: 

Date: 8/26/24

Office use only:

Date Sign Installed: _____



City Council
36 Court Street
Springfield, MA 01103

Meeting: 09/24/24 07:00 PM
Department: Department of Public Works
Category: General
Prepared By: Hector Velez
Initiator: Hector Velez
Sponsors:
DOC ID: 8246

SCHEDULED

PETITION (ID # 8246)

Gillette Ave. - Stop Sign

24-26

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

In City Council September 24, 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."

GILLETTE AVE. STOP SIGN at the intersection with Arvilla Street, facing northbound and southbound vehicles on Gillette Ave. (3 way stop).

24-26

C I T Y O F S P R I N G F I E L D**In City Council September 24, 2024**

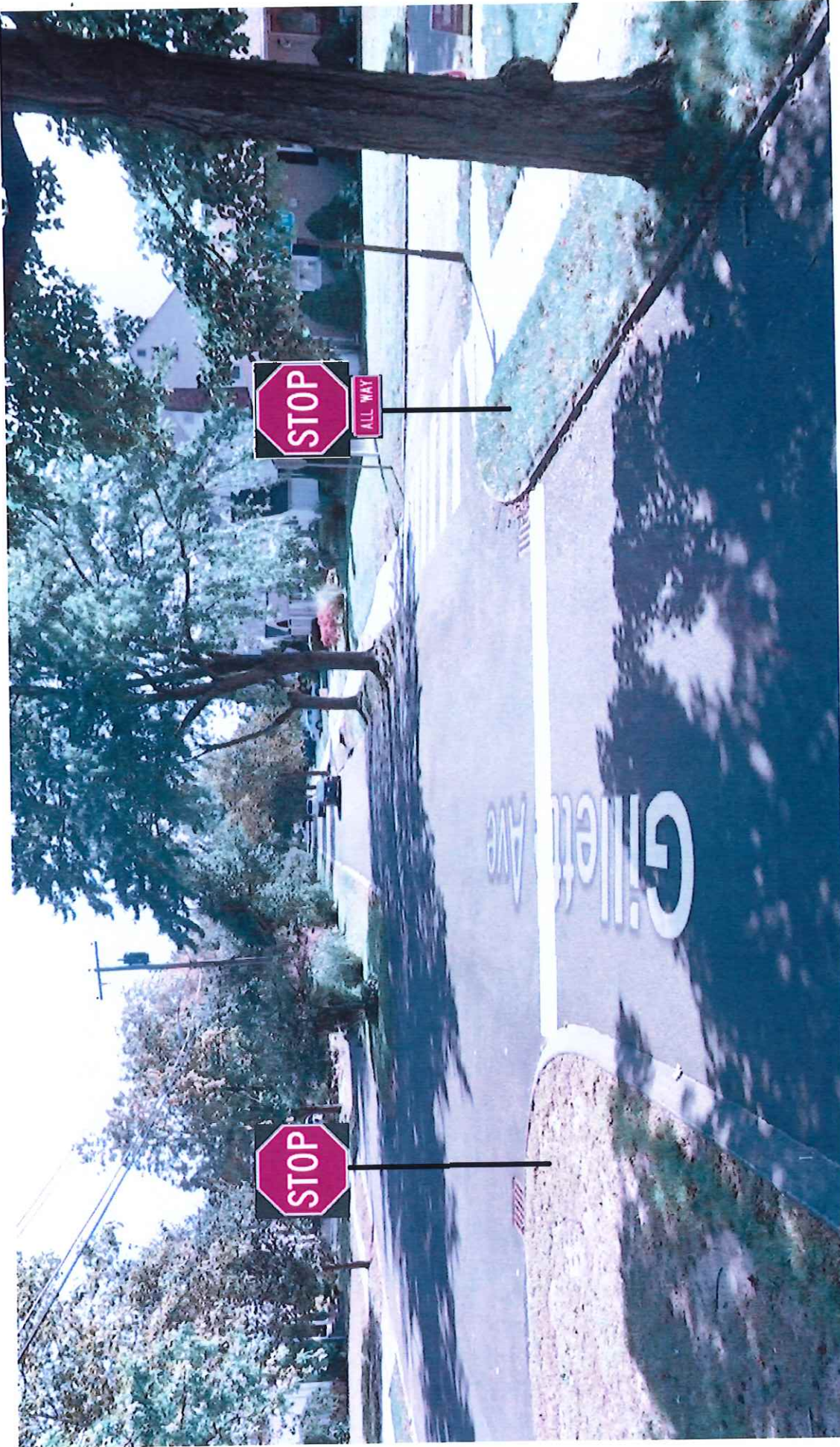
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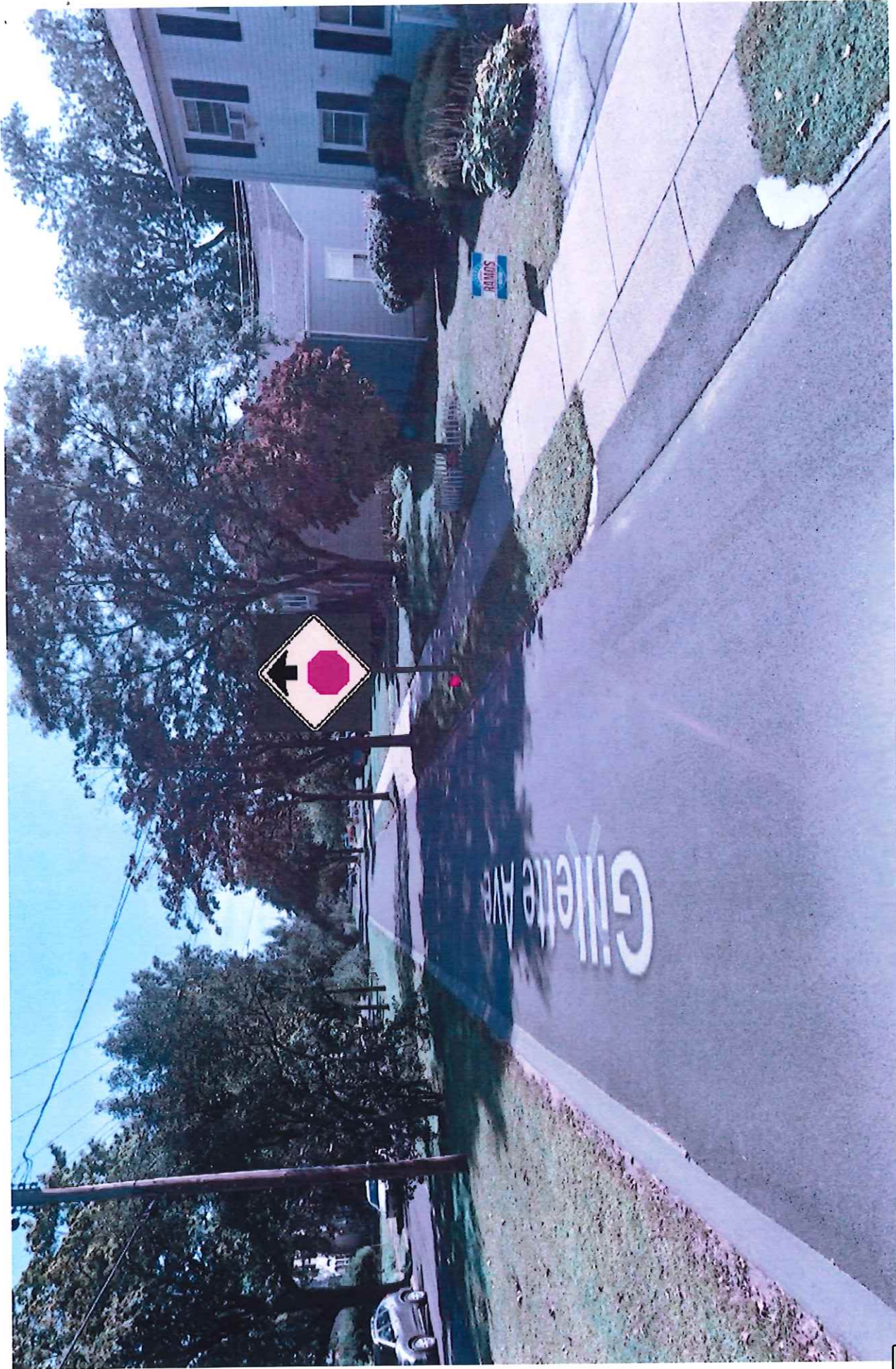
Attachment: 24-26 Gillette Ave. Stop Sign (8246 : Gillette Ave. - Stop Sign)



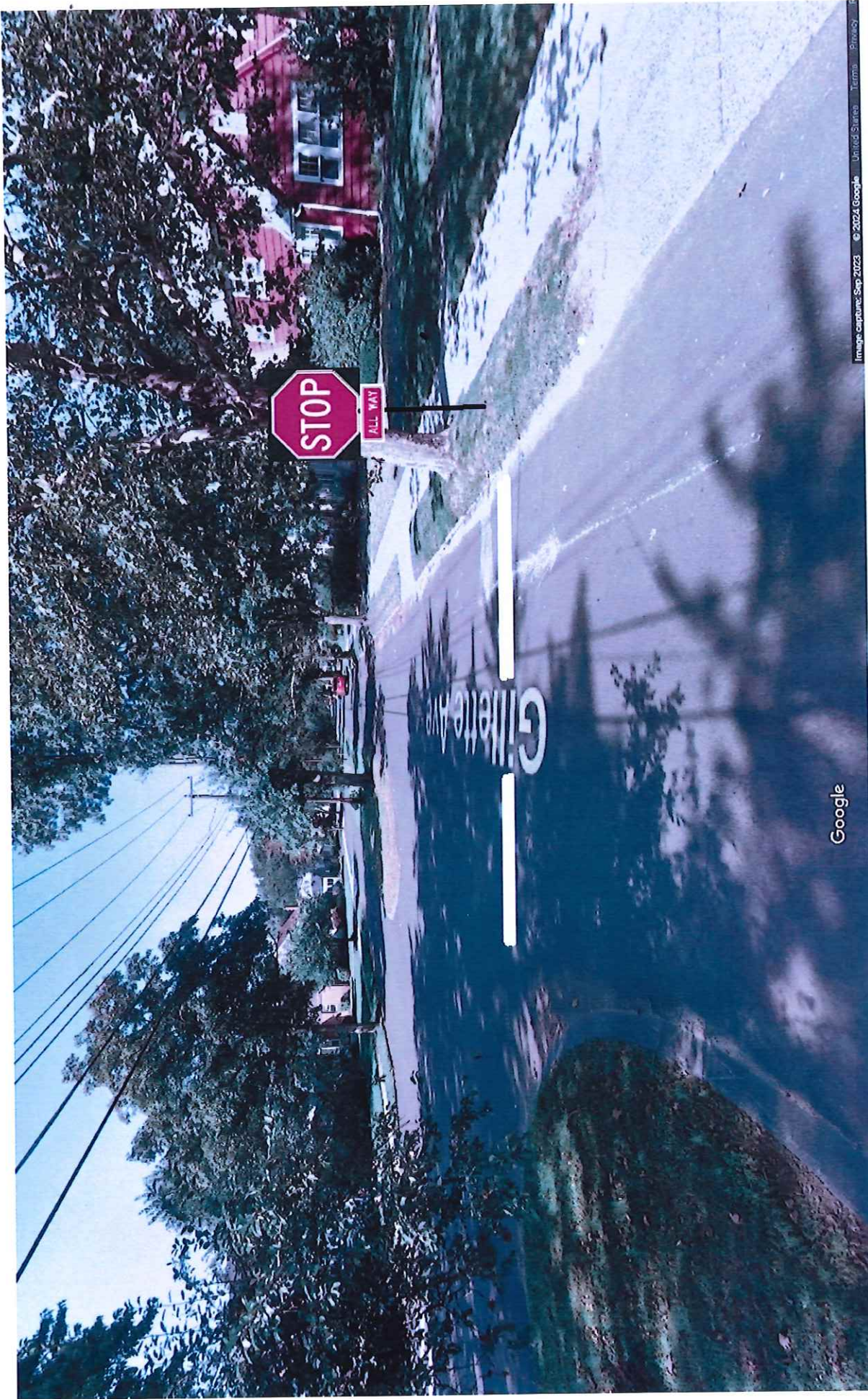
Attachment: 24-26 (8246 : Gillette Ave. - Stop Sign)



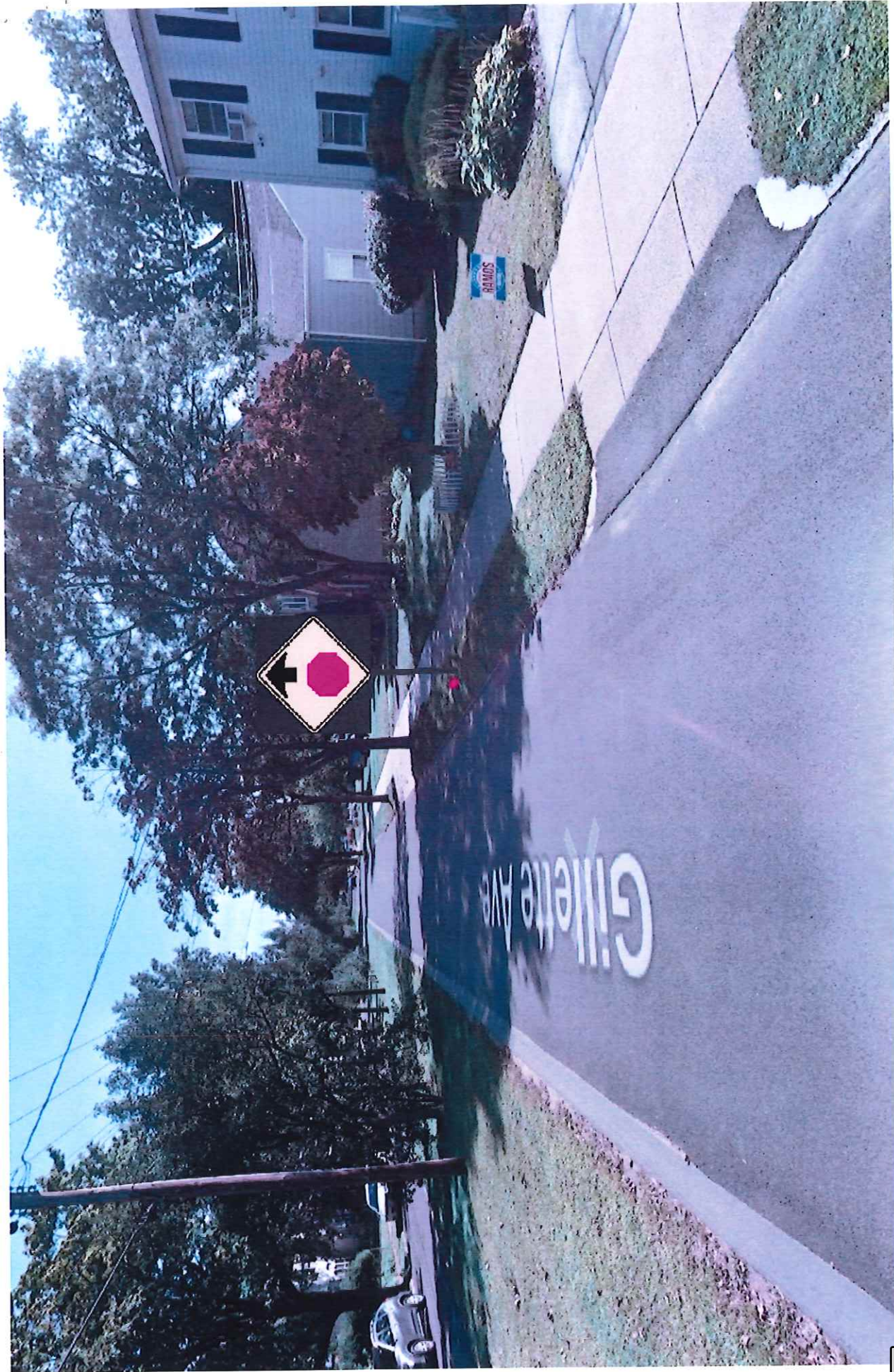
Attachment: 24-26 (8246 : Gillette Ave. - Stop Sign)



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Attachment: 24-26 (8246 : Gillette Ave. - Stop Sign)



City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 8247)

Meeting: 09/24/24 07:00 PM
Department: Department of Public Works
Category: General
Prepared By: Hector Velez
Initiator: Hector Velez
Sponsors:
DOC ID: 8247

Farnsworth St. - Stop Sign

24-27

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

In City Council September 24, 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."

FARNSWORTH ST. STOP SIGN at the intersection with Hamburg Street, facing northbound vehicles on Farnsworth Street.

24-27

C I T Y O F S P R I N G F I E L D**In City Council September 24, 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."

FARNSWORTH ST. STOP SIGN at the intersection with Hamburg Street, facing northbound vehicles on Farnsworth Street.

