



# City Council

## Hearings Meeting

~ Draft ~

36 Court Street  
Springfield, MA 01103  
<http://www.springfieldcityhall.com>

Anthony I. Wilson  
413-787-6096

Monday, February 26, 2018

7:00 PM

Springfield City Hall -- Council Chambers

## Hearings

7:00 PM Meeting called to order on February 26, 2018 at Springfield City Hall -- Council Chambers, 36 Court Street, Springfield, MA.

| Attendee Name     | Title                       | Status  | Arrived |
|-------------------|-----------------------------|---------|---------|
| Marcus J Williams | Ward 5 Councilor            | Present |         |
| E. Henry Twiggs   | Ward 4 Councilor            | Present |         |
| Kenneth E. Shea   | Ward 6 Councilor            | Present |         |
| Adam Gomez        | Ward 1 Councilor            | Present |         |
| Kateri B. Walsh   | At-Large Councilor          | Absent  |         |
| Michael A. Fenton | Ward 2 Councilor            | Present |         |
| Jesse Lederman    |                             | Present |         |
| Melvin A. Edwards | Ward 3 Councilor            | Present |         |
| Thomas M. Ashe    | At-Large Councilor          | Present |         |
| Justin Hurst      | At Large Councilor          | Present |         |
| Timothy Ryan      |                             | Present |         |
| Timothy C. Allen  | Ward 7 Councilor            | Present |         |
| Orlando Ramos     | President- Ward 8 Councilor | Present |         |

### *Moment of Silence - Pledge of Allegiance*

## Petition

### 1. Petition (ID # 4431)

Private Way Pet #10,283

#### COMMENTS - Current Meeting:

Councilor Ryan made a motion to table this matter. Seconded by Councilor Edwards.

#### 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)

**RESULT: LAY ON TABLE****Next: 3/5/2018 7:00 PM**

## Special Permits

### 2. Petition (ID # 4427)

For a Special Permit for the Division of an Interior Space (Antique Mall/Market), as Per the Regional Shopping Center Overlay 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 |

#### COMMENTS - Current Meeting:

Councilor Fenton recused himself from this matter.

President Ramos opened the public hearing.

Attorney Freymann, representing the petitioner, spoke in favor of the petition.

No one spoke in opposition.

Councilor Ryan confirmed that the petitioner is the mall and that the use will occur on the weekends.

The Council approved the following reasons for approving the special permit:

- (1) The specific site is an appropriate location for such a use, structure, or condition.
- (2) The use as developed will adversely affect the neighborhood.
- (3) Adequate and appropriate facilities will be provided for the proper operation of the proposed use.
- (4.) To incorporate the Planning Staff analysis into the decision at the basis of the findings.

#### ATTACHMENTS:

- Boston\_Rd\_1685\_Tax\_Formal (PDF)

|                 |                                                                                   |
|-----------------|-----------------------------------------------------------------------------------|
| <b>RESULT:</b>  | <b>APPROVED [11 TO 0]</b>                                                         |
| <b>AYES:</b>    | Williams, Twiggs, Shea, Gomez, Lederman, Edwards, Ashe, Hurst, Ryan, Allen, Ramos |
| <b>ABSENT:</b>  | Kateri B. Walsh                                                                   |
| <b>RECUSED:</b> | Michael A. Fenton                                                                 |

### 3. Petition (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 |

#### COMMENTS - Current Meeting:

Councilor Edwards made a motion to allow the petitioner to withdraw their petition. Seconded by the Councilor Ryan. The motion passed unanimously.

#### ATTACHMENTS:

- Armory\_St\_145\_Tax\_Formal (PDF)

|                |                  |
|----------------|------------------|
| <b>RESULT:</b> | <b>WITHDRAWN</b> |
|----------------|------------------|

### 4. Petition (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:

|                                   |                     |                     |
|-----------------------------------|---------------------|---------------------|
| <b>06/26/17</b><br>Next: 08/21/17 | <b>City Council</b> | <b>LAY ON TABLE</b> |
| <b>08/21/17</b><br>Next: 11/27/17 | <b>City Council</b> | <b>CONTINUE</b>     |
| <b>11/27/17</b><br>Next: 02/26/18 | <b>City Council</b> | <b>CONTINUE</b>     |

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.

