



CITY COUNCIL

City Clerk's Office 8/13/2025 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 August 18, 2025** at 07:00 PM.

City Clerk

Hearings

7:00 PM Meeting called to order on August 18, 2025 at City Hall -- Room 200, 36 Court Street, Springfield, MA.

Moment of Silence - Pledge of Allegiance

Orders

- (1.) Election Warrant - City Preliminary ()

Petitions

- (2.) Honorary Sign -Robert "CEE" Jackson Way.
- (3.) Rochelle Street - Remove NoParking
- (4.) Stop Sign - Magazine Street
- (5.) Honorary Sign- Ricky Wallace

Special Permits

- (6.) 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
- (7.) To Amend an Existing Special Permit (Used Car Sales), Granted June 2008, by Amending Condition #4 (Number of Vehicles), at the Property Known as 67 Wilbraham Road (12282-1003) (Book#16096/Page#86), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1.

Request:	See Above
Owner:	Alban Orlando, Sr.
By:	Alban Orlando, Sr.
Petitioner:	Alban Orlando, Sr.

By: Alban Orlando, Sr.

- (8.) For a Special Permit to Operate an Indoor Place of Amusement (Pinball Club), at the Property Known as 34 Front Street, Suite 249 (A.K.A. Rear Front Street) (05430-0019) (Book#23307/Page#159), Authorized by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 17.2(1).

Request: See Above

Owner: Honore, LLC.

By: Betsy Medina

Petitioner: Evero, Inc. - d/b/a Upper Playfield

By: Amy McDonough

- (9.) To Amend an Existing Special Permit (Recycling Center/Junk Yard), Granted February 2007, by Allowing a Change in the Petitioner, at the Properties Known as 64 Rear Napier Street (08925-0018) (Book#17501/Page#453) and NS Napier Street (08925-0014) (Book#17501/Page#0448), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.6 and 15.4.

Request: See Above

Owner: Acme Realty Enterprises, LLC

By: Gorge R. Sachs

Petitioner: Iron Bar I, LLC and Acme Realty
Enterprises, LLC

By: Jake Albert/George R. Sachs



City Council

SCHEDULED

Meeting: 08/18/25 07:00 PM
Initiator: Chelsea D Parmentier
Sponsors:
DOC ID: 8833

1

Election Warrant - City Preliminary ()

COMMONWEALTH OF MASSACHUSETTS

**WILLIAM FRANCIS GALVIN
SECRETARY OF THE COMMONWEALTH**

WARRANT FOR THE CITY PRELIMINARY

SS.

To the Constables of the City of Springfield, Massachusetts

GREETINGS:

In the name of the Commonwealth, you are hereby required to notify and warn the inhabitants of said city who are qualified to vote in the City Preliminary to vote at

**Wards 4, 6, 7 Precinct A-H1
(see attached list of polling locations)**

on **TUESDAY, THE SECOND TUESDAY OF SEPTEMBER 2025**, from 7:00 A.M. to 8:00 P.M. for the following purpose:

To cast their votes in the City Preliminary for the candidates for the following offices:

**CITY COUNCIL WARD 4.....FOR
SPRINGFIELD
CITY COUNCIL WARD 6FOR
SPRINGFIELD
SCHOOL COMMITTEE DISTRICT 3 (WARDS 6 & 7).....FOR
SPRINGFIELD**

**EARLY VOTING to be held AUGUST 29, 2025 - SEPTEMBER 5, 2025
(SCHEDULE ATTACHED)**

COMMONWEALTH OF MASSACHUSETTS

**WILLIAM FRANCIS GALVIN
SECRETARY OF THE COMMONWEALTH**

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To cast their votes in the City Preliminary for the candidates for the following offices:

**CITY COUNCIL WARD 4.....FOR SPRINGFIELD
CITY COUNCIL WARD 6FOR SPRINGFIELD
SCHOOL COMMITTEE DISTRICT 3 (WARDS 6 & 7).....FOR SPRINGFIELD**

**EARLY VOTING to be held AUGUST 29, 2025 – SEPTEMBER 5, 2025
(SCHEDULE ATTACHED)**

Hereof fail not and make return of this warrant with your doings thereon at the time and place of said voting.

Given under our hands this 18th day of August, 2025.

City Council of Springfield, Massachusetts

Warrant must be posted by September 2, 2025, (at least *seven days prior* to the **September 9, 2025 City Preliminary**)

EARLY VOTING CITY OF SPRINGFIELD

SEPTEMBER
CITY
PRELIMINARY

VOTING SCHEDULE

AUGUST 29
8:30 AM -
5:00 PM
CITY HALL
36 Court Street

AUGUST 30
8:30A - 4:30P
GREENLEAF COMMUNITY CENTER
1187 ½ Parker Street

AUGUST 30
8:30A - 4:00P
CITY HALL
36 Court Street

AUGUST 31
8:30 AM -
4:00 PM
CITY HALL
36 Court Street

SEPT. 2
9:00A - 4:00P
RAY JORDAN SENIOR CENTER
1476 Roosevelt Ave

SEPT. 2
8:30A - 4:00P
CITY HALL
36 Court Street

SEPT. 3
8:30 AM -
4:00 PM
CITY HALL
36 Court Street

SEPT. 4
8:30 AM -
6:00 PM
CITY HALL
36 Court Street

SEPT. 5
8:30 AM -
4:00 PM
CITY HALL
36 Court Street

SPRINGFIELD BOARD OF ELECTIONS

36 Court St, Springfield, MA 01103

Phone - (413) 787-6190

Website - <https://www.springfield-ma.gov/elections/>



Packet Pg. 5

CITY OF SPRINGFIELD

2025 Polling Locations

WARD 1

- A. RIVERVIEW ADMINISTRATION BLDG 82 DIVISION STREET
- B. RIVERVIEW ADMINISTRATION BLDG 82 DIVISION STREET
- C. NORTH END YOUTH CENTER 1772 DWIGHT STREET
- C1. NORTH END YOUTH CENTER 1772 DWIGHT STREET
- D. BAYSTATE PLACE..... 414 CHESTNUT STREET
- D1. BAYSTATE PLACE..... 414 CHESTNUT STREET
- E. BAYSTATE PLACE..... 414 CHESTNUT STREET
- F. HOBBY CLUB 309 CHESTNUT STREET
- G. FIRE DEPT. HEADQUARTERS 605 WORTHINGTON STREET
- H. THE GOOD LIFE CENTER 1600 EAST COLUMBUS AVE

WARD 2

- A. SPRINGFIELD BOYS AND GIRLS CLUB 481 CAREW STREET
- B. SPRINGFIELD BOYS AND GIRLS CLUB 481 CAREW STREET
- C. SPRINGFIELD BOYS AND GIRLS CLUB 481 CAREW STREET
- D. VAN SICKLE SCHOOL, GYM 1170 CAREW STREET
- E. VAN SICKLE SCHOOL, GYM 1170 CAREW STREET
- F. SAFETY COMPLEX 1212 CAREW STREET
- G. BOWLES SCHOOL 24 BOWLES PARK
- H. VAN SICKLE SCHOOL, GYM 1170 CAREW STREET

WARD 3

- A. MASON WRIGHT, ACTIVITY ROOM 74 WALNUT STREET
- B. GENTILE APARTMENTS, COMMUNITY RM..... 85 WILLIAM STREET
- C. GENTILE APARTMENTS, COMMUNITY RM 85 WILLIAM STREET
- D. JC WILLIAMS COMMUNITY CTR 116 FLORENCE STREET
- E. JC WILLIAMS COMMUNITY CTR 116 FLORENCE STREET
- F. HOLY NAME CHURCH/SOCIAL CENTER 323 DICKINSON STREET
- G. HOLY NAME CHURCH/SOCIAL CENTER 323 DICKINSON STREET
- H. HOLY NAME CHURCH/SOCIAL CENTER 323 DICKINSON STREET

WARD 4

- A. REBECCA M. JOHNSON SCHOOL 55 CATHARINE STREET
- B. REBECCA M. JOHNSON SCHOOL 55 CATHARINE STREET
- C. MASON SQUARE LIBRARY 765 STATE STREET
- D. HIGHLAND HOUSE 250 OAK GROVE AVENUE
- E. MASON SQUARE FIRE STATION 33 EASTERN AVENUE
- F. AIC - KAREN SPRAGUE ARTS CTR..... 1053 STATE ST (Corner of Homer St)
- G. INDEPENDENCE HOUSE 1475 ROOSEVELT AVENUE
- H. AIC – KAREN SPRAGUE ARTS CTR 1053 STATE ST (Corner of Homer St)

