



CITY COUNCIL

City Clerk's Office 2/19/2025 12:00:00 PM

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 February 24, 2025** at 07:00 PM.

City Clerk

Hearings

7:00 PM Meeting called to order on February 24, 2025 at City Hall -- Room 200, 36 Court Street, Springfield, MA.

Moment of Silence - Pledge of Allegiance

Petitions

- (1.) VERIZON - Maple Street

Special Permits

- (2.) To Amend an Existing Special Permit (Motor Vehicle Sales/Auto Body), Granted January 2017, by Allowing a Change in the Petitioner, at the Property Known as 91 Pinevale Street (09755-0075) (Book#23029/Page#109), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.1 and Section 12.3(5).

Request: See Above
Owner: NPN Realty, LLC
By: Daniel Hannoush
Petitioner: Orchard Capital Group, LLC
By: Orlando Ramos

- (3.) To Amend an Existing Special Permit (Motor Vehicles Sales), Granted February 2001, by Allowing a Change in the Petitioner, at the Property Known as 731 Liberty Street (07770-0522) (Book#L125/Page#LC51), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.3(1).

Request: See Above
Owner: Muhammad Ali Saleem
By: Muhammad Ali Saleem
Petitioner: Abdallah F. Alazzam
By: Abdallah F. Alazzam

- (4.) For a Special Permit for Motor Vehicle Repairs and Motor Vehicle Sales (As an Accessory Use), at the Property Known as 433 Main Street, I.O. (08132-0180) (Book#23920/Page#292), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.2 and Section 19.5.

Request: See Above
Owner: Daniel R. Alpiarca

By: Daniel R. Alpiarca
Petitioner: A & J Auto Service, Inc.
By: Daniel R. Alpiarca

- (5.) To Amend an Existing Special Permit (Motor Vehicles Repair/Sales), Granted July 2014, by Allowing a Change in the Petitioner and to Operate a Motor Vehicle Service Station (Gas Station), at the Property Known as 295 Allen Street (00280-1295) (Book#18604/Page#70), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.3(1) and 12.3(3).

Request: See Above
Owner: 295 Allen Street, Inc.
By: Yasir Osman
Petitioner: Nazario J & G Auto Repair, LLC.
By: Jose Nazario



City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 8475)

Meeting: 02/24/25 07:00 PM
Department: Department of Public Works
Category: General
Prepared By: Hector Velez
Initiator: Hector Velez
Sponsors:
DOC ID: 8475

VERIZON - Maple Street

ORDER FOR LOCATION OF UNDERGROUND CONDUIT

WHEREAS, The Board of Public Works, to which was referred the petition of Verizon dated November 18, 2024, to install one conduit of 4 inches approximately 109 feet from the existing manhole on Maple Street to the Verizon handhole.

WHEREAS, said petition of Maple Street was referred to the Board of Public Works on December 2, 2024

WHEREAS, On December 19, 2024, a Notice of a Public Hearing on Verizon Maple Street, to be held on January 15, 2025, was sent by email, to all property owners abutting an affected road, various Departments, Utility Companies, etc before the day of the hearing and posted on two public bulletin board a copy of which is attached a hearing of the Board of Public Works was held as scheduled on-site with the petitioner and interested parties.

WHEREAS, on January 15, 2025, the Board of Public Works reported thereon that, after careful consideration of the petition Verizon Dwight Street, to install one conduit of 4 inches approximately 109 feet from the existing manhole on Maple Street to the Verizon handhole adjacent to pole #T.35 to supply service for property 393 Maple Street.

VERIZON- Maple Street

Consisting of one (1) sheet, which plan is incorporated herein by reference and is on file in the office of the Engineering Division of the Department of Public Works, Springfield, Massachusetts.

WHEREAS, the petition Verizon Maple Street came before the City Council for a Public Hearing on this date,

NOW THEREFORE, BE IT ORDERED:

1. That due care for public safety is exercised during construction including but not limited to the use of a police officer(s) for traffic control if necessary.
2. That said construction would not unnecessarily interfere with the movement of vehicular or pedestrian traffic in the area.

3. That care be taken during said construction not to damage any underground services.
4. That the construction site be returned to the same condition as found or better.
5. Said company shall indemnify and save harmless against all damages, costs, and expenses whatsoever to which the City may be subjected in consequence of the acts or neglect of said Company, its agents or servants, or in any manner arising from the rights and privileges granted it by the City.
6. In addition, said company shall, before a public way is disturbed for the laying of its wire or conduit, execute its bond in the penal sum of Ten Thousand Dollars (\$10,000) conditioned for the faithful performance of its duties under this permit.
7. Said company shall comply with the requirements of existing Ordinances and orders and comply with any changes in Ordinances and orders as may hereafter be adopted by the Mayor and Council governing the construction and maintenance of buried cable, conduits, and wires.
8. Any sidewalks that are damaged or removed will be replaced in kind and in accordance with the City of Springfield's Standard Specifications.
9. Ramps for the handicapped will be provided if and where required by law and in conformance with the Rules and Regulations of the Massachusetts Architectural Barrier Board.
10. Any curbing that is disturbed during construction will be reset to the established street grade using proper construction procedures.
11. That all proposed silo, manhole, and hexhole covers will conform to and be compatible with established street, treebelt, or sidewalk grades with suitable non-skid covers when in the sidewalk area.
12. The Springfield Water and Sewer Commission be notified before construction begins. All installations of adjacent utilities must be a minimum of 4 feet from the existing water and/or sewer main, edge to edge of pipe.
13. That asphalt trench restoration be done in accordance with the City of Springfield DPW requirements.
14. That all conditions set forth in the respective order are complied with.

CITY OF SPRINGFIELD, MASSACHUSETTS

Date: January 15, 2025

TO THE MAYOR AND CITY COUNCIL OF THE CITY OF SPRINGFIELD:

The Board of Public Works, to which was referred the petition of Verizon dated November 18, 2024, to install one conduit of 4 inches approximately 109 feet from the existing manhole on Maple Street to the Verizon handhole adjacent to pole #T.35 to supply service for property 393 Maple Street, all as substantially shown on a plan attached, referred to VERIZON- Maple Street, which is incorporated herein by reference and to lay and maintain underground laterals, cables, and wires in the above public way to make connections with the hanhole as it may desire for distributing purposes, reports thereon as follows:

By virtue of Chapter 708 of the Acts of 1977, the Board of Public Works held the hearing on the above matter provided for in Section 22 of Chapter 166 of the General Laws. The hearing was held on January 9, 2025, at 3:30 P.M. at #393 Maple Street parking lot. (Gospel Power Church) in Springfield, MA.; Two (2) members of the Board and one (1) person interested in the matter were present. Of the latter, one (1) voted in favor of and no one (0) voted against it.

The Board finds the request necessary in order that the utility company Verizon provide for the distribution of intelligence and telecommunication services to property 393 Maple Street.

After careful consideration, the Board recommends the petition be granted provided:

That due care for public safety is exercised during construction including but not limited to the use of a police officer(s) for traffic control if necessary.

That said construction would not unnecessarily interfere with the movement of vehicular or pedestrian traffic in the area.

That care be taken during said construction not to damage any underground services.

That the construction site be returned to the same condition as found or better.

Said company shall indemnify and save harmless against all damages, costs, and expenses whatsoever to which the City may be subjected in consequence of the acts or neglect of said Company, its agents or servants, or in any manner arising from the rights and privileges granted it by the City.

In addition, said company shall, before a public way is disturbed for the laying of its wire or conduit, execute its bond in the penal sum of Ten Thousand Dollars (\$10,000) conditioned for faithful performance of its duties under this permit.

Attachment: Report Verizon Maple St. (8475 : VERIZON - Maple Street)

Said company shall comply with the requirements of existing Ordinances and orders and comply with any changes in Ordinances and orders as may hereafter be adopted by the Mayor and Council governing the construction and maintenance of buried cable, conduits, and wires.

Any sidewalks that are damaged or removed will be replaced in kind and accordance with the City of Springfield's Standard Specifications.

Ramps for the handicapped will be provided if and where required by law and in conformance with the Rules and Regulations of the Massachusetts Architectural Barrier Board.

Any curbing that is disturbed during construction will be reset to the established street grade using proper construction procedures.

That due care be exercised not to unnecessarily damage any public shade trees located within the construction area.

The Springfield Water and Sewer Commission be notified before construction begins. All installations of adjacent utilities must be a minimum of 4 feet from the existing water and/or sewer main, edge to edge of pipe.

That all conditions set forth in the respective order are complied with.

John J. Fitzgerald)
Michael J. Briggs)

BOARD OF PUBLIC WORKS

Albert E. Bessette
Right of Way Manager



365 State Street
Springfield, MA 01105

Phone 413 787-0310
Cell 413 441-3612
Fax 413 734-9123
albert.e.Bessette.jr@verizon.com

November 18, 2024

Springfield City Council
City of Springfield
36 Court Street, Room 200
Springfield, MA 01103

**RE: Petition for Verizon job # 1A6QC5X
Maple Street, Springfield, MA**

Dear Honorable City Council:

Enclosed find the following items in support of the above-referenced project:

1. Petition;
2. Petition Plan;
3. Order;
4. Abutter Notice Cards.

A Public Hearing and notice to abutters is required. A Verizon representative will attend the Public Hearing. Should any questions or comments arise concerning this matter prior to the hearing, please contact me at 413-787-0310. Your assistance is greatly appreciated.

Sincerely,

Albert E. Bessette, Jr.

Albert E. Bessette, Jr.
Right of Way Manager

Enc

Attachment: Maple St. Petition (8475 : VERIZON - Maple Street)

PETITION FOR CONDUIT LOCATION

Springfield, Massachusetts, November 18, 2024
To the City Council of the City of Springfield, Massachusetts

VERIZON NEW ENGLAND INC. requests permission to lay and maintain underground conduits, with the wires and cables to be placed therein, under the surface of the following public way or ways:

MAPLE STREET: Place approximately one hundred nine (109) feet of conduit on Maple Street beginning at existing Manhole 5147, located on the southwest side of Maple Street, and running in a northwesterly direction a distance of approximately one hundred nine (109) feet to a handhole adjacent to existing Pole T.35.

Reason: Place conduit to supply services for property owner at 393 Maple Street; and to provide for the distribution of intelligence and telecommunications.

