



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, April 27, 2026** at 6:30 PM.

City Clerk

Roll Call

Moment Of Silence - Pledge Of Allegiance

Special Permits

1. **550 Main Street I.O. — Medical office, clinic or treatment facility, with no overnight stay.**
2. **827 Boston Road & WS Glenwood Street — Motor vehicle sales as an accessory use.**

Zone Changes

3. **Change the zoning of the property known as NS Hampshire Street, I.O. (06240-0010) from Residence B to Residence C.**

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.

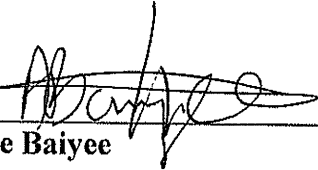
Mailing Address:

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

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

**550 MAIN STREET, I.O. (08132-0142)
MEDICAL OFFICE, CLINIC OR TREATMENT FACILITY, NO OVERNIGHT STAY**

General Information

Petitioner:	Better Healthcare Solutions, LLC
Request:	Medical office
Proposed use of the property:	Medical office
Size:	29,512 s.f.
Compatibility with current planning documents:	The Indian Orchard Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Indian Orchard Citizens Council: 4-6-26
Tax Status:	SEE ATTACHED
Site Visit:	4-7-26
Hearing Date:	4-27-26

Staff Analysis

Neighborhood characteristics:

The property is zoned Business A and is located in the Indian Orchard Neighborhood. The site is located in an area with primarily commercial uses. The surrounding land uses include:

To the north are vacant land and the Chicopee River zoned Business B.

To the south is a commercial parking lot zoned Business A.

To the east is a medical office zoned Business A.

To the west is a commercial parking lot zoned Business A.

Site plan review:

The petitioner has requested a special permit to construct a new medical office building at the property known as 550 Main Street, Indian Orchard. The site was the former location of a gas station but is currently vacant. The petitioner intends to redevelop the property for a new medical office building.

As per the plans submitted, the petitioner intends to construct a new, one (1) story, 3,600± square foot medical office building and associated site improvements. The proposed building will be located closer to Main Street with parking located to the side and rear of the building. The plans show there will be a total of seventeen (17) parking spaces. The proposed building will have a direct pedestrian access from Main Street with the main entrance located on the side of the building.

The plan submitted indicate that there will be two (2) curb cuts into the property. This includes a two-way entrance/exit located at the northeast corner of the property from Ludlow Avenue and a one-way exit located at the southwest portion of the property onto Main Street. This one-way exit will be a right-turn only.

Due to the high volume of existing traffic along this section of Main Street and Ludlow Avenue, the developer has been working closely with the Department of Public Works (DPW).

As with all new developments, in addition to the special permit, a full review is required from DPW, prior to the issuance of a Building Permit. While final approval has not been granted from DPW at the time this review was drafted, the staff has spoken directly to the City Engineer and he has indicated that approval of the project will be issued shortly. DPW was still working on some final details but did not see these as impacting the overall site plan.



In addition to the site plans, a full detailed landscaping plan was also submitted. The staff has reviewed this plan and is pleased with what is being proposed. In order to ensure the long-term viability of the proposed landscaping, the staff would strongly recommend that irrigation be required. The plan also indicates the proposed dumpster will be located at the rear of the property and will be completely enclosed. Building elevations have also been provided.

Lastly, it should be noted that due to the close proximity of the Chicopee River, a full review and approval will also be required from the Springfield Conservation Commission. While plans have been submitted to the Commission, a final approval have not yet been issued.

Overall, after a full review of the submitted plans, the staff does not object to the proposed request. The staff believes the proposed building and site are well designed. The staff is also especially pleased to see the building up close to the street. This matches the overall commercial development patterns of Main Street, Indian Orchard while also providing a direct pedestrian access to this building.

Recommendation

Approve, with conditions.

Recommended Conditions

1. This special permit is granted solely for the construction of a 3,600± square foot, one (1) story building to be used for a medical office, clinic or treatment facility, with no overnight stay, at the property known as 550 Main Street, I.O. (08132-0142).
2. The use shall be developed according to the attached site plans and elevations, with the addition of conditions #3 through #12.
3. 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, will be required.

This approval must be obtained prior to the issuance of a Building Permit.

4. The exit located at the southwest corner shall include signage indicating this is a "right-turn" out only.
5. All landscaping shall be installed as per the attached plans and shall be irrigated.
6. The full site, including all landscaped areas, shall be maintained free of all overgrown vegetation, litter and debris.
7. The building shall be maintained graffiti free.
8. The public sidewalk along Main Street shall be maintained, including snow removal.
9. There shall be no banners, streamers or other promotional materials located on the building or light poles.
10. Any and all signage shall be properly permitted.
11. The dumpster shall be completely enclosed.
12. Approval from the Springfield Conservation Commission shall be obtained, prior to the issuance of a Building Permit.
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.

Sandra Powell
Acting Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

October 1st, 2025

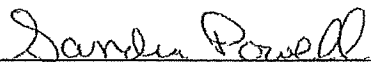
Special Permit Tax Certification

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



Sandra Powell: Acting Treasurer/Collector

PROJECT NARRATIVE

For

PROPOSED MEDICAL OFFICE
550 MAIN STREET IO
(PARCEL #: 081320142)
SPRINGFIELD, MASSACHUSETTS 01151

INTRODUCTION

On behalf of the applicant and property owner, Better Healthcare Solutions, LLC, LLC, R Levesque Associates, Inc. is providing this project narrative as a supplement to the Tier 3 Special Permit application. The applicant proposes the construction of a medical office building with associated site improvements.

In accordance with the City of Springfield Zoning Ordinance Use Table Section 10.3, the applicant respectfully requests a Tier 3 Special Permit from the City Council for a “medical office, clinic or treatment facility, no overnight” within the Business A (BA) zoning district.

PROPERTY DESCRIPTION

The subject property is located north of Main Street and consists of approximately 29,516 ± SF as shown on the associated site plan prepared by R Levesque Associates, Inc. The subject property is owned by Better Healthcare Solutions, LLC and is recorded at the Hampden County Registry of Deeds in Book 25772, Page 351. A copy of the deed reference is included within this application packet under Section 5. According to the City of Springfield online Assessor’s Database, the subject property is located within the Business A (BA) zoning district and is 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 property was formerly occupied by a gas station that was demolished around 2017. The property has remained vacant, with remnants of former site improvements, since that time. The topography of the site varies, with a slope in the rear of the property towards the Chicopee River (off-site).

The subject property is bound to the south by Main Street, to the east by Ludlow Avenue, to the west by a parking lot, and to the north by the Chicopee River. The surrounding area consists of primarily commercial and residential uses within the Business A (Bus A) and Residence C (Res C) zoning districts.

DETAILED PROJECT DESCRIPTION

The proposed project consists of the construction of a medical office building with associated site improvements. Associated site improvements include, but are not limited to, a paved parking lot, inspection and extension of underground utilities, associated site grading, installation of a stormwater management system, site landscaping, 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. Contractor to demolition and remove existing site improvements, as needed;
3. Installation / extension of underground utility connections;
4. Construction of a 3,600 ± SF building;
5. Paving and striping of the parking area and drive aisles;
6. Final site grading, installation of curbing, landscaping, and lighting; and
7. Removal of erosion control measures at the direction of the City of Springfield.

PARKING & SITE CIRCULATION

Under the City of Springfield Table 7-1 Presumptive Required Off-Street Parking, “medical offices” require three (3) spaces per 1,000 SF of net floor area. Under these presumptive guidelines, the proposed project requires 11 parking spaces. The applicant is providing 19 parking spaces, two (2) of which are handicapped and van accessible.

The applicant proposes two (2) curb cuts along Main Street. The internal drive aisle directs traffic in a one-way, counterclockwise fashion around the perimeter of the building.

UTILITIES

As part of this project, inspection and extension of existing service connections is proposed. All 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.

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, non-invasive species. Further information regarding the proposed site landscaping can be found within the associated site plan.

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 within the associated site plan.

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 applicant proposes two (2) curb cuts with partial one-way, counterclockwise internal drive aisles to clearly direct traffic flow and minimize vehicle conflicts. Adequate parking and ADA-compliant spaces are provided in accordance with zoning requirements. Loading areas are located to avoid obstructing circulation. The site layout promotes safe ingress and egress and is not anticipated to negatively affect off-site traffic conditions.

B. Adequacy of utilities and other public services;

RLA Response: The project will connect to existing utilities serving the area. Stormwater management will be introduced to meet the MassDEP Stormwater Standards and the City

of Springfield Department of Public Works (DPW) requirements, with final plans to be submitted to the DPW for review and approval. Other public services are adequate to serve the proposed use.

C. Character and intensity of surrounding land uses;

RLA Response: The proposed medical office use is consistent with the Business A (Bus A) Zoning District and complements the surrounding commercial and professional uses. Redevelopment of this previously vacant site will improve the overall appearance and utility of the neighborhood while maintaining an intensity of use appropriate for the area.

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

RLA Response: The project will replace a long-vacant former gas station with a modern medical office building, reducing potential nuisance conditions and improving neighborhood aesthetics. The proposed traffic circulation, lighting, landscaping, and stormwater management are designed to protect public health and safety and to promote the general welfare of the surrounding area.

E. Impacts on the natural environment;

RLA Response: The proposed work is located outside of the Conservation Commission's jurisdiction. Temporary erosion and sedimentation controls will be installed during construction to protect nearby resource areas.

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

RLA Response: There are no known historic resources on the subject property. Redevelopment of the parcel will not affect historic structures or landscapes in the surrounding area.

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

RLA Response: The project will convert a long-vacant property into a productive use, increasing the tax base and generating revenue for the City. The medical office will create new employment opportunities and will utilize existing municipal services without undue burden.