WARD 5

- A. HIGH SCHOOL OF SCIENCE & TECHNOLOGY, GYM1250 STATE ST (ALTON ST)
- B. HIGH SCHOOL OF SCIENCE & TECHNOLOGY, GYM1250 STATE ST (ALTON ST)
- C. MARY LYNCH SCHOOL 315 NORTH BRANCH PARKWAY
- C1. MARY LYNCH SCHOOL 315 NORTH BRANCH PARKWAY
- D. GREENLEAF COMMUNITY CENTER 1187 ½ PARKER STREET
- E. PINE POINT LIBRARY204 BOSTON ROAD
- F. DUGGAN SCHOOL 1015 WILBRAHAM ROAD
- G. GREENLEAF COMMUNITY CENTER1187 ½ PARKER STREET
- H. CHURCH IN THE ACRES 1383 WILBRAHAM ROAD

WARD 6

- A. FOREST PARK MIDDLE SCHOOL(GYM) 46 OAKLAND ST
- B. FOREST PARK MIDDLE SCHOOL (GYM)46 OAKLAND ST
- C. FOREST PARK COMMUNITY ROOM 25 BARNEY LANE
- D. ALICE BEAL SCHOOL 285 TIFFANY STREET
- D1. ALICE BEAL SCHOOL 285 TIFFANY STREET
- E. HOLY NAME CHURCH/SOCIAL CENTER 323 DICKINSON STREET
- F. ALICE BEAL SCHOOL 285 TIFFANY STREET
- G. MLK CHARTER SCHOOL 285 DORSET STREET
- H. MLK CHARTER SCHOOL 285 DORSET STREET

WARD 7

- A. MARY DRYDEN SCHOOL 190 SURREY ROAD
- A1. MARY DRYDEN SCHOOL 190 SURREY ROAD
- B. FREDERICK HARRIS SCHOOL 58 HARTFORD TERRACE
- B1. FREDERICK HARRIS SCHOOL 58 HARTFORD TERRACE
- C. FREDERICK HARRIS SCHOOL 58 HARTFORD TERRACE
- D. TALMADGE SCHOOL 1395 ALLEN STREET
- E. BRUNTON SCHOOL 1801 PARKER STREET
- F. KILEY MIDDLE SCHOOL 180 COOLEY STREET
- G. BRUNTON SCHOOL 1801 PARKER STREET
- H. GLICKMAN SCHOOL 120 ASHLAND AVENUE
- H1. GLICKMAN SCHOOL 120 ASHLAND AVENUE

WARD 8

- A. MARY MOTHER OF HOPE CHURCH (ST. MARY'S) 840 PAGE BLVD
- B. MARY LYNCH SCHOOL 315 NORTH BRANCH PARKWAY
- B1. MARY LYNCH SCHOOL 315 NORTH BRANCH PARKWAY
- C. CENTRAL HIGH SCHOOL 1840 ROOSEVELT AVENUE
- D. JOHN F. KENNEDY MIDDLE SCHOOL 1385 BERKSHIRE AVENUE
- E. INDIAN ORCHARD CITIZENS COUNCIL 117 MAIN ST (INDIAN ORCHARD)
- F. JOHN F. KENNEDY MIDDLE SCHOOL 1385 BERKSHIRE AVENUE
- G. WARNER SCHOOL 493 PARKER STREET
- G1. WARNER SCHOOL 493 PARKER STREET
- H. PINE POINT LIBRARY 204 BOSTON ROAD

POLLING PLACES SHALL BE OPEN FROM 7:00 AM TO 8:00 PM



City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 8861)

Meeting: 08/18/25 07:00 PM
Department: Department of Public Works
Category: General
Prepared By: Hector Velez
Initiator: Hector Velez
Sponsors:
DOC ID: 8861

Honorary Sign -Robert "CEE" Jackson Way.

SPRINGFIELD TRAFFIC COMMISSION MEETING AGENDA

Wednesday, July 23, 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/83427116644?pwd=w3YDRFRncP1fboGyBGTQSaGeEmaEoB.1>

Meeting ID: 834 2711 6644

Passcode: 056449

ACCEPT MINUTES OF THE MEETING OF JUNE 25, 2025

New items:

25-16 Strathmore Street- Honorary Street Sign Robert "CEE" Jackson Way.

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

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

**City of Springfield
Honorary Street Sign Application**

APPLICANT INFORMATION

*Please print clearly

Applicant's Name:

Organization/Company:

Street Address:

Telephone: (413) 276-1770

E-mail: motherpage@gmail.com

HONORARY NAME REQUEST

NAME OF HONOREE:

Robert "CEE" Jackson Way

(As it would appear on the Street Name Sign)

LOCATION:

Strathmore Street

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:

PLEASE SEE ATTACHED

Clearly Defined Community or Public Contribution Made by the Honoree:

Humanitarian Efforts:

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

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

Place of Residence

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: _____

Office use only:

Date Sign Installed: _____

November 1, 2024

To Whom It May Concern,

After reading R. Cee Jackson's story and his involvement with all of the community and church activities, we, the Pine Point Community Council would like you to consider naming Strathmore Street, R. Cee Jackson street!

The remarkable achievements of this man, his desire to keep contributing to his community and his long history of mentoring the youth of Springfield, he deserves all the accolades that we can bestow on this remarkable man.

Please do consider this request.

Sincerely,

Mary Kober

Treasurer

Pine Point Community Council

/mk

Attachment: 25-16 (8861 : Honorary Sign -Robert "CEE" Jackson Way.)

Robert "Cee" Jackson
28 Strathmore Street
Springfield, ma.01109
413-530-0804
Email Rceejackson@peoplepc.com

CEO of Jackson Security Company LLC which I started in 1968 being the first minority security company in the state of Massachusetts. In 2013, I open the R C Jackson Transportation Services LLC.

Father/Grandfather/Great Grandfather—Godfather of many—member of St Johns Church -Life time member of the NAACP currently membership co-chair

Just a few of my community involvement activities are as follows:

-Vise chairman Of Springfield Police Commission- Present

Member of the Board of Directors of Springfield Urban League-

- President Board of Directors of Springfield Partners [2022-present]—

President of the Brethren Community Foundation+Present

-Co-founder 5A -with the past honorable Raymond A Jordan Jr/Youth Athletic Program 1985-1990

-Emeritus District Deputy Grandmaster of the Third Masonic District [13 years]-
 Of the Most Worshipful Prince Hall Grand Lodge

-Past Excellent High Priest of T. Thomas Chapter Holy Royal Masons-

-Past Commander Chief of Springfield Consistory #89- 33%

-Past Worshipful Master of Richard Allen lodge #30

AWARDS PRESENTED

Attachment: 25-16 (8861 : Honorary Sign -Robert "CEE" Jackson Way.)

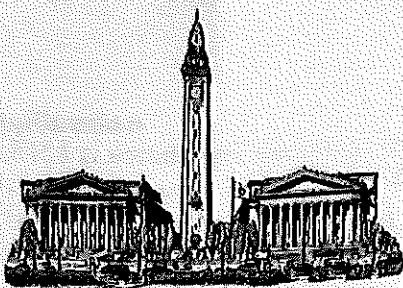
- Awarded the Minority Employer by Massachusetts Black Legislators-1987
- Bethel AME Church Men Day Community Award—1993
- WTCC- Inspiration Beginning Community Award—1991
- Third Baptist Church-Man of the Year Award-2013
- National Boys Club of America Community Award-2016
- Springfield Urban League- Community Builders Award-2018
- Springfield College- Diversity, Equity, and Inclusion Award—2019
- Canaan Baptist Church Annual Men Day Award -2019
- DMJ United Voices –Community Platinum Award – 2019
- NAACP- Grater Springfield Community Recognition Award – 2021
- Foundation Found Light- Community Award -2019
- Mosque Temple#13 Kwanzaa Legacy Award-2020
- Boys/Girls family name the library in my honor-2016
- Stone Soul Inc.- Community Aware- 2010
- City of Springfield honored my day April 27,1996 -Ill Potentate
- Most Worshipful Prince Hall Grand Lodge of Massachusetts Mason of the year 2017
- Honored as one thirteen individuals with a photo a on the Wall of Fame [2021]
- Awarded the 2021 Ubora Award given to an African American for community services
-
- Awarded the 2023-DBN-Digital Boombox Network Community Prestige Award
- Awarded Community by CREW-2024

**DEPARTMENT OF
PUBLIC WORKS**

ENGINEERING DIVISION

70 TAPLEY STREET
SPRINGFIELD, MA 01104

413-787-6210 413-787-6029 FAX



**CITY OF SPRINGFIELD
MASSACHUSETTS**

Honorary Street Sign Policy and Application

PURPOSE OF PROGRAM

The Honorary Street Sign Program provides citizens of the City of Springfield with an opportunity to honor people that have made significant contributions to the City. The program is administered by the City Traffic Commission in conjunction with the Public Work Department. All supporting documentation is required at time of application submittal.

