



CITY OF SPRINGFIELD

City Clerk's Office December 5, 2012

Hearings Meeting Agenda~

I hereby notify you that at twelve o'clock noon today the following items of business had been filed with this office and can be acted upon at the meeting in City Council Chambers, Room 200 at City Hall, 36 Court Street **Monday evening December 10, 2012** at 07:00 PM according to Section 12, Rules and Orders of the City Council.

City Clerk

Hearings

7:00 PM Meeting called to order on December 10, 2012 at Springfield City Hall -- Council Chambers, 36 Court Street, Springfield, MA.

Special Permits

- (1.) For a Special Permit to Re-Establish a Pre-Existing, Non-Conforming Commercial Building (Eating/Drinking Establishment) at the Property Known as 1146 State Street (11110-02223), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article XV, Section 1500.4B.

Request:	See Above
Owner:	George Palanjian
By:	George Palanjian
Petitioner:	JB King, Inc.
By:	James J. Bennett, Sr. President

ATTACHMENTS:

- State_St_1146_Formal_Tax (PDF)
- State_St_1146_2012 (PDF)

**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 1938)**

Meeting: 12/10/12 07:00 PM
Department: Planning and Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 1938

For a Special Permit to Re-Establish a Pre-Existing, Non-Conforming Commercial Building (Eating/Drinking Establishment) at the Property Known as 1146 State Street (11110-02223), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article XV, Section 1500.4B.

Request:	See Above
Owner:	George Palanjian
By:	George Palanjian
Petitioner:	JB King, Inc.
By:	James J. Bennett, Sr. President

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

for a special permit to re-establish a pre-existing, non-conforming commercial building (eating/drinking establishment) at the property known as 1146 State Street (11110-02223), as allowed by M.G.L. and the Springfield Zoning Ordinance Article XV, Section 1500.4B.

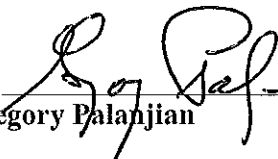
Mailing Address:

1109 Halladay Avenue
 Suffield, CT 06078

Owner:

Gregory Palanjian

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

By: 
 Gregory Palanjian

Mailing Address:

106 King Street
 Springfield, MA 01109

Petitioner:

James J. Bennett, Sr., President
JB King, Inc.

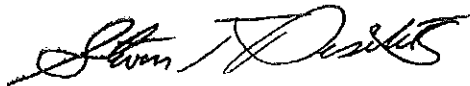
I hereby certify that I am the petitioner or acting on behalf of the petitioner.

By: 
 James J. Bennett, Sr., President

IN VIOLATION
 OF ZONING ORDINANCE

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

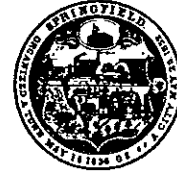
BUILDING COMMISSIONER



ZONED: BUS A
 NEIGHBORHOOD: BAY
 BLOCK PLAN: 811

Attachment: State_St_1146_Forma_Tax (1938 : 1146 State Street)

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

11/9/2012

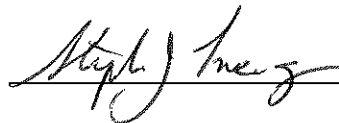
Special Permit Tax Certification

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

Special Permit: 1146 State Street: 11110-0223

Petitioner: James J. Bennett Sr.

Landlord: Gregory Palanjian



Stephen J. Lonergan: Treasurer/Collector

Attachment: State_St_1146_Formal_Tax (1938 : 1146 State Street)

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT

1146 STATE STREET (11110-0223)
RE-ESTABLISH PRE-EXISTING, NON-CONFORMING USE

General Information

Petitioner:	James J. Bennett Sr.
Request:	To re-establish a pre-existing, non-conforming commercial building (eating/drinking establishment).
Proposed use of the property:	Restaurant/bar
Parcel Size:	6,000 s.f.
Compatibility with current planning documents:	The property is located in the Bay Neighborhood. This area has a mixture of commercial and residential uses.
Neighborhood Council notification:	Bay Area Neighborhood Council: 11-13-12
Tax Status:	SEE ATTACHED
Urban Renewal District:	The site is not located within an urban renewal area.
Site Visit:	12-5-12
Hearing Date:	12-10-12

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Business A. The surrounding land uses include:

- To the north is an auto repair facility zoned Business B.
- To the south are a restaurant and AIC maintenance facility zoned Business A.
- To the east is a vacant land zoned Business A.
- To the west are a retail operation and an auto repair facility zoned Business B.

Site plan review:

The petitioner has requested a special permit to re-establish a pre-existing, non-conforming use at the property known as 1146 State Street. This was the former location of a number of bar establishments, most recently known as the State Street Café. The petitioner intends to operate a new establishment known as Duck's Place. The petitioner has indicated that this will be a location that will serve casual food and beverages, including alcohol. Due to the fact that this site has been closed for more than two (2) years and it lacks the required on-site parking, a special permit is required.

As stated above, a special permit is required for this location as the site does not meet the required number of

on-site parking. Currently, the plan submitted only shows six (6) to seven (7) on-site parking spaces. However, the petitioner has also submitted plans showing that they will also be able to utilize a vacant parcel on Austin Street which will provide an additional sixteen (16) spaces. This vacant parcel is owned by the same person who owns 1146 State Street and is zoned appropriately to allow for commercial parking. There is also additional on-street parking

While the staff recognizes that parking may be an issue at this location, with the inclusion of the additional parking located on Austin Street as well as the additional on-street parking, the staff believes that a commercial operation can adequately operate at this location.



With regards to the proposed use, the staff does have some concerns. As noted in the application to the License Commission for the proposed liquor license, the petitioner indicated that this operation is to be a restaurant. However, the hours of operation are proposed to be until 1:00AM. As with previous liquor license applications of this type, the staff continues to believe that if this is a true restaurant use, rather than a late night drinking establishment, then the hours of operation should be limited. If after an appropriate time frame the petitioner has shown that this establishment is not a detriment to the surrounding neighborhood, then the hours of operation may be extended. However, it should be only after the establishment has a proven track record that late night operations should be considered. If this special permit is approved, the staff would strongly recommend that the hours of operation be limited to no later than 12:00AM.

Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the re-establishment of a pre-existing, non-conforming use at the property known as 1146 State Street (11110-0223).
3. A formal agreement showing the use of the adjacent parcel known as the rear of 1136 State Street shall be submitted to the Office of Planning & Economic Development.
4. The use shall be open no later than 12:00AM.
5. The building shall be maintained graffiti free.
6. All landscaped and parking areas shall be maintained and kept free of all debris, weeds and trash.
7. All dumpsters shall be completely enclosed.
8. The public treebelt and sidewalks shall be maintained by the petitioner, including snow removal of the public sidewalks.
9. All signs shall be properly permitted prior to installation.

10. Any and all dumpsters shall be completely enclosed.
11. There shall be no banners, streamers, pennants, or additional signs located on the property.
12. There shall be no non-accessory signs on the premises.
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 fine of up to \$50 per day for each day a violation exists.

