



CITY COUNCIL

City Clerk's Office 5/14/2025 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 May 19, 2025** at 07:00 PM.

City Clerk

Hearings

7:00 PM Meeting called to order on May 19, 2025 at City Hall -- Room 200, 36 Court Street, Springfield, MA.

Moment of Silence - Pledge of Allegiance

Petitions

- (1.) Honorary Street Sign Bishop Leonard Naylor
- (2.) Cherokee Dr. – Stop Sign

Special Permits

- (3.) For a Special Permit for Motor Vehicle Repair/Maintenance (Installation of Electronic Equipment) at the Property Known as 879 Boston Road (01655-0597) (Book#25405/Page#10), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.3(3).
 - Request: See Above
 - Owner: Noorzad Realty, LLC.
 - By: Muhammad Noorzad
 - Petitioner: Jesus Miguel Rodriguez
 - By: Jesus Miguel Rodriguez
- (4.) For a Special Permit to Re-Establish a Pre-Existing, Non-Conforming Use (Used Car Sales), at the Property Known as SS (A.K.A. 95) Boston Road (01655-0749) (Book#25202/Page#537), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 10, Section 10.1.42.
 - Request: See Above
 - Owner: Mark & Cindy Axenroth, CO-Trustess
 - By: Andy Stefoglo
 - Petitioner: Boston Road Auto Sales
 - By: Ana M. Pabellon



City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 8646)

Meeting: 05/19/25 07:00 PM
Department: Department of Public Works
Category: General
Prepared By: Hector Velez
Initiator: Hector Velez
Sponsors:
DOC ID: 8646

Honorary Street Sign Bishop Leonard Naylor

SPRINGFIELD TRAFFIC COMMISSION MEETING AGENDA

Monday, May 12, 2025,

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.

<https://us02web.zoom.us/j/89318924859?pwd=8TCZb2LfQXHv2zXooQbd09d7waqvbw.1>

Meeting ID: 893 1892 4859

Passcode: 993557

ACCEPT MINUTES OF THE MEETING OF APRIL 2025

New items:

25-11 Prospect Street- Honorary Street Sign Bishop Leonard Naylor.

Other businesses 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) 784-4891

Petition (ID # 8646)

Meeting of May 19, 2025

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



City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 8647)

Meeting: 05/19/25 07:00 PM
Department: Department of Public Works
Category: General
Prepared By: Hector Velez
Initiator: Hector Velez
Sponsors:
DOC ID: 8647

Cherokee Dr. – Stop Sign

25-13

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

In City Council, May 19, 2025

"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."

CHEROKEE DR. STOP SIGN at the intersection with Stapleton Rd. facing westbound vehicles on Cherokee Dr.

25-13

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

In City Council, May 19, 2025

"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."

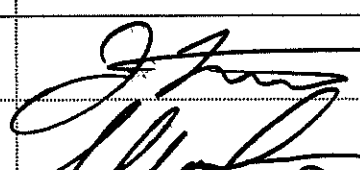
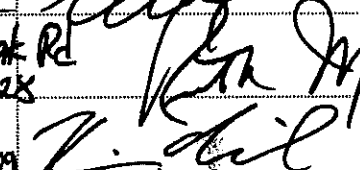
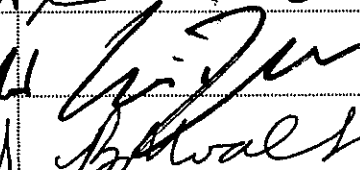
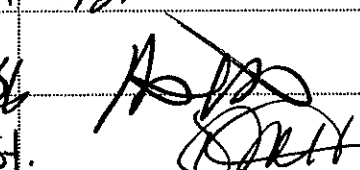
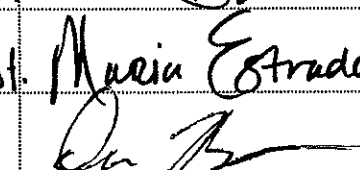
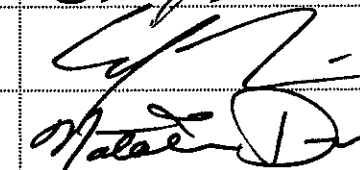
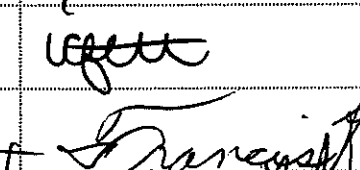
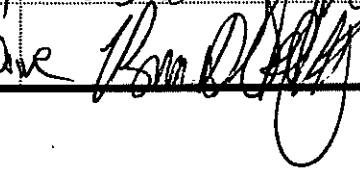
CHEROKEE DR. STOP SIGN at the intersection with Stapleton Rd. facing westbound vehicles on Cherokee Dr.