PROCEDURES

1. Applicant completes attached Honorary Street Designation Application.
2. The project proponent must first present the request to their neighborhood civic association for consideration.
3. If the neighborhood civic association is in favor of the applicant's request, they will send the Application to the Chairman of the Traffic Commission on behalf of the applicant along with all supporting documentation.
4. Traffic Commission will review the request at one of their meetings. The applicant or their representative must be present at the meeting.
5. The Traffic Commission will contact the neighborhood civic association through the Department of Public Works with their decision.

CRITERIA FOR REVIEW

- Historical and/or cultural influence of the applicant on the City.
- Proof of significant lineage to the City.
- Clear geographical relationship of street to the area of interest of applicant.
- Known to be of good moral character.
- Clearly defined community or public contribution made by the honoree.

SIGN COSTS

The total cost for one sign including installation is \$250.00. The cost for two signs including installation is \$370.00. This must be paid by the applicant before the sign fabrication begins. This should be submitted to the Engineering Division of the Public Works Department.

GENERAL CONDITIONS

- Applicant will be responsible for all the costs associated, if approved.
- There shall be no more than two (2) signs per person honored.
- The city is not responsible for the maintenance and replacement of sign(s) in the future.
- The sign(s) will be no larger than 12" X 12" with blue background and white lettering.
- All proposed locations must be on City public ways approved by the Department of Public Works.

The City will not be responsible for replacing stolen, vandalized or damaged signs and poles. The City reserves the right to remove any sign and post it considers in poor condition. These signs and poles will not be replaced. A petitioner will need to go back to their neighborhood civic association and repeat the process for replacements. This will include paying associated costs. This is to ensure that the community feels the person should still be honored in this fashion.

Please complete the application below and return it to the Department of Public Work:

To Whom It May Concern,

After reading R. Cee Jackson's story and his involvement with all of the community and church activities, we, the Pine Point Community Council would like you to consider naming Strathmore Street, R. Cee Jackson street!

The remarkable achievements of this man, his desire to keep contributing to his community and his long history of mentoring the youth of Springfield, he deserves all the accolades that we can bestow on this remarkable man.

Please do consider this request.

Sincerely,

Mary Kober

Treasurer

Pine Point Community Council

/mk



City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 8859)

Meeting: 08/18/25 07:00 PM
Department: Department of Public Works
Category: General
Prepared By: Hector Velez
Initiator: Hector Velez
Sponsors:
DOC ID: 8859

Rochelle Street - Remove NoParking

25-29

CITY OF SPRINGFIELD

In City Council, August 18, 2025

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

ROCHELLE STREET NO PARKING 8:00am to 6:00pm- from Wilbraham Road to Annawon St. east sides.

AND, further amending by inserting under Sections 2 through 13 of Article V, allowed parking the following:

ROCHELLE STREET from Wilbraham Road to Annawon St. both sides.



City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 8853)

Meeting: 08/18/25 07:00 PM
Department: Department of Public Works
Category: General
Prepared By: Hector Velez
Initiator: Hector Velez
Sponsors:
DOC ID: 8853

Stop Sign - Magazine Street

25-15

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

In City Council August 18, 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."

MAGAZINE STREET. STOP SIGN at the intersection of Magazine Street and Lincoln Street, facing northbound vehicles on Magazine Street.



City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 8852)

Meeting: 08/18/25 07:00 PM
Department: Department of Public Works
Category: General
Prepared By: Hector Velez
Initiator: Hector Velez
Sponsors:
DOC ID: 8852

Honorary Sign- Ricky Wallace

SPRINGFIELD TRAFFIC COMMISSION MEETING AGENDA

Wednesday, June 25, 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/89064382194?pwd=n29xppJmkeMbAa5ISZXUiBfvaZkVYL.1>](https://us02web.zoom.us/j/89064382194?pwd=n29xppJmkeMbAa5ISZXUiBfvaZkVYL.1>)

Meeting ID: 890 6438 2194

Passcode: 745751

New items:

25-17 Cortland Street - Honorary Street Sign "Ricky Wallace".

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 # 8852)

Meeting of August 18, 2025

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

**DEPARTMENT OF
PUBLIC WORKS**

ENGINEERING DIVISION

70 TAPLEY STREET
SPRINGFIELD, MA 01104

413-787-6210 413-787-6029 FAX



**CITY OF SPRINGFIELD
MASSACHUSETTS**

Honorary Street Sign Policy and Application

PURPOSE OF PROGRAM

The Honorary Street Sign Program provides citizens of the City of Springfield with an opportunity to honor people that have made significant contributions to the City. The program is administered by the City Traffic Commission in conjunction with the Public Work Department. All supporting documentation is required at time of application submittal.

PROCEDURES

1. Applicant completes attached Honorary Street Designation Application.
2. The project proponent must first present the request to their neighborhood civic association for consideration.
3. If the neighborhood civic association is in favor of the applicant's request, they will send the Application to the Chairman of the Traffic Commission on behalf of the applicant along with all supporting documentation.
4. Traffic Commission will review the request at one of their meetings. The applicant or their representative must be present at the meeting.
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CRITERIA FOR REVIEW

- Historical and/or cultural influence of the applicant on the City.
- Proof of significant lineage to the City.
- Clear geographical relationship of street to the area of interest of applicant.
- Known to be of good moral character.
- Clearly defined community or public contribution made by the honoree.

SIGN COSTS

The total cost for one sign including installation is \$250.00. The cost for two signs including installation is \$370.00. This must be paid by the applicant before the sign fabrication begins. This should be submitted to the Engineering Division of the Public Works Department.

GENERAL CONDITIONS

- Applicant will be responsible for all the costs associated, if approved.
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- The city is not responsible for the maintenance and replacement of sign(s) in the future.
- The sign(s) will be no larger than 12" X 12" with blue background and white lettering.
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The City will not be responsible for replacing stolen, vandalized or damaged signs and poles. The City reserves the right to remove any sign and post it considers in poor condition. These signs and poles will not be replaced. A petitioner will need to go back to their neighborhood civic association and repeat the process for replacements. This will include paying associated costs. This is to ensure that the community feels the person should still be honored in this fashion.

Please complete the application below and return it to the Department of Public Work:

**City of Springfield
Honorary Street Sign Application**

APPLICANT INFORMATION

*Please print clearly

Applicant's Name:

GEORGE (SPANKY) BLAKE

Organization/Company:

Street Address:

13 BARRINGTON DR

Telephone: (413) 348 0948

E-mail: TWINSRLUV2@MSN.COM

HONORARY NAME REQUEST

NAME OF HONOREE:

RICKY WALLACE

(As it would appear on the Street Name Sign)

LOCATION:

CORTLAND ST.

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:

Clearly Defined Community or Public Contribution Made by the Honoree:

RICKY WAS ONE OF THE BEST ATHLETES TO EVER COME UP IN THE CITY PLAYING BASKETBALL, FOOTBALL, AND BASEBALL. HE IS ONE OF TECHNICAL HIGH SCHOOL'S BEST EVER PLAYERS (BASKETBALL) HE WAS A ROLE MODEL TO HIS PEERS AND A MENTOR TO YOUNG PEOPLE HIS ENTIRE LIFE.