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

11/9/2012

Special Permit Tax Certification

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Special Permit: 1146 State Street: 11110-0223

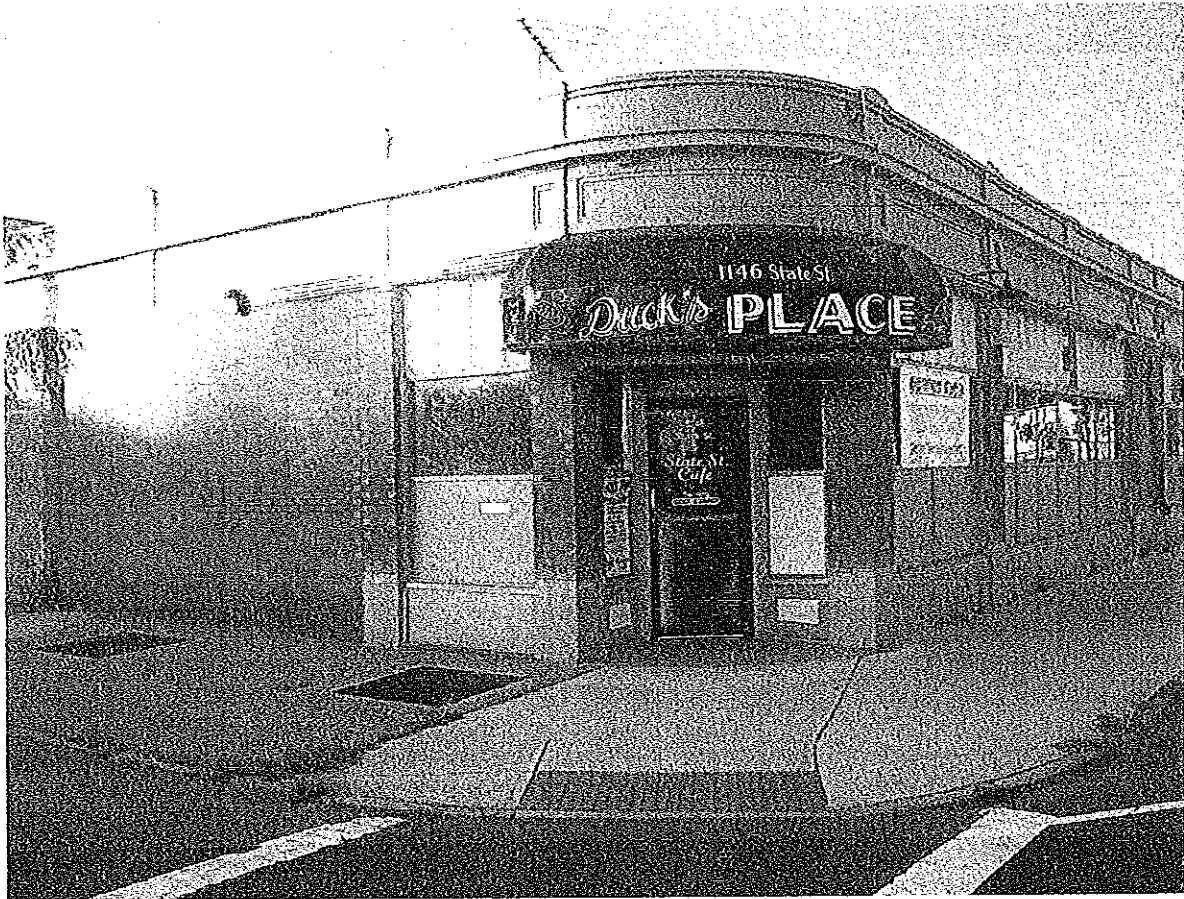
Petitioner: James J. Bennett Sr.

Landlord: Gregory Palanjian

Stephen J. Lonergan: Treasurer/Collector

Attachment: State St 1146 2012 (1938 : 1146 State Street)

Duck's Place



1146 State Street

Springfield, MA 01109

Combining
Community, Culture and the Clientele
of the neighborhood

Attachment: State_St_1146_2012 (1938 : 1146 State Street)

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Bartender's certificates
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food establishment inspection report (pre-operation)
sign permit.

Section 3: Hours of Operation and Security

Hours of Operation

Security

*attachment- security agreement/contract

Section 4: Parking

Parking

*attachment- aerial photos of 1146 State Street, Springfield MA 01109
photo time line of Austin St and immediate surrounding area
amendment of lease/parking

General Information

Duck's Place
1146 State Street
Springfield, MA 01109

Contact

James J. Bennett Sr.
101 King Street
Springfield, MA 01109
(413) 246-8076

Financial Institution

United Bank
95 Elm Street
West Springfield, MA
(413) 787-1700

Accountant

Metrocom Tax Preparation Services
11 Preston Street
Springfield, MA 01109
(413) 737-8446

Security Company

Jackson Security
28 Strathmore Street
Springfield, MA 01109
(413) 530-0804

Food and Beverage Vendors

Performance Foodservice Group
One Performance Blvd
Springfield, MA 01109
(413) 846-5545

Lawyer / Solicitor

Donahue & Cross PC
1365 Main Street, Suite 8
Springfield, MA 01103
(413) 733-4147

Mansfield Paper Company Food and Beverage Vendors
380 Union Street
West Springfield, MA 01090
(413) 734-9666

Attachment: State St 1146 2012 (1938 : 1146 State Street)

Business Overview

Duck's Place is a new venture at an existing structure located within the upper State Street neighborhood. Duck's Place offer's casual food and beverages (including alcohol) In a friendly atmosphere, the goal is to offer reasonably priced meals and to merge the diverse members of the community, the various cultures and changing clientele of the neighborhood.

Research and Development

Through his existing experience in the food and beverage industry James Bennett defined a need for something new and different in the market place especially within his own community. He realizes the population is aging and that he must cater to this group of people. The older population also serves to draw in a large portion of family dining because they are often the central figure in a family outing. Mr. Bennett knows the expected traffic that may be drawn from the neighborhood and surrounding communities and is prepared to handle this by letting the expectations of the business be well known to all who visit. He will achieve this through the atmosphere of the business, which includes; the set-up of the environment, the music and most importantly; keen, aware, in-tune personnel who project a positive atmosphere and are able to foresee/defuse a negative situation preventing it from escalating or developing into a crisis.

Business Vision

Although, previous businesses at this location have left negative feelings with some members of the immediate community and city officials, these feelings were based on prior management and negative conduct that took place at the location in the past. Mr. Bennett is able to see how a positive business can be made at this location with the proper management.

Duck's Place is a totally unique concept for the area, a concept that is like no other. In his vision Mr. Bennett merges community, culture and a diverse clientele together, creating an eating hub which can lead to a unified neighborhood.

The idea came to James Bennett when he noticed the vacant facility one day while driving past it. He recalled the previous business and how it was run when it was open. He thought of how he could make it a place more conducive to the neighborhood. He himself among the senior sector of the neighborhood believes there are enough establishments catering to the younger sector of the community but there are few, if any places where he or families could go to have a casual meal and commune with others from the neighborhood.

Being a part of the community for over 50 years he recalled a time when there were places he could go and bring his children to eat, meet and socialize with others in a safe, comfortable, no frills, reasonably priced environment. That's when the idea of Duck's Place became a passion for Mr. Bennett. He wanted to offer a place that catered to the community, culture and clientele of his neighborhood. Duck's Place will be a place with casual food with a southern flair, combined with a relaxed environment, a friendly place to eat and socialize. Duck's Place is targeting families as well as the mature individual and senior members of the neighborhood.

Duck's place will offer an opportunity to create positive community interaction; a friendly game of chess or checkers can be played with the opponents being a senior citizen against an adolescent. Weekly card and board games could lead to neighborhood championships, fostering the idea of working together and getting to know your neighbor will create a better, friendlier, safer community for all.