Attachment: 25-13 Cherokee Dr. Stop Sign (8647 : Cherokee Dr. – Stop Sign)

RESIDENTS SEEKING STOP SIGN

Purpose:

This petition seeks to garner support among local neighbors and Springfield residents to ask for a stop sign at the intersection of Cherokee and Walsh Street. Cars regularly fly down that road and all throughout Stapleton, recently resulting in the destruction of a new city sign at Garvey Promontory after a car failed to stop and crashed into the sign. For the public safety of our neighborhood, we respectfully request a stop sign at Cherokee and Walsh Street in Ward 5 in Springfield, Massachusetts!

#	Name	Address	Signature
1	John F. LaTorne III	122 Forest Hills Rd.	
2	Alan T. Mosehase	48 Undine Cir	
3	Ruth Moorhouse	58 White Oak Rd Spfld 01128	
4	Kevin Miranda	104 Navajo Road Springfield, MA 01109	
5	Eric Del Nye	104 Navajo Rd	
6	Ben Morales	104 Navajo Rd	
7	Justin Hurst	1746 Parker St	
8	Denise Hunt	1746 Parker St.	
9	Maria Estrada	1740 Parker St.	
10	Dan Bisson	118 Undine Cir	
11	Cody Filice	52 Undine Cir	
12	Natalie Dunn	52 Undine Cir	
13	Cassandra L. Felt	41 Endicott St.	
14	Francis Ryan	720 Allen St	
15	Brian Doherty	59 Crestview	

RESIDENTS SEEKING STOP SIGN

Purpose:

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#	Name	Address	Signature
1	Timothy C. Allen	141 Newton Rd.	Timothy C. Allen
2	Carol Burdick	21 Pineywood Dr. Springfield, MA	Carol Burdick
3	Alexander Russo	134 Undine Cir.	Alexander Russo
4	Pat Carney	1291 Plunkett Rd.	Pat Carney
5	Steve Hopper	160 Ellendale	Steve Hopper
6	Denise Caputo	140 Clement St.	Denise Caputo
7	Brian D Skell	59 Crystal Brook Drive	Brian D Skell
8	David O'Leary	151 Forest Park Ave	David O'Leary
9	Michael A. Fator	63 Atlanta Ter	Michael A. Fator
10	Edward Nunez	49 Ashdale Dr.	Edward Nunez
11	Jose Delgado	37 Candice Cir.	Jose Delgado
12	Karl Mironch	104 Nirajo Lead	Karl Mironch
13	Jerry Hooten	266 Stapleton Rd	Jerry Hooten
14			
15			



City Council

SCHEDULED

Meeting: 05/19/25 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 8570

3

Special Permit

**For a Special Permit for Motor Vehicle Repair/Maintenance
(Installation of Electronic Equipment) at the Property Known
as 879 Boston Road (01655-0597) (Book#25405/Page#10), as
Allowed by M.G.L. and the Springfield Zoning Ordinance,
Article 4, Table 4-4, Section 12.3(3).**

Request:	See Above
Owner:	Noorzad Realty, LLC.
By:	Muhammad Noorzad
Petitioner:	Jesus Miguel Rodriguez
By:	Jesus Miguel Rodriguez

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

for a special permit for motor vehicle repair/maintenance (installation of electronic equipment) at the property known as 879 Boston Road (01655-0597) (Book#25405/Page#10), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.3(3).