Humanitarian Efforts:

RICKY WAS A COACH @ TECH, HE ALSO COACHED YOUTH SPORTS @ MLKCC ALONG WITH COACHING ADULTS IN THE OVER 40 LEAGUE. RICKY WAS AN ASSET TO THE ELDERLY AND YOUTH IN HIS COMMUNITY. HE WORKED AS AN AFTER SCHOOL DRIVER ENSURING THE SAFE TRANSPORT OF CHILDREN.

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

RICKY WAS BORN AND RAISED IN SPRINGFIELD. HE GREW UP ON CEDAR ST BEFORE LIVING ON CORTLAND ST FOR CLOSE TO 50 YEARS. HE AND HIS WIFE LIVED AT 20 CORTLAND ST RAISING THEIR 3 CHILDREN THERE AS WELL.

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

RICKY CAN BE CALLED A CORTLAND ST. LIFER, AS HE LIVED THERE FOR ALMOST 50 YEARS WITH HIS WIFE ANDREA AND THEIR 3 CHILDREN.

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: _____

Office use only:

Date Sign Installed: _____



Bay Area Neighborhood Council

"Invest in BANC, and gain interest in our community"

May 12, 2025

To George Blake, and the family of Ricky Wallace, as well as any other party of interest

We, the Bay Area Neighborhood Council, support you in your requesting the renaming of Cortland Street in the name of Ricky Wallace; due to the impact that Ricky had on 'our' community.

As many remember, Ricky was one of the best athletes to ever come out of our community. He was a tremendous basketball player on every level from youth to high school to the college level. More than just an athlete he was a role model for his peers, a mentor to "our" young people, as well as an asset to the citizens of our city, mostly in our community. Ricky coached on many levels, youth, high school, as well as adults. In those roles he always left those in his charge better than before they met him!! He along with his lovely wife have lived on Cortland St for well over 50 years. They raised three wonderful children along with their grandchildren there as well.

We support you, family and friends, in this request.

Sincerely,

Gwendolyn Smith, President

413.209.2014

gwendolynsmith5074@gmail.com

bayareaneighborhoodcouncil1@gmail.com

Bay Area Neighborhood Council

Attachment: 25-17 (8852 : Honorary Sign- Ricky Wallace)

P.O. Box 91066 / 437 Bay Street, Springfield, Massachusetts 01109

Phone: 413.314.3479 / Email: gwendolynsmith5074@gmail.com /

bayareaneighborhoodcouncil1@gmail.com

Old Hill Neighborhood Council

99 Eastern Avenue, Springfield, MA 01109 ~ Office (413) 205-9234

~ Email oldhillcouncil@gmail.com

May 9, 2025

Department of Public Works / Street and Traffic Services

70 Tapley Street

Springfield, MA 01104

Dear Director Chris Cignoli:

On behalf of the Old Hill Neighborhood Council Board, we would like to extend our support of the family of Mr. Ricky Wallace, State Rep Bud L. Williams, City Councilor Malo Brown and community stake holders' petition for the naming of Courtland Street as Ricky Wallace Way". After consulting with neighborhood residents and business owners, we have determined this to be a feasible and necessary project and we are in full support.

Sincerely,

Barbara Gresham

Barbara Gresham, President

Attachment: 25-17 (8852 : Honorary Sign- Ricky Wallace)



City Council

TABLED

Meeting: 08/18/25 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 8570

6

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).

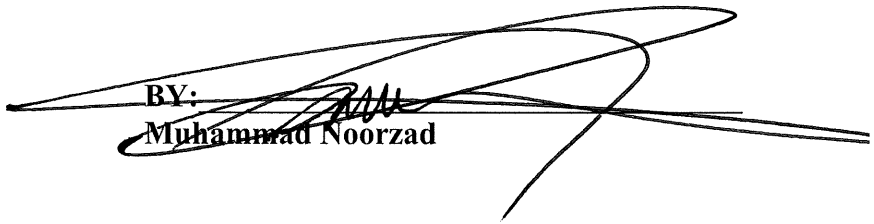
Mailing Address:

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

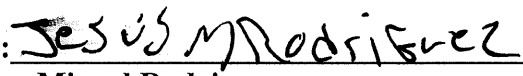
Mailing Address:

68 Western Circle
 Springfield, MA 01109

Petitioner:

Jesus Miguel Rodriguez

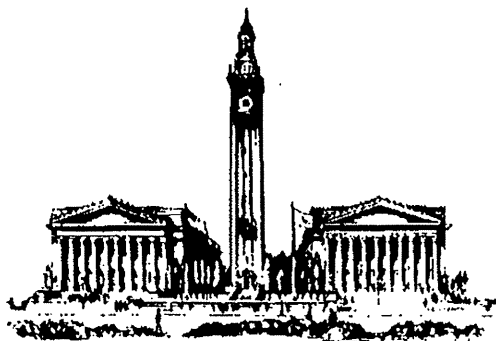
I hereby certify that I am the petitioner or acting on behalf of the petitioner.

BY: 

Jesus 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

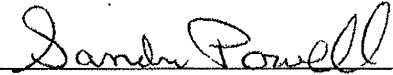
Special Permit Tax Certification

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:

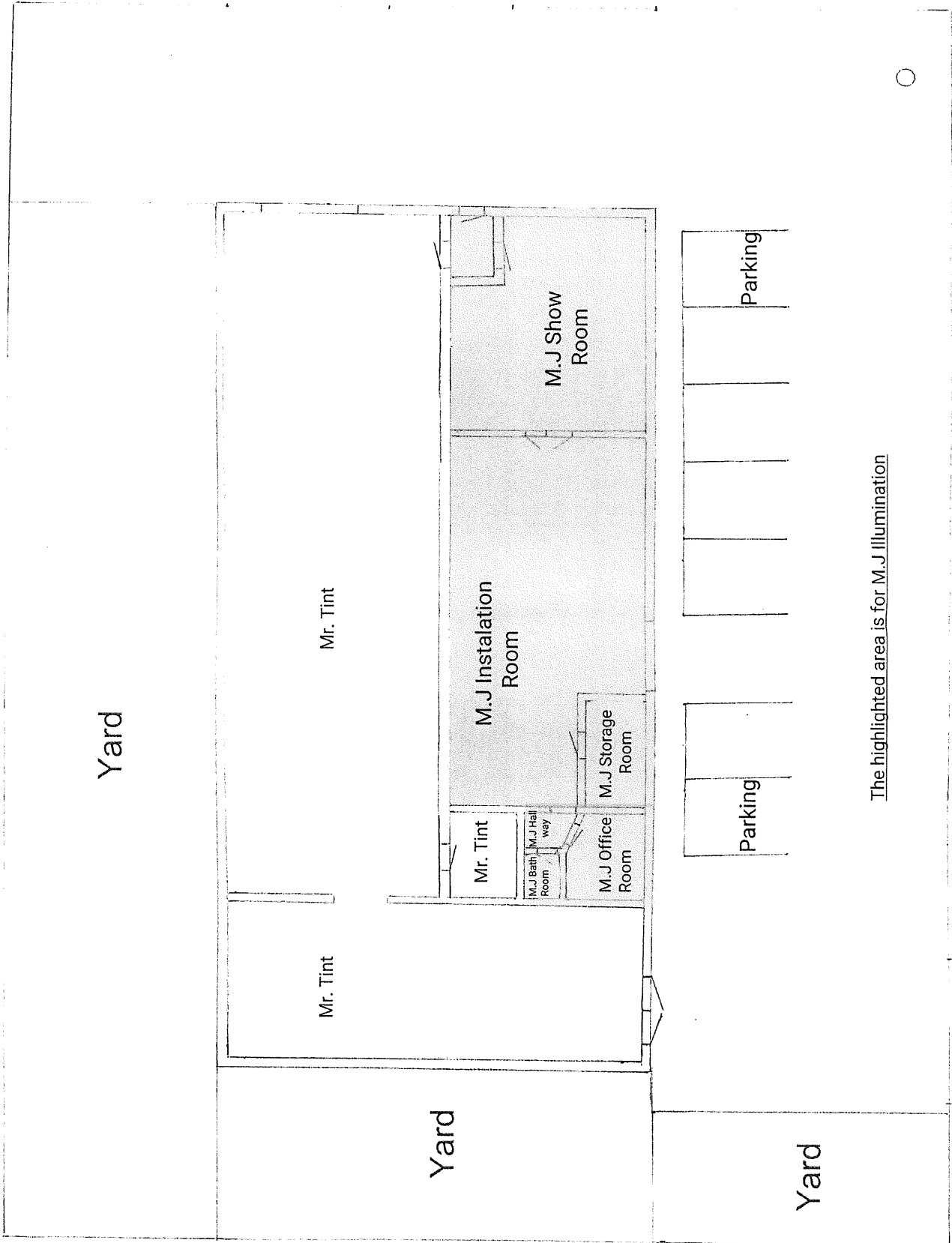
Special Permit: 879 Boston Road- (01655-0597)

