



CITY OF SPRINGFIELD

City Clerk's Office June 20, 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 June 25, 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 June 25, 2012 at Springfield City Hall -- Council Chambers, 36 Court Street, Springfield, MA.

Special Permit Petitions

- (1.) For a Special Permit to Allow the Rooftop Installation of a Wireless Telecommunications Facility (Antenna Arrays) to an Existing Structure at the Property Known as 282 Central Street (02560-0053) Allowed by M.G.L. and the Springfield Zoning Ordinance Article XIV-E, Section E-1405.1.

Request:	See Above
Owner:	Ayala Enterprise, L.L.C.
By:	Simon J. Brighenti, Jr.
Petitioner:	Metro PCS
By:	Simon J. Brighenti, Jr.

ATTACHMENTS:

- Central_St_282_Tax_Formal (PDF)

- (2.) To Amend an Existing Special Permit (Drive-Up Service Window) at the Properties Known as 1099 East Columbus Avenue (04303-0529) and NS Margaret Street (08255-0014), Granted July 28, 2005, by Allowing a Change to the Approved Site Plan by Including the Property Known as 68 Margaret Street (08255-0013), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article XV, Section 1519.

Request:	See Above
Owner:	Colmar Partners, L.L.C. & William Palazzi
By:	Peter LaPointe
Petitioner:	The Colvest Group, LTD.
By:	Peter LaPointe

ATTACHMENTS:

- E_Columbus_Ave_1099_Tax_Formal (PDF)

Zone Changes

- (1.) To Change the Zoning of the Property Known as ES Industry Avenue (06923-0033) from Industrial Park to Industrial A. ES Industry Avenue Recommend Residence B to Business A

PETITIONER: MPJ Realty Trust

ADDRESS: ES Industry Avenue

CHANGE REQUESTED: Ind Park to Ind A

ATTACHMENTS:

- 3140_ES_Industry_Ave_CC (PDF)

- (2.) To Change the Zoning of the Property Known as 68 Margaret Street (08255-0013) from Residence C to Commercial P. 68 Margaret Street Recommend Residence B to Business A

PETITIONER: The Colvest Group, LTD.

ADDRESS: 68 Margaret Street

CHANGE REQUESTED: Res B to Com P

ATTACHMENTS:

- 3139_68_Margaret_St_CC (PDF)

- (3.) To Change the Zoning of the Properties Known as SS Monroe Street (08760-0052), ES Hancock Street (06250-0220 & 06250-0219), NS 616 Union Street (11750-0142) and NS Union Street (11750-0143 & 11750-0147) from Residence B and Commercial P to Business A. Monroe, Hancock, Union Recommend Residence B to Business A

PETITIONER: PAR Church Builders, Inc.

ADDRESS: SS Monroe Street, ES Hancock Street, NS Union Street

CHANGE REQUESTED: Res B & Com P to Bus A

ATTACHMENTS:

- 3141_Monroe_Hancock_Union_CC (PDF)

**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 1699)**

Meeting: 06/25/12 07:00 PM

Department: Planning and Economic Development

Category: Special Permit

Prepared By: Phil Dromey

Initiator: Phil Dromey

Sponsors:

DOC ID: 1699

**For a Special Permit to Allow the Rooftop Installation of a
Wireless Telecommunications Facility (Antenna Arrays) to an
Existing Structure at the Property Known as 282 Central
Street (02560-0053) Allowed by M.G.L. and the Springfield
Zoning Ordinance Article XIV-E, Section E-1405.1.**

Request:	See Above
Owner:	Ayala Enterprise, L.L.C.
By:	Simon J. Brighenti, Jr.
Petitioner:	Metro PCS
By:	Simon J. Brighenti, Jr.

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

for a special permit to allow the rooftop installation of a wireless telecommunications facility (antenna arrays) to an existing structure at the property known as 282 Central Street (02560-0053) allowed by M.G.L. and the Springfield Zoning Ordinance Article XIV-E, Section E-1405.1.