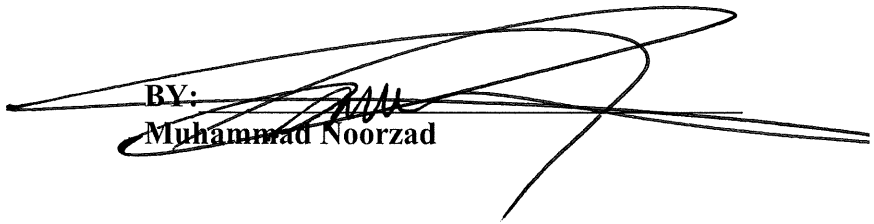
Mailing Address:

879 Boston Road
 Springfield, MA 01119

Owner:

Noorzad Realty, LLC.

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

BY: 

Muhammad Noorzad

Mailing Address:

68 Western Circle
 Springfield, MA 01109

Petitioner:

Jesus Miguel Rodriguez

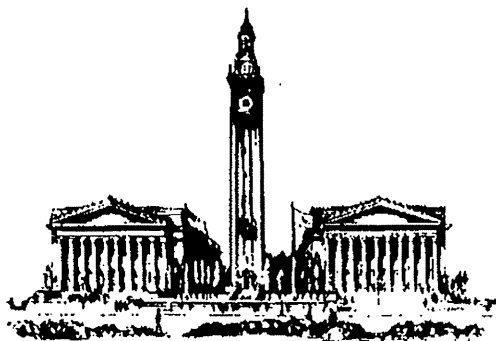
I hereby certify that I am the petitioner or acting on behalf of the petitioner.

BY: Jesus M Rodriguez

Jesus Miguel Rodriguez

Attachment: Boston_Rd_879_Tax_Formal (8570 : 879 Boston Road)

Sandra Powell
Collector/Treasurer (acting)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

March 10, 2025

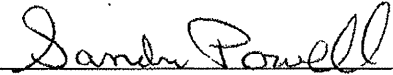
Special Permit Tax Certification

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: 879 Boston Road– (01655-0597)

Petitioner: NOORZAD REALTY LLC
1576 STATE ST
Springfield, MA 01109

Property Owner: Jesus Miguel Rodriguez
68 70 WESTFORD CI
Springfield, MA 01109


Sandra Powell: Treasurer/Collector (acting)

Attachment: Boston_Rd_879_Tax_Formal (8570 : 879 Boston Road)

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

**879 BOSTON ROAD (01655-0597)
MOTOR VEHICLE REPAIRS (INSTALLATION OF ELECTRONIC EQUIPMENT)**

General Information

Petitioner:	Jesus Miguel Rodriguez
Request:	Motor vehicle repairs/maintenance.
Proposed use of the property:	Installation of electronic equipment.
Property Size:	16,024 s.f.
Compatibility with current planning documents:	The Boston Road Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Pine Point Neighborhood Council: 5-5-25
Tax Status:	SEE ATTACHED
Site Visit:	4-30-25
Hearing Date:	5-19-25

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Businesses A and is located along the Boston Road commercial corridor. The area that has a mix of commercial and residential uses. The surrounding land uses include:

- To the north is a used car lot zoned Business B.
- To the south is a single-family house zoned Residence A.
- To the east is a church zoned Business A.
- To the west is an auto repair facility zoned Business B.

Site plan review:

The petitioner has requested a special permit for motor vehicle repairs, specifically the installation of electronic equipment at the property known as 879 Boston Road. This new use will be known as MJ Illumination. This site had been used for motorcycle sales and is the current location of Mr. Tint.

After review of the plans and visiting the site, the staff does not object to the proposed use. As noted, this site has been used for an automotive related use in the past. As such, the staff does not believe the proposed use will have a negative impact on the abutters or the neighborhood as a whole.

After visiting the site, it was noted that the property is currently being maintained in good condition.

The one concern that the staff has is that, due to the direct residential abutters, if the special permit is approved, the staff would strongly recommend that a condition be placed on the special permit stating that no work shall be completed to vehicles outside the building. This should include any and all testing of the electronic equipment, including radios and alarms.



Recommendation

Approve, with conditions.