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

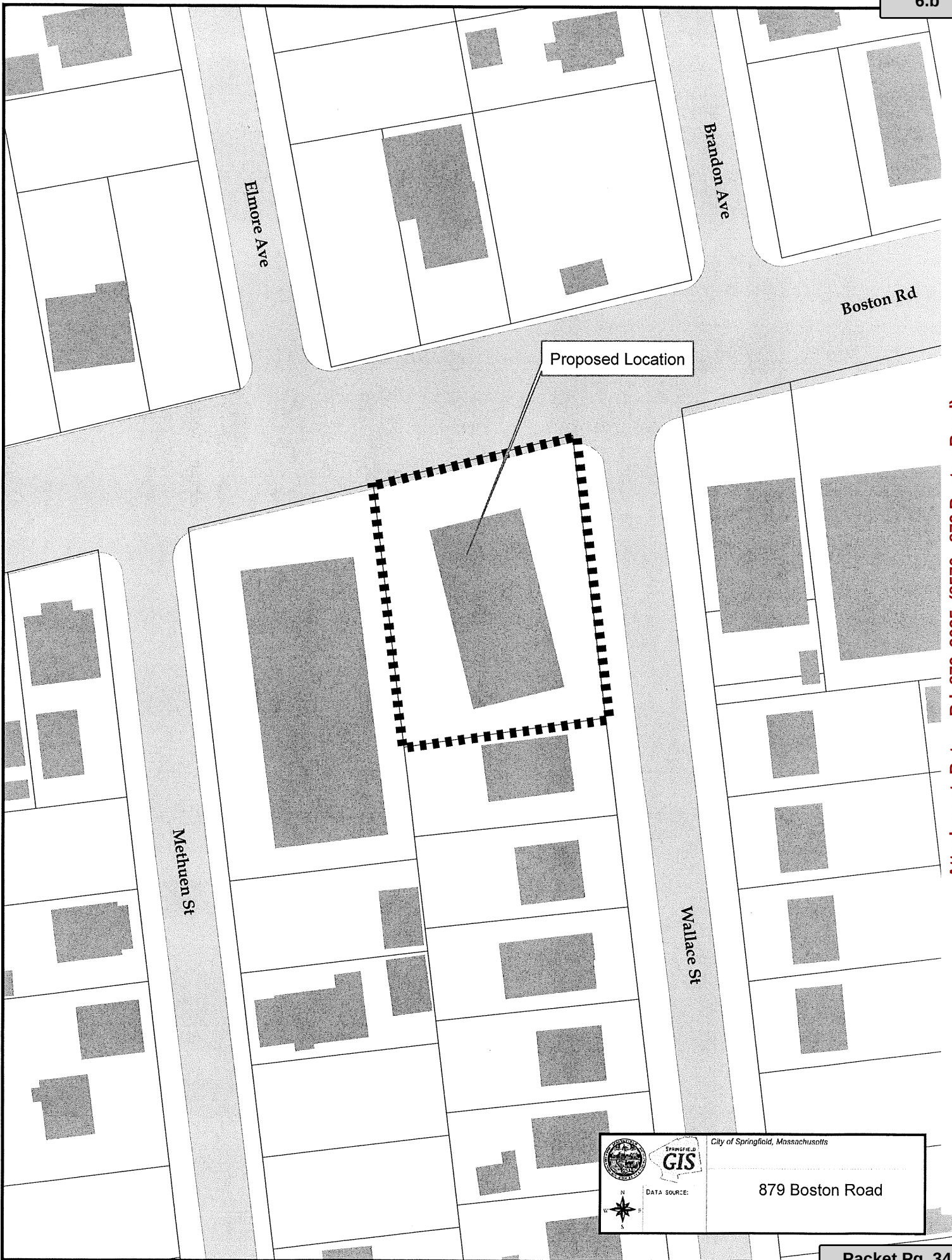
Property Owner: Jesus Miguel Rodriguez
68 70 WESTFORD CI
Springfield, MA 01109


Sandra Powell: Treasurer/Collector (acting)

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



The highlighted area is for M.J Illumination



Proposed Location

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



City of Springfield, Massachusetts



DATA SOURCE:

879 Boston Road



City Council

TABLED

Meeting: 08/18/25 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 8615

7

Special Permit

**To Amend an Existing Special Permit (Used Car Sales),
Granted June 2008, by Amending Condition #4 (Number of
Vehicles), at the Property Known as 67 Wilbraham Road
(12282-1003) (Book#16096/Page#86), as Allowed by M.G.L.
and the Springfield Zoning Ordinance, Article 4, Table 4-4,
Section 12.1.**

Request:	See Above
Owner:	Alban Orlando, Sr.
By:	Alban Orlando, Sr.
Petitioner:	Alban Orlando, Sr.
By:	Alban Orlando, Sr.

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

to amend an existing special permit (used car sales), granted June 2008, by amending condition #4 (number of vehicles), at the property known as 67 Wilbraham Road (12282-1003) (Book#16096/Page#86), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1.

Mailing Address:

125 Marsden Street
Springfield, MA 01109

Owner & Petitioner:

Alban Orlando, Sr.

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

BY: 

Alban Orlando, Sr.

Attachment: Wilbraham_Ave_67_Tax_Formal (8615 : 67 Wilbraham Road)

Sandra Powell
Collector/Treasurer (acting)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

May 1, 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: 67 WILBRAHAM RD – (12282-1003)

Petitioner & Property Owner

ALBAN, ORLANDO
125 MARSDEN ST
SPRINGFIELD, MA 01109

Sandra Powell: Treasurer/Collector (acting)

Attachment: Wilbraham_Ave_67_Tax_Formal (8615 : 67 Wilbraham Road)

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

**67 WILBRAHAM ROAD (12282-1003)
AMEND AN EXISTING SPECIAL PERMIT (ACCESSORY USED CAR SALES)**

General Information

Petitioner:	Orlando Alban
Request:	To amend an existing special permit (accessory used car sales), granted June 2008, by amending condition #4 (number of vehicles).
Proposed use of the property:	The property is currently being used for motor vehicle repair service.
Size:	8,320 s.f.
Compatibility with current planning documents:	The Upper Hill Neighborhood Plan suggested that this area be rezoned from Business B to Business A. This zone change was completed in January 1996. The property was then re-zoned back to Business B in 2013.
Neighborhood council notification:	Upper Hill Neighborhood Council: 6-5-25
Tax Status:	SEE ATTACHED
Urban Renewal Plan Status:	This parcel is not located within an Urban Renewal Plan.
Site Visit:	6-9-25
City Council Hearing:	6-16-25

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Business B and is located within an area that has a mixture of commercial, industrial and residential uses.

To the north is a housing complex zoned Business A.

To the south are vacant lots and single and two-family houses zoned Residence B and Commercial P.

To the west is a housing complex zoned Business B and Industrial A.

To the east is an Elks Lodge and single-family house zoned Business A and Residence B.

Site plan review:

The petitioner has requested to amend an existing special permit (accessory used car sales), granted June

2008, by amending condition #4 (number of vehicles), at the property known as 67 Wilbraham Road.

Currently, the petitioner is operating a motor vehicle repair business at this location.

After visiting the site and reviewing the proposed plans, while the staff fully recognizes that this is a long-standing neighborhood business and the property is currently being maintained in very good condition, the one concern that staff has with the proposed request is the impact on parking.

As noted above, when the special permit was originally granted back in 2008, the property was zoned Business A, which only allowed used car sales as an accessory use and limited the number of vehicles allowed to be sold to no more than five (5) at any one time. In 2013, the petitioner applied for a zone change to Business B, which was approved. The petitioner has now requested to amend the existing special permit to increase the number of vehicles to be sold at this location from five (5) to twelve (12). As can be seen from the attached plan, if twelve (12) vehicles are allowed to be sold/displayed at this location, this will leave no room for any customer or employee parking.