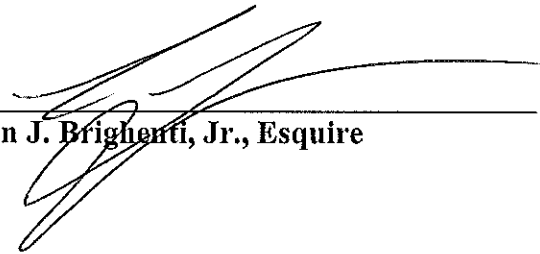
Mailing Address:

50 Clayton Street
 Springfield, MA 01107

Owner:

Ayala Enterprise, L.L.C.

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

By: 
 Simon J. Brighenti, Jr., Esquire

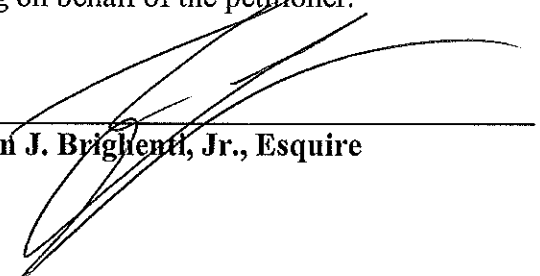
Mailing Address:

71 Park Avenue
 West Springfield, MA 01089

Petitioner:

Metro PCS

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

By: 
 Simon J. Brighenti, Jr., Esquire

IN VIOLATION
 OF ZONING ORDINANCE

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

BUILDING COMMISSIONER



ZONED: RES B

NEIGHBORHOOD: SIX CORNERS

BLOCK PLAN: 707

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

5/31/2012

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: 282 Central Street: 02560-0053

Petitioner: Metro PCS- Attorney Simon J. Brighenti

Landlord: Ayala Enterprise, LLC

Stephen J. Lonergan: Treasurer/Collector

Attachment: Central_St_282_Tax_Formal (1699 : 282 Central Street)

**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 1700)**

Meeting: 06/25/12 07:00 PM

Department: Planning and Economic Development

Category: Special Permit

Prepared By: Phil Dromey

Initiator: Phil Dromey

Sponsors:

DOC ID: 1700

To Amend an Existing Special Permit (Drive-Up Service Window) at the Properties Known as 1099 East Columbus Avenue (04303-0529) and NS Margaret Street (08255-0014), Granted July 28, 2005, by Allowing a Change to the Approved Site Plan by Including the Property Known as 68 Margaret Street (08255-0013), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article XV, Section 1519.

Request:	See Above
Owner:	Colmar Partners, L.L.C. & William Palazzi
By:	Peter LaPointe
Petitioner:	The Colvest Group, LTD.
By:	Peter LaPointe

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

to amend an existing special permit (drive-up service window) at the properties known as 1099 East Columbus Avenue (04303-0529) and NS Margaret Street (08255-0014), granted July 28, 2005, by allowing a change to the approved site plan by including the property known as 68 Margaret Street (08255-0013), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article XV, Section 1519.

Mailing Address:

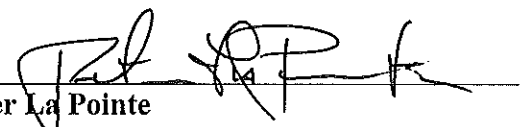
934 Main Street
 Springfield, MA 01103

96 Old Farm Road
 Springfield, MA 01119

Owner:

Colmar Partners, L.L.C. & William Palazzi

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

BY: 
 Peter La Pointe

Mailing Address:

360 Bloomfield Avenue
 Windsor, CT 06095

**IN VIOLATION
 OF ZONING ORDINANCE**

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

BUILDING COMMISSIONER



ZONED: COM P

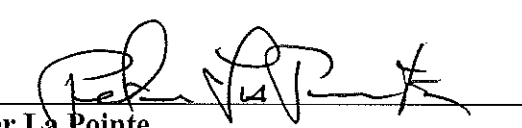
NEIGHBORHOOD: SOUTH END

BLOCK PLAN: 607

Petitioner:

The Colvest Group, LTD.

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

BY: 
 Peter La Pointe

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

5/23/2012

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: 1099 East Columbus Avenue: 04303-0529
68 Margaret Street: 08255-0013

Petitioner: The Colvest Group. LTD.