Recommended Conditions

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for motor vehicle repairs/maintenance (installation of electronic equipment), at the property known as 879 Boston Road (01655-0597).
3. The use shall be developed in accordance with the attached site plan, with the additions of conditions #4 through #8.
4. There shall be no work completed to vehicles, including the testing of any electronic equipment, outside the building.
5. The site shall be maintained free of all weeds, trash and debris.
6. The building shall be maintained graffiti free.
7. The public sidewalk along Boston Road shall be maintained, including snow removal.
8. There shall be no banners, streamer or other promotional materials located on the exterior of the building.
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



March 10, 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:

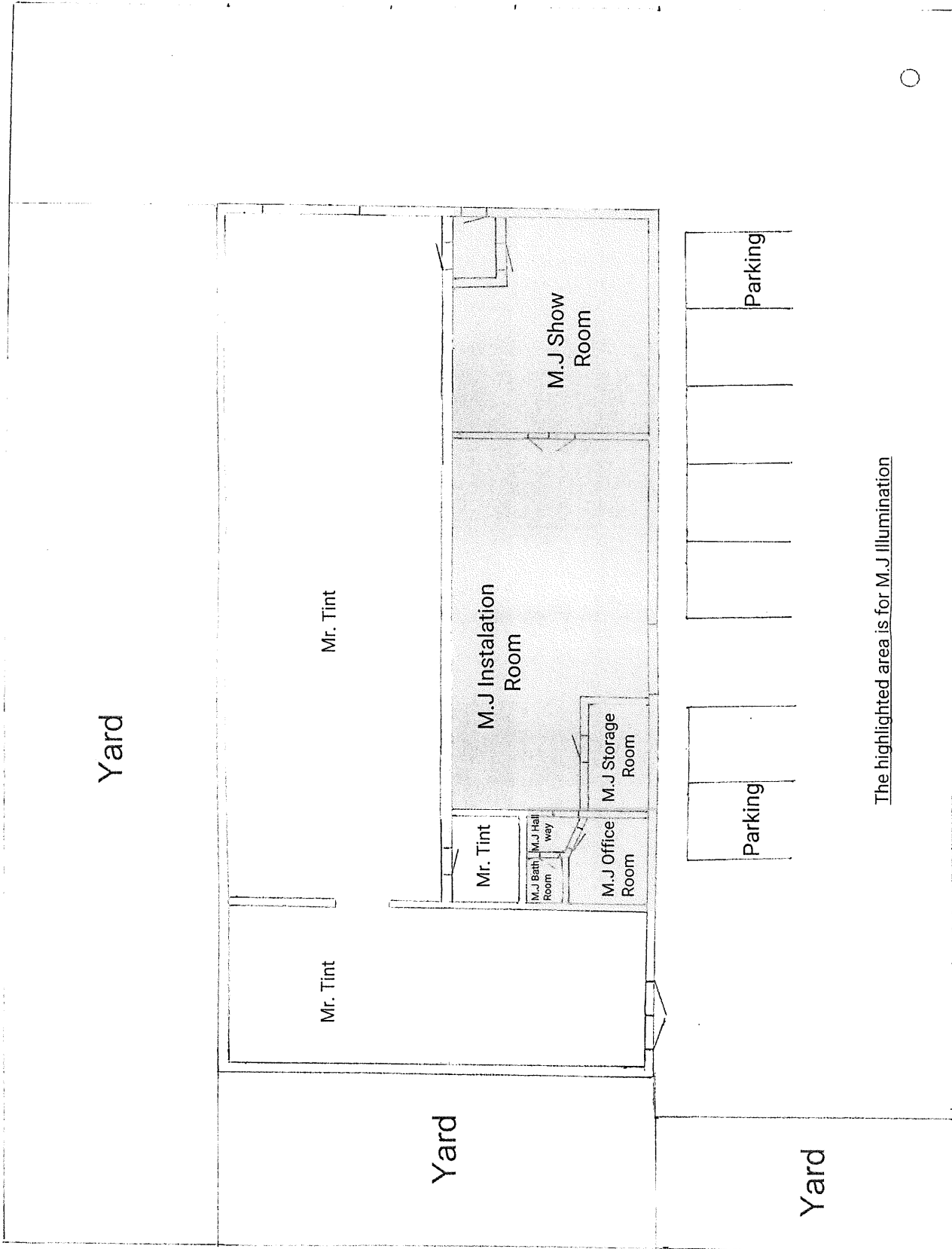
Special Permit: 879 Boston Road– (01655-0597)