Also, for permission to lay and maintain underground conduits, manholes, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as it may desire for distributing purposes.

Plan marked - Verizon No. **1A6QC5X**, dated November 16, 2024, showing location of conduit to be constructed is filed herewith.

VERIZON NEW ENGLAND INC.

By: _____



Albert E. Bessette, Jr.
Manager-Right of Way

Attachment: Maple St. Petition (8475 : VERIZON - Maple Street)

ORDER FOR CONDUIT LOCATION

By the City Council of the City of Springfield, Massachusetts
Notice having been given and a public hearing held, as provided by law, IT IS HEREBY
ORDERED:

That permission be and hereby is granted to **VERIZON NEW ENGLAND INC.**
to lay and maintain underground conduits and manholes, with the wires and cables to be placed
therein, under the surface of the following public way or ways as requested in Petition of said
Company dated the 18th day of November 2024.

MAPLE STREET: Place approximately one hundred nine (109) feet of conduit on
Maple Street beginning at existing Manhole 5147, located on the southwest side of Maple
Street, and running in a northwesterly direction a distance of approximately one hundred
nine (109) feet to a handhole adjacent to existing Pole T.35.

Reason: Place conduit to supply services for property owner at 393 Maple Street; and to
provide for the distribution of intelligence and telecommunications.

Substantially as shown on plan marked - Verizon No. **1A6QC5X**, dated November 16, 2024,
filed with said petition.

Also, that permission be and hereby is granted said **VERIZON NEW ENGLAND INC.**
to lay and maintain underground conduits, manholes, cables and wires in the above or intersecting
public ways for the purpose of making connection with such poles and buildings as it may desire
for distributing purposes.

The foregoing permission is subject to the following conditions:

1. The conduits and manholes shall be such material and construction and all work done
in such manner as to be satisfactory to such municipal officers as may be appointed to the
supervision of the work.
2. In every underground main line conduit constructed by said Company hereunder, one
duct not less than three inches in diameter shall be reserved and maintained free of charge
for the use of the fire and police telephone and telegraph signal wires belonging to the
City and used by it exclusively for municipal purposes.
3. Said Company shall indemnify and save the City harmless against all damages, costs
and expense whatsoever to which it may be subjected in consequence of the acts or
neglect of said Company, its agents or servants, or in any manner arising from the rights
and privileges granted it by the City.
4. Said Company shall comply with the requirements of existing ordinances and such as
May hereafter be adopted governing the construction and maintenance of conduits and
wires, so far as the same are not inconsistent with the laws of the Commonwealth.

I hereby certify that the order was adopted at a meeting of the City Council of the City of
Springfield, Massachusetts held on _____ day of _____ 2024.

City Clerk

Attachment: Maple St. Petition (8475 : VERIZON - Maple Street)

ORDER FOR CONDUIT LOCATION

By the City Council of the City of Springfield, Massachusetts
Notice having been given and a public hearing held, as provided by law, IT IS HEREBY
ORDERED:

That permission be and hereby is granted to **VERIZON NEW ENGLAND INC.**
to lay and maintain underground conduits and manholes, with the wires and cables to be placed
therein, under the surface of the following public way or ways as requested in Petition of said
Company dated the 18th day of November 2024.

MAPLE STREET: Place approximately one hundred nine (109) feet of conduit on
Maple Street beginning at existing Manhole 5147, located on the southwest side of Maple
Street, and running in a northwesterly direction a distance of approximately one hundred
nine (109) feet to a handhole adjacent to existing Pole T.35.

Reason: Place conduit to supply services for property owner at 393 Maple Street; and to
provide for the distribution of intelligence and telecommunications.

Substantially as shown on plan marked - Verizon No. **1A6QC5X**, dated November 16, 2024,
filed with said petition.

Also, that permission be and hereby is granted said **VERIZON NEW ENGLAND INC.**
to lay and maintain underground conduits, manholes, cables and wires in the above or intersecting
public ways for the purpose of making connection with such poles and buildings as it may desire
for distributing purposes.

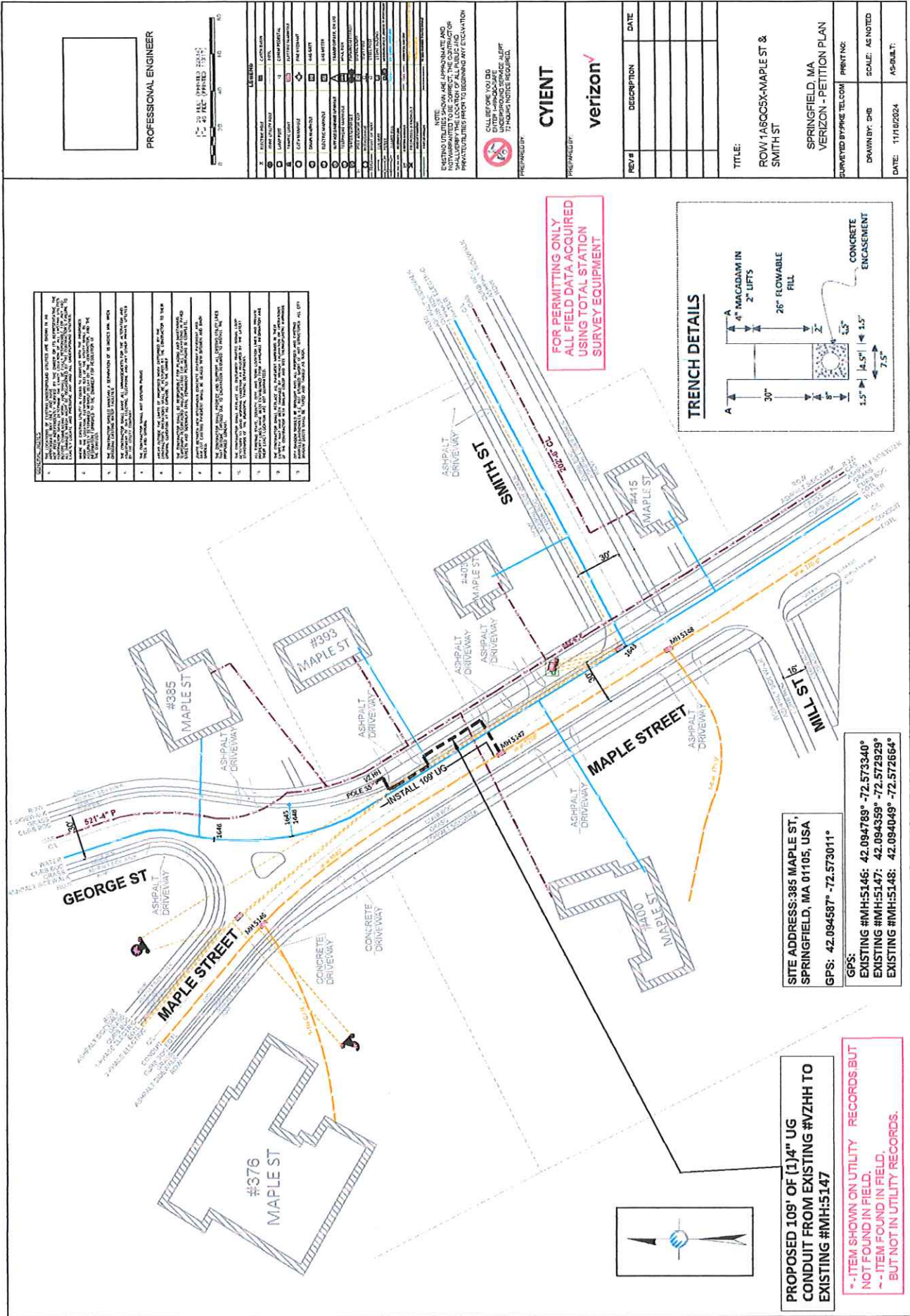
The foregoing permission is subject to the following conditions:

1. The conduits and manholes shall be such material and construction and all work done
in such manner as to be satisfactory to such municipal officers as may be appointed to the
supervision of the work.
2. In every underground main line conduit constructed by said Company hereunder, one
duct not less than three inches in diameter shall be reserved and maintained free of charge
for the use of the fire and police telephone and telegraph signal wires belonging to the
City and used by it exclusively for municipal purposes.
3. Said Company shall indemnify and save the City harmless against all damages, costs
and expense whatsoever to which it may be subjected in consequence of the acts or
neglect of said Company, its agents or servants, or in any manner arising from the rights
and privileges granted it by the City.
4. Said Company shall comply with the requirements of existing ordinances and such as
May hereafter be adopted governing the construction and maintenance of conduits and
wires, so far as the same are not inconsistent with the laws of the Commonwealth.

I hereby certify that the order was adopted at a meeting of the City Council of the City of
Springfield, Massachusetts held on _____ day of _____ 2024.

City Clerk

Attachment: Maple St. Petition (8475 : VERIZON - Maple Street)





City Council

SCHEDULED

Meeting: 02/24/25 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 8399

2

Special Permit

To Amend an Existing Special Permit (Motor Vehicle Sales/Auto Body), Granted January 2017, by Allowing a Change in the Petitioner, at the Property Known as 91 Pinevale Street (09755-0075) (Book#23029/Page#109), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.1 and Section 12.3(5).

Request:	See Above
Owner:	NPN Realty, LLC
By:	Daniel Hannoush
Petitioner:	Orchard Capital Group, LLC
By:	Orlando Ramos

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

to amend an existing special permit (motor vehicle sales/auto body), granted January 2017, by allowing a change in the petitioner, at the property known as 91 Pinevale Street (09755-0075) (Book#23029/Page#109), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.1 and Section 12.3(5).

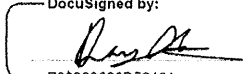
Mailing Address:

166 South Boulevard, Unit C
 West Springfield, MA 01089

Owner:

NPN Realty, LLC.