**COMMENTS - Current Meeting:**

Councilor Edwards made a motion to allow the petitioner to withdraw their petition. Seconded by the Councilor Ryan. The motion passed unanimously.

Councilor Fenton abstained from the vote.

**ATTACHMENTS:**

- SS\_Boston\_Rd\_Tax\_Formal (PDF)
- Boston\_Rd\_461\_2017 (PDF)
- Request for continuance (PDF)

|                |                  |
|----------------|------------------|
| <b>RESULT:</b> | <b>WITHDRAWN</b> |
|----------------|------------------|

## Zone Changes

### 5. Zoning Ordinance (ID # 3964)

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.

**PETITIONER:**

**Nicholas L. Graham**

**ADDRESS:**

**SS Boston Road, WS Lamont Street  
and ES Morton Street**

**CHANGE REQUESTED:**

**Bus A to Res C**

**HISTORY:**

|                                   |                       |                           |
|-----------------------------------|-----------------------|---------------------------|
| <b>05/01/17</b><br>Next: 06/26/17 | <b>City Council</b>   | <b>RECEIVED 1ST STEP</b>  |
| <b>05/03/17</b><br>Next: 06/21/17 | <b>Planning Board</b> | <b>MOTION TO CONTINUE</b> |
| <b>06/21/17</b>                   | <b>Planning Board</b> | <b>APPROVED</b>           |
| <b>06/26/17</b>                   | <b>City Council</b>   |                           |
| <b>08/21/17</b><br>Next: 11/27/17 | <b>City Council</b>   | <b>MEETING CANCELED</b>   |
| <b>11/27/17</b>                   | <b>City Council</b>   |                           |

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.

**COMMENTS - Current Meeting:**

Councilor Edwards made a motion to allow the petitioner to withdraw their petition. Seconded by the Councilor Ryan. The motion passed unanimously.

Councilor Fenton abstained from the vote.

**ATTACHMENTS:**

- 3188\_Boston\_Rd\_461\_2017\_CC (PDF)
- Request for continuance (PDF)

|                |                         |
|----------------|-------------------------|
| <b>RESULT:</b> | <b>MEETING CANCELED</b> |
|----------------|-------------------------|



**City Council**  
36 Court Street  
Springfield, MA 01103

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

**TABLED**

**PETITION (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.”

| <u>Street</u>    | <u>From</u>    | <u>To</u>            |
|------------------|----------------|----------------------|
| 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  
 \_\_\_\_\_)

**COMMENTS - Current Meeting:**

Councilor Ryan made a motion to table this matter. Seconded by Councilor Edwards.

**RESULT: LAY ON TABLE**

**Next: 3/5/2018 7:00 PM**

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.

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.

## 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'y & N'y**  
**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)

## 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)

## 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.

## 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'y 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)

## 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

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

**COMPLETED**

**PETITION (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 |

**COMMENTS - Current Meeting:**

Councilor Fenton recused himself from this matter.

President Ramos opened the public hearing.

Attorney Freymann, representing the petitioner, spoke in favor of the petition.

No one spoke in opposition.

Councilor Ryan confirmed that the petitioner is the mall and that the use will occur on the weekends.

The Council approved the following reasons for approving the special permit:

- (1) The specific site is an appropriate location for such a use, structure, or condition.
- (2) The use as developed will adversely affect the neighborhood.
- (3) Adequate and appropriate facilities will be provided for the proper operation of the proposed use.
- (4.) To incorporate the Planning Staff analysis into the decision at the basis of the findings.

|                 |                                                                                   |
|-----------------|-----------------------------------------------------------------------------------|
| <b>RESULT:</b>  | <b>APPROVED [11 TO 0]</b>                                                         |
| <b>AYES:</b>    | Williams, Twiggs, Shea, Gomez, Lederman, Edwards, Ashe, Hurst, Ryan, Allen, Ramos |
| <b>ABSENT:</b>  | Kateri B. Walsh                                                                   |
| <b>RECUSED:</b> | Michael A. Fenton                                                                 |

**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 Regional Shopping Center Overlay 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:**

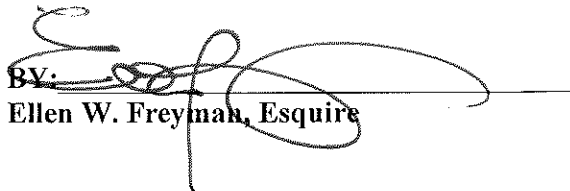
Three Garret Mountain Plaza, Suite 204  
Woodland Park, NJ 07424

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

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

**WITHDRAWN**

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

**PETITION (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 |

**COMMENTS - Current Meeting:**

Councilor Edwards made a motion to allow the petitioner to withdraw their petition. Seconded by the Councilor Ryan. The motion passed unanimously.

**RESULT:      WITHDRAWN**

**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.

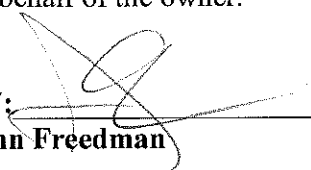
**Mailing Address:**

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**

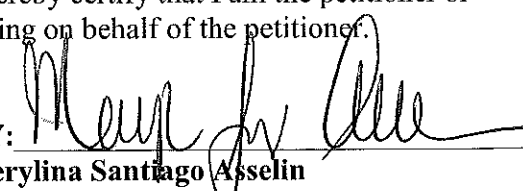
**Mailing Address:**

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**

Stephen J. Loneragan  
*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

A handwritten signature in black ink, appearing to read "Stephen J. Loneragan", is written over a horizontal line.

Stephen J. Loneragan: Treasurer/Collector

Attachment: Armory\_St\_145\_Tax\_Formal (4428 : 145 Armory Street)



**City Council**  
36 Court Street  
Springfield, MA 01103

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

**WITHDRAWN**

**PETITION (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:**

|                 |                     |                     |                       |
|-----------------|---------------------|---------------------|-----------------------|
| <b>06/26/17</b> | <b>City Council</b> | <b>LAY ON TABLE</b> | <b>Next: 08/21/17</b> |
| <b>08/21/17</b> | <b>City Council</b> | <b>CONTINUE</b>     | <b>Next: 11/27/17</b> |
| <b>11/27/17</b> | <b>City Council</b> | <b>CONTINUE</b>     | <b>Next: 02/26/18</b> |

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.

**COMMENTS - Current Meeting:**

Councilor Edwards made a motion to allow the petitioner to withdraw their petition. Seconded by the Councilor Ryan. The motion passed unanimously.

Councilor Fenton abstained from the vote.

**RESULT: WITHDRAWN**

**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\_Form (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

A handwritten signature in black ink, appearing to read "Stephen J. Loneragan", is written over a horizontal line.

Stephen J. Loneragan: Treasurer/Collector

**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*

---

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

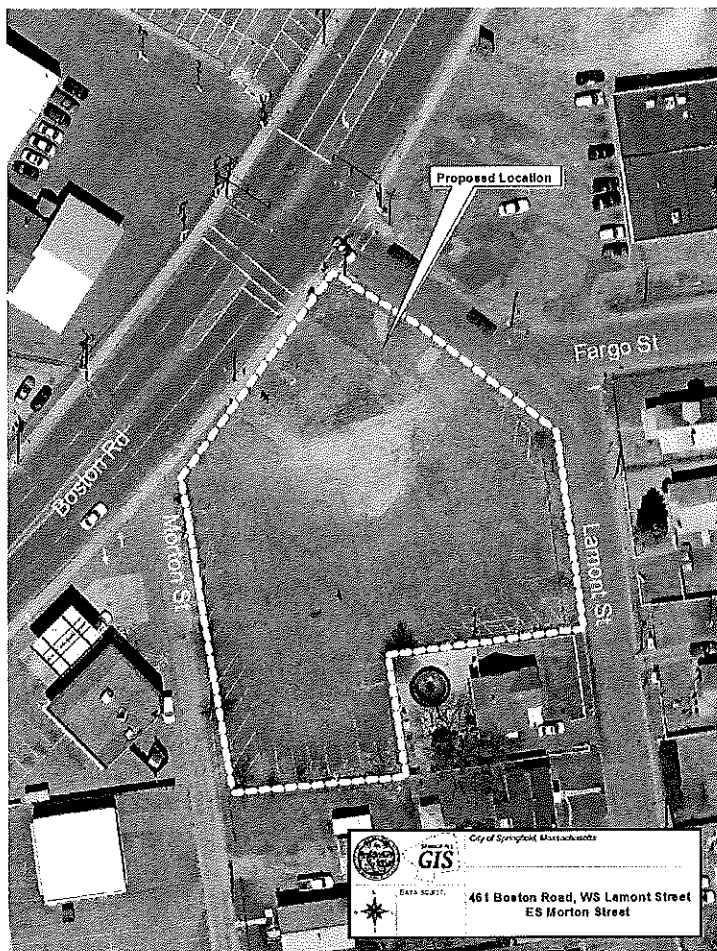
The petitioner has submitted plans for the construction of a new, fourteen (14) unit, townhouse development at the properties known as 461 Boston Road, WS Lamont Street and ES Morton Street. This site has been vacant for a number of years and was the former location of Russell's Restaurant. As per the 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

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

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*

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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.



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:

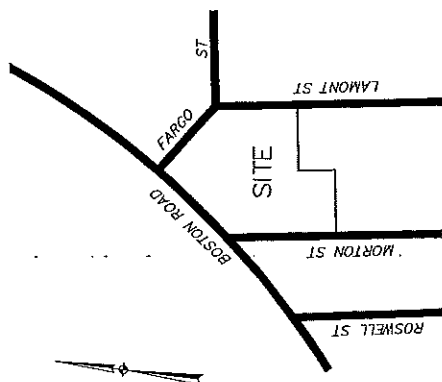
Special Permit : SS Boston Road  
Petitioner : Nick Graham  
Landlord : Nick Graham

A handwritten signature in black ink, appearing to read "Stephen J. Lonergan".

Stephen J. Lonergan: Treasurer/Collector

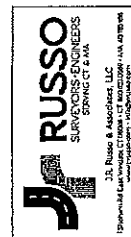
# Townhouse Complex

461 Boston Road  
Springfield, Massachusetts

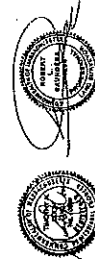


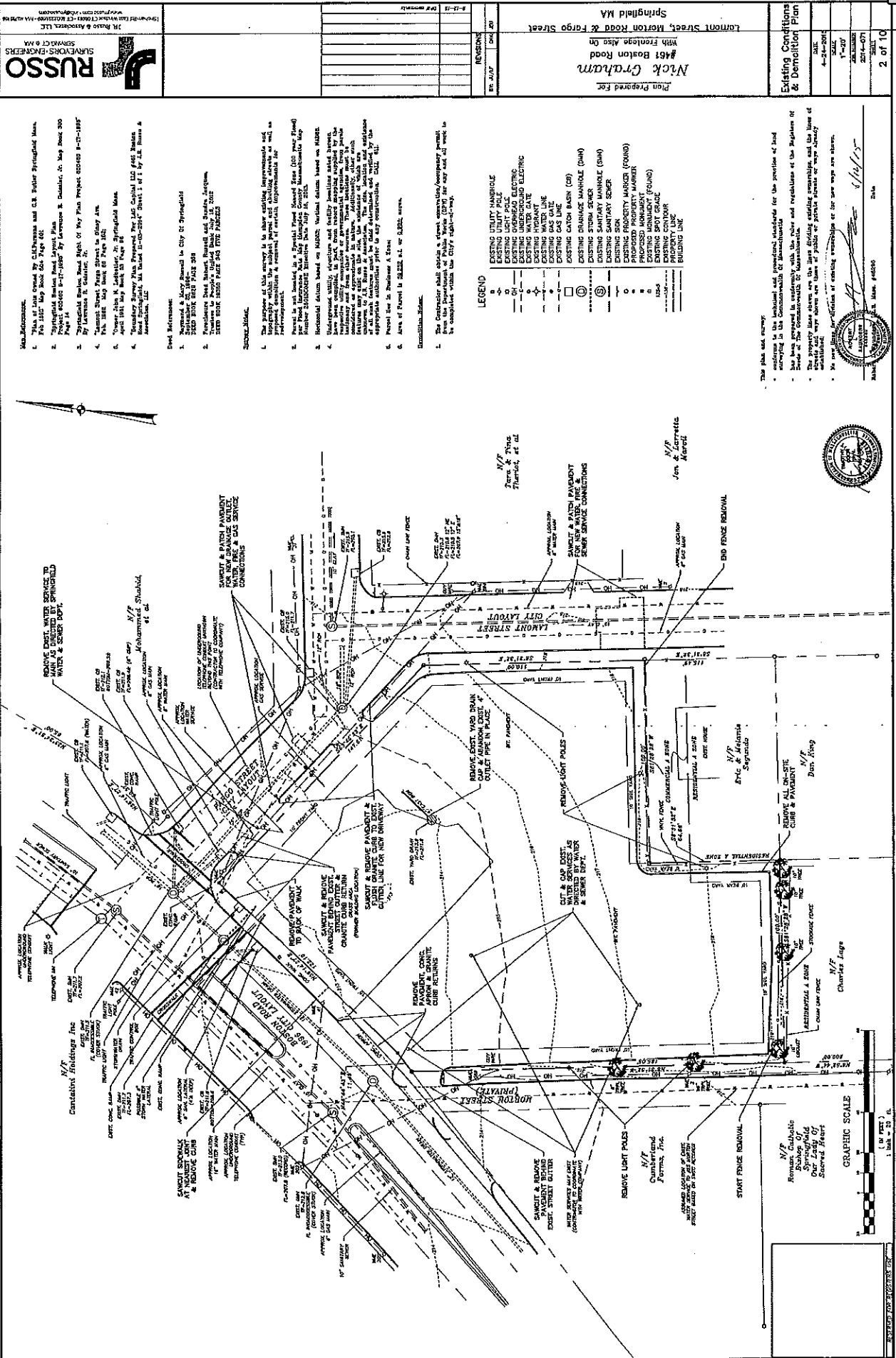
KEY MAP  
1"=50'

Prepared For  
**Mark Graham**  
305 McGowan Street Unit 3307  
Houston, Texas 77006