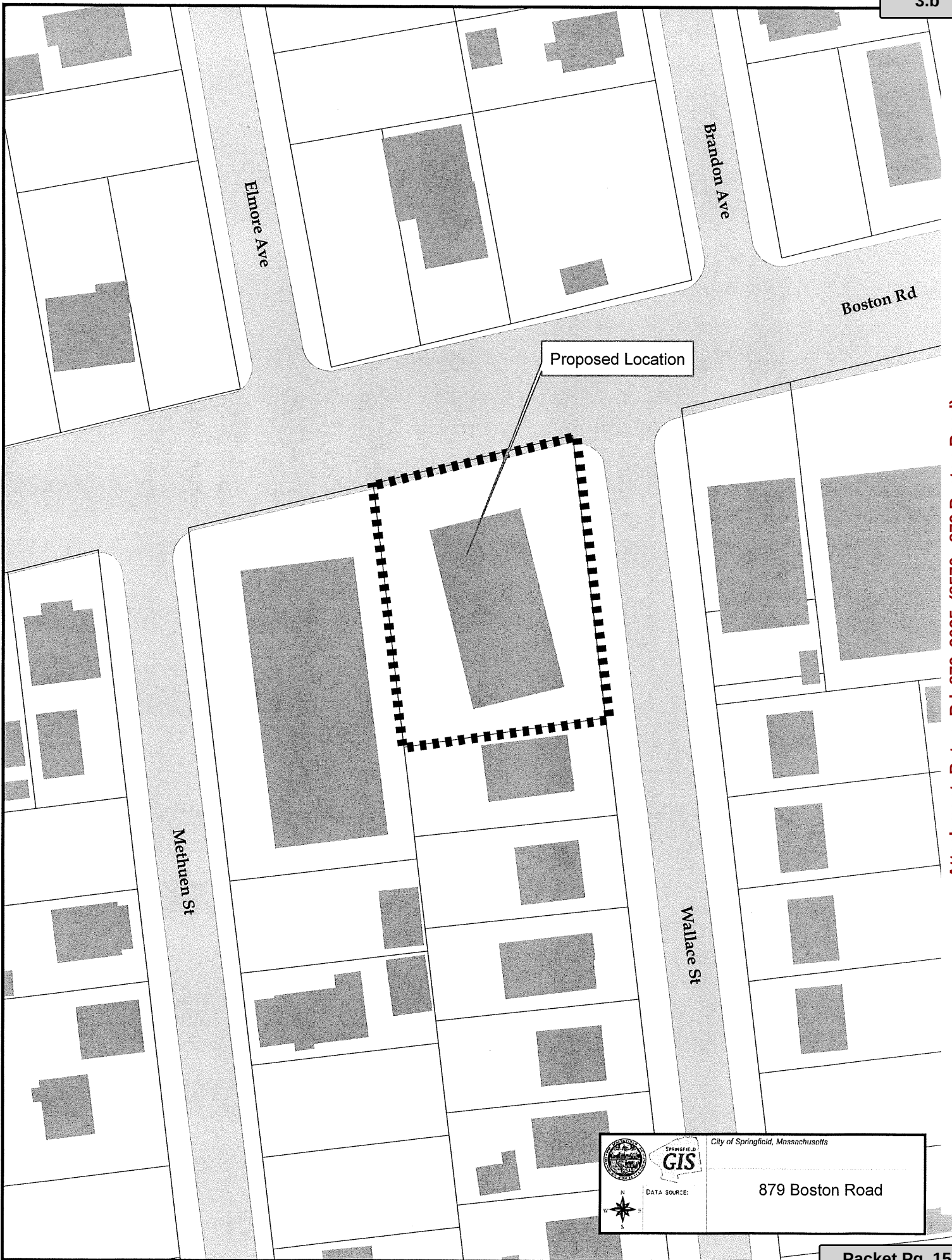
Petitioner: NOORZAD REALTY LLC
1576 STATE ST
Springfield, MA 01109