The need for such a place is obvious, every community needs to have a meeting place where everyone is welcomed, valued and treated well. A place where everyone looks out and cares for each other. A sense of community can only exist if it is created and that is what James Bennett is seeking to accomplish through Duck's Place.

Business Description

The operation will be a casual dining restaurant that primarily serves casual southern style foods. The family dining menu, which consist of a diverse array of items for lunch, dinner and late night snacking. The portions will be generous and reasonably priced for all to enjoy. A variety of side dishes, soups, drinks, desserts and other items will be offered to augment the menu as well as have a continuous variety of food choices. While the menu will mostly consist of casual food with a southern flair, it will also feature specials and cooks choice items to enhance the experience of Duck's Place. One of the concepts of the business is to change and update the menu on an on-going basis to reflect the demands and interest of the customers.

There is a children's menu available for customers age 12 and under. This menu has smaller portions and offers children's favorite meal choices that are reasonably priced and quality matched as the main menu. To accompany one of the goals of Duck's Place, the children's menu is an activity sheet that will enhance the family's quality time together while eating.

Additionally, a part of the uniqueness and lure of Duck's Place would be the on-going effort to bring the community together.

1st. Monday night of each month

Free Fish Fry between the hours of 7:00pm to 9:00pm

Tuesday Night

Family Night, free popcorn & soda

between the hours of 3:00pm to 8:00pm

Thursday Night

Game Night, between 3:00pm to 8:00pm

Card games- spades, bid-wiz and bridge

Board Games- scrabble, checkers and chess

2nd Sunday of each month

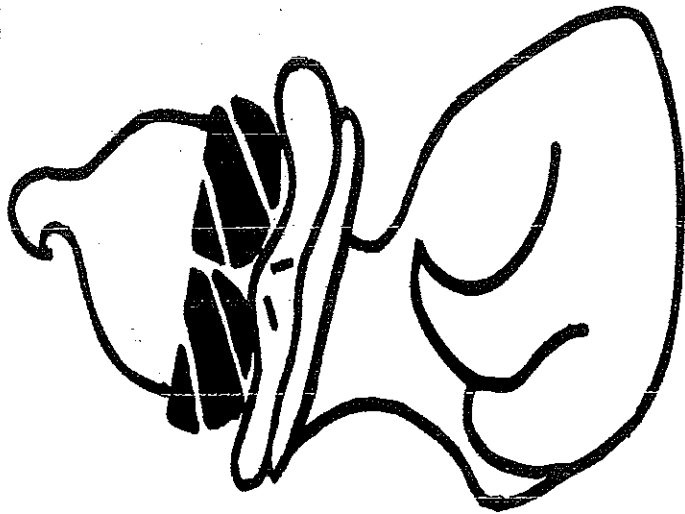
Senior's Day, free meal for senior citizen between the hours of

2:00pm to 4:00pm

Attachments

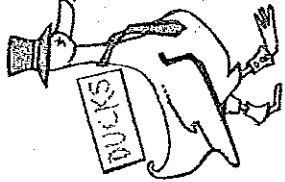
*sample menu's

*floor plan



Kid's Menu

12 and under



chicken fingers and fries

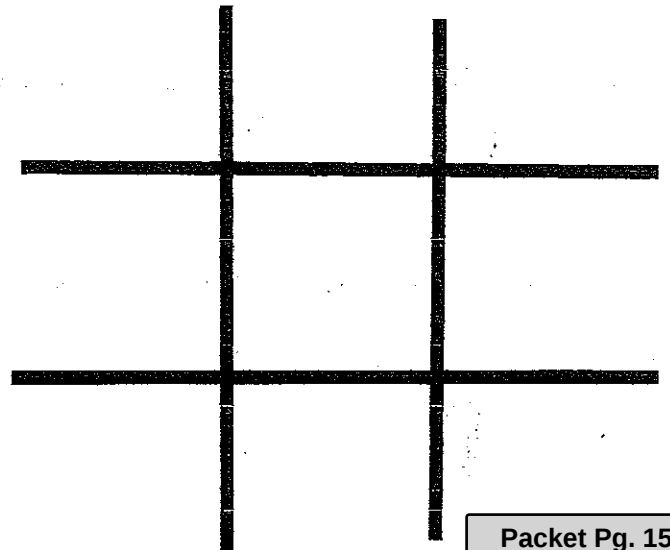
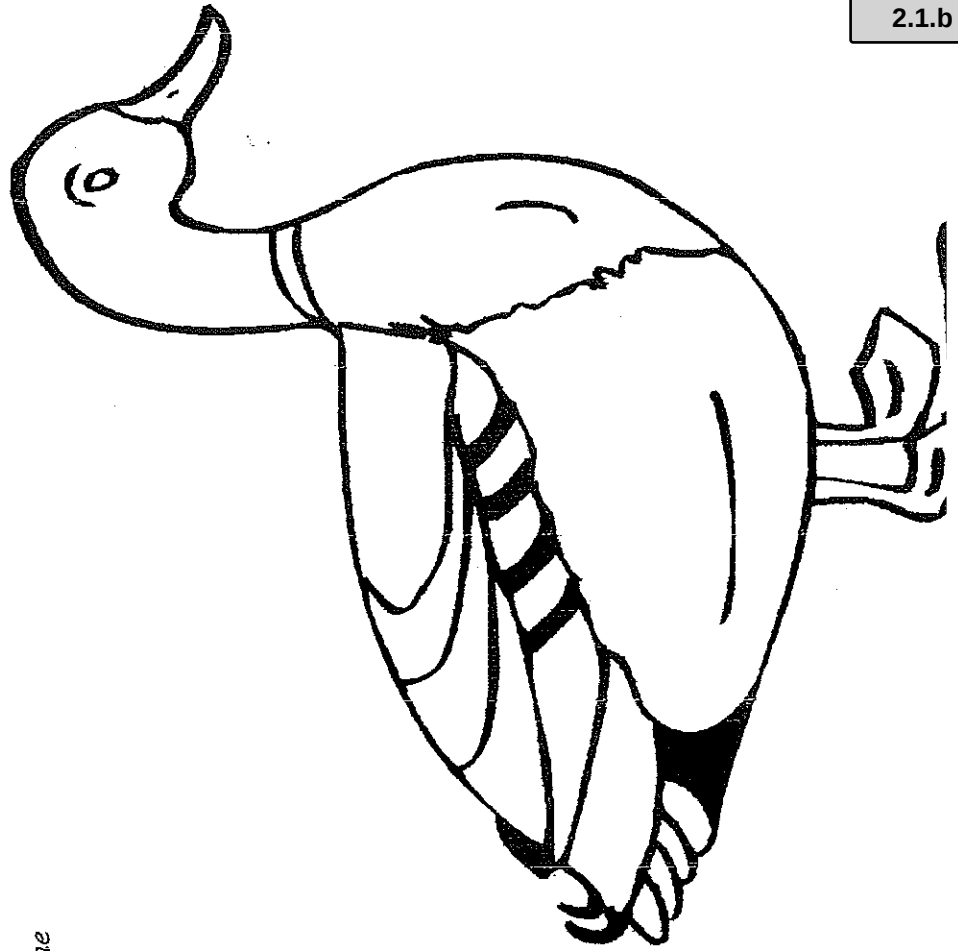
mac & cheese (served with one side)