Again, understanding that this is a long-standing business, the staff would agree to an increase in the number of vehicles but would strongly suggest that this be limited to no more than ten (10) vehicles. This would allow the petitioner an increase to the number of vehicles to be sold at this location but would also leave two (2) spaces for customer/employee parking.

Recommendation

Approve, with conditions.

Suggested Conditions

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the sale of used cars at the property known as 67 Wilbraham Road (09440-0905) and ES Waltham Avenue (11960-0040).
3. The use shall be developed in accordance to the attached site plan with the additions of conditions #4 and #5.



4. There shall be no more than ten (10) vehicles displayed/stored for sale at any one time.
5. All other conditions listed on the June 20, 2008 special permit, shall remain in effect.
6. 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



May 1, 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: 67 WILBRAHAM RD – (12282-1003)

Petitioner & Property Owner

ALBAN, ORLANDO
125 MARSDEN ST
SPRINGFIELD, MA 01109

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

Sandra Powell: Treasurer/Collector (acting)

Attachment: Wilbraham_Rd_67_2025 (8615 : 67 Wilbraham Road)

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

2008-0816

TO: DATE : June 20, 2008

DEPARTMENT: FROM: Wayman Lee, Esq.

COPIES TO: DEPARTMENT: City Clerk

SUBJECT: 67 Wilbraham Road

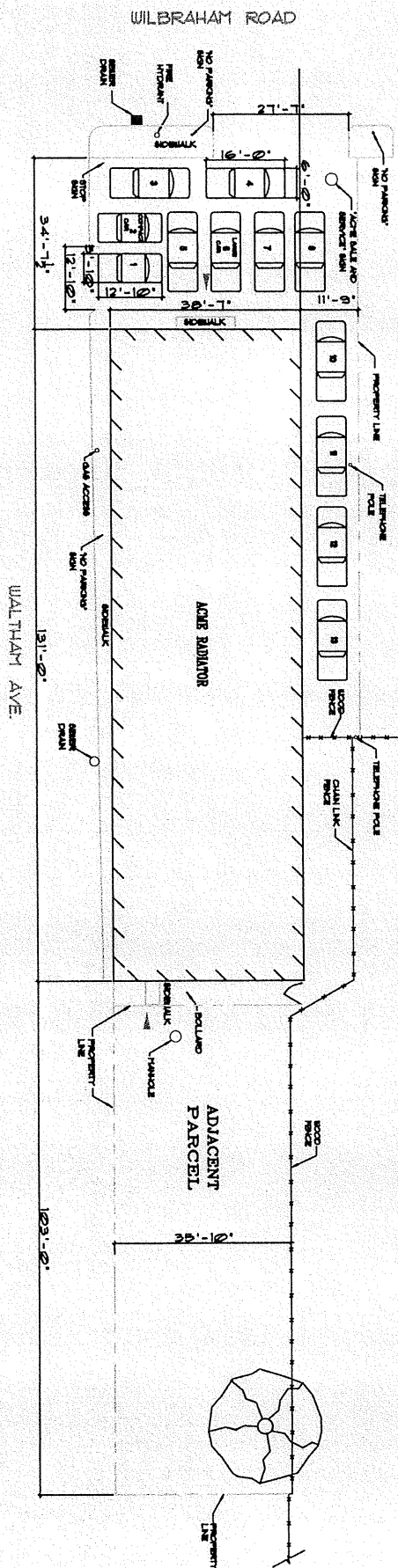
This is to inform you that at a meeting of the City Council held on Tuesday evening May 27, 2008, it was voted by the Council in accordance with law to grant a Special Permit on the petition of Owner: City of Springfield By: Patrick S. Burns, Acting City Treasurer and Petitioner: Acme Auto & Radiator Repair, Inc. By: Orlando Alban, President, for a special permit to sell used cars, as an accessory use at the property know as **67 Wilbraham Road** (12282-1003) as allowed by Massachusetts General Laws and the Springfield Zoning Ordinance, Article X-D, Section 1001-D.10.j. with the following conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the sale of five (5) used cars, as an accessory use, at the property known as 351 67 Wilbraham Road (12282-1003) and ES Wilbraham Avenue (11960-0040).
3. The use shall be developed in accordance to the attached site plan with the additions of conditions #4 through #11.
4. There shall be no more than four (4) vehicles for sale at any one time as per attached site plan.
5. The abutting properties located to the rear of the parcel and known as Lot #3 and #4 (Plan of Land dated August 29, 1988) shall not be used in conjunction with the existing use until the parcels are purchased by the petitioner.
6. A full site plan for the parcel known as ES Wilbraham Avenue (12280-0119) including a pavement plan and landscaping shall be submitted to the Office of Planning and Economic Development for review and approval.
7. The property known as ES Wilbraham Avenue (12280-0119) shall only be used for operable customer and employee vehicles. The parcel shall not be used for the display of used cars or the storage of inoperable or junk vehicles or parts.
8. All overgrown vegetation shall be removed from around the building and the property shall be maintained free of all overgrowth, graffiti and debris.
9. There shall be no banners, streamers, pennants, or additional signs located on the property or on the display cars.
10. There shall be no non-accessory signs on the premises.
11. There shall be no outside storage of junk vehicles or parts.
12. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by fine of up to \$50 per day for each day a violation exists.

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

OVER

GENERAL NOTES:
1. ALL DIMENSIONS ARE IN FEET

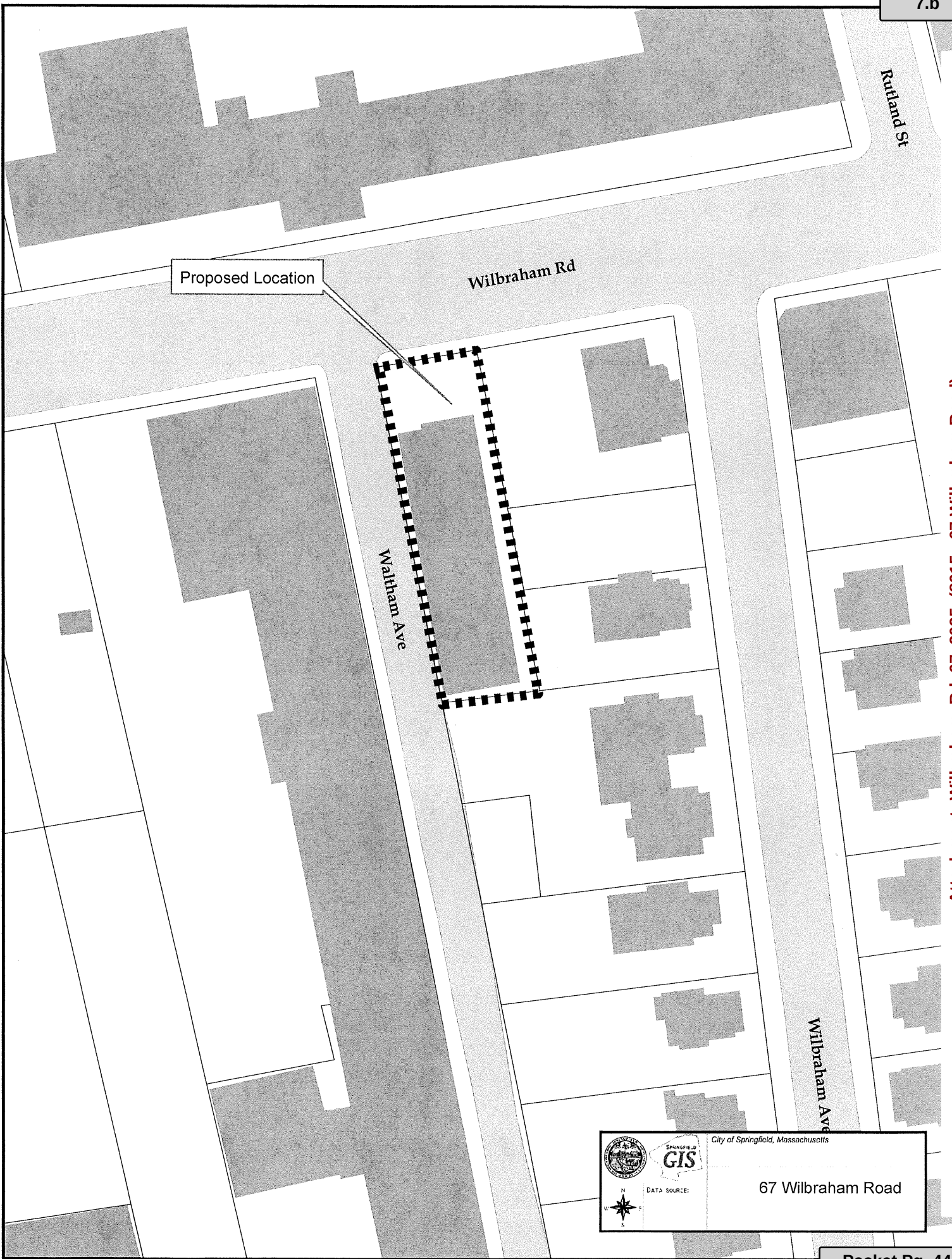


EXCELLENCE COMING TO A PLAN

SCALE

3/92 - 1-0-

TITLE ACME RADIATOR 61 MILLERHAM ROAD SPRINGFIELD, MA		AMERICAN MEASURING SERVICE			FORM NO. S-1
TO THE MANUFACTURING COMPANY ADDRESS AND CITY		DATE 3-14-55 BY 35-003			DRAWN 35-1