Property Owner: Jesus Miguel Rodriguez
68 70 WESTFORD CI
Springfield, MA 01109


Sandra Powell: Treasurer/Collector (acting)

Attachment: Boton Rd 879 2025 (8570 : 879 Boston Road)





Proposed Location

Attachment: Boton Rd 879_2025 (8570 : 879 Boston Road)



City of Springfield, Massachusetts



DATA SOURCE:

879 Boston Road



City Council

SCHEDULED

Meeting: 05/19/25 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 8580

4

Special Permit

For a Special Permit to Re-Establish a Pre-Existing, Non-Conforming Use (Used Car Sales), at the Property Known as SS (A.K.A. 95) Boston Road (01655-0749) (Book#25202/Page#537), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 10, Section 10.1.42.

Request:	See Above
Owner:	Mark & Cindy Axenroth, CO-Trustess
By:	Andy Stefoglo
Petitioner:	Boston Road Auto Sales
By:	Ana M. Pabellon

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

for a special permit to re-establish a pre-existing, non-conforming use (used car sales), at the property known as SS (a.k.a. 95) Boston Road (01655-0749) (Book#25202/Page#537), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 10, Section 10.1.42.

Mailing Address:

95 Boston Road
 Springfield, MA 01109

Owner:

Mark & Cindy Axenroth, Co-Trustees

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

By: 

Andy Stefoglo

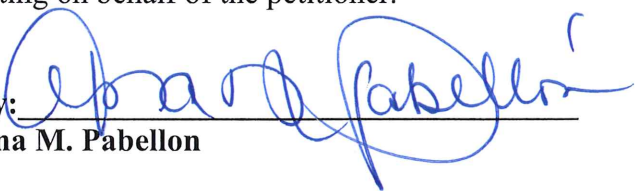
Mailing Address:

71 Milford Street
 Springfield, MA 01107

Owner & Petitioner:

Boston Road Auto Sales, LLC.

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

By: 

Ana M. Pabellon

Attachment: Boston_Rd_SS_95_Tax_Formal (8580 : SS_Boston Road (A.K.A. 95))

Sandra Powell
Collector/Treasurer (acting)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS



April 04, 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: SS Boston Road– (01655-0749)

Petitioner: Boston Road Auto Sales, LLC
71 Milford Street
Springfield, MA 01107

Property Owner: AXENROTH MARK & CINDY CO-TRUSTEES
95 BOSTON RD
SPRINGFIELD MA 01109

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

Sandra Powell: Treasurer/Collector (acting)

Attachment: Boston_Rd_SS_95_Tax_Formal (8580 : SS_Boston Road (A.K.A. 95))

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

**SS (A.K.A.95) BOSTON ROAD (01655-0749)
RE-ESTABLISH A PRE-EXISTING, NON-CONFORMING USE (USE CAR SALES)**

General Information

Petitioner:	Boston Road Auto Sales, LLC.
Request:	To re-establish/re-open a pre-existing, non-conforming use (used car sales).
Proposed use of the property:	Motor vehicle sales.
Parcel Size:	7,392 s.f.
Compatibility with current planning documents:	The Pine Point Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Pine Point Neighborhood Council: 5-5-25
Tax Status:	SEE ATTACHED
Site Visit:	5-7-25
Hearing Date:	5-19-25

Staff Analysis

Neighborhood characteristics:

