



CITY OF SPRINGFIELD

City Clerk's Office January 18, 2012

Hearings Meeting Agenda~

I hereby notify you that at twelve o'clock noon today the following items of business had been filed with this office and can be acted upon at the meeting in City Council Chambers, Room 200 at City Hall, 36 Court Street **Monday evening January 23, 2012** at 07:00 PM according to Section 12, Rules and Orders of the City Council.

City Clerk

Hearings

7:00 PM Meeting called to order on January 23, 2012 at Springfield City Hall -- Council Chambers, 36 Court Street, Springfield, MA.

Special Permits

- (1.) For a Special Permit to Operate a Motor Vehicle Service Station (Motor Vehicle Repair) at the Property Known as 370 Albany Street (00160-0076), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article XIV, Section 1401.3.S.

Request: See Above
Owner: Veden, L.L.C.
By: Avdey Adzigirey
Petitioner: Albany Street Auto, L.L.C.
By: Avdey Adzigirey

ATTACHMENTS:

- 370_Albany_St_Petition_Tax (PDF)

- (2.) For a Special Permit for an Accessory Wall Sign, Higher Than Two(2) Stories at the Property Known as 143 State Street (11110-0635), as Authorized by M.G.L. and the Springfield Zoning Ordinance Article XVIII, Section 1810.3.

Request: See Above
Owner: Jhanvi Hospitality, L.L.C.
By: Ashok Patel
Petitioner: Ashok Patel
By: Ashok Patel

ATTACHMENTS:

- 143_State_St_Petition_Tax (PDF)

- (3.) To Amend an Existing Special Permit (Used Car Sales and Automotive Rental Agency) and Associated Conditions, Granted April 29, 2003, at the Property Known as 880 Boston Road (01655-0157), NS Boston Road (01655-0156), ES Elmore Avenue (04580-0057) and ES Elmore Avenue (04580-0056), by Including the Property Known as 890 Boston Road (01655-0158), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article XI, Section 1101.11.D.

Request: See Above
Owner: Fred Pafumi Jr.
By: Fred Pafumi, Jr.
Petitioner: Thrifty Car Sales

By: Michelle DiCienzo

ATTACHMENTS:

- 880_Boston_Rd_Petition_Tax (PDF)

- (4.) For a Special Permit to Install a Digital Electronic Sign at the Property Known as 674 Liberty Street (A.K.A. 668)(07770-0181) as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article XVIII, Section 1801.1.B.

Request: See Above
Owner: 668 Liberty Street. LLC.
By: Bharat Patel
Petitioner: 668 Liberty Street. LLC.
By: Bharat Patel

ATTACHMENTS:

- 674_Liberty_St_Petition_Tax (PDF)

Zone Changes

- (1.) To Change the Zoning of the Property Known as 115 Sumner Avenue (11280-0478) Rom Residence B to Residence A 115 Sumner Avenue Recommend Residence B to Business A

PETITIONER: Concerned Citizens for Springfield & Forest Park Civic Association

ADDRESS: 115 Sumner Avenue

CHANGE REQUESTED: Residence B to Residence A

- (2.) To Change the Zoning of the Property Known as 1105 Boston Road (01622-0535 and ES Shumay Street (10850-0092 from Business a to Business B 1105 Boston Road & ES Shumay Street Recommend Residence B to Business A

PETITIONER: ADS Foodservice, L.L.C.

ADDRESS: 1105 Boston Road & ES Shumway Street

CHANGE REQUESTED: Business A to Business B

**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 1453)**

Meeting: 01/23/12 07:00 PM
Department: Planning and Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 1453

**For a Special Permit to Operate a Motor Vehicle Service
Station (Motor Vehicle Repair) at the Property Known as 370
Albany Street (00160-0076), as Allowed by M.G.L. and the
Springfield Zoning Ordinance, Article XIV, Section 1401.3.S.**

Request:	See Above
Owner:	Veden, L.L.C.
By:	Avdey Adzigirey
Petitioner:	Albany Street Auto, L.L.C.
By:	Avdey Adzigirey

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

for a special permit to operate a motor vehicle service station (motor vehicle repair) at the property known as 370 Albany Street (00160-0076), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article XIV, Section 1401.3.s.

Mailing Address:

425 St James Avenue
 Springfield, MA 01109

Owner:

Veden, LLC.

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

BY: 

Avdey Adzigirey

Mailing Address:

370 Albany Street
 Springfield, MA 01109

Petitioner:

Albany Street Auto, LLC.

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

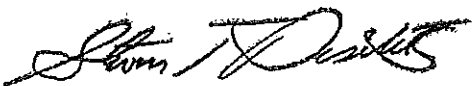
BY: 

Avdey Adzigirey

IN VIOLATION
 OF ZONING ORDINANCE

until approved by the City Council
 on accordance with the provisions of
 of the Zoning Ordinance

BUILDING COMMISSIONER



ZONED: IND A

NEIGHBORHOOD: MIDNIGHT

BLOCK PLAN: 507

Attachment: 370 Albany St Petition Tax (1453 : 370 Albany Street)

Stephen J. Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

11/8/2011

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: 370 Albany Street: 00160-0076

Petitioner: Albany Street Auto LLC/ Avdey Adzigirey

Landlord: Veden LLC

Stephen J. Loneragan: Treasurer/Collector

Attachment: 370 Albany St Petition Tax (1453 : 370 Albany Street)

**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 1452)**

Meeting: 01/23/12 07:00 PM
Department: Planning and Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 1452

For a Special Permit for an Accessory Wall Sign, Higher Than Two(2) Stories at the Property Known as 143 State Street (11110-0635), as Authorized by M.G.L. and the Springfield Zoning Ordinance Article XVIII, Section 1810.3.

Request:	See Above
Owner:	Jhanvi Hospitality, L.L.C.
By:	Ashok Patel
Petitioner:	Ashok Patel
By:	Ashok Patel

To The City Council of the City of Springfield:

The undersigned respectfully petition your honorable body

for a special permit for an accessory wall sign, higher than two(2) stories at the property known as 143 State Street (11110-0635), as authorized by M.G.L. and the Springfield Zoning Ordinance Article XVIII, Section 1810.3.

Mailing Address

440 Bedford Street
Lexington, MA 02420

Owner:

Jhanvi Hospitality, LLC.

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

BY: _____

Ashok Patel

Mailing Address

440 Bedford Street
Lexington, MA 02420

Owner:

Ashok Patel

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

BY: _____

Ashok Patel

IN VIOLATION OF ZONING ORDINANCE

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of the Zoning Ordinance

BUILDING COMMISSIONER

[Signature]

ZONED: BUS C

NEIGHBORHOOD: METRO CENTER

BLOCK PLAN: 314

Attachment: 143 State St Petition Tax (1452 : 143 State Street)

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

11/29/2011

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: 143 State Street: 11110-0635

Petitioner: Ashok Patel

Landlord: Jhanvi Hospitality LLC

A handwritten signature in cursive script, reading "Stephen J. Lonergan", is written over a horizontal line.

Stephen J. Lonergan: Treasurer/Collector

Attachment: 143_State_St_Petition_Tax (1452 : 143 State Street)

**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 1455)**

Meeting: 01/23/12 07:00 PM
Department: Planning and Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 1455

To Amend an Existing Special Permit (Used Car Sales and Automotive Rental Agency) and Associated Conditions, Granted April 29, 2003, at the Property Known as 880 Boston Road (01655-0157), NS Boston Road (01655-0156), ES Elmore Avenue (04580-0057) and ES Elmore Avenue (04580-0056), by Including the Property Known as 890 Boston Road (01655-0158), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article XI, Section 1101.11.D.

Request:	See Above
Owner:	Fred Pafumi Jr.
By:	Fred Pafumi, Jr.
Petitioner:	Thrifty Car Sales
By:	Michelle DiCienzo

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 and automotive rental agency) and associated conditions, granted April 29, 2003, at the property known as 880 Boston Road (01655-0157), NS Boston Road (01655-0156), ES Elmore Avenue (04580-0057) and ES Elmore Avenue (04580-0056), by including the property known as 890 Boston Road (01655-0158), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article XI, Section 1101.11.d.

Mailing Address:

97 Laconia Street
 Springfield, MA 01129

Owner:

Fred Pafumi, Jr.

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

By: _____

Fred Pafumi, Jr.

Mailing Address:

880 Boston Road
 Springfield, MA 01119

Petitioner:

Thrifty Car Sales

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

By: _____

Michelle DiCienzo

IN VIOLATION
 OF ZONING ORDINANCE

until approved by the City Council
 in accordance with the provisions of
 of the Zoning Ordinance

BUILDING COMMISSIONER

Steven Desantis

ZONED: BUS B

NEIGHBORHOOD: BOSTON ROAD

BLOCK PLAN: 966

Attachment: 880_Boston_Rd_Petition_Tax (1455 : 880 Boston Road)

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

12/8/2011

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: 890 Boston Road: 01655-0158

Petitioner: David Traks for Direct Auto Realty East Inc.

Landlord: Fred Anthony Pafumi Jr.

Stephen J. Lonergan: Treasurer/Collector

Attachment: 880_Boston_Rd_Petition_Tax (1455 : 880 Boston Road)

**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 1454)**

Meeting: 01/23/12 07:00 PM
Department: Planning and Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 1454

**For a Special Permit to Install a Digital Electronic Sign at the
Property Known as 674 Liberty Street (A.K.A. 668)(07770-
0181) as Allowed by M.G.L. and the Springfield Zoning
Ordinance, Article XVIII, Section 1801.1.B.**

Request:	See Above
Owner:	668 Liberty Street. LLC.
By:	Bharat Patel
Petitioner:	668 Liberty Street. LLC.
By:	Bharat Patel

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

for a special permit to install a digital electronic sign at the property known as
 674 Liberty Street (a.k.a. 668)(07770-0181) as allowed by M.G.L. and the Springfield
 Zoning Ordinance, Article XVIII, Section 1801.1.b.

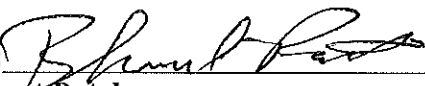
Mailing Address:

668 Liberty Street
 Springfield, MA 01104

Owner & Petitioner:

668 Liberty Street Realty, LLC.

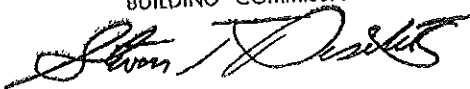
I hereby certify that I am the owner and
 petitioner or I that I am acting on behalf of the
 owner and petitioner.

BY: 
 Bharat Patel

IN VIOLATION
 OF ZONING ORDINANCE

until approved by the City Council
 on accordance with the provisions of
 of the Zoning Ordinance

BUILDING COMMISSIONER



ZONED: BUS A

NEIGHBORHOOD: LIBERTY HEIGHTS

BLOCK PLAN: 148

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

12/8/2011

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: 674(668) Liberty Street: 07770-0181

Petitioner: 668 Liberty Food Mart LLC

Landlord: 668 Liberty Street Realty LLC

A handwritten signature in cursive script, reading "Stephen J. Lonergan". The signature is written in black ink and is positioned above a horizontal line.

Stephen J. Lonergan: Treasurer/Collector

Attachment: 674_Liberty_St_Petition_Tax (1454 : 674 Liberty Steret)

REPORT TO CITY COUNCIL**ZONE CHANGE HEARING****PLOT and SECTION#: 3134 Section 14****DATE: January 23, 2012**

To the Honorable Mayor and City Council of the City of Springfield, Massachusetts, the Planning Board submits the following report on the Zone Change Petition, which was referred to the Board for its recommendation:

PETITIONER: ADS Foodservice, L.L.C.

ADDRESS: 1105 Boston Road & ES Shumway Street

CHANGE REQUESTED: Business A to Business B

RECOMMENDATION: Recommend

Respectfully Submitted,

Barbara Footit, Board Clerk

AMENDING SECTION 49 OF THE BUILDING ZONE MAP

SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City”, text enacted, April 21, 1971, as amended, is hereby further amended by changing from **Residence B to Business A** the zoning on **Plot #3134 Section 14, Section Recommend** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “**Recommend Building Zone Map of the City of Springfield.**”

Approved as to Form:

Associate City Solicitor

In accordance with Mass. Gen. Laws c. 40A, section 5, the Planning Board held a hearing on January 23, 2012, regarding the above Ordinance amendment.

Kerry Dietz, Chairperson

REPORT TO CITY COUNCIL**ZONE CHANGE HEARING****PLOT and SECTION#: 3129 Section 45****DATE: January 23, 2012**

To the Honorable Mayor and City Council of the City of Springfield, Massachusetts, the Planning Board submits the following report on the Zone Change Petition, which was referred to the Board for its recommendation:

PETITIONER: Concerned Citizens for Springfield &
Forest Park Civic Association

ADDRESS: 115 Sumner Avenue

CHANGE REQUESTED: Residence B to Residence A

RECOMMENDATION: Recommend

Respectfully Submitted,

Barbara Footit, Board Clerk

AMENDING SECTION 49 OF THE BUILDING ZONE MAP

SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City”, text enacted, April 21, 1971, as amended, is hereby further amended by changing from **Residence B to Business A** the zoning on **Plot #3129 Section 45, Section Recommend** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “**Recommend Building Zone Map of the City of Springfield.**”

Approved as to Form:

Associate City Solicitor

In accordance with Mass. Gen. Laws c. 40A, section 5, the Planning Board held a hearing on January 23, 2012, regarding the above Ordinance amendment.

Kerry Dietz, Chairperson