Attachment: 24-27 Farnsworth St. Stop Sign (8247 : Farnsworth St. - Stop Sign)

24-27 90 day August:

4.b



DEPARTMENT OF PUBLIC WORKS
GENERAL WORK ORDER

20100985

Street Name: **FARNSWORTH ST.**

Date: **4/8/2024**

Category

Traffic Maint.

Route To: **Signs**

Traffic Signal Number

Please install "Stop Sign" facing northbound vehicles on Farnsworth Street at the intersection with Hamburg Street.

(see attached sketch and photo).
Thanks.

Sketch if Required

Reported By: Traffic Commission

Authorized By: hvez

Time Started:

Time Arrived

Time Completed

Total Time:

Work Completed

Date Completed

Completed By:

Comments

Materials Used:

Part Number

Quantity

Unit Price

Cost

Hours Used

O.T. Hours

Truck No

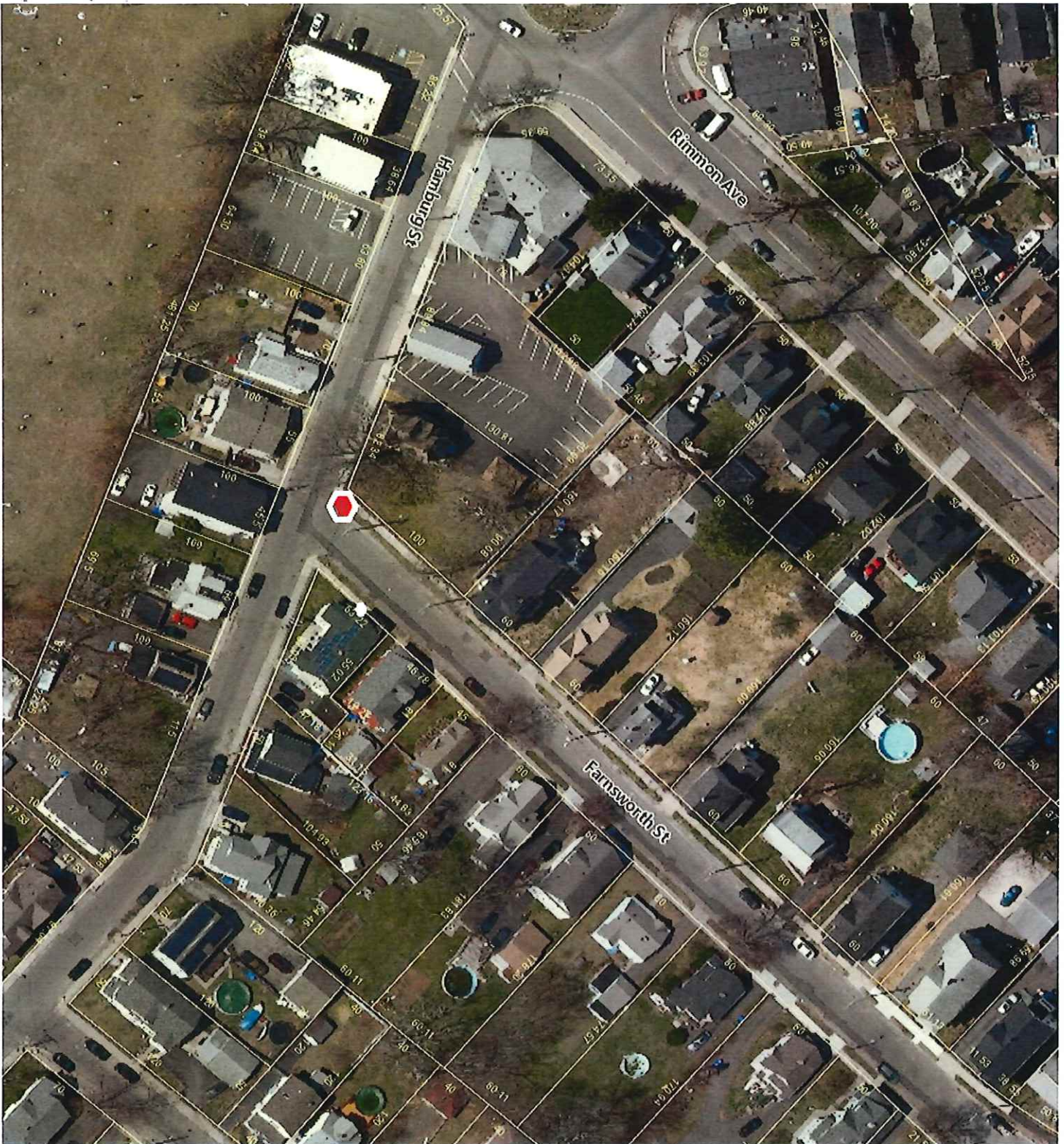
Truck Hours

Date

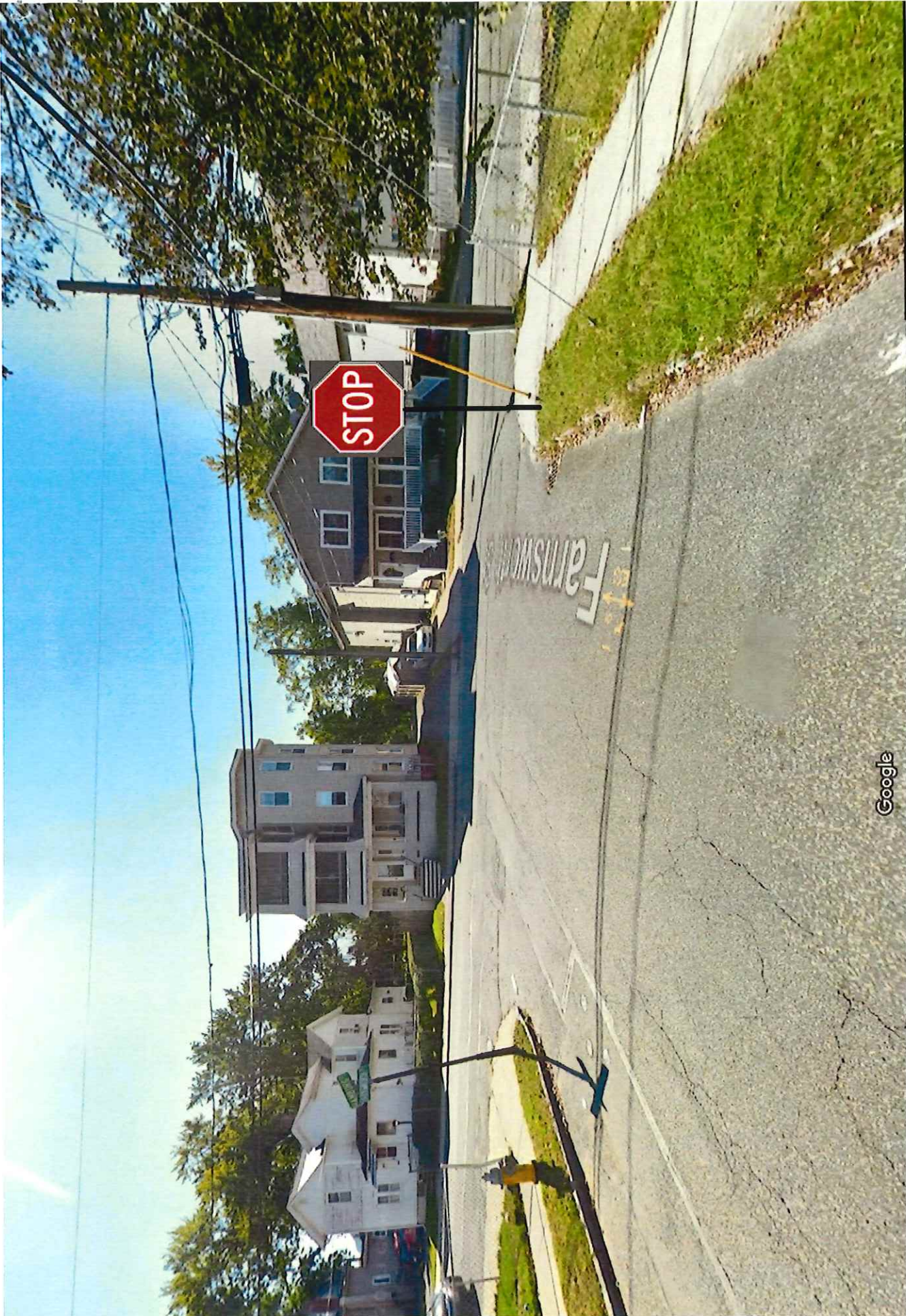
Technician(s)

Helper(s)

Attachment: 24-27 (8247 : Farnsworth St. - Stop Sign)



Attachment: 24-27 (8247 : Farnsworth St. - Stop Sign)



Attachment: 24-27 (8247 : Farnsworth St. - Stop Sign)



City Council
36 Court Street
Springfield, MA 01103

Meeting: 09/24/24 07:00 PM
Department: Department of Public Works
Category: General
Prepared By: Hector Velez
Initiator: Hector Velez
Sponsors:
DOC ID: 8248

SCHEDULED

PETITION (ID # 8248)

Catharine St.-- Stop Sign

24-29

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

In City Council September 24, 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."

CATHARINE ST. STOP SIGN at the intersection with McKnight Street, facing eastbound and westbound vehicles on Catharine Street.

24-29

C I T Y O F S P R I N G F I E L D**In City Council September 24, 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."

CATHARINE ST. STOP SIGN at the intersection with McKnight Street, facing eastbound and westbound vehicles on Catharine Street.

Attachment: 24-29 Catharine St. Stop Sign (8248 : Catharine St.-- Stop Sign)

24-29

90 days Ago

5.b



DEPARTMENT OF PUBLIC WORKS
GENERAL WORK ORDER

20100986

Street Name: **CATHARINE ST.**Date: **4/9/2024**

Category

Traffic Maint.Route To: **Signs**

Traffic Signal Number

Please install "Stop Sign" facing eastbound and westbound vehicles on Catharine Street at the intersection with McKnight Street..

(see attached sketch and photo).
 Thanks.

Sketch if Required

Reported By: Traffic CommissionAuthorized By: hvez

Time Started:

Time Arrived

Time Completed

Total Time:

Work Completed

Date Completed

Completed By:

Comments

Materials Used:

Part Number

Quantity

Unit Price

Cost

Technician(s)

Helper(s)

Hours Used

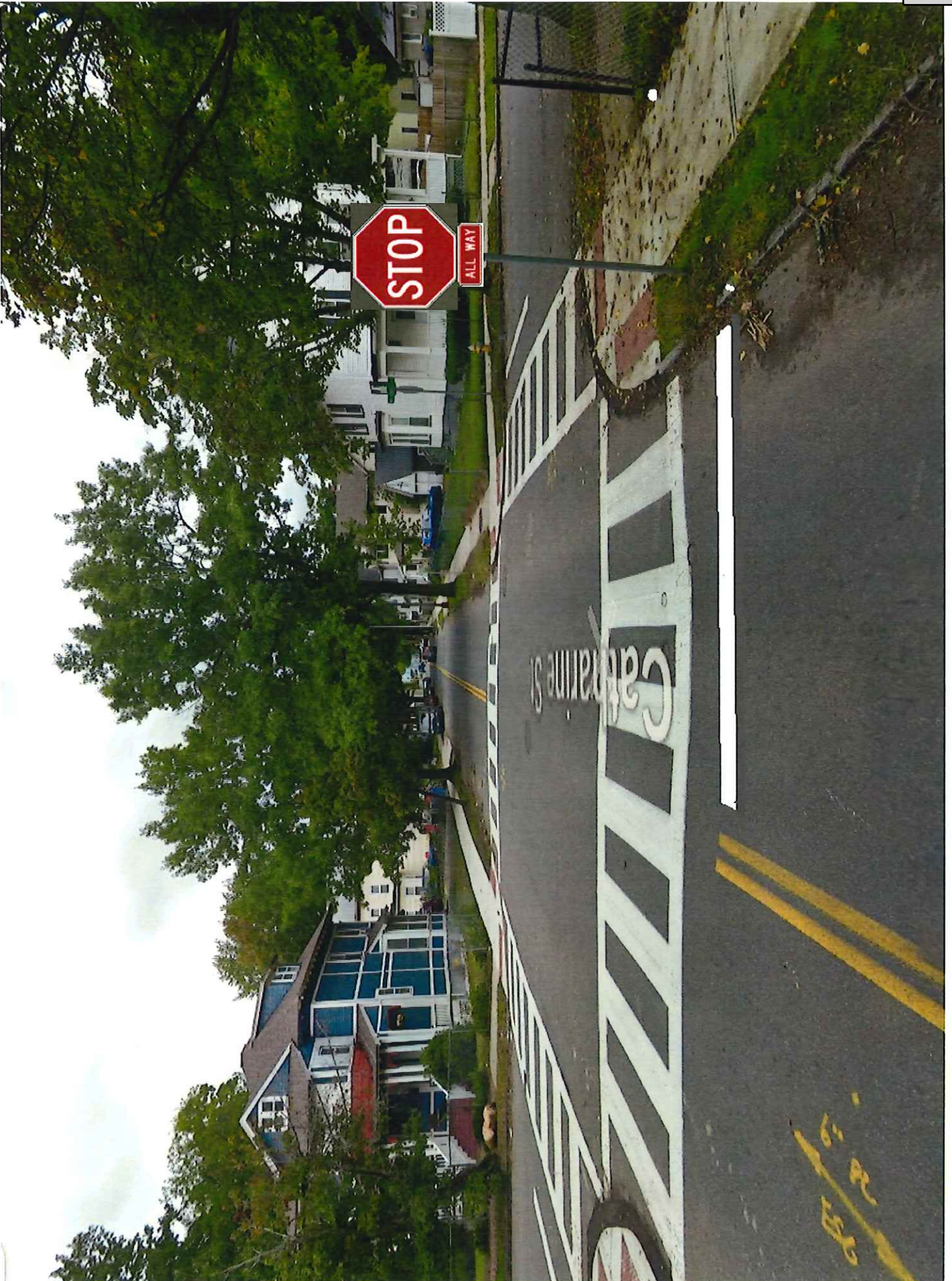
O.T. Hours

Truck No

Truck Hours

Date

Attachment: 24-29 (8248 : Catharine St.-- Stop Sign)



Attachment: 24-29 (8248 : Catharine St.-- Stop Sign)



Attachment: 24-29 (8248 : Catharine St.-- Stop Sign)



City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 8250)

Meeting: 09/24/24 07:00 PM
Department: Department of Public Works
Category: General
Prepared By: Hector Velez
Initiator: Hector Velez
Sponsors:
DOC ID: 8250

White Street- " No Parking Any Time"

24-28

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

In City Council, September 24, 2024

ORDERED, that the Rules of the Road approved September 8, 1936, as amended be further amended by striking out under Sections 2 through 13 of Article V, the following:

WHITE ST. North side of White Street starting at the intersection of White Street and Allen Street 360 feet southeast direction.

AND, further amending by inserting under Section 2(a) of Article V, "No Parking", as follows:

WHITE ST. North side of White Street starting at the intersection of White Street and Allen Street 360 feet southeast direction

24-28

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

In City Council, September 24, 2024

ORDERED, that the Rules of the Road approved September 8, 1936, as amended be further amended by striking out under Sections 2 through 13 of Article V, the following:

WHITE ST. North side of White Street starting at the intersection of White Street and Allen Street 360 feet southeast direction.

AND, further amending by inserting under Section 2(a) of Article V, "No Parking", as follows:

WHITE ST. North side of White Street starting at the intersection of White Street and Allen Street 360 feet southeast direction

Attachment: ORDER 24-28 NO PARKING (8250 : White Street- " No Parking Any Time")



DEPARTMENT OF PUBLIC WORKS
GENERAL WORK ORDER

20101000

Street Name: WHITE ST.

Date: **5/21/2024**

Category	Traffic Maint.
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Route To:: **Traffic Signals**

Traffic Signal Number

Please install "No Parking" From Allen Street 360 feet southeast direction on White Street.

(see attached sketch and photo).
Thanks.