[END OF PROJECT NARRATIVE]

Proposed Medical Office

AS PREPARED FOR
Better Healthcare Solutions, LLC
c/o Ms. Alice Baiyee
120 Main St., Suite 401
Springfield, MA 01103

November 19, 2025

Rev: April 13, 2026

SOURCE: USGS

DRAWING INDEX				
SHEET NO.	SHEET NAME	ISSUE DATE	REVISION	REVISION DATE
T-1	TITLE SHEET	11/19/25	REV. C	4/13/26
Bx-1	EXISTING CONDITIONS PLAN	11/19/25	REV. D	4/13/26
C-1	NOTES, SYMBOL & LINE LEGEND, AND ABBREVIATIONS	11/19/25		
C-2	CONSTRUCTION NOTES	11/19/25		
C-3	DEMOLITION AND REPAIRS PLAN	11/19/25	REV. C	4/13/26
C-4	LAYOUT AND MATERIALS PLAN	11/19/25	REV. C	4/13/26
C-5.0	GRADING, EROSION & RESEMENTATION CONTROL PLAN	11/19/25	REV. C	4/13/26
C-5.1	DRAINAGE & UTILITY PLAN	3/2/26	REV. A	4/13/26
C-6	LANDSCAPING PLAN	11/19/25	REV. C	4/13/26
S-1	PHOTOMETRIC PLAN	11/18/25		
S-2	PHOTOMETRIC PLAN	11/18/25		
D-1	DETAILS	11/19/25	REV. A	3/2/26
D-2	DETAILS	3/2/26		
D-3	DETAILS	3/2/26		
D-4	DETAILS	3/2/26		
D-5	DETAILS	3/2/26	REV. A	4/13/26

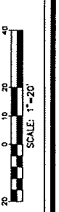
R L A

**R LEVESQUE
ASSOCIATES INC.**

A LAND PLANNING SERVICES COMPANY

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

PERMITTING
NOT FOR CONSTRUCTION

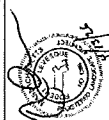


- NOTES:
1. THE RECORD OWNER OF THE SUBJECT PARCEL IS BETTER REALTY SOLUTIONS, LLC.
 2. THE PROPERTY LINES SHOWN HEREON ARE BASED UPON PLAT REVENUE SURVEY, THE 1985 LAYOUT FOR LEECH AVENUE AND MAIN STREET IS DERIVED FROM PLAT CITILED PUBLIC WORKS DATED APRIL 1985. A TITLE REPORT OF THIS PROPERTY WAS COMPLETED BY FINCHES ON A DEED OR PLAN OF A TACKING OF MAIN STREET WAS COMPLETED NO FINCHES ON A DEED OR PLAN OF A TACKING OF MAIN STREET WAS COMPLETED.
 3. USED FOR THE CONVEYANCE OF LAND FOR PRIVATE OWNERSHIP AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.
 4. SUBJECT PARCEL CONTAINS 20.310 S.F.
 5. MAIN W. DEMONSTRATED BY ELEVENSE ASSOCIATES ON SEPTEMBER 13, 2023.
 6. THE EXISTING CONTINGENT INFORMATION SHOWN IS BASED UPON A TOPOGRAHY SURVEY PERFORMED BY R. LEVINSKY ASSOCIATES, INC. SEPTEMBER 2025.
 7. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY BY R. LEVINSKY ASSOCIATES, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE ACCURATE. THE UTILITIES SHOWN ARE BASED UPON THE INFORMATION PROVIDED BY R. LEVINSKY ASSOCIATES, INC. UTILITIES DOES NOT WARRANT THAT THE INFORMATION LOCATED ON THIS MAP IS ACCURATE. THE INFORMATION LOCATED ON THIS MAP IS BASED UPON THE INFORMATION PROVIDED BY R. LEVINSKY ASSOCIATES, INC. UTILITIES DOES NOT WARRANT THAT THE INFORMATION LOCATED ON THIS MAP IS ACCURATE. THE INFORMATION LOCATED ON THIS MAP IS BASED UPON THE INFORMATION PROVIDED BY R. LEVINSKY ASSOCIATES, INC. UTILITIES DOES NOT WARRANT THAT THE INFORMATION LOCATED ON THIS MAP IS ACCURATE.
 8. ADJACENT PROPERTY LINES AND UTILITIES SHOWN HEREON ARE REFERENCED FROM THE CITY OF SPRINGFIELD ZONING MAPS.
 9. SUBJECT PARCEL IS ZONED BUSINESS (B4) ACCORDING TO THE CITY OF SPRINGFIELD ZONING MAP.
 10. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A DESIGN FLOOD ZONE AREA ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 2501200200200 - EFFECTIVE DATE: JULY 16, 2015.
 11. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A DESIGN FLOOD ZONE AREA ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 2501200200200 - EFFECTIVE DATE: JULY 16, 2015.
- SCALE: 1"=20'

[illegible]

Civil Engineers • Land Surveyors
Environmental Consultants
Ph: 413.568.0985 fax: 413.568.0986
40 School Street
Westfield, MA 01085

SITE LAYOUT PLAN



PREPARED FOR:

Better Marketing Solutions, LLC
c/o Alisa Bovee
120 Main St., Suite 401
Springfield, MA 01103

ISSUANCE DATE	REVISIONS	DATE
November 19, 2005	A. Buffer zones added	12/09/05
	B. Minor site design changes	03/02/06
	C. DWP comments	04/12/06

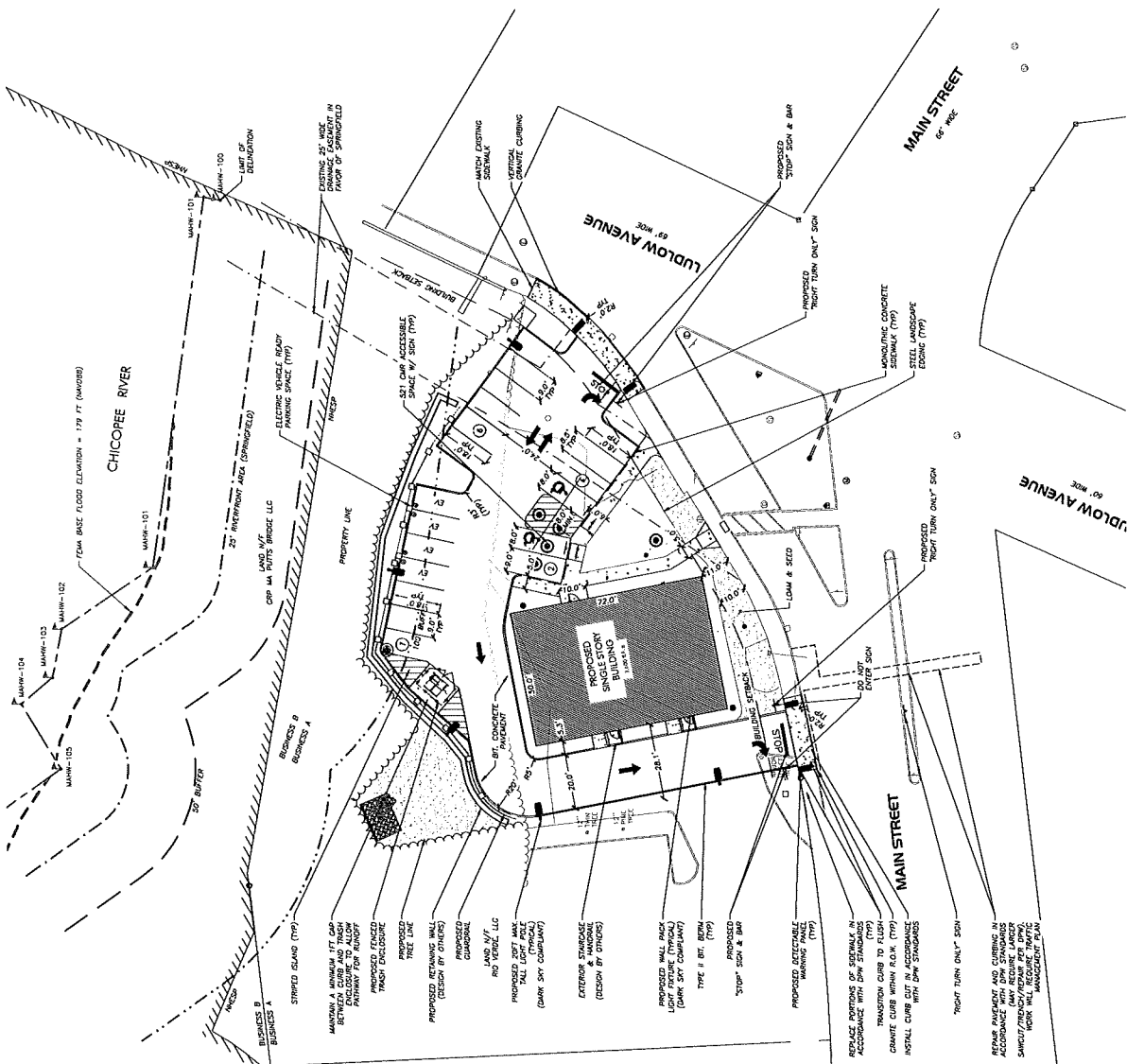
GRANTED BY: R.M. A&S.L.	