Proposed Location

Wilbraham Rd

Rutland St

Waltham Ave

Wilbraham Ave

Attachment: Wilbraham_Rd_67_2025 (8615 : 67 Wilbraham Road)



City of Springfield, Massachusetts

67 Wilbraham Road

DATA SOURCE:



City Council

TABLED

Meeting: 08/18/25 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 8631

8

Special Permit

For a Special Permit to Operate an Indoor Place of Amusement (Pinball Club), at the Property Known as 34 Front Street, Suite 249 (A.K.A. Rear Front Street) (05430-0019) (Book#23307/Page#159), Authorized by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 17.2(1).

Request:	See Above
Owner:	Honore, LLC.
By:	Betsy Medina
Petitioner:	Evero, Inc. - d/b/a Upper Playfield
By:	Amy McDonough

To The City Council of the City of Springfield:

The undersigned respectfully petition your honorable body

for a special permit to operate an indoor place of amusement (Pinball Club), at the property known as 34 Front Street, Suite 249 (a.k.a. Rear Front Street) (05430-0019) (Book#23307/Page#159), authorized by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 17.2(1).

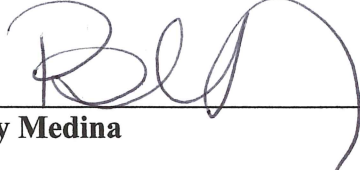
Mailing Address

265 State Street
Springfield, MA 01105

Owner:

Honore, LLC.

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

BY: 
Betsy Medina

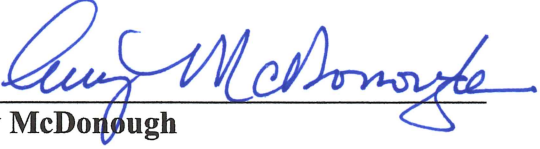
Mailing Address

167 Emerson Way
Northampton, MA 01062

Petitioner:

Evero
~~Evano~~, Inc. – d/b/a Upper Playfield

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

BY: 
Amy McDonough

Sandra Powell
Collector/Treasurer (acting)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS



April 28, 2025

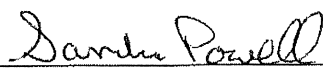
Special Permit Tax Certification

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: 34 FRONT ST – (05430-0019)
A.K.A REAR FRONT ST

Petitioner AMY MCDONOUGH
167 EMERSON WAY
NORTHAMPTON, MA 01062

Property Owner HONORE LLC
265 STATE ST
SPRINGFIELD MA 01105


Sandra Powell; Treasurer/Collector (acting)

Attachment: 34_Front_St_Tax_Formal (8631 : 34 Front Street (A.K.A. Rear Front Street))

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

**34 FRONT STREET (A.K.A. REAR FRONT STREET) (05430-0019)
INDOOR PLACE OF AMUSEMENT**

General Information

Petitioner:	Amy McDonough
Request:	Indoor place of amusement
Proposed use of the property:	To operate and indoor place of amusement (pinball club).
Parcel Size:	209,524 s.f.
Compatibility with current planning documents:	The Indian Orchard Plan shows no changes to this area.
Neighborhood council notification:	Indian Orchard Neighborhood Council: 6-2-25
Urban Renewal Plan:	Property is not located within an urban renewal plan.
Tax Status:	SEE ATTACHED
Site Visit:	6-9-25
Scheduled Hearing Date:	6-16-25

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Industrial A and is located within a large industrial building with a number of other commercial uses. There are no residential abutters.

Site plan review:

The petitioner has requested a special permit to operate an indoor place of amusement (pinball club), at the property known as 34 (a.k.a Rear) Front Street. This use will be located within the larger, six-story, industrial building. There are a number of other commercial uses located in this building as well.

As noted above, the proposed use will be used as a pinball club. The petitioner has indicated that this site would be open two (2) evenings a week (Sunday and Monday), with up to twenty (20) pinball machines set to "free play". They have indicated donations would be accepted from those who attend. The petitioner has also indicated they may hold pinball tournaments that will support player's rankings through international pinball associations.

After reviewing the plans and visiting the site, the staff does not object to the proposed use. As noted above this use is located within a large industrial complex with no residential abutters. There are also a number of other commercial tenants located in this building.

Overall, the staff believes that this is a very unique re-use for this older industrial building and one that will add another attraction for Springfield and the Indian Orchard Neighborhood.



Recommendation

Approve, with conditions.

Recommended Conditions

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the operation of an indoor place of amusement (pinball club) at the property known as 34 (a.k.a. Rear) Front Street (05430-0019).
3. The use shall be developed according to the attached plans.
4. 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 28, 2025

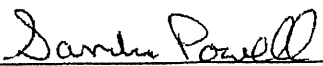
Special Permit Tax Certification

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: 34 FRONT ST – (05430-0019)
A.K.A REAR FRONT ST

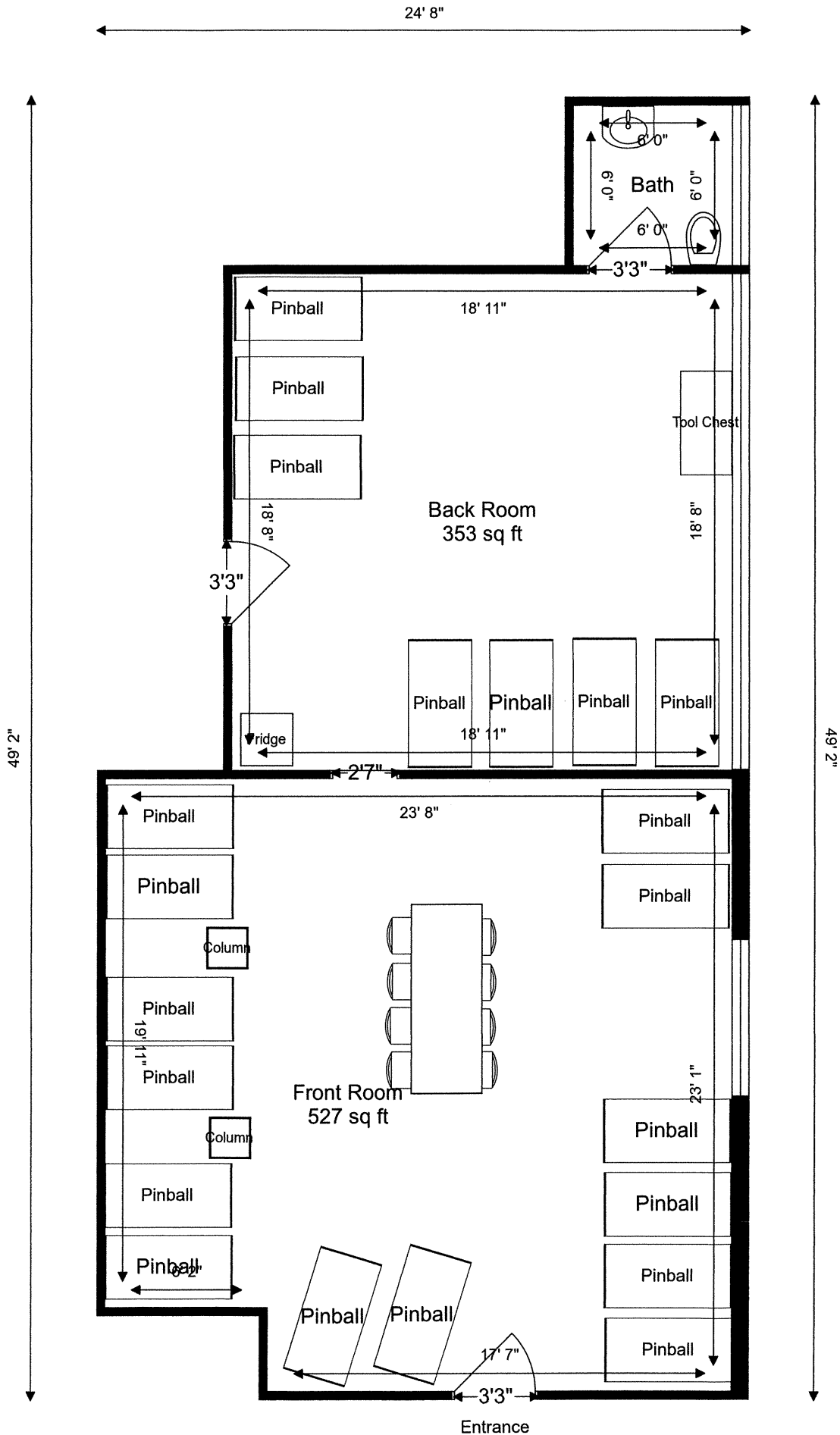
Petitioner AMY MCDONOUGH
167 EMERSON WAY
NORTHAMPTON, MA 01062