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

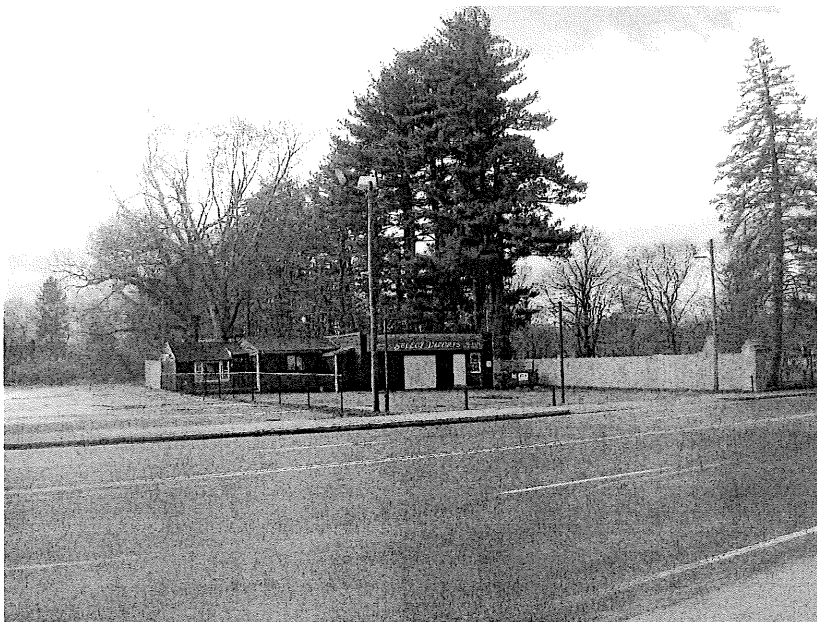
- To the north is a restaurant zoned Business A.
- To the south is a single-family home zoned Residence A.
- To the east is a commercial parking lot zoned Business A.
- To the west is a cemetery zoned Residence B and Business A.

Site plan review:

The petitioner has requested to re-establish a pre-existing, non-conforming use (used car sales), at the property known as SS (a.k.a. 95) Boston Road. This site has been used as a used car dealership for a number of years. Due to the fact that this site has not been actively used for over two (2) years, a special permit is required to re-establish and re-open this non-conforming use. The use is considered to be a non-conforming use as used car sales are only allowed as an accessory use in Business A.

As noted above, this site has been used as a used car dealership for several years. In reviewing the aerial photos for this site, they show the site has been used for used car sales dating back to 1995. Again, as noted

above, due to the fact that the site has not been used for over two (2) years, a special permit it required to re-open this location. After reviewing the plans and visiting the site, the staff does not object to the proposed request. It was noted during the site visit that a number of renovations have been completed to the site, including building renovations and new fencing.



In reviewing the site plan submitted with the application, the plan indicates a total of eighteen (18) parking spaces. Due to the fact that there is no on-street parking along this section of Boston Road, the staff would recommend that the number of vehicles allowed to be displayed or stored for sale on the site be limited to no more than fifteen (15). This would then leave three (3) spaces for employee and customer parking.

Overall, the staff does not believe the continued use of this property as a used car dealership 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 solely to re-establish/re-open a pre-existing, non-conforming (used car sales), at the property known as SS (a.k.a. 95) Boston Road (01655-0749).
3. The use shall be developed according to the attached site plan, with the addition of conditions #4 through #9.
4. There shall be no more than fifteen (15) vehicles, stored or displayed for sale at any one time.
5. There shall be no storage of junk vehicles.
6. The property shall be maintained free of all litter, trash and debris.
7. Any and all signage shall be property permitted.
8. There shall be no temporary flags or banners located on the site or on the vehicles.
9. The public sidewalk along Boston Road shall be maintained, including snow removal.
10. 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

April 04, 2025

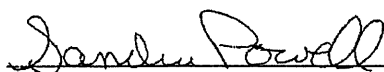
Special Permit Tax Certification

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Special Permit: SS Boston Road– (01655-0749)

Petitioner: Boston Road Auto Sales, LLC
71 Milford Street
Springfield, MA 01107

Property Owner: AXENROTH MARK & CINDY CO-TRUSTEES
95 BOSTON RD
SPRINGFIELD MA 01109


Sandra Powell: Treasurer/Collector (acting)

Attachment: Boston_Rd_SS_95_2025 (8580 : SS Boston Road (A.K.A. 95))