Sketch if Required

Reported By: Cignoli

Authorized By: hvez

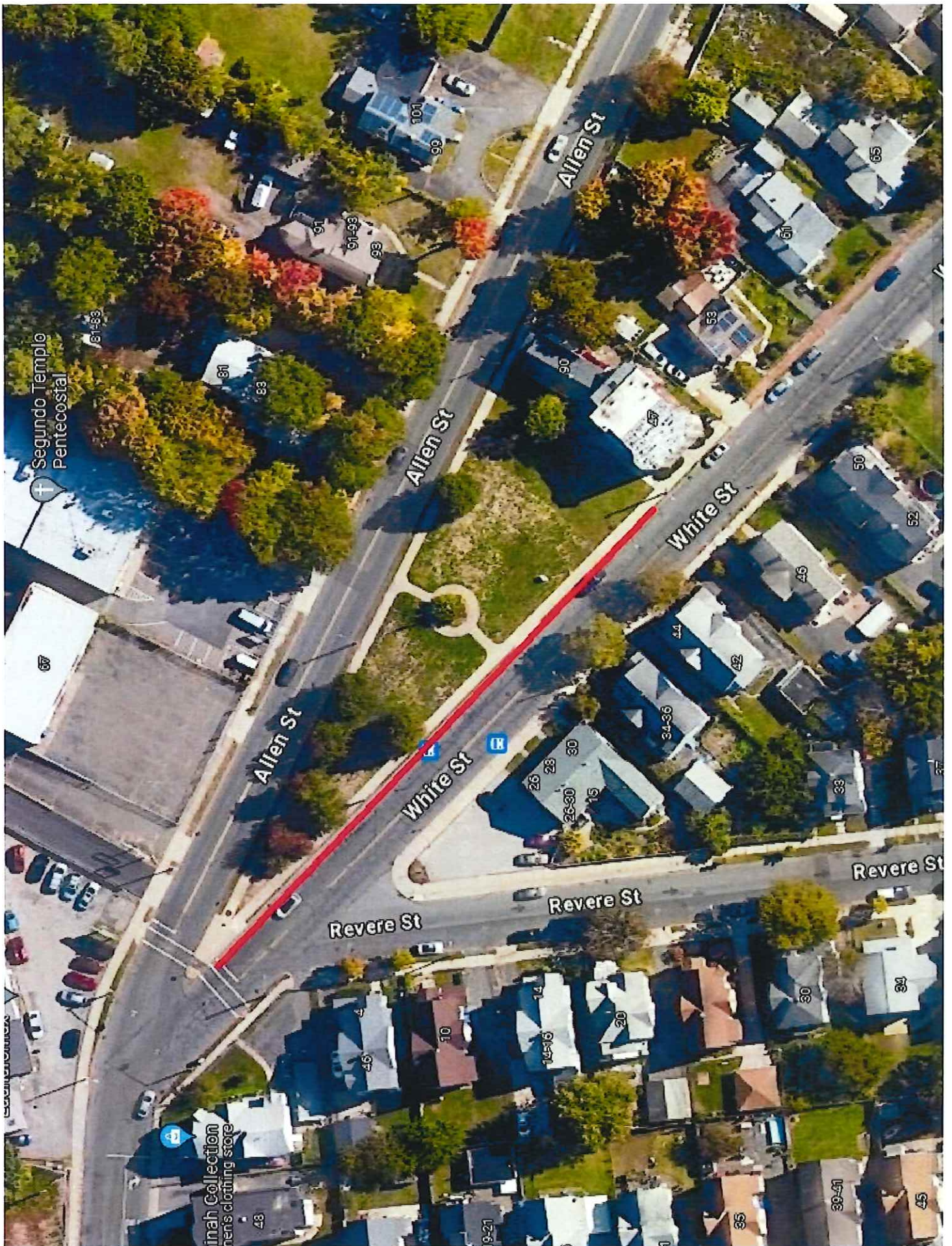
Time Started: Time Arrived Time Completed Total Time:

Work Completed	Date Completed	Completed By:
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Comments

[illegible]

Attachment: 24-28 (8250 : White Street- " No Parking Any Time")



Attachment: 24-28 (8250 : White Street- " No Parking Any Time")



City Council

SCHEDULED

Meeting: 09/24/24 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 8182

7

Special Permit

For a Special Permit to Operate an Equipment/Auto Repair and Junk Yard at the Property Known as 298 Rocus Street (10330-0068) (Book#7703/Page#1), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.3(4) and 12.6.

Request:	See Above
Owner:	Roman J. Madeja/Myron B. Madeja
By:	Roman J. Madeja/Myron B. Madeja
Petitioner:	Roman J. Madeja/Myron B. Madeja
By:	Roman J. Madeja/Myron B. Madeja

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

for a special permit to operate an equipment/auto repair and junk yard at the property known as 298 Rocus Street (10330-0068) (Book#7703/Page#1), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.3(4) and 12.6.

Mailing Address:

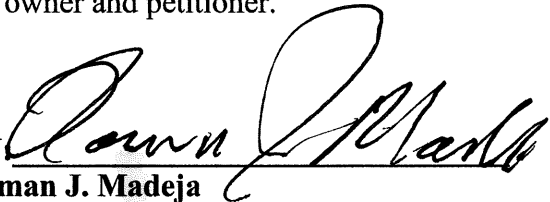
249 Tremont Street
Springfield, MA 01104

Owner & Petitioner:

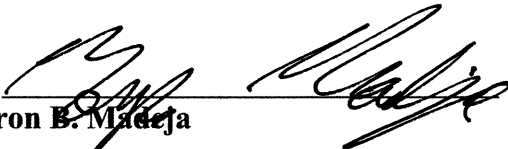
Roman J. Madeja & Myron B. Madeja

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

BY:


Roman J. Madeja

BY:


Myron B. Madeja

Attachment: Rocus_298_Tax_Formal (8182 : 298 Rocus Street)

Stephen J. Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

August 9, 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: 298 Rocus St – (10330-0068)

Petitioner &
Property Owner: Roman J & Myron B Madeja
249 Tremont St
Springfield, MA 01104

Stephen J. Loneragan: Treasurer/Collector

Attachment: Rocus_298_Tax_Formal (8182 : 298 Rocus Street)

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

**298 ROCUS STREET (10330-0068)
JUNKYARD**

General Information

Petitioner:	Roman J. Madeja & Myron B. Madeja
Request:	To operate a junk yard.
Proposed use of the property:	Junk storage lot.
Parcel Size:	87,556 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: 9-3-24
Tax Status:	SEE ATTACHED
Site Visit:	9-5-24
Urban Renewal Plan:	This parcel is not located within an urban renewal area.
City Council Hearing:	9-24-24

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 is primarily industrial uses. The surrounding land uses include:

- To the north are rail road tracks and a trailer storage yard zoned Industrial A.
- To the south is a truck terminal zoned Industrial A.
- To the east is an automotive repair facility zoned Industrial A.
- To the west is a warehouse facility zoned Industrial A.

Site plan review:

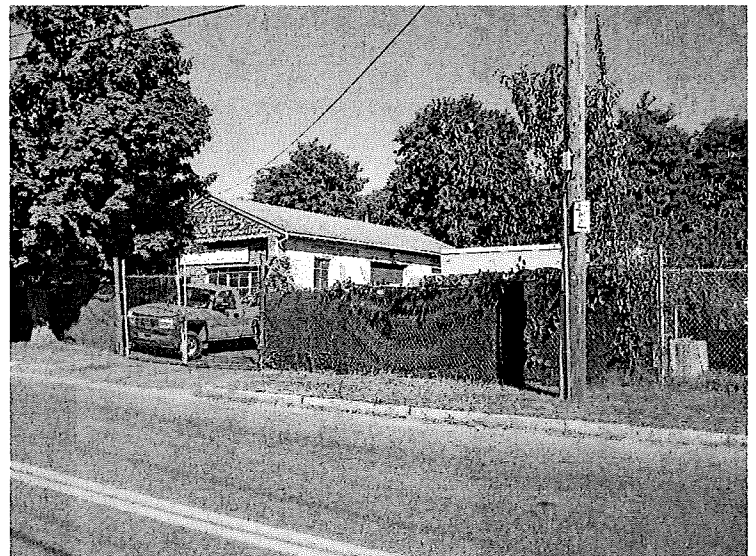
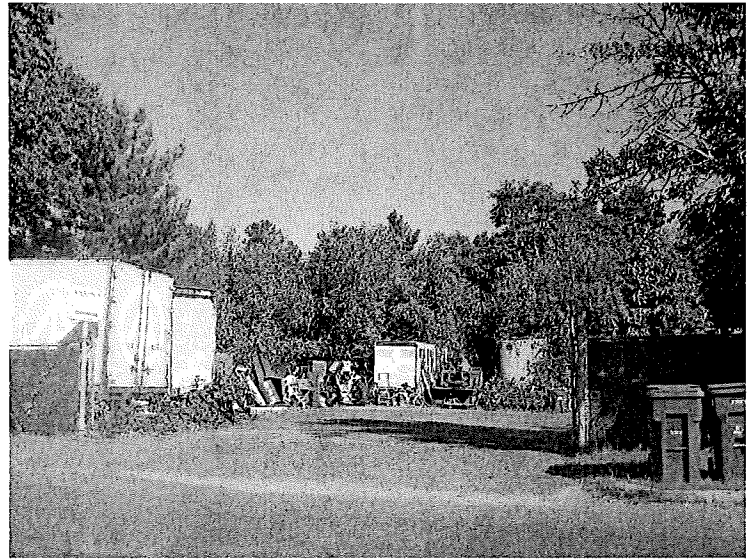
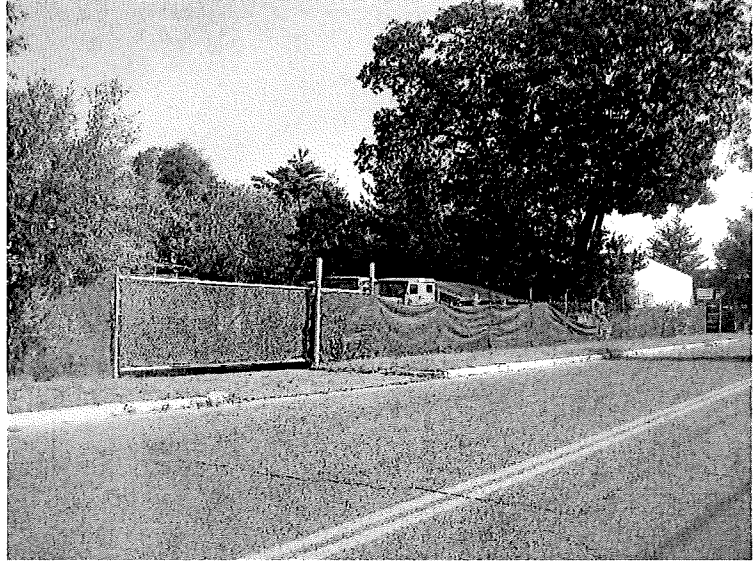
The petitioner has requested a special permit to operate a junk storage lot at the property known as 298 Rocus Street. This is the current location of a junk yard operation. The petitioner, after being cited by the City, had originally applied for a junk yard special permit back on 2006, however, it is the staff's understanding that the special permit was sent to committee and never acted upon. The petitioner has now re-filed for a new special permit.

In the review of this special permit back in 2006, the staff did have a number of concerns. One of the issues was that the property was enclosed with only chain link fencing. As per the Zoning Ordinance, a junkyard must be enclosed with solid fencing. After visiting the site, it was noted that privacy fabric has been installed on the existing chain link fencing, however, much of this is now falling off. The staff also does not believe this meets the requirements of the Zoning Ordinance. If approved, the staff would strongly recommend that solid fencing be installed along the front of this property.

Another issue that was noted was the junk is currently being stored along the front of the property, including the front of the existing building. While this is partially shielded by the fencing, it is still plainly visible as you drive along Rocus Street. As was the recommendation back in 2006, the staff would again recommend that the junk materials be relocated from the front of the building.

Lastly, as noted in the 2006 review, the majority of this site is currently unpaved. As such the staff continues to have strong concerns about potential ground contamination with regards to the junk vehicles being stored at this location. Historically, numerous sites throughout Springfield have become contaminated through poor on site management thus becoming "Brownfield" sites which limit potential redevelopment opportunities by adding significant assessment and remediation cost. At a minimum, the petitioner should be required to indicate how this issue is being addressed.

Overall, while the staff does have some concerns about the proposed operation, the staff does believe the Rocus Street area is an appropriate location for a junk yard. However, after speaking with the East Springfield Neighborhood Council, they are hoping to be able to meet with the petitioner prior to the issuance of this



permit. As such, the staff would recommend that this item be continued to allow the opportunity for this meeting to occur.

Recommendation

CONTINUE.

Recommended Conditions: (IF APPROVED)

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for a junk yard at the property known as 298 Rocus Street (10330-0068).
3. The use shall be developed in accordance to the attached site plan, with the addition of conditions #4 through #16.
4. A six (6) foot, opaque fence shall be installed along the frontage of Rocus Street.
5. The petitioner shall provide a designated area for employee parking on the site. This area shall be clearly marked.
6. There shall be no parking of any wrecked, unregistered or inoperable vehicles on the public tree belt or public street.
7. There shall be no storage of any junk material on the public tree belt or public street.
8. There shall be no storage of any junk materials in front of the existing building.
9. There shall be no crushing operations at this location.
10. All overgrown vegetation shall be removed and all landscaped areas including the treebelt shall be maintained and kept free of all trash and debris.
11. All landscaped areas, including the public tree belt shall be maintained free of all debris and overgrown vegetation.
12. There shall be no non-accessory or electronic moving signs located on the property.
14. There shall be a "No Dumping" sign placed along Rocus Street.
15. There shall be no banners, streamers, pennants, or additional signs located on the property.
16. In addition to the special permit approval, a full review by the Department of Public Works, as per the provisions of City Ordinance, Chapter 27, Article VIII, § 27-58 through 27-63, may be required, prior to the issuance of a Building permit.
17. 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.

Stephen J. Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

August 9, 2024

Special Permit Tax Certification

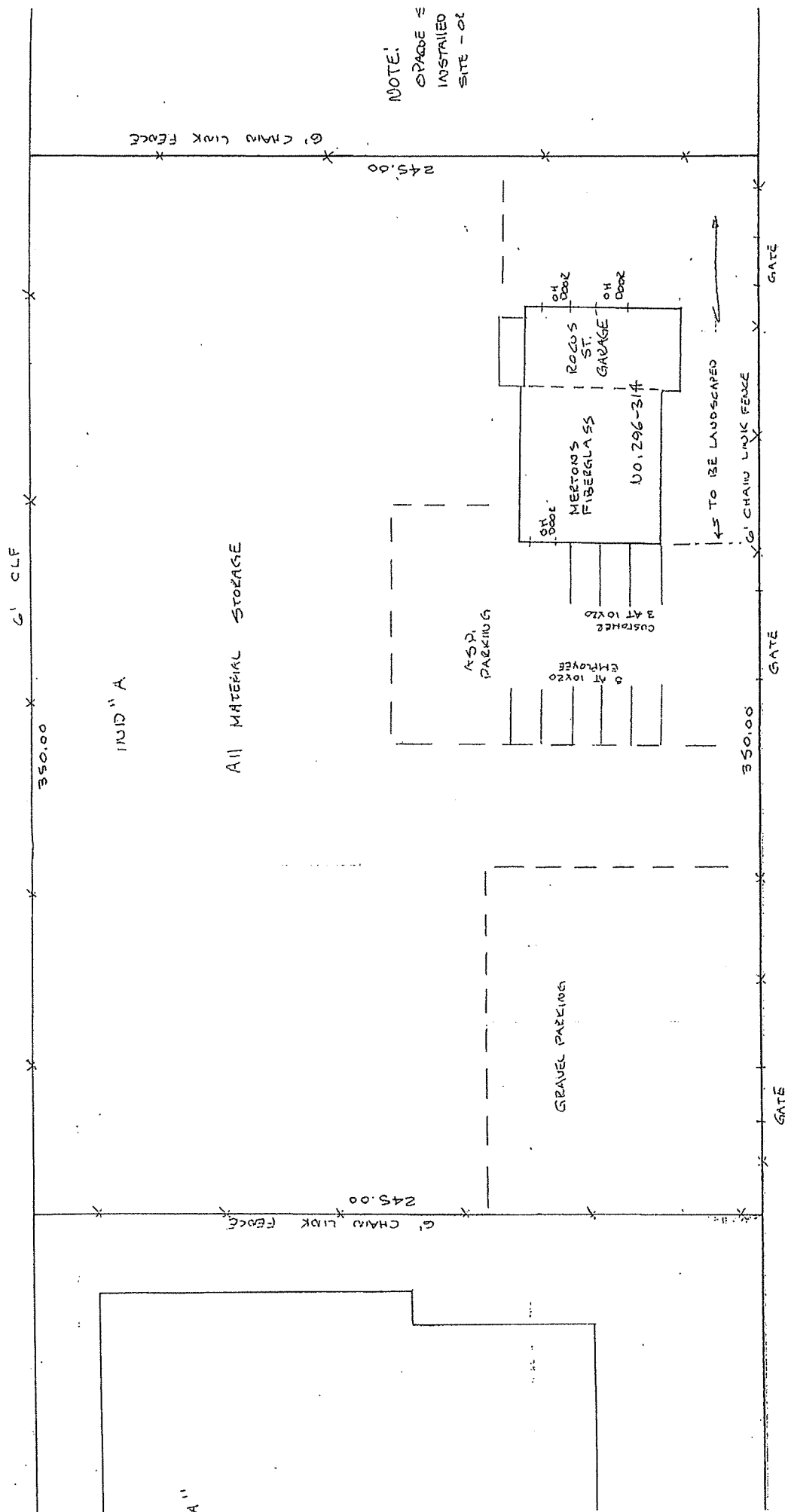
I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