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

DocuSigned by:

 By: E83333626D5248A... 12/30/2024
Daniel Hannoush

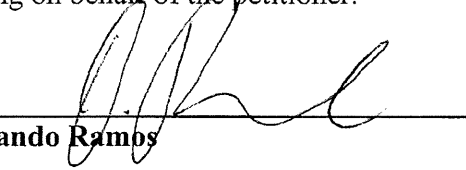
Mailing Address:

66 Exposition Terrace
 West Springfield, MA 01089

Petitioner:

Orchard Capital Group, LLC
d/b/a Superior Auto Sales

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

By: 
Orlando Ramos

Attachment: Pinevale St 91 Tax Formal (8399 : 91 Pinevale Street)

Sandra Powell
Collector/Treasurer (acting)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

December 31, 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: 91 Pinevale Street – (09755-0075)

Petitioner: Orchard Capital Group, LLC
d/b/a Superior Auto Sales
66 Exposition Terrace
West Springfield, MA 01089

Property Owner: NPN Realty, LLC
166 South Boulevard, Unit C
West Springfield, MA 01089

A handwritten signature in black ink, reading "Sandra Powell", is written over a horizontal line.

Sandra Powell: Treasurer/Collector (acting)

Attachment: Pinevale_St_91_Tax_Formal (8399 : 91 Pinevale Street)

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT

91 PINEVALE STREET (09755-0075)
AMEND EXISTING SPECIAL PERMIT (MOTOR VEHICLE SALES AND AUTO BODY)

General Information

Petitioner:	Orchard Capital Group, LLC. d/b/a Superior Auto Sales
Request:	To amend an existing special permit (motor vehicle sales/auto body), granted January 2017, by allowing a change in the petitioner.
Proposed use of the property:	Motor vehicle sales and auto body.
Parcel Size:	124,073 s.f.
Compatibility with current planning documents:	The Indian Orchard Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Indian Orchard Citizens Council: 2-3-25
Tax Status:	SEE ATTACHED
Site Visit:	2-11-25
Hearing Date:	2-24-25

Staff Analysis

Neighborhood characteristics:

The property is zoned Industrial A and is located in an area that has a mix of industrial/commercial and residential uses. The surrounding land uses include:

- To the north are a church and single and two-family houses zoned Business B and Residence B.
- To the south is a commercial greenhouse zoned Industrial Park.
- To the east is a multi-family housing development zoned Commercial A.
- To the west are single and two-family houses zoned Residence B and Business A.

Site plan review:

The petitioner has requested to amend an existing special permit, granted in January 2017, for motor vehicle sales and auto-body work, by allowing a change in the petitioner, at the property known as 91 Pinevale Street. This is the current location of large multitenant industrial building. The petitioner has indicated that a portion of this building will be rented for the proposed use.

After reviewing the plans and visiting the site, the staff does not object to the proposed request. As noted above, this use has been in operation for a number of years. As noted during the review of the original special

permit, it does need to be stressed to the new petitioner that this site cannot be used for the storage of junk vehicles. It should also be stressed that all work being done to vehicles at this location must be completed inside the building.

Overall, the staff does not believe the proposed request will have a negative impact 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 for motor vehicle sales and auto body work at the property known as 91 Pinevale Street (09755-0075).
3. The use shall be developed according to the attached site plan with the addition of conditions #4.
4. Any and all conditions placed on the January 6, 2017 special permit shall remain in effect.
5. 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.

Sandra Powell
Collector/Treasurer (acting)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

December 31, 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:

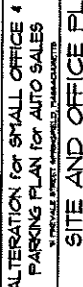
Special Permit: 91 Pinevale Street – (09755-0075)

Petitioner: Orchard Capital Group, LLC
d/b/a Superior Auto Sales
66 Exposition Terrace
West Springfield, MA 01089

Property Owner: NPN Realty, LLC
166 South Boulevard, Unit C
West Springfield, MA 01089

Sandra Powell: Treasurer/Collector (acting)

Attachment: Pinevale St 91 2025 (8399 : 91 Pinevale Street)



ALTERATION FOR SMALL OFFICE &
PARKING PLAN FOR AUTO SALES
11 PINEVALE STREET SPRINGFIELD, MASSACHUSETTS
SITE AND OFFICE PLAN

ALTERATION FOR SMALL OFFICE &
PARKING PLAN FOR AUTO SALES
11 PINEVALE STREET SPRINGFIELD, MASSACHUSETTS
SITE AND OFFICE PLAN

ALTERATION FOR SMALL OFFICE &
PARKING PLAN FOR AUTO SALES
11 PINEVALE STREET SPRINGFIELD, MASSACHUSETTS
SITE AND OFFICE PLAN

ALTERATION FOR SMALL OFFICE &
PARKING PLAN FOR AUTO SALES
11 PINEVALE STREET SPRINGFIELD, MASSACHUSETTS
SITE AND OFFICE PLAN

**DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS**

2017-1781

TO: **DATE:** January 6, 2017

DEPARTMENT: **FROM:** Anthony I Wilson, Esq.

COPIES TO: **DEPARTMENT:** City Clerk

SUBJECT: 91 Pinevale Street

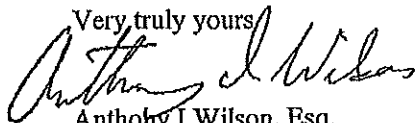
This is to inform you that at a meeting of the City Council held on Monday, December 12, 2016, it was voted by the City Council according to law to grant a special permit to Owner: Phoenix Island LLC By: Wei Ni and Petitioner: Beris Gouldbourn for motor vehicle sales and auto body shop at the property known as 91 Pinevale Street (09755-0075) as allowed by M.G.L. and the Springfield Zoning Ordinance Article 49, Table 4-4, Section 12.1 with the following conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted for motor vehicle sales and auto body work at the property known as 91 Pinevale Street (09755-0075).
3. The use shall be developed according to the attached site plan with the addition of conditions #4 through #15.
4. There shall be no more than five (5) cars displayed or stored for display on the property at any one time.
5. Any and all permit(s) required by the State of Massachusetts, shall be obtained prior to the start of any auto body related work.
6. No work at this location shall commence prior to 8:00AM and no later than 10:00PM.
7. A planting buffer strip, as described in Article 7 of the Springfield Zoning Ordinance, shall be installed along the northern property line. This buffer shall include opaque fencing.
8. There shall be no storage of automotive parts outside the building.
9. There shall be no storage of junk or inoperable vehicles located outside the building.
10. All work to vehicles shall take place inside the building.
11. Any and all dumpsters shall be completely enclosed.
12. The building shall be maintained free of all graffiti.
13. The site, including any and all landscaped areas, shall be maintained free of all weeds and debris.
14. There shall be no additional ground sign associated with this use.
15. There shall be no banners, streamers, pennants, or non-accessory signs located on the property.
16. 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.

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. (4.) To incorporate the Planning Staff Analysis into the decision at the basis of the findings.

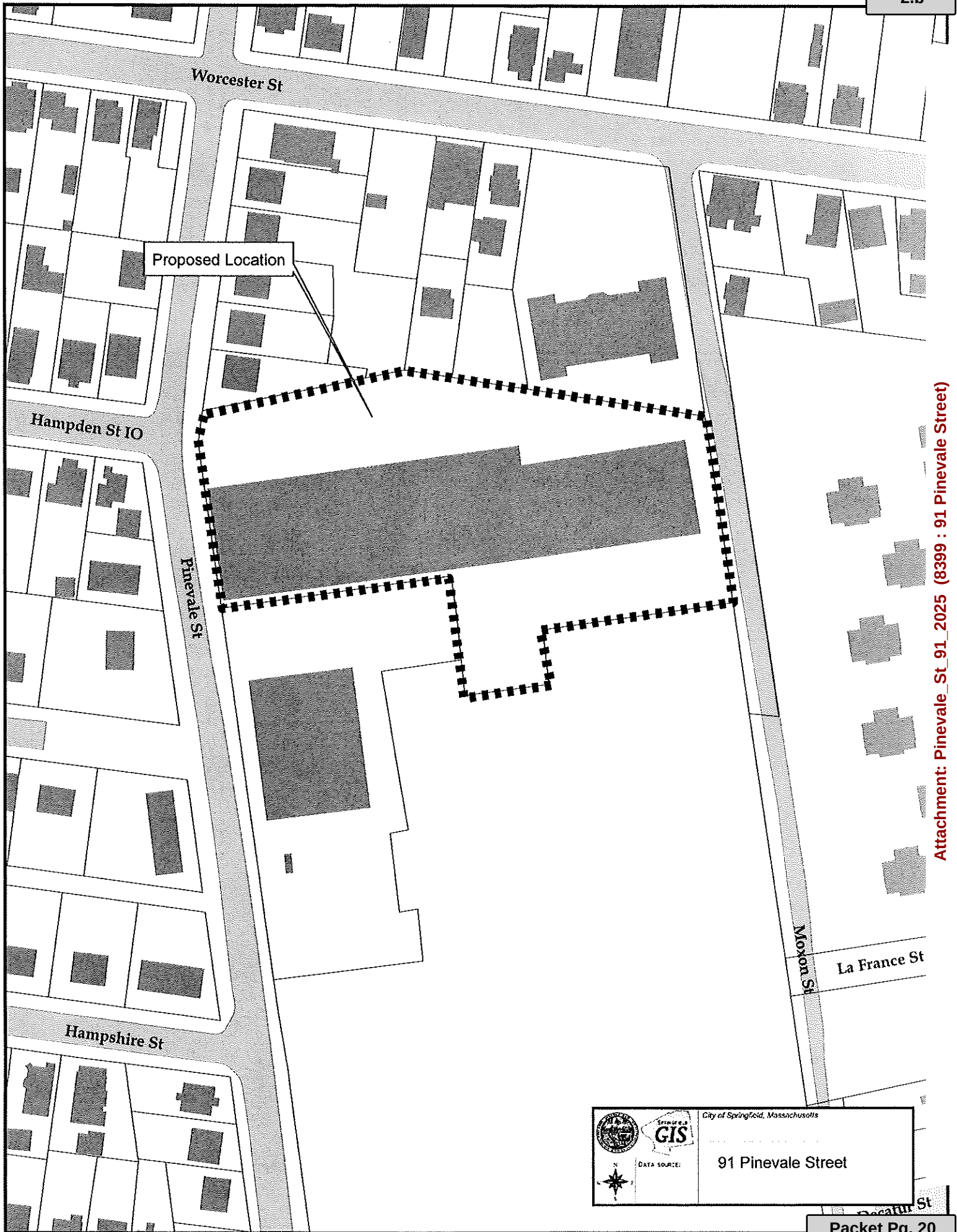
This permit becomes effective on January 6, 2017

Very truly yours,


Anthony I Wilson, Esq.
City Clerk

AIW/laf

Attachment: Pinevale St 91 2025 (8399 : 91 Pinevale Street)



Attachment: Pinevale St 91_2025 (8399 : 91 Pinevale Street)



City Council

SCHEDULED

Meeting: 02/24/25 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 8349

3

Special Permit

**To Amend an Existing Special Permit (Motor Vehicles Sales),
Granted February 2001, by Allowing a Change in the
Petitioner, at the Property Known as 731 Liberty Street
(07770-0522) (Book#L125/Page#LC51), as Allowed by M.G.L.
and the Springfield Zoning Ordinance Article 4, Table 4-4,
Section 12.3(1).**

Request:	See Above
Owner:	Muhammad Ali Saleem
By:	Muhammad Ali Saleem
Petitioner:	Abdallah F. Alazzam
By:	Abdallah F. Alazzam

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 February 2001, by allowing a change in the petitioner, at the property known as 731 Liberty Street (07770-0522) (Book#L125/Page#LC51), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.3(1).