Landlord: Colmar Partners LLC
William A. Palazzi

Stephen J. Lonergan: Treasurer/Collector

Attachment: E_Columbus_Ave_1099_Tax_Formal (1700 : 1099 E Columbus Ave & NS Margaret Steret)

REPORT TO CITY COUNCIL**ZONE CHANGE HEARING****PLOT and SECTION#: 3140 & Section 33****DATE: June 25, 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: MPJ Realty Trust

ADDRESS: ES Industry Avenue

CHANGE REQUESTED: Ind Park to Ind 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 #3140 & Section 33, 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 June 25, 2012, regarding the above Ordinance amendment.

Kerry Dietz, Chairperson

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

to change the zoning of the property known as ES Industry Avenue (06923-0033) from
Industrial Park to Industrial A.

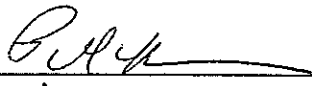
Mailing Address:

66 Industry Avenue
Springfield, MA 01104

Owner & Petitioner:

MPJ Realty Trust
c/o Tinkham Management Company

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

BY: 

Paul Pannier

A true copy of a petition referred to the Planning Board on:
April 9, 2012

Attest:

Wayman Lee, Esquire



Attachment: 3140_ES_Industry_Ave_CC (1681 : ES Industry Avenue)

REPORT TO CITY COUNCIL
ZONE CHANGE HEARING

PETITION: #3140
SECTION: 33

DATE: May 21, 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: MPJ Realty Trust, c/o Tinkham Management Company

ADDRESS: ES Industry Avenue (06923-0033)

CHANGE REQUESTED: Proposed zone change from Industrial Park to Industrial A

PETITIONER'S PURPOSE STATEMENT: Self-storage units

DATE OF PUBLIC HEARING: May 16, 2012

DATE OF FINAL DECISION: May 16, 2012

BOARD MEMBERS PRESENT and COUNT: (5-0) Mr. Daniele, Ms. DeFillipo, Ms. Stebbins, Mr. Swan Jr., and Mr. Florian

FINAL MOTION: Approve

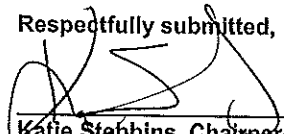
IN FAVOR: Five (5); Mr. Daniele, Ms. DeFillipo, Ms. Stebbins, Mr. Swan Jr., and Mr. Florian

OPPOSED: None

ABSTAINED: None

RECOMMENDATION: APPROVE

Respectfully submitted,



Katie Stebbins, Chairperson

Attachment: 3140_ES_Industry_Ave_CC (1681 : ES Industry Avenue)

REPORT TO CITY COUNCIL**ZONE CHANGE HEARING****PLOT and SECTION#: 3139 & Section 47****DATE: June 25, 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: The Colvest Group, LTD.

ADDRESS: 68 Margaret Street

CHANGE REQUESTED: Res B to Com P

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 #3139 & Section 47, 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 June 25, 2012, regarding the above Ordinance amendment.

Kerry Dietz, Chairperson

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

to change the zoning of the property known as 68 Margaret Street (08255-0013) from
 Residence C to Commercial P.

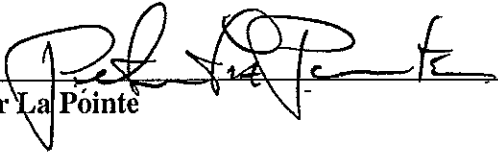
Mailing Address:

934 Main Street
 Springfield, MA 01103

Owner:

Colmar Partners, L.L.C.

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

BY: 
 Peter La Pointe

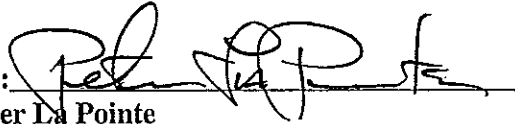
Mailing Address:

360 Bloomfield Avenue
 Windsor, CT. 06095

Petitioner:

The Colvest Group, LTD.

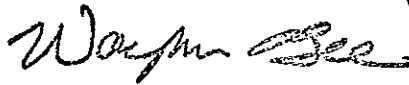
I hereby certify that I am the petitioner or
 acting on behalf of the petitioner.

BY: 
 Peter La Pointe

A true copy of a petition referred to the Planning Board on:
 April 9, 2012

Attest:

Wayman Lee, Esquire



Attachment: 3139_68_Margaret_St_CC (1680 : 68 Margaret Street)

REPORT TO CITY COUNCIL
ZONE CHANGE HEARING

PETITION: #3139
SECTION: 47

DATE: May 21, 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: The Colvest Group, LTD.

