



CITY COUNCIL

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, March 23, 2026** at 5:30 PM.

City Clerk

Roll Call

Moment Of Silence - Pledge Of Allegiance

Zone Changes

1. **Change the zoning of the property known as NS Hampshire Street, I.O. (06240-0010) from Residence B to Residence C.**
2. **Zone Change — Court Square Urban Renewal (City of Springfield) Industrial A to Business B**

Special Permits

3. **125 Main Street I.O. - Change in petitioner (repair/sales).**
4. **880 Boston Road, NS Boston Road & ES Elmore Avenue — Change in petitioner (motor vehicle sales).**
5. **715 Liberty Street - Change in petitioner (used car sales/accessory use).**
6. **586 Berkshire Avenue - Operate an autobody repair shop and used car dealership.**
7. **1213 Worcester Street - Motor vehicle repair/sales. Change in Petitioner.**
8. **15 Austin Street - Change in Petitioner.**
9. **824 Berkshire Avenue - Change to approved plans (adding units).**
10. **550 Main Street I.O. — Medical office, clinic or treatment facility, with no overnight stay.**
11. **784 Bay Street — Amending conditions for auto repair and used car sales.**

12. 1000 Hall of Fame Way - Dental Office

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A ZONE CHANGE

#3255 NS HAMPSHIRE STREET (06240-0010)
RESIDENCE B TO RESIDENCE C

GENERAL INFORMATION

Applicant:	Bukowski Construction
Request:	Residence B to Residence C
Location:	NS Hampshire Street, I.O.
Parcel Size:	52,760 s.f.
Purpose:	Multi-family development
Surrounding Land Use and Zoning:	The property is located in the Indian Orchard neighborhood. This area has primarily residential uses. The surrounding uses include: To the north are single, two (2) and three (3) family homes zoned Residence B. To the south are Long Pond and John F. Kennedy Middle School zoned Residence A. To the east are single and two (2) family homes zoned Residence B. To the west is vacant land zoned Residence B.
Comprehensive/ Neighborhood Plan:	The Indian Orchard Neighborhood Plan shows no changes to this area.
Site Visit:	9-22-25
Urban Renewal Plan:	This parcel is located not within an urban renewal plan.
Neighborhood Council Notification:	Indian Orchard Neighborhood Council: 9-2-25
Planning Board Hearing Date:	10-1-25

SPECIAL INFORMATION

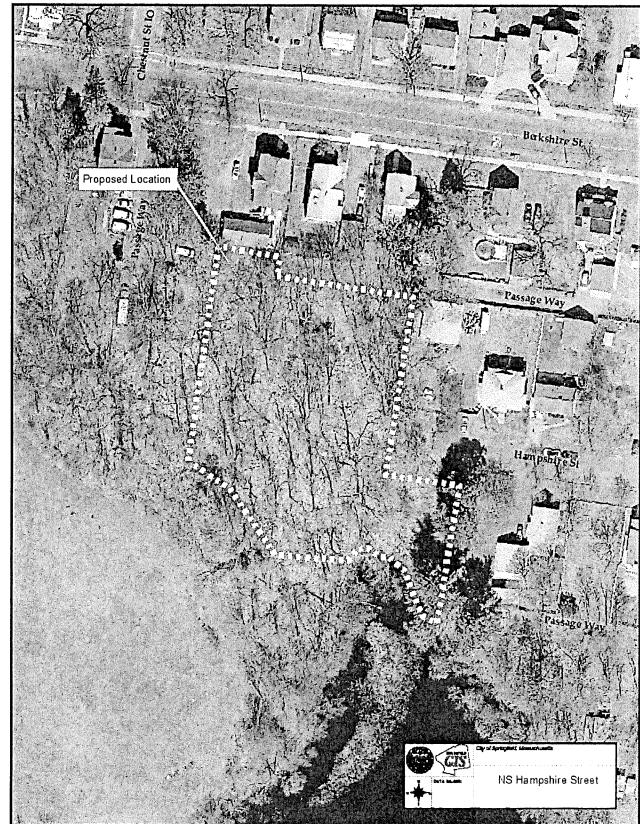
Traffic & Parking:	N/A
Physical Characteristics:	N/A
Other Notes:	N/A

ANALYSIS

The petitioner has requested to change the zoning of the property known as NS Hampshire Street from Residence B to Residence C. This site is currently wooded and vacant. The petitioner intends to construct a multi-family development.

As noted above, the petitioner is proposing to develop this site into a multi-family development. The petitioner has submitted two (2) site plans. One of the site plans show a layout for four (4), two-family homes. The second site plan shows a layout for an eight (8) unit, townhouse development. Both proposals require a zone change to Residence C to be constructed.

It is important to note that while site plans are requested when petitioning for a zone change, unlike a special permit, the submitted site plans are not attached as a condition of the approval. As such, the site plan can change when, or if, a zone change is approved. In this case, the developer has submitted two (2) site plans showing two (2) separate developments. If the zone change is approved, as per the underlying zoning requirements, either a special permit or Planning Board Site Plan Review will also be required in order to construct this new development. As part of that review process, a full set of finalized site plans will be required to be submitted. At that time, the staff will fully review the plans for compliance with all underlying zoning requirements.



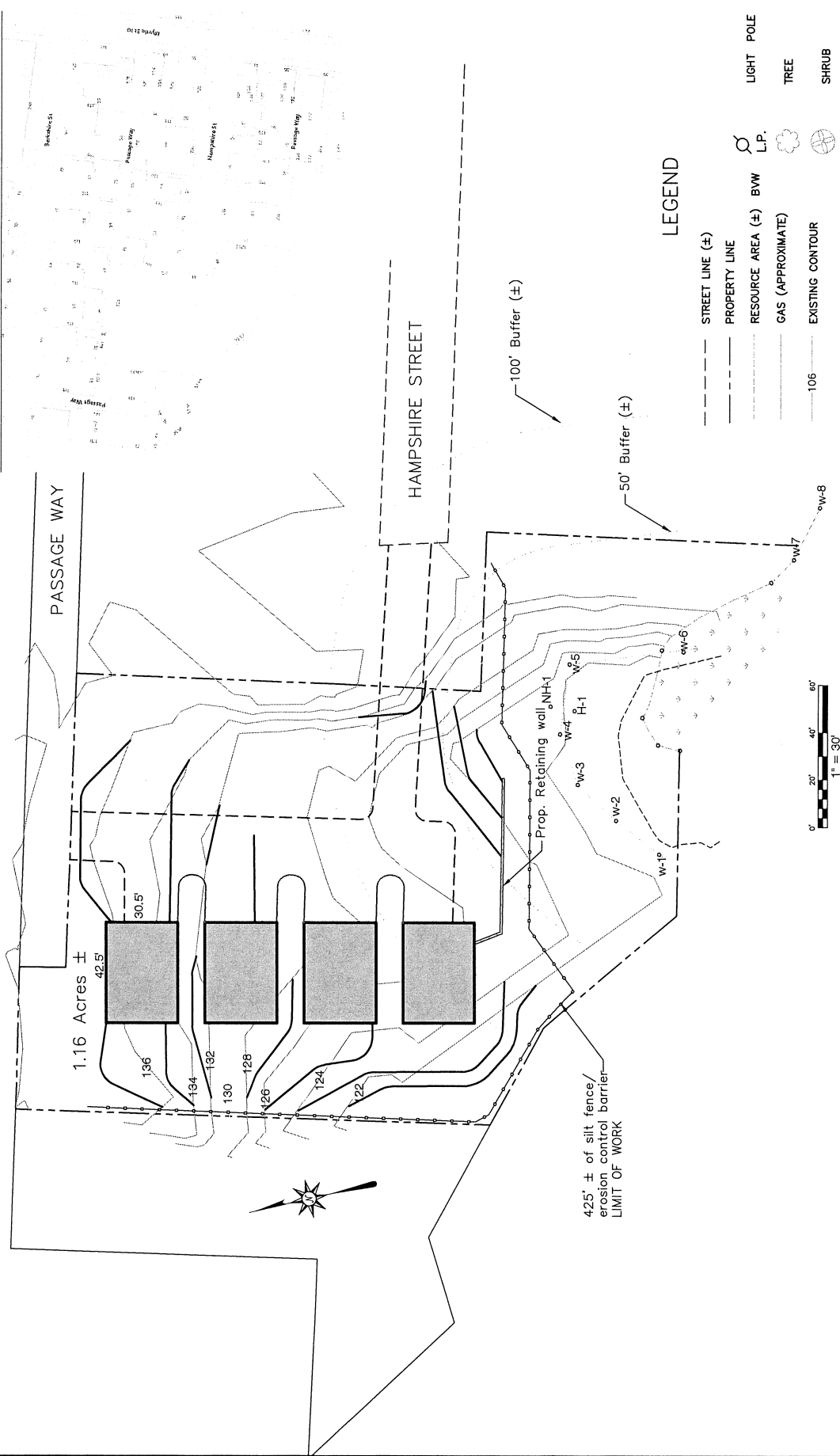
In addition, it also needs to be noted that there are wetlands located on the property as this site abuts Long Pond. As part of this development a full review and approval by the Conservation Commission will also be required. Further, a full review by the Department of Public Works will also be required, prior to any work being started. This will also include any and all required improvements to Hampshire Street. Lastly, the staff would strongly recommend that the petitioner contact the City Forester to ensure that no significant trees will be removed without the proper permitting.

Overall, after a review of the submitted plans, the staff does not object to the proposed request. While this is a change to Residence C, the proposed development pattern is similar to the surrounding properties. As noted above, there are a number of two (2) and three (3) family homes in this area. As such, the staff does not believe the proposed change will have a negative impact on the abutters or on the neighborhood as a whole.

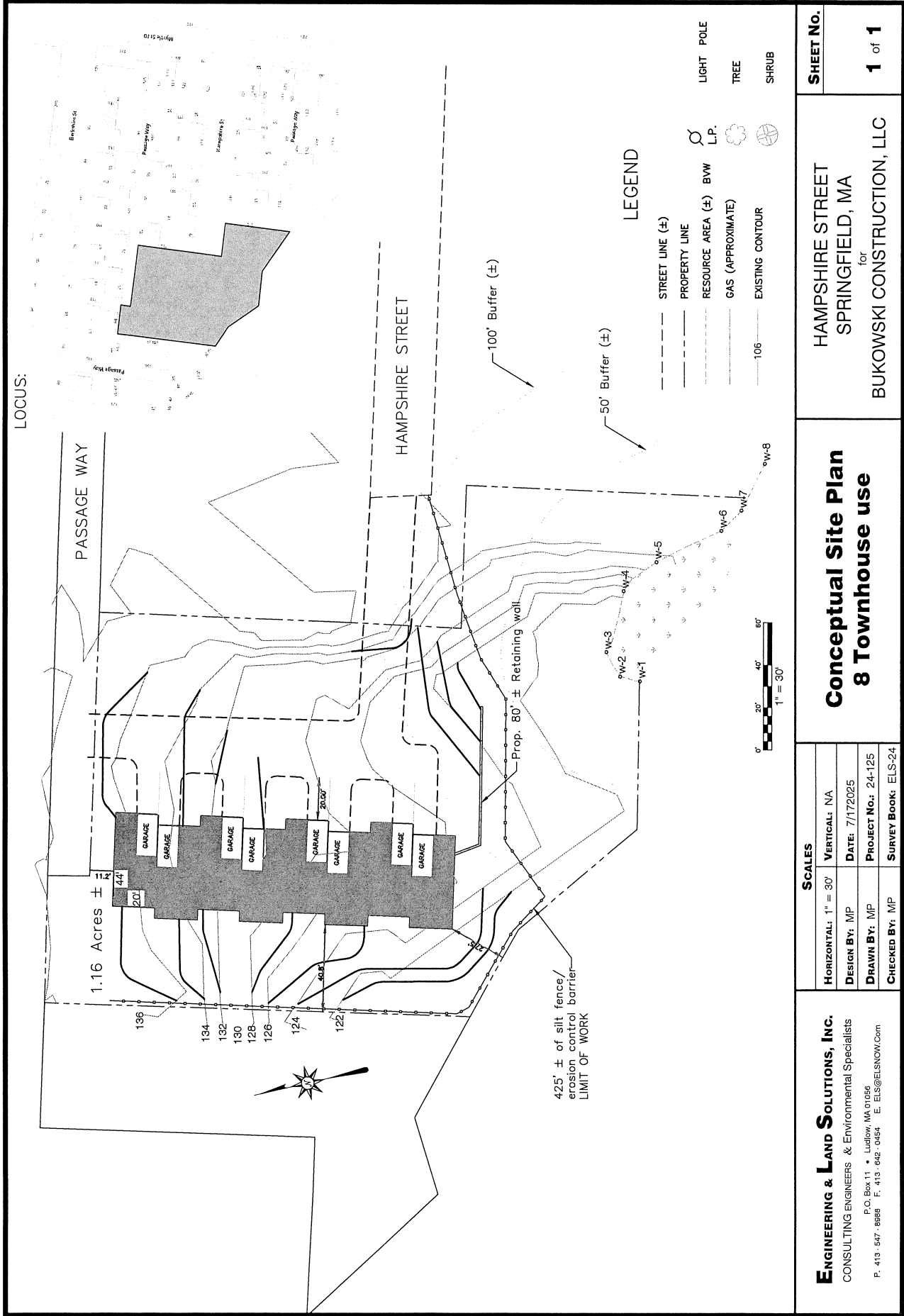
RECOMMENDATION

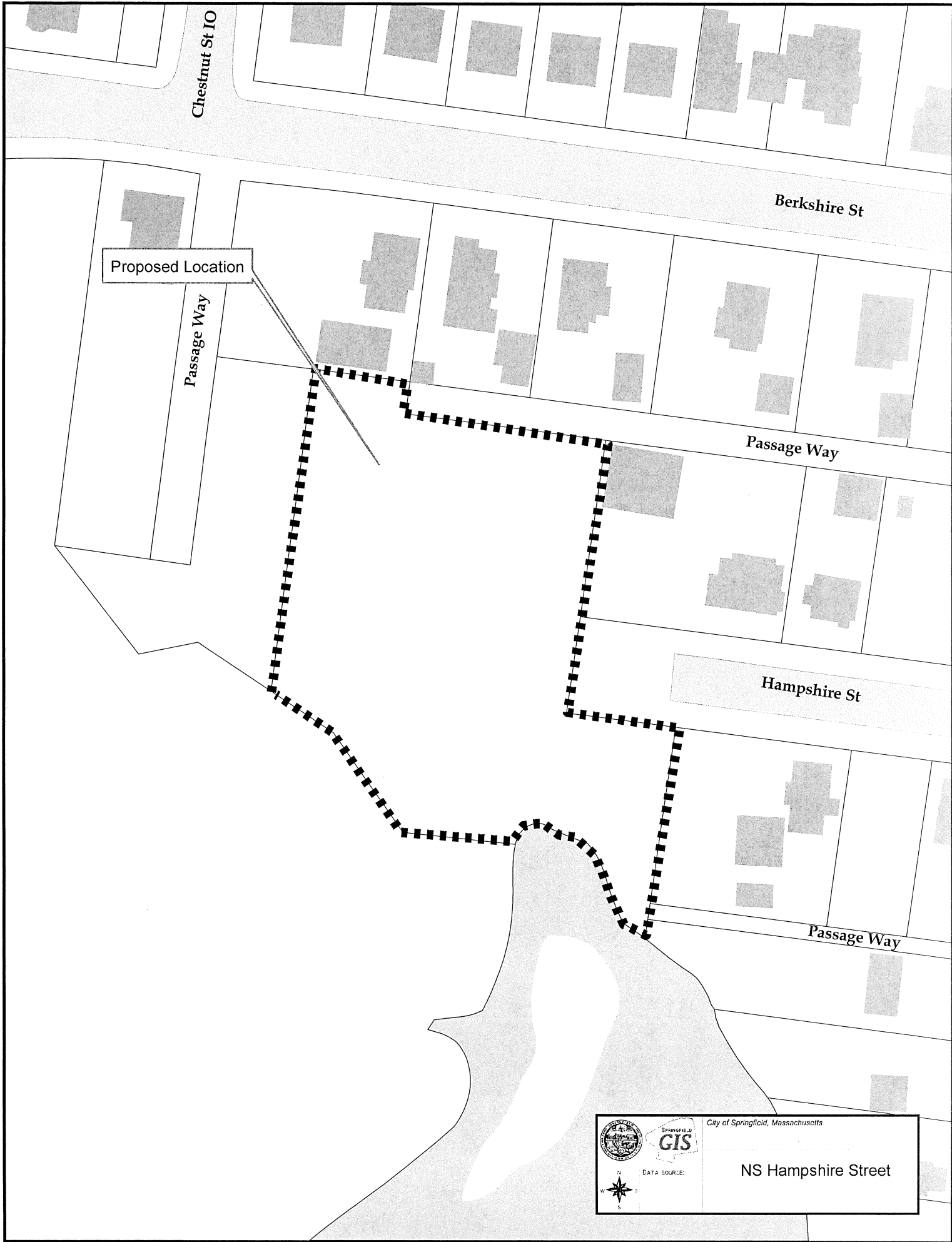
APPROVE.

LOCUS:



ENGINEERING & LAND SOLUTIONS, INC. CONSULTING ENGINEERS & Environmental Specialists P.O. Box 11 • Ludlow, MA 01056 P. 413-547-8888 F. 413-642-0454 E. ELS@ELSNOW.COM	SCALES				HAMPSHIRE STREET SPRINGFIELD, MA for BUKOWSKI CONSTRUCTION, LLC		SHEET No.
	HORIZONTAL: 1" = 30'		VERTICAL: NA				1 of 1
	DESIGN BY: MP		DATE: 7/17/25				
	DRAWN BY: MP		PROJECT No.: 24-125				
	CHECKED BY: MP		SURVEY BOOK: ELS-24				





Proposed Location

Passage Way

Berkshire St

Passage Way

Hampshire St

Passage Way



City of Springfield, Massachusetts



DATA SOURCE:

NS Hampshire Street



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND TWENTY-FIVE

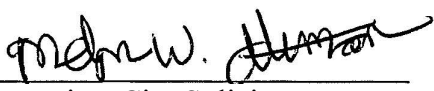
AN ORDINANCE

AMENDING SECTION 16 OF THE BUILDING ZONE MAP

Be it ordained by the City Council of the City of Springfield as follows:

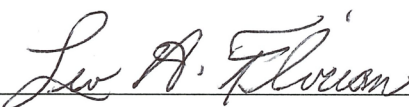
SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City”, text enacted, May 28, 2013, as amended, is hereby further amended by changing from **Residence B to Residence C** the zoning on **Plot #3255, Section 16** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “**Section 16 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 October 15, 2025 regarding the above Ordinance amendment.

2 Person(s) appeared in favor, and 6 Person(s) appeared in opposition.


Leo Florian, Chairperson



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND TWENTY-FIVE

AN ORDINANCE

AMENDING SECTION 16 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, May 28, 2013, as amended, is hereby further amended by changing from **Residence B to Residence C** the zoning on **Plot #3255, Section 16** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “**Section 16 Building Zone Map of the City of Springfield.**”

**REPORT TO CITY COUNCIL
ZONE CHANGE HEARING**

PETITION: #3255
SECTION: 16

DATE: October 16, 2025

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: Bukowski Construction

ADDRESS: NS Hampshire Street (06240-0010)

CHANGE REQUESTED: Proposed zone change from Residence B to Residence C

PETITIONER'S PURPOSE STATEMENT: Multi-family development

DATE OF PUBLIC HEARING: October 15, 2025

DATE OF FINAL DECISION: October 15, 2025

BOARD MEMBERS PRESENT and COUNT: five (5): Mr. Cunningham, Mr. Florian, Mr. Daniele, Ms. Morin and Mr. Mineo.

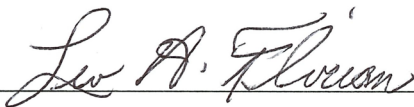
FINAL MOTION: APPROVE

IN FAVOR: two (2): Mr. Daniele, Ms. Morin

OPPOSED: two (2): Mr. Mineo and Mr. Cunningham

ABSTAINED: one (1): Mr. Florian

RECOMMENDATION: NO RECOMMENDATION



Leo Florian, 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 NS Hampshire Street, I.O. (06240-0010) from
Residence B to Residence C.

Mailing Address:

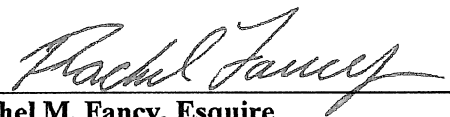
1307 Tinkham Road
Wilbraham, MA 01095

Owner:

Tadeusz Bukowski

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

BY:


Rachel M. Fancy, Esquire

Mailing Address:

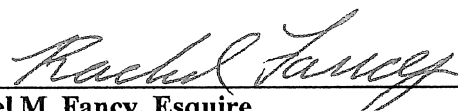
1307 Tinkham Road
Wilbraham, MA 01095

Petitioner:

Bukowski Construction

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

BY:


Rachel M. Fancy, Esquire

City of Springfield, MA

AUG 15 2025

City Clerk's Office

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 255 Liberty Street (07770-0628), 217-221 Liberty Street (07770-0630), 207-211 Liberty Street (07770-0632), 193-205 Liberty Street (07770-0634), 165 Liberty Street (07770-0637), 11 Liberty Street (07770-0660), 63-73 Liberty Street (07770-0652), SS Liberty Street (07770-0627 & 0635), 235 Chestnut Street (02750-0491), 185 Spring Street (11040-0062), 196-198 Spring Street (11040-0050), 1780 Main Street (08130-0172), 139-141 Lyman Street (08030-0058), 151 Lyman Street (08030-0055), 157-159 Lyman Street (08030-0053), 163 Lyman Street (08030-0052), 162-168 Lyman Street (08030-0034), 170-172 Lyman Street (08030-0037), 180-182 Lyman Street (08030-0038), 192-194 Lyman Street (08030-0043), 204 Lyman Street (08030-0045), NS Lyman Street (08030-0027, 0028, 0029, 0031, 0032 & 0040), SS Lyman Street (08030-0054, 0056 & 0051), SS Worthington Street (12535-0268, 0269 & 0271), NS Winter Street (12395-0009, 0012 & 0013) and NS Frank B Murry Street (05355-0005), from Industrial A to Business B.

Mailing Address:

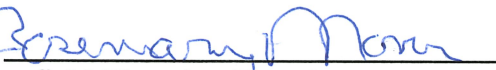
36 Court Street
Springfield, MA 01103

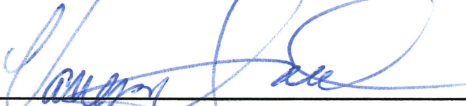
Petitioner:

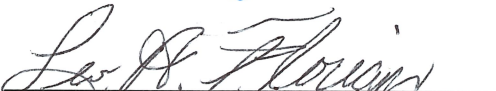
Springfield Planning Board

BY: 
Springfield Planning Board

BY: 
Springfield Planning Board

BY: 
Springfield Planning Board

BY: 
Springfield Planning Board

BY: 
Springfield Planning Board

BY: _____
Springfield Planning Board

BY: _____
Springfield Planning Board

BY: _____
Springfield Planning Board

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

to amend an existing special permit (repair/sale), granted July 1986 and amended December 1990, by allowing a change in the petitioner, at the property known as 125 Main Street, I.O. (08132-0291) (Book#17488/Page#0511), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1 and Section 12.3(4).