hamburger or hot dog & fries

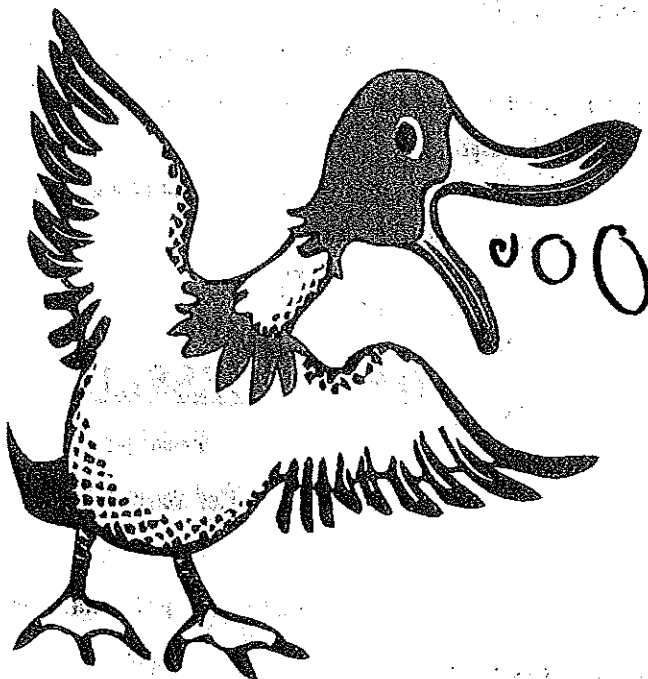
All kid's meals are \$5.00 and come with free soda



circle the two that are the same



Duck's Place



Our food may not be
good for ya...but it will
be good to ya!

Attachment: State St 1146 2012 (1938 : 1146 State Street)

All items available for take-out

SOUPS

Not Gumbo-Gumbo Soup

New Orleans has theirs and we have ours--It's lighter in body and
has twice the flavor

* served with corn bread

Chicken and Dumplin' Soup

Traditional chicken & dumplin' but made into a soup

* served with a southern style biscuit

DAILY SPECIALS

They are always specialjust not always daily.

Every so often the cook feels like whipping up
something extra special.

Check with your server to see if today is one of
those days.

SIDES

rice

mac & cheese (thursday-sunday only)

southern succotash

(lima beans & corn)

green beans

french fries(plain or sweet potato)

THE MAIN COURSE

2.1.b

Duck Wings

Ok, you got us--they are really chicken wings, fried golden brown and served
sweet and sour "duck sauce" for dipping

*served with two sides

Carolina Style Fried Chicken

perfectly fried chicken made with South Carolina secret seasonings for a taste it
brings you back to grandmomma's kitchen...some say it has something to do with
the brown paper bag used for shaking and coating the chicken

*served with two sides

Boneless Chicken Tenders

the boneless version of our carolina style fried chicken

*served with two sides

Country Boy Fish Sandwich

no lettuce, tomato or fancy bun, just two piece of perfectly seasoned, perfectly
fried fish served with two pieces of fresh wonder bread and Red's hot sauce
choice of whiting or porgies

*served with two sides

Beaufort Burger

It gets its name from Beaufort, South Carolina which happens to be the place
where Duck brought his first hamburger. In 1956 he paid a whopping .20 cen
A simple 8 oz. all beef burger, grilled and served on a bun with ketchup, mustard
and a pickle

A Hampton Dog

Hampton, South Carolina home of Mrs. Sophie's restaurant and grill. All she
serves is grilled hot dogs and cold beer. You will never forget her hospitality, her
hair net or her hot dogs.

Ours are 100% all beef dogs grilled to order and served on a grilled hot dog bun
with the basics ketchup, mustard and relish

DESSERT

Pecan pie

Red velvet cake

Pound Cake

served on a plate with a fork

Enjoy!

Packet Pg. 17

Attachment: State St 1146 2012 (1938 : 1146 State Street)

EVERYTHING IS NOT AVAILABLE EVERYDAY!
The cook is mean, moody and marvelous at what she does so don't complain
please let us know if anyone in your group has food allergies

Management/Staffing

Management

The most important component of Duck's Place is the management and staff.

The heart of a business is how well it is managed, maintained and operated. Mr. Bennett has over 15 years working in a supervisory position within the food and beverage industry. He gained most of his food and restaurant experience while he was the lead supervisor for a US government contract.

Mr. Bennett's company was awarded a dining hall service contract as the principle food and beverage supplier for active and reserve duty military personnel at Westover Air Force Base in Chicopee, MA. The contract period was from 1988 to 1995 this period included the Desert Storm conflict at which time the average number of meals prepared and served were 2000 per day.

However, his experience with managing nightclubs, bars and facility's that serve alcohol is much more extensive, dating back to the 1970's where he managed the former Esquire Club and most recently the Panache' Banquet Hall.

Mr. Bennett is well diverse in shift staffing, bar tending, crowd control, kitchen operation and business organization.

Staff

Management is only as good as the people who they manage. This is why Duck's Place personnel will not only meet local and state requirements for kitchen and bar staff but supersede it. The management will accomplish this goal by having all kitchen staff certified in ServSafe food handler practices and all bar staff certified by ServSafe Alcohol which includes identifying fake identification and the ability to recognize intoxication.

Attachments

- *staff schedule
- *bartender's certificate
- *servsafe certificate (kitchen staff)
- *food establishment inspection report (pre-operation)

Hours of Operation and Security

The hours of operation are:

Monday –Wednesday – 11:00am to 11:00pm

Thursday - Saturday – 11:00am to 1:00am

Sunday – 11:00am to 11:00pm

The operating hours are designed to service the community as a whole, past experience has provided the ability to gauge the general idea of who will patronize the business at certain times. A three zone time line on which staffing is based, sales and services provided was created based on this information.

Opening Hours

11:00am to 3:00pm for lunch allows for local business personnel, senior members and the occasional traveler, most food sales will be take-out with low to moderate on-site dining. Alcohol and beverage sales are low to moderate.

Family Hours

3:00pm to 9:00pm provides opportunity for the middle sector of our demographic to patronize the business, families, early dinner eaters, and after work personnel. Take-out sales are lowest at this point with on-site dining being moderate to heavy. Alcohol sales are moderate.

Evening/Closing Hours

8:00pm to 1:00am this time period is expected to be mainly comprised of the mature/adult individual, people who are of the legal drinking age. On-site dining and take-out food sales are moderate until 11:00pm decreasing from this point. Alcohol sales are moderate to heavy coinciding with the food sale time line.

Security

As with any business the safety of its patrons is a priority and to ensure that we are meeting the needs of everyone the following safety measures will be maintained; fully equipped security system with video surveillance and monitored alarm. This provides the security of video surveillance with the ability to alert the local police if the need arises.

In addition, on Thursday, Friday and Saturday nights beginning at 6:00pm professional security staff will be present. This decision was made in an attempt to provide a sense of security to the neighborhood.

Past businesses at this location have left a negative reputation on the community and this is a proactive, preventive measure to assure patrons and neighbors of the security of the business.

JACKSON SECURITY CO.
28 STRATHMORE STREET
SPRINGFIELD, MA. 01109
413-530-0804
Email RCEEJACKSON@PEOPLEPC.COM

Attention: J B King Inc.

SECURITY SERVICES AGREEMENT

Agreement made by and between Jackson's Security Company and J B King Inc. to supply security officers at the facility located on State Street ,Springfield, Mass.

Dates

Thursday -One Officer 6pm /closing

Friday /Saturday - One Officer 5pm/9pm -Two Officers 9pm/closing.