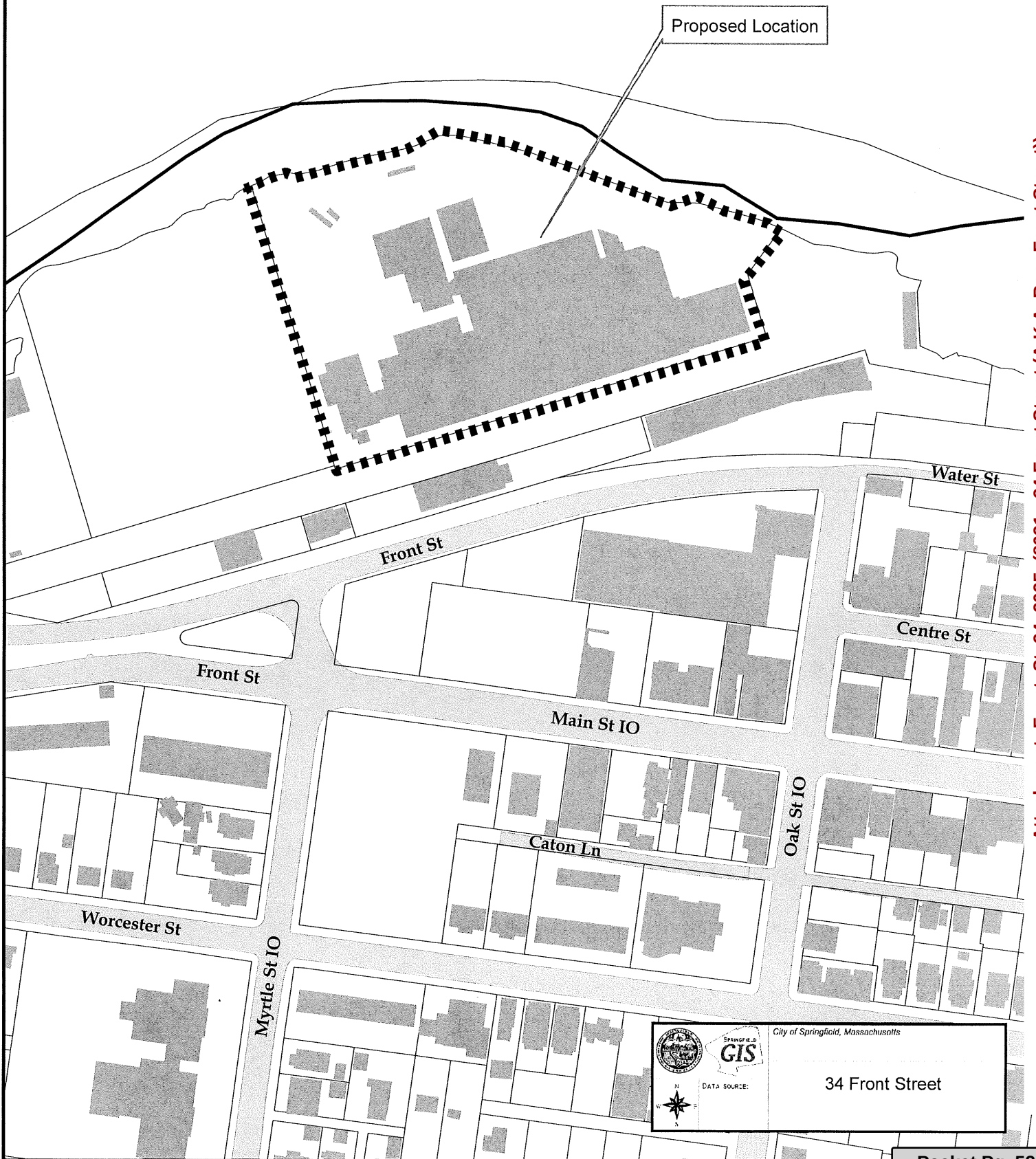
Property Owner HONORE LLC
265 STATE ST
SPRINGFIELD MA 01105


Sandra Powell; Treasurer/Collector (acting)

Attachment: Front_St_34_2025 (8631 : 34 Front Street (A.K.A. Rear Front Street))

Upper Playfield Layout





Attachment: Front St 34 2025 (8631 : 34 Front Street (A.K.A. Rear Front Street))



City Council

SCHEDULED

Meeting: 08/18/25 07:00 PM

Initiator: Adam Anulewicz

Sponsors:

DOC ID: 8828

9

Special Permit

To Amend an Existing Special Permit (Recycling Center/Junk Yard), Granted February 2007, by Allowing a Change in the Petitioner, at the Properties Known as 64 Rear Napier Street (08925-0018) (Book#17501/Page#453) and NS Napier Street (08925-0014) (Book#17501/Page#0448), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.6 and 15.4.

Request:	See Above
Owner:	Acme Realty Enterprises, LLC
By:	Gorge R. Sachs
Petitioner:	Iron Bar I, LLC and Acme Realty Enterprises, LLC
By:	Jake Albert/George R. Sachs

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

to amend an existing special permit (recycling center/junk yard), granted February 2007, by allowing a change in the petitioner, at the properties known as 64 Rear Napier Street (08925-0018) (Book#17501/Page#453) and NS Napier Street (08925-0014) (Book#17501/Page#0448), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.6 and 15.4.

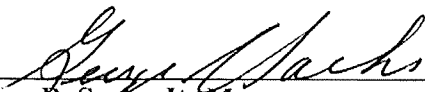
Mailing Address:

64 Napier Street
 Springfield, MA 01104

Owner:

Acme Realty Enterprises, LLC

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

BY: 
 George R. Sachs, Its Manager

Mailing Address:

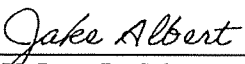
64 Napier Street
 Springfield, MA 01104

240 East Aurora Street
 Waterbury, CT 06708

Petitioner:

Iron Bar I, LLC and Acme Realty Enterprises, LLC

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

BY: 
 AREX, Inc., Its Manager
 Jake Albert, Its Vice President

BY: 
 George R. Sachs, Its Manager

Attachment: Napier_St_64_Tax_Formal (8828 : 64 Rear Napier Street)

Sandra Powell
Collector/Treasurer (acting)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

July 3, 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:

64 REAR NAPIER ST – (08925-0018)
NS NAPIER ST - (08925-0014)

Petitioner

Iron Bar 1, LLC and Acme Realty Enterprises LLC

Property Owner:

ACME REALTY ENTERPRISES LLC
PO BOX 3218
SPRINGFIELD MA 01101

Sandra Powell: Treasurer/Collector (acting)

Attachment: Napier_St_64_Tax_Formal (8828 : 64 Rear Napier Street)