UNAUTHORIZED ALTERATION OF
THIS DOCUMENT IS A VIOLATION
OF MASSACHUSETTS STATE LAW

SCALE AS NOTED

REV.	C
DRAWING #	C-4

PERMITTING



- [illegible]

NOTES

1. THE CURRENT OWNER OF THE SUBJECT PARCEL IS BETTER HEALTHCARE SOLUTIONS, LLC.
2. THE HAZARDOUS CONDITION REPORT OF THE SUBJECT PARCEL IS DATED 2572 PAGE 351.
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ACCESSIBILITY NOTES

1. ALL ACCESSIBLE ROUTES, TRANSITIONS, AND ACCESSIBLE PARKING/LOADING AREAS, INCLUDING ALL ENTRANCES TO BUILDING, SHALL ADHERE TO 501 CMR.
2. SHOULD THE ARCHITECT PROVIDE ADDITIONAL ENTRANCES OR MEANS OF EGRESS, ADDITIONAL ACCESSIBLE ROUTES MAY BE REQUIRED.
3. IT IS THE RESPONSIBILITY OF THE ARCHITECT AND CONTRACTOR TO NOTIFY THE ENGINEER AND LANDSCAPE ARCHITECT OF ANY CHANGES TO THE PROPOSED BUILDING THAT WOULD AFFECT THE ACCESSIBILITY REQUIREMENTS OF THE PROPOSED SITE.
4. THE CONTRACTOR SHALL REVIEW IN DETAIL THE REQUIREMENTS OF 501 CMR AND SHALL BE RESPONSIBLE FOR CONFORMANCE WITH SAID REQUIREMENTS.

SIGNAGE AND PAVEMENT MARKING NOTES

1. STRUT ALL PAVING AREAS AS SHOWN, INCLUDING PAVING SIDES, STOP BARS, CROSSWALKS, AND ACCESSIBLE ROUTING MARKINGS AND SYMBOLS USING WHITE TRAFFIC PAVEMENT PAINT. THE LINES AND PAINT SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR THE STATE OF TEXAS, LATEST EDITION, AND THE FEDERAL AASHTO M 318-99, LATEST EDITION, AND SHALL CONFORM TO ASTM D 1559 TYPE "A".
2. STOP BARS SHALL BE 12" WIDE (WHITE).
3. ALL PAVING STALL LINES SHALL BE 4" WIDE (WHITE).
4. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS, LATEST EDITION, STATE BUILDING CODE AND REQUIREMENTS, AND AS SHOWN ON THE PLANS.

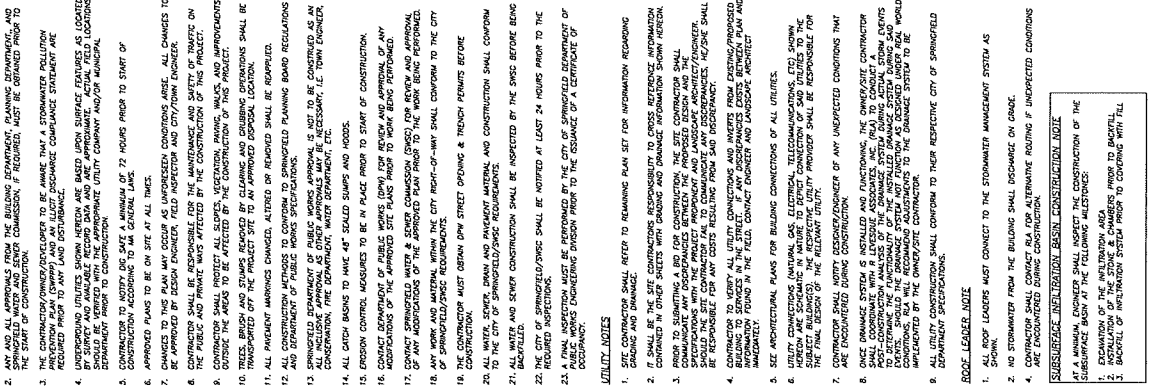
LAYOUT NOTES

1. THE SITE CONTRACTOR SHALL REFER TO REMAINING PLAN SET FOR INFORMATION REGARDING SITE LAYOUT.
2. IT SHALL BE THE SITE CONTRACTORS RESPONSIBILITY TO CROSS REFERENCE INFORMATION CONTAINED IN OTHER SHEETS WITH SITE INFORMATION SHOWN HEREON.
3. PRIOR TO SUBMITTING THEIR BID FOR CONSTRUCTION, THE SITE CONTRACTOR SHALL COMPARISON ANY DISCREPANCIES BETWEEN THE PROPOSED DESIGN AND THE SAID SPECIFICATIONS WITH THE PROJECT PROPOSAL AND LANDSCAPE ARCHITECT/ENGINEER. SHOULD THE SITE CONTRACTOR FAIL TO COMMUNICATE ANY DISCREPANCIES, HE/SHE

N.B. = NO REG.

- * BASED ON CALCULATION FOR NEW BUILDING
MEDICAL OFFICES: 3 SPACES PER 1,000 SQUARE FEET NET FLOOR AREA
3,600 SF/1,000 SF = 3 SPACES=10.8 SPACES REQUIRED

- [illegible]



C-5.1 A

14. ALL CATCH BASINS TO HAVE 4" x 4" SEALED SUMPS AND HOODS.
15. EROSION CONTROL MEASURES TO BE IN PLACE PRIOR TO START OF CONSTRUCTION.
16. CONTRACT REQUIREMENTS OF PUBLIC WORKS (COWI) FOR REVIEW AND APPROVAL OF ANY MODIFICATIONS OF THE IMPROVED SITE PLANS PRIOR TO WORK BEING PERFORMED.
17. CONTACT SPINNELED WATER & SEWER COMMISSION (DOW) FOR REVIEW AND APPROVAL OF ANY MODIFICATIONS OF THE IMPROVED PLAN PRIOR TO THE WORK BEING PERFORMED.
18. THE CITY OF SPINNELED WATER & SEWER COMMISSION SHALL CONFORM TO THE CITY OF SPINNELED WATER & SEWER COMMISSION REQUIREMENTS.
19. THE CONTRACTOR MUST OBTAIN 6"X6" STREET PAVING & TRENCH PERMITS BEFORE CONSTRUCTION.
20. ALL WATER SEWER, DRAIN AND PAVEMENT MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY OF SPINNELED WATER & SEWER REQUIREMENTS.
21. THE CITY OF SPINNELED WATER & SEWER CONSTRUCTION SHALL BE INSPECTED BY THE DOWS BEFORE BEING COMPLETED.
22. THE CITY OF SPINNELED WATER & SEWER SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE REQUIRED INSPECTIONS.
23. A FINAL INSPECTION MUST BE PERFORMED BY THE CITY OF SPINNELED WATER & SEWER COMMISSION FOLLOWING COMPLETION PRIOR TO THE CLOSURE OF A TEMPORARY OBSTRUCTION.

UTILITY NOTES

SEE CITY OF SPINNELED WATER & SEWER DEPARTMENT FOR REMAINING PLAN SET FOR INFORMATION REGARDING EXISTING UTILITY LOCATIONS AND DEPT. RECORDS.



7. CONTRACTOR SHALL NOTIFY DESIGNER/ENGINEER OF ANY UNEXPECTED CONDITIONS THAT ARE ENCOUNTERED DURING CONSTRUCTION.
8. ONCE DRAINAGE SYSTEM IS INSTALLED AND FUNCTIONING, THE OWNER/SITE CONTRACTOR SHALL COORDINATE WITH R. LEVINSKY ASSOCIATES, INC. (RLA) TO CONDUCT A COMPREHENSIVE VISUAL AND VIDEO SURVEY OF THE DRAINAGE SYSTEM. RLAS COMMENTS TO DETERMINE THE FUNCTIONALITY OF THE INSTALLED DRAINAGE SYSTEM DURING SUCH EVENTS. SHOULD THE DRAINAGE SYSTEM NOT FUNCTION AS DESIGNED UNDER REAL WORLD CONDITIONS, RLAs WILL RECOMMEND ADJUSTMENTS TO THE DRAINAGE SYSTEM TO BE

ROOF LEADER NOTE

1. ALL ROOF LOADERS MUST CONNECT TO THE STORMWATER MANAGEMENT SYSTEM AS SHOWN.
2. NO STORMWATER FROM THE BUILDING SHALL DISCHARGE ON GRADE.
3. ALL ROOF DRAINAGE SHALL BE DIRECTED TO THE EXISTING INTERIOR ROUTING OF UNPARKED CONDITIONS.
4. SEE ENCLOSED DRAINAGE CONNECTION DETAIL.

SURFACE INFILTRATION BASIN CONSTRUCTION NOTE

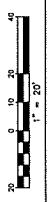
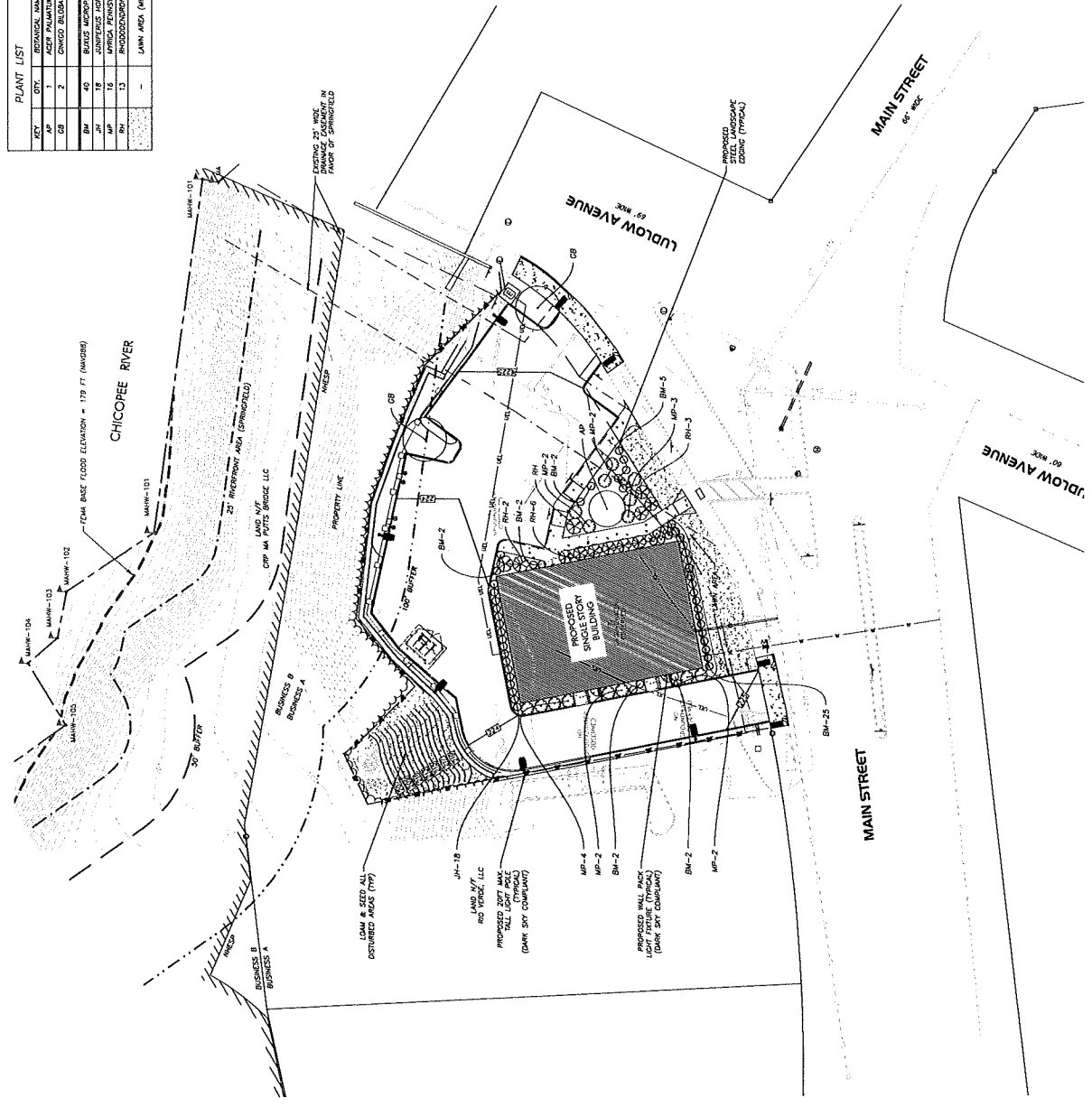
1. SEE DETAIL FOR THE EXISTING BASIN CONSTRUCTION OF THE SURFACE BASIN AT THE TELL DOWNS WAREHOUSE.
2. EXCAVATION OF THE INTERFURRY AREA.
3. INSTALLATION OF THE STONE & CHAMBERS PORE TO BAPTIST.
4. BACKFILL OF INFILTRATION SYSTEM PRIOR TO COMING WITH TELL.

	SITE LANDSCAPING PLAN	Indian Orchard (Springfield), MA 01151
	Parcel ID: 0B1320142 550 Main Street	
R LEVESQUE ASSOCIATES Landscape Architects Civil Engineers • Land Surveyors 45 School Street Woburn, MA 01801 Tel.: 413.568.0905 Fax: 413.568.0790 www.rla.com		
RLA		

PLANT LIST			SIZE (S/M/C)
KEY	QTY	ESTIMATED NAME	
AP	1	ASPER PALMUM	3'-6"
GP	2	ORANGE BELLER (WALL ONLY)	3'-6"
GP	2	ORANGE BELLER (WALL ONLY)	3'-6"
BM	4	BALLO MONOPHYLLA "COMPARA"	(2 CAL CONTAINER)
AP	18	JANIPALUS HORIZONTALIS	(2 CAL CONTAINER)
AP	18	AFRICANA PENNIPALUS	3'-4" HT. (2.5 GAL CONTAINER)
BM	1	UNCOMMON "PAUF"	2'-3" HT. (2.5 GAL CONTAINER)
-	-	LOOSE AREA (WALL, 4' LOW & SEED)	RATE FOR SUPPLIER REC.

LANDSCAPE NOTES

1. SITE CONTRACTOR SHALL RETURN SHEET C-1, C-2, DETAIL SHEETS AND REMAINING PLAN SET FOR INFORMATION REGARDING LANDSCAPE.
2. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN REFERENCE. IF THERE IS A DISCREPANCY BETWEEN THE LANDSCAPE CONTRACTOR'S RESPONSE AND THE SITE CONTRACTOR'S RESPONSE, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT THE DISCREPANCY.
3. ALL SITE PLANNINGS ARE TO MEET OR EXCEED THE MINIMUM SPECIFICATIONS DETAILLED IN THE SPECIFICATIONS FOR LANDSCAPE PLANNING AND SCULPTURE APPROPRIATELY.
4. PRIOR TO SUBMITTING THEIR BID FOR CONSTRUCTION, THE SITE CONTRACTOR SHALL SPECIFICATIONS WITH THE PROJECT PROPOSER, LANDSCAPE ARCHITECT/ENGINEER AND THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES RESULTING FROM SUCH DISCREPANCY.
5. LANDSCAPE CONTRACTOR SHALL HAVE EXISTING CONTRACTORS, "TUGS" AND ANY OTHER CONTRACTORS TO BE COORDINATED WITH THE LANDSCAPE CONTRACTOR PRIOR TO ANY PLANNING. LANDSCAPE CONTRACTOR SHALL NOTIFY ALL OTHER CONTRACTORS AND LETS TO BE COORDINATED WITH THE LANDSCAPE CONTRACTOR PRIOR TO ANY PLANNING. LANDSCAPE CONTRACTOR SHALL HAVE ALL WORK UNDER CONTROL AND LETS TO BE COORDINATED WITH THE LANDSCAPE CONTRACTOR PRIOR TO ANY PLANNING.



PERMITTING

[illegible]

VIPER Area/Site

VS-10000

FEATURES

CONTROL TECHNOLOGY

• **IP68 IP66**

• **CONTROL TECHNOLOGY**

• **LIGHTS**

• **CONTROL TECHNOLOGY**

• **LIGHTS**

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VS-10000

VS-10000

MICROSTRIKE

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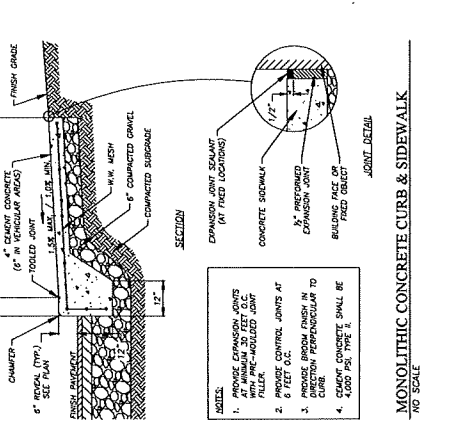
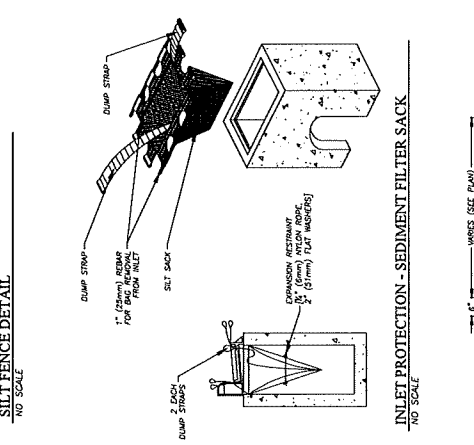
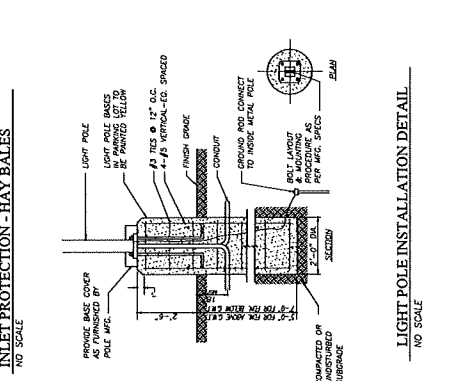
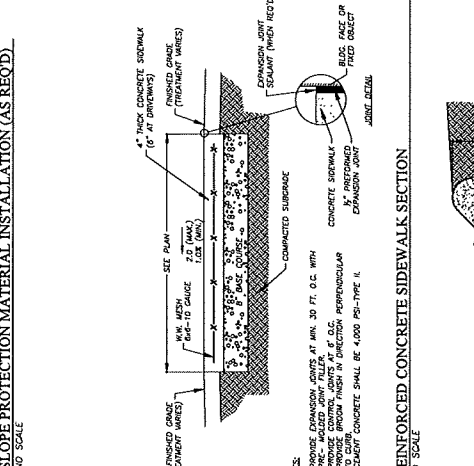
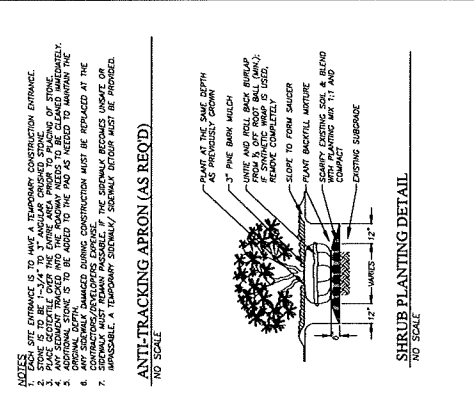
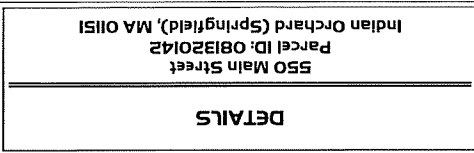
VS-10000

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VS-10000

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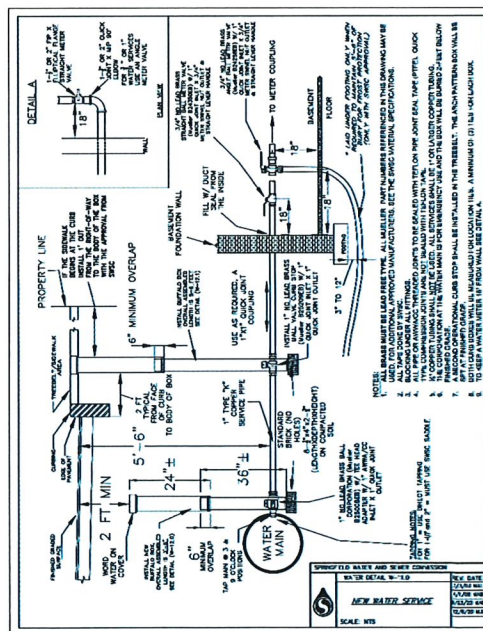
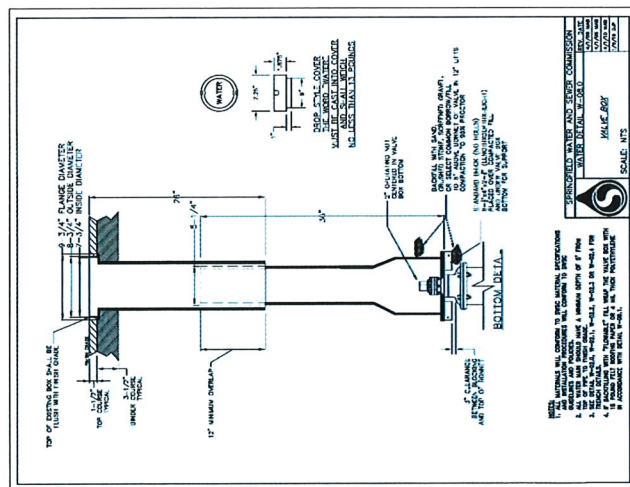


HANDICAP PARKING STALL
NO SCALE



SPRINGFIELD, MA DPW 2-27-2006

PERMITTING



DETAIL FOR CLEAN OUTS IN PAVED SURFACES

1/2" ALL AROUND
CONCRETE
FILTER FABRIC
PVC SINK-IN (AND SINK-IN) BAND
PAVING
WALKS
FLOOR BOY FRAME AND LO.
ON SINK-IN SINKING

• REQUIRE: 1) SET 1/2" OF PIPES AND UNDERLAY OF ANY CENTRAL UNDERLAY TO LAY DOWN SINKING IN ON SINK-IN SINKING

SCALE: NTS

SECTION UNDER ROADWAY OR SIDEWALK

1/2" ALL AROUND
CONCRETE
FILTER FABRIC
PVC SINK-IN (AND SINK-IN) BAND
PAVING
WALKS
FLOOR BOY FRAME AND LO.
ON SINK-IN SINKING

• REQUIRE: 1) SET 1/2" OF PIPES AND UNDERLAY OF ANY CENTRAL UNDERLAY TO LAY DOWN SINKING IN ON SINK-IN SINKING

SCALE: NTS

SECTION UNDER GRASS

1/2" ALL AROUND
CONCRETE
FILTER FABRIC
PVC SINK-IN (AND SINK-IN) BAND
PAVING
WALKS
FLOOR BOY FRAME AND LO.
ON SINK-IN SINKING

• REQUIRE: 1) SET 1/2" OF PIPES AND UNDERLAY OF ANY CENTRAL UNDERLAY TO LAY DOWN SINKING IN ON SINK-IN SINKING

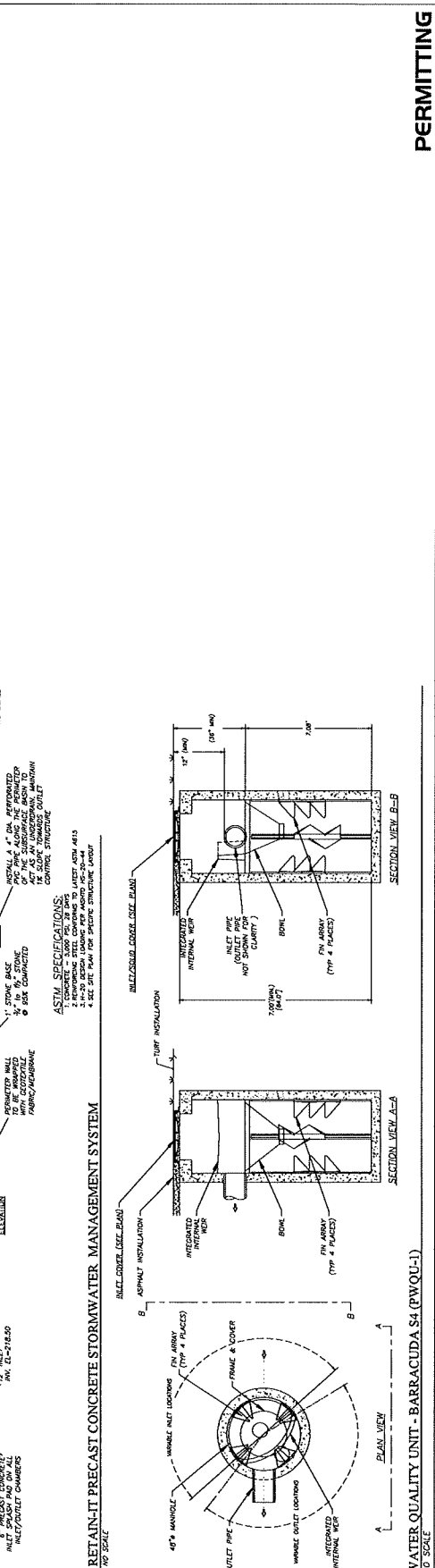
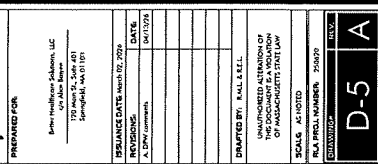
SCALE: NTS

SECTION UNDER ROADWAY OR SIDEWALK

1/2" ALL AROUND
CONCRETE
FILTER FABRIC
PVC SINK-IN (AND SINK-IN) BAND
PAVING
WALKS
FLOOR BOY FRAME AND LO.
ON SINK-IN SINKING

• REQUIRE: 1) SET 1/2" OF PIPES AND UNDERLAY OF ANY CENTRAL UNDERLAY TO LAY DOWN SINKING IN ON SINK-IN SINKING

SCALE: NTS



WATER QUALITY UNIT - BARRACUDA S4 (PWQU-1)



ARCHITECTS + OPM
245 Shad Ave
Dedham, MA 01907
Tel: 413-241-1600
Email: rtoe@rtar-architecture.com

550 MAIN ST, INDIAN ORCHARD, MA 01151

PROPOSED ELEVATIONS



Revisions:
Rev #
Rev #
Rev #
Rev #
Rev #
Rev #

CONSULTANTS

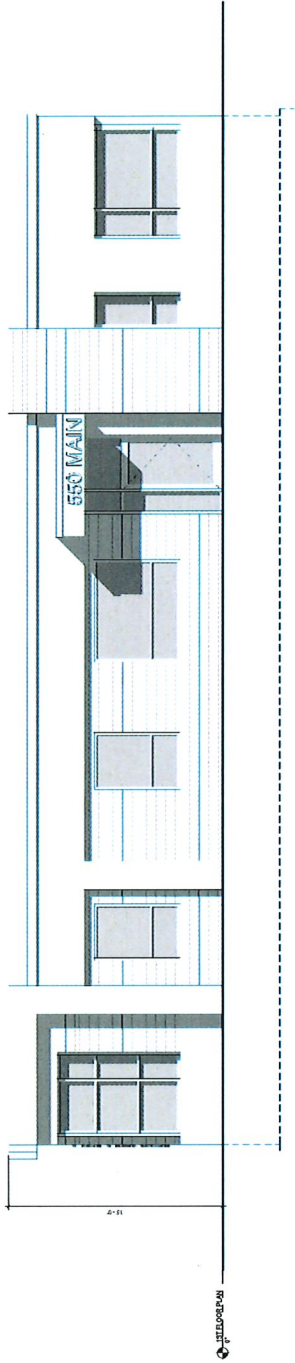
Scale: 1/4" = 1'-0"

A.2.1
02/04/2026

② BACK ELEVATION
1/4" = 1'-0"



① FRONT ELEVATION
1/4" = 1'-0"





ARCHITECTS • OPM
245 Shea Ave
Bedford, MA 01007
Tel: 413-241-1600
Email: rtee@rtar-architecture.com

550 MAIN ST, INDIAN ORCHARD, MA 01151

PROPOSED ELEVATIONS

PROJECT
NORTH
Revisions:
Rev #
Rev #
Rev #
Rev #
Rev #
Rev #
Rev #

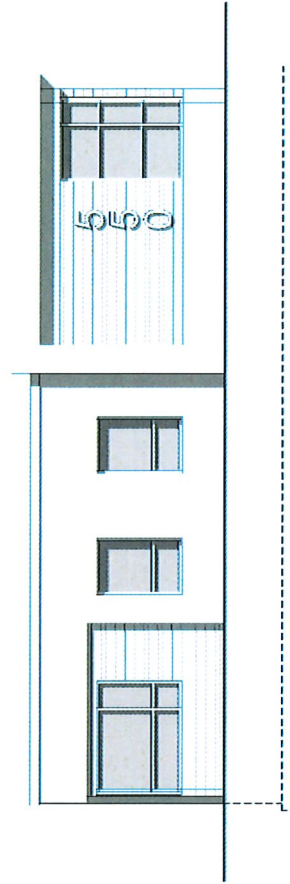
CONSULTANTS

Scale: 1/8" = 1'-0"

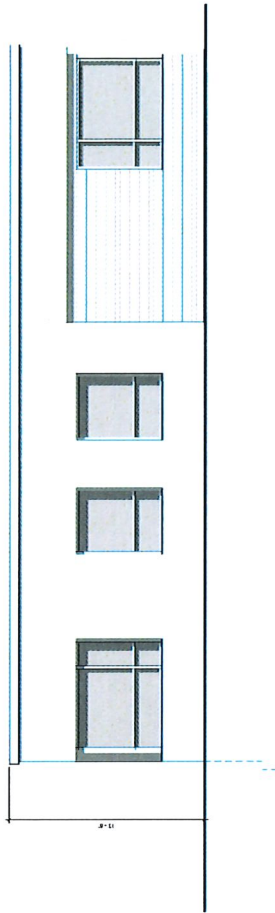
02/04/2026

A.2.2

② SIDE ELEVATION 2
1/8" = 1'-0"



① SIDE ELEVATION 1
1/8" = 1'-0"



PROPOSED PERSPECTIVES

PROJECT
NORTH

Revisions:
Rev #
Rev #
Rev #
Rev #
Rev #
Rev #
Rev #

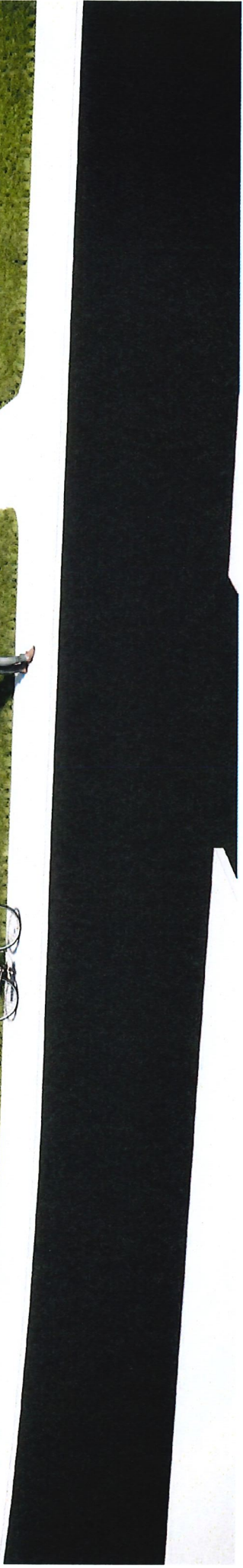
CONSULTANTS

Notes:

A.2.3
02/04/2024











Proposed Location

Ludlow Ave

Main St IO

Parker St

Enfield



City of Springfield, Massachusetts



DATA SOURCE:

550 Main Street, I.O.

The undersigned respectfully petition your honorable body

for a special permit for motor vehicle sales, as an accessory use, at the properties known as 827 Boston Road (01655-0608) (Book#25875/Page#547) and WS Glenwood Street (05770-0004) (Book#25876/Page#296), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.5.

Mailing Address:

166 South Boulevard, Unit C
West Springfield, MA 01089

Owner:**DDM Property Springfield, LLC**

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

DocuSigned by:
BY:  3/18/2026
E83333626D5248A...
Daniel Hannoush as Manager

Mailing Address:

827 Boston Road
Springfield, MA 01119

Petitioner:

Basel Laden Smaili

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

BY:  3/18/2026
Basel Laden Smaili

Stephen Lonergan
Collector/Treasurer



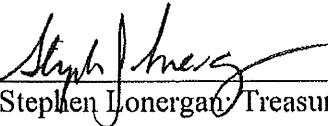
THE CITY OF
SPRINGFIELD, MASSACHUSETTS

March 23, 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:	827 Boston Rd – (01655-0608)
Petitioner:	BASEL LADEN SMAILI 65 BONNEVILLE AV CHICOPEE, MA 01013
Property Owner:	DDM PROPERTY SPRINGFIELD LLC 166 SOUTH BOULEVARD – UNIT C WEST SPRINGFIELD, MA 01089


Stephen Lonergan Treasurer/Collector

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

**827 BOSTON ROAD (01655-0608) & WS GLENWOOD STREET (05770-0004)
MOTOR VEHICLE SALES – ACCESSORY USE**

General Information

Petitioner:	Basel Laden Smaili
Request:	Used car sales, as an accessory use.
Proposed use of the property:	Detail center and motor vehicle sales
Parcel Size:	14,093 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: 4-6-26
Tax Status:	SEE ATTACHED
Site Visit:	4-7-26
Hearing Date:	4-27-26

Staff Analysis

Neighborhood characteristics:

The parcel is currently split-zoned between Business A and Commercial P 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 commercial shopping plaza zoned Business A.

To the south is a single-family house zoned Residence A.

To the east are single-family homes zoned Business A and Residence A.

To the west is a child care facility zoned Business A and Commercial P.

Site plan review:

The petitioner has requested a special permit for motor vehicles sales, as an accessory use, at the properties known as 827 Boston Road and WS Glenwood Street. This is the current location of the Tint Shop.

After reviewing the plans and visiting the site, the staff does have some concerns over the proposed use. First and foremost, although the site plan submitted with the special permit application shows there are ten (10) spaces at the rear of the property, it was noted during the site visit that the rear of the property was completely full of vehicles, many of which were unregistered (see attached photos). When speaking directly to the petitioner about this issue, the staff was informed that the cars were there to be detailed and were at the location for no more than two (2) days at a time. One of the main concerns the staff has with this situation, is

that this site directly abuts a single-family home on Glenwood Street. The staff has informed the petitioner that all vehicles being parked at the rear of the property must be parked in an orderly fashion.

Further, it was also noted that a portion of the fencing along the rear property line has collapsed. The petitioner has indicated that this fence belongs to the abutter. While the staff cannot require the petitioner to repair the fence, the arborvitae hedge that runs along the rear property line stops about five (5) or six (6) feet short. As part of this approval, the petitioner should be required to complete the full buffer planting, as required under the Zoning Ordinance.

Additionally, the site plan submitted shows that the five (5) cars to be sold at this property will be located in the front of the building. However, when reviewing the site plan submitted, it shows that there is only a total of six (6) parking spaces in the front of the building. Since the rear of the property is currently being utilized for the storage of vehicles waiting to be detailed and cannot be used for customer parking, the staff has strong concerns that if five (5) of the spaces are used for the display of vehicles to be sold, this leaves only one (1) space for customer parking. The staff firmly believes that all the parking spaces on this site cannot be used solely for the storage of vehicles or used car sales. As such, if approved, the staff would strongly recommend that no more than two (2) vehicles be allowed to be stored or displayed at this location at any one time. This would leave the remaining four (4) spaces for customer/employee parking. The staff would not be in favor of granting this special permit to allow all five (5) spaces to be used for the display of vehicles.

It should also be noted that since the



rear property is zoned Commercial P, this area of the property cannot be used for used car sales.

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 sales, as an accessory use, at the properties known as 827 Boston Road (01655-0608) and WS Glenwood Street (05770-0004).
3. The use shall be developed as per the attached site plans, with the addition of conditions #4 and #14.
4. There shall be no more than two (2) vehicles stored or displayed for sale on the property at any one time.
5. All parking spaces shall be clearly marked.
6. The arborvitae hedge running along the rear of the property shall be extended all the way to the public sidewalk along Glenwood Street.
7. There shall be no more than ten (10) vehicles parked in the rear of the property. All vehicles parked in this area shall be parked in an orderly fashion.
8. There shall be no storage of inoperable or unregistered vehicles on the property.
9. Any and all work to vehicles shall be completed inside the building.
10. There shall be no banners streamers or pennants located on the vehicles or the property.
11. The site shall be maintained free of all litter, trash and debris.
12. The public sidewalk along Boston Road and Glenwood Street shall be maintained, including snow removal.
13. The dumpster shall be completely enclosed.
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 Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

March 23, 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:

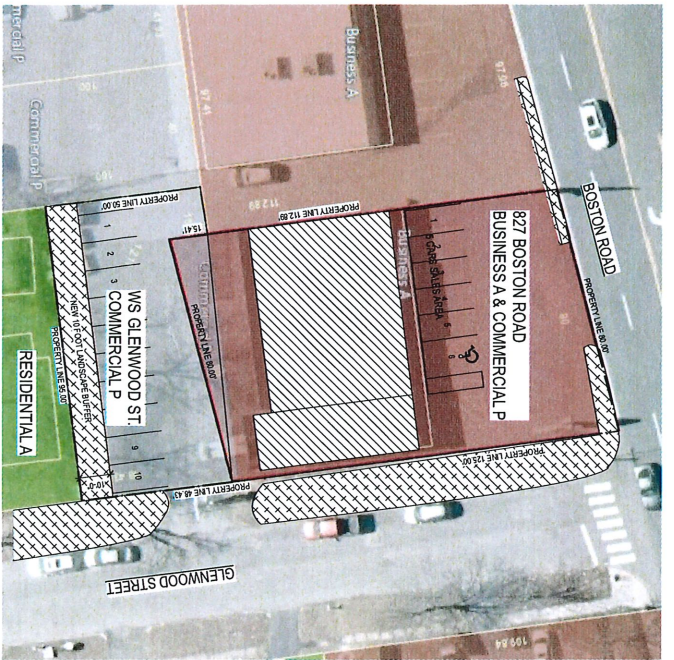
Special Permit: 827 Boston Rd – (01655-0608)