Boston Road

Side Walk

105

Parking Lot

Chen Lin Road

111-40



Office

Customer Waiting

Customer Waiting

Garage

Auto Repair Shop

Trash Bin

Garage Door

Auto Repair Shop

72-25

85-40

1

2

3

4

5

6

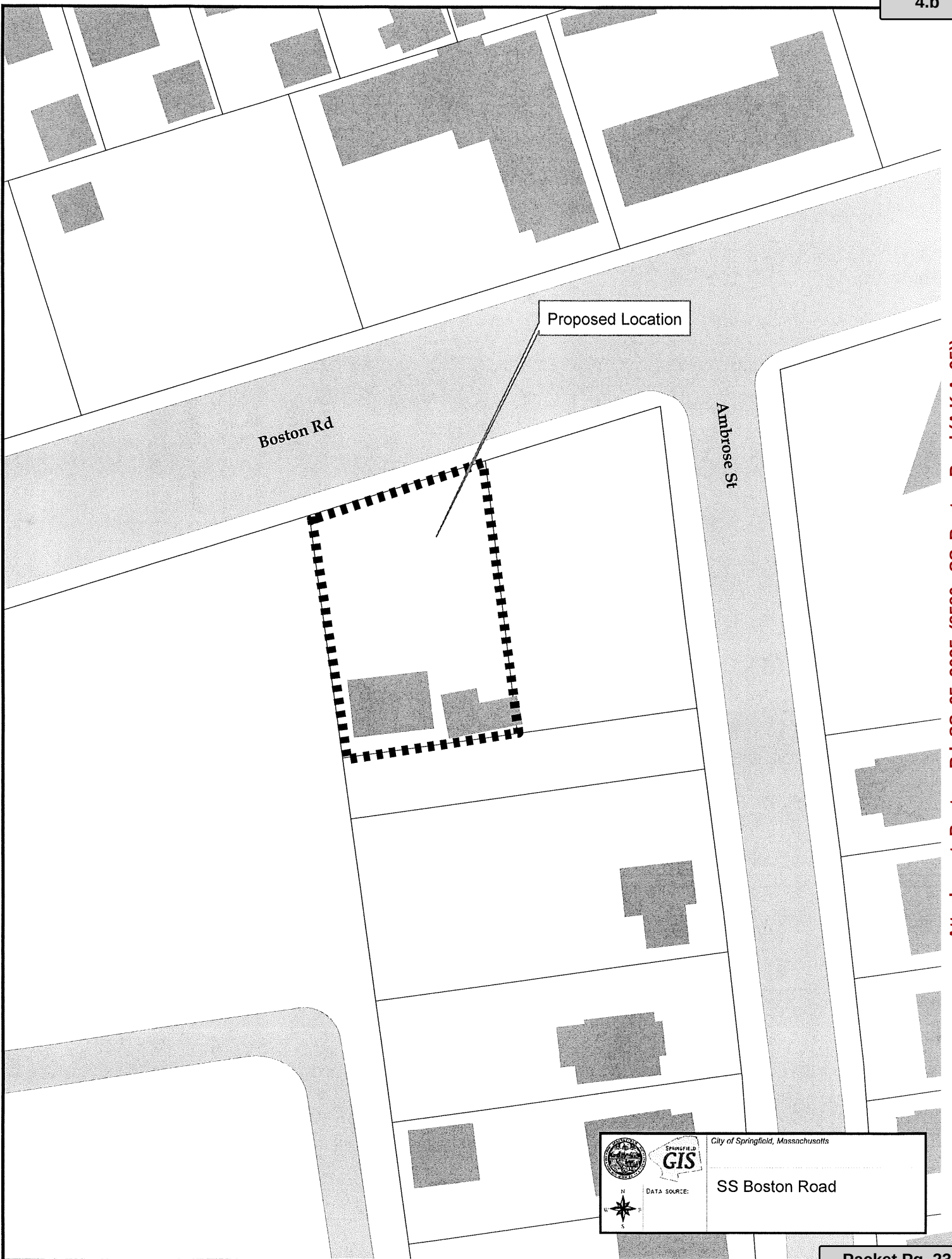
7

Entrance

8

9

10



Proposed Location

Boston Rd

Ambrose St

Attachment: Boston Rd SS 95 2025 (8580 : SS Boston Road (A.K.A. 95))



SPRINGFIELD
GIS

City of Springfield, Massachusetts

SS Boston Road

DATA SOURCE: