



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 **Tuesday, May 26, 2026** at 6:30 PM.

City Clerk

Roll Call

Moment Of Silence - Pledge Of Allegiance

Special Permits

1. **Special Permit — 1780 Boston Road (01655-0363) to operate a drive-up service window.**
2. **136 Nursery Street and a portion of 163–165 Stafford Street - Motor vehicle repairs.**

Zone Changes

3. **Zone Change — 376-378 Main Street, I.O. (08132-0097) From Residence C to Commercial P**

To The City Council of the City of Springfield:

The undersigned respectfully petition your honorable body

for a special permit to operate a drive-up service window at the property known as 1780 Boston Road (01655-0363) (Book#25655/Page#582), authorized by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.1(2).

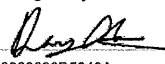
Mailing Address

166 South Boulevard, Unit C
West Springfield, MA 01089

Owner:

**AMDE Investments, LLC & North
Adams Realty, LLC**

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

DocuSigned by:

BY: 4/14/2026
E83333828D5246A...
Daniel N. Hannoush as Manager

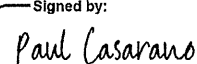
Mailing Address

20 Sherwood Road
Reading, MA 01867

Petitioner:

Angies Food Concept's, LLC

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

Signed by:

BY: 4/14/2026
438F57F19D1246A...
Paul Casarano, CFO

Stephen Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

April 21, 2026

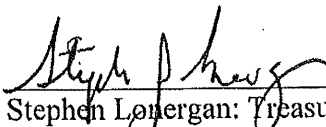
Special Permit Tax Certification

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: 1780 BOSTON RD – (01655-0363)

Petitioner: ANGIES FOOD CONCEPT'S LLC
PAUL CASARANO
20 SHERWOOD RD
READING, MA 01867

Property Owner: AMDE INVESTMENTS LLC &
NORTH ADAMS REALTY LLC
166 SOUTH BLVD UNIT C
WEST SPRINGFIELD MA 01089


Stephen Lonergan: Treasurer/Collector

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

**1780 BOSTON ROAD (01655-0363)
DRIVE-UP SERVICE WINDOW**

General Information

Petitioner:	Angies Food Concept, LLC
Request:	Drive-up service window
Proposed use of the property:	Drive-up service window
Parcel Size:	30,786 s.f.
Compatibility with current planning documents:	The Boston Road Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Indian Orchard Citizens Council: 5-4-26
Tax Status:	SEE ATTACHED
Site Visit:	5-6-26
City Council Hearing:	5-26-26

Staff Analysis

Neighborhood characteristics:

The property is currently zoned Business A and is located along the Boston Road commercial corridor.
The surrounding land uses include:

- To the north is a commercial parking lot zoned Industrial A.
- To the south is a commercial plaza zoned Business B.
- To the east is a bank zoned Business A.
- To the west is a pool supply operation zoned Business A.

Site plan review:

The petitioner has requested a special permit to operate a fast-food restaurant, with a drive-up service window, at the property known as 1780 Boston Road. This site and building are currently vacant but had been the location of a Kentucky Fried Chicken operation with a drive-up service window back in the early 2000's. The building was then converted into a retail operation for the sale of kitchen cabinets and the drive-up service window was no longer in operation. The petitioner now intends to renovate the building into a fast-food restaurant and re-use the drive-up service window.

After reviewing the proposed plans and visiting the site, the staff does not object to the proposed request. As

noted above, the existing building had been used for this type of operation in the past. The proposed drive-up service window will be in the same location as it had been previously. The plans submitted also show that there is enough room for the stacking of vehicles queuing in the drive-up service window line. The plans also indicate that no other changes will be made to the site including no changes to the two (2) existing curb cuts onto Boston Road.

It was noted during the site visit that the site is in need of maintenance. This includes the existing landscaping as well as the building.



Overall, the staff believes this is an appropriate use for the Boston Road corridor and are pleased that this vacant building will be renovated and re-used.

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 drive-up service window at the property known as 1780 Boston Road (01655-0363).
3. The use shall be developed as per the attached site plan, with the addition of conditions #4 through #11.
4. The public sidewalk along Boston Road shall be maintained, including snow removal.
5. The site and all landscaped areas shall be maintained and kept free of all overgrown vegetation, litter and debris.
6. 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, may be required, if required, this review will need to be completed prior to the issuance of a building permit.
7. All signs shall be properly permitted prior to installation.
8. There shall be no banners, streamers or pennants located on the property, with the exception of a grand opening event. Any and all temporary signage shall be properly permitted.
9. No signs or banners shall be attached to the light poles or any utility poles.
10. Any and all dumpsters shall be completely enclosed.
11. The building shall be maintained graffiti free.
12. 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.

13. 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

April 21, 2026

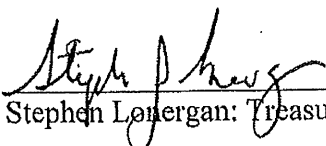
Special Permit Tax Certification

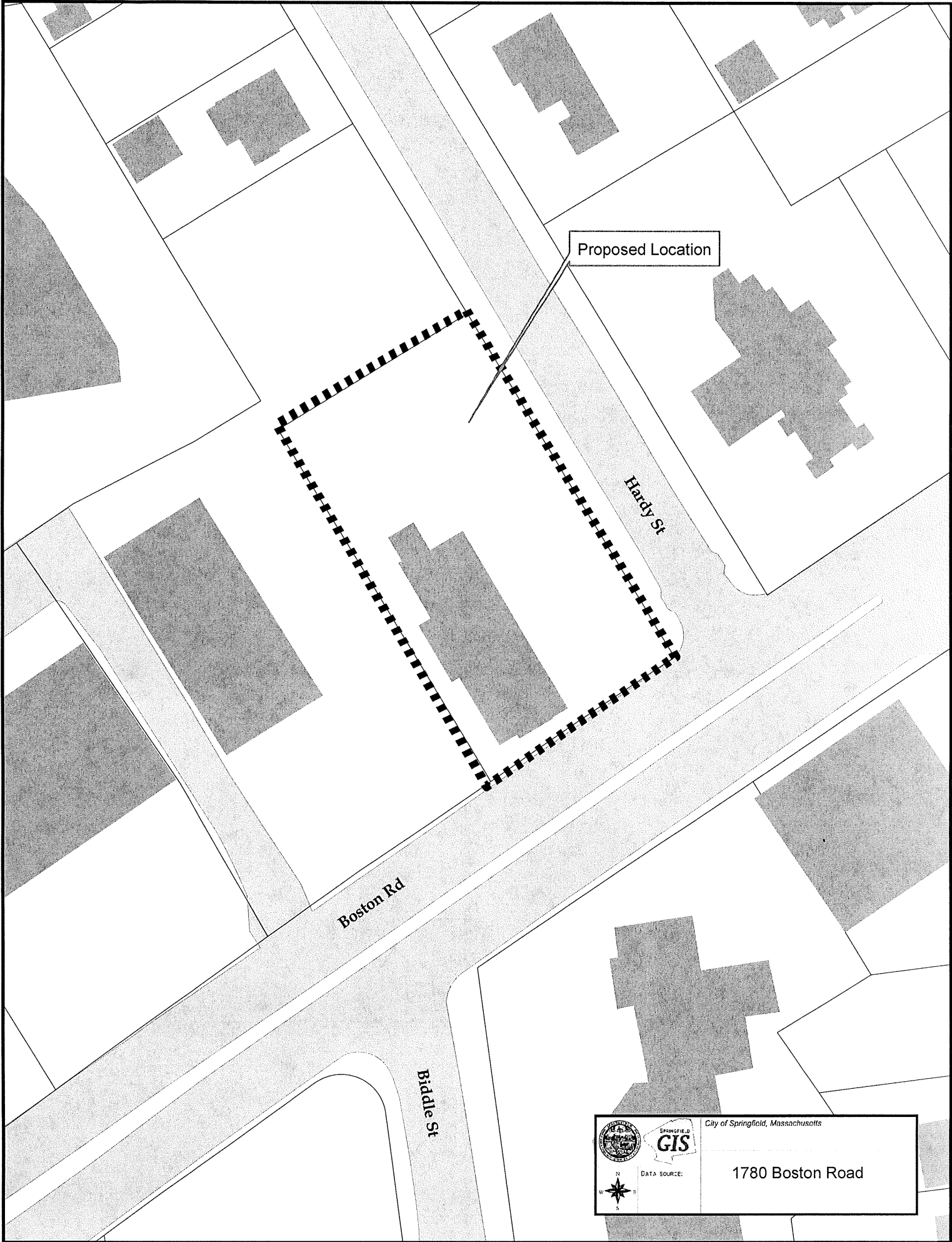
I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit: 1780 BOSTON RD – (01655-0363)

Petitioner: ANGIES FOOD CONCEPT'S LLC
PAUL CASARANO
20 SHERWOOD RD
READING, MA 01867

Property Owner: AMDE INVESTMENTS LLC &
NORTH ADAMS REALTY LLC
166 SOUTH BLVD UNIT C
WEST SPRINGFIELD MA 01089


Stephen Lonergan: Treasurer/Collector



Proposed Location

Hardy St

Boston Rd

Biddle St



City of Springfield, Massachusetts



DATA SOURCE:

1780 Boston Road

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

for a special permit for motor vehicle repairs at the property known as 136 Nursery Street (09170-0024) (Book#23633/Page#198) and a portion of 163-165 Stafford Street (11070-0092) (Book#23633/Page#198), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.3(3).

Mailing Address:

265 State Street
Springfield, MA 01151

Owner:

401 Liberty Street, LLC

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

BY: 

Raipher Pellegrino

Mailing Address:

10 Healey Street
Springfield, MA 01151

Petitioner:

Misael Colon

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

BY:  4/16/2022

Misael Colon

Stephen Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

April 14, 2026

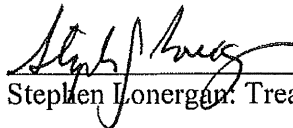
Special Permit Tax Certification

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: 136 NURSERY ST – (09170-0024)

Petitioner: COLON MISAEL
10 HEALEY ST
INDIAN ORCHARD MA 01151

Property Owner: 401 LIBERTY STREET LLC
265 STATE ST
SPRINGFIELD, MA 01151


Stephen Lonergan: Treasurer/Collector

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT

136 NURSERY STREET (09170-0024)
AMEND AN EXISTING SPECIAL PERMIT (MOTOR VEHICLE REPAIR)

General Information

Petitioner:	Misael Colon
Request:	To amend an existing special permit (motor vehicle repairs), granted December 2010, by allowing a change in the petitioner.
Proposed use of the property:	Motor vehicle repair.
Parcel Size:	20,422 s.f.
Compatibility with current planning documents:	The Liberty Heights Neighborhood Plan does not show any changes to this area.
Neighborhood council notification:	Hungry Hill Neighborhood Council: 5-4-26
Tax Status:	SEE ATTACHED
Urban Renewal Status:	This parcel is not located within an urban renewal area.
Site Visit:	5-13-26
Hearing Date:	5-26-26

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Business B. The area has a mix of both commercial and residential uses.

To the north are two-family homes zoned Residence B.

To the south is Interstate 291.

To the east are two-family homes zoned Residence B.

To the west is a warehouse zoned Business B.

Site plan review:

The petitioner has requested to amend an existing special permit (motor vehicle repairs), granted December 2010, by allowing a change in the petitioner at the property known as 136 Nursery Street. The site is located at the corner of Stafford Street and Nursery Street.

In reviewing the proposed request, the staff does not object to the proposed use. As noted above, this site has been used for motor vehicles repairs for a number of years.

After visiting the site, the staff did note that the property is being maintained in good condition. However, it

was noticed that there were a number of vehicles, including a tow-truck, being parked at the end of Nursery Street. Specifically, within the turn-a-round at the end of the street. This is considered to be a public way and as such should not be used for the parking of equipment or vehicles. All vehicles and equipment associated with this use should be parked on the site. It should also be noted that there was a specific condition in the 2010 special permit prohibiting employee or customer parking on Nursery Street.



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 repair facility at the properties known as 136 Nursery Street (09170-0024) and a portion of 163-165 Nursery Street (11070-0092).
3. The use shall be developed according to the attached site plan with the addition of condition #4.
4. Any and all conditions placed on the 2010 special permit shall remain in place.
5. 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.
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

April 14, 2026

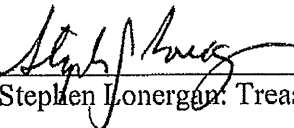
Special Permit Tax Certification

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: 136 NURSERY ST – (09170-0024)

Petitioner: COLON MISAEL
10 HEALEY ST
INDIAN ORCHARD MA 01151

Property Owner: 401 LIBERTY STREET LLC
265 STATE ST
SPRINGFIELD, MA 01151


Stephen Lonergan, Treasurer/Collector

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

2010-1025

TO:

DATE: December 23, 2010

DEPARTMENT:

FROM: Wayman Lee, Esq.

COPIES TO:

DEPARTMENT: City Clerk

SUBJECT: 136 Nursery Street

This is to inform you that at a meeting of the City Council held on Monday, November 29, 2010 it was voted by the City Council according to law to grant a special permit to Owner & Petitioner: Stafford Street Group, LLC By: Michael McCormick, Manager to operate a motor vehicle service station (as per outlined in Article X-D, Section 1001-D.10.a) at the property known as **136 Nursery Street** (09170-0024) as allowed by Massachusetts General Laws and the Springfield Zoning Ordinance, Article XI, Section 1101.11.f.a. with the following conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely to operate a motor vehicle service station (services to include lubrication, installation and service of electronic systems, engine tune-ups and tire services, not to include recapping or retreading at the property known as 136 Nursery Street (09170-0024).
3. The use shall be developed according to the attached site plan and elevations, with the addition of conditions #4 through #17.
4. There shall be no storage of automotive parts outside the building.
5. There shall be no storage of unregistered or junk vehicles located on the site or in the public way.
6. There shall be no auto body work completed at this location.
7. There shall be no work completed to any vehicle outside the building.
8. Any and all dumpsters shall be completely enclosed.
9. The building and fencing shall be maintained free of all graffiti.
10. A three (3) foot landscaped buffer, planted with arborvitae shrubs, or approved equal, at a minimum height of three (3) feet at the time of planting and planted three (3) feet on center, shall be installed along the Stafford Street property line.
11. The public tree belt shall be maintained by the petitioner.
12. All landscaped areas shall be maintained free of all weeds and debris.
13. The public sidewalk shall be maintained including snow removal.
14. The existing chain link fence along Stafford Street shall be replaced
15. There shall be no banners, streamers, pennants, or non-accessory signs located on the property.
16. The proposed curb cut along Stafford Street shall be reviewed and approved by DPW.
17. All employees and customers parking shall be on site. There shall be no employee or customer parking on Nursery Street, lawn areas or the public sidewalk,
18. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by fine of up to \$50 per day for each day a violation exists.

OVER

NAME 401 LIBERTY STREET LLC

LOCATION 136 NURSERY STREET
SPRINGFIELD, MA

SCALE 1"=50' DATE 11/09/20

BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE INSPECTION PLAN. IN OUR JUDGEMENT ALL VISIBLE EASEMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS REGARDING DWELLING STRUCTURES TO PROPERTY LINE OFFSETS (UNLESS OTHERWISE NOTED IN DRAWING BELOW). NOTE: NOT DEFINED ARE ABOVE GROUND POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS, ETC. THIS IS A MORTGAGE INSPECTION PLAN; NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRUBS. LOCATION OF THE STRUCTURE(S) SHOWN HEREON IS EITHER IN COMPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE VII, CHAP. 40A, SEC. 7, UNLESS OTHERWISE NOTED. THIS CERTIFICATION IS NON-TRANSFERABLE. THE ABOVE CERTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ACCURATE AND THAT THE MEASUREMENTS USED ARE ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES.

CERTIFY TO: EASTHAMPTON SAVINGS BANK

DEED REFERENCE: 18127/46

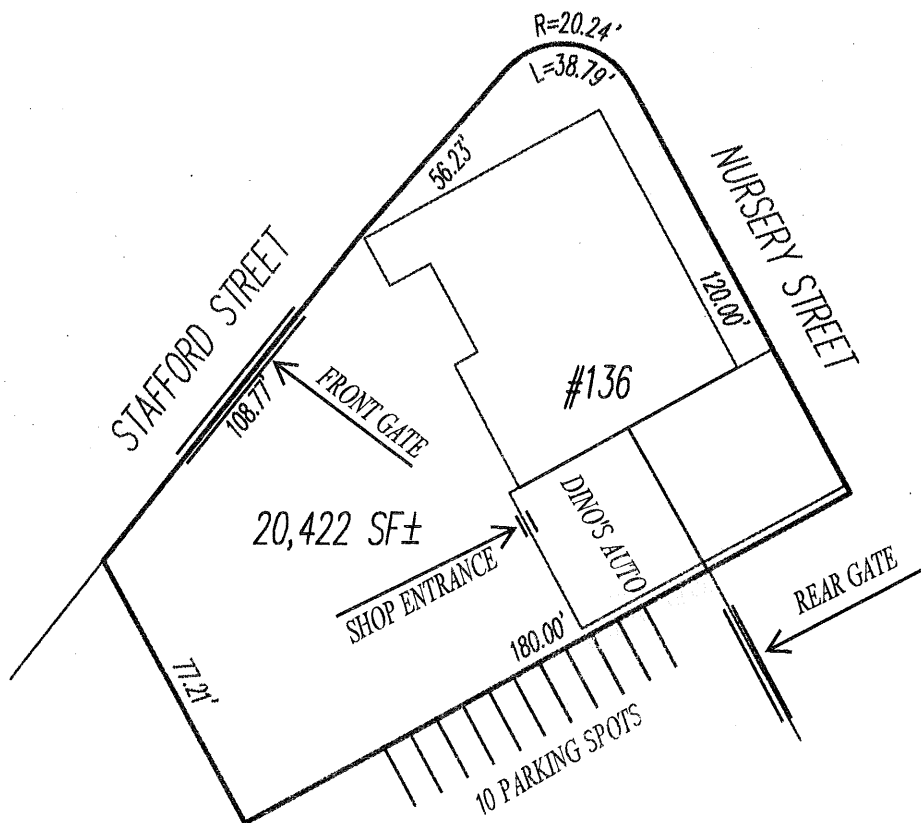
PLAN REFERENCE: 293/77

WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL
FLOOD HAZARD AREA. SEE FIRM:

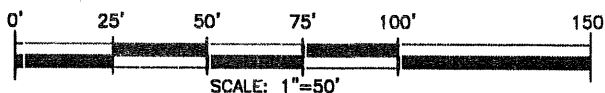
25013C0402E DTD: 07/16/2013

FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY HUD AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.

PROGRESS PRINT



REQUESTED BY: RAIPHER D PELLEGRINO
ASSOCIATES PC
DRAWN BY: DLM
FIELD BY: NA
CHECKED BY: GES
FILE: 20MIP17938





HUNGRY HILL NEIGHBORHOOD COUNCIL

May 15, 2026

To the Members of the City Council:

The Hungry Hill Neighborhood Council Board met with Misael Colon on his request for a special permit for auto repair at 136 Nursery St. We understand from Mr. Colon that he has been in business for a number of years. After answering questions from the Board about his operation, we have agreed to support his Special Permit request.

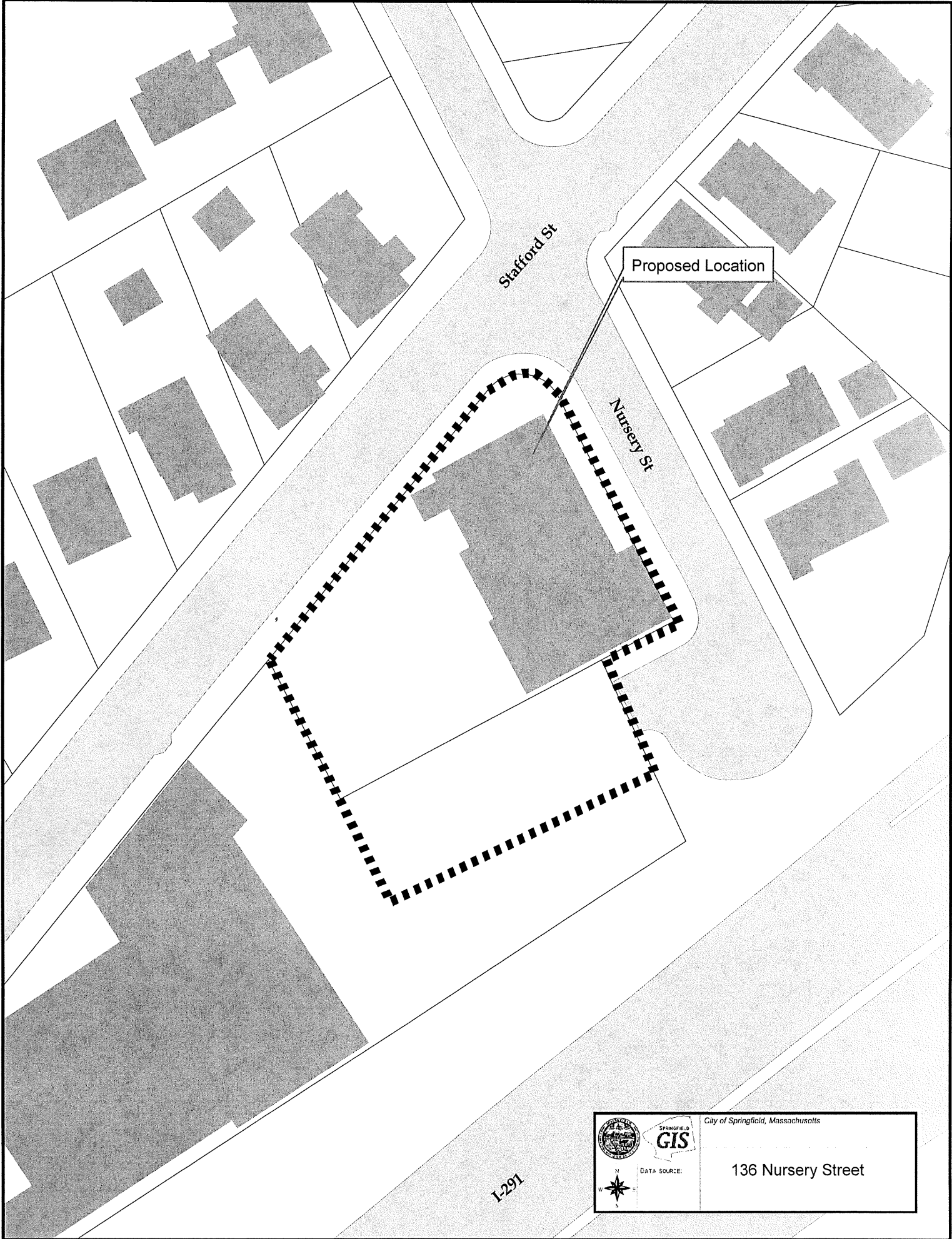
Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink that reads "Catherine Mossi".

Catherine Mossi
President

cc: Misael Colon



 SPRINGFIELD GIS	City of Springfield, Massachusetts
	136 Nursery Street

DATA SOURCE:

I-291

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

to change the zoning of a portion of the property known as 376-378 Main Street, I.O. (08132-0097)
from Residence C to Commercial P.

Mailing Address:

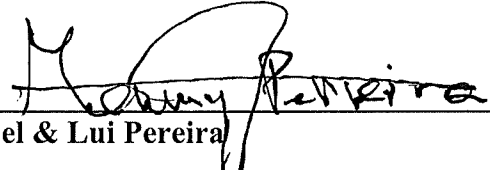
105 June Street
Worcester, MA 01602

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

Owner:

Manuel & Lui Pereira

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

BY: 

Manuel & Lui Pereira

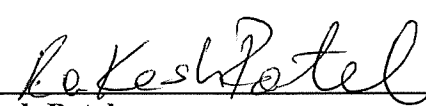
Mailing Address:

14 Patriot Ridge Road
Wilbraham, MA 01095

Petitioner:

Rakesh Patel

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

BY: 

Rakesh Patel

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A ZONE CHANGE

376-378 MAIN STREET, I.O. (08132-0097)
RESIDENCE C TO COMMERCIAL P

GENERAL INFORMATION

Applicant:	Rakesh Patel
Request:	Residence C to Commercial P
Location:	376-378 Main Street, I.O.
Parcel Size:	10,000 s.f.
Purpose:	Commercial parking
Surrounding Land Use and Zoning:	The property is located in the Indian Orchard Neighborhood and is located in an area with a mix of commercial and residential uses. The surrounding land uses include: To the north is a two-family house zoned Residence C. To the south are mixed-use buildings zoned Business A and Residence B. To the east are a two-family house and an automotive repair facility zoned Business A and Residence C. To the west is a two-family house zoned Business A and Residence C.
Comprehensive/ Neighborhood Plan:	The Indian Orchard Neighborhood Plan shows no changes to this area.
Site Visit:	3-19-26
Neighborhood Council Notification:	Indian Orchard Citizens Council: 3-17-26
Planning Board Hearing Date:	4-1-26

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 rear portion of the property known as 376-378 Main Street, I.O., from Residence C to Commercial P. The property is currently split zoned with the front part of the property zoned Business A and the rear of the property zoned Residence C. There is currently one (1) structure

located on the property. The structure is a mixed-use building containing a commercial store front and three (3) residential units. Plans were submitted showing that a new, nine (9) space parking lot would be created in the rear of the property. The plans submitted also show that the required ten (10) foot landscape buffer up against the properties that are residentially zoned. In addition, solid fencing will also be installed.

As noted in similar requests, Commercial P is considered a transitional zone used between business zoned properties and abutting residentially zoned properties. The intent is to allow for the property to be used for commercial parking only. Commercial P does not allow for the expansion of the existing uses or buildings.

As per the Zoning Ordinance, a buffer planting strip is required along all property lines which abut a residentially zoned property. This planting buffer strip must consist of dense evergreen plantings and an appropriate wall or solid fence. The purpose for this is to provide the maximum protection for the abutting residential property. As noted above, the plans submitted do show the required buffers.

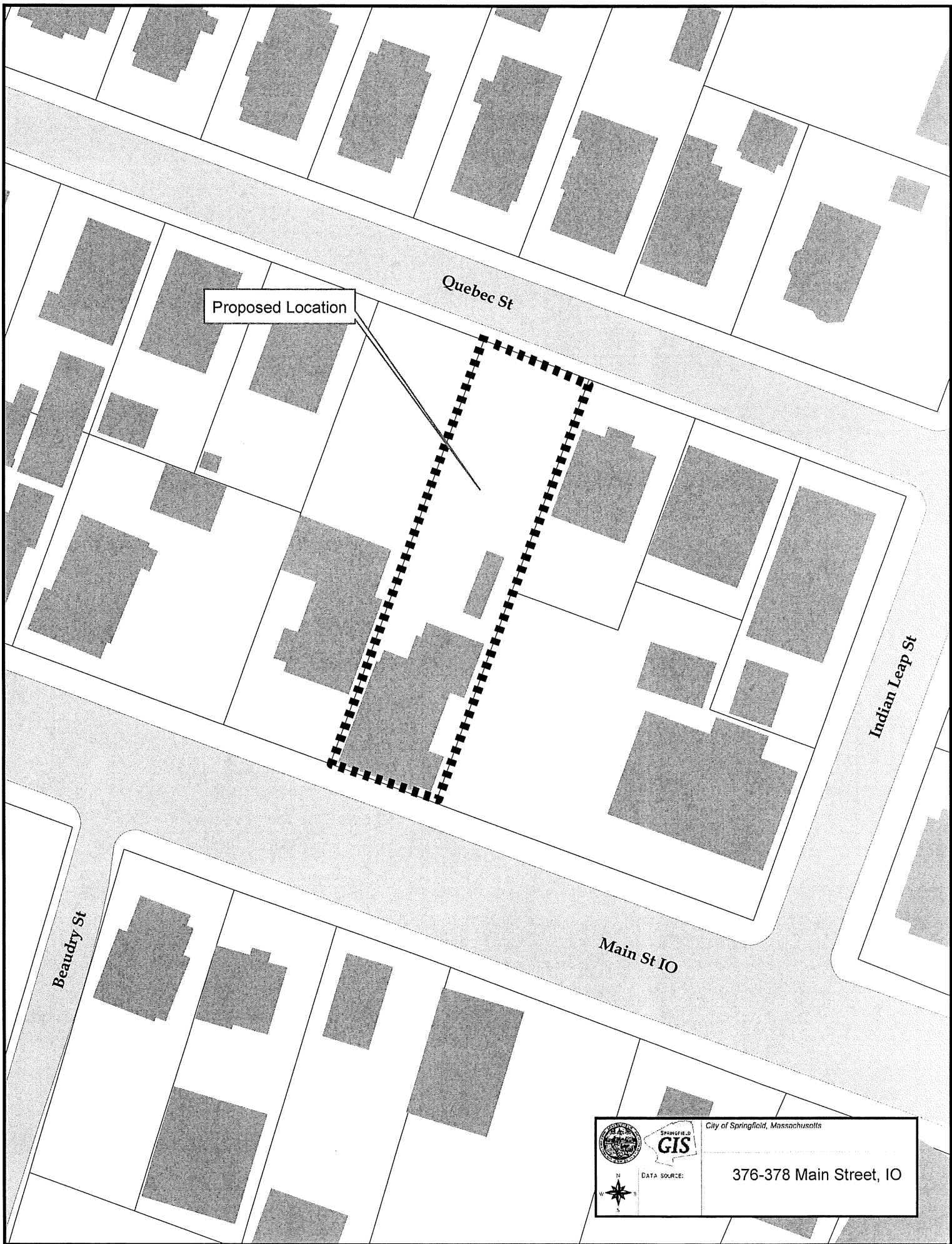


Additionally, as with all new parking plans, in addition to the zone change, a full review of the proposed paving plans will also need to be reviewed and approved by the Department of Public Works.

With regards to the proposed zone change to Commercial P, the staff does not oppose the proposed request. The staff does believe that this change will provide much needed parking for this neighborhood commercial district and, if properly buffered, will not have a negative impact on the abutting properties or on the neighborhood as a whole.

RECOMMENDATION

Approve.



Proposed Location

Quebec St

Indian Leap St

Main St IO

Beaudry St

 		City of Springfield, Massachusetts
	DATA SOURCE:	376-378 Main Street, IO



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND TWENTY-SIX

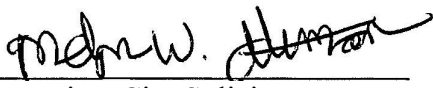
AN ORDINANCE

AMENDING SECTION 1 OF THE BUILDING ZONE MAP

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

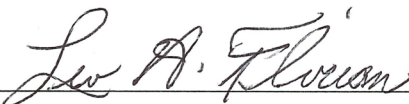
SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City”, text enacted, May 28, 2013, as amended, is hereby further amended by changing from **Residence C** to **Commercial P** the zoning on **Plot #3261, Section 1** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “**Section 1 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 April 1, 2026 regarding the above Ordinance amendment.

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


Leo Florian, Chairperson



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND TWENTY-SIX

AN ORDINANCE

AMENDING SECTION 1 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 C** to **Commercial P** the zoning on **Plot #3261, Section 1** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “**Section 1 Building Zone Map of the City of Springfield.**”

**REPORT TO CITY COUNCIL
ZONE CHANGE HEARING**

PETITION: #3261
SECTION: 1

DATE: April 2, 2026

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: Rakesh Patel

ADDRESS: 376-378 Main Street, I.O. (08132-0097)

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

PETITIONER'S PURPOSE STATEMENT: Commercial parking lot

DATE OF PUBLIC HEARING: April 1, 2026

DATE OF FINAL DECISION: April 1, 2026

BOARD MEMBERS PRESENT and COUNT: six (6): Mr. Daniele, Mr. Florian, Ms. Morin, Ms. Ford, Ms. McQuade and Mr. Cunningham

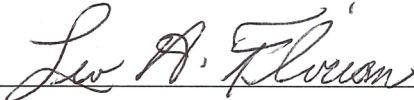
FINAL MOTION: APPROVE

IN FAVOR: six (6): Mr. Daniele, Mr. Florian, Ms. Morin, Ms. Ford, Ms. McQuade and Mr. Cunningham

OPPOSED: zero (0)

ABSTAINED: N/A

RECOMMENDATION: APPROVE



Leo Florian, Chairperson