Petitioner: BASEL LADEN SMAILI
65 BONNEVILLE AV
CHICOPEE, MA 01013

Property Owner: DDM PROPERTY SPRINGFIELD LLC
166 SOUTH BOULEVARD – UNIT C
WEST SPRINGFIELD, MA 01089

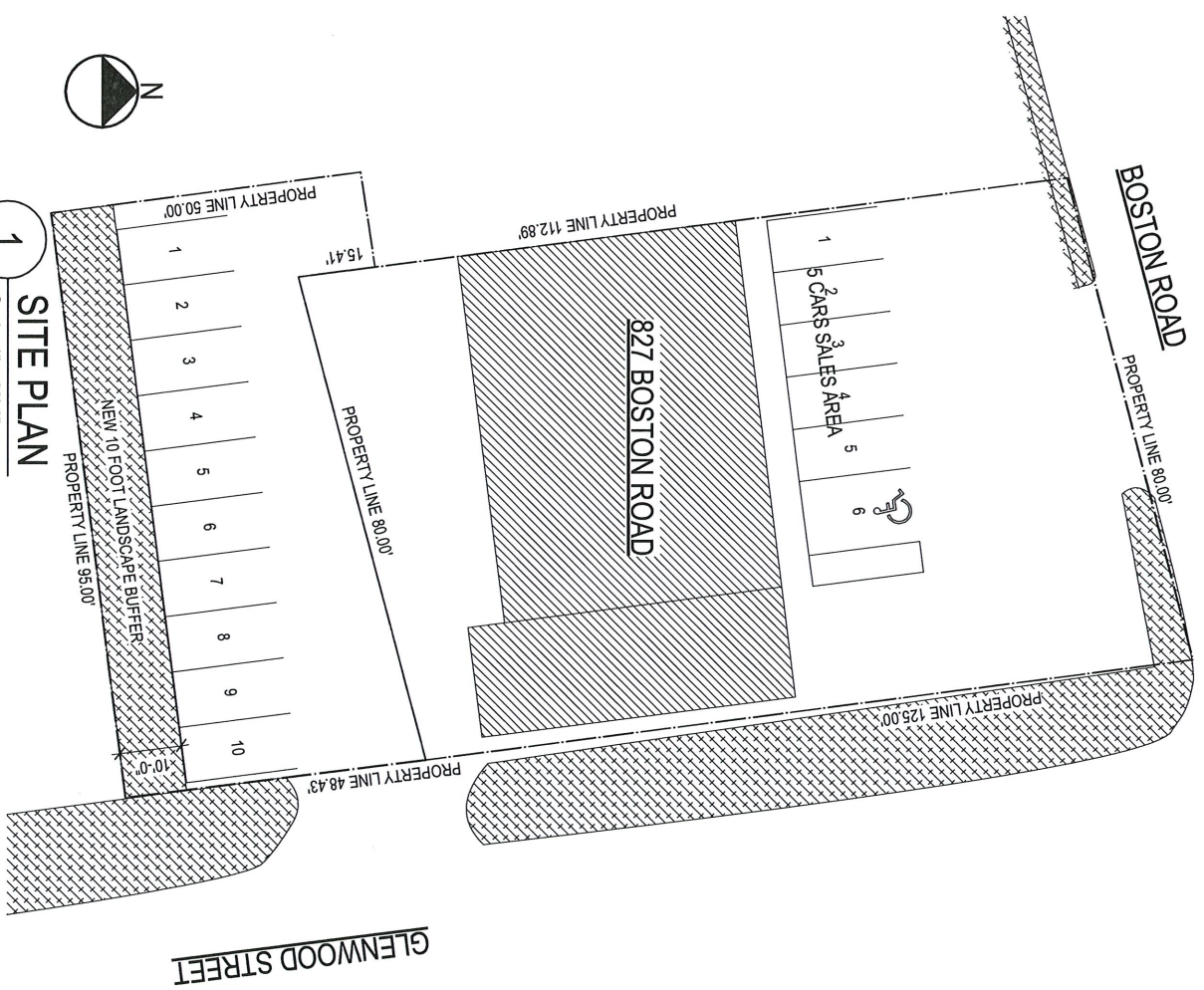
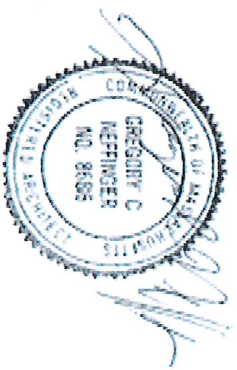
A handwritten signature in black ink, appearing to read "Stephen Loneragan". The signature is written in a cursive, flowing style.

Stephen Loneragan Treasurer/Collector



2 ZONING

Scale: 1" = 40'-0"



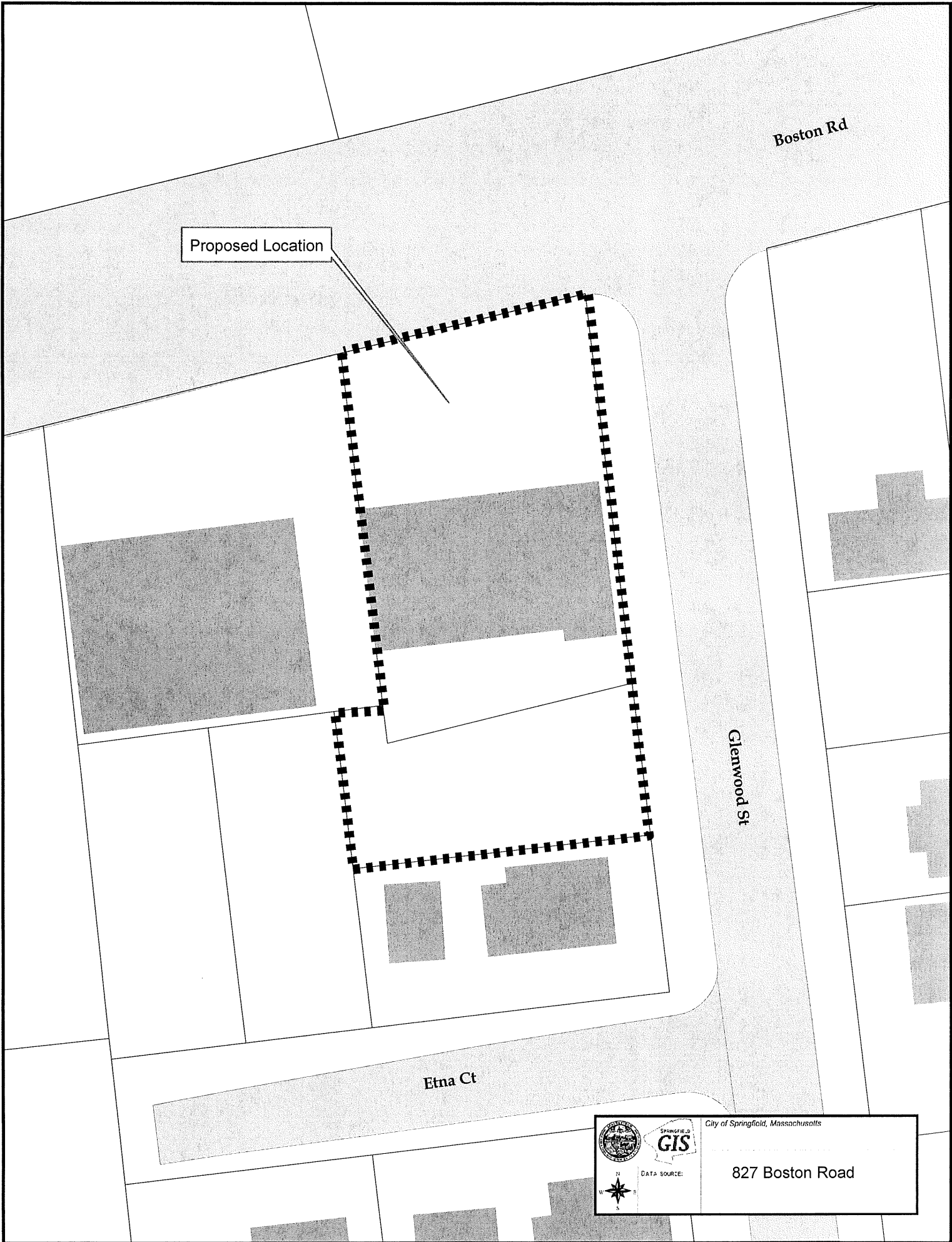
1 SITE PLAN

Scale: 1" = 20'-0"

PARKING REQUIREMENTS:
 - 4 SPACES FOR EVERY 1,000 SQ. FT. NET
 - SPACE SIZE 18 FT. X 8.5 FT. FOR 50% OF SPACES
 AND 16 FT. X 8 FT. AFTER THAT

**NOTE: BUILDING PLACEMENT AND
 PROPERTY LINES ARE TAKEN FROM
 THE SPRINGFIELD, MA GIS MAPS
 AND SHOULD BE VERIFIED BY AN
 ACCURATE SURVEY**

GREG NEFFINGER, ARCHITECT
 76 BOWAR AVE.
 WEST SPRINGFIELD, MA 01089
 413-427-0566



Proposed Location

Boston Rd

Glenwood St

Etna Ct



City of Springfield, Massachusetts



DATA SOURCE:

827 Boston Road

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

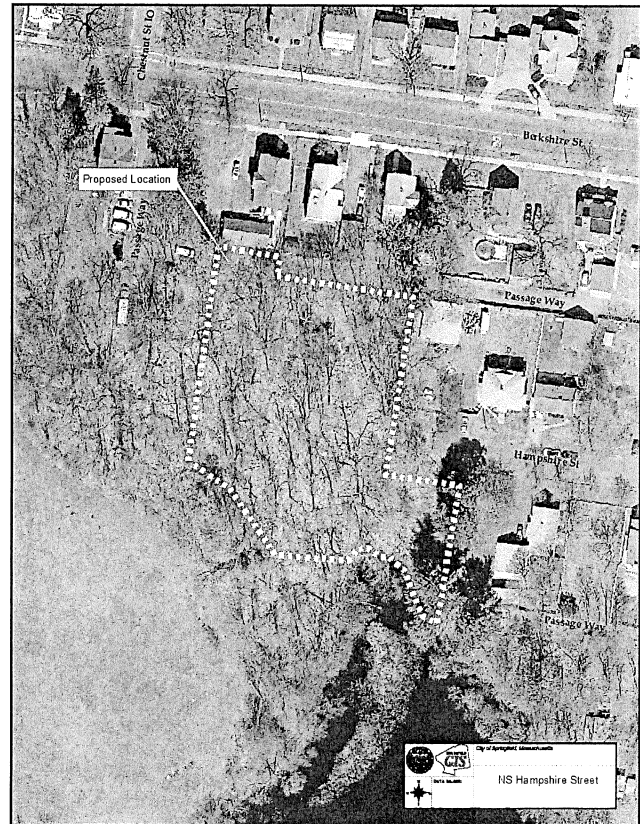
Traffic & Parking:	N/A
Physical Characteristics:	N/A
Other Notes:	N/A

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 portioner 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.



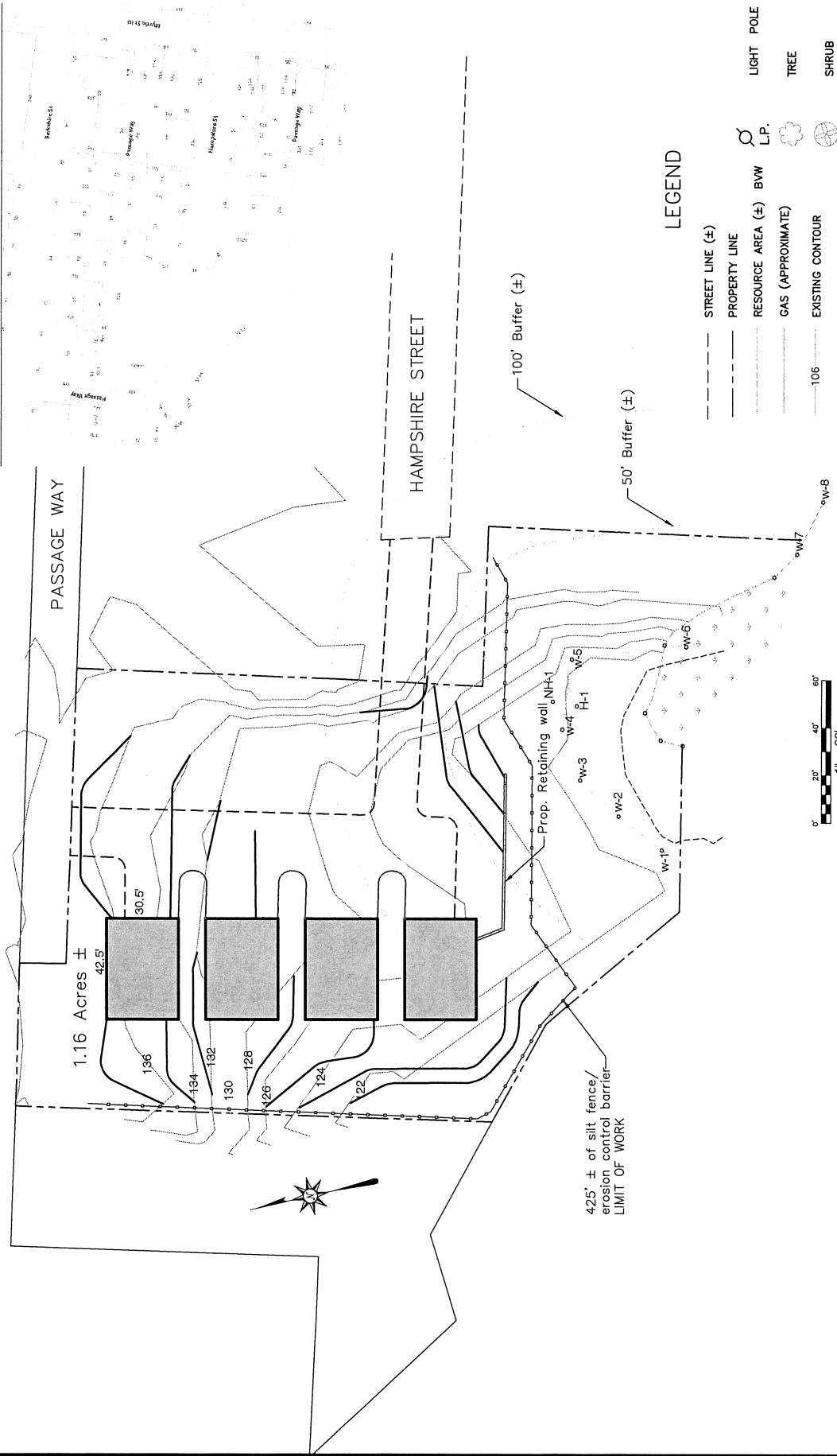
In addition, it also needs to be noted that there are wetlands located on the property as this site abuts Long Pond. As part of this development a full review and approval by the Conservation Commission will also be required. Further, a full review by the Department of Public Works will also be required, 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:

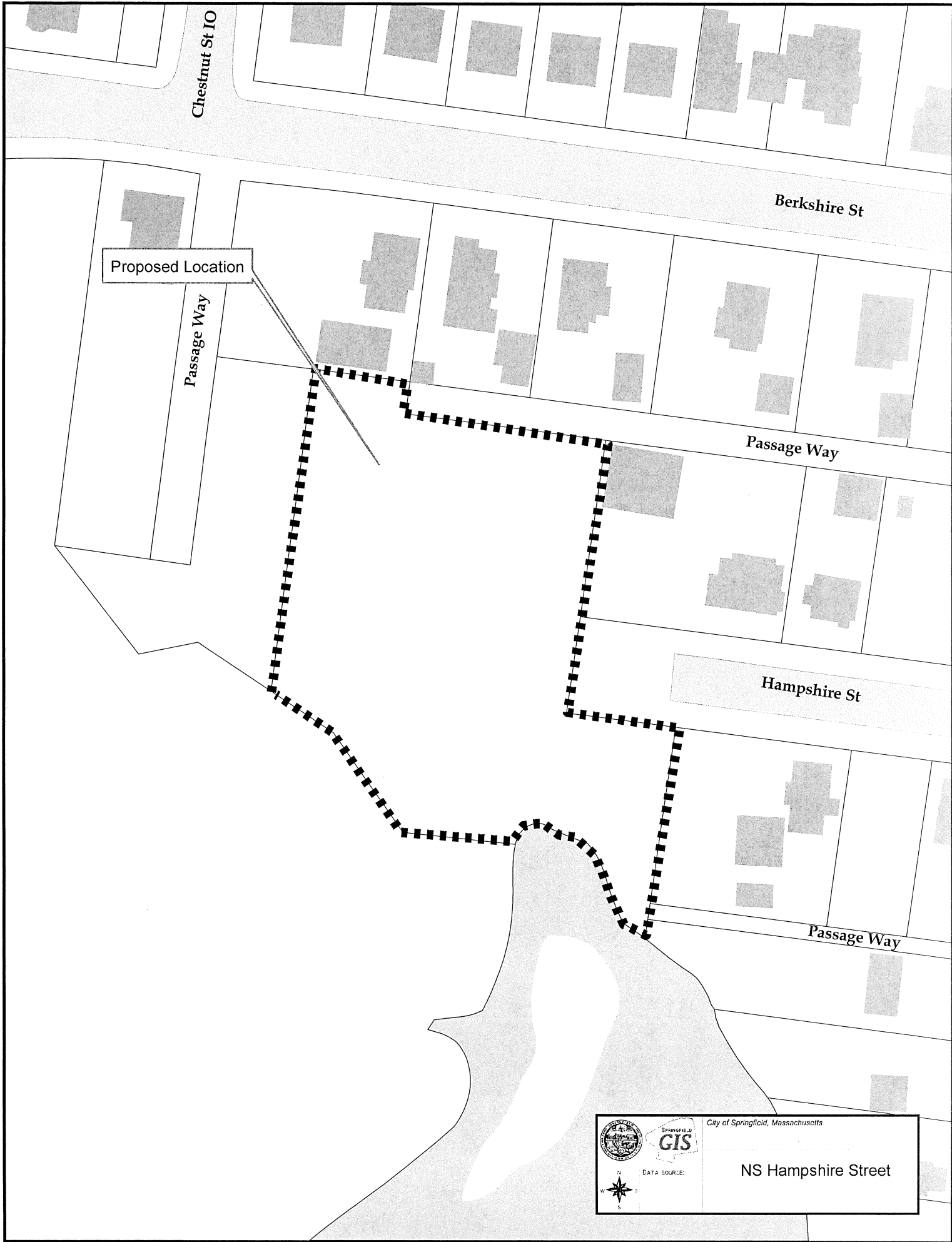


ENGINEERING & LAND SOLUTIONS, INC.
CONSULTING ENGINEERS & Environmental Specialists
P.O. Box 11 • Ludlow, MA 01056
P. 413-547-8888 F. 413-642-0464 E. ELS@ELSNOW.COM

SCALES	
HORIZONTAL: 1" = 30'	VERTICAL: NA
DESIGN BY: MP	DATE: 7/17/25
DRAWN BY: MP	PROJECT NO.: 24-125
CHECKED BY: MP	SURVEY BOOK: ELS-24

Conceptual Site Plan 4 Duplex use

HAMPSHIRE STREET
SPRINGFIELD, MA
for
BUKOWSKI CONSTRUCTION, LLC



Proposed Location

Passage Way

Chestnut St IO

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

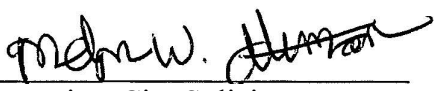
AN ORDINANCE

AMENDING SECTION 16 OF THE BUILDING ZONE MAP

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

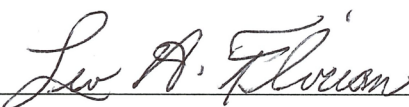
SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the 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.

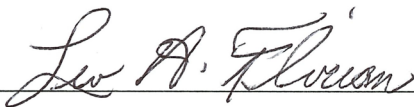
FINAL MOTION: APPROVE

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