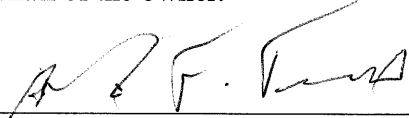
Mailing Address:

101 Motyka Street
Ludlow, MA 01056

Owner:

Armando Tereso

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

BY: 

Armando Tereso

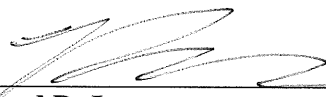
Mailing Address:

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

Petitioner:

Primos Auto Repair, Inc. – d/b/a Primos Auto

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

BY: 

Richard DeJesus

Stephen Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

December 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: 125 MAIN ST I.O. (08132-0291)

Petitioner: PRIMOS AUTO REPAIR INC
PRIMOS AUTO CENTER
33 WRENTHAM RD
SPRINGFIELD MA 01119

Property Owner: ERESO ARMANDO F & ELIZABETH
101 MOTYKA ST
LUDLOW MA 01056

A handwritten signature in black ink, appearing to read "Stephen Lonergan". The signature is written in a cursive, flowing style.

Stephen Lonergan: Treasurer/Collector

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

**125 MAIN STREET, I.O. (08132-0291)
AMEND EXISTING SPECIAL PERMIT (MOTOR VEHICLE REPAIR/SALES)**

General Information

Petitioner:	Primos Auto Repair, Inc. – d/b/a Primos Auto
Request:	Amend an existing special permit (motor vehicle repairs/sales), granted July 1986 and amended December 1990, by allowing a change in the petitioner.
Proposed use of the property:	Motor vehicle repairs/sales.
Parcel Size:	11,748 s.f.
Compatibility with current planning documents:	The Indian Orchard Neighborhood Plan does not show any changes to this area.
Neighborhood council notification:	Indian Orchard Neighborhood Council: 1-5-26
Tax Status:	SEE ATTACHED
Site Visit:	1-8-26
Hearing Date:	1-26-26

Staff Analysis

Neighborhood characteristics:

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

- To the north are a commercial parking lot and restaurant zoned Business A.
- To the south is a multi-family apartment zoned Business A.
- To the east is a three-family house zoned Business A.
- To the west is Myrtle Street Park zoned Open Space.

Site plan review:

The petitioner has requested to amend an existing special permit (motor vehicle repairs/sales), granted July 1986 and amended December 1990, by allowing a change in the petitioner, at the property known as 125 Main Street, Indian Orchard.

In reviewing the proposed request and visiting the site, the staff does not object to the proposed request. This site has been used for automotive related uses for several years. If approved, the staff would recommend that the existing conditions, placed on the July 1986 and December 1990 special permits, remain in place. This

includes the number or vehicles allowed to be sold at this location as well as the hours of operation.



Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted for motor vehicle repairs and sales, at the property known as 125 Main Street, I.O. (08132-0291).
3. All conditions placed on the July 1986 and December 1990 special permits shall remain in effect.
4. The City Council shall have the authority to modify, amend, review or revoke its approval of a special permit upon written application of the owner, lessee or Zoning Administrator; provided, however, that such action is consistent with the purpose and intent of the Springfield Zoning Ordinance and a public hearing is held.
5. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.

Stephen Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

December 04, 2025

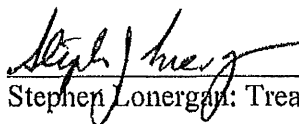
Special Permit Tax Certification

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: 125 MAIN ST I.O. (08132-0291)

Petitioner: PRIMOS AUTO REPAIR INC
PRIMOS AUTO CENTER
33 WRENTHAM RD
SPRINGFIELD MA 01119

Property Owner: ERESO ARMANDO F & ELIZABETH
101 MOTYKA ST
LUDLOW MA 01056


Stephen Lonergan: Treasurer/Collector

125 MAIN ST. I.O.

DEPARTMENTAL AND INTER-DEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

DATE: July 14, 1986
TO: Building Department FROM: William J. Metzger
DEPARTMENT: DEPARTMENT: City Clerk
COPIES TO: SUBJECT: Special Permit -
125 Main St., I.O.

This is to inform you that at a meeting of the City Council held on Monday evening, June 23, 1986, it was voted by the Council in accordance with law to grant a Special Permit on the petition of Owner and Petitioner: Armando and Anibal Tereso and Jose Frascoso, By: Attorney Joseph W. Murphy, for the right to use the premises numbered 125 Main Street, Indian Orchard, for the business of operating an automotive repair service as provided by Chapter 40A of the General Laws and the Ordinance of the City of Springfield, MA, with the following restrictions:

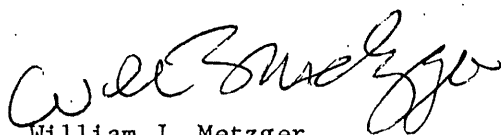
1. The building be expanded as indicated on either the application for a building permit or on the site plan.
2. The eastern side yard of the property shall have a stockade fence.
3. No autobody work is permitted.
4. Hours of operation to be from 8:00 AM to 5:00 PM Monday through Friday and 8:00 AM to 1:00 PM on Saturday.
5. No rubbish, automotive parts or junked items to be stored outside on premises.
6. No entry from rear of the property i.e. Caton Street, except for emergency purposes only.
7. The permit is granted to this petitioner only.

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

REASONS: (a) The specific site in question is an appropriate location for the use requested in the application for the special permit. (b) The use requested will not adversely affect the neighborhood. (c) There will be no nuisance, particularly from noise, glare or congestion or serious hazard to vehicles or pedestrians.

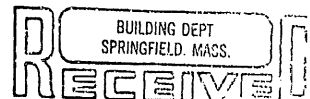
This permit becomes effective on July 14, 1986.

Very truly yours,



William J. Metzger
City Clerk

WJM:dsm



JUL 14 1986

125 Main St I.O.

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

DATE: December 19, 1990

TO: Building Department

FROM: William J. Metzger

DEPARTMENT:

DEPARTMENT: City Clerk

COPIES TO:

SUBJECT: Special Permit -
125 Main Street, I.O.

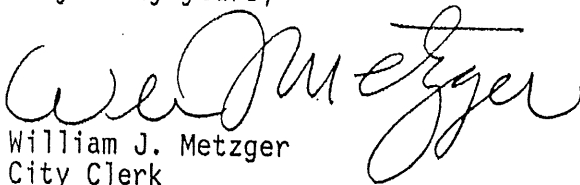
This is to inform you that at a meeting of the City Council held on Monday evening, November 26, 1990, it was voted by the Council in accordance with law to grant a Special Permit on the petition of Owner: Armando, Anibal Tereso, Jose Frascoco, By: Robert Santaniello, Esquire and Petitioner: Primos Auto Center, Inc., By: Robert Santaniello, Esquire to amend a Special Permit granted to **125 Main Street, Indian Orchard** by changing restriction #10 to allow 10 cars for sale at any one time.

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

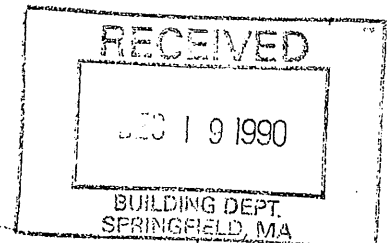
REASONS: (1) The specific site in question is an appropriate location for the use requested in the application for the special permit. (2) The use requested will not adversely affect the neighborhood. (3) Adequate and appropriate facilities will be provided for the proper operation of the proposed use.

This permit becomes effective on December 19, 1990.

Very truly yours,


William J. Metzger
City Clerk

WJM:smt



Proposed Location

Main St IO

Caton Ln



DATA SOURCE:

City of Springfield, Massachusetts

125 Main Street, I.O.

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

to amend an existing special permit (motor vehicle sales), granted April 2003, by allowing a change in the petitioner, at the properties known as 880 Boston Road (01655-0157) (Book#19566/Page#1), NS Boston Road (01655-0156) (Book#19566/Page#1) and ES Elmore Avenue (04580-0057/0056) (Book#19566/Page#1), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1.

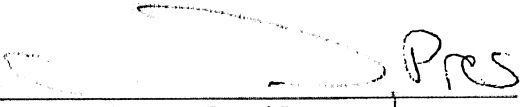
Mailing Address:

880 Boston Road
Springfield, MA 01119

Owner:

Direct Auto Realty East, Inc.

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

BY: 

Michelle Dicizenzo, President

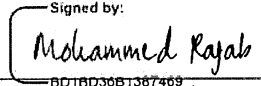
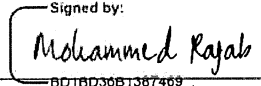
Mailing Address:

808 Summer Hill Drive
South Windsor, CT 06074

Petitioner:

Driveline Motors, LLC

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

Signed by: 
BY: 
Mohammed Rajab, Managing Member

Stephen Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

December 18, 2025

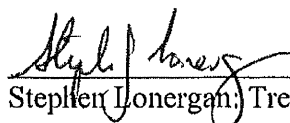
Special Permit Tax Certification

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: 880 BOSTON RD- (01655-0157)
N S BOSTON RD - (01655-0156)
E S ELMORE AV- (04580-0057)
E S ELMORE AV- (04580-0056)

Petitioner: DRIVELINE MOTORS, LLC
808 SUMMER HILL DR
SOUTH WINDSOR, CT 06074

Property Owner: DIRECT AUTO REALTY EAST INC
300 EAST MAIN ST
WESTFIELD MA 01085


Stephen Lonergan, Treasurer/Collector

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

**880 BOSTON ROAD (01655-0591/0156) &
ES ELMORE AVENUE (04580-0057/0056)
AMEND EXISTING SPECIAL PERMIT (MOTOR VEHICLE SALES)**

General Information

Petitioner:	Driveline Motors, LLC
Request:	Amend an existing special permit (used car sales), granted April 2003, by allowing a change in the petitioner.
Proposed use of the property:	Motor vehicle sales.
Parcel Size:	21,842 s.f.
Compatibility with current planning documents:	The Pine Point Neighborhood Plan does not show any changes to this area.
Neighborhood council notification:	Pine Point Community Council: 1-5-26
Tax Status:	SEE ATTACHED
Site Visit:	1-8-26
Hearing Date:	1-26-26

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Business B and is located along the Boston Road commercial corridor. This area has a mix of both commercial and residential uses.

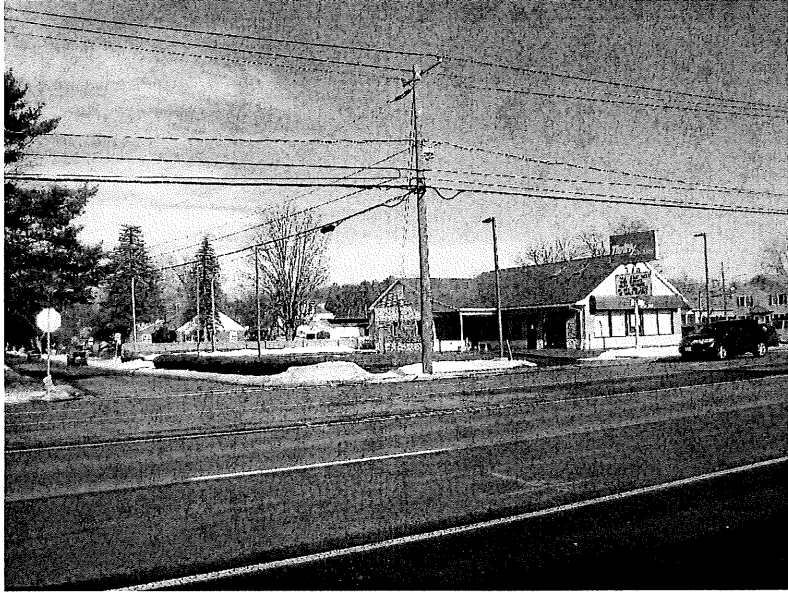
- To the north is a single-family home zoned Residence A.
- To the south is a retail use zoned Business A.
- To the east is a used car dealership zoned Business B.
- To the west is an office use zoned Business A.

Site plan review:

The petitioner has requested to amend an existing special permit (motor vehicle sales), granted April 2003, by allowing a change in the petitioner, at the properties known as 927 Boston Road and ES Phillips Avenue.

In reviewing the proposed request and visiting the site, the staff does not object to the proposed request. This site has been used for automotive related uses for several years. As noted with the previous special permit, the only concern that the staff does have is that this site does directly abut a residential home. As such, if

approved, the staff would recommend that the existing conditions, placed on the 2003 special permit, remain in place. This includes the lighting of the property and number or vehicles allowed to be sold at this location.



Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted for motor vehicle sale, at the properties known as 880 Boston Road (01655-0157), NS Boston Road (01655-01556) and ES Elmore Avenue (04580-0057 & 0056).
3. All conditions placed on the April 29, 2003 special permit shall remain in effect.
4. The City Council shall have the authority to modify, amend, review or revoke its approval of a special permit upon written application of the owner, lessee or Zoning Administrator; provided, however, that such action is consistent with the purpose and intent of the Springfield Zoning Ordinance and a public hearing is held.
5. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.

Stephen Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

December 18, 2025

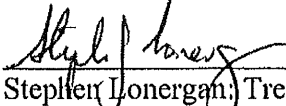
Special Permit Tax Certification

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: 880 BOSTON RD- (01655-0157)
N S BOSTON RD - (01655-0156)
E S ELMORE AV- (04580-0057)
E S ELMORE AV- (04580-0056)

Petitioner: DRIVELINE MOTORS, LLC
808 SUMMER HILL DR
SOUTH WINDSOR, CT 06074

Property Owner: DIRECT AUTO REALTY EAST INC
300 EAST MAIN ST
WESTFIELD MA 01085


Stephen Lonergan, Treasurer/Collector

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

2003 - 0307

TO: DATE: April 29, 2003
DEPARTMENT: FROM: William J. Metzger
COPIES TO: DEPARTMENT: City Clerk
SUBJECT: Special Permit
880 Boston Road

This is to inform you as a party in interest that at a meeting of the City Council held on Monday evening, March 31, 2003 it was voted by the Council in accordance with law to grant a Special Permit on the petition of Owner: Ann Tranghese, By: Robert M. Santaniello, Esquire, Petitioner: Thrifty Car Rental, By: Robert M. Santaniello, Esquire, for a special permit to operate a motor vehicle sales agency and automotive rental agency at 880 Boston Road (01655-0157), NS Boston Road (01655-0156), ES Elmore Avenue (04580-0057) and ES Elmore Avenue (04580-0056) as allowed by Massachusetts General Laws and the Springfield Zoning Ordinance Article XI, Section 1101.11d. with the following conditions:

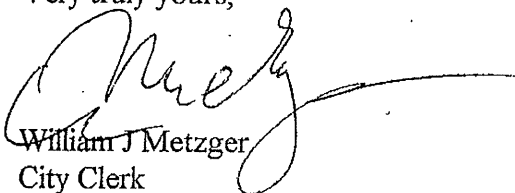
1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the operation of a motor vehicle rental agency and used cars in association with Thrifty Car Rentals at 880 Boston Road (01655-0157), NS Boston Road (01655-0156), ES Elmore Avenue (04580-0057) and ES Elmore Avenue (04580-0056).
3. The use shall be developed according to the attached site plans and elevations, dated January 7, 2003, with the addition of conditions #4 through #15.
4. There shall be four (4), 2-5" -3" caliper shade trees planted along Elmore Avenue.
5. The petitioner shall submit a detailed sign plan to the Planning Department for review and approval prior to issuing a building permit.
6. All lighting shall be directed on-site so as to not cast illumination onto the abutting residential properties.
7. No light fixture shall be higher than fifteen (15) feet.
8. There shall be no more than 50 cars displayed for sale or rental at any one time.
9. All customer and employee parking shall be clearly marked. All cars for display shall be parked in the spaces as shown on the attached site plan.
10. All landscape areas shall be maintained and kept free of trash and debris.
11. The dumpster shall be completely enclosed.
12. There shall be no service of vehicles done to cars other than the routine preparation work for cars to be sold or rented at this location, and also repair of vehicles sold by the petitioner (not to include service to the general public).
13. There shall be no work done to vehicles outside the building

14. There shall be no banners, streamers, pennants or additional signs located on the property or on the vehicles.
15. There shall be no non-accessory signs on the premises.
16. Compliance with these conditions, as well as any and all zoning regulations is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by a fine of up to \$50 per day for each day a violation exists.

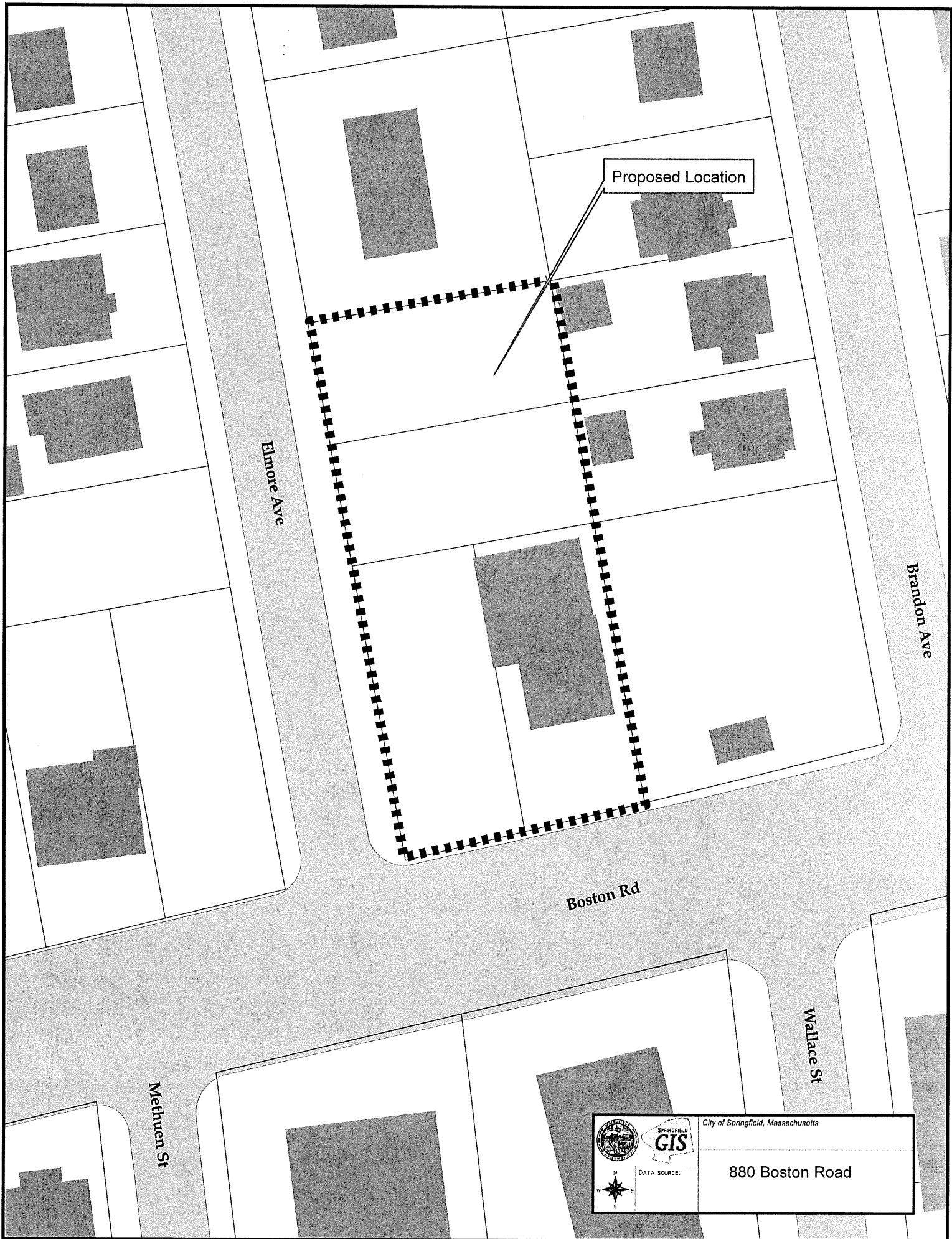
A copy of this decision and all plans referred to in the decision have been filed with the Planning Board and City Clerk. REASONS: (1) The specific site in an appropriate location for such a use, structure, or condition. (2) The use as developed will not adversely affect the neighborhood. (3) Adequate and appropriate facilities will be provided for the proper operation of the proposed use.

This permit becomes effective on April 29, 2003.

Very truly yours,


William J Metzger
City Clerk

WJM:mas



Proposed Location

Elmore Ave

Brandon Ave

Boston Rd

Wallace St

Methuen St



SPRINGFIELD
GIS

City of Springfield, Massachusetts

880 Boston Road

DATA SOURCE:



January 14, 2026

To Whom It May Concern,

Last evening, January 13, 2026, Att. Joshua Goldstein and his client, Mohammed Rajab came before the board to ask for an amendment to change the paperwork already submitted for the sale of 880 Boston Rd. DBA Thrifty Auto Sales.

The new owner is Mr. Rajab and the seller is Michelle Dicizenizo.

The Pine Point Community Council voted unanimously for the change to occur.

We thank the Springfield City Council for their consideration.

Sincerely,

Mary Kober

Treasurer,

Pine Point Community Council

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/accessory use), granted April 2010 and March 2023 by allowing a change to the petitioner, at the property known as 715 Liberty Street (07770-0524)(Book#15392/Page#0524), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.5.

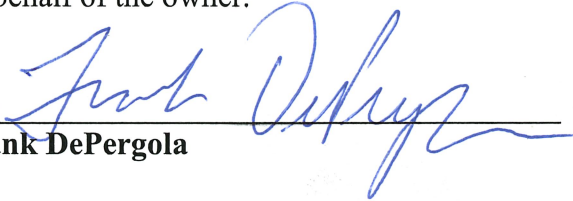
Mailing Address:

32 Winthrop Street
Springfield, MA 01105

Owner:

Frank DePergola

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

By: 

Frank DePergola

Mailing Address:

86 Malden Street
Springfield, MA 01104

Petitioner:

Omar Elkadri

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

By: 

Omar Elkadri

Stephen Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

January 5, 2026

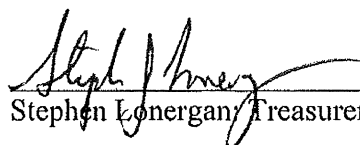
Special Permit Tax Certification

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: 715 719 LIBERTY ST – (07770-0524)

Petitioner: OMAR ELKADRI
86 MALDEN ST
SPRINGFIELD MA 01104

Property Owner: DEPERGOLA FRANK
32 WINTHROP ST
SPRINGFIELD MA 01105


Stephen Loneragan, Treasurer/Collector

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT

715 LIBERTY STREET (07770-0524)
AMEND AN EXISTING SPECIAL PERMIT
(MOTOR VEHICLE SALES, AS AN ACCESSORY USE)

General Information

Petitioner:	Omar Elkadri
Request:	Amend an existing special permit, granted April 2010 and amended March 2023, by allowing a change in the petitioner.
Proposed use of the property:	Motor vehicle sales, as an accessory use.
Parcel Size:	7,773 s.f.
Compatibility with current planning documents:	The Liberty Heights Neighborhood Plan shows no change to this area.
Neighborhood council notification:	Hungry Hill Neighborhood Council: 2-9-26
Tax Status:	SEE ATTACHED
Site Visit:	2-12-26
Urban Renewal Status:	This parcel is not located within an urban renewal area.
Hearing Date:	2-23-26

Staff Analysis

Neighborhood characteristics:

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

To the north is the existing used car lot zoned Business A.

To the south are two-family houses and an automotive service station zoned Business A and Residence B.

To the west is a funeral home zoned Business A.

To the east is a two-family house zoned Residence B.

Site plan review:

The petitioner has requested to amend an existing special, granted April 2010 (used cars as an accessory use) and amended March 2023, by allowing a change to the petitioner, at the property known as 715 Liberty Street.

After reviewing the application and visiting the site, the staff does not object to the proposed request, however, when the staff originally made a site visit to the property, it was noted that there were well over five (5) vehicles being stored on the site. After informing the petitioner that this was a violation of the special permit conditions, the overflow vehicles were moved the following day.

Overall, after re-visiting the site, it appears that the site is being well maintained and the vehicles were being displayed in an orderly fashion.



As noted above, the property is zoned Business A and, as such, the sale of used cars is only considered an accessory use and limited to no more than five (5) vehicles being sold, at any one time.

Recommendation

Approve, with conditions.

Recommended Conditions

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for used car sales as an accessory use at the property known as 715 Liberty Street (07770-0524).
3. All conditions placed on the April 2010 special permit shall remain in effect.
4. The City Council shall have the authority to modify, amend, review or revoke its approval of a special permit upon written application of the owner, lessee or Zoning Administrator; provided, however, that such action is consistent with the purpose and intent of the Springfield Zoning Ordinance and a public hearing is held.
5. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.

Stephen Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

January 5, 2026

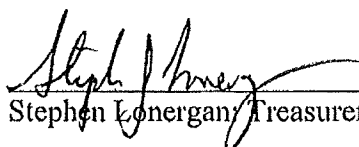
Special Permit Tax Certification

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: 715 719 LIBERTY ST – (07770-0524)

Petitioner: OMAR ELKADRI
86 MALDEN ST
SPRINGFIELD MA 01104

Property Owner: DEPERGOLA FRANK
32 WINTHROP ST
SPRINGFIELD MA 01105


Stephen Lonergan, Treasurer/Collector

HUNGRY HILL NEIGHBORHOOD COUNCIL
P. O. Box 352
Springfield, MA 01101

January 28, 2026

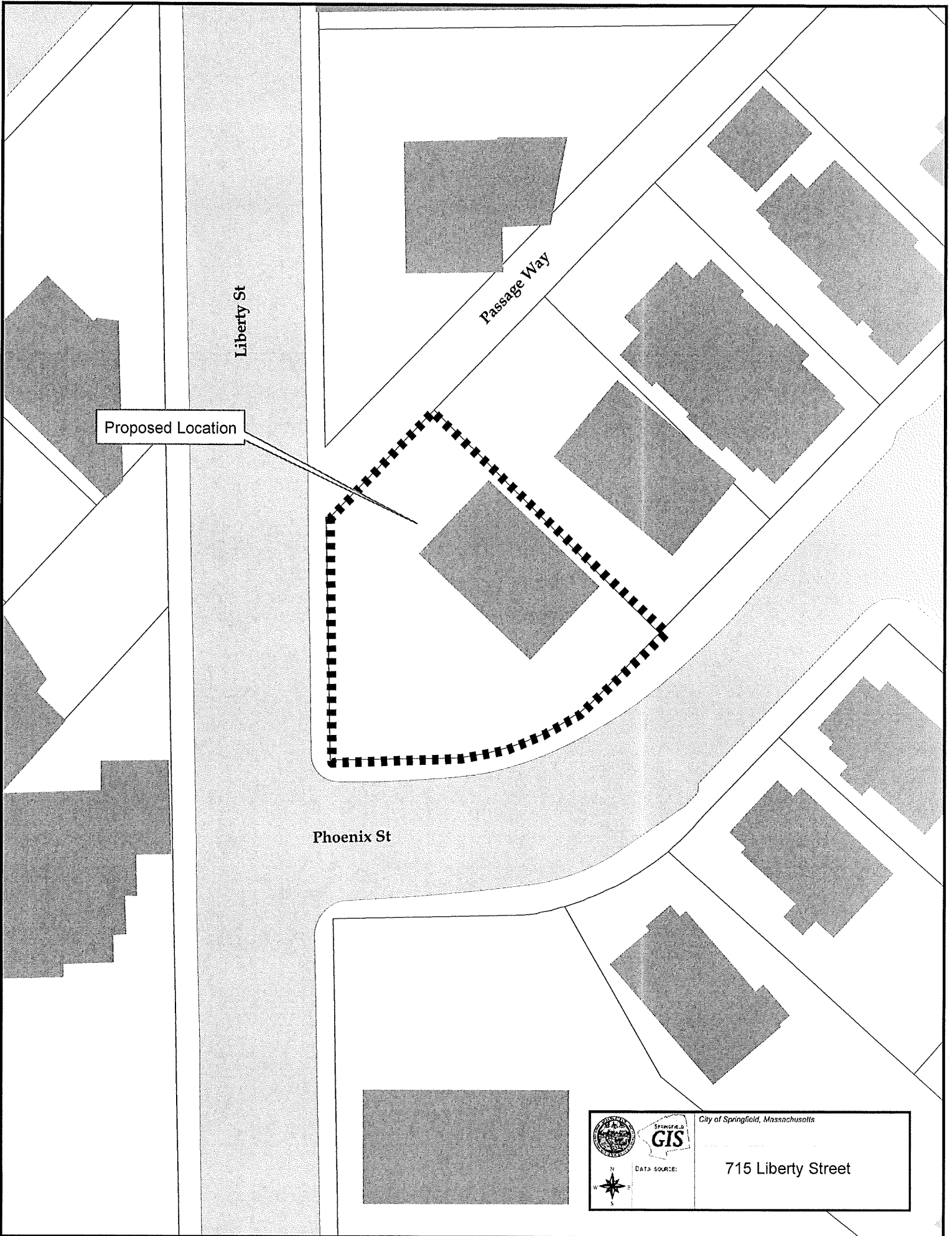
Omar Elkadri
715-719 Liberty Street
Springfield, MA 01104

Mr. Elkadri;

Thank you for reaching out to the Hungry Hill Neighborhood Council and for explaining the need for the name change on the Special Permit for 715-719 Liberty St. After reviewing your request, the council has agreed to support your request for the change to the special permit.

Sincerely,


Catherine Mossi
President



Liberty St

Passage Way

Proposed Location

Phoenix St

 	 SPRINGFIELD GIS	City of Springfield, Massachusetts
	DATA SOURCE:	715 Liberty Street

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

for a special permit to operate an autobody repair shop and used car dealership at the property known as 586 Berkshire Avenue (01340-0086) (Book#24276/Page#102), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1 and Section 12.3(5).

Mailing Address:

11 Oak Brook Drive
East Longmeadow, MA 01028

Owner:

Sanchez Family Enterprises, LLC

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

BY: 

Gabriel Sanchez

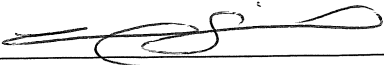
Mailing Address:

586 Berkshire Avenue
Springfield, MA 01109

Petitioner:

Mass Collision, LLC

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

BY: 

Gabriel Sanchez

Stephen Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

December 22 2025

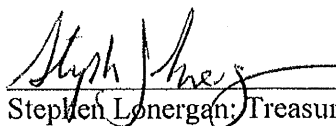
Special Permit Tax Certification

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: 586 Berkshire Avenue – (01340-0086)

Petitioner: MASS COLLISION
586 BERKSHIRE AVE
SPRINGFIELD MA 01109

Property Owner: SANCHEZ FAMILY ENTERPRISE, LLC
11 OAK BROOK DR
EAST LONGMEADOW MA 01028


Stephen Loneragan: Treasurer/Collector

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT

586 BERKSHIRE AVENUE (01340-0086)
MOTOR VEHICLE BODY WORK/USED CAR SALES

General Information

Petitioner:	Mass Collision, LLC
Request:	A special permit to operate an autobody shop and used car dealership.
Proposed use of the property:	Motor vehicle autobody and sales.
Parcel Size:	37,647 s.f.
Compatibility with current planning documents:	The Pine Point Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Pine Point Citizens Council: 2-9-26
Tax Status:	SEE ATTACHED
Site Visit:	2-12-26
Hearing Date:	2-23-26

Staff Analysis

Neighborhood characteristics:

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

- To the north is a bus transportation operation zoned Industrial A.
- To the south are single-family homes zoned Residence A.
- To the east is a bus transportation operation zoned Industrial A.
- To the west are an automotive repair facility and single-family homes zoned Residence A and Industrial A.

Site plan review:

The petitioner has requested a special permit to operate an autobody shop and used car dealership at the property known as 586 Berkshire Avenue. This is the current location of Mass Collision and has been at this location for a number of years.

After reviewing the plans and visiting the site, the staff does not object to the proposed request. As noted above, this site has been in operation at this location for several years. This area of Berkshire Avenue also has several similar uses. The one concern the staff did have when visiting the site was that it does appear this site is very busy. As such, the staff would recommend that the number of vehicles, allowed to be displayed at this

location, be limited to ensure there is enough parking for employees and customers. In reviewing the plans that were submitted with the application, the petitioner has indicated there will be a total of eight (8) spaces for used car sales. If approved, the staff would recommend that a condition be placed on this approval limiting the number of vehicles to be displayed to eight (8).

As with all autobody operations, it needs to be stressed that any and all permits required by the city as well as the state must be obtained as well.



Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted for motor vehicle body work (autobody) and used car sales at the property known as 586 Berkshire Avenue (01340-0086).
3. The use shall be developed according to the attached site plan with the addition of conditions #4 through #10.
4. Any all and permit(s) required by the City of Springfield and/or the State of Massachusetts shall be obtained.
5. There shall be no more than eight (8) used car sales displayed/stored at this location at any one times.
6. All work to vehicles shall take place inside the building.
7. The building shall be maintained free of all graffiti.
8. The site, including any and all landscaped areas, shall be maintained free of all weeds and debris.
9. The public sidewalk along Berkshire Avenue shall be maintained, including snow removal.
10. The City Council shall have the authority to modify, amend, review or revoke its approval of a special permit upon written application of the owner, lessee or Zoning Administrator; provided, however, that such action is consistent with the purpose and intend of the Springfield Zoning Ordinance and a public hearing is held.
11. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.

Stephen Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

December 22 2025

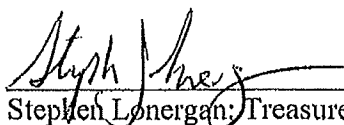
Special Permit Tax Certification

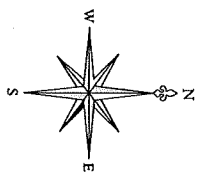
I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit: 586 Berkshire Avenue – (01340-0086)

Petitioner: MASS COLLISION
586 BERKSHIRE AVE
SPRINGFIELD MA 01109

Property Owner: SANCHEZ FAMILY ENTERPRISE, LLC
11 OAK BROOK DR
EAST LONGMEADOW MA 01028

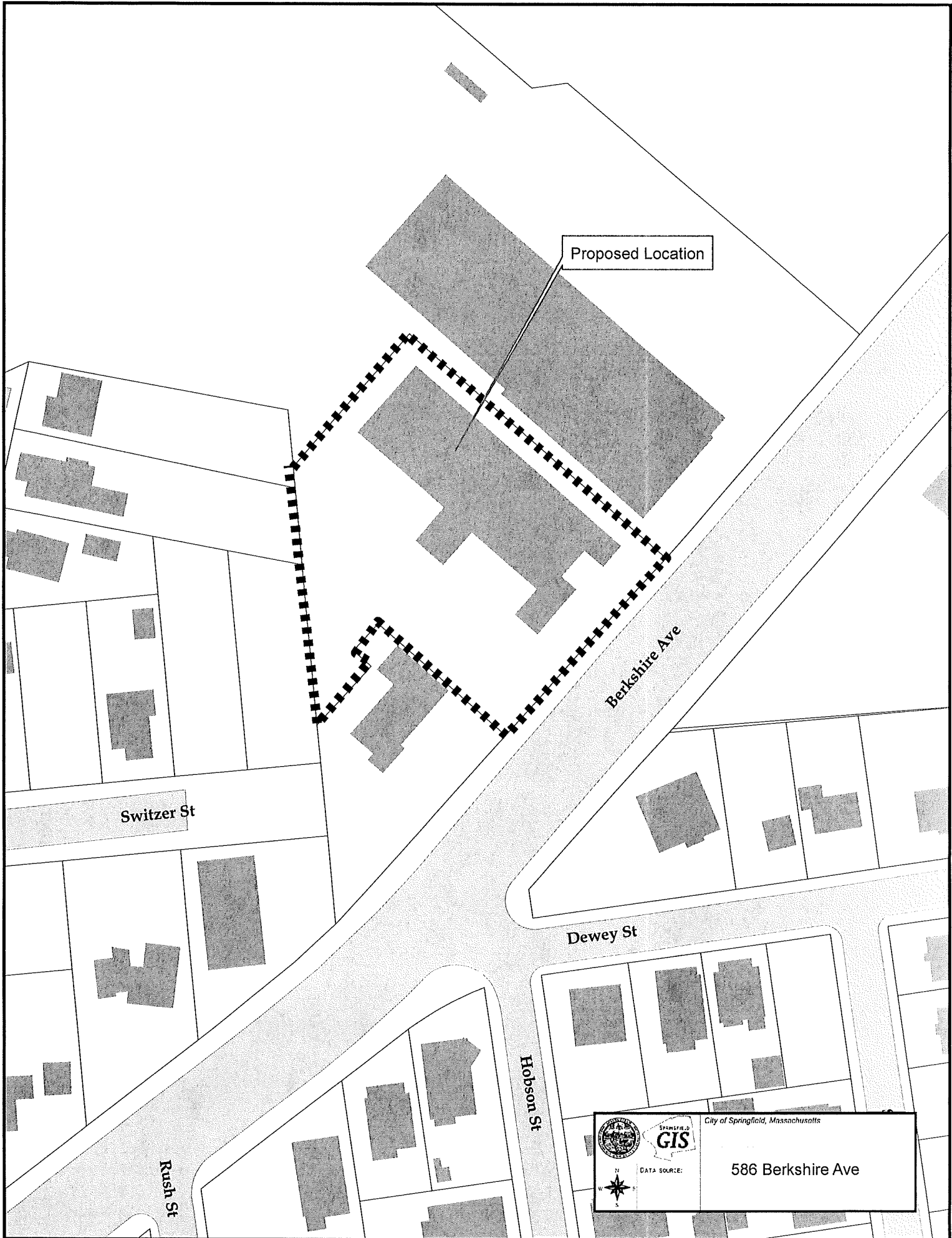

Stephen Loneragan: Treasurer/Collector



Sheet 1 of 1

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE.

This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.



Proposed Location

Berkshire Ave

Switzer St

Dewey St

Hobson St

Rush St



City of Springfield, Massachusetts

DATA SOURCE:

586 Berkshire Ave

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

to amend an existing special permit (motor vehicle repairs/sales), granted February 2014 and amended December 2023, by allowing a change to the petitioner, at the property known as 1213 Worcester Street (12525-0456) (Book#15032/Page#0404), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1 and 12.3(4).

Mailing Address:

PO Box 60777
Longmeadow, MA 01106

Owner:

Blythewood Property Management

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

By: 

Peter Houser

Mailing Address:

1213 Worcester Street
Springfield, MA 01151

Petitioner:

AG Auto Group, LLC

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

By: 

Gaurav Trehan

Stephen Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

January 20, 2026

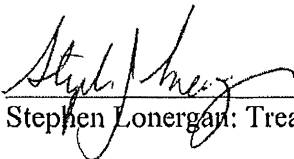
Special Permit Tax Certification

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: 1213 WORCESTER ST – (12525-0456)

Petitioner: AG AUTO GROUP LLC
1213 WORCESTER ST
SPRINGFIELD MA 01151

Property Owner: BLYTHEWOOD PROPERTY MANAGEMENT
PO BOX 60777
LONGMEADOW, MA 01106


Stephen Lonergan: Treasurer/Collector

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

**1213 WORCESTER STREET, I.O. (12525-0456)
AMEND EXISTING SPECIAL PERMIT (MOTOR VEHICLE REPAIR/SALES)**

General Information

Petitioner:	AG Auto Group, LLC
Request:	Amend an existing special permit (motor vehicle repairs/sales), granted February 2014 and amended December 2023, by allowing a change in the petitioner.
Proposed use of the property:	Motor vehicle repairs/sales.
Parcel Size:	5,910 s.f.
Compatibility with current planning documents:	The Indian Orchard Neighborhood Plan does not show any changes to this area.
Neighborhood council notification:	Indian Orchard Neighborhood Council: 2-9-26
Tax Status:	SEE ATTACHED
Site Visit:	2-12-26
Hearing Date:	2-23-26

Staff Analysis

Neighborhood characteristics:

The parcel is zoned Business A. The area is a mixture of commercial and residential uses. The surrounding land uses include:

- To the north is the Indian Orchard Library zoned Business A.
- To the south is a two-family house zoned Business A.
- To the east is a three-family house zoned Business A.
- To the west is an automotive repair facility zoned Business A.

Site plan review:

The petitioner has requested to amend existing special permits (motor vehicle repairs/sales), granted February 2014 and amended December 2023, by allowing a change in the petitioner, at the property known as 1213 Worcester Street.

In reviewing the proposed request and visiting the site, the staff does not object to the proposed request. This site has been used for automotive related uses for several years and appears to be well maintained. If approved, the staff would recommend that the existing conditions, placed on the February 2014 special

permit, remain in place. This includes the number or vehicles allowed to be sold at this location.



Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted for motor vehicle repairs and sales, at the property known as 1213 Worcester Street, I.O. (12525-0456).
3. All conditions placed on the February 2014 special permit shall remain in effect.
4. The City Council shall have the authority to modify, amend, review or revoke its approval of a special permit upon written application of the owner, lessee or Zoning Administrator; provided, however, that such action is consistent with the purpose and intent of the Springfield Zoning Ordinance and a public hearing is held.
5. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.

Stephen Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

January 20, 2026

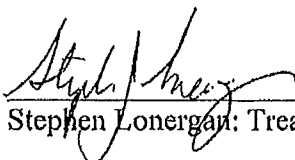
Special Permit Tax Certification

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: 1213 WORCESTER ST – (12525-0456)

Petitioner: AG AUTO GROUP LLC
1213 WORCESTER ST
SPRINGFIELD MA 01151

Property Owner: BLYTHEWOOD PROPERTY MANAGEMENT
PO BOX 60777
LONGMEADOW, MA 01106


Stephen Lonergan: Treasurer/Collector

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD, MASSACHUSETTS

TO:
DEPARTMENT:
COPIES TO:

DATE: December 31, 2023
FROM: Gladys Oyola Lopez
DEPARTMENT: City Clerk
SUBJECT: 1213 Worcester Street

This is to inform you that at a meeting held on Monday, December 11, 2023 it was voted by the City Council according to law to grant a request for a special permit to amend two (2) exiting special permits (automotive repair/used car sales), granted February 2014, at the property known as 1213 Worcester Street (Book#15032/Page#0404) (12525-0456), by allowing a change in petitioner, as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.1 and 12.3.

Owner: Progressive Enterprises, LLC **By:** Miguel Gonscalves

Petitioner: Maurice Spencer **By:** Maurice Spencer

The special permit is granted with the following conditions:

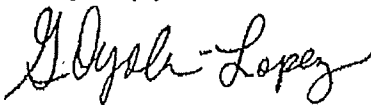
1213 Worcester Street:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the operation of motor vehicle repairs and used car sales at the property known as 1213 Worcester Street (12525-0456).
3. Any and all conditions placed on the February 2014 special permit shall remain in effect.
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.

REASONS: (1) The specific site is an appropriate location for such a use, structure, or condition. (2) The use as developed will not adversely affect the neighborhood. (3) Adequate and appropriate facilities will be provided for the proper operation of the proposed use. (4.) To incorporate the Planning Staff Analysis into the decision as the basis of the findings.

This permit becomes effective on December 31, 2023.

Very truly yours



Gladys Oyola Lopez
City Clerk

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

TO: DATE: February 21, 2014
DEPARTMENT: FROM: Wayman Lee, Esq.
COPIES TO: DEPARTMENT: City Clerk
SUBJECT: 1213 Worcester St - Sales

This is to inform you that at a meeting of the City Council held on Monday, January 27, 2014 it was voted by the City Council according to law to grant a special permit to Owner: Progressive Enterprises LLC By: Miguel Gonsalves and Petitioner: D'juan Batklow to amend two (2) existing special permits (automotive repairs/used car sales) at the property known as 1213 Worcester Street (12525-0456) by allowing a change in condition #6 (number of vehicles to be stored on site) and the deletion of condition #14 (banners, streamers, pennants as allowed by M.G.L and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.1 and 12.3 with the following conditions:

Motor Vehicle Sales

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for operation of used car sales at the property known as 1213 Worcester Street (12525-0456).
3. The use shall be developed in accordance with the attached site plan with the addition of conditions #4 through #14
4. There shall be no more than two (2) vehicles displayed for sale or being readied for sale at any one time.
5. There shall be no more than 10 (10) vehicles stored outside of the building at any one time.
6. Sale of truck class or similar vehicles is not permitted.
7. All parking spaces including customer, employee and display areas shall be clearly marked.
8. The frontage of the property shall be landscaped with a continuous buffer planting strip of three (3) feet in width except for the approved curb cut. The planting strip shall consist of low-growing evergreen shrubs, planted three (3) feet on center and maintained at a height not to exceed three (3) feet.
9. There shall be no vehicles parked on the public tree belt or sidewalk.
10. There shall be no digital, moving or electronic signs located on the site.
11. All landscaped areas, treebelts and sidewalks shall be maintained and kept free of all trash and debris.
12. There shall be no non-accessory signs.
13. There shall be no ground sign.
14. There shall be no banners, streamers, pennants or other promotional materials placed on the building or other structures located on the site.
15. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by a fine of up to \$50 per day for each day a violation exists

REASONS: (1) The specific site is an appropriate location for such a use, structure, or condition. (2) The use as developed will not adversely affect the neighborhood. (3) Adequate and appropriate facilities will be provided for the proper operation of the proposed use. (4.) To incorporate the Planning Staff Analysis into the decision at the basis of the findings.

This permit becomes effective on February 21, 2014

Very truly yours


Wayman Lee, Esq.
City Clerk

Worcester St

Proposed Location

Oak St IO



DATA SOURCE:

City of Springfield, Massachusetts

1213 Worcester Street

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

to amend an existing special permit (autobody/used car sales), granted March 1997, by allowing a change to the petitioner, at the property known as 15 Austin Street (00820-0040) (Book#22757/Page#368), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.5.

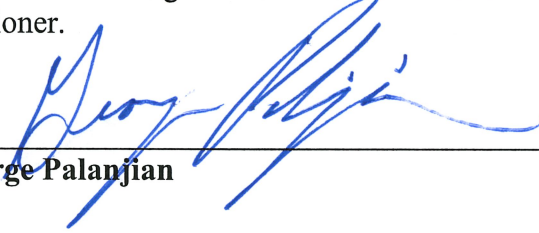
Mailing Address:

30 Barry Street
Feeding Hills, MA 0130

Owner & Petitioner:

George Palanjian

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

By: 

George Palanjian

Stephen Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

January 21, 2026

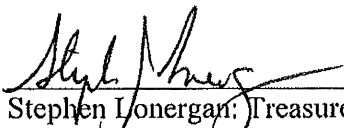
Special Permit Tax Certification

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: 15 13 AUSTIN ST -- (00820-0040)

Petitioner: PALANJIAN GEORGE M
30 BARRY ST
FEEDING HILLS MA 01030

Property Owner: PALANJIAN GEORGE M
30 BARRY ST
FEEDING HILLS MA 01030


Stephen Lonergan, Treasurer/Collector

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT

15 AUSTIN STREET (00820-0040)
AMEND EXISTING SPECIAL PERMIT (AUTOBODY/SALES)

General Information

Petitioner: George Palanjian

Request: Amend an existing special permit (autobody/sales), granted March 1997, by allowing a change in the petitioner.

Proposed use of the property: Autobody/used car sales.

Parcel Size: 8,390 s.f.

Compatibility with current planning documents: The Bay Neighborhood Plan does not show any changes to this area.

Neighborhood council notification: Bay Area Neighborhood Council: 2-9-26

Tax Status: SEE ATTACHED

Site Visit: 2-12-26

Hearing Date: 2-23-26

Staff Analysis

Neighborhood characteristics:

The parcel is zoned Business B and is located in an area with primarily commercial uses. The surrounding land uses include:

To the north is land owned by American International College zoned Business A and Residence B.
To the south is a vacant building zoned Business A.
To the east is vacant land owned by American International College zoned Business A.
To the west are retail uses and an auto repair facility zoned Business B and Commercial A.

Site plan review:

The petitioner has requested to amend existing special permits (autobody/sales), granted March 1997, by allowing a change in the petitioner, at the property known as 15 Auston Street. This is the current location of George's Auto Body.

In reviewing the proposed request and visiting the site, the staff does not object to the proposed request. This site has been used for autobody and used car sales for several years. The request has also received approval from the Bay Area Neighborhood Council (see attached). If approved, the staff would recommend that the

existing conditions, placed on the March 1997 special permit, remain in place. This includes the number or vehicles allowed to be sold at this location.



Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted for autobody and used car sales, at the property known as 15 Austin Street (00820-0040).
3. All conditions placed on the March 1997 special permit shall remain in effect.
4. The City Council shall have the authority to modify, amend, review or revoke its approval of a special permit upon written application of the owner, lessee or Zoning Administrator; provided, however, that such action is consistent with the purpose and intent of the Springfield Zoning Ordinance and a public hearing is held.
5. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.

Stephen Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

January 21, 2026

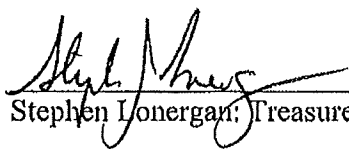
Special Permit Tax Certification

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: 15 13 AUSTIN ST -- (00820-0040)

Petitioner: PALANJIAN GEORGE M
30 BARRY ST
FEEDING HILLS MA 01030

Property Owner: PALANJIAN GEORGE M
30 BARRY ST
FEEDING HILLS MA 01030


Stephen Lonergan, Treasurer/Collector

CITY OF SPRINGFIELD
MASSACHUSETTS

15 Austin St.

DATE: March 24, 1997

TO: Planning

FROM: William J. Metzger

DEPARTMENT:

DEPARTMENT: City Clerk

COPIES TO:

SUBJECT: Special Permit, 15
Austin Street

This is to inform you that at a meeting of the City Council held on Monday evening, February 24, 1997, it was voted by the Council in accordance with law to grant a Special Permit on the petition of Owner and Petitioner: Gregory Palanjian, to allow the sale of used automobiles at **15 Austin Street**, as provided by MGL, and the Springfield Zoning Ordinance with the following restrictions:

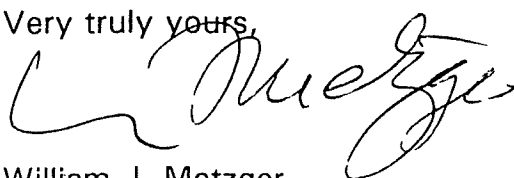
1. There shall be no on-street parking associated with 11-15 Austin Street.
2. There shall be no more than four (4) automobiles for sale at any time. Two of these vehicles shall be stored inside the premises.
3. Sale of truck class or similar vehicles is not permitted.
4. The permit is granted to this petitioner only.
5. The permit may be revoked for just cause after proper notice and hearing.

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

REASONS: (1) The specific site is an appropriate location for use, structure, or condition. (2) The use developed will not adversely affect the neighborhood. (3) Adequate and appropriate facilities will be provided for the proper operation of the proposed use.

This permit becomes effective on March 24, 1997.

Very truly yours,



William J. Metzger
City Clerk

WJM/laf



Bay Area Neighborhood Council

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

February 6, 2026

To whom it may concern,

It is our understanding that Mr. George Palanjian, of George's Auto Body, 15 Austin Street, Springfield, MA 01109, is transferring ownership of the business to his son, George Palanjian, Jr. It is our understanding that a special permit is required in order to complete this transfer or ownership.

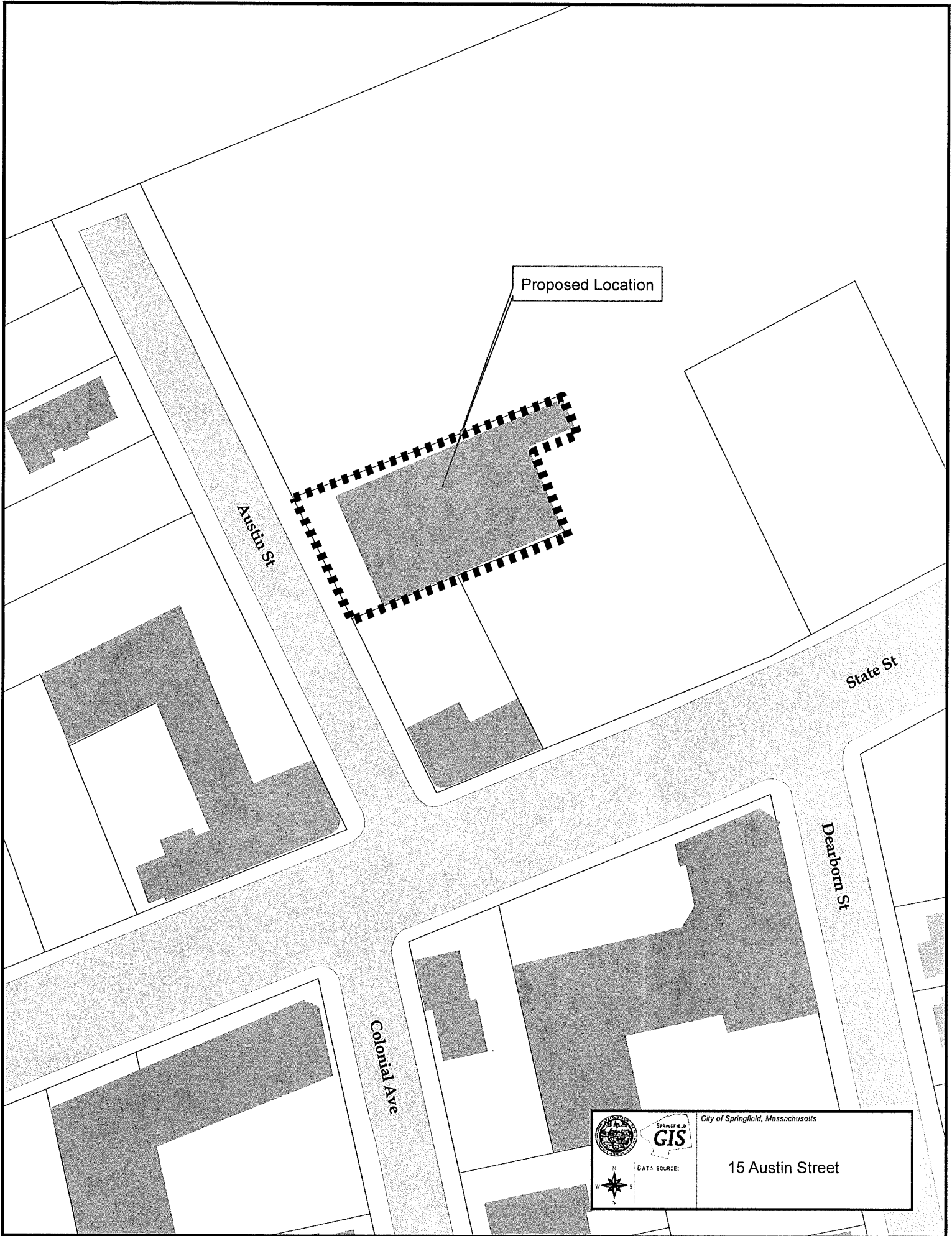
George's Auto Body has been a staple business servicing the Bay Area Neighborhood and the surrounding Community at-large for many years.

We, the Board of Directors for the Bay Area Neighborhood Council, fully support this transfer of ownership to George Palanjian, Jr., and thank them for their continued service in our community.

The correct contact information is presented in the lower margin of this letter, included is the phone number.

Sincerely,

Gwendolyn Smith, President
Bay Area Neighborhood Council
413.209.2014
gwendolynsmith5074@gmail.com



Proposed Location

Austin St

State St

Dearborn St

Colonial Ave

 SPRINGFIELD GIS	City of Springfield, Massachusetts
	15 Austin Street

DATA SOURCE:

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

to amend an existing special permit (residential development), approved December 2025, by allowing a change to the approved plans (additional housing units), at the properties known as 824 Berkshire Avenue (01340-0130) (Book#21105/Page#487) and 844 Berkshire Avenue (01340-0133) (Book#20880/Page#536), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 2.3(2).

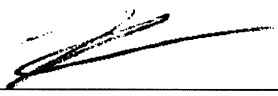
Mailing Address:

86 Princeton Street
Springfield, MA 01109

Owner & Petitioner:

Hedge Hog Industries Corporation

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

By: 

Michael Serricchio

Stephen Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

January 21, 2026

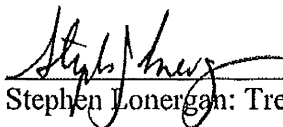
Special Permit Tax Certification

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: 824 BERKSHIRE AV – (01340-0130)
844 BERKSHIRE AV – (01340-0133)

Petitioner: HEDGE HOG INDUSTRIES INC
86 PRINCETON ST
SPRINGFIELD MA 01109

Property Owner: HEDGE HOG INDUSTRIES INC
86 PRINCETON ST
SPRINGFIELD MA 01109


Stephen Lonergan: Treasurer/Collector

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT

824 & 844 BERKSHIRE AVENUE (01340-0130/0133)
AMEND EXISTING SPECIAL PERMIT (MULTI-FAMILY DWELLING - MORE THAN 10 DWELLING UNITS)

General Information

Petitioner:	Hedge Hog Industries Corporation
Request:	To amend an existing special permit (residential development), granted December 2025, by allowing a change to the approved plans (additional housing units).
Proposed use of the property:	Residential apartment building
Parcel Size:	52,952 s.f.
Compatibility with current planning documents:	The Indian Orchard Neighborhood Plan show no changes to this area.
Neighborhood council notification:	Indian Orchard Citizens Council: 2-9-26
Tax Status:	SEE ATTACHED
Site Visit:	2-12-26
Hearing Date:	2-23-26

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Business B and is located within an area with primarily commercial uses. The surrounding land uses include:

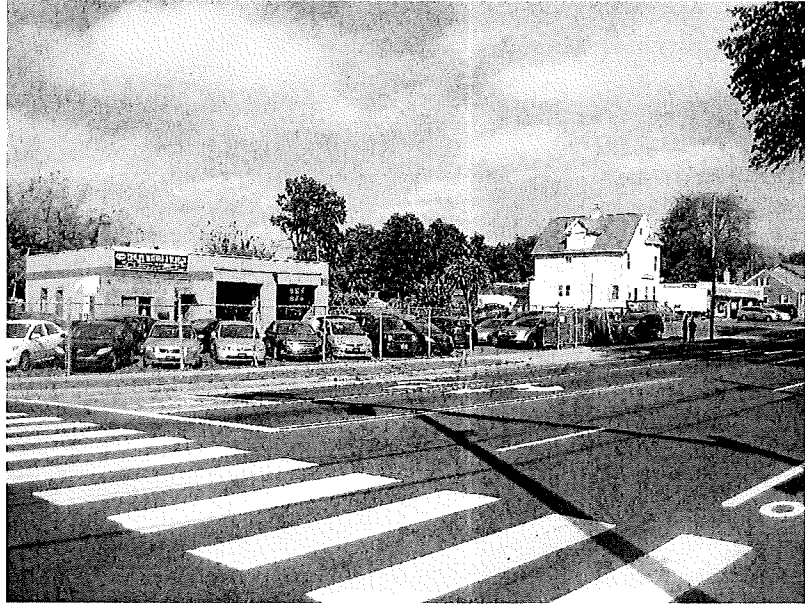
- To the north is an automotive repair operation zoned Business B.
- To the south is a restaurant zoned Business A.
- To the east are a used car dealership and single-family home zoned Residence A and Business A.
- To the west are a warehouse operation and manufacturing operation zoned Industrial A.

Site plan review:

The petitioner has requested to amend an existing special permit (residential development), granted December 2025, by allowing a change to the approval plans at the properties known as 824 and 844 Berkshire Avenue. The specific change is to go from twenty-one (21) housing units to thirty-seven (37) housing units. As noted in the original approval, this site is the current location of an automotive repair/used car sales

operation and a single-family home. The petitioner intends to demolish the existing structures to construct a new residential apartment building and associated parking.

In reviewing the revised plans submitted, the new structure will remain a three (3) story building, however, the number and configuration of the units on each floor has changed. The first floor will now contain eight (8), studio units and four (4), one-bedroom units. The second floor will now contain six (6), studio units and six (6), one-bedroom units and the third floor now will contain eight (8), studio units and five (5), one-



bedroom units. The size of the units ranges from the largest at 899 square feet to the smallest at 564 square feet. Each of the first-floor units will have an outside patio and the second and third floor units will each have balconies. The first floor will also have laundry facility.

In reviewing the plans and information submitted, it was noted that the revised plans do not alter the previously approved site layout. This includes the building footprint, vehicular circulation, parking configuration or stormwater management plan. As noted previously, there are currently a number of existing curb cuts onto this property from both Cottage Street and Berkshire Avenue. The plans submitted show that the existing curb cuts will be closed and now there will be only one (1) curb cut accessing the property. This will be located on Berkshire Avenue. As part of this project, the existing curb cuts should be required to be legally discontinued and the tree belt re-established.

The revised plans submitted still show that there will be a fifty-one (51) space parking lot created. As per the underlying zoning regulations, only a total of thirty-seven (37) spaces would now be required for this proposed development.

Again, as noted previously, in addition to the site plans, a landscape plan has also been submitted. The staff has reviewed the proposed plan and is pleased with what is being proposed. In order to ensure the long-term viability of these landscape plantings, the staff would recommend that, if approved, irrigation be required. It was also noted that the dumpsters will be located along the northern side of the building and will be enclosed.

Lastly, the petitioner has submitted a management plan outlining the long-term maintenance of this development. The plan includes a full-time office manager, maintenance team and 24/7 emergency response services.

Overall, the staff does not oppose the proposed request to add additional units. The staff does not believe the proposed project will adversely impact the abutters or the neighborhood as a whole and will provide much needed housing for the city and the Indian Orchard neighborhood.

Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner or its successor's or assigns.
2. This special permit is granted solely for the construction of a new, thirty-seven (37) unit, three-story, 13,568± square foot apartment building, at the properties known as 824 Berkshire Avenue (01340-0130 and 844 Berkshire Avenue (01340-0133).
3. The use shall be developed as per that attached site plans and elevations, with the addition of conditions #4 through #14.
4. Due to the fact that the property located at 844 Berkshire Avenue is over seventy-five (75) old, it shall not be demolished until after the nine (9) month delay period has expired. The nine (9) month delay period does not start until after the denial of the demolition permit by the Building Department. This nine (9) month delay may only be waived with approval of the Springfield Historical Commission.
5. There shall be a total of thirty-seven (37) housing units.
6. Any and all dumpsters shall be enclosed and not located in the front of the building.
7. All parking spaces shall be clearly marked.
8. All landscaped areas shall be irrigated.
9. All landscaped areas shall be maintained and kept free of all overgrown vegetation, litter and debris.
10. The public sidewalk along Berkshire Avenue shall be maintained by the petitioner, including snow removal.
11. In addition to the special permit approval, a full review by the Department of Public Works, as per the provisions of City Ordinance, Chapter 27, Article VIII, § 27-58 through 27-63, shall be required. This approval, must be obtained prior to the issuance of a Building Permit.
12. The emergency contact information for this property shall be clearly posted on the property.
13. A waiver by the Office of Planning & Economic Development of Article 4, Section 4.4.13 (ground floor residential), is granted as part of the special permit approval.
14. The City Council shall have the authority to modify, amend, review or revoke its approval of a special permit upon written application of the owner, lessee or Zoning Administrator; provided, however, that such action is consistent with the purpose and intent of the Springfield Zoning Ordinance and a public hearing is held.
15. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.

Stephen Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

January 21, 2026

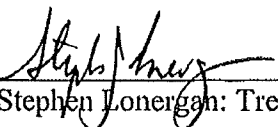
Special Permit Tax Certification

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: 824 BERKSHIRE AV – (01340-0130)
844 BERKSHIRE AV – (01340-0133)

Petitioner: HEDGE HOG INDUSTRIES INC
86 PRINCETON ST
SPRINGFIELD MA 01109

Property Owner: HEDGE HOG INDUSTRIES INC
86 PRINCETON ST
SPRINGFIELD MA 01109


Stephen Lonergan: Treasurer/Collector



Indian Orchard Citizens Council

117 Main St.
Indian Orchard, MA 01151
(413) 209-8240

15th March 2024

To whom it may concern,

Robert Levesque of R Levesque Associates Inc. and his clients, the owners of the parcel at 824 -844 Berkshire Ave at the corner of Cottage Street, Indian Orchard, MA 01151, came before the Indian Orchard Citizens council at our monthly meeting on February 14, 2024 seeking our support for a zone change from Industrial A to Business B at parcel (01340-0130). This would allow them to pursue a multi unit residential project. They are planning to build market rate housing that consists of 42-48 residential units. The goal is to incorporate studio and 1 bedroom housing with the nearby business community.

A notice was sent out to the surrounding community and a site visit was performed on March 6th to hear any questions and/or concerns. Members of the IOCC, the community and the owners of the parcel were present. Concerns were addressed regarding traffic congestion at the light which is situated at the corner of Berkshire and Cottage Street. There were also some questions regarding noise level. The owners and builder advised our board and the community that the plans include ornamental greenery, a gate and fencing that will create a buffer between the residential complex and the business next door. They also advised us they did not anticipate added traffic or congestion to the area. They advised there will be ample parking spaces for each unit and they are willing to make changes to the site plan if necessary. Another concern is the uprooting of the present businesses located at the parcel. The owners advised the board that they will make every effort to help the existing businesses relocate before uprooting them.

Considering these things, the board has decided to be in favor of the zone change and believe the project will help with the growing housing crisis in Springfield, enhance the aesthetic of the neighborhood and connect the community with the businesses located in the area.

Sincerely,

Laurie McCorkindale
Secretary IOCC

Zaida Govan, MSW, LICSW
President IOCC

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

TO: Phil Dromey
DEPARTMENT: Planning
COPIES TO:

DATE: December 15, 2025
FROM: Gladys Oyola Lopez
DEPARTMENT: City Clerk
SUBJECT: 824- 844 Berkshire Avenue

This is to inform you that at a meeting held on Monday, November 24, 2025 it was voted by the City Council according to law to grant a request for a special permit for the construction of a residential apartment building (containing more than 10 dwelling units) at the properties known as 824 Berkshire Avenue (01340-0130) (Book#21105/Page#487) and 844 Berkshire Avenue (01340-0133) (Book#20880/Page#536), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 2.3(2).

Owner/Petitioner: Hedge Hog Industries Corporation **By:** Michael Serricchio

The special permit is granted with the following conditions:

824-844 Berkshire Avenue:

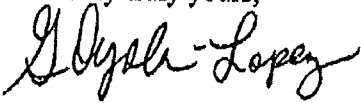
1. This special permit is granted to this petitioner or its successor's or assigns.
2. This special permit is granted solely for the construction of a new, three-story, 13,568± square foot apartment building, at the properties known as 824 Berkshire Avenue (01340-0130 and 844 Berkshire Avenue (01340-0133).
3. The use shall be developed as per that attached site plans and elevations, with the addition of conditions #4 through #14.
4. Due to the fact that the property located at 844 Berkshire Avenue is over seventy-five (75) old, it shall not be demolished until after the nine (9) month delay period has expired. The nine (9) month delay period does not start until after the denial of the demolition permit by the Building Department. This nine (9) month delay may only be waived with approval of the Springfield Historical Commission.
5. There shall be a total of twenty-one (21) housing units.
6. Any and all dumpsters shall be enclosed and not located in the front of the building.
7. All parking spaces shall be clearly marked.
8. All landscaped areas shall be irrigated.
9. All landscaped areas shall be maintained and kept free of all overgrown vegetation, litter and debris.
10. The public sidewalk along Berkshire Avenue shall be maintained by the petitioner, including snow removal.
11. In addition to the special permit approval, a full review by the Department of Public Works, as per the provisions of City Ordinance, Chapter 27, Article VIII, § 27-58 through 27-63, shall be required. This approval, must be obtained prior to the issuance of a Building Permit.
12. The emergency contact information for this property shall be clearly posted on the property.
13. A waiver by the Office of Planning & Economic Development of Article 4, Section 4.4.13 (ground floor residential), is granted as part of the special permit approval.
14. The City Council shall have the authority to modify, amend, review or revoke its approval of a special permit upon written application of the owner, lessee or Zoning Administrator; provided, however, that such action is consistent with the purpose and intent of the Springfield Zoning Ordinance and a public hearing is held.

15. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.

REASONS: (1) The specific site is an appropriate location for such a use, structure, or condition. (2) The use as developed will not adversely affect the neighborhood. (3) Adequate and appropriate facilities will be provided for the proper operation of the proposed use. (4.) To incorporate the Planning Staff Analysis into the decision as the basis of the findings.

This permit becomes effective on December 15, 2025.

Very truly yours,

A handwritten signature in black ink, appearing to read "Gladys Oyola Lopez". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

Gladys Oyola Lopez
City Clerk

PROJECT NARRATIVE

For

PROPOSED RESIDENTIAL DEVELOPMENT
824 BERKSHIRE AVENUE & 844 BERKSHIRE AVENUE
(PARCEL #S: 013400130 & 013400133)
SPRINGFIELD, MASSACHUSETTS 01151

INTRODUCTION

On behalf of the applicant and property owner, Hedge Hog Industries Corp. c/o Mr. Michael Serricchio, R Levesque Associates, Inc. is providing this project narrative as a supplement to the Amended Tier 3 Special Permit application.

The applicant was granted a Special Permit in November 2025 for a residential development with associated site improvements consisting of 21 units (2-bedroom). The applicant now requests an amendment to the Special Permit to increase the approved unit count to 37 units (mix of studio and 1-bedroom). The proposed amendment does not alter the previously approved site layout, including building footprint, vehicular circulation, parking configuration, or stormwater management design. The modification is limited to a revised unit mix and results solely in internal floor plan adjustments, with no site-level changes.

The following is a summary of the previously approved project and the requested amendment:

PREVIOUS APPROVAL – 21 units (2-bedroom)

Zoning Ordinance	Requirement	Required Amount	Proposed Project
Presumptive Required Off-Street Parking*	Multifamily Dwellings – 1.5 spaces/unit per 2- bedroom unit or larger	21 units x 1.5 spaces/unit = 31.5 spaces	51 parking spaces
Lot Area / Density**	Apartment Building – Units with 2 or more bedrooms	2,000 SF/unit x 21 units = 42,000 SF	52,922 SF

REQUESTED AMENDMENT – 37 units (studio & 1-bedroom)

Zoning Ordinance	Requirement	Required Amount	Proposed Project
Presumptive Required Off-Street Parking*	Multifamily Dwellings – 1 space per studio or 1- bedroom unit	37 units x 1 spaces/unit = 37 spaces	51 parking spaces
Lot Area / Density**	Apartment Building – Units with less than 2 bedrooms	1,400 SF x 37 units = 51,800 SF	52,922 SF

**Presumptive Required Off-Street Parking taken from the City of Springfield Zoning Ordinance Table 7-1*

***Minimum Lot Area per Dwelling Unit taken from the City of Springfield Zoning Ordinance Table 5-1 (per Section 5.3.22 residential uses within the Business B zoning district shall following the dimensional regulations outlined for the Residence C zoning district)*

In accordance with Section 4.3 Use Regulations and Table 4-2-Tiered Review Thresholds within the City of Springfield Zoning Ordinance, the applicant respectfully requests an Amended Tier 3 Special Permit from the City Council for a proposed multi-family dwelling of 10 or more units within the Business B (BB) zoning district.

PROPERTY DESCRIPTION

The subject properties are located west of Berkshire Avenue and north of Cottage Street and consist of approximately 52,922 ± SF as shown on the associated site plan site prepared by R Levesque Associates, Inc. The record property owner of the subject properties is Hedge Hod Industries Corp. Said properties are recorded under the Hampden County Registry of Deeds in Book 20880, Page 536 and Book 21105, Page 487. Copies of these deed references are included within this applicant packet under Section 5. According to the City of Springfield online Assessor's Database, the subject properties are located within the Business B (BB) zoning district and are not located within an overlay district. A Locus Map is included within this application packet under Section 4.

EXISTING CONDITIONS & SURROUNDING LAND USES

The subject properties are currently developed and occupied by an automotive repair business (824 Berkshire Avenue) and a residential dwelling (844 Berkshire Avenue). The topography of the site generally varies, with elevations ranging from 214 to 221.

The subject properties are bound to the north by parcels within the Business B (BB) zoning district, to the east by Berkshire Avenue, to the south Cottage Street, and to the west by parcels within the Industrial A (IA) zoning district.

Further information on the existing conditions of the subject properties can be found on Sheet EX-1 within the associated site plan set.

DETAILED PROJECT DESCRIPTION

The proposed project consists of the construction of a 37-unit apartment building with associated site improvements. Associated site improvements include, but are not limited to, access drive aisles, a vehicular parking lot, installation of underground utilities, the construction of a new stormwater system, associated site grading, landscaped areas, and lighting.

The proposed project work will proceed in the following general sequence:

1. Installation of erosion control measures;
2. Clearing, grubbing, and excavation of the project site within the permitted limit of work;
3. Site grading for the proposed apartment building and associated site improvements;
4. Installation of underground utilities from existing utility connections;
5. Construction of the proposed 13,568 ± SF building;
6. Construction of associated site improvements and parking lot paving/stripping;
7. Final site grading, installation of curbing, ramping, landscaping, and lighting; and
8. Removal of erosion control measures.

PARKING & SITE CIRCULATION

Under the City of Springfield Table 7-1 Presumptive Required Off-Street Parking, multifamily dwellings require 1 space per studio or 1-bedroom unit. Under these presumptive guidelines, the proposed project requires 37 parking spaces. As part of this project, provisions for a total of 51 parking spaces are proposed, including three (3) of which are handicapped and van accessible.

The project has been designed with one (1) two-way drive aisle from Berkshire Avenue. The internal drive aisles have been designed to allow for ample two-way site circulation to accommodate vehicular maneuverability and emergency apparatuses.

Further information regarding the proposed parking and site circulation can be found on Sheet C-4 within the associated site plan set.

UTILITIES

As part of this project inspection and extension of existing service connections from existing utilities within Berkshire Avenue and Cottage Street are proposed. Utilities will be run within the project site to the proposed building as shown on the associated project plans. All new/revised utility connections will be coordinated with the utility provider and are subject to provider specification. All utility connections will be coordinated with final plans and are subject to modification as necessary.

Further information regarding the proposed utility connections can be found on Sheet C-6 within the associated site plan set.

LANDSCAPING & LIGHTING

On-site landscaping will be provided and will be in general conformance with municipal regulations and with the surrounding area. All plantings will be native plants and will be non-invasive. Further information regarding the proposed site landscaping can be found on Sheet C-7 within the associated site plan set.

On-site lighting will be provided and will be in general conformance with municipal regulations and with the surrounding area. Further information regarding the proposed site lighting can be found on Sheet SL-1 within the associated site plan set.

SPECIAL PERMIT REVIEW STANDARDS

The following text is taken directly from the City of Springfield Zoning Ordinance Section 12.4.61. The ordinance language is presented below in italic text, followed by an RLA Response presented below in boldface text.

Special Permits shall be granted by the City Council only upon its written determination that the site is suitable for the proposed use, the application satisfies any specific requirements set forth in this Ordinance in relation to the particular use and the proposed use is in harmony with the general purpose and intent of the Article 12 Special Permit and Site Plan Reviews Page 296 Ordinance and will not have a material adverse impact on the City or the neighborhood. The determination of potential adverse impact shall include

consideration on each of the following:

A. Traffic flow and safety, including parking and loading, both on-site and off-site;

RLA Response: The proposed project has been designed with a 24'-wide access drive that allows for two-way site circulation. The interior drive aisles have been designed of ample width to allow maneuverability of emergency apparatuses and passenger vehicles. The project has been designed to comply with the off-street parking requirements.

B. Adequacy of utilities and other public services;

RLA Response: The proposed project has been designed with adequate utilities for the intended site operation. All utility connections and sizing are subject to the utility provider's specifications.

C. Character and intensity of surrounding land uses;

RLA Response: The surrounding land uses consist of a mix of business, industrial, and residential uses. The proposed project is intended to integrate into the surrounding residential neighborhood within Indian Orchard. Please see the accompanying architectural drawings and site rendering for greater detail regarding the proposed building aesthetics.

D. Impacts on the health, safety and welfare of the surrounding area;

RLA Response: The proposed project can positively impact on the health, safety, and welfare of the surrounding area by increasing access to housing. Considerations such as traffic flow, emergency access, and infrastructure capacity have been evaluated to ensure the project does not strain local resources or compromise community well-being.

E. Impacts on the natural environment;

RLA Response: The proposed project has been designed with a new stormwater management system to reduce runoff and improve water quality of the subject properties. Please refer to the accompanying Stormwater Drainage Report for greater detail.

F. Minimize impacts on historic resources as determined by Section 12.7.

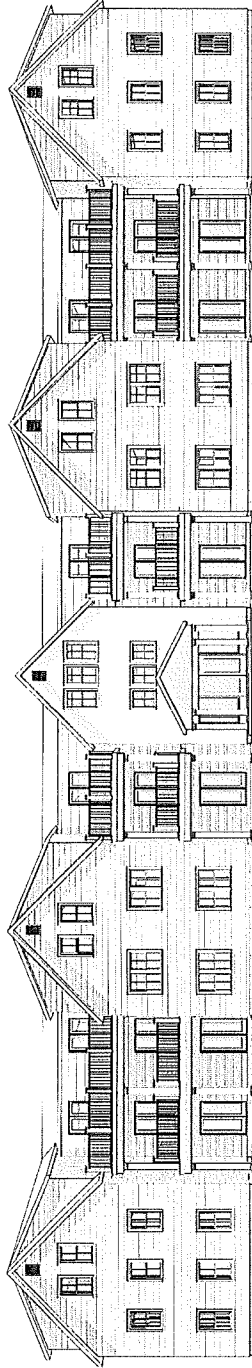
RLA Response: The proposed demolition of the existing residential dwelling at 844 Berkshire Avenue is subject to the provisions of the City of Springfield General Ordinance Chapter 218 Historic Preservation as the subject building is 75 years or older. Per the City of Springfield Assessor's Property Card, the subject building was erected in 1912. The applicant will seek an application for Exemption from the Preservation of Historically Significant Buildings (Demo Delay) with the Building Commissioner and Historical Commission prior to construction.

G. Potential fiscal impact, including impact on city services, tax base, and employment.

RLA Response: The proposed project is poised to increase the City's tax base through the increased utilization of the site for residential purposes. The proposed project is intended to provide much needed housing to the City's growing population.

[END OF PROJECT NARRATIVE]

824 + 844 BERKSHIRE AVENUE
SPRINGFIELD, MA 01151
RESIDENTIAL APARTMENT BUILDING



PROPOSED MAIN ELEVATION

PROJECT NOTES:

- RESIDENTIAL GROUP R-2
- PER MAAB GROUND FLOOR UNITS ARE REQUIRED TO BE GROUP 1 DWELLING UNITS.
- THESE UNITS MUST BE CAPABLE OF BEING MODIFIED FOR POSSIBLE FUTURE ACCESSIBILITY COMPLIANCE.
- PER MAAB, THERE ARE 24 OR MORE DWELLING UNITS. AT LEAST 5% MUST BE GROUP 24 DWELLING UNITS. THESE UNITS ARE REQUIRED TO MEET THE ACCESSIBILITY REQUIREMENTS AS OUTLINED IN 521 CMR.
- GROUP 2 DWELLING UNITS: THE BOARD MAY CONSIDER APPLICATIONS FOR GROUP 2 UNITS IN CERTAIN AREAS OF THE COMMONWEALTH. A VARIANCE MAY BE GRANTED ONLY IF THERE IS A SUFFICIENT FACTUAL BASIS, USING DATA FROM THE CENTRAL REGISTRY OF THE MASSACHUSETTS SPRINKLER SYSTEMS BOARD, THAT THE BUILDING CAN PROVIDE A REASONABLE DEGREE OF CERTAINTY THE PRESENT AND FUTURE NEEDS FOR THE APPLICABLE GROUP 24 UNITS. THE BOARD MAY NOT REQUIRE MORE THAN 10% OF THE DWELLING UNITS TO BE GROUP 24 UNITS. A VARIANCE FOR LESS THAN 5% SHALL NOT BE GRANTED UNLESS THE BOARD CAN DEMONSTRATE THAT THE BUILDING IS NOT SUITABLE FOR GROUP 24 UNITS. PERSONS APPLYING FOR A VARIANCE, HIRING, OR LEASING TO OTHER PERSONS, APPLICATIONS FOR VARIANCES TO INCREASE OR DECREASE MUST BE MADE TO THE BOARD BEFORE THE ISSUANCE OF A BUILDING PERMIT.
- PER MAAB THE PUBLIC AND COMMON USE SPACES SHALL COMPLY WITH 521 CMR.
- THE BUILDING IS REQUIRED TO BE PROTECTED WITH A SPRINKLER SYSTEM.

UNIT TYPE/COUNT:

- FIRST FLOOR
 - (1) STUDIO
 - (4) 1 BEDROOM
 - (12) UNITS TOTAL
- SECOND FLOOR
 - (8) STUDIO
 - (9) 1 BEDROOM
 - (13) UNITS TOTAL
- THIRD FLOOR
 - (8) STUDIO
 - (9) 1 BEDROOM
 - (13) UNITS TOTAL
- TOTAL STUDIO DWELLING UNITS: 22
- TOTAL 1 BEDROOM DWELLING UNITS: 15
- TOTAL UNITS: 37

LOCUS PLAN

RESIDENTIAL USES LOCATED WITHIN BUSINESS B SHALL FOLLOW THE DIMENSIONAL REGULATIONS OUTLINED FOR RESIDENCE C AS PER SECTION 5.2.

* TABLE 5 - DIMENSIONAL AND VARIANCE REGULATIONS - RESIDENTIAL DISTRICTS
* RESIDENTIAL C MAXIMUM STUDIES: 35 FEET
* RESIDENTIAL C MAXIMUM HEIGHT: 35 FEET

ISSUED FOR

SPECIAL PERMIT
JANUARY 21, 2026

SHEET INDEX

GENERAL	LOCUS
A-100 ARCHITECTURAL - PROPOSED	
A-101 FIRST FLOOR PLAN	
A-102 SECOND FLOOR PLAN	
A-103 THIRD FLOOR PLAN	
A-104 ROOF PLAN	
A-200 EXTERIOR ELEVATIONS	
A-201 EXTERIOR ELEVATIONS	

DATE: 01/21/2026



PROJECT INFORMATION:
RESIDENTIAL APARTMENTS
824 + 844 BERKSHIRE AVENUE
SPRINGFIELD, MA 01151
CLIENT INFORMATION:
HEDGE HOG INDUSTRIES
1000 WASHINGTON STREET
SPRINGFIELD, MA 01109

DATE: 01/21/2026

REVISIONS
1. 01/21/2026
2. 01/21/2026
3. 01/21/2026
4. 01/21/2026
5. 01/21/2026
6. 01/21/2026
7. 01/21/2026
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ISSUED FOR SPECIAL PERMIT
PROJECT ID: 2400
DRAWN BY: JMS
CHECKED BY: MCO
SCALE: AS NOTED
DATE: 01/21/2026
DESIGNED BY: JMS
DATE: 01/21/2026
DESIGNED BY: JMS
DATE: 01/21/2026

COVER

G.000

DATE: 07/25/2020



VALERE ARCHITECTS, INC.
100 WASHINGTON STREET
SPRINGFIELD, MA 01103
413.243.4343
VALEREARCHITECTS.COM

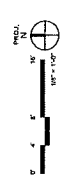
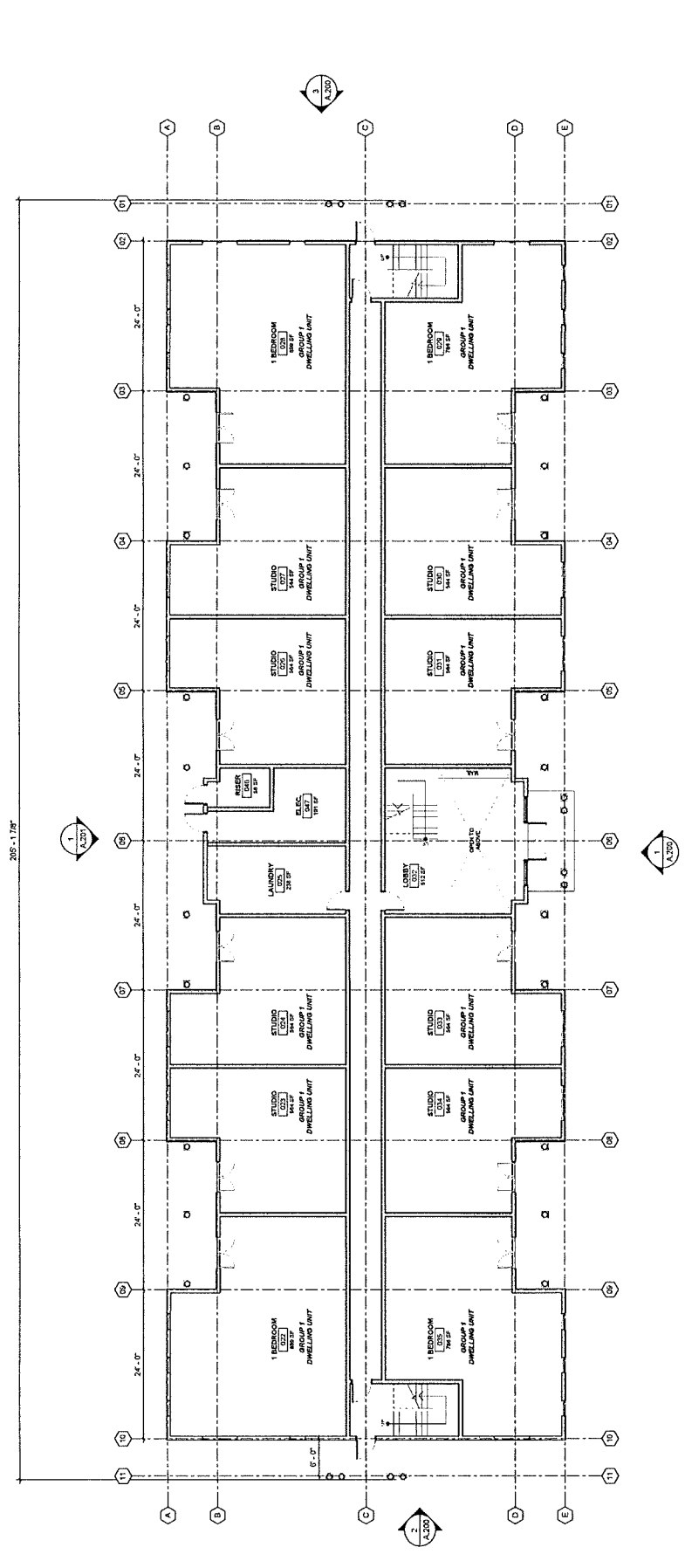
PROJECT INFORMATION:
RESIDENTIAL APARTMENTS
100 WASHINGTON STREET
SPRINGFIELD, MA 01103
CLIENT INFORMATION:
HEDGE HOG INDUSTRIES
100 WASHINGTON STREET
SPRINGFIELD, MA 01103



PROJECT:
100 WASHINGTON STREET
SPRINGFIELD, MA 01103
CLIENT INFORMATION:
HEDGE HOG INDUSTRIES
100 WASHINGTON STREET
SPRINGFIELD, MA 01103

DATE: 07/25/2020

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1 FIRST FLOOR PLAN
1/8" = 1'-0"

PROJECT:

VALERE

ARCHITECTS, INC.

PROJECT INFORMATION:

RESIDENTIAL APARTMENTS

SPRINGFIELD MA 01101

CLIENT INFORMATION:

HEDGE-HOG INDUSTRIES

SPRINGFIELD MA 01101

CONTRACT DATE:

01/15/2015

PROJECT INFORMATION:

RESIDENTIAL APARTMENTS

SPRINGFIELD MA 01101

CLIENT INFORMATION:

HEDGE-HOG INDUSTRIES

SPRINGFIELD MA 01101

CONTRACT DATE:

01/15/2015

PROJECT INFORMATION:

RESIDENTIAL APARTMENTS

SPRINGFIELD MA 01101

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SPRINGFIELD MA 01101

CONTRACT DATE:

01/15/2015

PROJECT INFORMATION:

RESIDENTIAL APARTMENTS

SPRINGFIELD MA 01101

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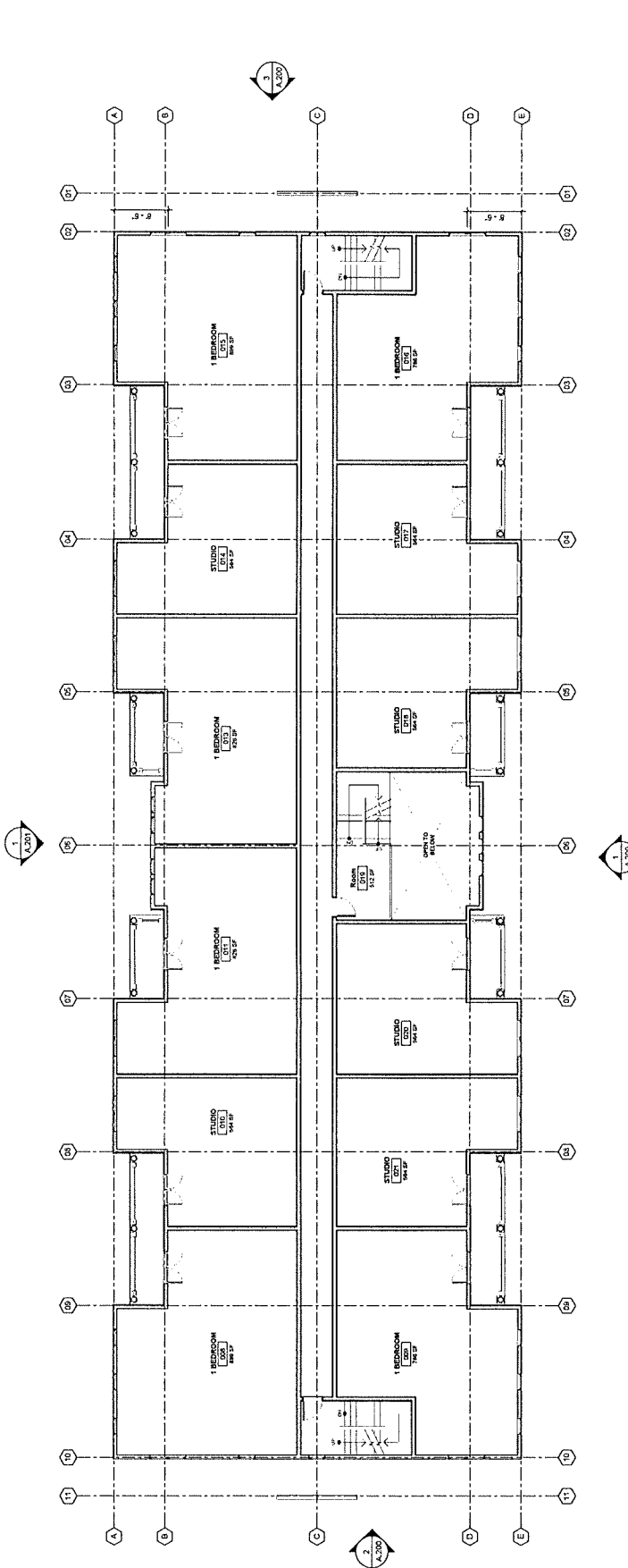
HEDGE-HOG INDUSTRIES

SPRINGFIELD MA 01101

CONTRACT DATE:

01/15/2015

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1 SECOND FLOOR PLAN
1/8" = 1'-0"

A.102

ARCHITECT

VALERE
ARCHITECTS, INC.

VALERE ARCHITECTS, INC.
100 WESTERN AVENUE
SPRINGFIELD, MA 01103
TEL: 413.263.0885
FAX: 413.263.0886
WWW.VALEREARCHITECTS.COM

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SCALE



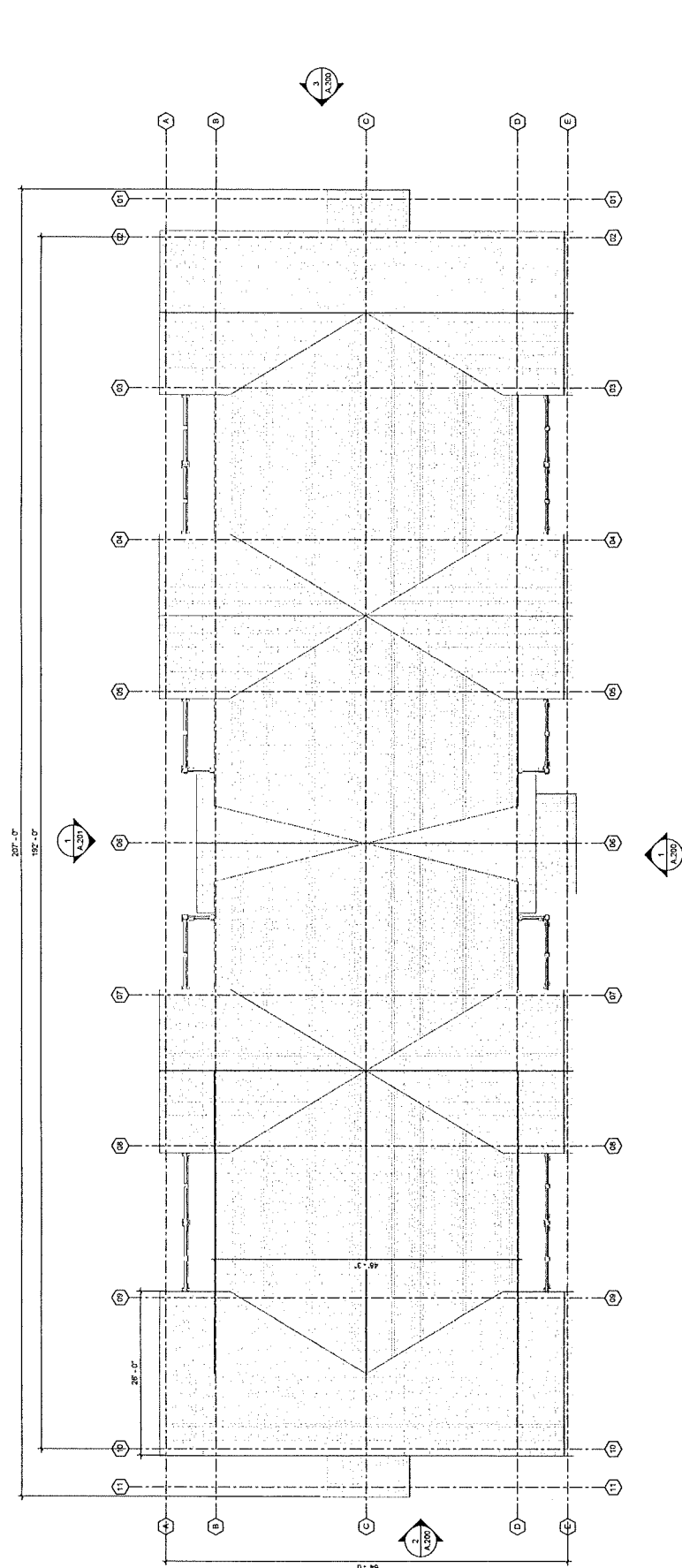
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RESIDENTIAL APARTMENTS
SPRINGFIELD, MA 01103
CLIENT INFORMATION:
HEDGE HOG INDUSTRIES
SPRINGFIELD, MA 01103
CONTRACT DATE

CONTRACT DATE

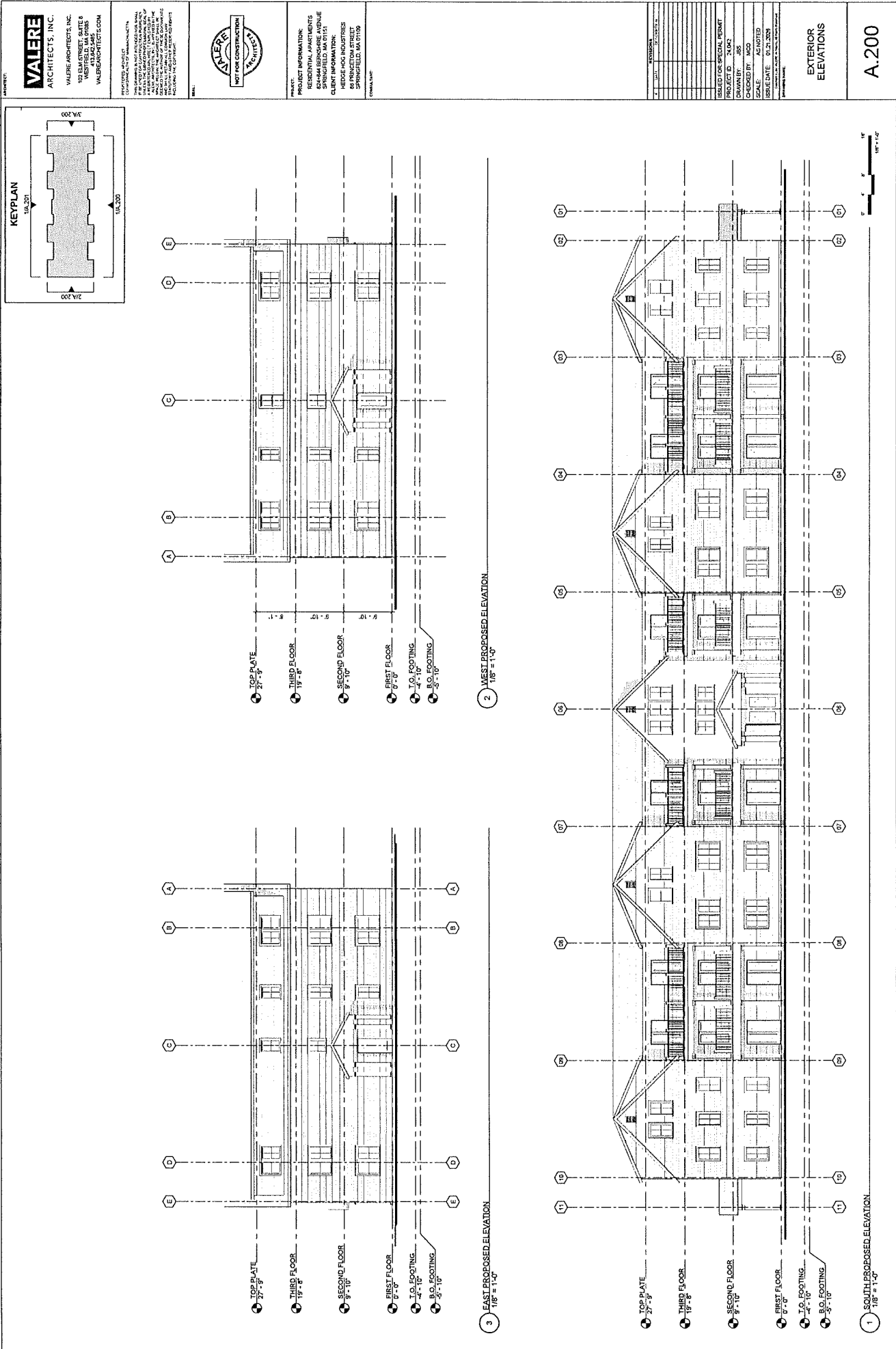
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NO.	DESCRIPTION
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3	DRAWN BY: JMS
4	CHECKED BY: MGD
5	SCALE: AS NOTED
6	ISSUE DATE: 07.21.2005
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8	PROJECT NAME: 05-0000000000
9	PROJECT ADDRESS: 05-0000000000
10	PROJECT CITY: 05-0000000000
11	PROJECT STATE: 05-0000000000
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ROOF PLAN

A.120



1 ROOF PLAN
1/8" = 1'-0"



Site Plans

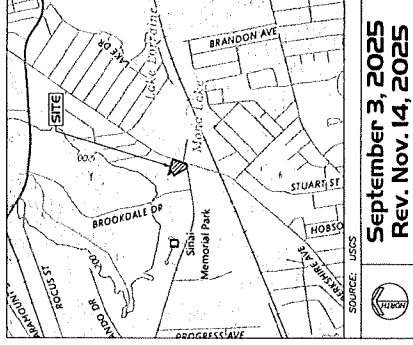
Proposed Residential Development

824 Berkshire Avenue and 844 Berkshire Avenue
(Parcel #'s: 013400130 & 013400133)
Springfield, Massachusetts 01151

AS PREPARED FOR

Hedge Hog Industries Corp.
c/o Mr. Michael Semicchio

86 Princeton Street
Springfield, Massachusetts 01109



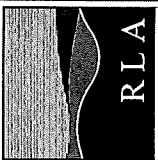
BY



40 School Street - Westfield, MA - 01085
ph 413.568.0985 - fax 413.568.0986
www.rland.com

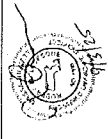
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SHEET NO.	TITLE SHEET	SHEET NAME	REVISION DATE
T-1	PAVING CONDITIONS PLAN		11/14/25
EX-1	NOTES, SYMBOL & LINE LEGEND, AND ABBREVIATIONS		9/9/25
C-1	CONSTRUCTION NOTES		9/9/25
C-2	EROSION CONTROL AND REMEDIATION PLAN		9/9/25
C-3	LAYOUT AND MATERIALS PLAN		11/14/25
C-4	GRADING, EROSION & SEDIMENTATION CONTROL PLAN		11/14/25
C-5	DRAINAGE AND UTILITIES PLAN		9/9/25
C-6	LANDSCAPING PLAN		11/14/25
C-7	PHOTOMETRIC PLAN		9/9/25
SD-1	INTERSECTION SIGHT DISTANCE ANALYSIS		11/14/25
D-1	SHEET PATH ANALYSIS		9/9/25
D-2	DETAILS		9/9/25
D-3	DETAILS		9/9/25
D-4	DETAILS		9/9/25
D-5	DETAILS		11/14/25

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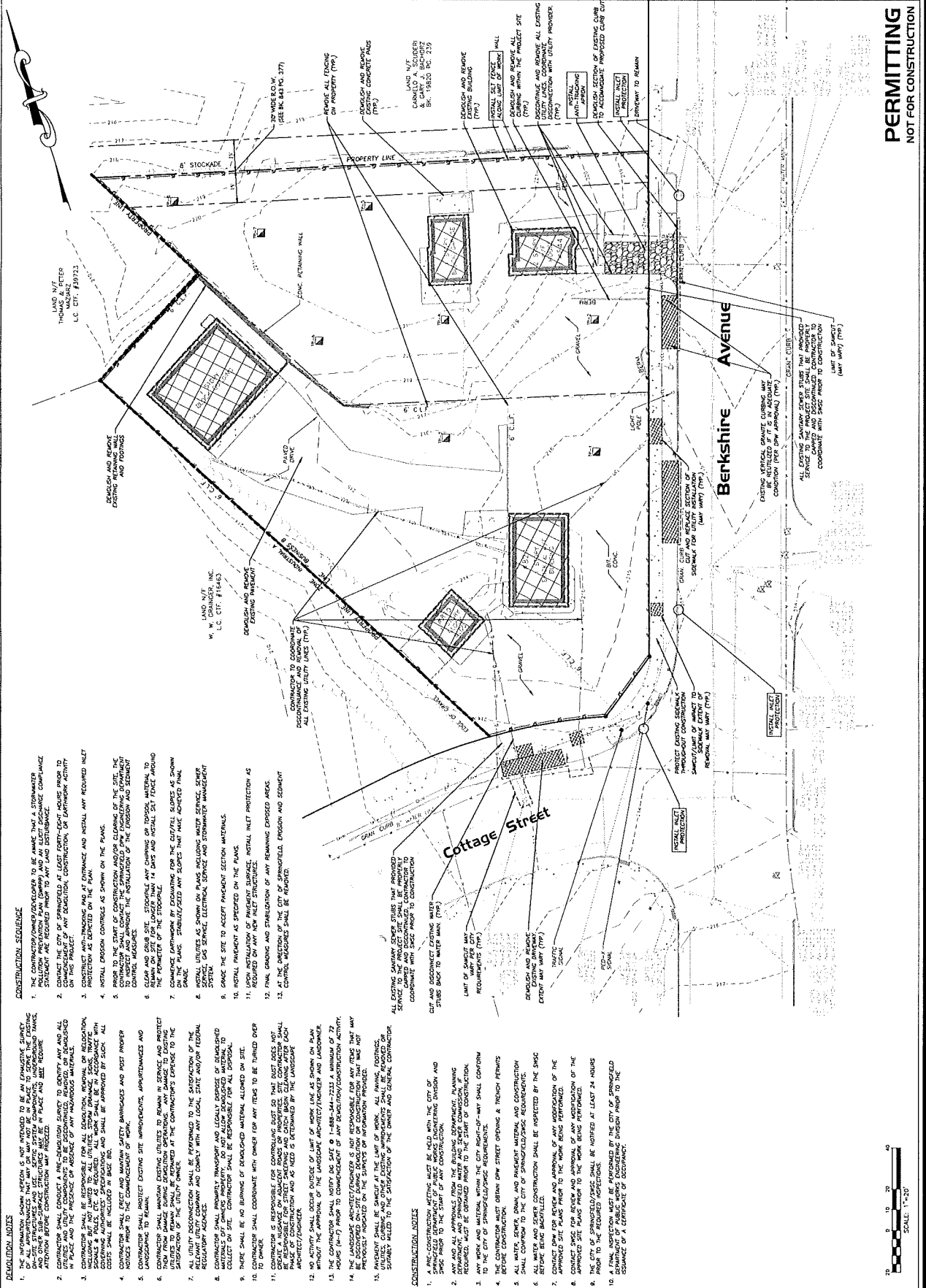


RLA
R LEVESQUE ASSOCIATES
Landscape Architects
Civil Engineers
Environmental Consultants
40 School Street
Westfield, MA 01085
Tel: 413.568.7985 Fax: 413.568.0794
rla@rla.com

DEMOLITION & REMOVALS PLAN
B24 & B44 Berkshire Avenue
Springfield, Massachusetts 01103
(Parcel #s: 013A00130 & 013A00133)



PREPARED FOR:	Springfield Housing Corp. 100 North Main Street Springfield, Massachusetts 01103
DATE:	10/18/2011
REVISIONS:	
DESIGNED BY:	CA
UNAUTHORIZED ATTACHMENT OF THIS PLAN TO ANY OTHER DOCUMENT IS PROHIBITED.	
SCALE: 1"=20'	
PROJECT NUMBER:	2011010
DATE:	10/18/2011



PERMITTING
NOT FOR CONSTRUCTION

CONSTRUCTION SEQUENCE

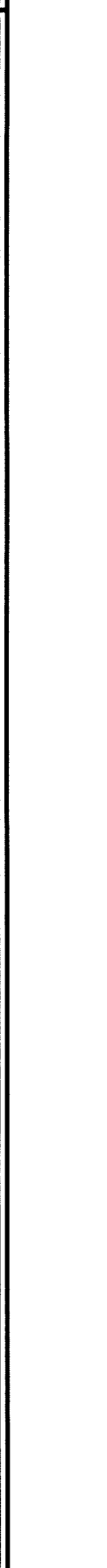
1. THE CONTRACTOR/OWNER/DEVELOPER TO BE AWARE THAT A STOPWATER SYSTEM IS REQUIRED PRIOR TO ANY LAND DISTURBANCE.
2. CONTRACT THE CITY OF SPRINGFIELD AT LEAST FORTY-EIGHT HOURS PRIOR TO THE START OF ANY DEMOLITION, CONSTRUCTION, OR LANDMARK ACTIVITY ON THIS PROJECT.
3. CONSTRUCT ANTI-TIPPING PAD AT ENTRANCE AND INSTALL ANY REQUIRED INLET PROTECTION AS SPECIFIED ON THE PLAN.
4. INITIAL DESIGN CONFORMS AS SHOWN ON THE PLAN.
5. PRIOR TO THE START OF CONSTRUCTION AND/OR CLEARING OF THE SITE, THE CONTRACTOR SHALL CONDUCT A PRE-DEMOLITION SURVEY TO IDENTIFY ANY AND ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
6. CLEAR AND GRUB SITE. DISPOSE OF ANY CHIPPING OR TOPSOIL MATERIAL TO REMAIN ON SITE FOR LANDSCAPE USE. INSTALL SILT FENCE ALONG THE PERIMETER OF THE STOCKPILE.
7. DEMOLITION OF EXISTING STRUCTURES SHALL BE COMPLETED AS SHOWN ON THE PLAN. DEMOLITION SHALL BE COMPLETED AS SHOWN ON THE PLAN.
8. INSTALL UTILITIES AS SHOWN ON PLANS INCLUDING WATER SERVICE, SEWER, GAS, AND ELECTRICAL. DEMOLITION SHALL BE COMPLETED AS SHOWN ON THE PLAN.
9. GRADE THE SITE TO ACCEPT FUTURE SECTION MATERIALS.
10. UPON INSTALLATION OF FUTURE SURFACE, INITIAL INLET PROTECTION AS SPECIFIED ON THE PLAN.
11. FINAL GRADING AND STABILIZATION OF ANY REMAINING EXPOSED AREAS.
12. FINAL GRADING AND STABILIZATION OF ANY REMAINING EXPOSED AREAS.
13. AT THE DIRECTION OF THE CITY OF SPRINGFIELD, DEMOLITION AND SEEDING SHALL BE COMPLETED AS SHOWN ON THE PLAN.

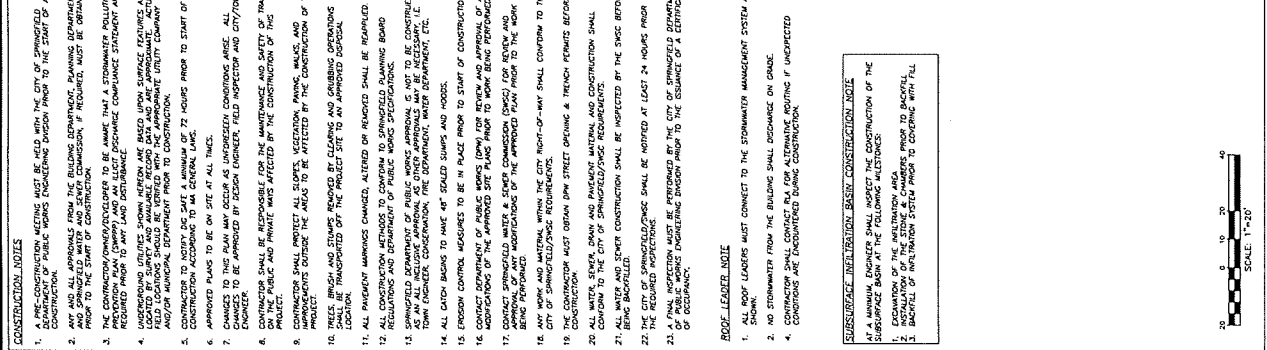
DEMOLITION NOTICES

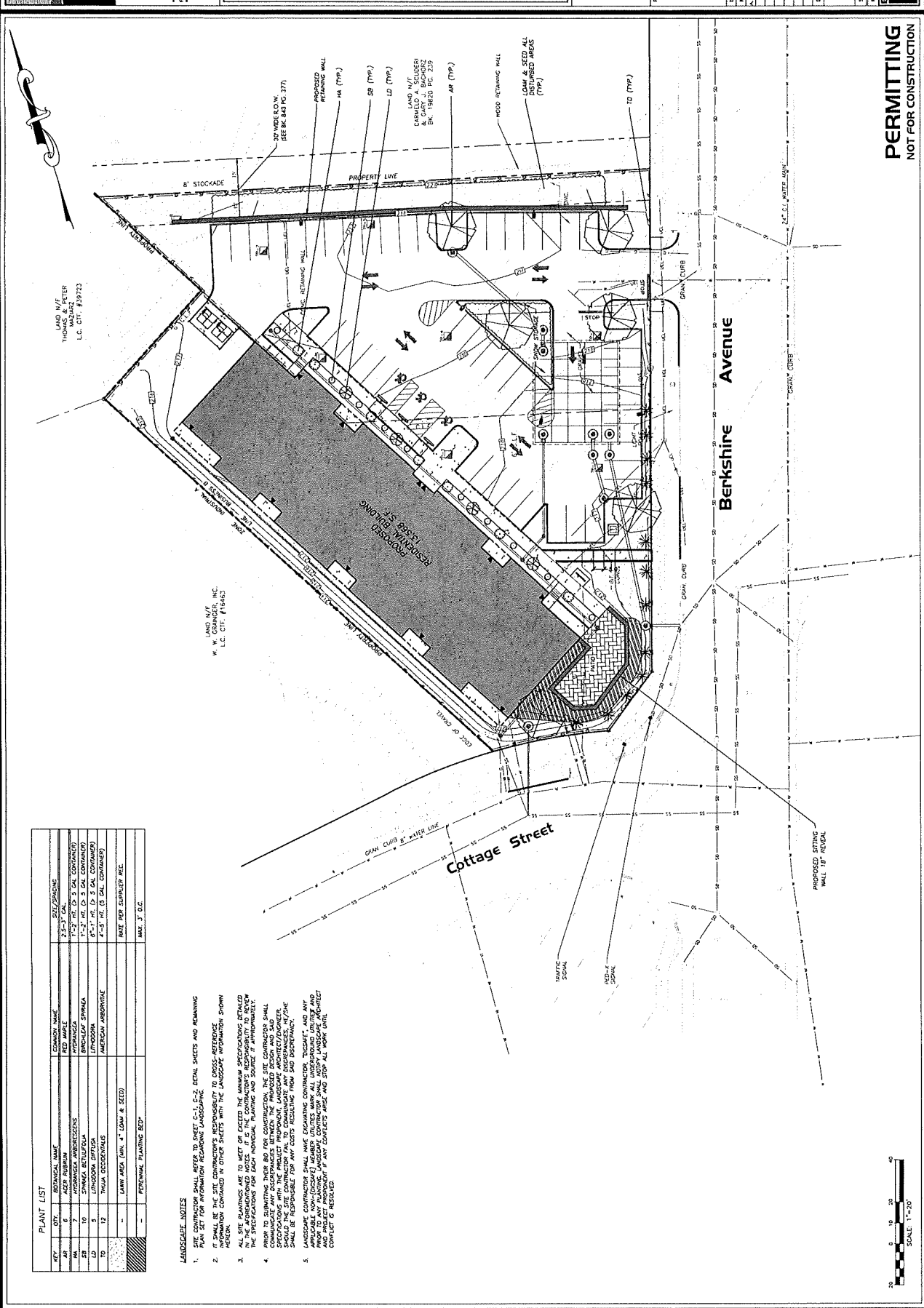
1. THE INFORMATION HEREIN IS NOT INTENDED TO BE AN EXHAUSTIVE SURVEY OF THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
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7. ALL UTILITIES DISCONNECTED SHALL BE REINSTALLED TO THE SATISFACTION OF THE RELEVANT UTILITY COMPANY AND COMPLY WITH ANY LOCAL, STATE AND/OR FEDERAL REQUIREMENTS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
9. THERE SHALL BE NO BURNING OF DEMOLISHED MATERIAL ALLOWED ON SITE.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
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13. THE CONTRACTOR SHALL NOTIFY THE CITY OF SPRINGFIELD AT LEAST 48 HOURS PRIOR TO THE START OF ANY DEMOLITION/CONSTRUCTION ACTIVITY.
14. THE LANDSCAPE ARCHITECT/ENGINEER IS NOT RESPONSIBLE FOR ANY ITEMS THAT MAY BE PREVIOUSLY INDICATED ON THE SURVEY OR INFORMATION PROVIDED.
15. PAVEMENT SHALL BE SAVED AT THE LIMIT OF WORK. ALL PAVING, FOOTING, AND STRUCTURE SHALL BE SAVED TO THE SATISFACTION OF THE OWNER AND GENERAL CONTRACTOR.