Mailing Address:

188 Clearwater Circle
 Ludlow, MA 01056

Owner:

Muhammad Ali Saleem

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

BY: Muhammad Ali Saleem
Muhammad Ali Saleem

Mailing Address:

28 Highland Street
 Springfield, MA 01104

Petitioner:

Abdallah F. Alazzam

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

BY: Abdallah F. Alazzam
Abdallah F. Alazzam

Attachment: Liberty St 731 Tax Formal (8349 : 731 Liberty Street)

Stephen J. Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

November 15, 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: 713 Liberty Street – (07770-0522)

Petitioner: Abdallah F. Alazzam
28 Highland Street
Springfield, MA 01104

Property Owner: Muhammad Ali Saleem
188 Clearwater Circle
Ludlow, MA 01056

Stephen J. Loneragan: Treasurer/Collector

Attachment: Liberty_St_731_Tax_Formal (8349 : 731 Liberty Street)

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

**731 LIBERTY STREET (07770-0522)
AMEND AN EXISTING SPECIAL PERMIT (MOTOR VEHICLE SALES)**

General Information

Petitioner:	Abdallah F. Alazzam
Request:	Amend an existing special permit (motor vehicles sales), granted February 2001, by allowing a change in the petitioner.
Proposed use of the property:	Motor vehicle sales.
Parcel Size:	8,699 s.f.
Compatibility with current planning documents:	The Liberty Heights Neighborhood Plan shows no change to this area.
Neighborhood council notification:	Hungry Hill Neighborhood Council: 1-6-25
Tax Status:	SEE ATTACHED
Site Visit:	1-13-25
Urban Renewal Status:	This parcel is not located within an urban renewal area.
Hearing Date:	1-27-25

Staff Analysis

Neighborhood characteristics:

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

- To the north is a mixed-use commercial building zoned Business A.
- To the south are two-family houses and an automotive service station zoned Business A and Residence B.
- To the west is an office building zoned Business A.
- To the east are two-family houses zoned Residence B.

Site plan review:

The petitioner has requested a special permit to amend an existing special permit (motor vehicles sales), granted February 2001, by allowing a change in the petitioner at the property known as 731 Liberty Street. This site is the location of an existing automotive repair operation.

While the staff recognizes that this business has been in operation for a number of years, after visiting the site, the staff does have some concerns. First and foremost, the currently site is completely full of what

appears to be unregistered vehicles. It is unclear as to whether these vehicles are all currently for sale but as per the existing special permit, the petitioner is only allowed ten (10) vehicles to be sold at any one time. Secondly, it was noticed that this business is also parking vehicles in front of the property and on the public sidewalk of Liberty Street. At the time the staff visited the site, there were two (2) vehicles being parked on the sidewalk, and one of those vehicles appeared to be unregistered as there was no license plate on the car. When speaking to the neighborhood about this proposed use, it was noted that the parking of vehicles on the public sidewalk is a common practice at this location. If approved, it must be made clear to the petitioner that no vehicles are allowed to be parked on the public sidewalk and any vehicles parked within the public way must be operable and registered. Also, the overall number of vehicles being stored at this location must be reduced.

Further, it needs to be made clear to the petitioner that junk vehicles cannot be stored at this location. Again, at the time of the site visit there were a number of unregistered vehicles being stored on this property and the staff is unclear as to how many of these vehicles are being stored at this location to be sold. Due to the number of vehicles currently being stored on this property, there does not appear to be any parking for customers or employees.



Overall, the staff does not object to the proposed request, however, the petitioner must immediately address and stay in compliance with, the issues outlined above and any and all special permit conditions.

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 731 Liberty Street (07770-0522).
3. The use shall be developed according to the attached site plan with the addition of conditions #4 through #12.

-
4. All conditions in the special permit, granted in February 2001, shall remain in effect.
 5. There shall be no parking of vehicles on the public sidewalk.
 6. There shall no auto body repair, including painting, done at this location.
 7. There shall be no repair of vehicles done outside the building.
 8. There shall be no storage of junk vehicles at this location.
 9. There shall be no banner, streamers or other promotional materials placed in outside areas or on vehicles.
 10. The site shall be maintained free of all trash, debris and overgrown vegetation.
 11. The public sidewalk along Liberty Street shall be maintained, including snow removal.
 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. Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

November 15, 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: 713 Liberty Street – (07770-0522)

Petitioner: Abdallah F. Alazzam
28 Highland Street
Springfield, MA 01104

Property Owner: Muhammad Ali Saleem
188 Clearwater Circle
Ludlow, MA 01056

Stephen J. Loneragan: Treasurer/Collector

Attachment: Liberty_St_731_2025 (8349 : 731 Liberty Street)

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

3.b

731
735 Liberty

DATE: February 21, 2001

TO:

FROM: William J. Metzger

DEPARTMENT:

DEPARTMENT: City Clerk

COPIES TO:

SUBJECT: Special Permit:
731 Liberty Street

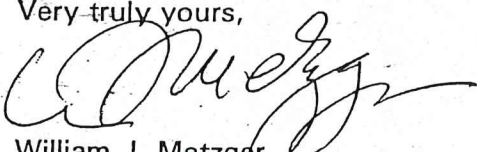
This is to inform you that at a meeting of the City Council held on Monday evening, January 29, 2001, it was voted by the Council in accordance with law to grant a Special Permit on the petition of Owner: Craig Morel and Petitioner: John Mastroianni for a special permit to expand the pre-existing, non-conforming use located at 731 Liberty Street in connection with its acquisition of 715-719 Liberty Street, as allowed by Massachusetts General Law and the Springfield Zoning Ordinance Article XV, Section 15000.3 with the following conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for used car sales.
3. There shall be no more than ten (10) cars displayed for sale at any one time.
4. The use shall be developed in accordance with the attached site plan dated November, 2000 and as modified by conditions #5 through #10.
5. There shall be no motor vehicle repairs done at this location.
6. There shall be no pole sign at this location.
7. There shall be no barbed wire located on the site.
8. The unused curb cuts along Liberty Street and Phoenix Street shall be legally discontinued.
9. All plantings shall be maintained at a height not to exceed 2-1/2 feet.
10. There shall be no banners, streamers or other promotional materials placed in outside areas.
11. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by fine of up to \$50 per day for each day a violation exists.

REASONS: (1) The specific site is an appropriate location for such a use, structure, or condition. (2) The use as developed will not adversely affect the neighborhood. (3) Adequate and appropriate facilities will be provided for the proper operation of the proposed use. (4) The extension, alteration or change shall not be substantially more detrimental to the neighborhood than the existing nonconforming use.

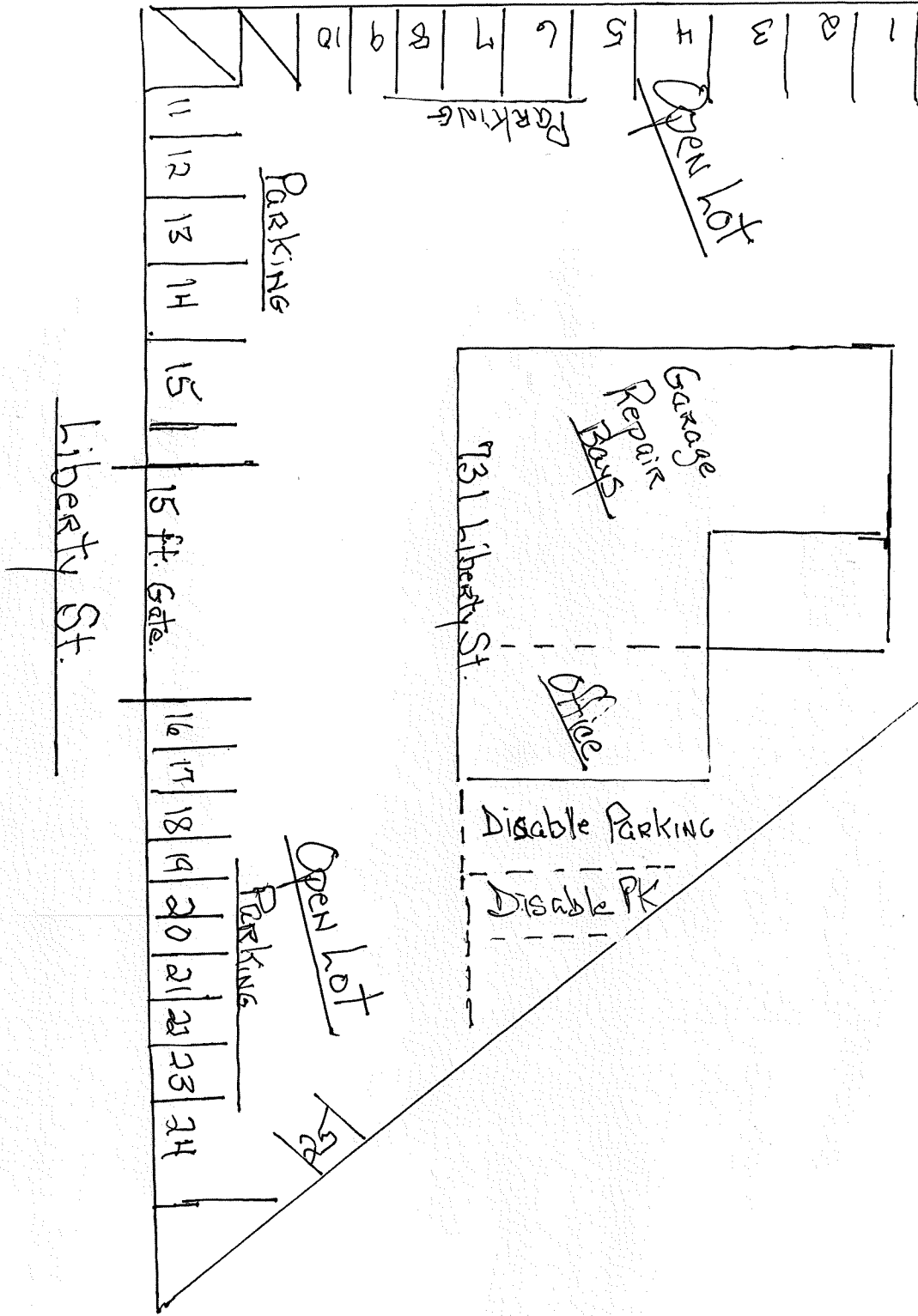
This permit becomes effective on February 21, 2001.

