CITY COUNCIL

City Clerk's Office 2/21/2018

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 **February 26, 2018** 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 February 26, 2018 at Springfield City Hall -- Council Chambers, 36 Court Street, Springfield, MA.

Moment of Silence - Pledge of Allegiance

Petition

(1.) Private Way Pet #10,283

ATTACHMENTS:

- alwin place (PDF)
- collingwood road (PDF)
- gerald street (PDF)
- gourley road (PDF)
- gralia drive (PDF)
- hudson street (PDF)
- kay street (PDF)
- radner street (PDF)

Special Permits

(2.) For a Special Permit for the Division of an Interior Space (Antique Mall/Market), as Per the Reginal Shopping Center Overly District, at the Property Known as 1685 Boston Road (01655-0415), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 8, Section 8.3.31.

Request:	See Above
Owner:	1685 Boston Road, LLC
By:	Ellen W. Freyman, Esquire
Petitioner:	1685 Boston Road, LLC
By:	Ellen W. Freyman, Esquire

ATTACHMENTS:

- Boston_Rd_1685_Tax_Formal (PDF)

(3.) To Amend an Existing Special Permit (Used Car Sales), Granted July 2016, by Allowing a Change in the Petitioner, at the Property Known as 145 Armory Street (00645-0270), as

Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1.

Request:	See Above
Owner:	Eight Iron, LLC
By:	John Freedman
Petitioner:	Merylina Santiago Asselin
By:	Merylina Santiago Asselin

ATTACHMENTS:

- Armory_St_145_Tax_Formal (PDF)

(4.) For a Special Permit to Allow for the Construction of a New Fourteen (14) Unit Residential (Townhouse) Development at the Properties Known as SS Boston Road (01655-0693), WS Lamont Street (07470-0003) and ES Morton Street (08860-0134), as Allowed by the Springfield Zoning Ordinance, Article 4, Table 4-2 and Table 4-4, Section 2.3(1) and M.G.L.

Request:	See Above
Owner:	Nicholas L. Graham
By:	Nicholas L. Graham
Petitioner:	Nicholas L. Graham
By:	Nicholas L. Graham

ATTACHMENTS:

- SS_Boston_Rd_Tax_Formal (PDF)
- Boston_Rd_461_2017(PDF)
- Request for continuance (PDF)

Zone Changes

(5.) To Change the Zoning of the Properties Known as SS Boston Road (01655-0693), WS Lamont Street (07470-0003) and ES Morton Street (08860-0134) from Business a to Residence C. SS Boston Road None Yet

PETITIONER:	**Nicholas L. Graham**
ADDRESS:	**SS Boston Road, WS Lamont Street and ES Morton Street**
CHANGE REQUESTED:	**Bus A** to Res C

ATTACHMENTS:

- 3188_Boston_Rd_461_2017_CC (PDF)
- Request for continuance (PDF)

City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 4431)

Meeting: 02/26/18 07:00 PM
Department: Department of Public Works
Category: Private Way
Prepared By: Hector Velez
Initiator: Hector Velez
Sponsors: Mayor Domenic J. Sarno
DOC ID: 4431

Private Way Pet #10,283

PET. NO. 10,283

CITY OF SPRINGFIELD, MASSACHUSETTS

February, 26 2018

TO THE MAYOR AND CITY COUNCIL OF THE CITY OF SPRINGFIELD:

The Board of Public Works, to which was referred the Petition of the Director of the Department of Public Works praying:

> "To cause the following private ways in Springfield, Hampden County, Massachusetts to be laid out and established as public ways under the provisions of law" Also to laid out and establish the grade thereof."

Street	From	To
Alwin Place	White Oak Road	S'ly 552'
Collingwood Road	Sherwood Road	Charlton Road
Gerald Street	Breckwood Blvd	W'ly 692.97'
Gourley Road	Village Road	South Branch Parkway
Gralia Drive	Porter Road	N'ly 1394.67'
Hudson Street	Packard Avenue	S'ly 632.00'
Kay Street	Breckwood Blvd	Seymour Avenue
Radner Street	Kent Street	Biddle Street

Reports thereon pursuant to the Revised Ordinances of the City of Springfield, as follows:

After careful consideration of the above matter, the Board is of the opinion that common convenience and necessity require that the new highways listed above should be established as public highways with said limits, in accordance with the description of location and grade as shown in the accompanying orders and as shown on plans on file in the office of the Engineering Division of the Department of Public Works, Springfield, Massachusetts.

Said roadways have been laid out and easements acquired therein for general highway purposes.

It is further recommended that in connection with the laying out and construction of said roadways, a suitable roadway should be provided within the public highway, as laid out for vehicular traffic. Said roadways should be graded to the grade contained in said plans and be suitably paved with bituminous concrete or similar material of equal quality, in accordance with said plans.

The Board is further of the opinion that any person, firm or corporation in their land abutting the proposed public highways by reason of the laying out and construction of said roadways should sustain no damages.

It is further recommended that the order laying out said roadways should state that no betterments would be assessed.

Accompanying this report are orders implementing the above recommendation.

The Board recommends that no assessments be levied.

The Board is of the opinion that no damages should be sustained by any person, firm, or corporation in their property by reason of the construction or reconstruction of said roadways as above described.

_____)
_____) BOARD OF PUBLIC WORKS
_____)

PET. NO. 10,283

CITY OF SPRINGFIELD, MASSACHUSETTS

In City Council, February 26, 2018

ORDERED, that it being necessary for common convenience and necessity a way be laid out and established and known as Alwin Place from White Oak Road southerly and westerly 552' with termini and boundaries as shown on plan entitled,

SPRINGFIELD, MA

DEPARTMENT OF PUBLIC WORKS

DEFINITIVE SUBDIVISION PLAN

ALWIN PLACE

SCALE 1"= 40' ***DATE NOV. 2014***

Consisting of one (1) sheet, which plan is incorporated herein by reference and is on file in the office of the Engineering Division of the Department of Public Works, Springfield, Massachusetts;

that said way is bounded as follows:

Beginning at a point of intersection of the westerly street line of Alwin Place with the southerly street line of White Oak Road, said point also being N 86° 27' 36" E along said southerly street line a distance of five hundred thirty-nine (539) feet from a point of intersection with the easterly street line of Parker Street; thence, N 86° 27' 36" E along the northerly terminus of Alwin Place a distance of fifty and 00/100 (50.00) feet to the easterly street line of Alwin Place; thence, S 2° 52' 42" E along said easterly street line a distance of three hundred thirty and 60/100 (330.60) feet to a point of curvature; thence, southerly and easterly by a curve to the left whose radius is fifteen and 00/100 (15.00) feet, an arc distance of eighteen and 81/100 (18.81) feet to a point of reverse curvature; thence southerly and westerly by a curve to the right whose radius is forty-six and 00/100 (46.00) feet, an arc distance of one hundred fifty-seven and 35/100 (157.35) feet to a point of tangency; thence, S 87° 07' 18" W along the southerly street line of Alwin Place a distance of eighty-eight and 20/100 (88.20) feet to a point of curvature; thence, westerly and southerly by a curve to the left whose radius is fifteen and 00/100 (15.00) feet, an arc distance of eighteen and 81/100 (18.81) feet to a point of reverse curvature; thence southerly, westerly and northerly by a curve to the right whose radius is forty-six and 00/100 (46.00) feet, an arc distance of two hundred two and 19/100 (202.19) feet to a point of tangency; thence, N 87° 07' 18" E along the northerly street line of Alwin Place a distance of one hundred eleven and 00/100 (111.00) feet to a point of curvature; thence, easterly and northerly by a curve to the left whose radius is fifteen and 00/100 (15.00) feet, an arc distance of twenty-three and 56/100 (23.56) feet to a point of tangency; thence, N 2° 52' 42" W along the westerly street line of Alwin Place a distance of three hundred sixty-one and 06/100 (361.06) feet to the point of beginning, all as shown on the above mentioned plan, and bearings referring to the true meridian;

that appropriate street monuments shall be placed upon the lines above described at terminal points;

that said Alwin Place shall be fifty (50) feet wide, and a roadway within said way be graded and paved for vehicular traffic with bituminous concrete or some other equally suitable material;

that an easement for highway purposes has been taken in the land included within the boundaries as above described pursuant to and by virtue of Chapter 79 of the Massachusetts General Laws;

that no damages be awarded, inasmuch as no damages will be sustained by any person, firm or corporation in their land abutting the public highway by reason of laying out or construction of said Alwin Place;

Attachment: alwin place (4431 : Private Way Pet #10,283)

that within thirty (30) days after the adoption of this order, the City Clerk is hereby directed to give notice in compliance with Chapter 79 of the Massachusetts General Laws;

that no betterments be assessed for said improvement.

Attachment: alwin place (4431 : Private Way Pet #10,283)

PET. NO. 10,283

CITY OF SPRINGFIELD, MASSACHUSETTS

In City Council, February 26, 2018

ORDERED, that it being necessary for common convenience and necessity a way be laid out and established and known as Collingwood Road from Sherwood Road northerly to Charlton Street, 706.12' with termini and boundaries as shown on plan entitled,

SPRINGFIELD, MA

DEPARTMENT OF PUBLIC WORKS

STREET ACCEPTANCE PLAN

COLLINGWOOD ROAD

SHERWOOD ROAD TO CHARLTON STREET

SCALE 1"= 30' ***DATE 11/24/2017***

Consisting of one (1) sheet, which plan is incorporated herein by reference and is on file in the office of the Engineering Division of the Department of Public Works, Springfield, Massachusetts;

that said way is bounded as follows:

Beginning at a point of intersection of the westerly street line of Collingwood Road with the northerly street line of Sherwood Road, said point also being N 89° 49' 30" E along said northerly street line a distance of two hundred nine and 11/100 (209.11) feet from a point of intersection with the easterly street line of Jeffrey Road; thence, easterly and northerly by a curve to the left whose radius is thirty and 00/100 (30.00) feet, an arc distance of fifty-seven and 74/100 (57.74) feet to a point of tangency; thence, N 20° 27' 21" W along the westerly street line of Collingwood Road a distance of ninety-two and 06/100 (92.06) feet to a point of curvature; thence, northerly by a curve to the right whose radius is three hundred ninety-seven and 39/100 (397.39) feet, an arc distance of three hundred fifty-nine and 21/100 (359.21) feet to a point of tangency; thence, N 31° 20' 05" E along said westerly street line a distance of two hundred thirteen and 95/100 (213.95) feet to a point; thence, S 89° 05' 30" E along the northerly terminus of this acceptance a distance of forty-five and 06/100 (45.06) feet to a point; thence, S 31° 20' 05" W along the easterly street line of Collingwood Road a distance of two hundred thirty-four and 71/100 (234.71) feet to point of curvature; thence, southerly and easterly by a curve to the left whose radius is three hundred fifty-seven and 39/100 (357.39) feet, an arc distance of three hundred twenty-three and 05/100 (323.05) feet to a point of tangency; thence, S 20° 27' 21" E along said easterly street line a distance of seventy-five and 41/100 (75.41) feet to point of curvature; thence southerly and easterly by a curve to the left whose radius is one hundred and 63/100 (100.63) feet, an arc distance of one hundred thirty and 19/100 (130.19) feet to a point of intersection with the northerly street line of Sherwood Road; thence, S 88° 15' 32" W along the southerly terminus of Collingwood Road a distance of one hundred sixty-two and 07/100 (162.07) feet to the point of beginning, all as shown on the above mentioned plan, and bearings referring to the true meridian;

that appropriate street monuments shall be placed upon the lines above described at terminal points;

that said Collingwood Road shall be forty (40) feet wide, and a roadway within said way be graded and paved for vehicular traffic with bituminous concrete or some other equally suitable material;

that an easement for highway purposes has been taken in the land included within the boundaries as above described pursuant to and by virtue of Chapter 79 of the Massachusetts General Laws;

that no damages be awarded, inasmuch as no damages will be sustained by any person, firm or corporation in their land abutting the public highway by reason of laying out or construction of said Collingwood Road;

Attachment: collingwood road (4431 : Private Way Pet #10,283)

that within thirty (30) days after the adoption of this order, the City Clerk is hereby directed to give notice in compliance with Chapter 79 of the Massachusetts General Laws;

that no betterments be assessed for said improvement.

Attachment: collingwood road (4431 : Private Way Pet #10,283)

PET. NO. 10,283

CITY OF SPRINGFIELD, MASSACHUSETTS

In City Council, February 26, 2018

ORDERED, that it being necessary for common convenience and necessity a way be laid out and established and known as Gerald Street from Breckwood Boulevard westerly 685' with termini and boundaries as shown on plan entitled,

SPRINGFIELD, MA

DEPARTMENT OF PUBLIC WORKS

STREET ACCEPTANCE PLAN

GERALD ST & SEYMOUR AVE

BRECKWOOD BLVD W'ly & N'ly

SCALE 1"= 30' ***DATE 01/03/2018***

Consisting of one (1) sheet, which plan is incorporated herein by reference and is on file in the office of the Engineering Division of the Department of Public Works, Springfield, Massachusetts;

that said way is bounded as follows:

Beginning at a point of intersection of the northerly street line of Gerald Street Street with the westerly street line of Breckwood Boulevard, said point also being southerly from the intersection of the southerly street line of Kay Street with the westerly street line of Breckwood Boulevard on a curve to the left with a radius of twelve hundred one and 96/100 (1201.96) feet, an arc distance of two hundred three and 87/100 (203.87) feet; thence, by a curve to the left along the easterly terminus of Gerald Street, with a radius of twelve hundred one and 96/100 (1201.96) feet, an arc distance of fifty two and 60/100 (52.60) feet to a point on the southerly street line of Gerald Street; thence, S 81° 31' 19" W along said southerly street line a distance of five hundred forty-three and 97/100 (543.97) feet to an angle point; thence, S 81° 22' 30" W along said southerly street line a distance of one hundred forty-nine and 00/100 (149.00) feet to a point; thence, N 9° 44' 16" W along the westerly terminus of Gerald Street a distance of fifty and 00/100 (50.00) feet to a point; thence, N 81° 22' 30" E along the northerly street line of Gerald Street a distance of one hundred fifty and 00/100 (150.00) feet to an angle point; thence, N 81° 31' 19" E along said northerly street line a distance of five hundred twenty-seven and 66/100 (527.66) feet to the point of beginning, all as shown on the above mentioned plan, and bearings referring to the true meridian;

that appropriate street monuments shall be placed upon the lines above described at terminal points;

that said Gerald Street shall be fifty (50) feet wide, and a roadway within said way be graded and paved for vehicular traffic with bituminous concrete or some other equally suitable material;

that an easement for highway purposes has been taken in the land included within the boundaries as above described pursuant to and by virtue of Chapter 79 of the Massachusetts General Laws;

that no damages be awarded, inasmuch as no damages will be sustained by any person, firm or corporation in their land abutting the public highway by reason of laying out or construction of said Gerald Street;

that within thirty (30) days after the adoption of this order, the City Clerk is hereby directed to give notice in compliance with Chapter 79 of the Massachusetts General Laws;

that no betterments be assessed for said improvement.