CONSTRUCTION NOTES

1. ALL DEMOLITION WORK SHALL BE COMPLETED PRIOR TO THE START OF ANY CONSTRUCTION.
2. ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM WITH THE CITY REQUIREMENTS.
3. ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM WITH THE CITY REQUIREMENTS.
4. THE CONTRACTOR SHALL OBTAIN A CITY STREET CLOSURE PERMIT PRIOR TO THE START OF CONSTRUCTION.
5. ALL WATER, SEWER, GAS, AND ELECTRICAL MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY OF SPRINGFIELD REQUIREMENTS.
6. ALL DEMOLITION AND CONSTRUCTION SHALL BE INSPECTED BY THE SHC BEFORE CONSTRUCTION.
7. CONTRACTOR SHALL OBTAIN A CITY STREET CLOSURE PERMIT PRIOR TO THE START OF CONSTRUCTION.
8. CONTRACTOR SHALL OBTAIN A CITY STREET CLOSURE PERMIT PRIOR TO THE START OF CONSTRUCTION.
9. A FINAL INSPECTION MUST BE PERFORMED BY THE CITY OF SPRINGFIELD BEFORE ANY PAVING OR STRUCTURE IS COMPLETED.
10. A FINAL INSPECTION MUST BE PERFORMED BY THE CITY OF SPRINGFIELD BEFORE ANY PAVING OR STRUCTURE IS COMPLETED.





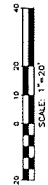


PLANT LIST					
REF.	CITY	BOTANICAL NAME	COMMON NAME	SZT./PLANTING	
WM	AM	<i>MELASTOMA ALBA</i>	HOOGMOED	2-5' - C	
SR	0	<i>ALOUPEZIA PROSTRATA</i>	HOOGMOED	1-2' SZT. (3 S DAL CONTAINER)	
SR	10	<i>SPARGAN BETULIFOLIA</i>	BIRCHLEAF SPINNA	1"-2" HT. (3 S DAL CONTAINER)	
SR	5	<i>LITHODORA DIFFUSA</i>	LITHODORA	6"-1" HT. (3 S DAL CONTAINER)	
TD	12	<i>THAUA OCCIDENTALIS</i>	AMERICAN APOKYNITE	4'-5" HT. (3 DAL CONTAINER)	
-	-	<i>LAURUS ASIDA (WAL. & CHAM R. SEED)</i>		RATE FOR SUPPLIER REC.	
-	-	PERMANENT PLANTING BUD?		MAX 3' G.C.	

LANDSCAPE NOTES

1. SITE CONTRACTOR SHALL REFER TO S-1, C-1, C-2, D-1, D-2, D-3, D-4, D-5, D-6, D-7, D-8, D-9, D-10, D-11, D-12, D-13, D-14, D-15, D-16, D-17, D-18, D-19, D-20, D-21, D-22, D-23, D-24, D-25, D-26, D-27, D-28, D-29, D-30, D-31, D-32, D-33, D-34, D-35, D-36, D-37, D-38, D-39, D-40, D-41, D-42, D-43, D-44, D-45, D-46, D-47, D-48, D-49, D-50, D-51, D-52, D-53, D-54, D-55, D-56, D-57, D-58, D-59, D-60, D-61, D-62, D-63, D-64, D-65, D-66, D-67, D-68, D-69, D-70, D-71, D-72, D-73, D-74, D-75, D-76, D-77, D-78, D-79, D-80, D-81, D-82, D-83, D-84, D-85, D-86, D-87, D-88, D-89, D-90, D-91, D-92, D-93, D-94, D-95, D-96, D-97, D-98, D-99, D-100, D-101, D-102, D-103, D-104, D-105, D-106, D-107, D-108, D-109, D-110, D-111, D-112, D-113, D-114, D-115, D-116, D-117, D-118, D-119, D-120, D-121, D-122, D-123, D-124, D-125, D-126, D-127, D-128, D-129, D-130, D-131, D-132, D-133, D-134, D-135, D-136, D-137, D-138, D-139, D-140, D-141, D-142, D-143, D-144, D-145, D-146, D-147, D-148, D-149, D-150, D-151, D-152, D-153, D-154, D-155, D-156, D-157, D-158, D-159, D-160, D-161, D-162, D-163, D-164, D-165, D-166, D-167, D-168, D-169, D-170, D-171, D-172, D-173, D-174, D-175, D-176, D-177, D-178, D-179, D-180, D-181, D-182, D-183, D-184, D-185, D-186, D-187, D-188, D-189, D-190, D-191, D-192, D-193, D-194, D-195, D-196, D-197, D-198, D-199, D-200, D-201, D-202, D-203, D-204, D-205, D-206, D-207, D-208, D-209, D-210, D-211, D-212, D-213, D-214, D-215, D-216, D-217, D-218, D-219, D-220, D-221, D-222, D-223, D-224, D-225, D-226, D-227, D-228, D-229, D-230, D-231, D-232, D-233, D-234, D-235, D-236, D-237, D-238, D-239, D-240, D-241, D-242, D-243, D-244, D-245, D-246, D-247, D-248, D-249, D-250, D-251, D-252, D-253, D-254, D-255, D-256, D-257, D-258, D-259, D-260, D-261, D-262, D-263, D-264, D-265, D-266, D-267, D-268, D-269, D-270, D-271, D-272, D-273, D-274, D-275, D-276, D-277, D-278, D-279, D-280, D-281, D-282, D-283, D-284, D-285, D-286, D-287, D-288, D-289, D-290, D-291, D-292, D-293, D-294, D-295, D-296, D-297, D-298, D-299, D-300, D-301, D-302, D-303, D-304, D-305, D-306, D-307, D-308, D-309, D-310, D-311, D-312, D-313, D-314, D-315, D-316, D-317, D-318, D-319, D-320, D-321, D-322, D-323, D-324, D-325, D-326, D-327, D-328, D-329, D-330, D-331, D-332, D-333, D-334, D-335, D-336, D-337, D-338, D-339, D-340, D-341, D-342, D-343, D-344, D-345, D-346, D-347, D-348, D-349, D-350, D-351, D-352, D-353, D-354, D-355, D-356, D-357, D-358, D-359, D-360, D-361, D-362, D-363, D-364, D-365, D-366, D-367, D-368, D-369, D-370, D-371, D-372, D-373, D-374, D-375, D-376, D-377, D-378, D-379, D-380, D-381, D-382, D-383, D-384, D-385, D-386, D-387, D-388, D-389, D-390, D-391, D-392, D-393, D-394, D-395, D-396, D-397, D-398, D-399, D-400, D-401, D-402, D-403, D-404, D-405, D-406, D-407, D-408, D-409, D-410, D-411, D-412, D-413, D-414, D-415, D-416, D-417, D-418, D-419, D-420, D-421, D-422, D-423, D-424, D-425, D-426, D-427, D-428, D-429, D-430, D-431, D-432, D-433, D-434, D-435, D-436, D-437, D-438, D-439, D-440, D-441, D-442, D-443, D-444, D-445, D-446, D-447, D-448, D-449, D-450, D-451, D-452, D-453, D-454, D-455, D-456, D-457, D-458, D-459, D-460, D-461, D-462, D-463, D-464, D-465, D-466, D-467, D-468, D-469, D-470, D-471, D-472, D-473, D-474, D-475, D-476, D-477, D-478, D-479, D-480, D-481, D-482, D-483, D-484, D-485, D-486, D-487, D-488, D-489, D-490, D-491, D-492, D-493, D-494, D-495, D-496, D-497, D-498, D-499, D-500, D-501, D-502, D-503, D-504, D-505, D-506, D-507, D-508, D-509, D-510, D-511, D-512, D-513, D-514, D-515, D-516, D-517, D-518, D-519, D-520, D-521, D-522, D-523, D-524, D-525, D-526, D-527, D-528, D-529, D-530, D-531, D-532, D-533, D-534, D-535, D-536, D-537, D-538, D-539, D-540, D-541, D-542, D-543, D-544, D-545, D-546, D-547, D-548, D-549, D-550, D-551, D-552, D-553, D-554, D-555, D-556, D-557, D-558, D-559, D-560, D-561, D-562, D-563, D-564, D-565, D-566, D-567, D-568, D-569, D-570, D-571, D-572, D-573, D-574, D-575, D-576, D-577, D-578, D-579, D-580, D-581, D-582, D-583, D-584, D-585, D-586, D-587, D-588, D-589, D-590, D-591, D-592, D-593, D-594, D-595, D-596, D-597, D-598, D-599, D-600, D-601, D-602, D-603, D-604, D-605, D-606, D-607, D-608, D-609, D-610, D-611, D-612, D-613, D-614, D-615, D-616, D-617, D-618, D-619, D-620, D-621, D-622, D-623, D-624, D-625, D-626, D-627, D-628, D-629, D-630, D-631, D-632, D-633, D-634, D-635, D-636, D-637, D-638, D-639, D-640, D-641, D-642, D-643, D-644, D-645, D-646, D-647, D-648, D-649, D-650, D-651, D-652, D-653, D-654, D-655, D-656, D-657, D-658, D-659, D-660, D-661, D-662, D-663, D-664, D-665, D-666, D-667, D-668, D-669, D-670, D-671, D-672, D-673, D-674, D-675, D-676, D-677, D-678, D-679, D-680, D-681, D-682, D-683, D-684, D-685, D-686, D-687, D-688, D-689, D-690, D-691, D-692, D-693, D-694, D-695, D-

PERMITTING
NOT FOR CONSTRUCTION





RLA
R LEVESQUE ASSOCIATES
Landscape Architects
Civil Engineers
Environmental Consultants
PH: 413.548.2895 Fax: 413.548.0964
40 School Street
Westfield, MA 01085
rla@rla.com

SWEPT PATH ANALYSIS
824 & B44 Berkshire Avenue
Springfield, Massachusetts 01101
(Parcel #'s: 013400130 & 013400133)



Prepared For:
Hedge, King, Robinson Corp.
c/o Mr. Richard Robinson
100 West Street
Springfield, Massachusetts 01109

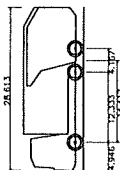
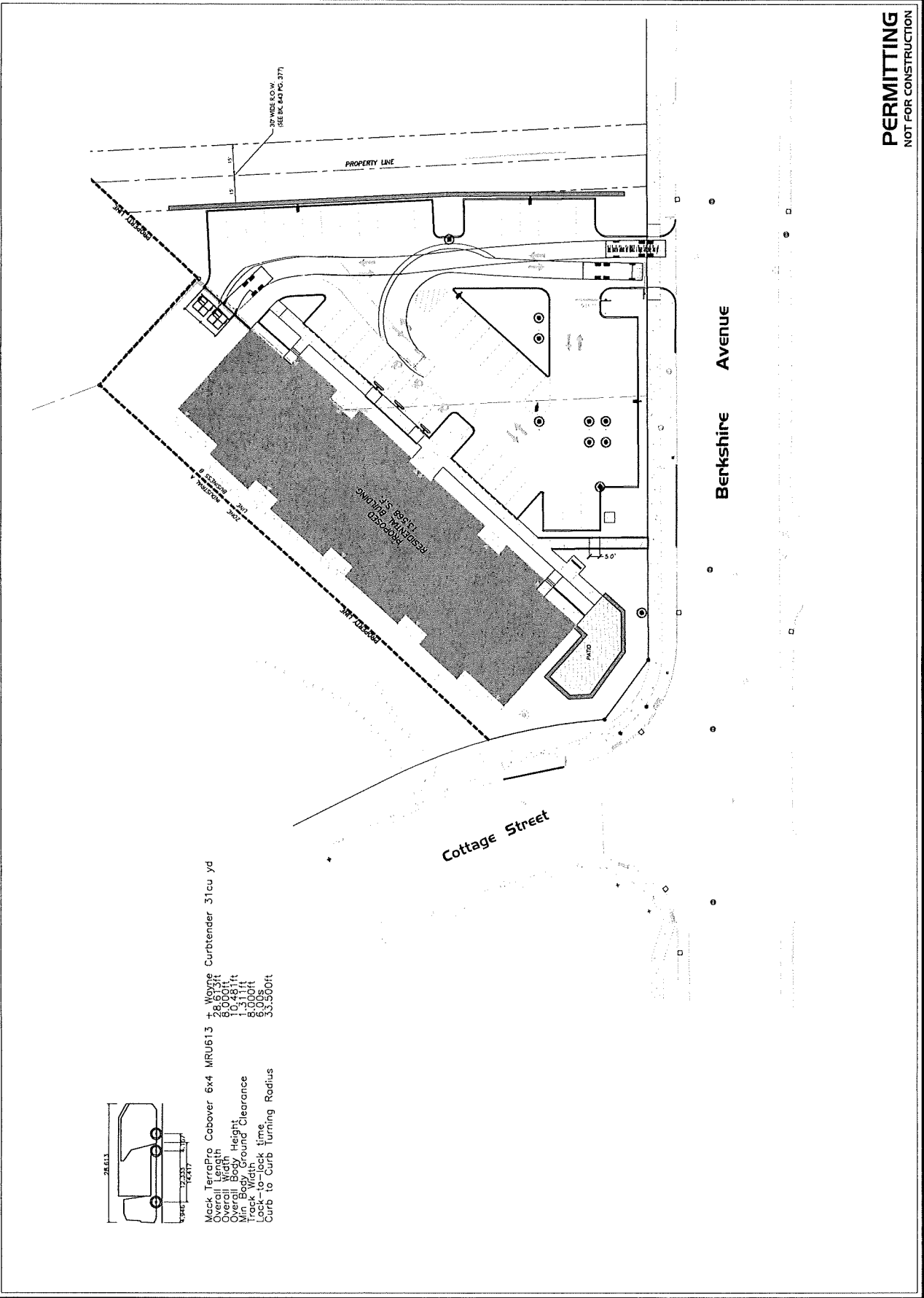
DESIGNED BY: C.A.
UNAUTHORIZED ALTERATION OF
THIS DOCUMENT IS PROHIBITED
BY THE PROFESSIONAL SEAL OF
THE ENGINEER, STATE OF
MASSACHUSETTS

SCALE: As Shown
PLAN FILE NUMBER: 734501

VEH-1

REVISION	DATE	BY

ESTIMATE DATE: November 14, 2013



Mack TerraPro Cabover 6x4 MRU613 ±
Overall Length 28.613
Overall Width 7.230
Min. Body Ground Clearance 3.100
Lock-to-lock time 8.00s
Curb to Curb turning Radius 33.500ft

Wayre Curbtender 31cu yd
Overall Length 10.481ft
Overall Width 3.100ft
Lock-to-lock time 8.00s
Curb to Curb turning Radius 33.500ft

Proposed Location

Cottage St

Babbin St

Berkshire Ave

  	City of Springfield, Massachusetts
	DATA SOURCE: 824-844 Berkshire Ave

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

for a special permit to operate a medical office, clinic or treatment facility, with no overnight stay, at the property known as 550 Main Street, I.O. (08132-0142) (Book#25722/Page#351), in accordance with M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 10.3.

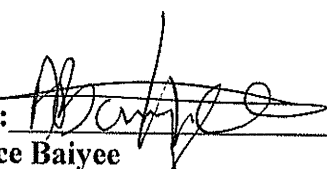
Mailing Address:

120 Maple Street, Suite 401
Springfield, MA 01103

Owner & Petitioner:

Better Healthcare Solutions, LLC

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

BY: 
Alice Baiyee

Sandra Powell
Acting Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

October 1st, 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: 550 Main Street, I.O- 08132-0142

Property Owner: Better Healthcare Solutions, LLC

Petitioner: Better Healthcare Solutions, LLC
120 Maple Street, Suite 401
Springfield, MA 01103

A handwritten signature in cursive script that reads "Sandra Powell". The signature is written in black ink and is positioned above a horizontal line.

Sandra Powell: Acting Treasurer/Collector

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

to amend an existing special permit (auto repairs/used car sales), granted January 2015, by amending condition #7 (work to take place inside the building) and allowing the storage of one (1) container for used tires, at the property known as 784 Bay Street (01085-0091) (Book#21572/Page#374), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1 and 12.3(3).

Mailing Address:

784 Bay Street
Springfield, MA 01109

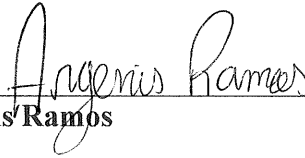
Owner & Petitioner:

Argenis Ramos

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

By: _____

Argenis Ramos



Stephen Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

January 21, 2026

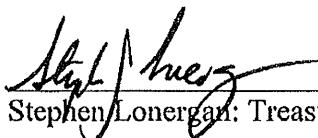
Special Permit Tax Certification

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: 784 BAY ST – (01085-0091)

Petitioner: RAMOS ARGENIS
784 BAY ST
SPRINGFIELD MA 01109

Property Owner: RAMOS ARGENIS
784 BAY ST
SPRINGFIELD MA 01109


Stephen Lonergan: Treasurer/Collector

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT

784 BAY STREET (01085-0091)
AMEND EXISTING SPECIAL PERMITS (MOTOR VEHICLE REPAIR)

General Information

Petitioner:	Argenis Ramos
Request:	To amend an existing special permit, granted January 2015, by amending condition #7 (all work must take place inside the building).
Proposed use of the property:	Motor vehicle repairs and sales.
Parcel Size:	18,678 s.f.
Compatibility with current planning documents:	The Bay Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Bay Area Neighborhood Council: 3-9-26
Tax Status:	SEE ATTACHED
Site Visit:	3-5-26
Hearing Date:	3-23-26

Staff Analysis

Neighborhood characteristics:

The property is located in the Bay Neighborhood and is located in an area with primarily commercial and industrial uses.

To the north is a vacant land zoned Industrial A.
To the south is Blunt Park zoned Open Space.
To the east is building used for storage zoned Business B.
To the west is restaurant zoned Business B.

Site plan review:

The petitioner has requested to amend an existing special permit, granted January 2015 (motor vehicle repairs), at the property known as 784 Bay Street, by amending condition #7. Condition #7 current reads:

7. All work to vehicles shall take place inside the building.

In reviewing the application, while the staff does have some concerns with the proposed request, after speaking directly with the petitioner, it has been made clear that the only work being done outside of the building would be for the removal of the tires. The tires would then be brought into the building to be

worked on and then installed back onto the vehicle. Again, while the staff does have some concerns about work being completed outside the building, in this case since the work would be limited to only removal of the tires, the staff does not object to the proposed request. If approved, the staff would recommend that this condition be amended to state clearly that the only work allowed outside of the building would be the removal of tires. Further, it should also be noted that this area of Bay Street does not have any residential dwellings and, as such, should have limited impact on the neighborhood.



Lastly, it was also noted that there are currently a number of containers located on the property. These are currently being used for the storage of the used tires. While the staff understand the need for these containers, they are not allowed in this zone. Again, in speaking with the petitioner, he has indicated that he has purchased the vacant property next door to this site and will be using this building for the storage of the tires and will no longer need the storage containers.

Overall, the staff believes that this is a well-run business and a very busy operation. The staff has worked with the petitioner over the years and believes he is working to address the issues that have been identified at this location. As noted above, the staff does not believe the proposed amendment would have a negative impact on the abutters or on the neighborhood as a whole.

Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted for a motor vehicle repairs at the property known as 784 Bay Street (01085-0091).
3. The use shall be developed according to the attached site plan with the addition of conditions #4 through #12.
4. There shall be no storage of automotive parts outside the building.
5. There shall be no storage of junk or inoperable vehicles located outside the building.
6. There shall be no auto-body work completed at this location.
7. All work to vehicles shall take place inside the building, with the exception of the removal of tires from vehicles. All work to the tires shall be done inside the building.
8. Any and all dumpsters shall be completely enclosed.
9. The building shall be maintained free of all graffiti.
10. The site, including any and all landscaped areas, shall be maintained free of all weeds and debris.
11. There shall be no banners, streamers, pennants, or non-accessory signs located on the property.

12. There shall be no parking of customers or employees on Bay Street.
13. The City Council shall have the authority to modify, amend, review or revoke its approval of a special permit upon written application of the owner, lessee or Zoning Administrator; provided, however, that such action is consistent with the purpose and intent of the Springfield Zoning Ordinance and a public hearing is held.
14. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.

Stephen Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

January 21, 2026

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: 784 BAY ST – (01085-0091)

Petitioner: RAMOS ARGENIS
784 BAY ST
SPRINGFIELD MA 01109

Property Owner: RAMOS ARGENIS
784 BAY ST
SPRINGFIELD MA 01109


Stephen Lonergan: Treasurer/Collector

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

TO:

DATE: January 6, 2015

DEPARTMENT:

FROM: Wayman Lee, Esq.

COPIES TO:

DEPARTMENT: City Clerk

SUBJECT: 784 Bay Street

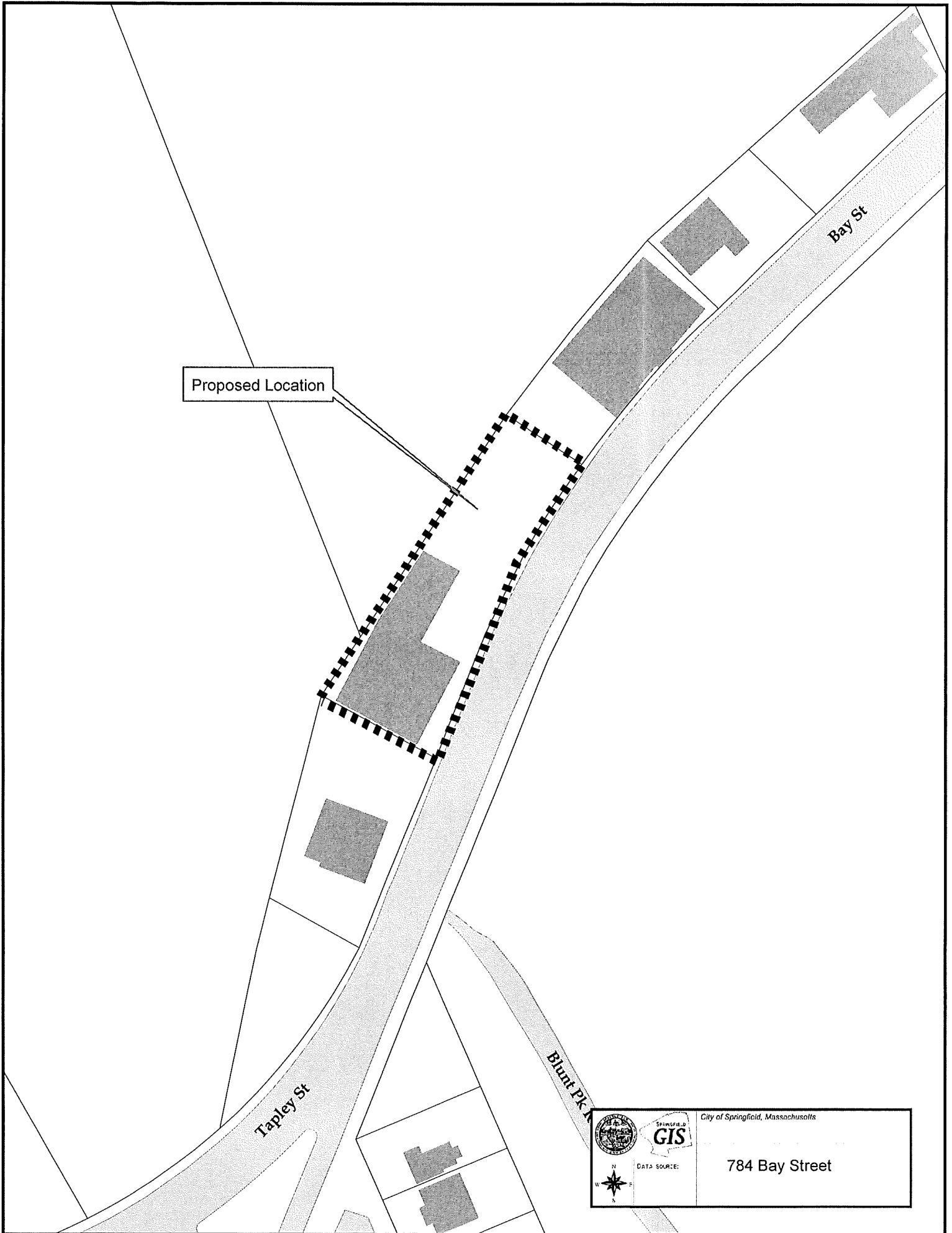
This is to inform you that at a meeting of the City Council held on Monday, December 8, 2014 it was voted by the City Council according to law to grant a special permit(s) to Owner: Joseph A. Whitton Properties LLC By: Barbara A. Choniere, Managing Partner and Petitioner: Argenis Ramos to amend two (2) special permits granted March 25, 2013 (motor vehicle repairs and motor vehicle sales) by allowing a change in the petitioner at the property known as 784 Bay Street (01085-0091) as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.1 & 12.3(4) with the following conditions:

(Motor Vehicle Service Station)

1. This special permit is granted to this petitioner only.
2. This special permit is granted for a motor vehicle repair facility to include lubrication, service of electronic systems, engine tune-ups and tire services (not to include tire recapping or retreading) at the property known as 784 Bay Street (01085-0091).
3. The use shall be developed according to the attached site plan with the addition of conditions #4 through #12.
4. There shall be no storage of automotive parts outside the building.
5. There shall be no storage of junk or inoperable vehicles located outside the building.
6. There shall be no auto-body work completed at this location.
7. All work to vehicles shall take place inside the building.
8. Any and all dumpsters shall be completely enclosed.
9. The building shall be maintained free of all graffiti.
10. The site, including any and all landscaped areas, shall be maintained free of all weeds and debris.
11. There shall be no banners, streamers, pennants, or non-accessory signs located on the property.
12. There shall be no parking of customers or employees on Bay Street.
13. 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 fines of up to \$50 per day for each day a violation exists.