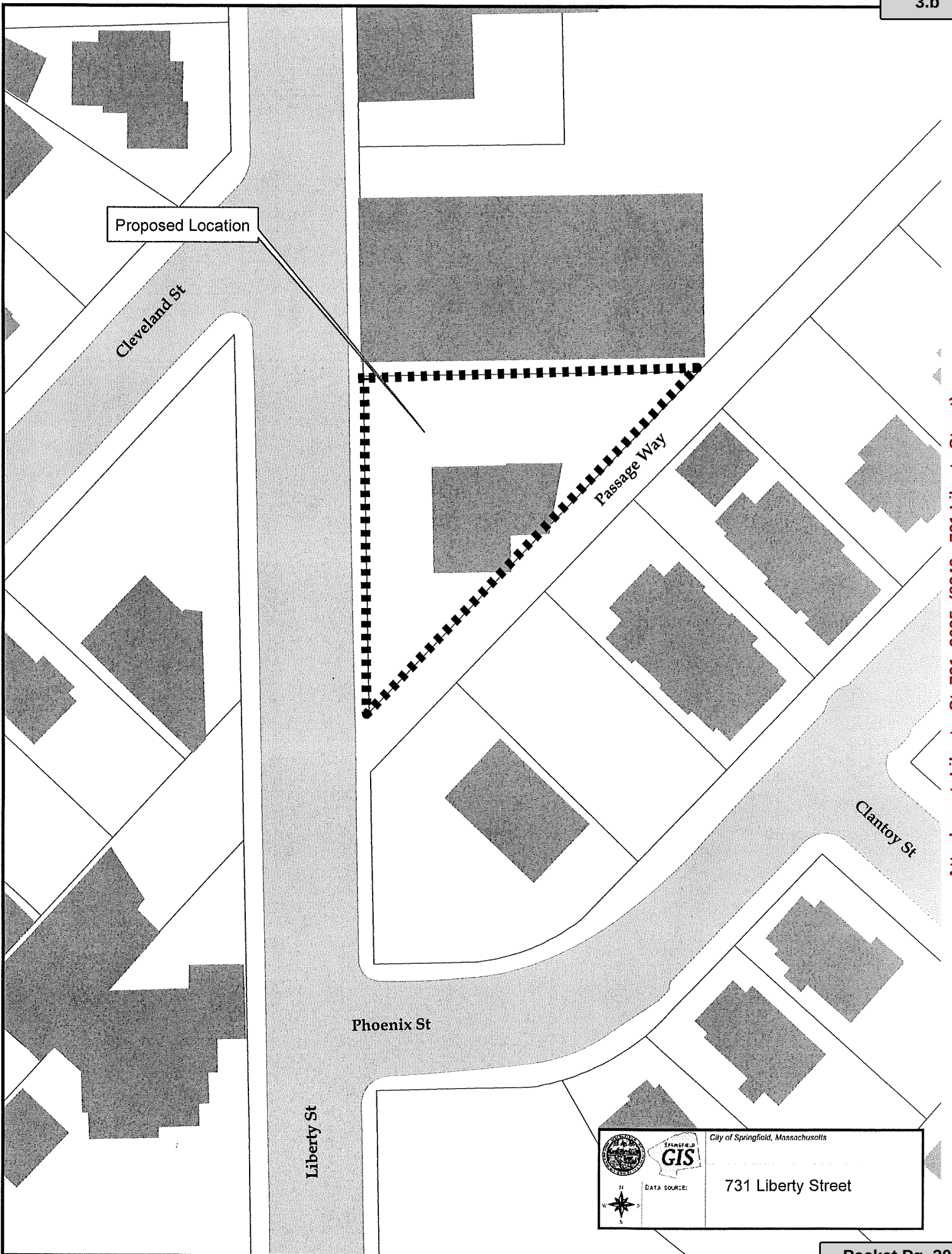
Very truly yours,


William J. Metzger
City Clerk

WJM/af

Attachment: Liberty St 731 2025 (8349 : 731 Liberty Street)





Attachment: Liberty_St_731_2025 (8349 : 731 Liberty Street)



City Council

SCHEDULED

Meeting: 02/24/25 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 8411

4

Special Permit

For a Special Permit for Motor Vehicle Repairs and Motor Vehicle Sales (As an Accessory Use), at the Property Known as 433 Main Street, I.O. (08132-0180) (Book#23920/Page#292), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.2 and Section 19.5.

Request:	See Above
Owner:	Daniel R. Alpiarca
By:	Daniel R. Alpiarca
Petitioner:	A & J Auto Service, Inc.
By:	Daniel R. Alpiarca

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

for a special permit for motor vehicle repairs and motor vehicle sales (as an accessory use), at the property known as 433 Main Street, I.O. (08132-0180) (Book#23920/Page#292), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.2 and Section 19.5.

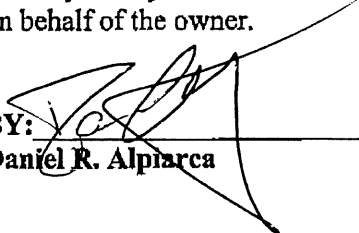
Mailing Address:

170 Overlook Drive
 Ludlow, MA 01056

Owner:

Daniel R. Alpiarca

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

BY: 
 Daniel R. Alpiarca

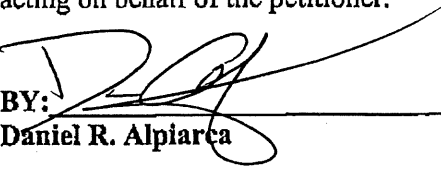
Mailing Address:

433 Main Street, I.O.
 Springfield, MA 01151

Petitioner:

A&J Auto Service, Inc.

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

BY: 
 Daniel R. Alpiarca

Attachment: Main_St_IO_433_Tax_Formal (8411 : 433 Main Street, I.O.)

Sandra Powell
Collector/Treasurer (acting)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

January 13, 2025

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: 433 Main Street, Indian Orchard – (08132-0180)

Petitioner: A & J Auto Service, Inc.
433 Main Street, Indian Orchard
Springfield, MA 01151

Property Owner: Daniel R. Alpiarca
170 Overlook Drive
Ludlow, MA 01056

A handwritten signature in cursive script, reading "Sandra Powell", is written over a horizontal line.

Sandra Powell: Treasurer/Collector (acting)

Attachment: Main_St_IO_433_Tax_Formal (8411 : 433 Main Street, I.O.)

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

**433 MAIN STREET, I.O. (08132-0180)
USED CAR SALES – ACCESSORY USE**

General Information

Petitioner:	A&J Auto Service, Inc.
Request:	Used car sales, as an accessory use.
Proposed use of the property:	Motor vehicle repairs and used car sales.
Parcel Size:	10,000 s.f.
Compatibility with current planning documents:	The Indian Orchard Neighborhood Plan shows no changes to this area.
Urban Renewal Plan:	This site is not located within an urban renewal plan.
Neighborhood council notification:	Indian Orchard Neighborhood Council: 2-3-25
Tax Status:	SEE ATTACHED
Site Visit:	2-11-25
Hearing Date:	2-24-25

Neighborhood characteristics:

This site is zoned Business A and is located within an area that has a mix of commercial uses. The surrounding land uses include:

- To the north is a used car dealership zoned Business A.
- To the south is a commercial shopping center zoned Business A.
- To the east is vacant land zoned Business A.
- To the west is an office zoned Business A.

Site plan review:

The petitioner has requested a special permit to sell used cars, as an accessory use, at the property known as 433 Main Street, Indian Orchard. This is the current location of A&J Automotive.

In reviewing the plans and visiting the site, the staff does not object to the proposed request. As noted above, this is an existing motor vehicle repair operation that has been at this location for a number of years. Due to the fact that the property is zoned Business A, the sale of used cars is only allowed as an accessory use. As per the accessory use regulations, only five (5) vehicles are allowed to be sold/displayed at any one time.

After visiting the site and reviewing the submitted plan, the staff believes there is adequate room for both the display of vehicles as well as room for customer and employee parking.

Overall, the site is located in an area of Indian Orchard with primarily commercial uses, including other used car dealerships. As such, the staff does not believe the addition of accessory used car sales, at this location, will have a detrimental impact on the abutting properties 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, as an accessory use, at the property known as 433 Main Street, I.O. (08132-0180).
3. The use shall be developed as per the attached plans and elevations, with the addition of conditions #4 through #7.
4. There shall be no more than five (5) used cars displayed or stored on the property, for sale, at any one time.
5. The property shall be maintained free of all litter, trash and debris.
6. The public tree belt and sidewalk along Main Street shall be maintained, including snow removal.
7. There shall be no banners, streamers or pennants located on the vehicles, building or site.
8. 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.

Sandra Powell
Collector/Treasurer (acting)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

January 13, 2025

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:

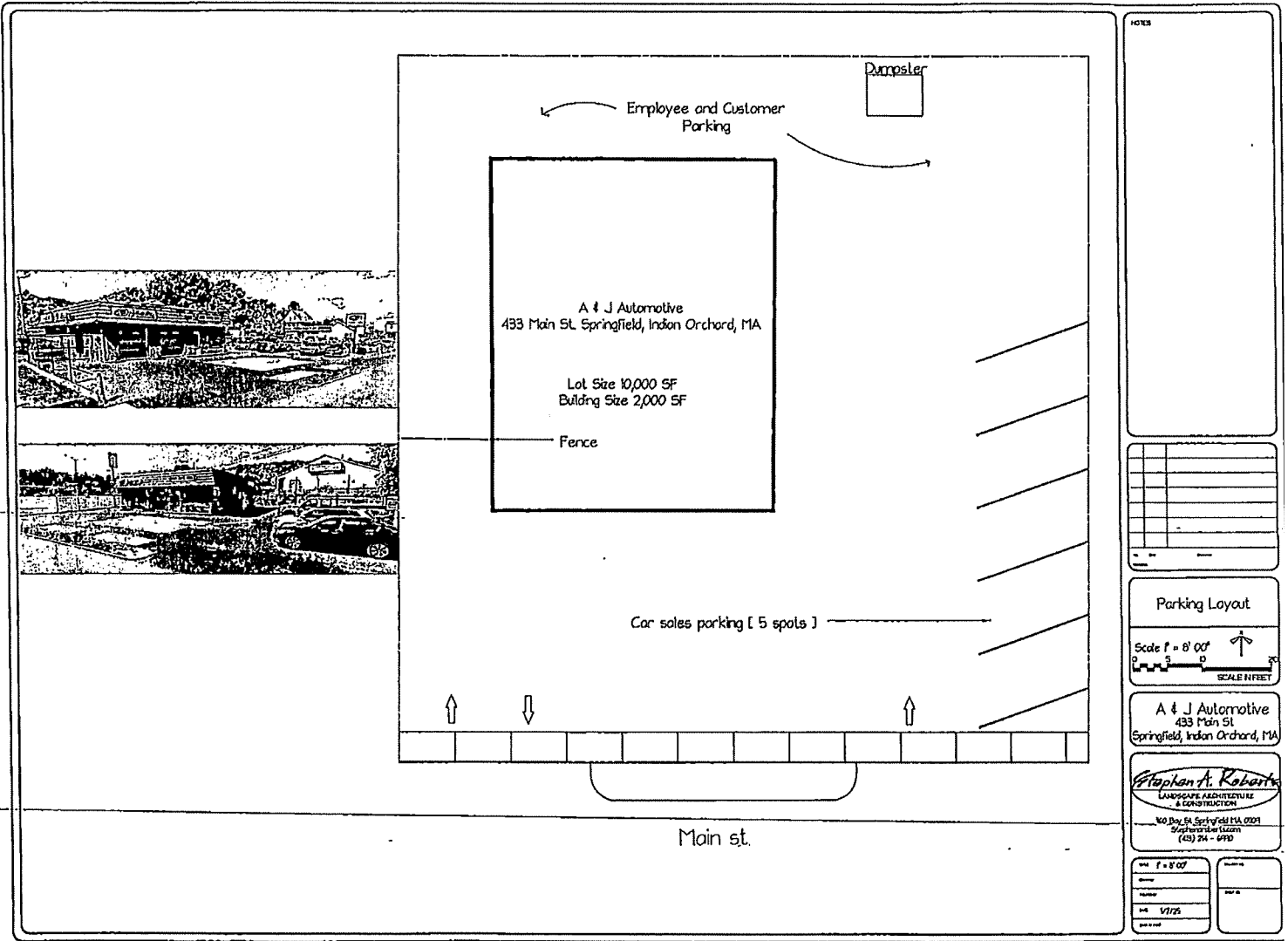
Special Permit: 433 Main Street, Indian Orchard – (08132-0180)

Petitioner: A & J Auto Service, Inc.
433 Main Street, Indian Orchard
Springfield, MA 01151

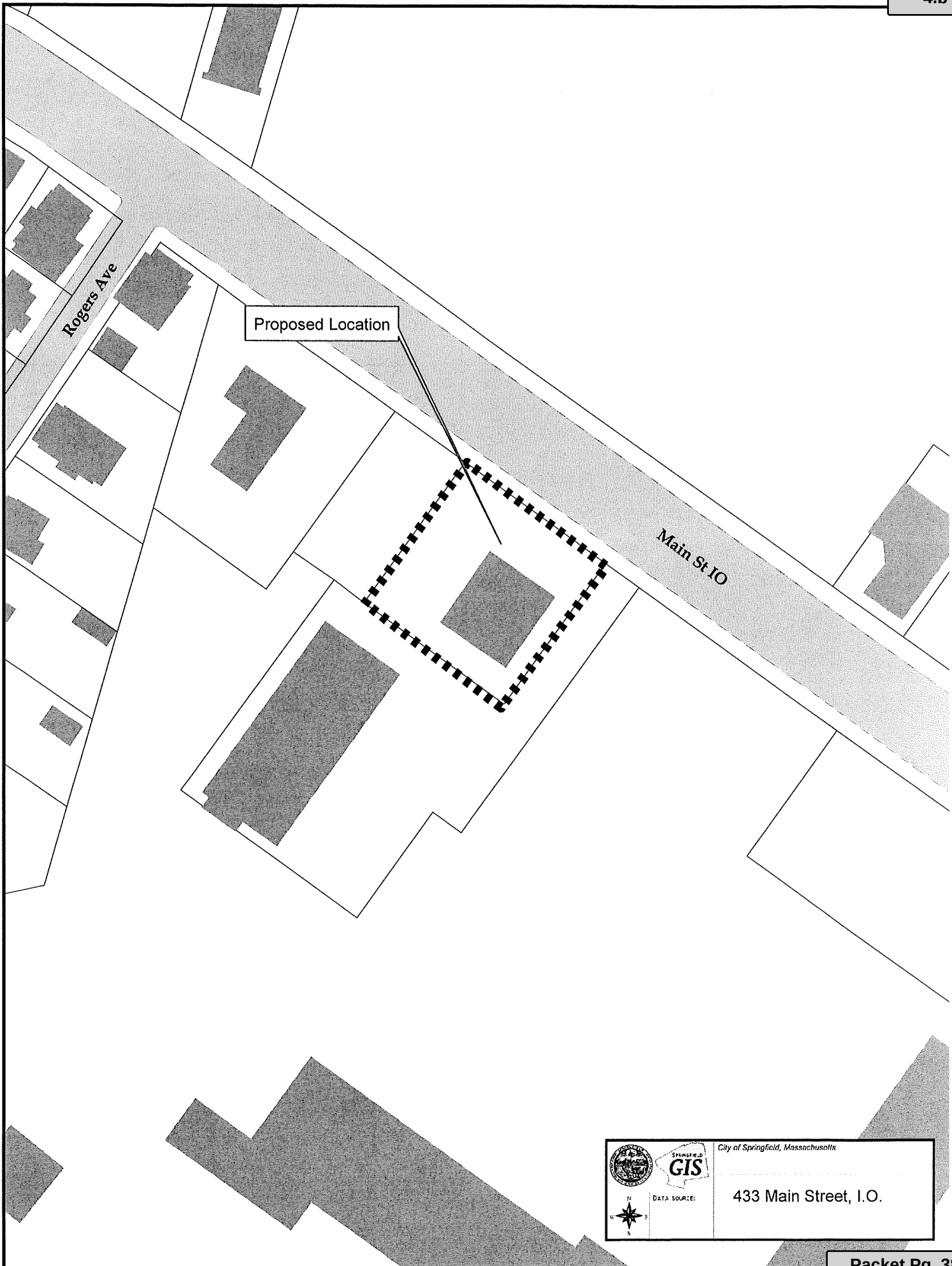
Property Owner: Daniel R. Alpiarca
170 Overlook Drive
Ludlow, MA 01056

Sandra Powell: Treasurer/Collector (acting)

Attachment: Main_St_IO_433_2025 (8411 : 433 Main Street, I.O.)



Attachment: Main St IO 433 2025 (8411 : 433 Main Street, I.O.)



Proposed Location

Main St IO

Rogers Ave

Attachment: Main St IO 433 Main Street, I.O.



SPRINGFIELD
GIS

City of Springfield, Massachusetts

DATA SOURCE:

433 Main Street, I.O.



City Council

SCHEDULED

Meeting: 02/24/25 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 8413

5

Special Permit

To Amend an Existing Special Permit (Motor Vehicles Repair/Sales), Granted July 2014, by Allowing a Change in the Petitioner and to Operate a Motor Vehicle Service Station (Gas Station), at the Property Known as 295 Allen Street (00280-1295) (Book#18604/Page#70), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.3(1) and 12.3(3).

Request:	See Above
Owner:	295 Allen Street, Inc.
By:	Yasir Osman
Petitioner:	Nazario J & G Auto Repair, LLC.
By:	Jose Nazario

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

to amend an existing special permit (motor vehicles repair/sales), granted July 2014, by allowing a change in the petitioner, at the property known as 295 Allen Street (00280-1295) (Book#18604/Page#70), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.3.

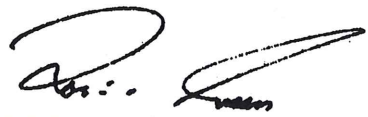
Mailing Address:

197 Florida Street
 Springfield, MA 01109

Owner:

295 Allen Street, Inc.

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

BY: 

Yasir Osman

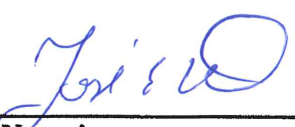
Mailing Address:

295 Allen Street
 Springfield, MA 01108

Petitioner:

Nazario J & G Auto Repair, LLC

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

BY: 

Jose Nazario

Attachment: Allen St 295 Tax Formal (8413 : 295 Allen Street)

Sandra Powell
Collector/Treasurer (acting)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

December 17, 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: 295 Allen Street – (00280-1295)

Petitioner: Nazario J & G Auto Repair, LLC
295 Allen Street
Springfield, MA 01108

Property Owner: 295 Allen Street, Inc.
197 Florida Street
Springfield, MA 01109

Sandra Powell: Treasurer/Collector (acting)

Attachment: Allen_St_295_Tax_Formal (8413 : 295 Allen Street)

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

to amend an existing special permit (motor vehicles repair/sales), granted July 2014, by allowing a change in the petitioner and to operate a motor vehicle service station (gas station), at the property known as 295 Allen Street (00280-1295) (Book#18604/Page#70), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.3(1) and 12.3(3).