Attachment: gerald street (4431 : Private Way Pet #10,283)

PET. NO. 10,283

CITY OF SPRINGFIELD, MASSACHUSETTS

In City Council, February 26, 2018

ORDERED, that it being necessary for common convenience and necessity a way be laid out and established and known as Gourley Road from Village Road easterly and northerly to South Branch Parkway with termini and boundaries as shown on plan entitled,

SPRINGFIELD, MA

DEPARTMENT OF PUBLIC WORKS

STREET ACCEPTANCE PLAN

GOURLEY ROAD

VILLAGE ROAD TO SOUTH BRANCH PRKWY

SCALE 1"= 40' ***DATE 01/24/2017***

Consisting of one (1) sheet, which plan is incorporated herein by reference and is on file in the office of the Engineering Division of the Department of Public Works, Springfield, Massachusetts;

that said way is bounded as follows:

Beginning at a point of intersection of the southerly street line of Gourley Road with the easterly street line of Village Road, said point also being N 15° 02’ 20” W along said easterly street line a distance of two hundred eleven and 28/100 (211.28) feet from a point of intersection with the northerly street line of Mary Coburn Road; thence, N 15° 02’ 20” W along the westerly terminus of Gourley Road a distance of fifty and 32/100 (50.32) feet to the northerly street line of Gourley Road; thence, N 81° 16’ 20” E along said northerly street line a distance of six hundred sixteen and 09/100 (616.09) feet to a point of curvature; thence, easterly and northerly by a curve to the left whose radius is twenty-five and 00/100 (25.00) feet, an arc distance of thirty-nine and 27/100 (39.27) feet to a point of tangency; thence, N 8° 43’ 40” W along the westerly street line of Gourley Road a distance of one hundred seventy-five and 00/100 (175.00) feet to a point of intersection with the southerly street line of South Branch Parkway; thence, N 81° 16’ 20” E along the northerly terminus of Gourley Road a distance of fifty and 00/100 (50.00) feet to a point on the easterly street line of Gourley Road; thence, S 8° 43’ 40” E along said easterly street line a distance of one hundred seventy-five and 00/100 (175.00) feet to a point of curvature; thence, southerly and westerly by a curve to the right whose radius is seventy-five and 00/100 (75.00) feet, an arc distance of one hundred seventeen and 81/100 (117.81) feet to a point of tangency; thence, S 81° 16’ 20” W along the southerly street line of Gourley Road a distance of six hundred ten and 52/100 (610.52) feet to the point of beginning, all as shown on the above mentioned plan, and bearings referring to the true meridian;

that appropriate street monuments shall be placed upon the lines above described at terminal points;

that said Gourley Road shall be fifty (50) feet wide, and a roadway within said way be graded and paved for vehicular traffic with bituminous concrete or some other equally suitable material;

that an easement for highway purposes has been taken in the land included within the boundaries as above described pursuant to and by virtue of Chapter 79 of the Massachusetts General Laws;

that no damages be awarded, inasmuch as no damages will be sustained by any person, firm or corporation in their land abutting the public highway by reason of laying out or construction of said Gourley Road;

that within thirty (30) days after the adoption of this order, the City Clerk is hereby directed to give notice in compliance with Chapter 79 of the Massachusetts General Laws;

that no betterments be assessed for said improvement.

Attachment: gourley road (4431 : Private Way Pet #10,283)

PET. NO. 10,283

CITY OF SPRINGFIELD, MASSACHUSETTS

In City Council, February 26, 2018

ORDERED, that it being necessary for common convenience and necessity a way be laid out and established and known as Gralia Drive from Porter Road northerly 1394.67' with termini and boundaries as shown on plan entitled,

SPRINGFIELD, MA

DEPARTMENT OF PUBLIC WORKS

STREET ACCEPTANCE PLAN

GRALIA DRIVE

FROM PORTER ROAD NORTHERLY 1394.67'

SCALE 1"= 50' ***DATE 11/02/2017***

Consisting of one (1) sheet, which plan is incorporated herein by reference and is on file in the office of the Engineering Division of the Department of Public Works, Springfield, Massachusetts;

that said way is bounded as follows:

Beginning at a town stone bound between the towns of Springfield and East Longmeadow, said point also being S 53° 13' 00" W along the southerly terminus of Gralia Drive a distance of one hundred and 00/100 (100.00) feet from a point of intersection with the northerly street line of Porter Road; thence, S 80° 20' 37" W along the said town line a distance of eight and 39/100 (8.39) feet to a point of curvature on the westerly street line of Gralia Drive; thence, northerly by a curve to the left whose radius is forty and 00/100 (40.00) feet, an arc distance of twenty-six and 40/100 (26.40) feet to a point of tangency; thence, N 9° 28' 00" W along said westerly street line a distance of two hundred forty-five and 20/100 (245.20) feet to a point of curvature; thence, northerly and easterly by a curve to the right whose radius is two hundred thirty-nine and 04/100 (239.04) feet, an arc distance of one hundred sixty and 28/100 (160.28) feet to a point of reverse curvature; thence northerly by a curve to the left whose radius is one hundred fifteen and 00/100 (115.00) feet, an arc distance of seventy-seven and 11/100 (77.11) feet to a point of tangency; thence, N 9° 28' 00" W along said westerly street line a distance of four hundred thirty-five and 38/100 (435.38) feet to an angle point; thence, N 19° 56' 30" W along said westerly street line a distance of two hundred eighty-seven and 83/100 (287.83) feet to point of curvature;
thence, northerly and easterly by a curve to the right whose radius is seventy-five and 00/100 (75.00) feet, an arc distance of ninety-one and 84/100 (91.84) feet to a point of tangency; thence, N 50° 13' 10" E along the northerly street line of Gralia Drive a distance of ninety-two and 44/100 (92.44) feet to point of curvature; thence easterly and northerly by a curve to the left whose radius is twenty-five and 00/100 (25.00) feet, an arc distance of thirty-nine and 27/100 (39.27) feet to a point; thence, S 39° 46' 50" E along the northeasterly terminus of Gralia Drive a distance of one hundred and 00/100 (100.00) feet to a point of curvature; thence, northerly and westerly by a curve to the left whose radius is twenty-five and 00/100 (25.00) feet, an arc distance of thirty-nine and 27/100 (39.27) feet to a point of tangency; thence, S 50° 13' 10" W along the southerly street line of Gralia Drive a distance of ninety-two and 44/100 (92.44) feet to point of curvature; thence, westerly and southerly by a curve to the left whose radius is twenty-five and 00/100 (25.00) feet, an arc distance of thirty and 61/100 (30.61) feet to a point of tangency; thence, S 19° 56' 30" E along the easterly street line of Gralia Drive a distance of two hundred ninety-two and 39/100 (292.39) feet to an angle point; thence, S 9° 28' 00" E along said easterly street line a distance of four hundred forty and 00/100 (440.00) feet to a point of curvature; thence, southerly and westerly by a curve to the right whose radius is one hundred sixty-five and 00/100 (165.00) feet, an arc distance of one hundred ten and 63/100 (110.63) feet to a point of reverse curvature; thence, southerly by a curve to the left whose radius is one hundred eighty-nine and 04/100 (189.04) feet, an arc distance of one hundred twenty-six and 75/100 (126.75) feet to a point of tangency; thence, S 9° 28' 00" E along said easterly street line a distance of one hundred ninety-three and 45/100 (193.45) feet to a point of curvature; thence, southerly and easterly by a curve to the left whose radius is thirty-one and 28/100 (31.28) feet, an arc distance of

Attachment: gralia drive (4431 : Private Way Pet #10,283)

fifty-six and 77/100 (56.77) feet to a point of intersection with the northerly street line of Porter Road; thence, S 53° 13’ 00” W along the southerly terminus of Gralia Drive a distance of one hundred and 00/100 (100.00) feet to the point of beginning, all as shown on the above mentioned plan, and bearings referring to the true meridian;

that appropriate street monuments shall be placed upon the lines above described at terminal points;

that said Gralia Drive shall be fifty (50) feet wide, and a roadway within said way be graded and paved for vehicular traffic with bituminous concrete or some other equally suitable material;

that an easement for highway purposes has been taken in the land included within the boundaries as above described pursuant to and by virtue of Chapter 79 of the Massachusetts General Laws;

that no damages be awarded, inasmuch as no damages will be sustained by any person, firm or corporation in their land abutting the public highway by reason of laying out or construction of said Gralia Drive;

that within thirty (30) days after the adoption of this order, the City Clerk is hereby directed to give notice in compliance with Chapter 79 of the Massachusetts General Laws;

that no betterments be assessed for said improvement.

Attachment: gralia drive (4431 : Private Way Pet #10,283)

PET. NO. 10,283

CITY OF SPRINGFIELD, MASSACHUSETTS

In City Council, February 26, 2018

ORDERED, that it being necessary for common convenience and necessity a way be laid out and established and known as Hudson Street from Packard Avenue southerly 632.00' with termini and boundaries as shown on plan entitled,

SPRINGFIELD, MA

DEPARTMENT OF PUBLIC WORKS

STREET ACCEPTANCE PLAN

HUDSON STREET

PACKARD AVENUE S'ly 632.00'

SCALE 1"= 30' ***DATE 05/19/2017***

Consisting of one (1) sheet, which plan is incorporated herein by reference and is on file in the office of the Engineering Division of the Department of Public Works, Springfield, Massachusetts;

that said way is bounded as follows:

Beginning at a point of intersection of the easterly street line of Hudson Street with the southerly street line of Packard Avenue, said point also being S 81° 37' 10" W along said southerly street line a distance of two hundred and 02/100 (200.02) feet from a point of intersection with the westerly street line of Regal Street; thence, S 7° 47' 52" E along the easterly street line of Hudson Street a distance of six hundred thirty-three and 87/100 (633.87) feet to a point; thence, S 85° 54' 40" W along the southerly terminus of this acceptance a distance of fifty and 10/100 (50.10) feet to a point; thence, N 7° 47' 52" W along the westerly street line of Hudson Street a distance of six hundred thirty and 12/100 (630.12) feet to a point of intersection with the southerly street line of Packard Avenue; thence, N 81° 37' 10" E along the northerly terminus of Hudson Street a distance of fifty and 00/100 (50.00) feet to the point of beginning, all as shown on the above mentioned plan, and bearings referring to the true meridian;

that appropriate street monuments shall be placed upon the lines above described at terminal points;

that said Hudson Street shall be fifty (50) feet wide, and a roadway within said way be graded and paved for vehicular traffic with bituminous concrete or some other equally suitable material;

that an easement for highway purposes has been taken in the land included within the boundaries as above described pursuant to and by virtue of Chapter 79 of the Massachusetts General Laws;

that no damages be awarded, inasmuch as no damages will be sustained by any person, firm or corporation in their land abutting the public highway by reason of laying out or construction of said Hudson Street;

that within thirty (30) days after the adoption of this order, the City Clerk is hereby directed to give notice in compliance with Chapter 79 of the Massachusetts General Laws;

that no betterments be assessed for said improvement.

Attachment: hudson street (4431 : Private Way Pet #10,283)

PET. NO. 10,283

CITY OF SPRINGFIELD, MASSACHUSETTS

In City Council, February 26, 2018

ORDERED, that it being necessary for common convenience and necessity a way be laid out and established and known as Kay Street from Breckwood Boulevard westerly to Seymour Avenue with termini and boundaries as shown on plan entitled,

SPRINGFIELD, MA

DEPARTMENT OF PUBLIC WORKS

STREET ACCEPTANCE PLAN

KAY STREET

BRECKWOOD BLVD TO SEYMOUR AVE

SCALE 1"= 30' ***DATE 03/21/2017***

Consisting of one (1) sheet, which plan is incorporated herein by reference and is on file in the office of the Engineering Division of the Department of Public Works, Springfield, Massachusetts;

that said way is bounded as follows:

Beginning at a point of intersection of the northerly street line of Kay Street with the westerly street line of Breckwood Boulevard, said point also being southerly from the intersection of the southerly street line of Grape Street with the westerly street line of Breckwood Boulevard on a curve to the left with a radius of twelve hundred one and 96/100 (1201.96) feet, an arc distance of one hundred and 53/100 (100.53) feet; thence, by a curve to the left along the easterly terminus of Kay Street, with a radius of twelve hundred one and 96/100 (1201.96) feet, an arc distance of fifty and 33/100 (50.33) feet to a point on the southerly street line of Kay Street; thence, S 81° 31’ 19” W along said southerly street line a distance of four hundred fifty-nine and 51/100 (459.51) feet to a point of curvature; thence, westerly and southerly by a curve to the left whose radius is twenty-five and 00/100 (25.00) feet, an arc distance of thirty-nine and 33/100 (39.33) feet to a point of intersection with the easterly street line of Seymour Avenue; thence, N 8° 37’ 30” W along the westerly terminus of Kay Street a distance of twenty-five and 00/100 (25.00) feet to a point; thence, N 8° 28’ 41” W along said westerly terminus a distance of fifty and 00/100 (50.00) feet to a point on the northerly street line of Kay Street; thence, N 81° 31’ 19” E along said northerly street line a distance of four hundred seventy-nine and 17/100 (479.17) feet to the point of beginning, all as shown on the above mentioned plan, and bearings referring to the true meridian;

that appropriate street monuments shall be placed upon the lines above described at terminal points;

that said Kay Street shall be fifty (50) feet wide, and a roadway within said way be graded and paved for vehicular traffic with bituminous concrete or some other equally suitable material;

that an easement for highway purposes has been taken in the land included within the boundaries as above described pursuant to and by virtue of Chapter 79 of the Massachusetts General Laws;

that no damages be awarded, inasmuch as no damages will be sustained by any person, firm or corporation in their land abutting the public highway by reason of laying out or construction of said Kay Street;

that within thirty (30) days after the adoption of this order, the City Clerk is hereby directed to give notice in compliance with Chapter 79 of the Massachusetts General Laws;

that no betterments be assessed for said improvement.

Attachment: kay street (4431 : Private Way Pet #10,283)

PET. NO. 10,283

CITY OF SPRINGFIELD, MASSACHUSETTS

In City Council, February 26, 2018

ORDERED, that it being necessary for common convenience and necessity a way be laid out and established and known as Radner Street from Kent Road westerly to Biddle Street with termini and boundaries as shown on plan entitled,

SPRINGFIELD, MA

DEPARTMENT OF PUBLIC WORKS

RADNER STREET

PROPOSED SANITARY SEWER, STORMWATER DRAIN &

PAVEMENT FROM KENT ROAD TO BIDDLE STREET

SCALE 1"= 20' DATE JULY 1986

Consisting of one (1) sheet, which plan is incorporated herein by reference and is on file in the office of the Engineering Division of the Department of Public Works, Springfield, Massachusetts;

that said way is bounded as follows:

Beginning at a point of intersection of the northerly street line of Radner Street with the westerly street line of Kent Road, said point also being S 9° 16’ 53” E along said westerly street line a distance of seven hundred sixty-four +/- feet from a point of intersection with the southerly street line of Boston Road; thence, S 9° 16’ 53” E along the easterly terminus of Radner Street a distance of fifty and 00/100 (50.00) feet to a point; thence, S 80° 43’ 07” W along the southerly street line of Radner Street a distance of two hundred fifty and 00/100 (250.00) feet to a point of intersection with the easterly street line of Biddle Street; thence, N 9° 16’ 53” W along the westerly terminus of Radner Street a distance of fifty and 00/100 (50.00) feet to a point on the northerly street line of Radner Street; thence, N 80° 43’ 07” E along said northerly street line a distance of two hundred fifty and 00/100 (250.00) feet to the point of beginning, all as shown on the above mentioned plan, and bearings referring to the true meridian;

that appropriate street monuments shall be placed upon the lines above described at terminal points;

that said Radner Street shall be fifty (50) feet wide, and a roadway within said way be graded and paved for vehicular traffic with bituminous concrete or some other equally suitable material;

that an easement for highway purposes has been taken in the land included within the boundaries as above described pursuant to and by virtue of Chapter 79 of the Massachusetts General Laws;

that no damages be awarded, inasmuch as no damages will be sustained by any person, firm or corporation in their land abutting the public highway by reason of laying out or construction of said Radner Street;

that within thirty (30) days after the adoption of this order, the City Clerk is hereby directed to give notice in compliance with Chapter 79 of the Massachusetts General Laws;

that no betterments be assessed for said improvement.

Attachment: radner street (4431 : Private Way Pet #10,283)

City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 4427)

Meeting: 02/26/18 07:00 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 4427

For a Special Permit for the Division of an Interior Space (Antique Mall/Market), as Per the Reginal Shopping Center Overly District, at the Property Known as 1685 Boston Road (01655-0415), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 8, Section 8.3.31.

Request:	See Above
Owner:	1685 Boston Road, LLC
By:	Ellen W. Freyman, Esquire
Petitioner:	1685 Boston Road, LLC
By:	Ellen W. Freyman, Esquire

To The City Council of the City of Springfield:

The undersigned respectfully petition your honorable body

for a special permit for the division of an interior space (antique mall/market), as per the Reginal Shopping Center Overly District, at the property known as 1685 Boston Road (01655-0415), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 8, Section 8.3.31.

Mailing Address:

Three Garret Mountain Plaza, Suite 204
Woodland Park, NJ 07424

1441 Main Street, Ste. 1100
Springfield, MA 01103

Owner & Petitioner:

1685 Boston Road, LLC

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

BY:
Ellen W. Freyman, Esquire

Attachment: Boston_Rd_1685_Tax_Formal (4427 : 1685 Boston Road)

Stephen J. Lonergan
Collector/Treasurer

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

February 5, 2018

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:	1685 Boston Road – (01655-0415)
Petitioner:	1685 Boston Road LLC
Property Owner:	1685 Boston Rd LLC

Stephen J. Lonergan: Treasurer/Collector

Attachment: Boston_Rd_1685_Tax_Formal (4427 : 1685 Boston Road)

City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 4428)

Meeting: 02/26/18 07:00 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 4428

To Amend an Existing Special Permit (Used Car Sales), Granted July 2016, by Allowing a Change in the Petitioner, at the Property Known as 145 Armory Street (00645-0270), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1.

Request:	See Above
Owner:	Eight Iron, LLC
By:	John Freedman
Petitioner:	Merylina Santiago Asselin
By:	Merylina Santiago Asselin

To The City Council of the City of Springfield:

The undersigned respectfully petition your honorable body

to amend an existing special permit (used car sales), granted July 2016, by allowing a change in the petitioner, at the property known as 145 Armory Street (00645-0270), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1.

Mailing Address:

115 Stevens Street
Springfield, MA 01104

Owner:

Eight Iron, LLC

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

BY: _____
John Freedman

Mailing Address:

184 Bowles Park
Springfield, MA 01104

Petitioner:

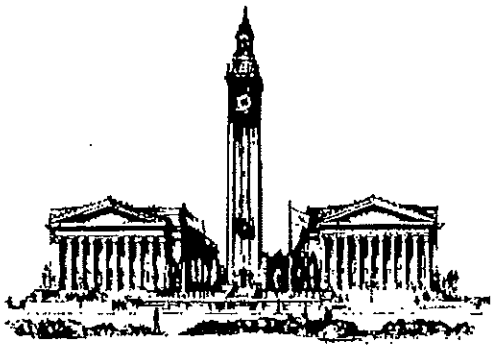
Merylina Santiago Asselin

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

BY: _____
Merylina Santiago Asselin

Attachment: Armory_St_145_Tax_Formal (4428 : 145 Armory Street)

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

February 5, 2018

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: 145 Armory St – (00645-0270)

Petitioner: Merylina Santiago Asselin

Property Owner: Eight Iron LLC

Stephen J. Lonergan: Treasurer/Collector

Attachment: Armory_St_145_Tax_Formal (4428 : 145 Armory Street)

City Council
36 Court Street
Springfield, MA 01103

TABLED

PETITION (ID # 3928)

Meeting: 02/26/18 07:00 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 3928

For a Special Permit to Allow for the Construction of a New Fourteen (14) Unit Residential (Townhouse) Development at the Properties Known as SS Boston Road (01655-0693), WS Lamont Street (07470-0003) and ES Morton Street (08860-0134), as Allowed by the Springfield Zoning Ordinance, Article 4, Table 4-2 and Table 4-4, Section 2.3(1) and M.G.L.

Request:	See Above
Owner:	Nicholas L. Graham
By:	Nicholas L. Graham
Petitioner:	Nicholas L. Graham
By:	Nicholas L. Graham

HISTORY:

06/26/17 City Council LAY ON TABLE Next: 08/21/17

Councilor Marcus Williams moved to tabled the item. Seconded by Councilor Walsh

08/21/17 City Council CONTINUE Next: 11/27/17

Attorney Ellen Freyman, representing the petitioner, stated that they would like to have the matter continued to the November meeting.

Motion to continue by Councilor Edwards and Seconded by Councilor Walsh. Councilor Fenton abstained from the vote.

11/27/17 City Council CONTINUE Next: 02/26/18

Prior to opening the hearing, the council was informed that counsel for the petitioner requested that the matter be continued until February.

Councilor Edwards made a motion to continue. Seconded by Councilor Williams. Motion passed unanimously.

To The City Council of the City of Springfield:

The undersigned respectfully petition your honorable body

for a special permit to allow for the construction of a new fourteen (14) unit residential (townhouse) development at the properties known as SS Boston Road (01655-0693), WS Lamont Street (07470-0003) and ES Morton Street (08860-0134), as allowed by the Springfield Zoning Ordinance, Article 4, Table 4-2 and Table 4-4, Section 2.3(1) and M.G.L.

Mailing Address:

2622 Helena Street
Houston, TX 77006

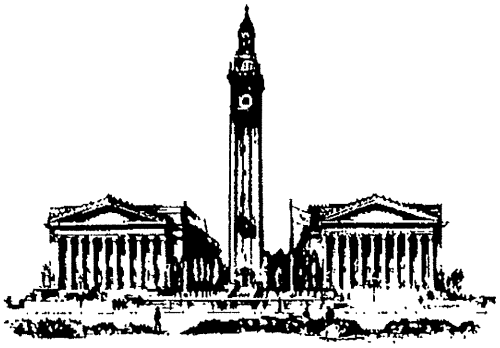
Owner & Petitioner:

Nicholas L. Graham

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

BY: _____
Nicholas L. Graham

Attachment: SS_Boston_Rd_Tax_Formal (3928 : SS Boston Road)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

4/3/2017

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 : SS Boston Road
Petitioner : Nick Graham
Landlord : Nick Graham

Stephen J. Lonergan: Treasurer/Collector

Attachment: SS_Boston_Rd_Tax_Formal (3928 : SS Boston Road)

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT

461 BOSTON ROAD (01655-0693), WS LAMONT STREET (07470-0003) & ES MORTON STREET (08860-0124)

RESIDENTIAL DEVELOPMENT WITH TEN (10) OR MORE UNITS

General Information

Petitioner:	Nick Graham
Request:	For the construction of a fourteen (14) unit, residential townhouse development.
Proposed use of the property:	Townhouse development
Property Size:	39,310 s.f.
Compatibility with current planning documents:	The Pine Point Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Pine Point Community Council: 4-5-17
Tax Status:	**SEE ATTACHED**
Site Visit:	6-8-17
Hearing Date:	6-26-17

Staff Analysis

Neighborhood characteristics:

The property is located in the Pine Point Neighborhood and is located in an area that has a mix of both commercial and residential uses.

To the north is a retail operation and a former car dealership zoned Business A.
To the south are single family homes zoned Residence A.
To the east is a retail operation zoned Business A.
To the west is a gas station zoned Business A.

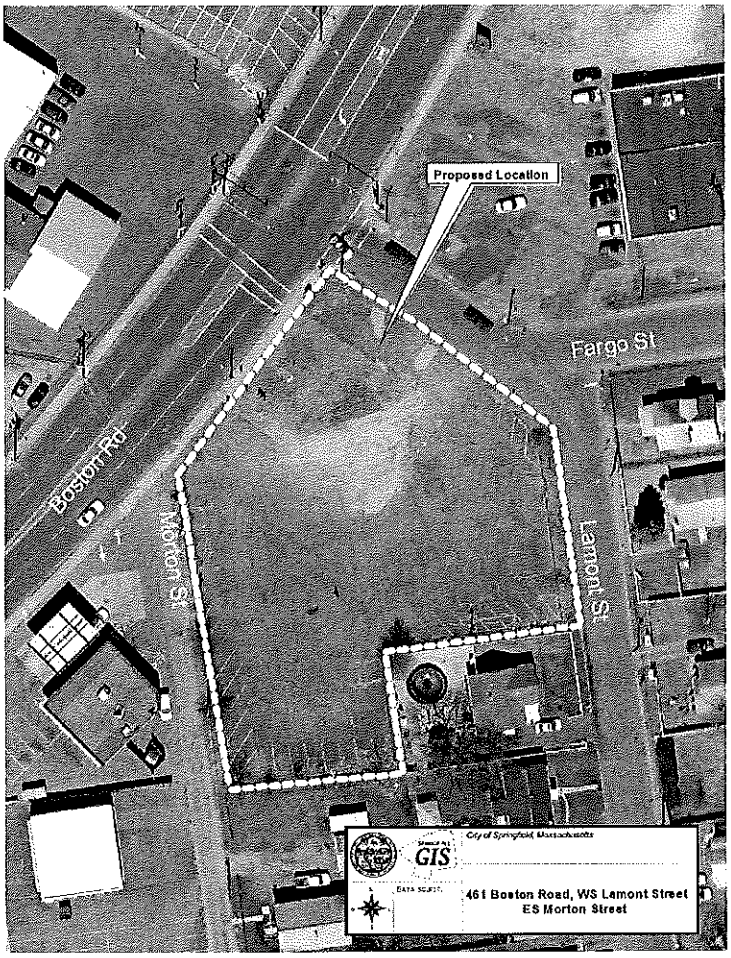
Site plan review:

The petitioner has submitted plans for the construction of a new, fourteen (14) unit, townhouse development at the properties known as 461 Boston Road, WS Lamont Street and ES Morton Street. This site has been vacant for a number of years and was the former location of Russell's Restaurant. As per the revised Springfield Zoning Ordinance, a special permit is required for the construction of a residential development with ten (10) or more units.

As noted, under the revised zoning, a special permit is now required for this proposed development as it is

Attachment: Boston_Rd_461_2017 (3928 : SS Boston Road)

proposing fourteen (14) units. Under the previous version of the zoning, this development was only required to obtain a Site Plan approval from the Springfield Planning Board. This development was reviewed and approved by the Planning Board on June 17, 2015. However, since the developer never pulled a building permit, the project was not protected when the Zoning Ordinance was amended in January 2017. As such, the project now falls under the new zoning requirements.



It is important to note that in addition to the special permit, the project will also require a zone change to Residence C. This is due to the fact the zoning now states that "…the portion of a residential building along street frontages shall be used only for non-residential purposes". This particular requirement applies to residential developments located within business zoned. Since this development does not meet this new requirement, a zone change to Residence C will be required.

As per the attached plans, the proposed residential units will be located along the perimeter of the site with an internal parking lot. The fourteen (14) units will be located in two (2) buildings facing Boston Road, one (1) building facing Lamont Street and two (2) buildings facing Morton Street. Again, as noted, the parking will be located behind the buildings.

As was noted above, the proposed project was fully reviewed by the Planning Board back in 2015. At that time, a number of discussions were held on the proposed design and layout of the buildings. One of the design discussions centered on the layout of the entrances, specifically in regards to the building facing Lamont Street. In a previous version of the plans, the building facing Lamont Street showed the rear of the building facing the street. The staff felt very strongly that the front of building needed to be facing Lamont Street. As noted during the site visit, the existing homes along Lamont Street all have front doors facing the street; therefore, the staff firmly believes that this new development should reflect the existing pattern.

Additionally, the elevations submitted had indicated that there were going to be no windows being installed on the side of the buildings. The staff believes that windowless elevations are not in keeping with the overall architecture of the surrounding neighborhood. As with all new housing developments that the staff reviews, one of the key elements is that the new development reflects the context in which it is being constructed. The staff certainly understands that there are limitations to this desire but believe strongly that windows can be installed to the side of the building and installed without a significant increase to the overall development costs. The staff also believes that windows help toward the overall marketability of the proposed development.

After a number of discussions with the developer it was agreed upon the building along Lamont Street would have the entrances facing the street and that additional windows would be installed on the side elevations. These were also made conditions of the approval. If this special permit is approved by the City Council, the

Attachment: Boston_Rd_461_2017 (3928 : SS Boston Road)

staff would also suggest these conditions be added.

Lastly, with regards to the proposed fencing, the plans submitted indicated that a six (6) foot high, vinyl stockade fence will be installed around the property. The proposed fencing will run along the rear of the building along Morton Street and along the southern property line. The fencing will not run in front the buildings along Lamont Street or Boston Road.

Recommendation

Approve, with conditions.

Recommended Conditions

1. This special permit is granted solely for the construction of a fourteen (14) unit, residential townhouse development at the properties known as 461 Boston Road (01655-0693), WS Lamont Street (07470-0003) and ES Morton Street (08860-0124).
2. The use shall be developed in accordance to the attached site plans and elevations, with the addition of conditions #4 and #14.
3. The three (3) units along Lamont Street shall be aligned to have the front doors and porches facing Lamont Street.
4. A three (3) foot-wide, landscape buffer, planted with arborvitae shrubs, three (3) feet on center, shall be installed along the southern property line. All the remaining landscaping shall be installed as per the attached plans.
5. All landscaping and turfed areas shall be irrigated.
6. Fencing shall be installed as per the attached plans.
7. The site shall be maintained free of all trash, litter, debris and overgrown vegetation.
8. Any and all public tree belts and sidewalks shall be maintained, including snow removal.
9. In addition to the special permit approval, a full review by the Department of Public Works, as per the provisions of City Ordinance, Article VIII, §27-29, will be required. This approval must be obtained prior to the issuance of a Building Permit.
10. Windows shall be included on all side elevations.
11. Any and all building permits, including sign permits shall be obtained, prior to start of construction.
12. The property management information, including an address and telephone number, shall be provided to the Springfield Police Department.
13. Any and all dumpsters shall be completely enclosed.
14. A zone change to Residence C shall be obtained, prior to the issuance of a building permit.
15. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by fine of up to $200 per day for each day a violation exists, denial of the issuance of a Certificate of Occupancy and/or possible revocation of permits issued.

Attachment: Boston_Rd_461_2017 (3928 : SS Boston Road)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

4/3/2017

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:

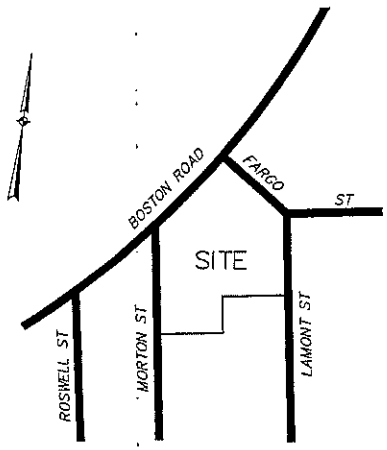
Special Permit : SS Boston Road
Petitioner : Nick Graham
Landlord : Nick Graham

Stephen J. Lonergan: Treasurer/Collector

Attachment: Boston_Rd_461_2017 (3928 : SS Boston Road)

Townhouse Complex

461 Boston Road
Springfield, Massachusetts



KEY MAP

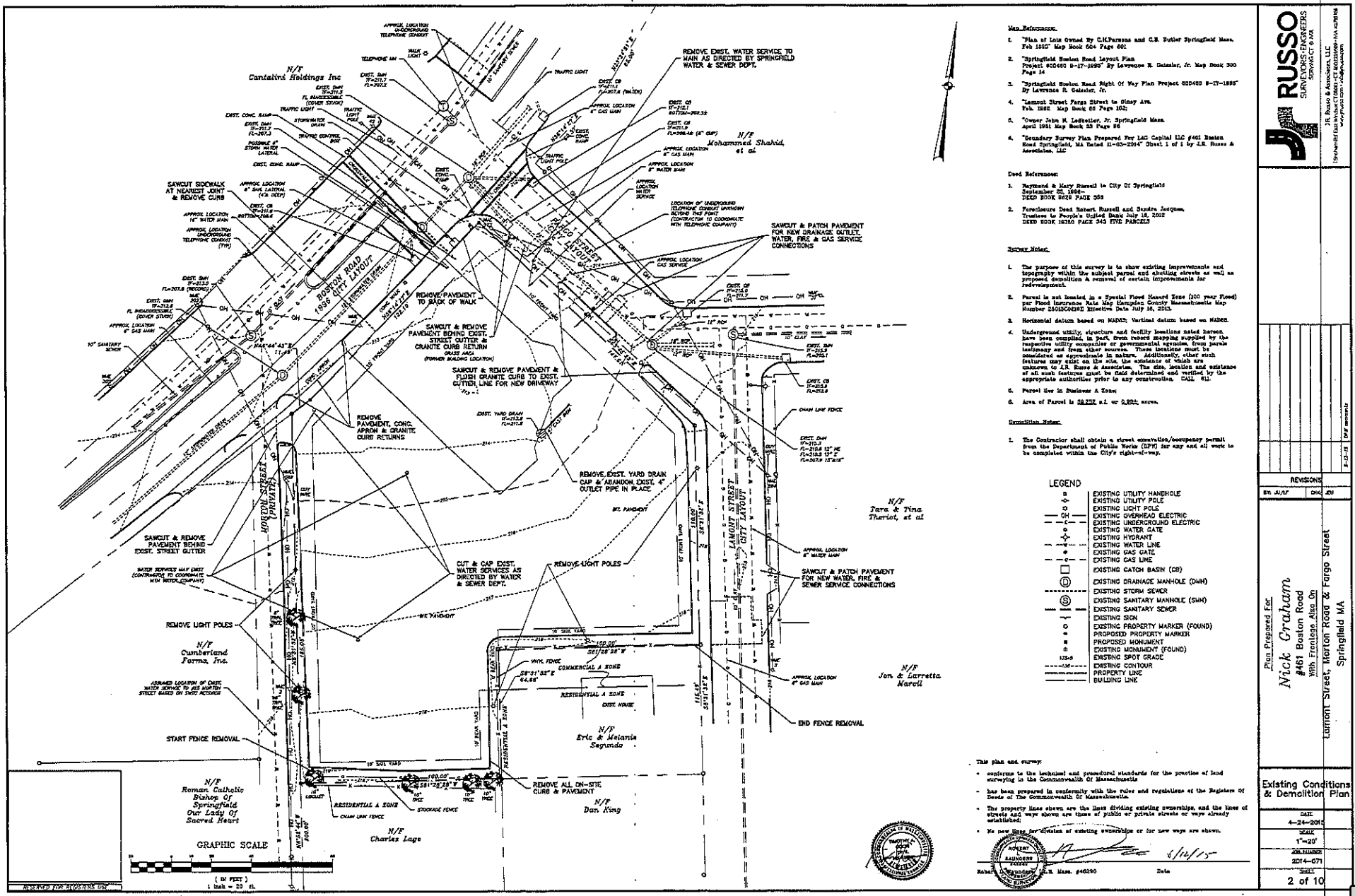
SHEET TITLE	SHEET NO.	LATEST REVISION
CIVIL		
COVER SHEET	1 of 10	6-12-15
EXISTING CONDITONS & DEMOLITION PLAN	2 of 10	6-12-15
LAYOUT PLAN	3 of 10	6-12-15
LANDSCAPE PLAN	4 of 10	6-12-15
GRADING PLAN & EROSION CONTROL PLAN	5 of 10	6-12-15
UTILITY PLAN	6 of 10	6-12-15
LIGHTING PLAN	7 of 10	6-12-15
DETAILS	8 of 10	6-12-15
DETAILS	9 of 10	5-12-15
DETAILS	10 of 10	4-24-15

Prepared For

Nick Graham
305 McGowen Street Unit 3307
Houston, Texas 77006

RUSSO
SURVEYORS · ENGINEERS
SERVING CT & MA
J.R. Russo & Associates, LLC

Attachment: Boston_Rd_461_2017 (3928 : SS Boston Road)



Map References:

1. "Plan of Lots Owned By C.H.Parsons and C.B. Butler Springfield Mass. Feb 1880" Map Book 604 Page 601
2. "Springfield Boston Road Layout Plan Project #SD460 8-17-1895" By Lawrence R. Geissler, Jr. Map Book 300 Page 14
3. "Springfield Boston Road Right Of Way Plan Project #SD460 8-17-1895" By Lawrence R. Geissler, Jr.
4. "Lamont Street Fargo Street to Olney Ave. Feb. 1882 Map Book 68 Page 102;
5. "Owner John M. Ledbetter, Jr. Springfield Mass. April 1981 Map Book 53 Page 98
6. "Boundary Survey Plan Prepared For LAC Capital LLC #461 Boston Road Springfield, MA Dated 11-03-2014" Sheet 1 of 1 by J.R. Russo & Associates, LLC

Deed References:

1. Raymond & Mary Russell to City Of Springfield September 20, 1956- DEED BOOK 2620 PAGE 358
2. Foreclosure Deed Robert Russell and Sandra Jacques, Trustees to People's United Bank July 18, 2012 DEED BOOK 16350 PAGE 343 FIVE PARCELS

Survey Notes:

1. The purpose of this survey is to show existing improvements and topography within the subject parcel and abutting streets as well as proposed demolition & removal of certain improvements for redevelopment.
2. Parcel is not located in a Special Flood Hazard Zone (100 year Flood) per Flood Insurance Rate Map Hampden County Massachusetts Map Number 25013C0429E Effective Date July 16, 2013.
3. Horizontal datum based on NAD83. Vertical datum based on NAVD88.
4. Underground utility, structure and facility locations noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parole testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to J.R. Russo & Associates. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to any construction. CALL 811.
5. Parcel lies in Business A Zone;
6. Area of Parcel is 39,752± s.f. or 0.912± acres.

Demolition Notes:

1. The Contractor shall obtain a street excavation/occupancy permit from the Department of Public Works (DPW) for any and all work to be completed within the City's right-of-way.

LEGEND

- EXISTING UTILITY MANHOLE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- OH — EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING WATER GATE
- EXISTING HYDRANT
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING CATCH BASIN (CB)
- EXISTING DRAINAGE MANHOLE (DMH)
- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE (SMH)
- EXISTING SANITARY SEWER
- EXISTING SIGN
- EXISTING PROPERTY MARKER (FOUND)
- PROPOSED PROPERTY MARKER
- PROPOSED MONUMENT
- EXISTING MONUMENT (FOUND)
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- PROPERTY LINE
- BUILDING LINE

This plan and survey:

- conforms to the technical and procedural standards for the practice of land surveying in the Commonwealth Of Massachusetts
- has been prepared in conformity with the rules and regulations of the Registers Of Deeds of The Commonwealth Of Massachusetts.
- The property lines shown are the lines dividing existing ownerships, and the lines of streets and ways shown are those of public or private streets or ways already established.
- No new lines for division of existing ownerships or for new ways are shown.

Robert J. Russo, P.E. Mass. #46290 — Date 6/12/15

J.R. RUSSO SURVEYORS ENGINEERS SERVING CT & MA

J.R. Russo & Associates, LLC
19 Harwich Trail, W. Hartford CT 06083 • CT #0031899 • MA #29766
www.jrrusso.com • info@jrrusso.com

REVISIONS

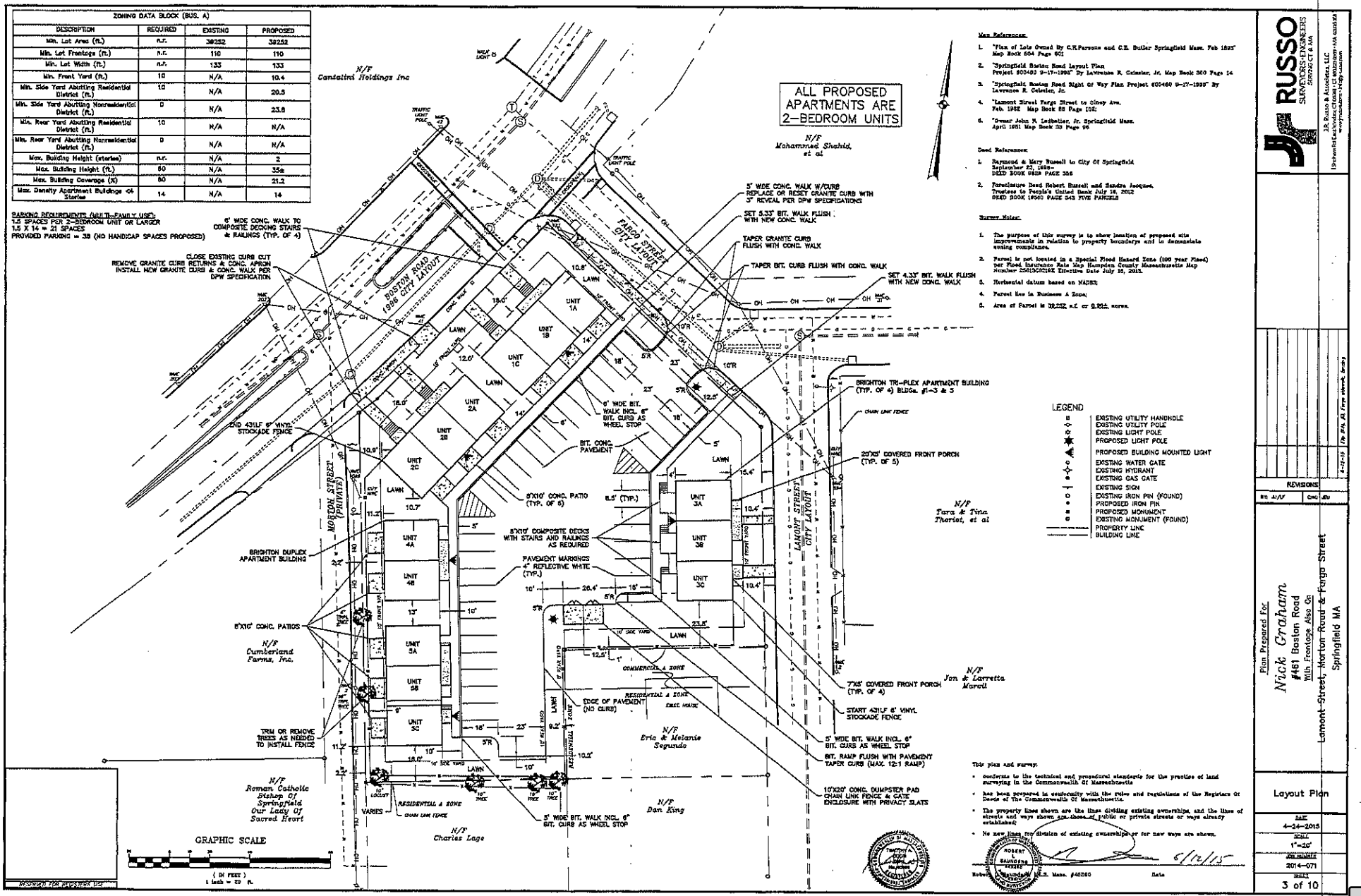
BY	DATE
JRR	6-12-15

Plan Prepared For
Nick Graham
#461 Boston Road
With Frontage Also On
Lamont Street, Morton Road & Fargo Street
Springfield MA

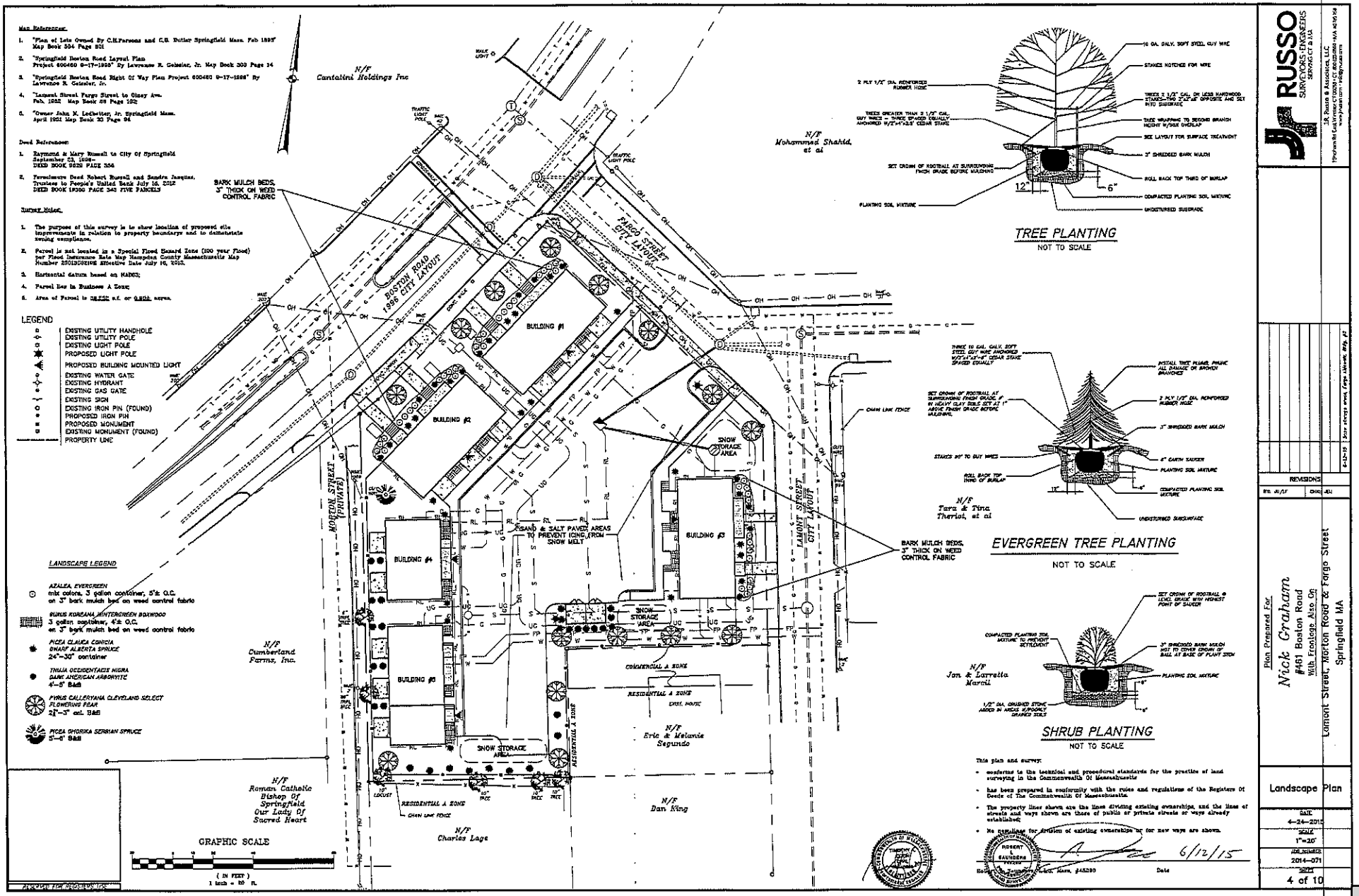
Existing Conditions & Demolition Plan

DATE 4-24-2015
SCALE 1"=20'
JOB NUMBER 2014-071
SHEET 2 of 10

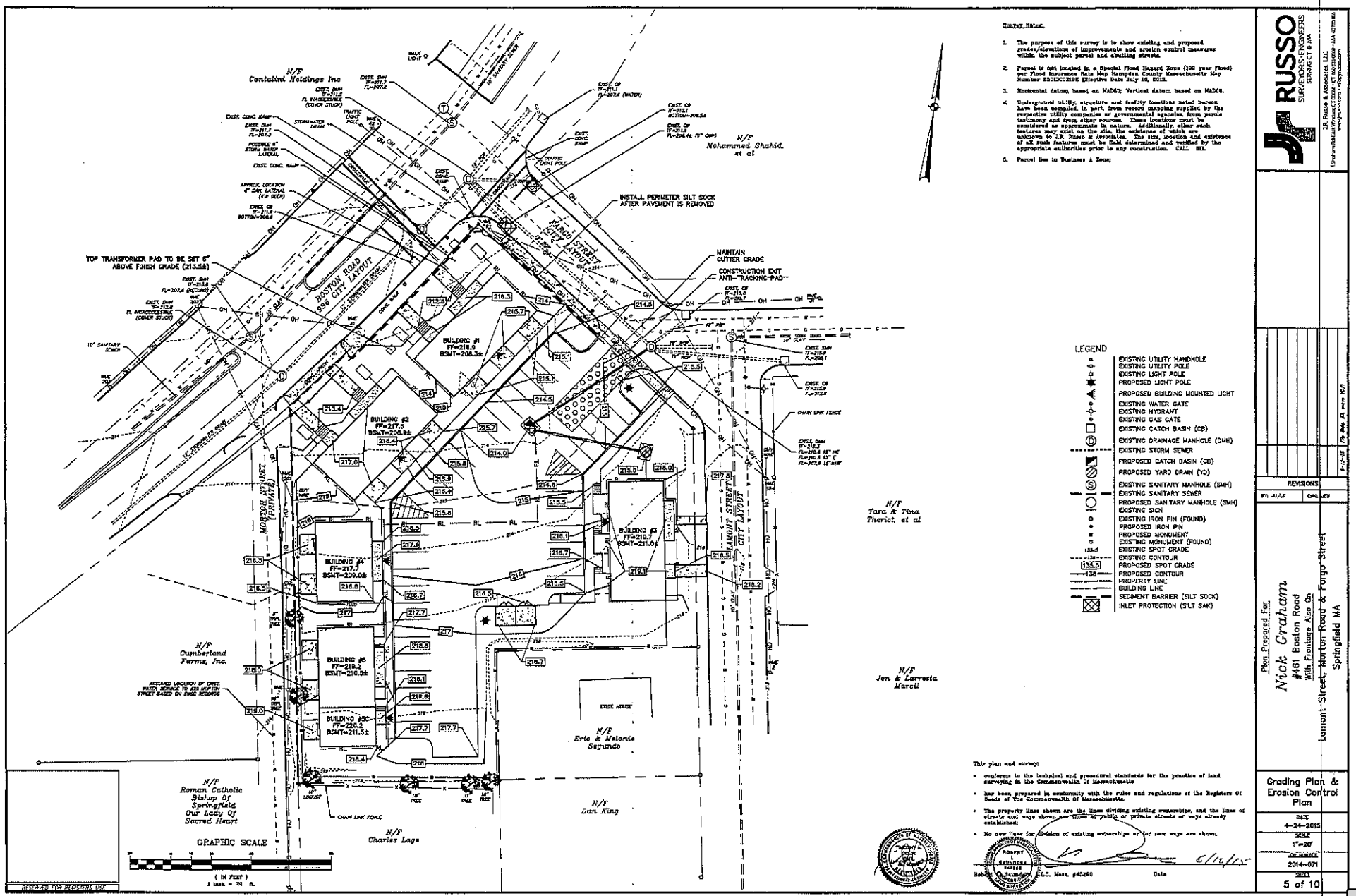
Attachment: Boston_Rd_461_2017 (3928 : SS Boston Road)



Attachment: Boston_Rd_461_2017 (3928 : SS Boston Road)



Attachment: Boston_Rd_461_2017 (3928 : SS Boston Road)



Survey Notes:

1. The purpose of this survey is to show existing and proposed grades/elevations of improvements and erosion control measures within the subject parcel and abutting streets.
2. Parcel is not located in a Special Flood Hazard Zone (100 year Flood) per Flood Insurance Rate Map Hampden County Massachusetts Map Number 25013C0219E Effective Date July 16, 2012.
3. Horizontal datum based on NAD83; Vertical datum based on NAD88.
4. Underground utility, structure and facility locations noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parcels testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to J.R. Russo & Associates. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to any construction. CALL 811.
5. Parcel lies in Business A Zone;

This plan and survey:

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- has been prepared in conformity with the rules and regulations of the Registers Of Deeds of The Commonwealth Of Massachusetts.
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Robert L. Saunders, P.L.S. Mass. #45280 — Date 6/12/15

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J.R. Russo & Associates, LLC
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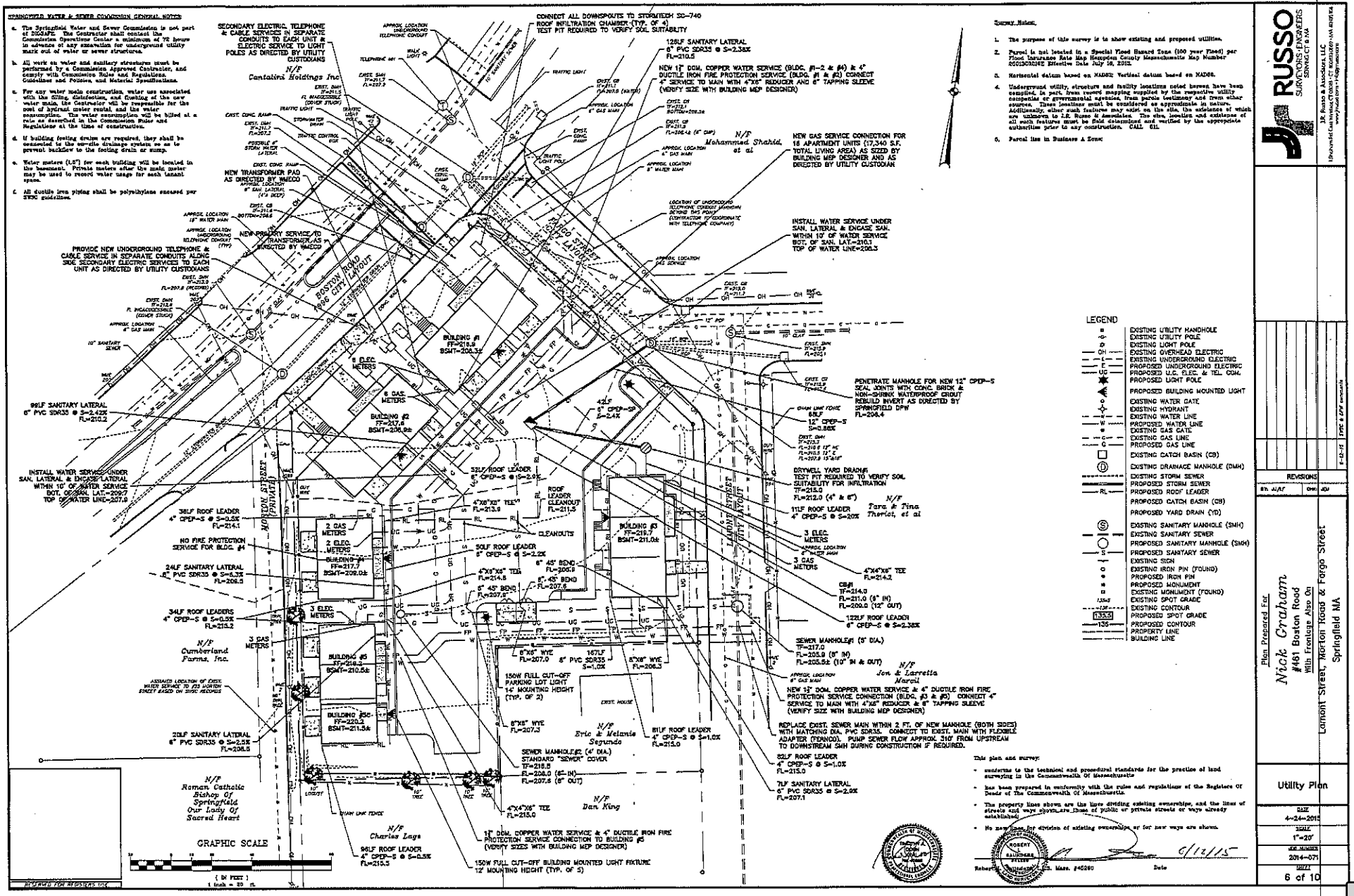
REVISIONS

Plan Prepared For
Nick Graham
#461 Boston Road
With Frontage Also On
Lamont Street, Morton Road & Fargo Street
Springfield MA

Grading Plan & Erosion Control Plan

DATE 4-24-2015
SCALE 1"=20'
JOB NUMBER 2014-071
SHEET 5 of 10

Attachment: Boston_Rd_461_2017 (3928 : SS Boston Road)



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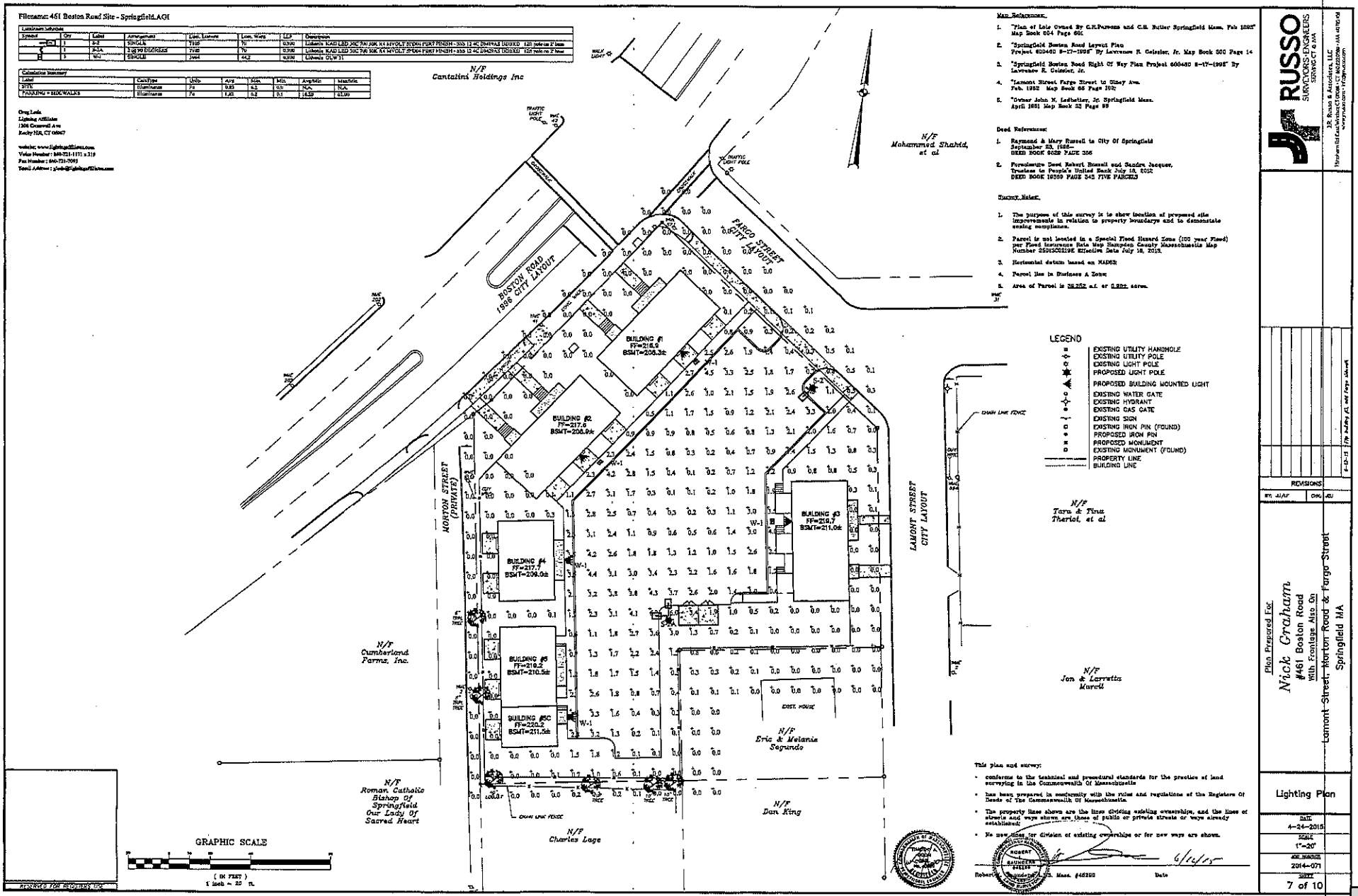

Attachment: Boston_Rd_461_2017 (3928 : SS Boston Road)

WINDOWS TO BE INCLUDED ON SIDE ELEVATIONS

Drawn For:
Nick Graham
TheStudentRental
306 McGowen St Unit 3307
413-244-0766

Drawings Provided by:
Avalon Building Systems
3 Porter Street, Suit 201
Stoughton, MA 02072
781-344-4875

REVISED:

DATE:
5/14/15

SCALE:

SHEET:

4.b

Drawings Provided by:	REVISED:	DATE:	SCALE:	SHEET:	Drawn For:
Avalon Building Systems 3 Porter Street, Suit 201 Stoughton, MA 02072 781-344-4875		5/14/15			Nick Graham TheStudentRental 306 McGowen St Unit 3307 413-244-0766

Attachment: Boston_Rd_461_2017 (3928 : SS Boston Road)

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Attachment: Boston_Rd_461_2017 (3928 : SS Boston Road)

VIEW FROM LAMONT STREET

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TheStudentRental
306 McGowen St Unit 3307
413-244-0766

Drawings Provided by:
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3 Porter Street, Suit 201
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781-344-4875

REVISED:

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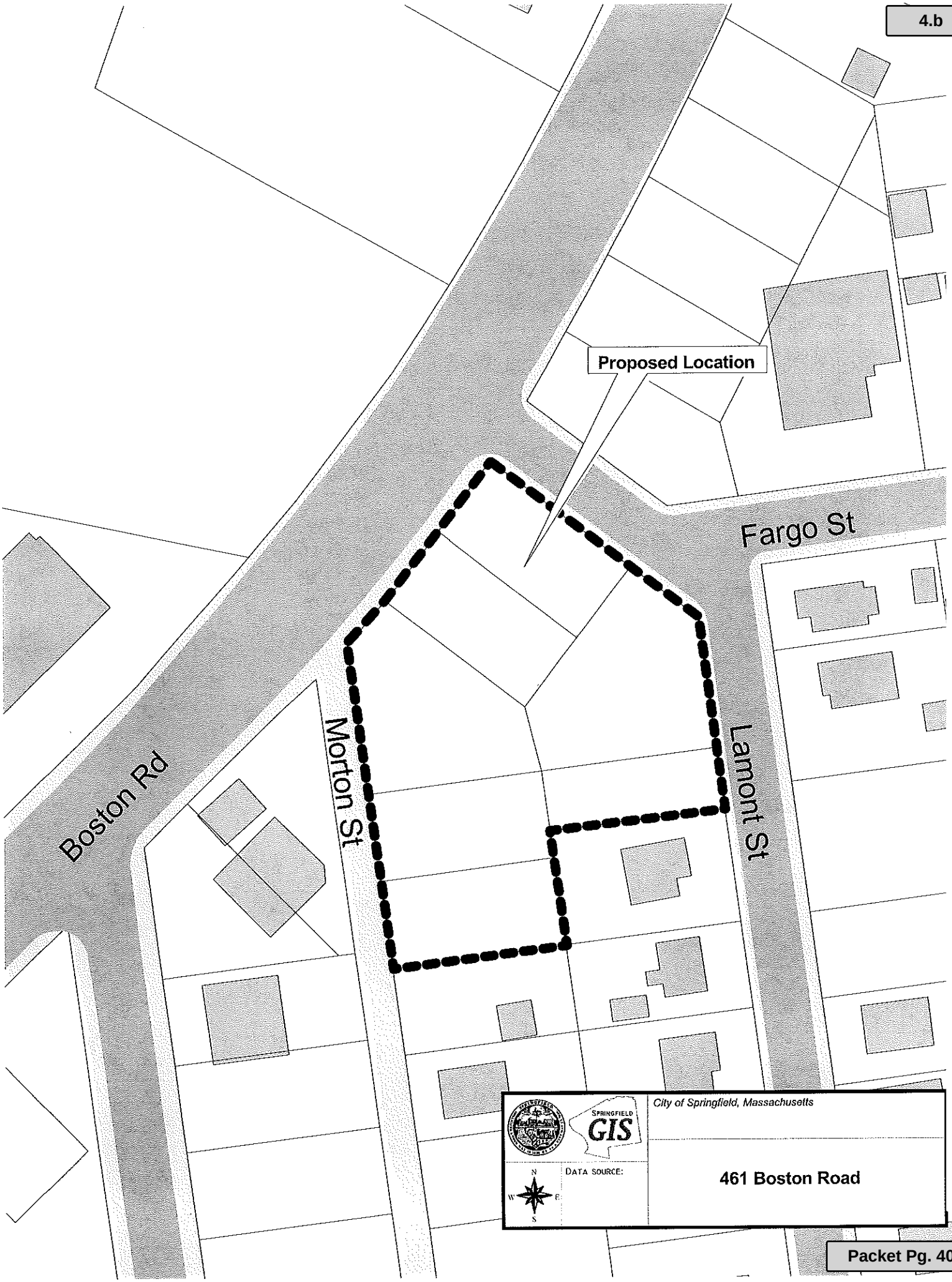

Attachment: Boston_Rd_461_2017 (3928 : SS Boston Road)

From: Freyman, Ellen
To: Wilson, Anthony I.
Subject: Request for continuance
Date: Wednesday, November 22, 2017 1:04:05 PM

Anthony,
On behalf of my client, Nicholas L. Graham, I am writing to request a further continuance of the hearings scheduled for Monday, November 27th, on his pending special permit application and zone change request with regard to the properties located at SS Boston Road, WS Lamont Street and ES Morton St., to the February 2018 hearing date. My client's wife is expecting a baby shortly and he is unable to travel. Additionally, he is intending to attend an upcoming neighborhood council meeting and arrange for a site visit prior to the City Council hearings.

We respectfully request the granting of the continuances by the City Council. If you need anything further, please let me know.

I hope you have a great Thanksgiving.

Thanks,

Ellen

Ellen W. Freyman
Shatz, Schwartz and Fentin, P.C.
1441 Main Street, Ste. 1100
Springfield, MA 01103
Tel: 413-737-1131
Fax: 413-736-0375
Cell: 413-575-8655
efreyman@ssfpc.com
www.ssfpc.com

Although this written communication may address certain tax issues, it is not a reliance opinion as described in IRS Circular 230 and, therefore, it cannot be relied upon by itself to avoid any tax penalties. If you would like a reliance opinion letter, please contact us and we will discuss our procedures for preparing one. Thank you.

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Attachment: Request for continuance (3928 : SS Boston Road)

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A ZONE CHANGE

461 BOSTON ROAD (01655-0693), WS LAMONT STREET (07470-0003) & ES MORTON STREET (08860-0124)

BUSINESS A TO RESIDENCE C

GENERAL INFORMATION

Applicant:	Nicholas L. Graham
Request:	Business A to Residence C
Location:	461 Boston Road, WS Lamont Street and ES Morton Street
Parcel Size:	39,310 s.f.
Purpose:	Multi-family homes
Surrounding Land Use and Zoning:	The property is located in the Pine Point 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 retail operation and a car dealership zoned Business A. To the south are single family homes zoned Residence A. To the east is a retail operation zoned Business A. To the west is a gas station zoned Business A.
Comprehensive/ Neighborhood Plan:	The Pine Point Neighborhood Plan shows no changes to this area.
Site Visit:	4-24-17
Neighborhood Council Notification:	Pine Point Neighborhood Council: 4-18-17
Planning Board Hearing Date:	5-3-17

SPECIAL INFORMATION

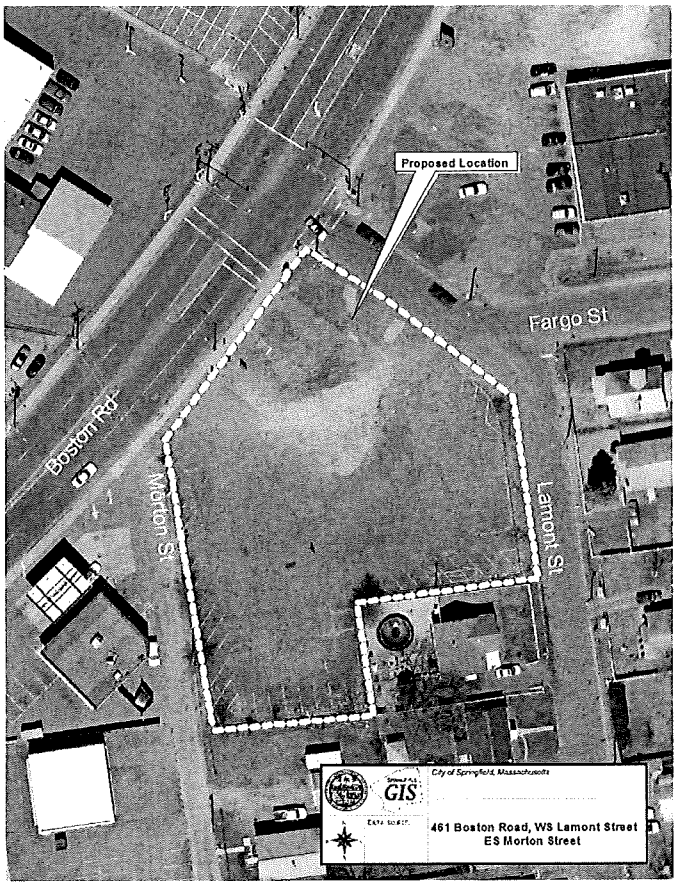
Traffic & Parking:	N/A
Physical Characteristics:	N/A
Other Notes:	N/A

ANALYSIS

The petitioner has requested to change the zoning of the properties known as 461 Boston Road, WS Lamont Street and ES Morton Street from Business A to Residence C. The site was the former location of Russel's Restaurant. The existing building was demolished and plans have now been submitted for a new, fourteen (14) unit townhouse development.

Attachment: 3188_Boston_Rd_461_2017_CC (3964 : SS Boston Road)

It should be noted that this proposed development was reviewed and approved by the Springfield Planning Board back in June 2015 (see attached approval letter). This review was completed under a Tier 2-Planning Board Site Plan Review.



Due to the fact that a Building Permit was never obtained by the developer, the project now falls under the new Zoning requirements that were approved by the City Council back in January 2017. Under the recent revisions to the Zoning Ordinance, the project now requires a zone change as well as a special permit.

As noted above, the developer has submitted plans for a new, fourteen (14) unit townhouse development. As per the attached plans there will be a total of five (5) townhouse units located on the property. There are proposed to be two (2) building along Boston Road which will contain three (3) units each; one building along Lamont Street, which will contain three (3) units and two (2) building along Morton Street. One building will contain two (2) units and the second building will contain three (3) units.

During the Planning Board Site Plan Review process which took place back in 2015, a number of discussions were held on the design. Much of these discussions were centered along the design of the buildings and the direction each building was to face. In a previous version of the plans, the units along Lamont Street were planned with the back of the buildings facing Lamont Street. The Board as well as the staff raised concerns about this design and ultimately a revised plan was submitted. While there were other design issues discussed, it should be noted that those will be further addressed as part of the special permit process.

After visiting the site and reviewing the proposed plans, the staff does not object to the proposed zone change. While there is no Residence C directly adjacent to this site, there are a number of clusters of Residence C zoning found throughout this area. This was done to allow for a more diverse housing type and style. Again, due to the fact that this project will also require a special permit, additional conditions can be placed on this development which help to ensure a proper design and site layout that will help blend this project into the existing residential neighborhood.

In visiting the site, it should be noted that the property is in need of maintenance. There is a larger amount of overgrown vegetation as well as trach and debris on the site. It was also noted that a section of the fence is missing.

Attachment: 3188_Boston_Rd_461_2017_CC (3964 : SS Boston Road)

RECOMMENDATION

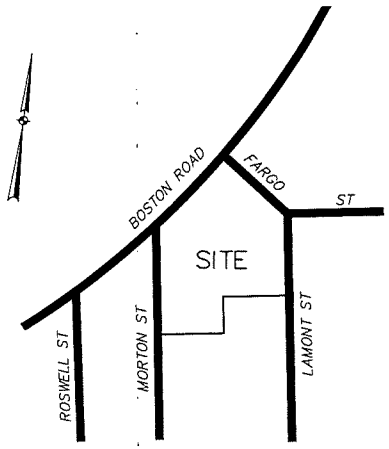
Approve.

Attachment: 3188_Boston_Rd_461_2017_CC (3964 : SS Boston Road)

Attachment: 3188_Boston_Rd_461_2017_CC (3964 : SS Boston Road)

Townhouse Complex

461 Boston Road
Springfield, Massachusetts



KEY MAP
1"=100'±

SHEET TITLE	SHEET NO.	LATEST REVISION
CIVIL		
COVER SHEET	1 of 10	6-12-15
EXISTING CONDITONS & DEMOLITION PLAN	2 of 10	6-12-15
LAYOUT PLAN	3 of 10	6-12-15
LANDSCAPE PLAN	4 of 10	6-12-15
GRADING PLAN & EROSION CONTROL PLAN	5 of 10	6-12-15
UTILITY PLAN	6 of 10	6-12-15
LIGHTING PLAN	7 of 10	6-12-15
DETAILS	8 of 10	6-12-15
DETAILS	9 of 10	6-12-15
DETAILS	10 of 10	4-24-15

Prepared For

Nick Graham
306 McGowen Street Unit 3307
Houston, Texas 77006

RUSSO
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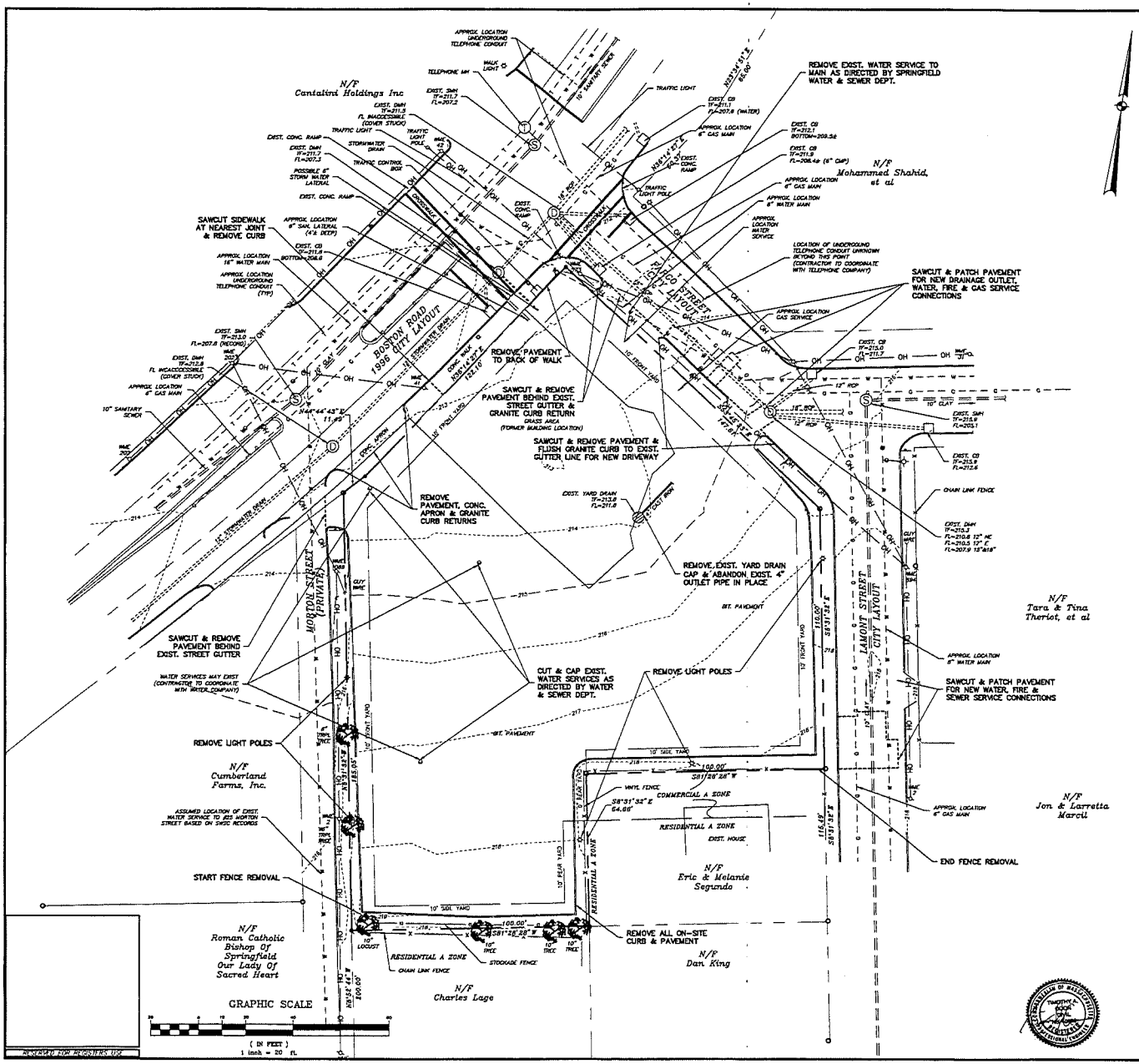

Map References:

1. "Plan of Lots Owned By C.H.Parsons and C.B. Butler Springfield Mass. Feb 1892" Map Book 504 Page 601
2. "Springfield Boston Road Layout Plan Project 600460 9-17-1996" By Lawrence R. Geissler, Jr. Map Book 300 Page 14
3. "Springfield Boston Road Right Of Way Plan Project 600460 9-17-1996" By Lawrence R. Geissler, Jr.
4. "Lamont Street Fargo Street to Olney Ave. Feb. 1962 Map Book 85 Page 102;
5. "Owner John M. Ledbetter, Jr. Springfield Mass. April 1991 Map Book 33 Page 96
6. "Boundary Survey Plan Prepared For LAG Capital LLC #461 Boston Road Springfield, MA Dated 11-03-2014" Sheet 1 of 1 by J.R. Russo & Associates, LLC

Deed References:

1. Raymond & Mary Russell to City Of Springfield September 23, 1996- DEED BOOK 9629 PAGE 356
2. Foreclosure Deed Robert Russell and Sandra Jacques, Trustees to People's United Bank July 10, 2012 DEED BOOK 19360 PAGE 343 FIVE PARCELS

Survey Notes:

1. The purpose of this survey is to show existing improvements and topography within the subject parcel and abutting streets as well as proposed demolition & removal of certain improvements for redevelopment.
2. Parcel is not located in a Special Flood Hazard Zone (100 year Flood) per Flood Insurance Rate Map Hampden County Massachusetts Map Number 25013C0219E Effective Date July 16, 2013.
3. Horizontal datum based on NAD83; Vertical datum based on NAD88.
4. Underground utility, structure and facility locations noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parols testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to J.R. Russo & Associates. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to any construction. CALL 811.
5. Parcel lies in Business A Zone;
6. Area of Parcel is 39,252 s.f. or 0.90± acres.

Demolition Notes:

1. The Contractor shall obtain a street excavation/occupancy permit from the Department of Public Works (DPW) for any and all work to be completed within the City's right-of-way.

LEGEND

- EXISTING UTILITY HANDHOLE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- OH — EXISTING OVERHEAD ELECTRIC
- C — EXISTING UNDERGROUND ELECTRIC
- EXISTING WATER GATE
- EXISTING HYDRANT
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- EXISTING CATCH BASIN (CB)
- D — EXISTING DRAINAGE MANHOLE (DMH)
- EXISTING STORM SEWER
- S — EXISTING SANITARY MANHOLE (SMH)
- EXISTING SANITARY SEWER
- EXISTING SIGN
- EXISTING PROPERTY MARKER (FOUND)
- PROPOSED PROPERTY MARKER
- PROPOSED MONUMENT
- EXISTING MONUMENT (FOUND)
- 123.0 EXISTING SPOT GRADE
- 136 EXISTING CONTOUR
- PROPERTY LINE
- BUILDING LINE

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Robert J. Russo, P.L.S. Mass. #46290 — Date 6/12/15

RUSSO SURVEYORS-ENGINEERS SERVICE-ACT & WA
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1 Sheehan Rd East Windsor CT 06088 • CT 860.623.9300 • MA 413.786.9556
www.jrussocivil.com • info@jrussocivil.com

REVISIONS

BY:	CHK:
AJ/LF	JRJ

6-12-15 DPW comments

Plan Prepared For
Nick Graham
#461 Boston Road
With Frontage Also On
Lamont Street, Morton Road & Fargo Street
Springfield MA

Existing Conditions & Demolition Plan

DATE	4-24-2015
SCALE	1"=20'
JOB NUMBER	2014-071
SHEET	2 of 10

S:\AutoCAD\2014 Civil 3D\2014-071 Graham-Boston Road Springfield\Russo Drawings\2014-071 NEW.dwg 6/12/2015 1:21:46 PM, 1:1

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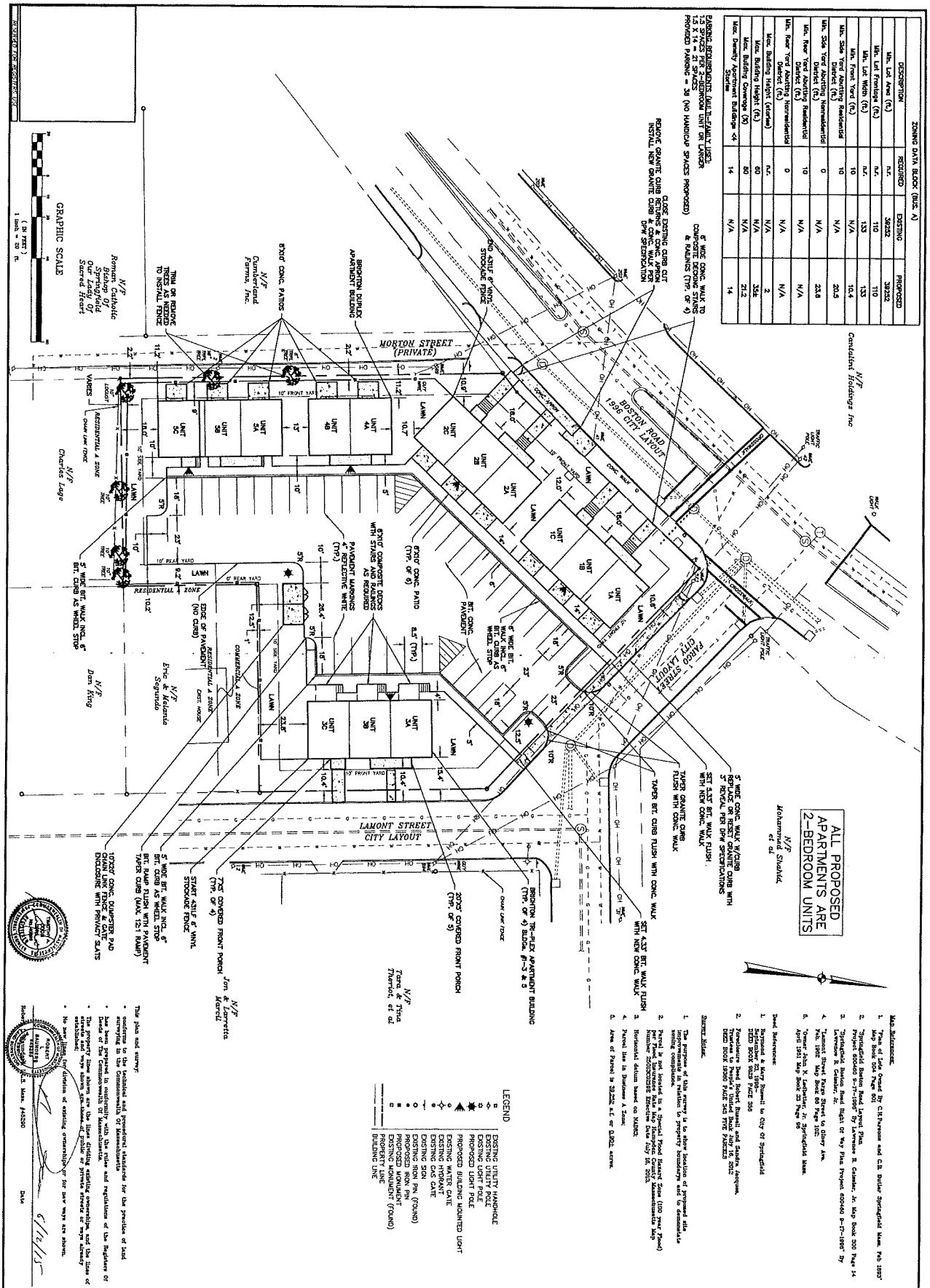

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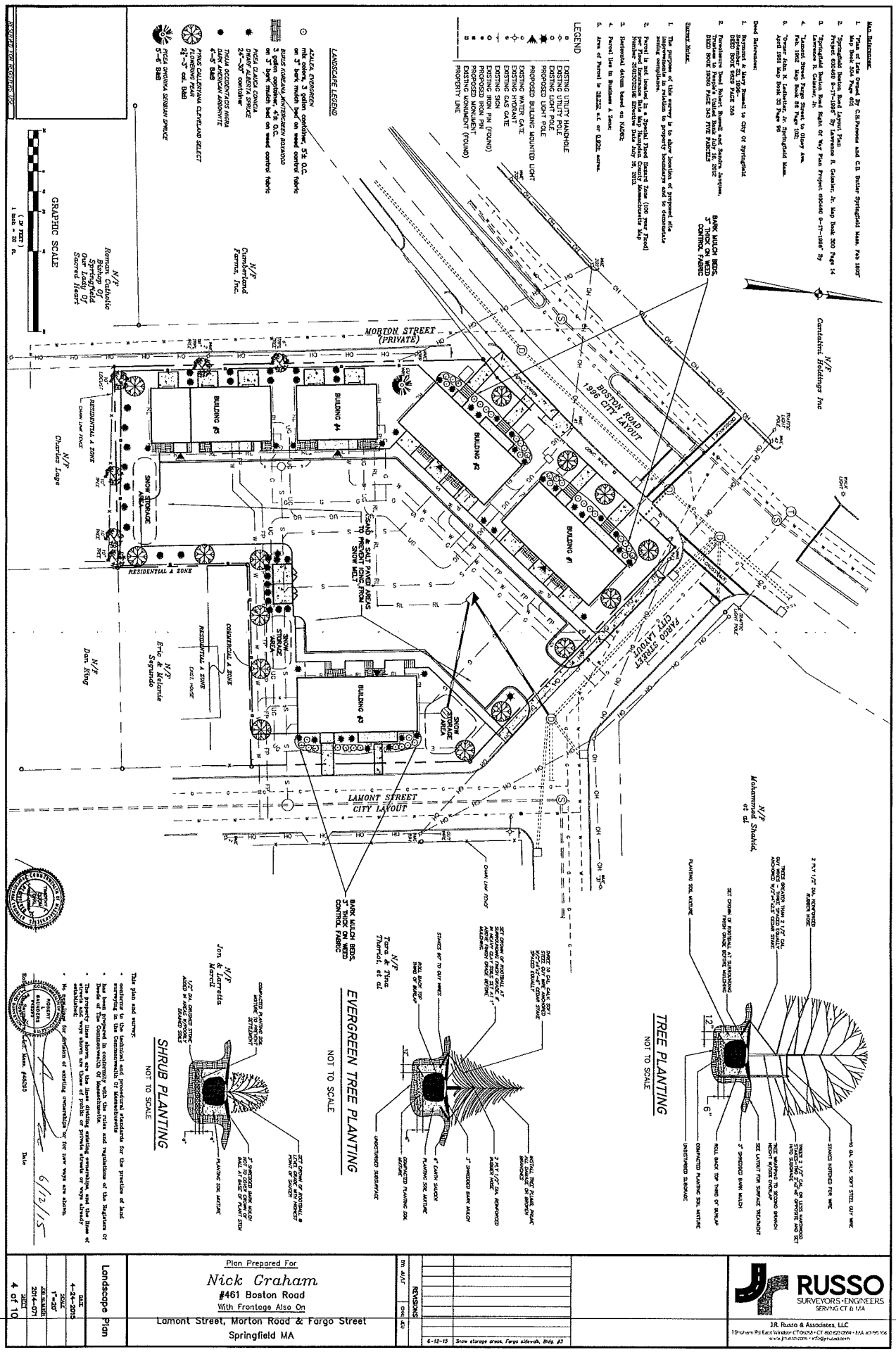

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- PROPOSED SANITARY MANHOLE (SMH)
- EXISTING IRON PIN (FOUND)
- PROPOSED IRON PIN
- PROPOSED MONUMENT
- EXISTING MONUMENT (FOUND)
- EXISTING CONTOUR
- EXISTING SPOT GRADE
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- BUILDING LINE
- SEDIMENT BARRIER (SILT SOCK)
- INLET PROTECTION (SILT SAK)

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No.	By	Date	Revisions
		6-12-15	File Bldg #3 more WLFI

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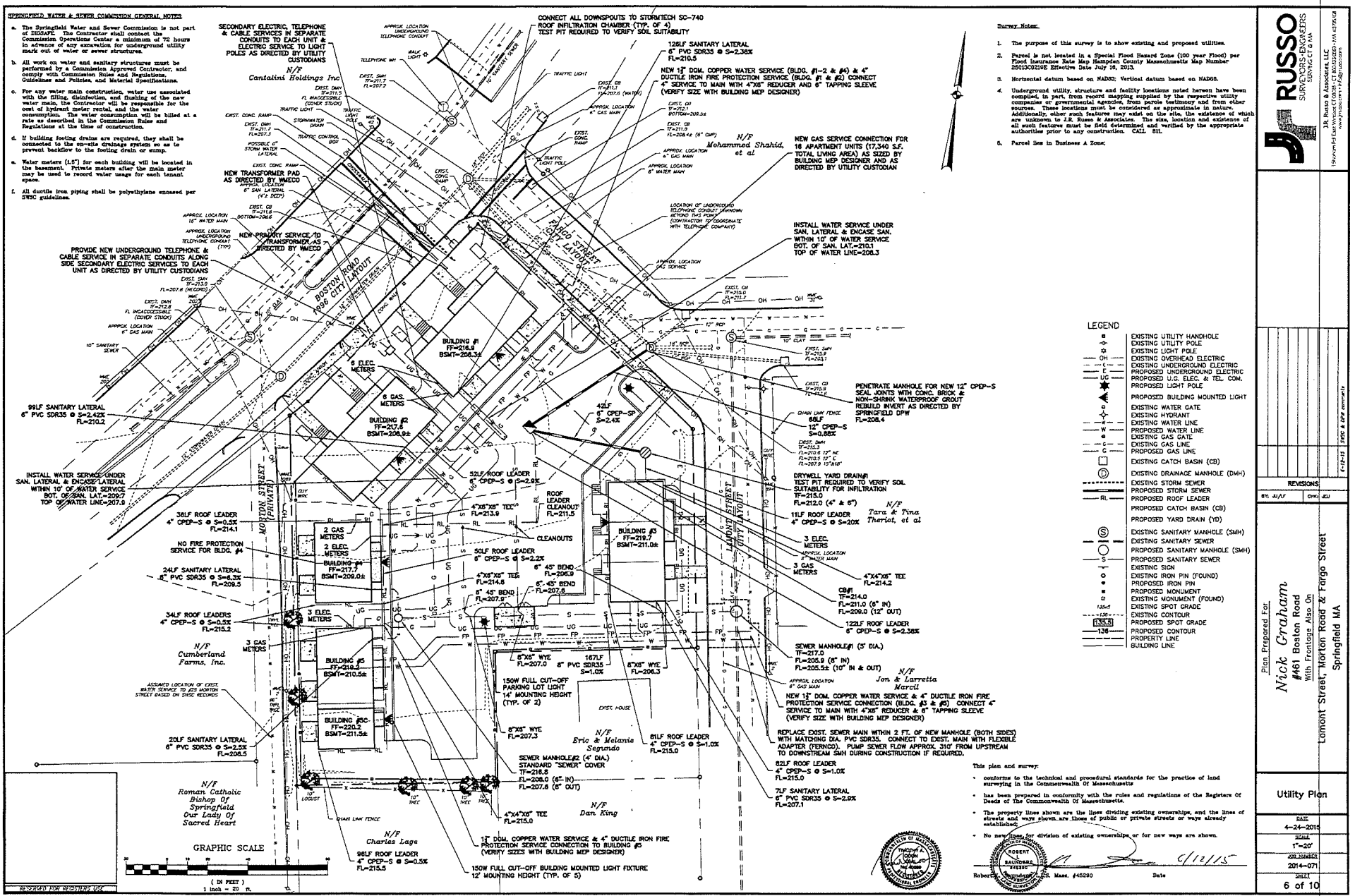

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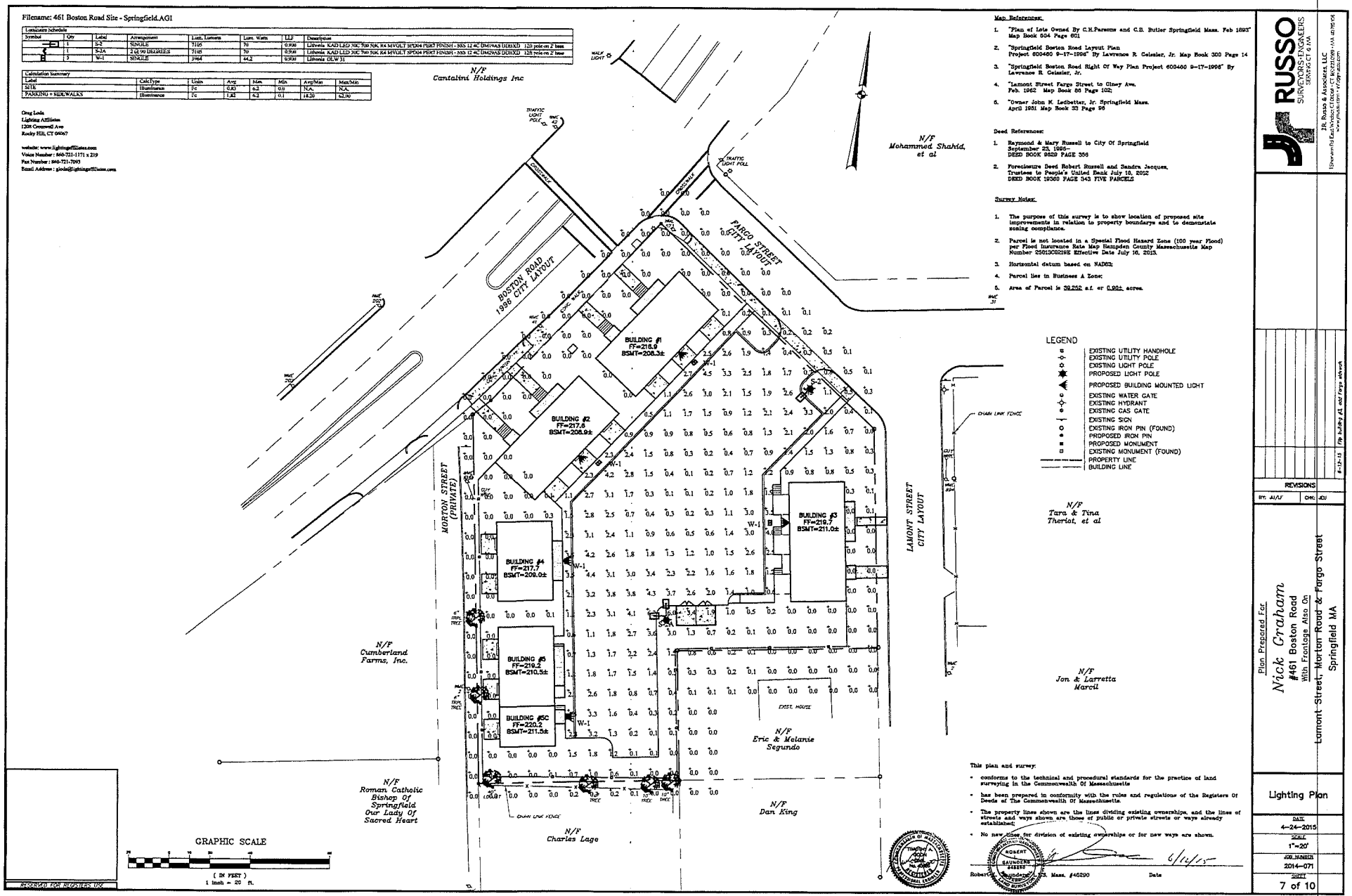

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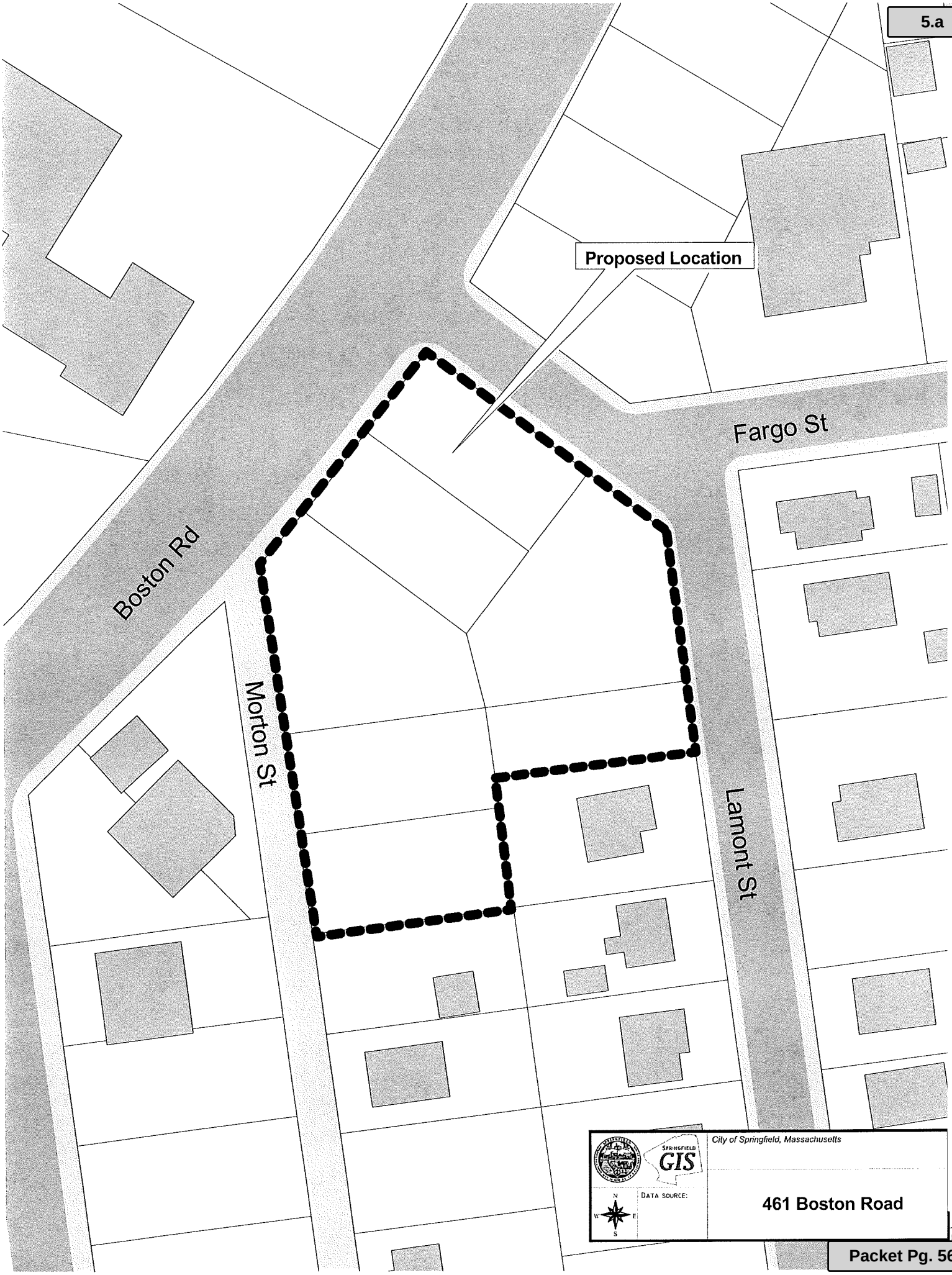

Attachment: 3188_Boston_Rd_461_2017_CC (3964 : SS Boston Road)

REPORT TO CITY COUNCIL
ZONE CHANGE HEARING

PETITION: #3188
SECTION: 20

DATE: June 22, 2017

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: Nicholas L. Graham

ADDRESS: SS Boston Road (01655-0693), WS Lamont Street (07470-0003) and ES Morton Street (08860-0134)

CHANGE REQUESTED: Proposed zone change from Business A to Residence C

PETITIONER'S PURPOSE STATEMENT: Townhouse development

DATE OF PUBLIC HEARING: May 3, 2017

DATE OF FINAL DECISION: June 21, 2017

BOARD MEMBERS PRESENT and COUNT: seven (7): Ms. Morin, Mr. Daniele, Ms. DeFillipo Mr. Swan, Mr. Cignoli, Ms. Choi and Mr. Cuningham

FINAL MOTION: Approve

IN FAVOR: seven (7): Ms. Morin, Mr. Daniele, Ms. DeFillipo, Mr. Swan, Mr. Cignoli, Ms. Chio and Mr. Cuningham

OPPOSED: zero (0)

ABSTAINED: N/A

RECOMMENDATION: APPROVE

Respectfully submitted,

Ben Swan Jr., Chairperson

Attachment: 3188_Boston_Rd_461_2017_CC (3964 : SS Boston Road)

From: Freyman, Ellen
To: Wilson, Anthony I.
Subject: Request for continuance
Date: Wednesday, November 22, 2017 1:04:05 PM

Anthony,
On behalf of my client, Nicholas L. Graham, I am writing to request a further continuance of the hearings scheduled for Monday, November 27th, on his pending special permit application and zone change request with regard to the properties located at SS Boston Road, WS Lamont Street and ES Morton St., to the February 2018 hearing date. My client's wife is expecting a baby shortly and he is unable to travel. Additionally, he is intending to attend an upcoming neighborhood council meeting and arrange for a site visit prior to the City Council hearings.

We respectfully request the granting of the continuances by the City Council. If you need anything further, please let me know.

I hope you have a great Thanksgiving.

Thanks,

Ellen

Ellen W. Freyman
Shatz, Schwartz and Fentin, P.C.
1441 Main Street, Ste. 1100
Springfield, MA 01103
Tel: 413-737-1131
Fax: 413-736-0375
Cell: 413-575-8655
efreyman@ssfpc.com
www.ssfpc.com

Although this written communication may address certain tax issues, it is not a reliance opinion as described in IRS Circular 230 and, therefore, it cannot be relied upon by itself to avoid any tax penalties. If you would like a reliance opinion letter, please contact us and we will discuss our procedures for preparing one. Thank you.

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