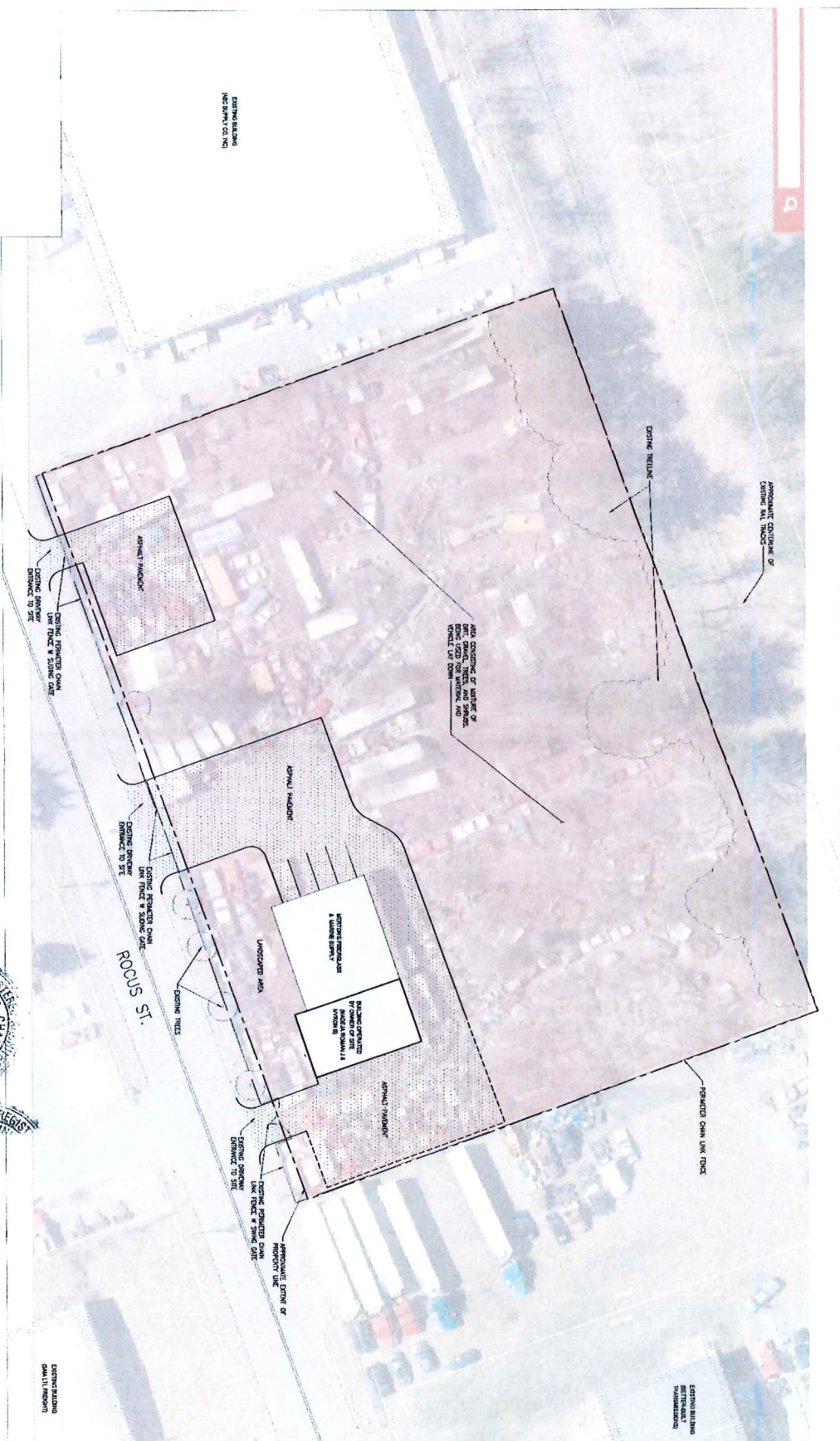
Special Permit: 298 Rocus St – (10330-0068)

Petitioner &
Property Owner: Roman J & Myron B Madeja
249 Tremont St
Springfield, MA 01104

Stephen J. Loneragan: Treasurer/Collector

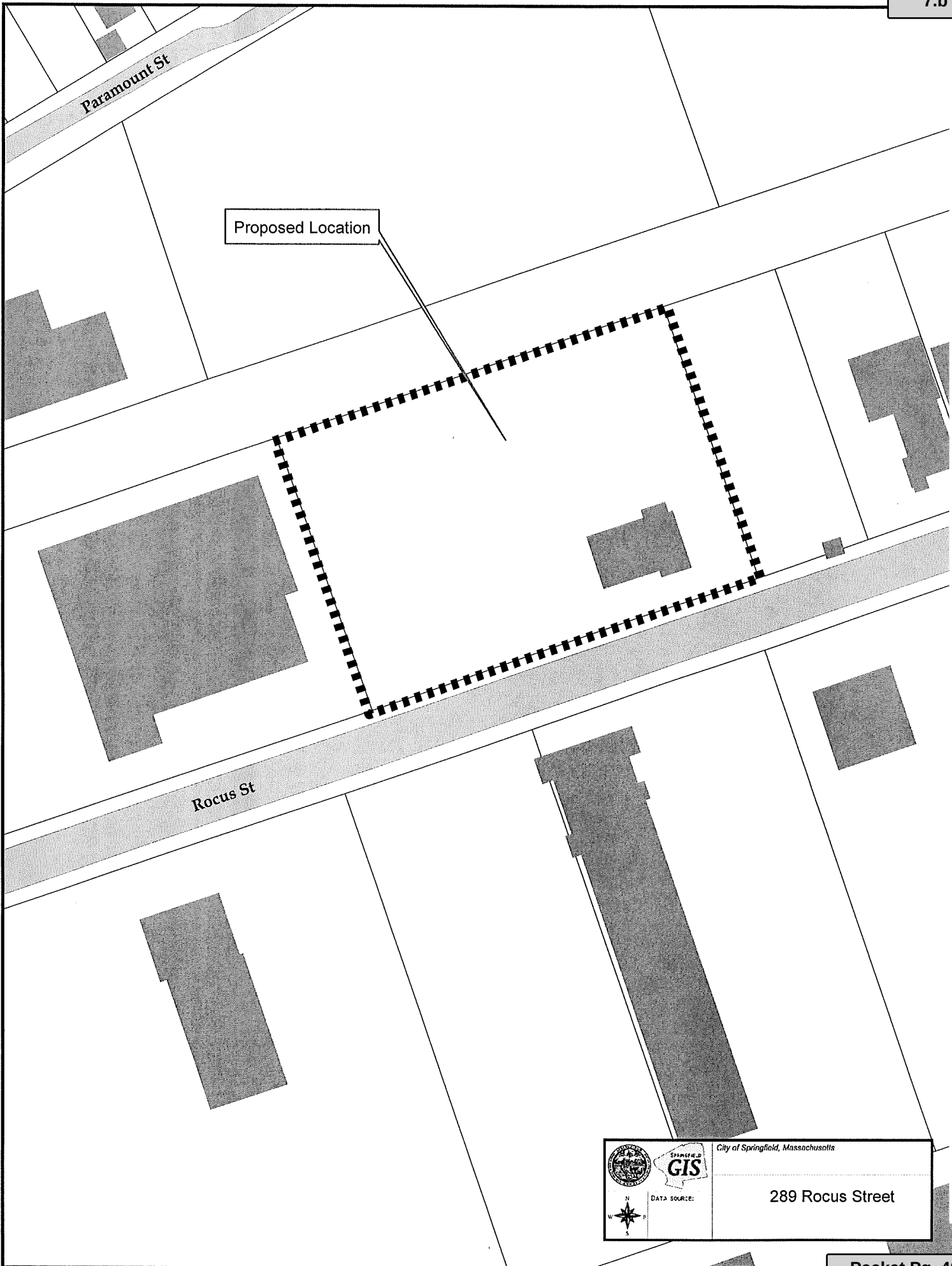
Attachment: Rocus St 298 2024 (8182 : 298 Rocus Street)





SITE INFORMATION	
ADDRESS	288 ROUTE 51, SPENCERTLO, MA 0154
PARCEL ID #	103300068
CURRENT ZONING	INDUSTRIAL A
FLOOD ZONE	X
FLOOD PANEL	2501 SC0218E
FLOOD DATE	JULY 16TH, 2013
FLOOD AREA	87,556 SQ.FT.

NOTE: SITE PLAN DEVELOPED USING A COMBINATION OF AERIAL IMAGERY AND FIELD MEASUREMENTS. DIMENSIONS SHOWN ARE APPROXIMATE AND MAY DIFFER FROM ACTUAL FIELD CONDITIONS. THIS PLAN IS TO BE USED FOR REFERENCE PURPOSES ONLY.



Proposed Location

Paramount St

Rocus St

 DATA SOURCE:	City of Springfield, Massachusetts
	289 Rocus Street

Attachment: Rocus St 298 2024 (8182 : 298 Rocus Street)



City Council

SCHEDULED

Meeting: 09/24/24 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 8189

8

Special Permit

**To Amend an Existing Special Permit (Motor Vehicles Sales),
Granted January 1996 by Allowing a Change in the Petitioner,
at the Property Known as 289-291 Mill Street (08675-0100)
(Book#16031 & 05623/Page#0197 & 0146), as Allowed by
M.G.L. and the Springfield Zoning Ordinance Article 4, Table
4-4, Section 12.3(1).**

Request:	See Above
Owner:	Ricardo Miranda
By:	Ricardo Miranda
Petitioner:	Aleksandr Chuduk
By:	Aleksandr Chuduk

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

to amend an existing special permit (motor vehicles sales), granted January 1996 by allowing a change in the petitioner, at the property known as 289-291 Mill Street (08675-0100) (Book#16031 & 05623/Page#0197 & 0146), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.3(1).

Mailing Address:

289-291 Mill Street
 Springfield, MA 01108

Owner:

Ricardo Miranda

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

BY: 

Ricardo Miranda

Mailing Address:

63 College Highway
 Southwick, MA 01077

Petitioner:

Aleksandr Chuduk

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

BY: 

Aleksandr Chuduk

Attachment: Mill St 289 291 Tax Formal (8189 : 289-291 Mill Street)

Stephen J. Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

August 7, 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: 289-291 Mill St.-- (08675-0100)

Petitioner: Aleksandr Chuduk
63 College Highway
Southwick, MA 01077

Property Owner: Ricardo Miranda
289-291 Mill St
Springfield, MA 01108

Stephen J. Loneragan: Treasurer/Collector

Attachment: Mill St 289 291 Tax Formal (8189 : 289-291 Mill Street)

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

**289 MILL STREET (08675-0100)
AMEND USED CAR SALES**

General Information

Petitioner:	Aleksandr Chuduk
Request:	To amend an existing special permit, granted January 1996, by allowing a change to the petitioner.
Current use of the property:	Used car sales.
Size:	6,400 s.f.
Compatibility with current planning documents:	The Six Corners Neighborhood Plan shows no changes to this area.
Neighborhood council Notification:	Maple High/Six Corners Neighborhood Council: 9-2-24
Tax Status:	SEE ATTACHED SHEET
Site Visit:	9-5-24
Urban Renewal Status:	This parcel is not located within an urban renewal area.
Hearing Date:	9-24-24

Staff Analysis

Neighborhood characteristics:

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

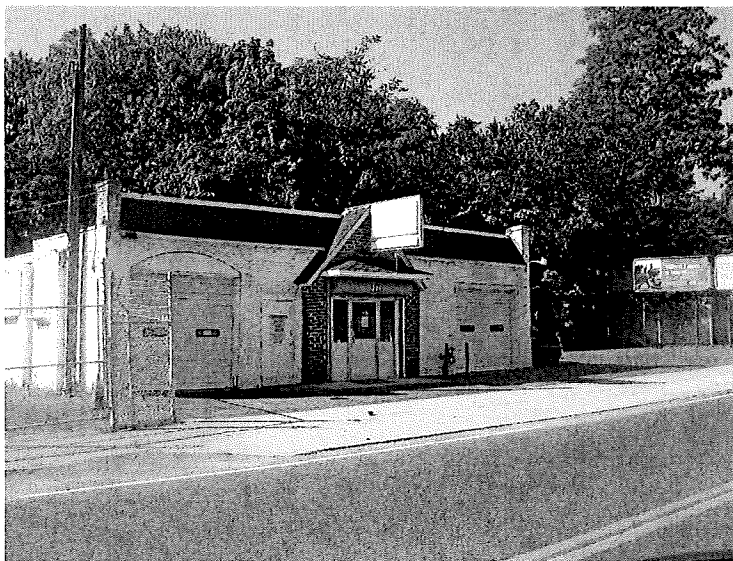
- To the north are single-family homes zoned Residence B.
- To the south is the Mill River.
- To the east is a motor vehicle sales zoned Business B.
- To the west is a warehouse zoned Business B.

Site plan review:

The petitioner has requested to amend an existing special permit (used car sales), granted January 1996, by allowing a change in the petitioner, at the property known as 289 Mill Street.

After visiting the site and reviewing the information submitted, the staff does not oppose the proposed request. As was noted, this has been a used car dealership for a number of years. It is also located within an

area of Mill Street that has a number of similar uses. It was also noted during the site visit that the site is being well maintained. Overall, the staff does not believe the proposed special permit will have a negative effect on the direct abutters or on the neighborhood as a whole.



Recommendation

Approve, with conditions.

Recommended Conditions

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for used car sales at the property known as 289 Mill Street (08675-0100) and SS Mill Street (08675-0103).
3. The use shall be developed with the addition of conditions #4 and #10.
4. Any and all conditions placed on the January 1996 special permit shall remain in effect.
5. There shall be no storage of junk vehicles and/or parts at this location.
6. All vehicles shall be parked in an orderly fashion and shall not be parked within the public way.
7. The site shall be maintained free of all overgrown vegetation, litter and debris.
8. Any and all signage shall be properly permitted.
9. The public sidewalk along Mill Street shall be maintained, including snow removal.
10. The building shall be maintained graffiti free.
11. 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.

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

August 7, 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: 289-291 Mill St.-- (08675-0100)

Petitioner: Aleksandr Chuduk
63 College Highway
Southwick, MA 01077

Property Owner: Ricardo Miranda
289-291 Mill St
Springfield, MA 01108

Stephen J. Lonergan: Treasurer/Collector

Attachment: Mill St 289 2024 (8189 : 289-291 Mill Street)



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

August 15, 2024

Re: Sale of Miranda Auto Body, 289-291 Mill Street, and Transfer of Special Permit to New Owner

To Whom It May Concern,

The Maple High Six Corners Neighborhood Council supports the transfer of the Special Permit from Miranda Auto Body to the new owner Aleksandr Chuduk. Mr. Chuduk made assurances in a letter that he plans to run the business the same way that Mr. Miranda did and will adhere to the obligations of the Special Permit.

Mr. Miranda was a good neighbor for many years. He kept the property clean and litter free, and locked up his lot each night and kept cars inside the building overnight. He also made sure customer parking did not interfere with the heavy traffic on Mill Street. We are glad that Mr. Miranda found a buyer who will uphold his standards and welcome Mr. Chuduk to the neighborhood.

Sincerely yours,

Linda Bartlett

Linda Bartlett, Secretary
On Behalf of MHSCNC

Attachment: Mill St 289 2024 (8189 : 289-291 Mill Street)

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

8.b

GRANTED

DATE: January 9, 1996

TO: Building

FROM: William J. Metzger

DEPARTMENT:

DEPARTMENT: City Clerk

COPIES TO:

SUBJECT: Special Permit:
289-291 Mill St.

This is to inform you that at a meeting of the City Council held on Monday evening, December 18, 1995 it was voted by the Council in accordance with law to grant a Special Permit on the petition of Owner & Petitioner: Ricardo Miranda to amend a special permit to increase the number of used cars for sale from 5 to 20 cars at, 289-291 Mill Street, as provided by Chapter 40A, Massachusetts General Laws and the Zoning Ordinance for the City of Springfield with the following restrictions:

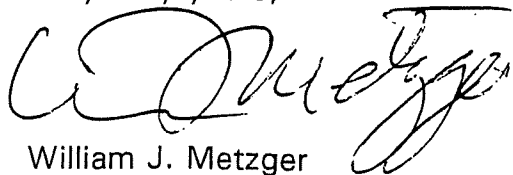
1.) The permit is granted to this petitioner only.
2.) The permit may be revoked for just cause after proper notice and hearing.

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.

A copy of this decision and all plans referred to in the decision have been filed with the Planning Board and City Clerk.

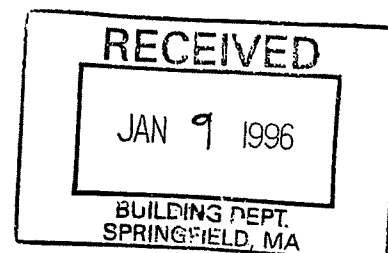
This permit becomes effective on January 9, 1996.