Mailing Address:

197 Florida Street
 Springfield, MA 01109

Owner:

295 Allen Street, Inc.

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

BY: 

Yasir Osman

Mailing Address:

295 Allen Street
 Springfield, MA 01108

Petitioner:

Nazario J & G Auto Repair, LLC

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

BY: _____

Jose Nazario

Attachment: Allen_St_295_Tax_Formal_Revised (8413 : 295 Allen Street)

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

to amend an existing special permit (motor vehicles repair/sales), granted July 2014, by allowing a change in the petitioner and to operate a motor vehicle service station (gas station), at the property known as 295 Allen Street (00280-1295) (Book#18604/Page#70), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.3(1) and 12.3(3).

Mailing Address:

197 Florida Street
 Springfield, MA 01109

Owner:

295 Allen Street, Inc.

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

BY: _____
Yasir Osman

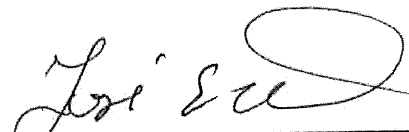
Mailing Address:

295 Allen Street
 Springfield, MA 01108

Petitioner:

Nazario J & G Auto Repair, LLC

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

BY:  _____
Jose Nazario

Attachment: Allen_St_295_Tax_Formal_Revised (8413 : 295 Allen Street)

Sandra Powell
Collector/Treasurer (acting)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

December 17, 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: 295 Allen Street – (00280-1295)

Petitioner: Nazario J & G Auto Repair, LLC
295 Allen Street
Springfield, MA 01108

Property Owner: 295 Allen Street, Inc.
197 Florida Street
Springfield, MA 01109

A handwritten signature in cursive script, reading "Sandra Powell", is written over a horizontal line.

Sandra Powell: Treasurer/Collector (acting)

Attachment: Allen_St_295_Tax_Formal_Revised (8413 : 295 Allen Street)

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

**295 ALLEN STREET (00280-1295)
AMEND AN EXISTING SPECIAL PERMIT (MOTOR VEHICLE REPAIRS/SALES
GAS STATION)**

General Information

Petitioner:	Nazario J & G Auto Repair, LLC.
Request:	To amend an existing special permit (repairs/sales), granted July 2014, by allowing a change to the petitioner and to allow the operation of a motor vehicle services station (gas station).
Proposed use of the property:	Motor vehicle repairs/sales/gas station.
Parcel Size:	16,851 s.f.
Compatibility with current planning documents:	The Forest Park Neighborhood Plan does not show any changes to this area.
Neighborhood council notification:	Forest Park Civic Association: 2-2-25
Tax Status:	SEE ATTACHED
Urban Renewal Status:	This parcel is not located within an urban renewal area.
Site Visit:	2-11-25
Hearing Date:	2-24-25

Staff Analysis

Neighborhood characteristics:

The parcel is currently split zoned between Business A and Industrial A. The area has a mix of both commercial and residential uses.

- To the north is vacant land zoned Industrial A.
- To the south is a motor vehicle service station zoned Business A.
- To the east is a single-family home zoned Business A.
- To the west is a mixed use building zoned Business A.

Site plan review:

The petitioner has requested to amend an existing special permit (motor vehicle repairs/sales), granted July 2014, by allowing a change to the petitioner and to allow the operation of a motor vehicle service station (gas station), at the property known as 295 Allen Street.

After reviewing the application and visiting the site, the staff does not object to the proposed request, however, the staff does have the following comments.

First, when this special permit was originally issued in 2010, to allow for a motor vehicle service station, a condition was placed on that special permit prohibiting used car sales. At the time, the main concern for limiting used car sales was the lack of available parking. When the special permit was amended in 2014, to allow for the sale of used cars, the petitioner indicated, at that time, that no used cars would be displayed at this location. The



special permit was needed to allow them to purchase vehicles for their existing taxi company, which was in a different location. When the special permit was approved, a condition was placed on that approval indicating that no vehicles were to be displayed at this location.

In speaking with representatives for the new petitioner, it was noted that they will now be looking to display two (2) vehicles, for sale, at this location. Due to the differing uses at this location, including the re-opening the gas station, the staff would strongly recommend that, if approved, a condition be placed on the special permit limiting the display of vehicles to no more than two (2). This will allow a limited display area while also still leaving room for customer and employee parking.

With regards to the proposed gas station use, while the pumps have not been used for the past few years, the pumps, canopy and tanks are still in place. As such, the staff does not believe the re-use of this location, as a gas station, will have a negative impact in the abutters or the neighborhood as a whole.

Recommendation

Approve, with conditions.

Recommended Conditions: (Motor Vehicle Repairs)

1. This special permit is granted to this petitioner only.
2. This special permit is granted for a motor vehicle repair facility to include lubrication, service of electronic systems, engine tune-ups and tire services (not to include tire recapping or retreading) at the property known as 295 Allen Street (00280-1295).
3. The use shall be developed according to the attached site plan with the addition of conditions #4 through #14.
4. There shall be no storage of automotive parts outside the building
5. There shall be no storage of unregistered or junk vehicles located on the site or in the public way.
6. There shall be no autobody work completed at this location.
7. There shall be no work completed to any vehicle outside the building.
8. Any and all dumpsters shall be completely enclosed.
9. The building and fencing shall be maintained free of all graffiti.
10. The western property line shall be re-planted with arborvitae shrubs, or approved equal, at a minimum

height of three (3) feet at the time of planting and planted three (3) feet on center.

11. All landscaped areas shall be maintained free of all weeds and debris.
12. The public sidewalk shall be maintained including snow removal.
13. All parking spaces shall be properly marked.
14. There shall be no banners, streamers, pennants, or non-accessory signs located on the property.
15. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.

Recommended Conditions: (Motor Vehicle Sales)

1. This special permit is granted to this petitioner only.
2. This special permit is granted for motor vehicle sales at the property known as 295 Allen Street (00280-1295).
3. The use shall be developed according to the attached site plan with the addition of conditions #4 through #7.
4. There shall be no more than two (2) vehicles displayed or stored for sale on the property at any one time.
5. All landscaped areas shall be maintained free of all weeds and debris.
6. The public sidewalk shall be maintained, including snow removal.
7. There shall be no banners, streamers, pennants, or non-accessory signs located on the property.
8. 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.

Recommended Conditions: (Motor Vehicle Service Station -Gas Station)

1. This special permit is granted to this petitioner only.
2. This special permit is granted for motor vehicle service station (gas station) at the property known as 295 Allen Street (00280-1295).
3. The use shall be developed according to the attached site plan with the addition of conditions #4 through #8.
4. Any and all permits required from the Springfield Fire Department shall be obtained prior to the operation of the gas station.
5. All landscaped areas shall be maintained free of all weeds and debris.
6. The public sidewalk shall be maintained including snow removal.
7. Any and all signs shall be properly permitted.
8. There shall be no banners, streamers, pennants, or non-accessory signs located on the property.
9. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.

Sandra Powell
Collector/Treasurer (acting)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

December 17, 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: 295 Allen Street – (00280-1295)

Petitioner: Nazario J & G Auto Repair, LLC
295 Allen Street
Springfield, MA 01108

Property Owner: 295 Allen Street, Inc.
197 Florida Street
Springfield, MA 01109

A handwritten signature in black ink, reading "Sandra Powell", is written over a horizontal line.

Sandra Powell: Treasurer/Collector (acting)

Attachment: Allen St 295 2025 (8413 : 295 Allen Street)

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

2014-1419

TO: DATE: July 22, 2014

DEPARTMENT: FROM: Wayman Lee, Esq.

COPIES TO: DEPARTMENT: City Clerk

SUBJECT: 295 Allen Street

This is to inform you that at a meeting of the City Council held on Monday, June 23, 2014 it was voted by the City Council according to law to grant a special permit to Owner: 295 Allen Street, Inc. By: Yasir Osman and Petitioner: YMM Services Inc, By: Yasir Osman to amend an existing special permit (motor vehicle repair and maintenance) by deleting condition #7 (used car sales) and requesting an additional special permit for used car sales at the property known as 295 Allen Street (00280-1295) as allowed by M.G.L and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.1 with the following conditions:

(Amendment of Existing Special Permit)

1. This special permit is granted to this petitioner only.
2. This special permit is granted for a motor vehicle repair facility to include lubrication, service of electronic systems, engine tune-ups and tire services (not to include tire recapping or retreading) at the property known as 295 Allen Street (00280-1295).
3. The use shall be developed according to the attached site plan with the addition of conditions #4 through #15.
4. There shall be no storage of automotive parts outside the building
5. There shall be no storage of unregistered or junk vehicles located on the site or in the public way.
6. There shall be no autobody work completed at this location.
7. There shall be no work completed to any vehicle outside the building.
8. Any and all dumpsters shall be completely enclosed.
9. The building and fencing shall be maintained free of all graffiti.
10. The western property line shall be re-planted with arborvitae shrubs, or approved equal, at a minimum height of three (3) feet at the time of planting and planted three (3) feet on center.
11. The public tree belt shall be re-established and maintained by the petitioner.
12. The petitioner shall contact the City Forester to determine the feasibility of installing a street tree along the frontage of Allen Street.
13. All landscaped areas shall be maintained free of all weeds and debris.
14. The public sidewalk shall be maintained including snow removal.
15. There shall be no banners, streamers, pennants, or non-accessory signs located on the property.
16. 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 a fine of up to \$50 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 for motor vehicle sales at the property known as 295 Allen Street (00280-1295).
3. The use shall be developed according to the attached site plan with the addition of conditions #4 through #8.
4. All conditions associated with the original special permit, granted May 2010 and amended June 2014, shall remain in effect.
5. There shall be no display of vehicles for sale at this location.
6. All landscaped areas shall be maintained free of all weeds and debris.
7. The public sidewalk shall be maintained including snow removal.
8. There shall be no banners, streamers, pennants, or non-accessory signs located on the property.

Attachment: Allen St 295 2025 (8413 : 295 Allen Street)

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

2010-1017

TO:

DATE: May 28, 2010

DEPARTMENT:

FROM: Wayman Lee, Esq.

COPIES TO:

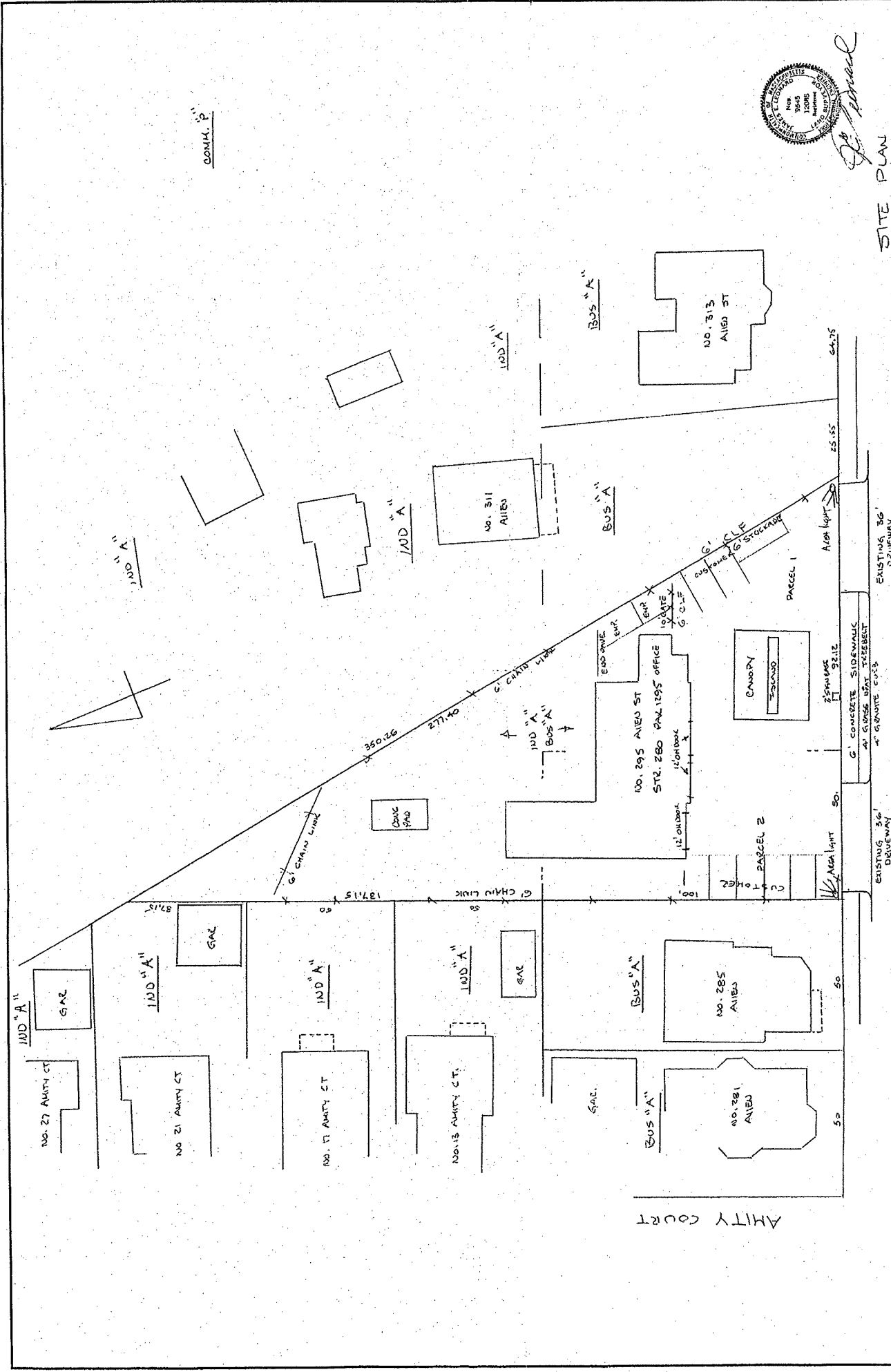
DEPARTMENT: City Clerk

SUBJECT: 295 Allen Street

This is to inform you that at a meeting of the City Council held on Monday, April 26, 2010 it was voted by the City Council according to law to grant a special permit to Owner: **295 Allen Street** Realty Trust By: Asilla Eubanks, Trustee and Petitioner: YMM Services, Inc. By: Yasir Osman to operate a motor vehicle service station (services to include lubrication, installation and service of electronic systems, engine tune-ups and tire services, not to include tire recapping or retreading) at the property known as **295 Allen Street** (00280-1295) as allowed by Massachusetts General Laws and the Springfield Zoning Ordinance, Article X-D, Section 1001-D.10a with the following conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely to operate a motor vehicle service station (services to include lubrication, installation and service of electronic systems, engine tune-ups and tire services, not to include recapping or retreading at the property known as 295 Allen Street (00280-1295).
3. The use shall be developed according to the attached site plan and elevations, with the addition of conditions #4 through #16.
4. There shall be no storage of automotive parts outside the building.
5. There shall be no storage of unregistered or junk vehicles located on the site or in the public way.
6. There shall be no auto body work completed at this location.
7. There shall be no used car sales at this location.
8. There shall be no work completed to any vehicle outside the building.
9. Any and all dumpsters shall be completely enclosed.
10. The building and fencing shall be maintained free of all graffiti.
11. The western property line shall be re-planted with arborvitae shrubs, or approved equal, at a minimum height of three (3) feet at the time of planting and planted three (3) feet on center.
12. The public tree belt shall be re-established and maintained by the petitioner.
13. The petitioner shall contact the City Forester to determine the feasibility of installing a street tree along the frontage of Allen Street.
14. All landscaped areas shall be maintained free of all weeds and debris.
15. The public sidewalk shall be maintained including snow removal.
16. There shall be no banners, streamers, pennants, or non-accessory signs located on the property.
17. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by fine of up to \$50 per day for each day a violation exists.

Attachment: Allen St 295 2025 (8413 : 295 Allen Street)



David J. Smith

SITE PLAN

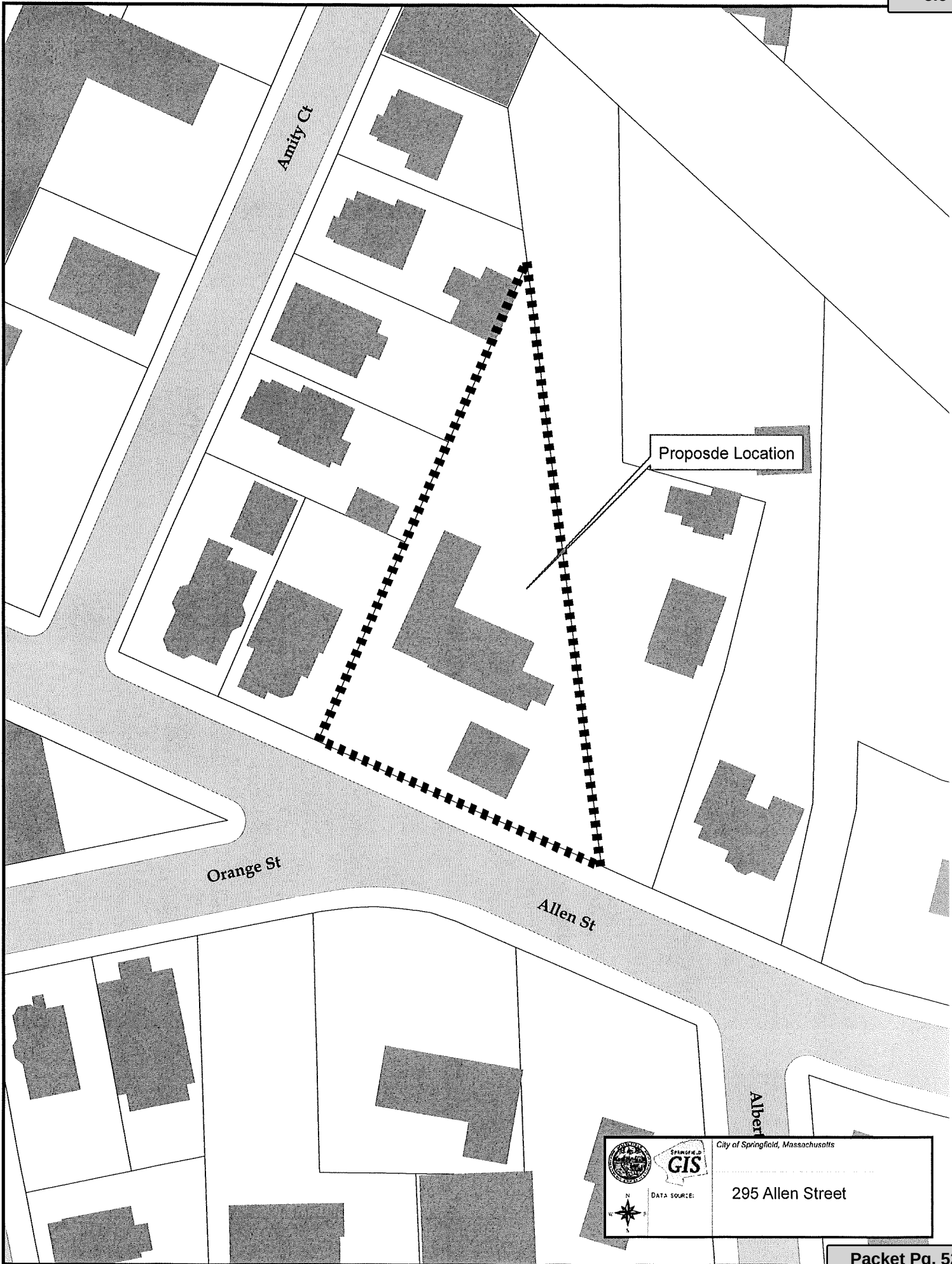
EXISTING CONDITIONS
295 ALLEN STREET
SPRINGFIELD MA.

SCALE 1"=20'
DATE 12/01/2009
APPROVED BY

DRAWN BY

STREET 280 PARCEL 1295

DRAWING NUMBER



Attachment: Allen St 295 2025 (8413 : 295 Allen Street)



City of Springfield, Massachusetts



DATA SOURCE:

295 Allen Street