(Motor Vehicle Sales)

1. This special permit is granted to this petitioner only.
2. This special permit is granted for use car sales at the property known as 784 Bay Street (01085-0091).
3. The use shall be developed according to the attached site plan with the addition of conditions #4 through #13.
4. There shall be no more than ten (10) vehicles displayed or stored for sale at any one time.
5. There shall be no storage of automotive parts outside the building.
6. There shall be no storage of junk or inoperable vehicles located outside the building.
7. There shall be no auto-body work completed at this location.
8. All work to vehicles shall take place inside the building.
9. Any and all dumpsters shall be completely enclosed.
10. The building shall be maintained free of all graffiti.



Proposed Location

Bay St

Tapley St

Blunt Pk

 SPRINGFIELD GIS	City of Springfield, Massachusetts
	784 Bay Street

DATA SOURCE:

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

for a special permit to operate a medical office, clinic or treatment facility (dental office), with no overnight stay, at the property known as 1000 Hall of Fame Avenue (formally West Columbus Avenue), Unit/Suite #5 (12168-0086) (Book#17676/Page#21), in accordance with M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 10.3.

Mailing Address:

1441 Main Street
Springfield, MA 01103

Owner:

**Springfield Riverfront Development
Corporation
c/o Colebrook Management, LLC**

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

BY: Kevin Morin, VP Colebrook Management
Kevin Morin, VP Colebrook Management (Feb 11, 2026 10:23:16 EST)
Kevin Morin

Mailing Address:

5 Stivens Terrace
Ludlow, MA 01103

Petitioner:

Cyril Chou

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

BY: Cyril Chou
Cyril Chou

Stephen Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

February 11, 2026

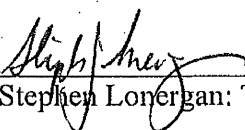
Special Permit Tax Certification

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: 100 HALL OF FAME AV – (12168-0086)

Petitioner: CYRIL CHOU
5 STIVENS TERRACE
LUDLOW, MA 01103

Property Owner: SPRINGFIELD RIVERFRONT DEVELOPMENT CORP.
C/O COLEBROOK MGT LLC
1441 MAIN ST
SPRINGFIELD MA 01103


Stephen Lonergan: Treasurer/Collector

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT

1000 HALL OF FAME WAY (A.K.A WEST COLIMBUS AVENUE)(12168-0086)
MEDICAL OFFICE, CLINIC OR TREATMENT FACILITY, NO OVERNIGHT STAY

General Information

Petitioner:	Dr. Cyril Chou
Request:	To operate a medical office, clinic or treatment facility, with no overnight stay.
Proposed use of the property:	Dental Office
Parcel Size:	Approximately 765,000 s.f.
Compatibility with current planning documents:	The South End Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	South End Civic Association: 3-9-26
Tax Status:	SEE ATTACHED
Urban Renewal Plan:	Property is located in an West Columbus urban renewal plan area.
Site Visit:	3-13-26
Hearing Date:	3-23-26

Staff Analysis

Neighborhood characteristics:

The property is zoned Riverfront and is located within West Columbus Overlay District. The site is part of a larger complex holding a number of uses including restaurant, offices and the Naismith Basketball Hall of Fame.

Site plan review:

The petitioner has requested a special permit to operate a medical office (dental clinic) at the property known as 1000 Hall of Fame Way. This is the site of the Naismith Basketball Hall of Fame. The proposed use will be located in the former location of the Plan B Burger Bar.

After visiting the site and reviewing the plans, the staff does not object to the proposed use. As noted above, the petitioner intends to operate a dental clinic. The plans submitted show that the space will be reconfigured to accommodate approximately five (5) treatment areas. The plans also show that there will be a reception area, restrooms and staff lounge.

Due to the fact that this site is located within the West Columbus Urban Renewal Plan, all proposed signage must be reviewed and approved by the Springfield Redevelopment Authority (SRA), prior to the issuance of a sign permit or installation of the signs. Any changes to the exterior or the building must also be reviewed and approved by the SRA.

Overall, the staff believes that the proposed operation is an appropriate use for this commercial area and as such the staff does not believe the proposed use will have a detrimental impact on the abutters or 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 operate a medical clinic (dental office), with no overnight stay, at the property known as 1000 Hall of Fame Way (12168-0086).
3. The use shall be developed as per the attached site plans, with the addition of conditions #4 and #5.
4. Any and all permits required by the Springfield Health Department shall be obtained, prior to the issuance of a Certificate of Occupancy.
5. Any and all signage must be reviewed and approved by the Springfield Redevelopment Authority (SRA), prior to the issuance of a sign permit or installation.
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.

Stephen Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

February 11, 2026

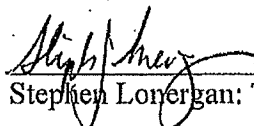
Special Permit Tax Certification

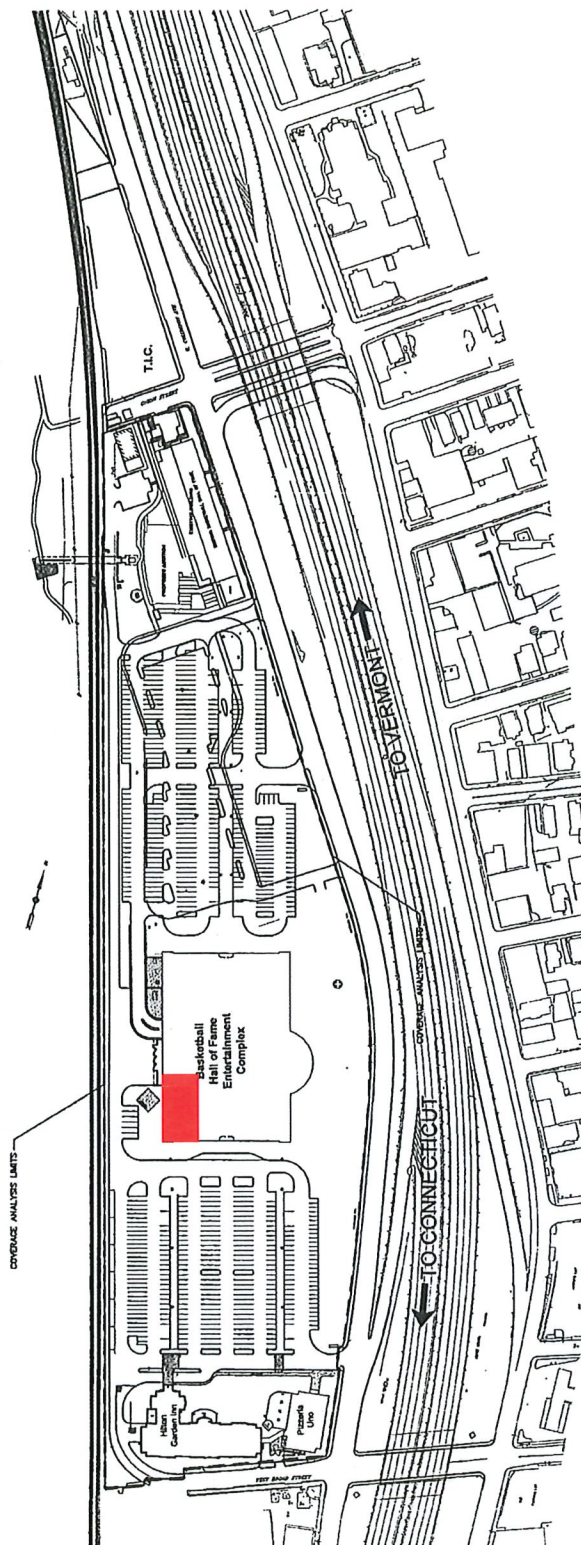
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Special Permit: 100 HALL OF FAME AV – (12168-0086)

Petitioner: CYRIL CHOU
5 STIVENS TERRACE
LUDLOW, MA 01103

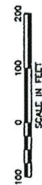
Property Owner: SPRINGFIELD RIVERFRONT DEVELOPMENT CORP.
C/O COLEBROOK MGT LLC
1441 MAIN ST
SPRINGFIELD MA 01103


Stephen Lonergan: Treasurer/Collector

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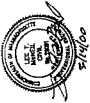
**River's Landing
Development**
West Columbus Avenue
Springfield, Massachusetts
01102-1000
Tel: 417/263-1000
Fax: 417/263-1000

Overall Plan




 2012-12-12
 C-2

100018072-10001



Naamth Memorial Basketball Hall of Fame
The City of Springfield, Massachusetts
300 State Street, Springfield, MA 01103
Development Fee: \$1,000,000
300 State Street, Springfield, MA 01103
Key Plan

Layout and Materials Plan
C-3
Scale: 1" = 20' (PLAN)
Scale: 1" = 40' (SECTION)
Date: 10/1/99
Drawn by: JHB
Checked by: JHB
Reviewed by: JHB

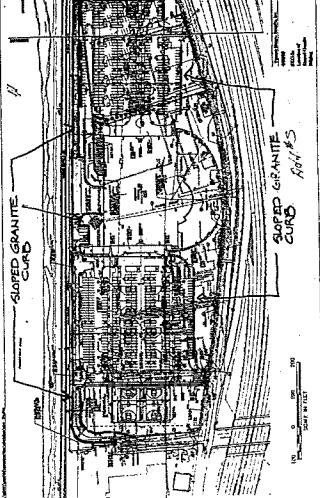
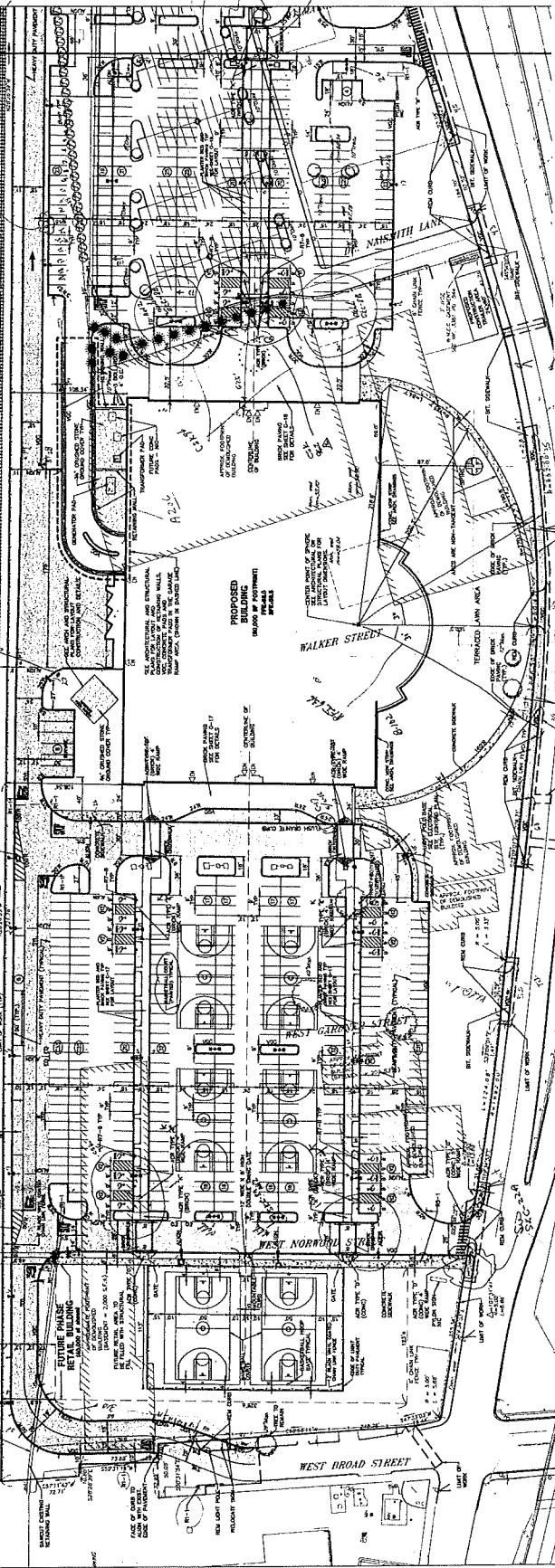
TRAFFIC SIGN SUMMARY

TRAFFIC SIGN	TEXT	WIDTH	HEIGHT
W-1	W-1	36"	36"
W-2	W-2	36"	36"
W-3	W-3	36"	36"
W-4	W-4	36"	36"
W-5	W-5	36"	36"
W-6	W-6	36"	36"
W-7	W-7	36"	36"
W-8	W-8	36"	36"
W-9	W-9	36"	36"
W-10	W-10	36"	36"
W-11	W-11	36"	36"
W-12	W-12	36"	36"
W-13	W-13	36"	36"
W-14	W-14	36"	36"
W-15	W-15	36"	36"
W-16	W-16	36"	36"
W-17	W-17	36"	36"
W-18	W-18	36"	36"
W-19	W-19	36"	36"
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W-96	W-96	36"	36"
W-97	W-97	36"	36"
W-98	W-98	36"	36"
W-99	W-99	36"	36"
W-100	W-100	36"	36"

See from South's side - 1/4 mile
1300' long

CONNECTICUT RIVER

WATCHLINE



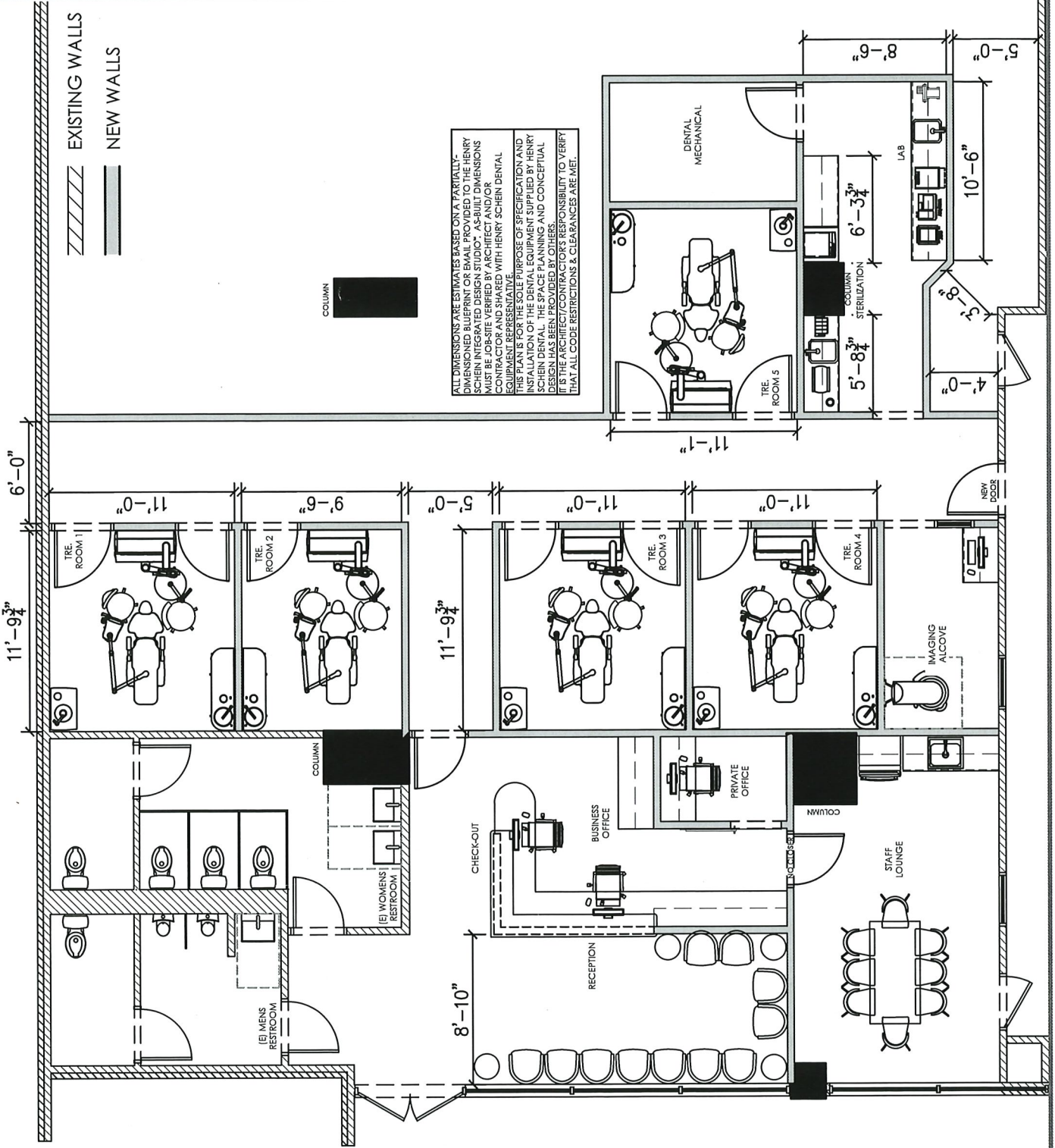
SLOPED GRANITE CURB
SLOPED GRANITE CURB

1" = 20' (PLAN)
1" = 40' (SECTION)

DATE: 10/1/99
DRAWN BY: JHB
CHECKED BY: JHB
REVIEWED BY: JHB



EXHIBIT A

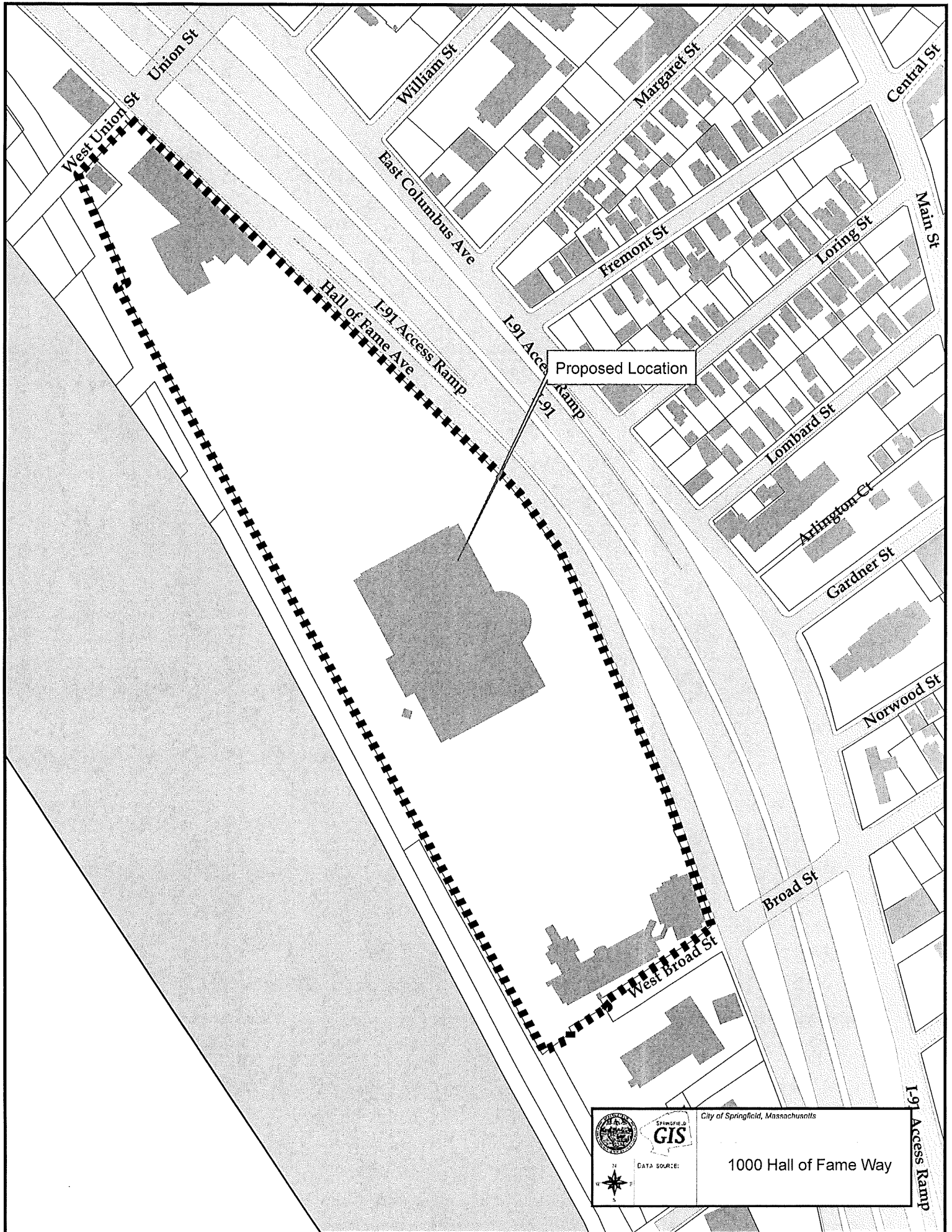


DR. CHOU

HENRY SCHEIN EQUIPMENT REP: BILL FINKEL

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 INTEGRATED DESIGN STUDIO

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 IT IS THE ARCHITECT AND/OR CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL CODE RESTRICTIONS AND CLEARANCES ARE MET.



City of Springfield, Massachusetts

DATA SOURCE:

1000 Hall of Fame Way



I-91 Access Ramp