Very truly yours,



William J. Metzger

City Clerk



Attachment: Mill St 289 2024 (8189 : 289-291 Mill Street)

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

8.b

DATE: March 27, 1991

TO: Building

FROM: William J. Metzger

DEPARTMENT: City Clerk

COPIES TO:

SUBJECT: Special Permit -
289-291 Mill STREET

This is to inform you that at a meeting of the City Council held on Monday evening, March 4, 1991, it was voted by the Council in accordance with law to grant a Special Permit on the petition of Owner & Petitioner: Ricardo Miranda to allow used car sales at **289-291 Mill Street** as provided by Chapter 40A, Massachusetts General Laws and the Zoning Ordinance for the City of Springfield, MA, with the following restrictions:

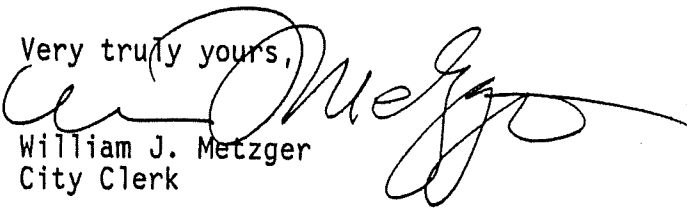
- 1) No more than five cars shall be offered for sale at any one time.
- 2) There shall be no on-street parking.
- 3) There shall be no business activity at night.
- 4) Hours of operation shall be limited from Monday through Saturday until 7:00 P.M.
- 5) All repairs shall be done on the property.

A copy of this decision and all plans referred to in the decision have been filed with the Planning Board and City Clerk.

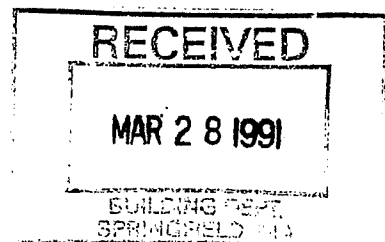
REASONS: (1) The specific site in question is an appropriate location for the use requested in the application for the special permit. (2) The use requested will not adversely affect the neighborhood. (3) Adequate and appropriate facilities will be provided for the proper operation of the proposed use.

This permit becomes effective on March 27, 1991.

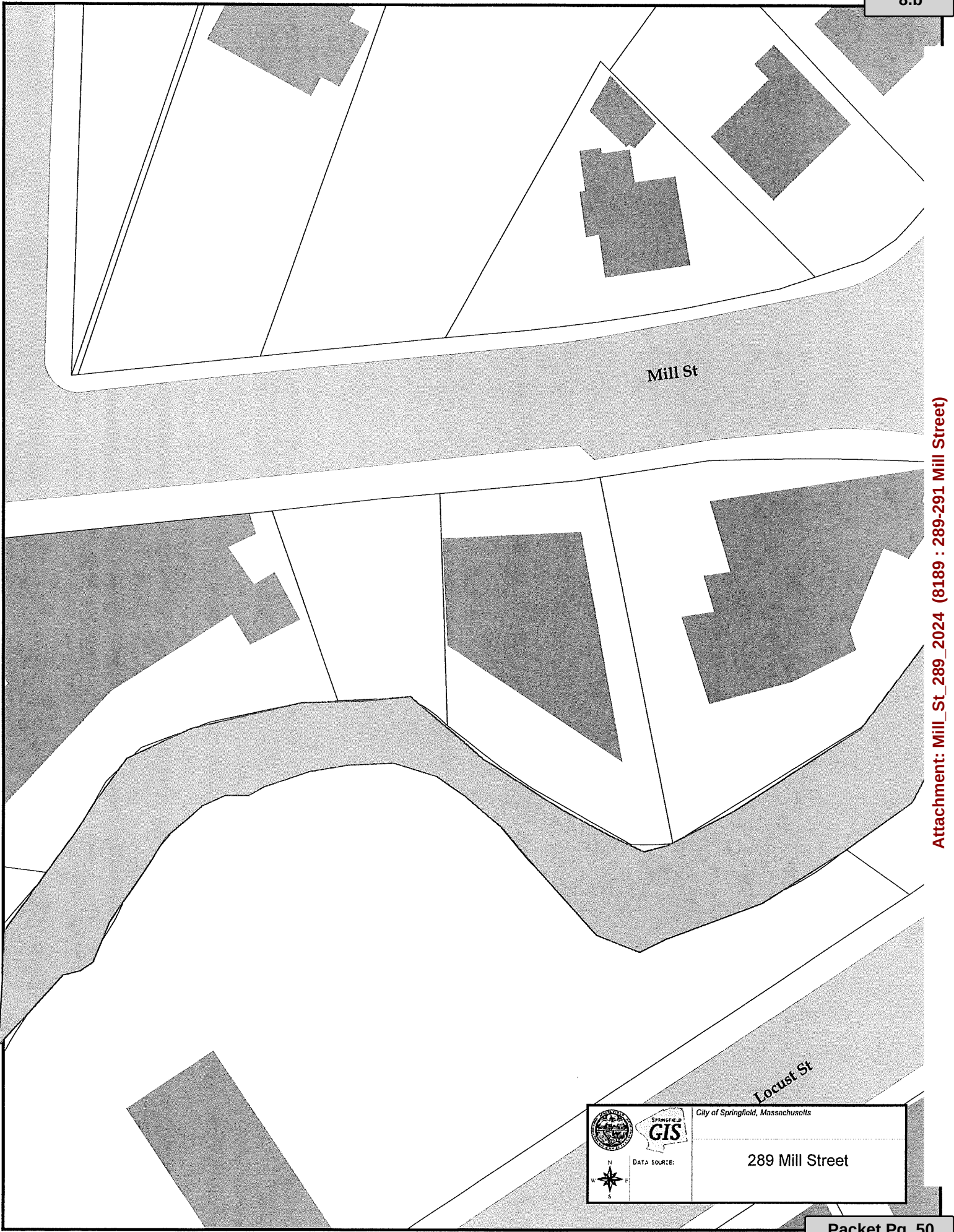
Very truly yours,


William J. Metzger
City Clerk

WJM:/laf



Attachment: Mill St 289 2024 (8189 : 289-291 Mill Street)



Mill St

Locust St



DATA SOURCE:



City of Springfield, Massachusetts

289 Mill Street

Attachment: Mill St 289 2024 (8189 : 289-291 Mill Street)



City Council

SCHEDULED

Meeting: 09/24/24 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 8193

9

Special Permit

1387 Boston Road

Request:	See Above
Owner:	HR Twenty Corporation c/o United Capital
By:	Andrew Kasman
Petitioner:	Community Bank c/o NES Group, Inc.
By:	Kurt Pomeranke

To The City Council of the City of Springfield:

The undersigned respectfully petition your honorable body

for a special permit for a drive-up service window at the property known as 1387 Boston Road (01655-0470) (Book#6490/Page#526), authorized by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.1(2).

Mailing Address

9 Park Place, 9th Floor
Great Neck, NY 11021

Owner:

HR Twenty Corporation
c/o United Capital

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

BY: 
Andrew Kasman

Mailing Address

905 S. Main Street, Building B, Suite 201
Mansfield, MA 02048

Petitioner:

Community Bank
c/o NES Group, Inc.

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

BY: 
Kurt Pomeranke

Attachment: Boston_Rd_1387_Tax_Formal (8193 : 1387 Boston Road)

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

August 5, 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: 1387 Boston Rd – (01655-0470)

Petitioner: Community Bank
c/o NES Group Inc
905 South Main St
Building B, Suite 201
Mansfield, MA 02048

Property Owner: HR Twenty Corporation
c/o United Capital
9 Park Place 9th Floor
Great Neck, NY 11021

A handwritten signature in black ink, appearing to read "Stephen J. Lonergan", is written over a horizontal line.

Stephen J. Lonergan: Treasurer/Collector

Attachment: Boston_Rd_1387_Tax_Formal (8193 : 1387 Boston Road)

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

**1387 BOSTON ROAD (01655-0470)
DRIVE-UP SERVICE WINDOW**

General Information

Petitioner:	Community Bank
Request:	Drive-up service window
Proposed use of the property:	Bank
Parcel Size:	30,786 s.f.
Compatibility with current planning documents:	The Boston Road Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Indian Orchard Citizens Council: 9-2-24
Tax Status:	SEE ATTACHED
Site Visit:	9-5-24
City Council Hearing:	9-24-24

Staff Analysis

Neighborhood characteristics:

The property is currently zoned Business A and is located along the Boston Road commercial corridor.
The surrounding land uses include:

- To the north is a commercial plaza zoned Business A.
- To the south is a commercial plaza zoned Business A.
- To the east is a restaurant zoned Business A.
- To the west is a bank zoned Business A.

Site plan review:

The petitioner has requested a special permit to operate a bank with a drive-up service window at the properties known as 1387 Boston Road. This is the location of a Boston Market restaurant, which is currently closed. The building is proposed to be renovated into a new Community Bank.

After reviewing the proposed plans and visiting the site, the staff does not object to the proposed request. As noted above, the existing building will be renovated into a Community Bank, with a drive-up service window. It should be noted that the existing use currently has a drive-up window. The existing drive-up will be reconfigured to accommodate two (2), new drive-up isles. In addition to the interior renovations, the exterior of the building will also be renovated including a new canopy over the proposed drive-up isles.

The site is currently accessed by a curb cut onto Boston Road. No changes to this curb cut are being proposed. It should also be noted that this parcel also has a shared access easement to the abutting commercial development to the east and south.

In reviewing the submitted plans, it was noted that a new stormwater management system will be installed. As with all new installations of this type, a full review and approval will be required from the Department of Public Works, prior to start of any work.



Overall, the staff believes this is an appropriate use for the Boston Road corridor and are pleased that this vacant building will be renovated.

Recommendation

Approve, with conditions.

Recommended Conditions

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely to operate a drive-up service window at the property known as 1387 Boston Road (01655-0470).
3. The use shall be developed as per the attached site plans/elevations, dated August 2024, with the addition of conditions #4 and #11.
4. The public sidewalk along Boston Road shall be maintained, including snow removal.
5. The site and all landscaped areas shall be maintained and kept free of all overgrown vegetation, litter and debris.
6. In addition to the special permit approval, a full review by the Department of Public Works, as per the provisions of City Ordinance, Chapter 27, Article VIII, § 27-58 through 27-63, will be required, prior to the issuance of a building permit.
7. All signs shall be properly permitted prior to installation.
8. There shall be no banners, streamers or pennants located on the property, with the exception of a grand opening event. Any and all temporary signage shall be properly permitted.
9. No signs or banners shall be attached to the light poles or any utility poles.
10. Any and all dumpsters shall be completely enclosed.
11. The building shall be maintained graffiti free.
12. 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.

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

August 5, 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: 1387 Boston Rd – (01655-0470)

Petitioner: Community Bank
c/o NES Group Inc
905 South Main St
Building B, Suite 201
Mansfield, MA 02048

Property Owner: HR Twenty Corporation
c/o United Capital
9 Park Place 9th Floor
Great Neck, NY 11021

Stephen J. Lonergan: Treasurer/Collector

Attachment: Boston_Rd_1387_2024 (8193 : 1387 Boston Road)



352 Turnpike Road
Southborough, MA 01772
508.480.9900

August 23, 2024

Via Electronic Mail

City of Springfield
City Council
70 Tapley Street
Springfield, MA 01104

Attn: Philip Dromey, Deputy Director of Planning

**Re: Community Bank - Proposed Development
Site Plan Approval and Special Permit Application – Tier 3 Review
1387 Boston Road (Route 20) – Map 1655, Lot 470**

Dear Mr. Dromey:

On behalf of the Applicant, NES Group, Inc., please find the enclosed Application for Tier 3 Review for Site Plan Approval and Special Permit for a proposed Community Bank redevelopment with drive-thru located at 1387 Boston Road (Route 20). The Applicant has previously met with members associated with the Indian Orchard Citizens Council (IOCC) at an on-site meeting on July 17, 2024. The Applicant is currently on the agenda to meet with the IOCC at their September 11, 2024 neighborhood group meeting. The Applicant respectfully requests to be on the agenda with the Springfield City Council at their September 24, 2024 hearing. In support of this application, please find enclosed the following documents:

- One (1) copy of the signed Application for Tier 3 Review;
- One (1) copy of the Site Plan Documents, dated August 23, 2024;
- One (1) cover letter containing a written narrative description of the project;
- One (2) copy of the Proposed Architectural Rendering, dated May 3, 2024; and
- One (1) check for \$250.00 for the Tier 3 Review application fee (under separate cover);

The subject site is a 0.71± acre parcel of land, denoted as Lot 470 on the City of Springfield Assessor's Map 1655. The site is located on the south side of Boston Road and is located within the Business A District. The site is bordered to the north, across Boston Road, by a restaurant, to the west by a bank, to the east by a restaurant, and to the south by a retail plaza. The site currently contains a former "Boston Market" restaurant with drive-thru. Existing access onto the site includes a full access curb cut onto Boston Road (Route 20) and via a shared access easement on the abutting development to the east. The former "Boston Market" building is intended to remain and be backfilled in support of a proposed Community Bank facility.

The project proposes to backfill the existing building with drive-thru as a Community Bank with associated site improvements, including a proposed 570± square-foot canopy to accommodate two (2) drive-thru aisles, and reconfiguration of the existing parking area to bring the site into compliance with current applicable Zoning regulations as well as to accommodate the proposed drive-thru lanes. The existing curb cut along Boston Road (Route 20) is intended to remain in addition to the existing curb cuts abutting the adjacent property to the east. The proposed bank use is permitted by-right in the Business A District, with

BOHLER //

the drive-up window permitted via a Special Permit. A Zoning Summary is included within the enclosed Proposed Site Plan Documents.

The existing site lighting is intended to remain, and no additional light pole features are not proposed at this time. The subject site currently does not consist of stormwater management infrastructure and, under existing conditions, stormwater runoff generated on-site appears to flow generally southeast towards the adjacent property while the northern portion of the site is generally flat. The project proposes to provide two (2) stormwater collection areas on-site to provide positive drainage within existing parking areas, which are proposed to discharge runoff off-site at the southeast corner, mimicking existing drainage conditions. Additionally, the project proposes to remove portions of the existing paved parking area, reducing the total impervious area on-site by approximately 5,900± square feet. As a result of a reduction in impervious area and inclusion of stormwater collection areas, it is anticipated the project will represent a reduction in peak flow rates and volume of stormwater runoff from the site and will represent an improvement to existing conditions where no stormwater management exists today.

The following narrative is related to the requested Special Permit for a proposed "drive-up window for business with interior services for bank use" pursuant to the Special Permit review criteria set forth in Article 12, Section 12.4.60 of the City of Springfield Zoning Ordinance:

A. Traffic flow and safety, including parking and loading, both on-site and off-site;

The project proposes to maintain the existing curb cut along Boston Road (Route 20) as a full access driveway. The project proposes to maintain the two (2) existing curb cuts along the adjacent property to the east. The northern curb cut is intended to remain as a full access driveway, however in an effort to improve existing on-site traffic flow throughout the site, the southern curb cut is intended to be an egress only onto the adjacent property. Under existing conditions, existing parking and drive aisles were not in compliance with current zoning regulations and the project proposes to reconfigure the existing parking area to meet Zoning parking area requirements and to also improve circulation throughout the site. Additionally, the existing ADA spaces are currently not compliant with ADA / AAB regulations and the project proposes to provide an ADA/AAB parking area with accessible path to the building entrance. Lastly, the proposed bank use is anticipated to be a lower traffic generator than the previous restaurant use. Accordingly, the proposed project is not anticipated to represent a negative on-site or off-site impact to traffic.

B. Adequacy of utilities and other public services;

It is anticipated the proposed bank use will represent a decrease in water and sewer demand relative to the previous restaurant use of the building. The proposed bank use is not anticipated to increase demand to municipal fire, police, and school services comparatively to the existing restaurant use.

C. Character and intensity of surrounding land uses;

The proposed redevelopment project has been designed in conformance with the applicable requirements set forth in the City of Springfield Zoning Ordinance. The project proposes to reduce overall impervious area through the inclusion of proposed landscape islands and additional landscaped area along the southern property boundary. The proposed bank use is consistent with the surrounding uses, as an existing bank with drive-thru is located west of the site, retail to the north and south, and a restaurant to the east, which are all located within the Business A District.

BOHLER //

D. Impacts on the health, safety, and welfare of the surrounding area;

Under existing conditions, the existing parking area and drive aisles are not in conformance with current zoning regulations. The project proposes to reconfigure the parking area and drive aisles to comply with current applicable zoning regulations. As previously mentioned, traffic flow has been modified on-site as well to accommodate an additional drive-thru lane resulting in improving existing conditions. The existing ADA accessible parking spaces are currently not in compliance with current ADA / AAB regulations. As such, the project proposes to relocate the ADA accessible spaces and provide an accessible path from same to the existing building. The existing sidewalk appears to be in poor condition and as such, the project proposes to remove and replace same. Additionally, the project proposes to increase the overall landscape area proposed on-site,

E. Impacts on the natural environment;

The subject site currently consists largely of pavement area in poor condition with minimal landscaping. The project proposes to reduce impervious area by approximately 5,900± square feet through the inclusion of landscaped islands and additional landscaping along the southern property boundary. With the reduction of impervious area, it is anticipated to reduce overall peak flows generated by the site. To improve existing drainage conditions where none exists today, the project proposes stormwater collection areas to attenuate stormwater runoff generated north of the site while maintaining existing grades to the extent practicable south of the site. The result of a reduction in impervious area and inclusion of a stormwater collection area are intended to improve existing conditions where no stormwater management exists today.