Sunday -If needed will be notify in due time by management.

**** Security will be able to start whenever timely notice is received ****

Jackson's agrees to provide uniformed, unarmed, trained security officers to patrol and utilize modern methods of communication, protect and assist with the well being of the staff and patrons while on this property.

Charge for service:

For the services specified in this Agreement, Jackson Security shall be paid the sum of \$23.00 per hour per officer {s}; invoice will be submitted on Monday and payment received on the following Thursday.

Any modification of this Agreement or additional obligation assumed by either party in connection with this Agreement shall be binding only if evidenced in writing, signed by each party or an authorized representative of each party.

In witness where of, each party to this Agreement has caused it to execute on the date indicated below.

Signature of Agency

Date

Signature of Company

RCE JACKSON **Date** 8/23/12

Attachment: State St 1146 2012 (1938 : 1146 State Street)

JACKSON SECURITY CO.
28 STRATHMORE STREET
SPRINGFIELD, MA. 01109
413-530-0804
Email Rceejackson@peoplepc.com
August 14, 2012

To: J B King Inc.

From: Robert Jackson, President

Thank you for affording Jackson Security the opportunity to submit a security proposal for security concerns.

If successful being selected as your security company, Jackson Security is ready to start at your convenience. Listed are some finding that Jackson Security have observed during our recent survey along with some security commendations that would enhance your security efforts.

Condition: Your facility is centrally located on a main artery which makes it quite accessible to everyone, including illegal drug dealers/users, common street activities and other unwanted elements. Jackson Security is aware that these illegal actives/behavior manners could pose a threat to the safety and well being of the patrons at this facility.

In addition Jackson Security have been informed by the Springfield Police Department that certain areas in the general location have been targeted to eliminate these behavior problems.

Goals: To work cooperatively with staff to provide a level of comfort, by monitoring activities, deter any disturbances, property damage, and loitering control. Jackson Security recognizes that our efforts would be in conjunction with your staff and the Springfield Police Department to remove these problems.

Recommendation

1/ Staff/personnel be responsible individuals there serve the patrons and create situation for security to resolve

2/Emergency number or contact person.

3/ Visible signs posted of the rules and regulations of this facility that will enforced by staff/Jackson Security.

Attachment: State St 1146 2012 (1938 : 1146 State Street)

4/ Recommend that signs be posted outside the facility no loitering, Police take notice.

5/Recommend an informal meeting is set up for all staff/personnel to meet security and share their concerns. Security {Mr. Jackson} -- will conduct meeting if you would like.

*** Brightwell Insurance Company will be forwarding J B King Inc. a copy of Jackson Security Certificate of Insurance with your facility being add to the policy.

Contact number for Jackson Security are as listed:

#413-530-0804-[Cell-for your staff/office use only]

**JACKSON SECURITY COMPANY
28 STRATHMORE STREET
SPRINGFIELD, MA.01109
413-530-0804**

INITIAL SECURITY START-UP PROCEDURES

At commencement of a contractual relationship whereas Jackson Security is name the security provider, the following steps will be requested:

On-site inspection's} will be performed by Jackson's personnel, accompanied by property management staff. Review with management concerns with respect to security needs --coverage and amount of manpower--

Explore the need for on-site security awareness training /review emergency plan if applicable /agreed on reports procedure to assure adequate reporting/discuss scope of security functions available under the current laws.

Review of procedures set forth in Jackson's Security Company operational Manual.

If applicable, review Management Safety/Fire protection plans and identify each protection equipment location --noting any recognizable deficiencies.

Address any Management's security concerns not addressed in this document.

Parking

The issue of parking is essential to every business; parking allows ease and convenience to customers visiting your establishment. Fortunately, Duck's Place has plenty of well-lit parking that is easily accessible to customers.

Using the same time line for food and beverage sales parking is addressed as follows;

Monday - Friday

Between the hours of 11:00am to 3:00pm the expected sales are low to moderate for on-site dining. Therefore; any on street parking would be adequate at this time. Other sales are expected from the local businesses and community; who are more likely to walk to pick up a take-out order.

Monday - Friday

3:00pm to 9:00pm is when moderate to heavy on-site dining is expected. But not necessarily the time period where the most cars are expected; families arrive together in a single car, people leaving work may walk over, leaving their cars in the parking space they have at their jobs.

In addition, Gregory Palanjian owner of the buildings/properties adjacent to Duck's Place which are 1138 State Street, 15 Austin St. has agreed to allow parking in the parking lots of his businesses during the hours they are closed, starting at 5:00pm Monday –Friday, and all day Saturday and Sunday.

Monday - Friday

9:00pm to 1:00am expected moderate to heavy business (9:00 pm to 11:00pm) At this time parking is most available due to area businesses being closed and families and the working sector are no longer at the establishment. All available parking can be utilized.

Saturday – Sunday (all day)

Duck's Place reserved parking and adjacent properties agreed upon with Gregory Palanjian.

Attachments

- *aerial view photos of 1146 State Street, Springfield MA 01109
- *photo time line of Austin Street and immediate surrounding areas

AUSTIN ST



Parking

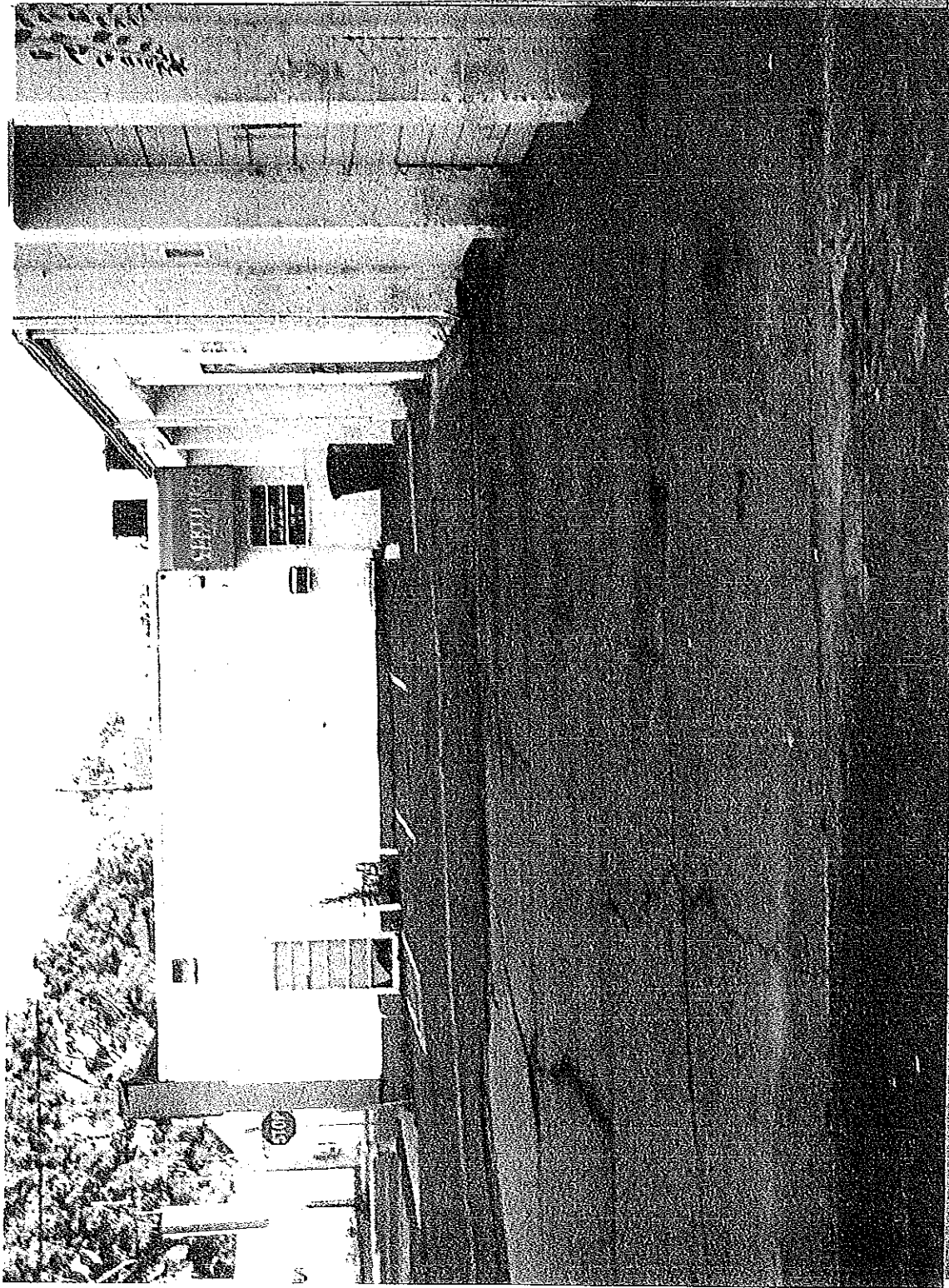
Reserved parking for 1146 State Street-Duck's Place

Monday - Sunday

1:00am - 1:00am



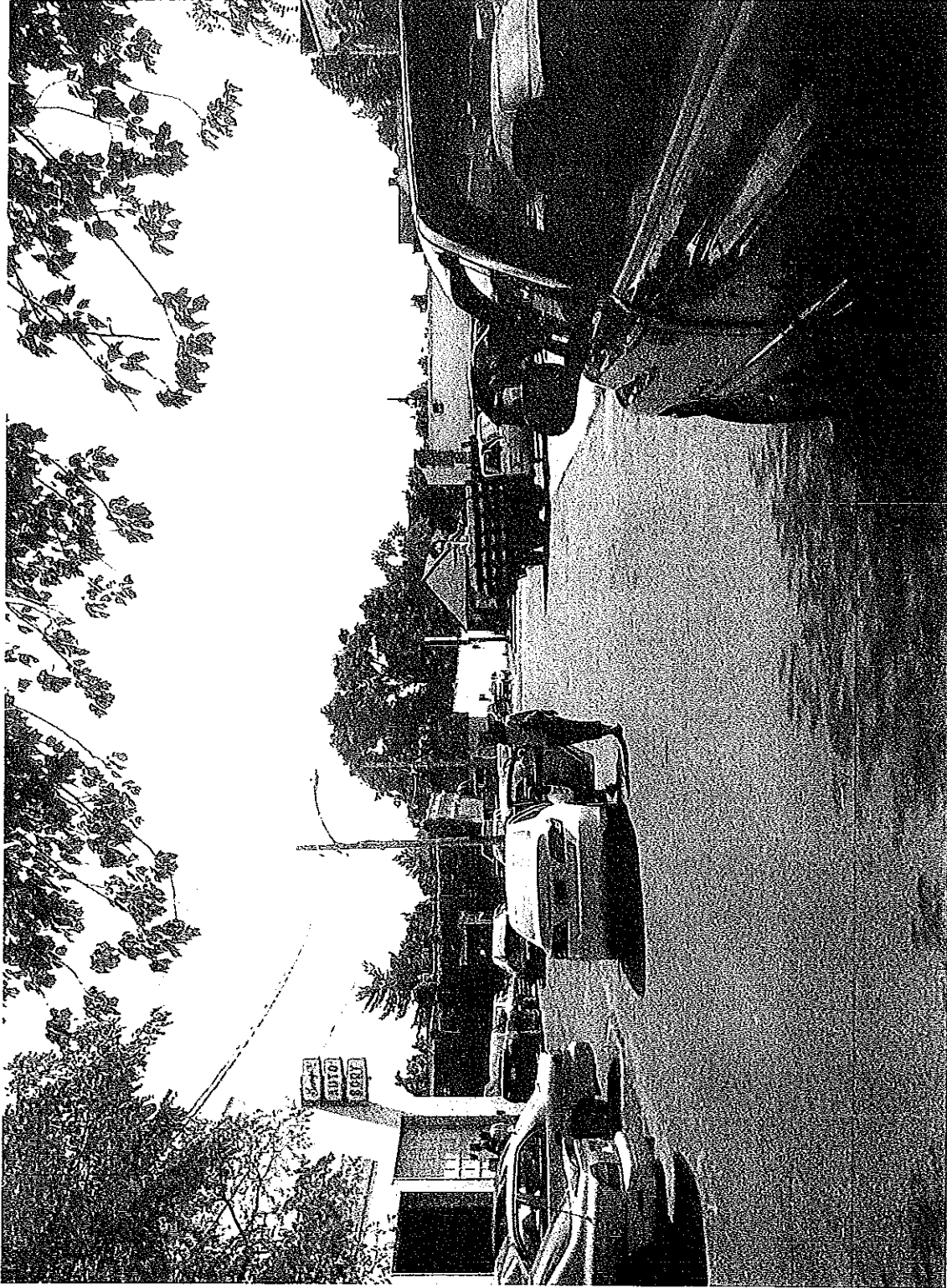
Parking - Austin St
after 5:00pm Monday- Friday
1 day Saturday and Sunday



Parking - Austin St
after 5:00pm Monday- Friday
11 day Saturday and Sunday



Parking - Austin St
after 5:00pm Monday- Friday
all day Saturday and Sunday



Parking - Austin St
before 5:00pm Monday- Friday



2.1.b

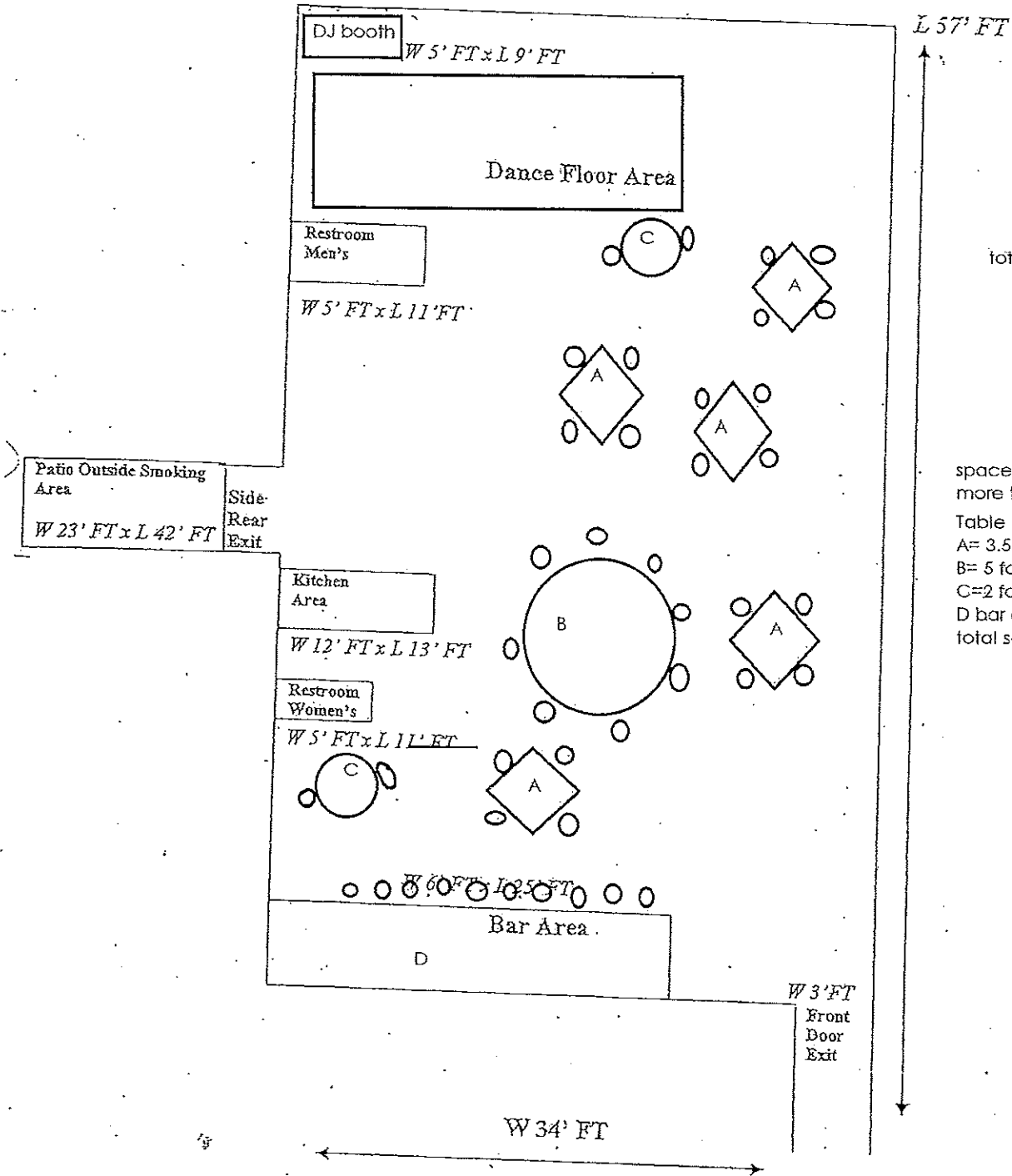


Department of Public Works & Engineering

Attachment: State St_1146_2012 (1938 : 1146 State Street)

Air on 2012

Floor Plan
Property of:
1146 State Street
Springfield, Ma 01104



total 2109 sq ft

space available for several more tables

Table key

A= 3.5 foot tables seats 4

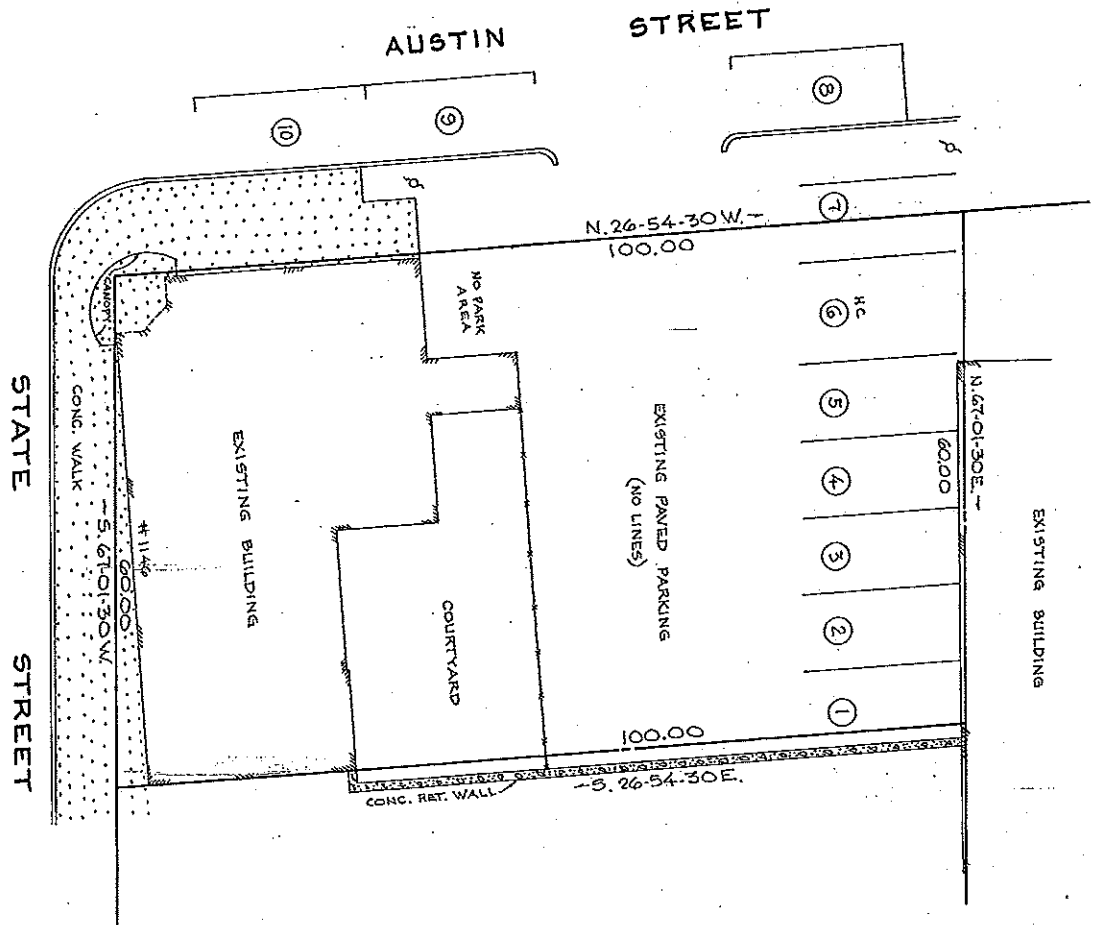
B= 5 foot table seats 8

C= 2 foot tables seats 2

D bar area seats 10

total seating 42

Attachment: State St 1146 2012 (1938 : 1146 State Street)



LOCUS DEED 14699/65

PARKING PLAN

1146 STATE STREET
AUSTIN STREET
SPRINGFIELD, MA.
PREPARED FOR
GEORGE & GREGORY PALANJIAN

SMITH ASSOCIATES
SURVEYORS, INC.

489 DAWSON ST. EAST LONGMEADOW, MA 01103 (413) 253-0801 WWW.SMITHASSOCIATESINC.COM

SCALE 10' = 1" = 1/4"

DATE 9-10-12

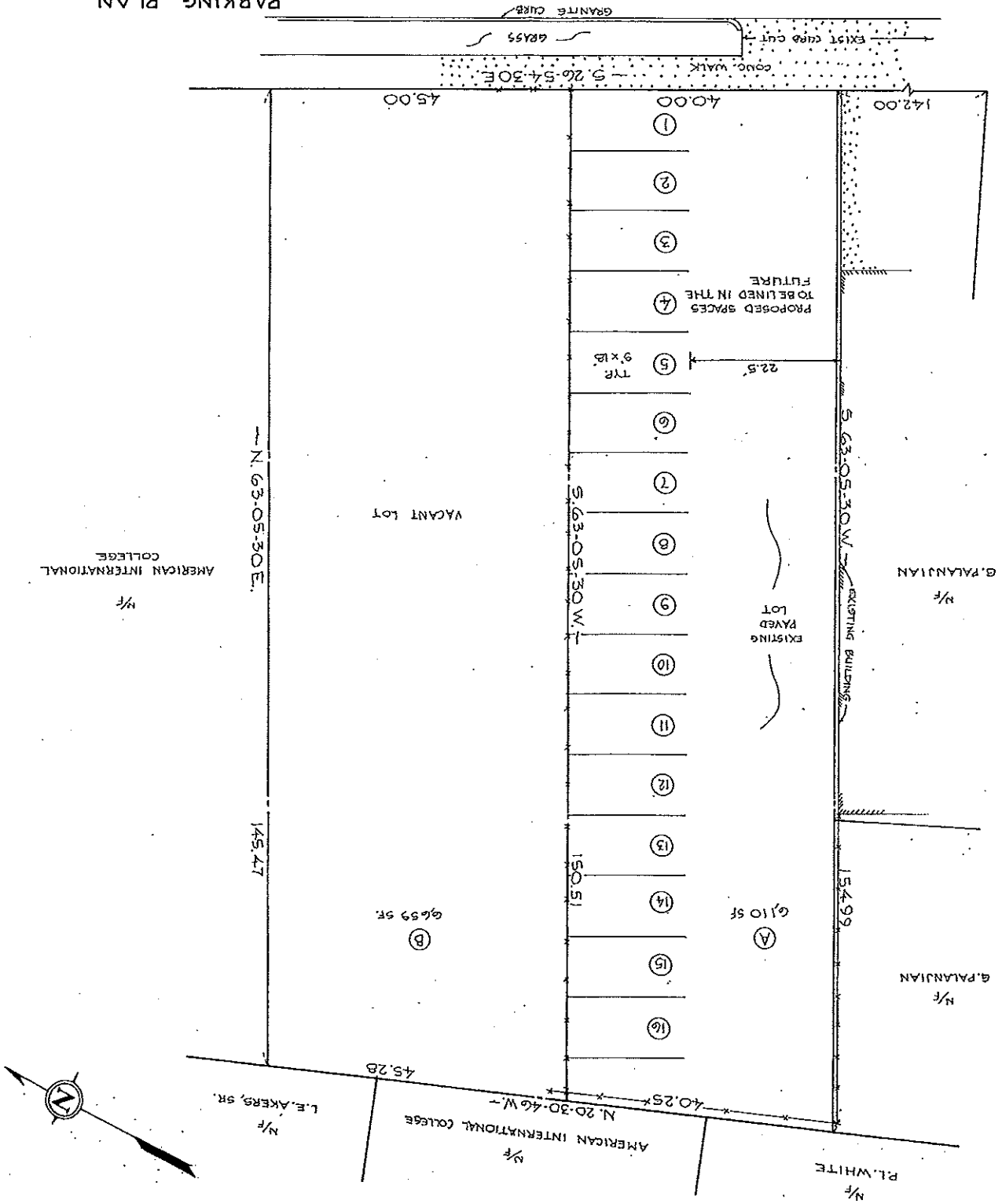
SMITH ASSOCIATES
SURVEYORS, INC.
DATE 9-14-12
SCALE 1/8" = 1' = 12'

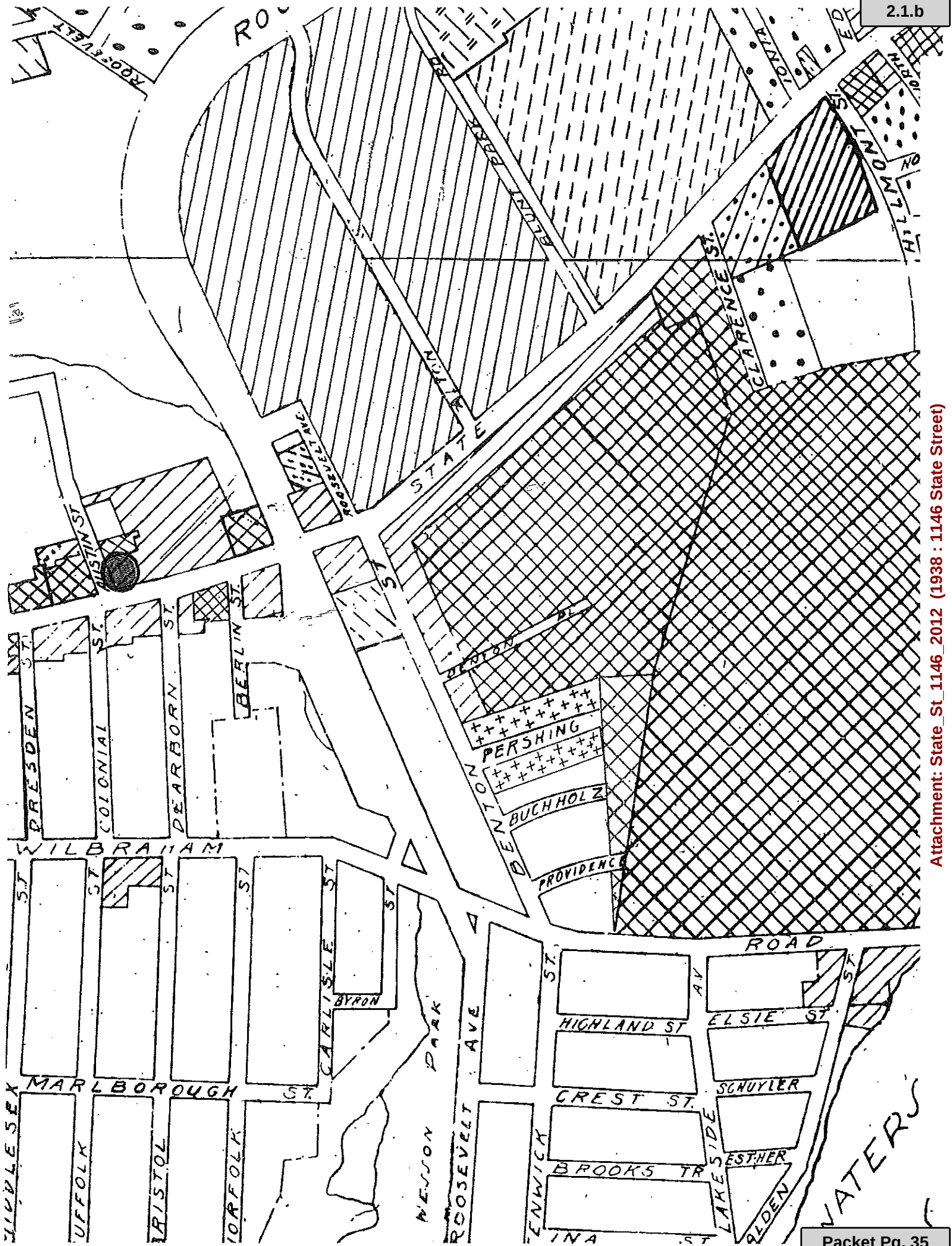


GEORGE & GREGORY PALANJIAN
PREPARED FOR
16-20 AUSTIN STREET
SPRINGFIELD, MA.
PARKING PLAN

AUSTIN STREET

STATE ST.





Additional Parking Location

Proposed Location

Austin St

State St

Colonial Av

Dearborn St

 SPRINGFIELD GIS	City of Springfield, Massachusetts
	1146 State Street
 N W E S	DATA SOURCE:

Attachment: State_St_1146_2012 (1938 : 1146 State Street)