ADDRESS: 68 Margaret Street (08255-0013)

CHANGE REQUESTED: Proposed zone change from Residence C to Commercial P

PETITIONER'S PURPOSE STATEMENT: Expanded parking.

DATE OF PUBLIC HEARING: May 16, 2012

DATE OF FINAL DECISION: May 16, 2012

BOARD MEMBERS PRESENT and COUNT: (5-0) Mr. Daniele, Ms. DeFillipo, Ms. Stebbins, Mr. Swan Jr., and Mr. Florian

FINAL MOTION: Approve

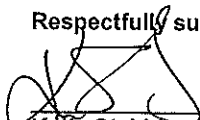
IN FAVOR: Five (5); Mr. Daniele, Ms. DeFillipo, Ms. Stebbins, Mr. Swan Jr., and Mr. Florian

OPPOSED: None

ABSTAINED: None

RECOMMENDATION: APPROVE

Respectfully submitted,



Katie Stebbins, Chairperson

Attachment: 3139_68_Margaret_St_CC (1680 : 68 Margaret Street)

REPORT TO CITY COUNCIL**ZONE CHANGE HEARING****PLOT and SECTION#: 3141 & Section 38****DATE: June 25, 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: PAR Church Builders, Inc.

ADDRESS: SS Monroe Street, ES Hancock Street, NS
Union Street

CHANGE REQUESTED: Res B & Com P to Bus 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 #3141 & Section 38, 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 June 25, 2012, regarding the above Ordinance amendment.

Kerry Dietz, Chairperson

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

to change the zoning of the properties known as SS Monroe Street (08760-0052), ES Hancock Street (06250-0220 & 06250-0219), NS 616 Union Street (11750-0142) and NS Union Street (11750-0143 & 11750-0147) from Residence B and Commercial P to Business A.

Mailing Address:

643 Union Street
 Springfield, MA 01109

Owner:

St John's Congregational Church

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

BY: 
 Calvin McFadden

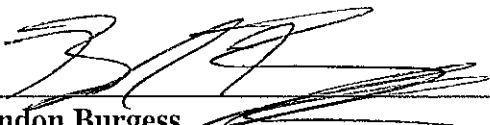
Mailing Address:

137 College Street
 Macon, GA 31201

Petitioner:

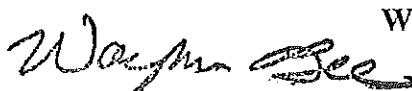
PAR Church Builders, Inc.

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

BY: 
 Brandon Burgess

A true copy of a petition referred to the Planning Board on:
 April 27, 2012

Attest:



Wayman Lee, Esquire

Attachment: 3141_Monroe_Hancock_Union_CC (1682 : Monroe, Hancock, Union)

REPORT TO CITY COUNCIL
ZONE CHANGE HEARING

PETITION: #3141
SECTION: 38

DATE: May 21, 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: PAR Church Builders, Inc.

ADDRESS: SS Monroe Street (08760-0052), ES Hancock Street (06250-0220 & 0219), NS 616 Union Street (11750-0172), NS Union Street (11750-0143 & 0147)

CHANGE REQUESTED: Proposed zone change from Residence B and Commercial P to Business A

PETITIONER'S PURPOSE STATEMENT: Construction of a church and accessory parking

DATE OF PUBLIC HEARING: May 16, 2012

DATE OF FINAL DECISION: May 16, 2012

BOARD MEMBERS PRESENT and COUNT: (5-0) Mr. Daniele, Ms. DeFillipo, Ms. Stebbins, Mr. Swan Jr., and Mr. Florian

FINAL MOTION: Approve

IN FAVOR: Five (5); Mr. Daniele, Ms. DeFillipo, Ms. Stebbins, Mr. Swan Jr., and Mr. Florian

OPPOSED: None

ABSTAINED: None

RECOMMENDATION: APPROVE

Respectfully submitted,



Katie Stebbins, Chairperson

Attachment: 3141_Monroe_Hancock_Union_CC (1682 : Monroe, Hancock, Union)