F. Minimize impacts on historic resources as determined by Section 12.7;

Based on available GIS mapping, the site appears to not be considered a Historic Resource Property.

G. Potential fiscal impact, including impact on city services, tax base, and employment.

The existing building is currently not in operation and the project proposes to revitalize the site through the redevelopment with the proposed bank use. The proposed bank use may have the opportunity to provide new full-time and part-time jobs within the local Springfield community, potential construction jobs over the length of the project, and generate additional property tax revenue to the City.

We appreciate the opportunity to continue to work with the City of Springfield and look forward to discussing the project further at the September 24, 2024 City Council Meeting. Please do not hesitate to call us at 508-480-9900 should you wish to discuss in advance of the September 24, 2024 meeting.

Sincerely,

BOHLER ENGINEERING MA, LLC



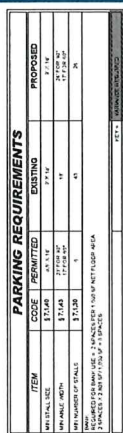
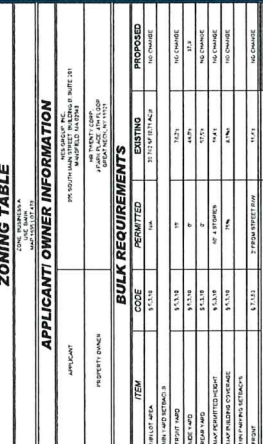
Kate Engler



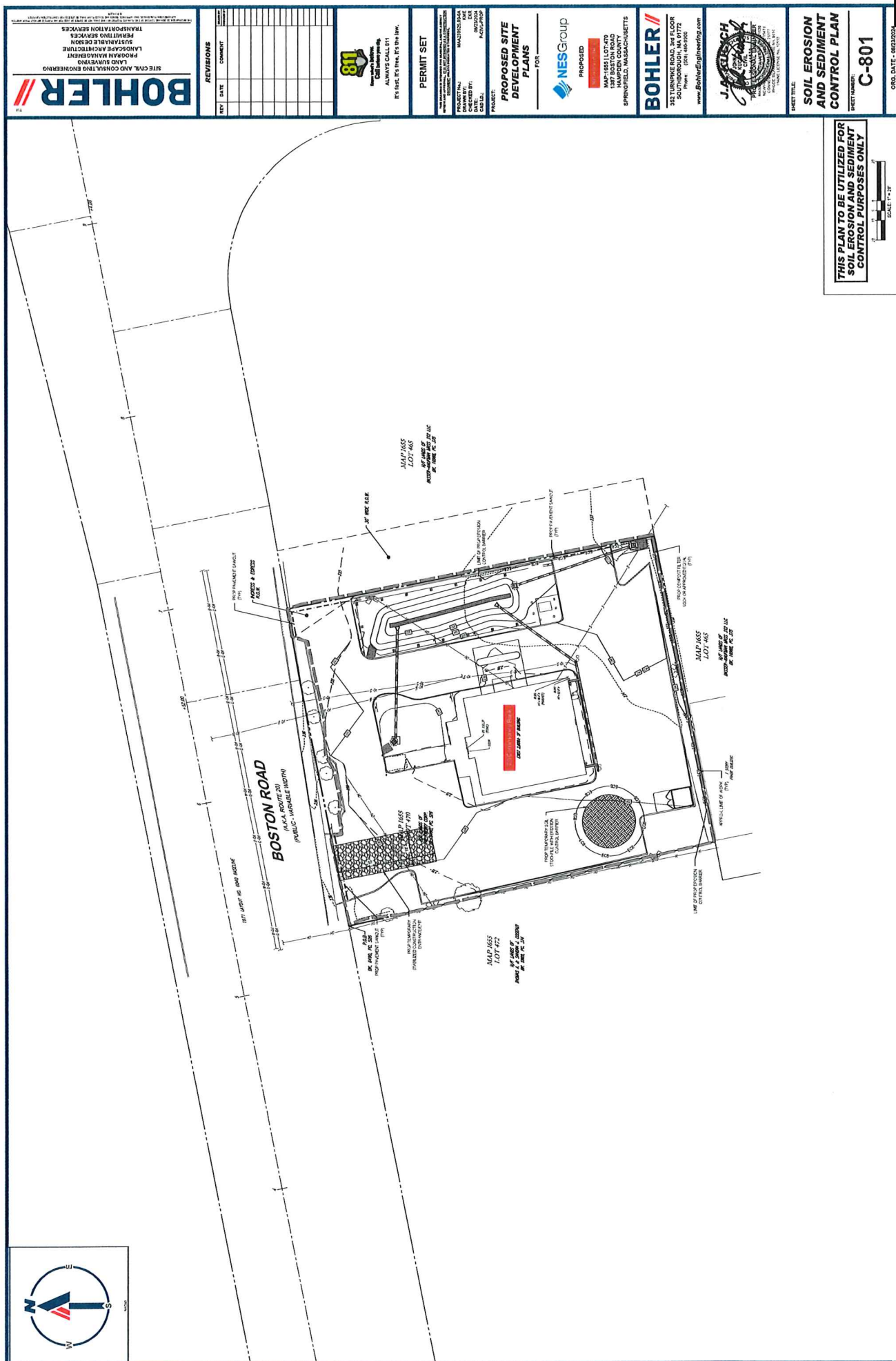
Erica K. Rochefort

Pack





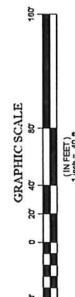




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Attachment: Boston_Rd_1387_2024 (8193 : 1387 Boston Road)

STORM CLOUT TO BE PLANTED WITH SEED AND MULCH. SIDE SLOPE OF THE DETENTION POND SHALL BE PLANTED WITH GRASS AND MULCH. DETENTION POND SHALL BE PLANTED WITH GRASS AND MULCH. DETENTION POND SHALL BE PLANTED WITH GRASS AND MULCH.	CLEANOUT (IN-LINE)	POLYETHYLENE FLARED END SECTION	WOOD GUARDRAIL	AREA DRAIN	TRASH ENCLOSURE WITH CHAIN LINK FENCE AND VINYL SLATS	RIP RAP CURB INLET	MONOLITHIC CURB AND SIDEWALK
STORM CLOUT TO BE PLANTED WITH SEED AND MULCH. SIDE SLOPE OF THE DETENTION POND SHALL BE PLANTED WITH GRASS AND MULCH. DETENTION POND SHALL BE PLANTED WITH GRASS AND MULCH. DETENTION POND SHALL BE PLANTED WITH GRASS AND MULCH.	CLEANOUT (IN-LINE)	POLYETHYLENE FLARED END SECTION	WOOD GUARDRAIL	AREA DRAIN	TRASH ENCLOSURE WITH CHAIN LINK FENCE AND VINYL SLATS	RIP RAP CURB INLET	MONOLITHIC CURB AND SIDEWALK



THE COMBINATION OF MARIJUANA WITH OTHER SUBSTANCES
IN EXCAVATIONS (DEVELOPING ON ANY PERSON INVOLVED TO)

[illegible][illegible][illegible]

1. THE TAX ASSESSMENT MAP OF THE CITY OF SPRINGFIELD, HAMPDEN COUNTY, MASS. ENTITLED "LAND REUSE PROGRAM (TRM) FLOOD INSURANCE RATE MAP, HAMPDEN COUNTY, MASSACHUSETTS, ALL JURISDICTIONS, PARCEL NO. OF 500, MAP NUMBER 2005000000, MAP EFFECTIVE DATE: JULY 14, 2011.
2. MAP ENTITLED "PLAN OF THE CITY OF SPRINGFIELD, MAINE, HAMPDEN COUNTY, PARCELS A & B TO BE DEDICATED, DATED OCTOBER 24, 1971, RECORDED WITH HAMPDEN COUNTY CLERK'S OFFICE AS PLAN BOOK 132, PAGE 82.
3. MAP ENTITLED "PLAN OF ROAD IN THE CITY OF SPRINGFIELD, HAMPDEN COUNTY, LOTS OUT AS STATE HIGHWAY BY THE DEPARTMENT OF PUBLIC WORKS, HAMPDEN COUNTY, MASSACHUSETTS, TWO SECTORS, DATED OCTOBER 24, 1971, RECORDED WITH HAMPDEN COUNTY CLERK'S OFFICE AS PLAN BOOK 132, PAGE 82.
4. MAP ENTITLED "PLAN OF LANDS IN THE CITY OF SPRINGFIELD, HAMPDEN COUNTY, MAINE, PREPARED BY DONALD W. WYLLIE, TOWN & CHANDLER, L.D., DATED OCTOBER 27, 1965.

[illegible]



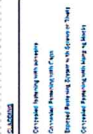
Community Bank
 PAG-2580
 1387 Boston Rd.
 Springfield, MA 01119

Design Development
 5/3/24
 Project# 24002



PROPOSED MATERIALS

Material Selection/Pricing	Descriptions/Dimensions	EXAMPLES/INSTALLATION	COLORS AVAILABLE	CONTACT
A. "WOOD" PANELS				
A1. Manufacturer: PARKLEX PRODEMA Name: NATURCLAD VS NATURSIDING-W Color: RUSTIK RUSTIK	1a. 8' x 4' with many thickness variations			



















































































































































































































































































































































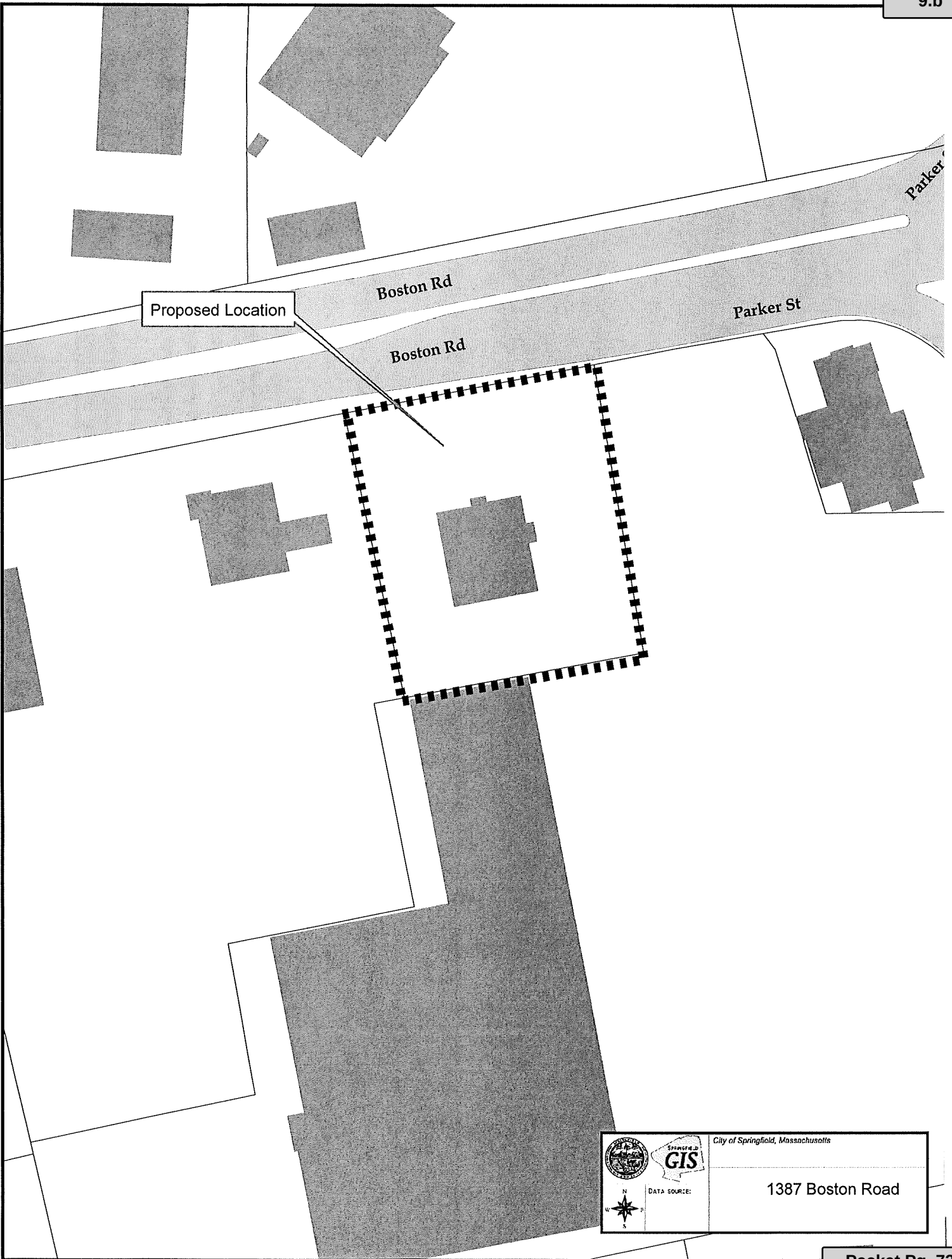








 | | |



Attachment: Boston_Rd_1387_2024 (8193 : 1387 Boston Road)

 SPRINGFIELD GIS DATA SOURCE:	City of Springfield, Massachusetts
	1387 Boston Road

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

**WS CONNECTICUT AVENUE (03130-0047)
RESIDENCE A TO RESIDENCE B**

GENERAL INFORMATION

Applicant:	Vicktor Savonin
Request:	Residence A to Residence B
Location:	WS Connecticut Avenue
Parcel Size:	5,500 s.f.
Purpose:	Two-family development
Surrounding Land Use and Zoning:	The property is located in the Liberty Height Neighborhood and is located in an area that is primarily residential uses. The surrounding land uses include: To the north is a single-family home zoned Residence A. To the south is a single-family home zoned Residence A. To the east is a single-family home zoned Residence A. To the west is two-family house zoned Residence A.
Site Visit:	8-6-24
Neighborhood Council Notification:	Hungry Hill Neighborhood Council: 8-5-24
Planning Board Hearing Date:	8-21-24

SPECIAL INFORMATION

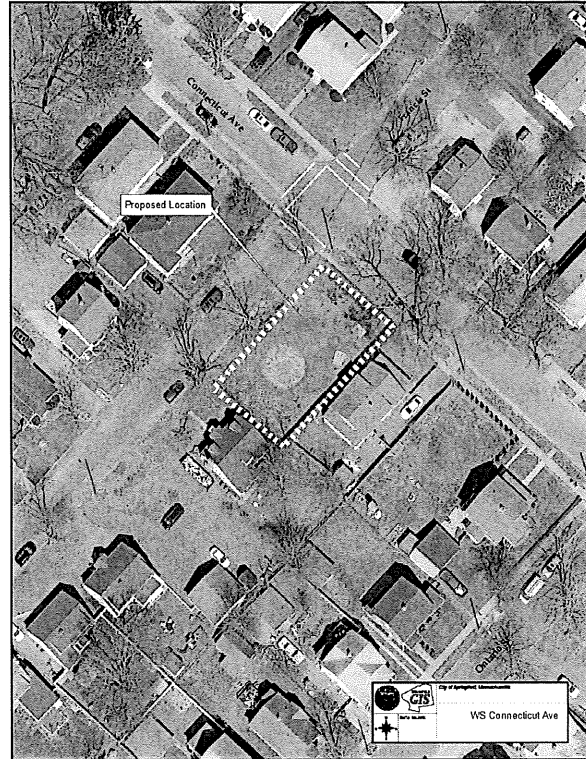
Traffic & Parking:	N/A
Physical Characteristics:	N/A
Other Notes:	N/A

ANALYSIS

The petitioner has requested to change the zoning of the property known as WS Connecticut Avenue from Residence A to Residence B. This site is currently vacant and would be the location of a new, two-family home.

In reviewing the proposed zone change, it was noted that this area of the Liberty Heights neighborhood was re-zoned from Residence B to Residence A back in April 1991. This was completed as part of the implementation of the neighborhood plans that had been recently completed at that time. While there are two-family homes in this area, the thinking, at that time, was to re-zone the area to more reflect the predominant land use of this area, which is single-family homes.

After reviewing the plans submitted with the application and reviewing the overall zoning of this area, the staff does not recommend approval of the proposed request. While the staff understands that there are other two-families in this area, the predominant land use in this area is clearly single-family homes, including the properties directly abutting this parcel. Further, it is the staff's understanding that the neighborhood council is not in favor of this request either. As such, the staff cannot support the proposed request to re-zone this property to Residence B.



RECOMMENDATION

Not to approve.

GENERAL SPRINGFIELD DPM / ENGINEERING NOTES -

1. Contractor shall be responsible for obtaining an Occupancy or Excavation Permit from the City of Springfield, Department of Public Works, Engineering Division, prior to commencing any work.
2. All work performed in the City of Springfield shall conform to City standards and details as set forth in the City of Springfield Engineering Department's Standard Specifications for Engineering, dated 2019.
3. A record of construction shall be maintained by the contractor prior to commencement of work.
4. Erosion control measures and devices shall be installed prior to construction activities, and shall be maintained until permanent vegetation or slope stabilization is established.
5. Applicant shall notify the City Engineer of any modifications made to the plot plan, and of any site work changes that deviate from the approved drawings.
6. Contractor shall actively maintain all vehicular and pedestrian traffic flow on the site.
7. All work shall be performed in accordance with the City of Springfield Department of Public Works Engineering Division prior to the issuance of a certificate of occupancy.
8. Springfield Department of Public Works site plan approval shall not be construed as all inclusive. Applicant is responsible for contacting other departments/offices that may be affected by the project, including the City of Springfield Department of Public Works, Police Department, Fire Department, Department of Water & Sewer Commission, Department of Health and Human Services, and Conservation Commission.

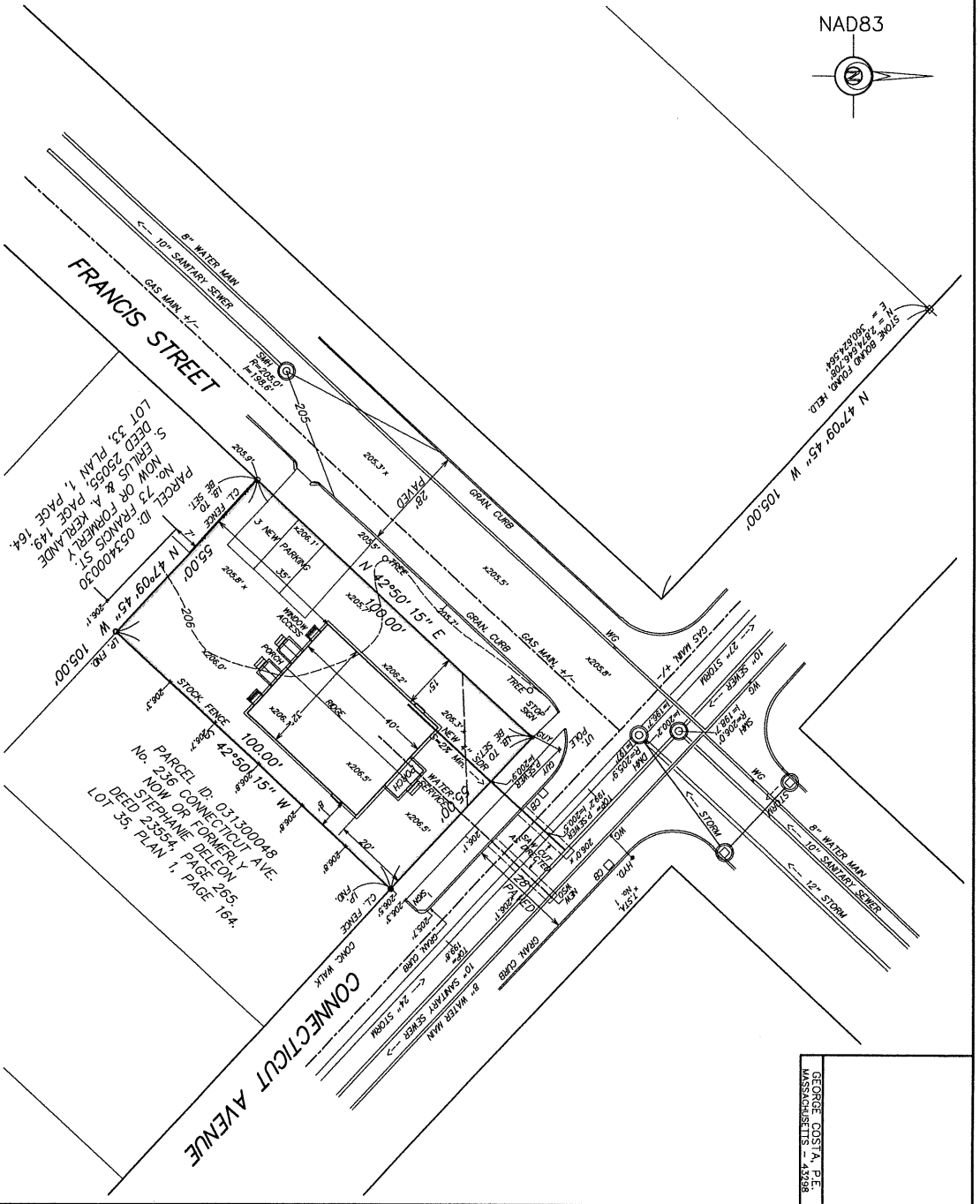
Signed: _____ Date: _____

GENERAL WORKMAN NOTES -

1. Contractor shall notify "D-C-SAFE" (1-888-344-7233) at least 72 hours before excavating.
2. Contractor shall be responsible for site security and job safety. Construction activities shall be in accordance with OSHA standards and local requirements.
3. In the event that suspected contaminated soil, groundwater, or other media are encountered during excavation and construction activities, based on visual, olfactory, or other evidence, the contractor shall immediately stop work and notify the City of Springfield immediately so that the appropriate testing and subsequent action can be taken.
4. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies, including the City of Springfield, Department of Public Works, Engineering Division, and the appropriate agencies for the proposed work.
5. Where an existing utility is found to conflict with the proposed work, or existing conditions are not as shown on the plans, the utility information shown does not guarantee the accuracy of the information. The contractor shall be responsible for verifying the location, depth, and type of all utilities prior to excavation. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies, including the City of Springfield, Department of Public Works, Engineering Division, and the appropriate agencies for the proposed work.
6. Setbacks shall be maintained from all property lines, streets, and easements in accordance with the applicable zoning ordinance.
7. The entire site PID 031300047 is located within Zoning District Residence A.
8. There are no present regulated wetlands, streams, channels, or associated buffers within the site.
9. The 100-year floodplain is not present within the site.

Contractor = Fee Owner of parcel / lot or Fee Owners assigned agent. / Lotus = PID 031300047.

OWNER OF RECORD - APPLICANT - CIVIL ENGINEER -
PARCEL ID: 031300047 VIKTOR SAVOVIN
VICTOR SAVOVIN, INC. 100 HADLEY STREET, SUITE 420B
SPRINGFIELD, MA 01103 PHONE (413) 374-4206
DEED 2358, PAGE 298, 64. PHONE (413) 374-4206
ZONING = RESIDENCE A. PHONE (413) 383-4377



ZONING DIMENSIONAL REQUIREMENTS				
ZONE	FRONTAGE	AREA (sq. ft.)	SETBACK	CITY BY-LAWS
RES.B**	50'	8,000	15' 10' 25'	35% 35' 80'
RES.B**	50'	8,000	15' 10' 25'	35% 35' 80'
EXISTING	55.0'	5,500	-VACANT LOT-	0 0/0 55.0'
PROP.	55.0'	5,500	20' 15' 43'	24% <35' 55.0'

PROPOSED SITE PLAN NO. _____ CONNECTICUT AVE.

PLAN OF LAND IN THE CITY OF SPRINGFIELD, MASSACHUSETTS

HAMPDEN COUNTY - PREPARED FOR VIKTOR SAVOVIN

DURKEE, WHITE, TOWNE AND CHAPPELAIN
CIVIL ENGINEERS AND LAND SURVEYORS
356 FRONT STREET
CHICOPEE, MASSACHUSETTS - 01013
PHONE (413) 592-6164

EDWARD CHAPPELAIN
REGISTERED PROFESSIONAL LAND SURVEYOR
COMMONWEALTH OF MASSACHUSETTS
LICENSE NO. 38378

DRAWN BY EJC
CHECKED BY EJC
APPROVED BY EJC
SCANNED

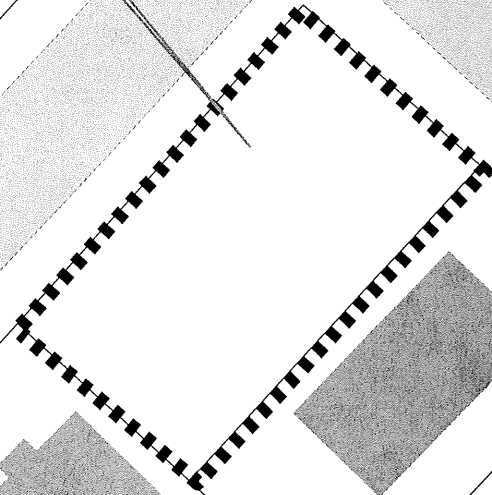
DATE: 07/18/2024
SCALE: 1" = 20'
SHEET 1 OF 1
FILE 2024-100590

DRAWING NO. 75-3597
S.2024-100.1

Connecticut Ave

Francis St

Proposed Location



Attachment: 3247_WS_Conn_Ave_2024_Revised (8172 : WS Connecticut Avenue)

 SPRINGFIELD GIS	City of Springfield, Massachusetts
	WS Connecticut Ave

DATA SOURCE:



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND TWENTY-FOUR

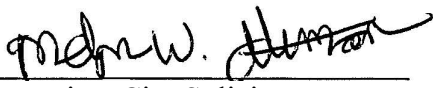
AN ORDINANCE

AMENDING SECTION 50 OF THE BUILDING ZONE MAP

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

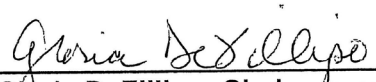
SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City”, text enacted, May 28, 2013, as amended, is hereby further amended by changing from **Residence A to Residence B** the zoning on **Plot #3247, Section 50** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “**Section 50 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 August 21, 2024 regarding the above Ordinance amendment.

2 Person(s) appeared in favor, and 8 Person(s) appeared in opposition.


Gloria DeFillipo, Chairperson



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND TWENTY-FOUR

AN ORDINANCE

AMENDING SECTION 50 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 Residence B** the zoning on **Plot #3247, Section 50** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “**Section 50 Building Zone Map of the City of Springfield.**”

**REPORT TO CITY COUNCIL
ZONE CHANGE HEARING**

PETITION: #3247
SECTION: 50

DATE: August 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: Victor Savonin

ADDRESS: WS Connecticut Avenue (03130-0047)

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

PETITIONER'S PURPOSE STATEMENT: Two-family development

DATE OF PUBLIC HEARING: August 21, 2024

DATE OF FINAL DECISION: August 21, 2024

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

FINAL MOTION: NOT TO APPROVE

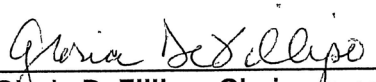
IN FAVOR: six (6): Mr. Cunningham, Mr. Florian, Mr. Daniele, Ms. DeFillipo, Ms. Choi and Ms. McQuade

OPPOSED: zero (0)

ABSTAINED: N/A

RECOMMENDATION: DENIED

Respectfully submitted,



Gloria DeFillipo, Chairperson

Attachment: 3247_WS_Connecticut_Ave_2024_PB_Report (8172 : WS Connecticut Avenue)

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

**SS WISTERIA STREET (12413-0048)
RESIDENCE A TO RESIDENCE B**

GENERAL INFORMATION

Applicant:	JETS Property Development, Inc.
Request:	Residence A to Residence B
Location:	SS Wisteria Street
Parcel Size:	5,500 s.f.
Purpose:	Two-family development
Surrounding Land Use and Zoning:	The property is located in the Boston Road Neighborhood and is located in an area that is primarily residential uses. The surrounding land uses include: To the north is a two-family home zoned Residence A. To the south is a conservation land zoned Residence A. To the east is a vacant lot zoned Residence A. To the west is two-family house zoned Residence A.
Site Visit:	8-6-24
Neighborhood Council Notification:	Pine Point Neighborhood Council: 8-5-24
Planning Board Hearing Date:	8-21-24

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 SS Wisteria Street from Residence A to Residence B. This site is currently vacant and would be the location of a new, two-family home.

In reviewing the proposed zone change, it was noted that this area of the Pine Point/Boston Road neighborhood was re-zoned from Residence B to Residence A back in December 1991. This was completed as part of the implementation of the neighborhood plans that had been recently completed at that time. While there are two-family homes in this area, the thinking, at that time, was to re-zone the area to more reflect the predominant land use of this area, which is single-family homes.

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. While the staff understands the nature of the initial zone change, it should be noted that the Pine Point Community Council has unanimously supported the proposed change. Further., as noted above, there are a number of two-family homes along Wisteria Street, including one directly adjacent to this parcel.

After reviewing the plans submitted with the application, the staff believes the proposed structure is in context with the existing housing type in this area.

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



RECOMMENDATION

Approve.

Pine Point Community Council

August 8, 2024

Dear Ms. Whitfield,

Thank you so much for your presentation representing JETS Property Development concerning 21 Wisteria Street and your request for a code variant from Residential A to Residential B.

After some discussion among the Council, a unanimous yes vote was received.

We thank you again for your presentation and we wish you continued luck with your endeavors.

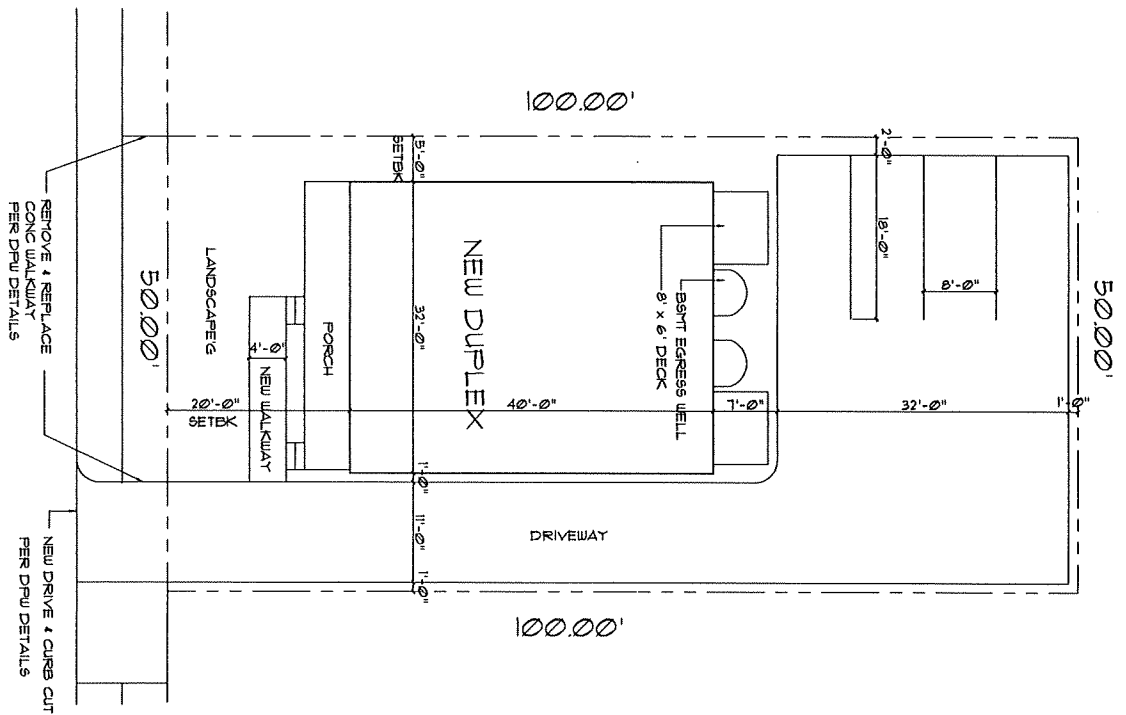
Sincerely,

Mary Kober

Treasurer

Pine Point Community Council

Attachment: 3248_SS_Wisteria_St_2024 (8173 : SS Wisteria Street)



43 CREST STREET

SITE PLAN

SCALE: 1" = 10'-0"

S-1

SHEET NUMBER

PANEL NO.

DATE

PLAN

SCALE

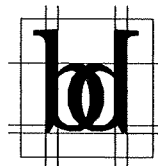
1" = 10'-0"

DATE

SEPTEMBER 2021

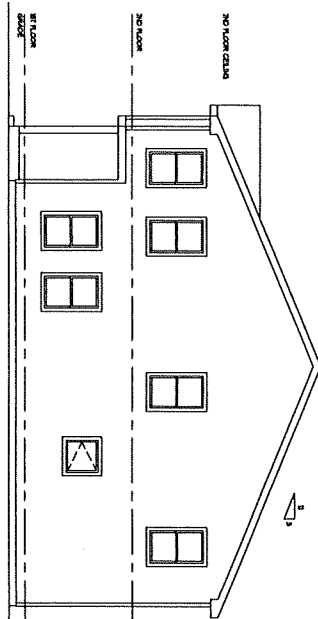
PROJECT TITLE
TRACYE WHITFIELD
43 CREST STREET
SPRINGFIELD, MA

DRAWING TITLE
SITE PLAN

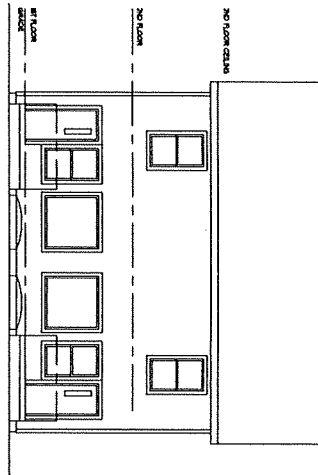


borndesign

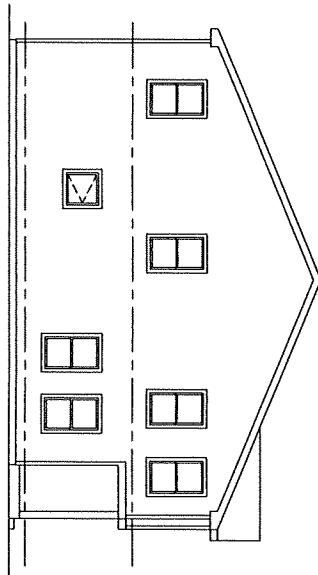
my-ron hatchett, a.i.a.
architect
1655 south branch pkwy.
springfield, ma. 01109
hatchettm@comcast.net
413-237-6838



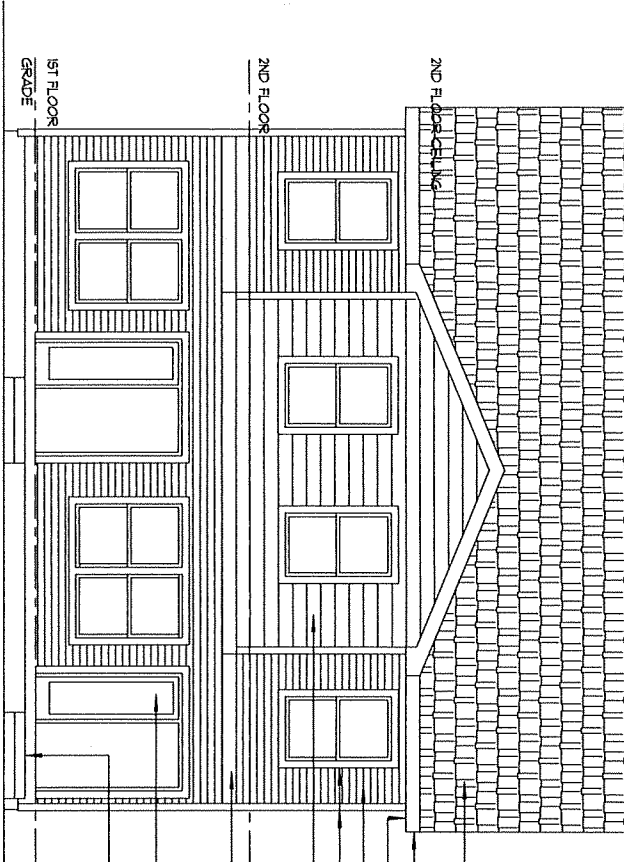
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

- FIBERGLASS ASPHALT SHINGLES
- ALUMI GUTTERS & DOWNSPOUTS
- ALUMI CLAD FASCIA
- 4" VINYL SIDING
- 4" VINYL TRIM & CORNERS
- 8" VINYL SIDING
- 8" ALUMI CLAD FASCIA
- METAL INSUL DOOR & SIDELIGHT
- 8" VINYL CLAD COLUMNS (NOT SHOWN)
- CONC PORCH AND STEPS

A-3

SHEET NUMBER

DATE

SCALE

DESIGNER

PROJECT TITLE

DRAWING TITLE

DATE

SCALE

DESIGNER

PROJECT TITLE

DRAWING TITLE

DATE

SCALE

DESIGNER

PROJECT TITLE

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DESIGNER

PROJECT TITLE

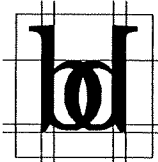
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DATE

SCALE

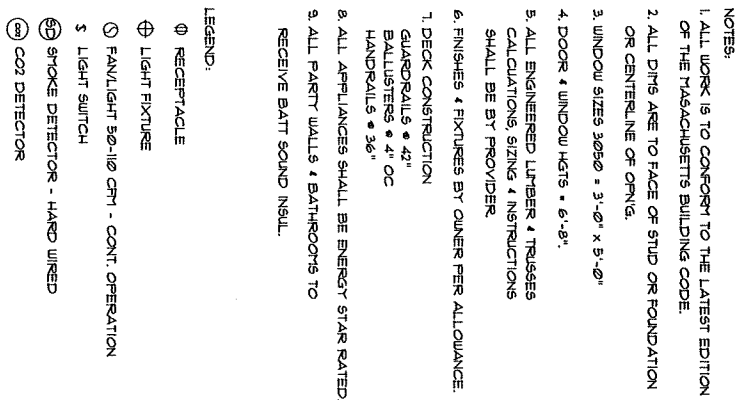
TRACYE WHITFIELD
43 CREST STREET
SPRINGFIELD, MA.

ELEVATIONS



borndesign
my-ron hatchett, a.i.a.
architect

1655 south branch pkwy.
springfield, ma. 01129
hatchettm@comcast.net
413-237-6838



SCALE: 1/4" = 1'-0"

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A
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1

SHEET NUMBER

77007, MO.

PLATE

FRANK

SCALE

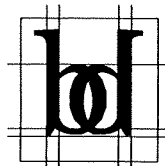
SEPTEMBER 2022

72

6. **CONCLUSIONS**

TRACYE WHITFIELD 2
43 CREST STREET
SPRINGFIELD, MA.

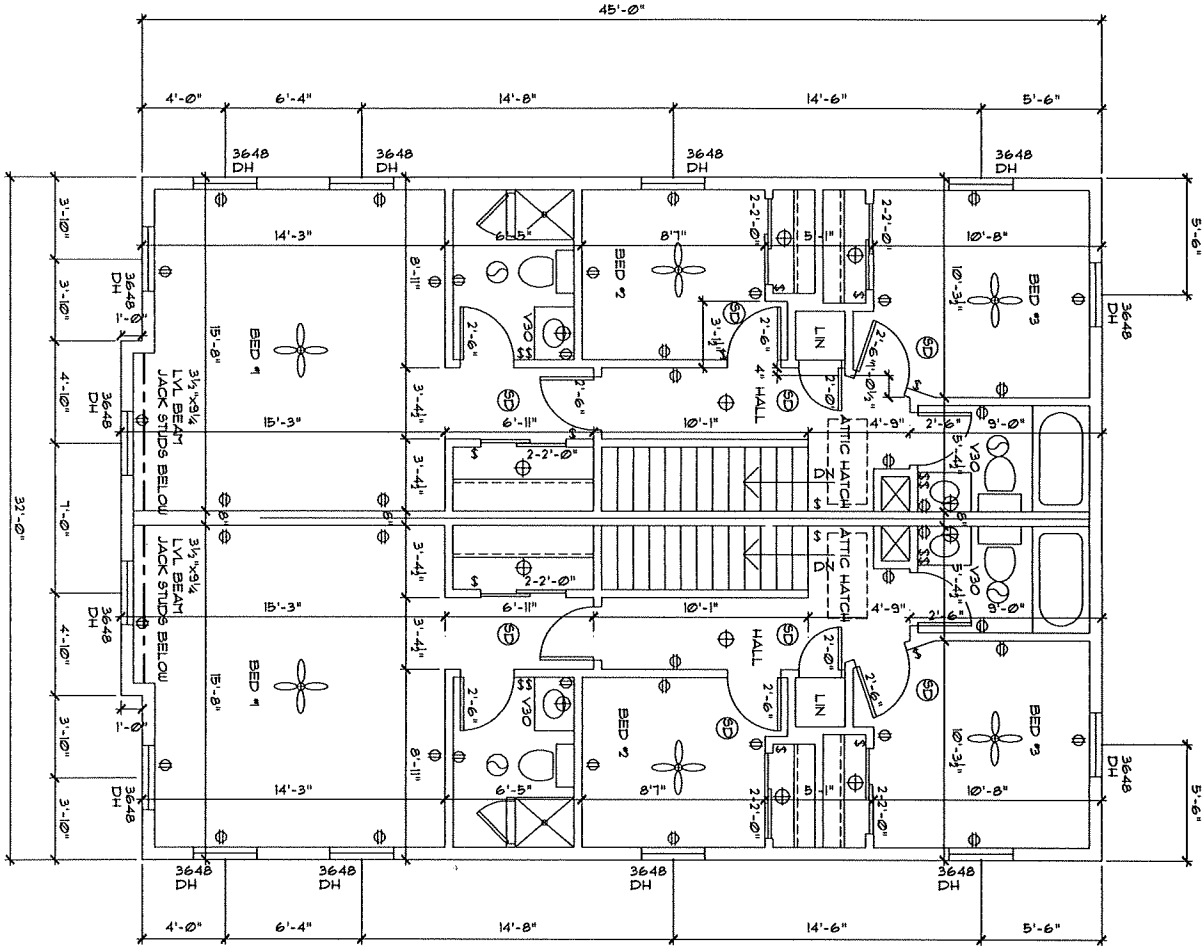
FIRST FLOOR PLAN



borndesign
my-ron hatchett & i.e.

my-ron hatchett, a.i.a.
architect

1655 south branch pkwy.
springfield,ma. 01129
hatchettm@comcast.net
413-237-6838



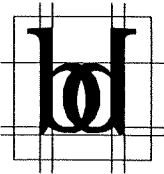
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

- NOTES:
1. ALL WORK IS TO CONFORM TO THE LATEST EDITION OF THE MASSACHUSETTS BUILDING CODE.
 2. ALL DIMS ARE TO FACE OF STUD OR FOUNDATION OR CENTERLINE OF OPENING.
 3. WINDOW SIZES 3050 = 3'-0" x 5'-0"
 4. DOOR & WINDOW HEIGHTS = 6'-8".
 5. ALL ENGINEERED LUMBER & TRUSSES CALCULATIONS, SIZING & INSTRUCTIONS SHALL BE BY PROVIDER.
 6. FINISHES & FIXTURES BY OWNER PER ALLOWANCE.
- ⊕ RECEPTACLE
 ⊕ LIGHT FIXTURE
 ⊕ LIGHT SWITCH
 ⊕ SMOKE DETECTOR - HARD WIRED

A-2

DATE	SEPTEMBER 2021
SCALE	1/4" = 1'-0"
DESIGNER	MAH
PROJECT NO.	

PROJECT TITLE	TRACYE WHITFIELD 2 43 CREST STREET SPRINGFIELD, MA.
DESIGNER TITLE	SECOND FLOOR PLAN

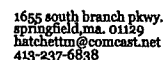


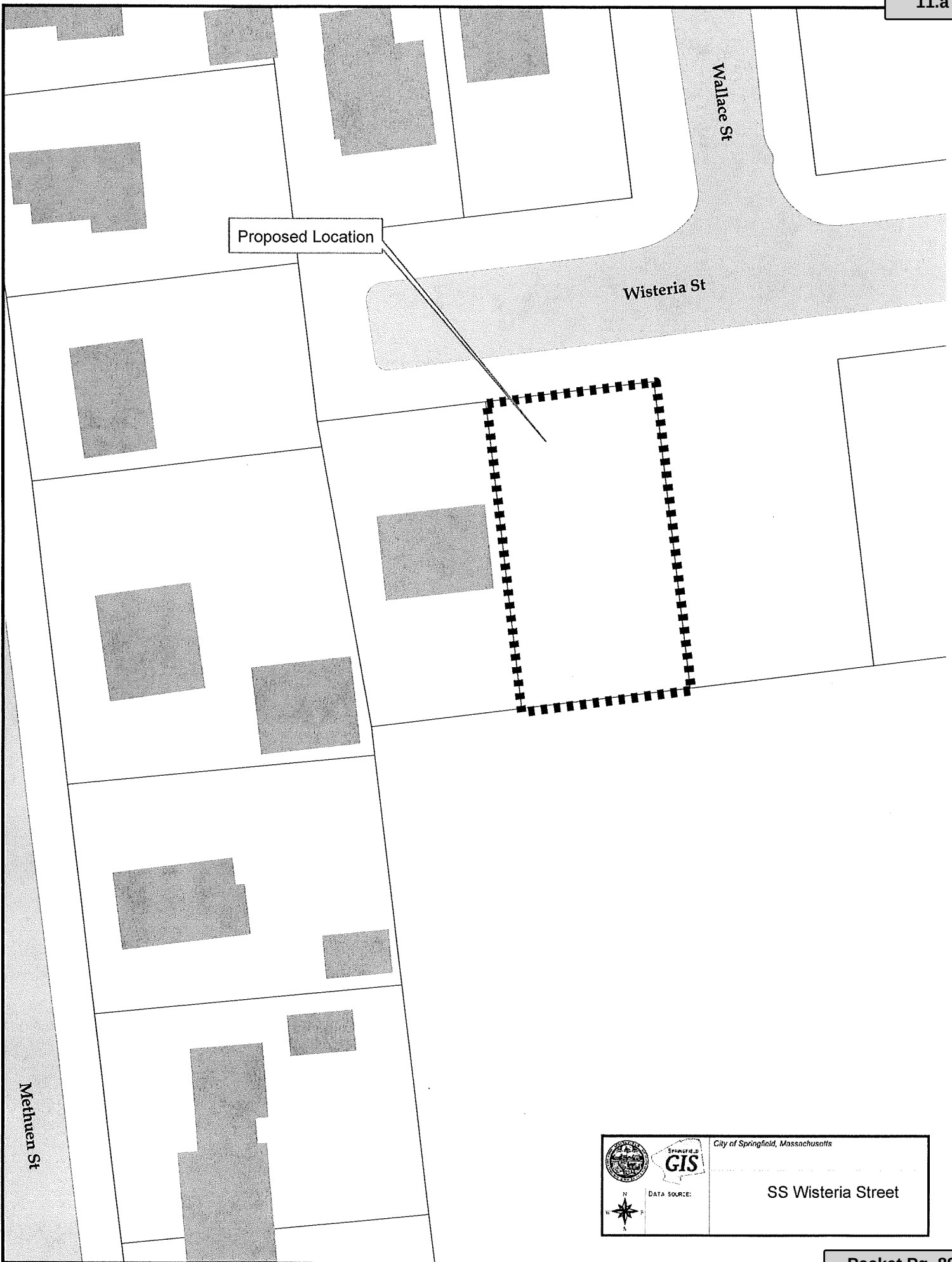
borndesign
my-ron hatchett, a.i.a.
architect
1655 south branch pkwy.
springfield, ma 01129
hatchettm@comcast.net
413-237-6838



1000

FOUNDATION PLAN





Attachment: 3248_SS_Wisteria_St_2024 (8173 : SS Wisteria Street)

 SPRINGFIELD GIS	City of Springfield, Massachusetts
	SS Wisteria Street

DATA SOURCE:



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND TWENTY-FOUR

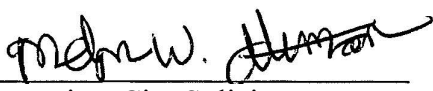
AN ORDINANCE

AMENDING SECTION 14 OF THE BUILDING ZONE MAP

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

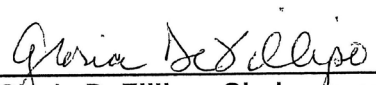
SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City”, text enacted, May 28, 2013, as amended, is hereby further amended by changing from **Residence A to Residence B** the zoning on **Plot #3248, Section 14** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “**Section 14 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 August 21, 2024 and September 4, 2024 regarding the above Ordinance amendment.

3 Person(s) appeared in favor, and 3 Person(s) appeared in opposition.


Gloria DeFillipo, Chairperson

Attachment: 3248 SS Wisteria St 2024 PB Report (8173 : SS Wisteria Street)



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND TWENTY-FOUR

AN ORDINANCE

AMENDING SECTION 14 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 Residence B** the zoning on **Plot #3248, Section 14** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “**Section 14 Building Zone Map of the City of Springfield.**”

Attachment: 3248_SS_Wisteria_St_2024_PB_Report (8173 : SS Wisteria Street)

**REPORT TO CITY COUNCIL
ZONE CHANGE HEARING**

PETITION: #3248
SECTION: 14

DATE: September 5, 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: JETS Property Development, LLC

ADDRESS: SS Wisteria Street (12413-0048)

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

PETITIONER'S PURPOSE STATEMENT: Two-family development

DATE OF PUBLIC HEARING: August 21, 2024/September 4, 2024

DATE OF FINAL DECISION: September 4, 2024

BOARD MEMBERS PRESENT and COUNT: seven (7): Mr. Cunningham, Mr. Florian, Mr. Daniele, Ms. Defillipo, Ms. Choi, Mr. Mineo and Ms. McQuade

FINAL MOTION: APPROVE

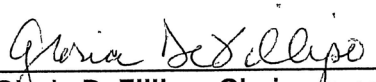
IN FAVOR: six (6): Mr. Cunningham, Mr. Florian, Mr. Daniele, Ms. Defillipo, Ms. Choi and Ms. McQuade

OPPOSED: zero (0)

ABSTAINED: one (1): Mr. Mineo

RECOMMENDATION: APPROVED

Respectfully submitted,


Gloria DeFillipo, Chairperson

Attachment: 3248 SS Wisteria St 2024 PB Report (8173 : SS Wisteria Street)