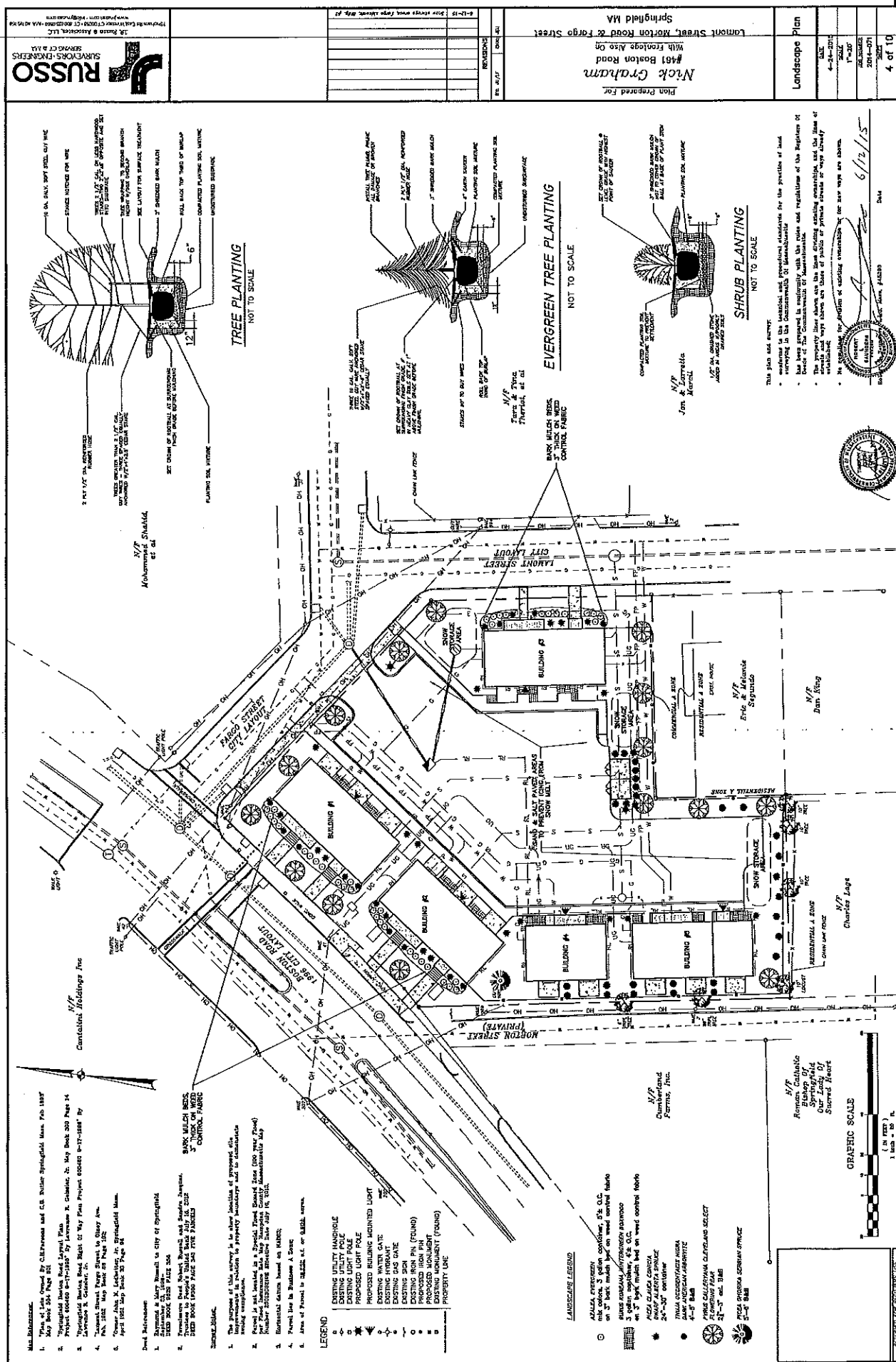
| SHEET TITLE                           | SHEET NO. | LATEST REVISION |
|---------------------------------------|-----------|-----------------|
| CIVIL                                 |           |                 |
| COVER SHEET                           | 1 of 10   | 6-12-15         |
| EXISTING CONDITIONS & DEMOLITION PLAN | 2 of 10   | 6-12-15         |
| LAYOUT PLAN                           | 3 of 10   | 6-12-15         |
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| DETAILS                               | 8 of 10   | 6-12-15         |
| DETAILS                               | 9 of 10   | 6-12-15         |
| DETAILS                               | 10 of 10  | 4-24-15         |



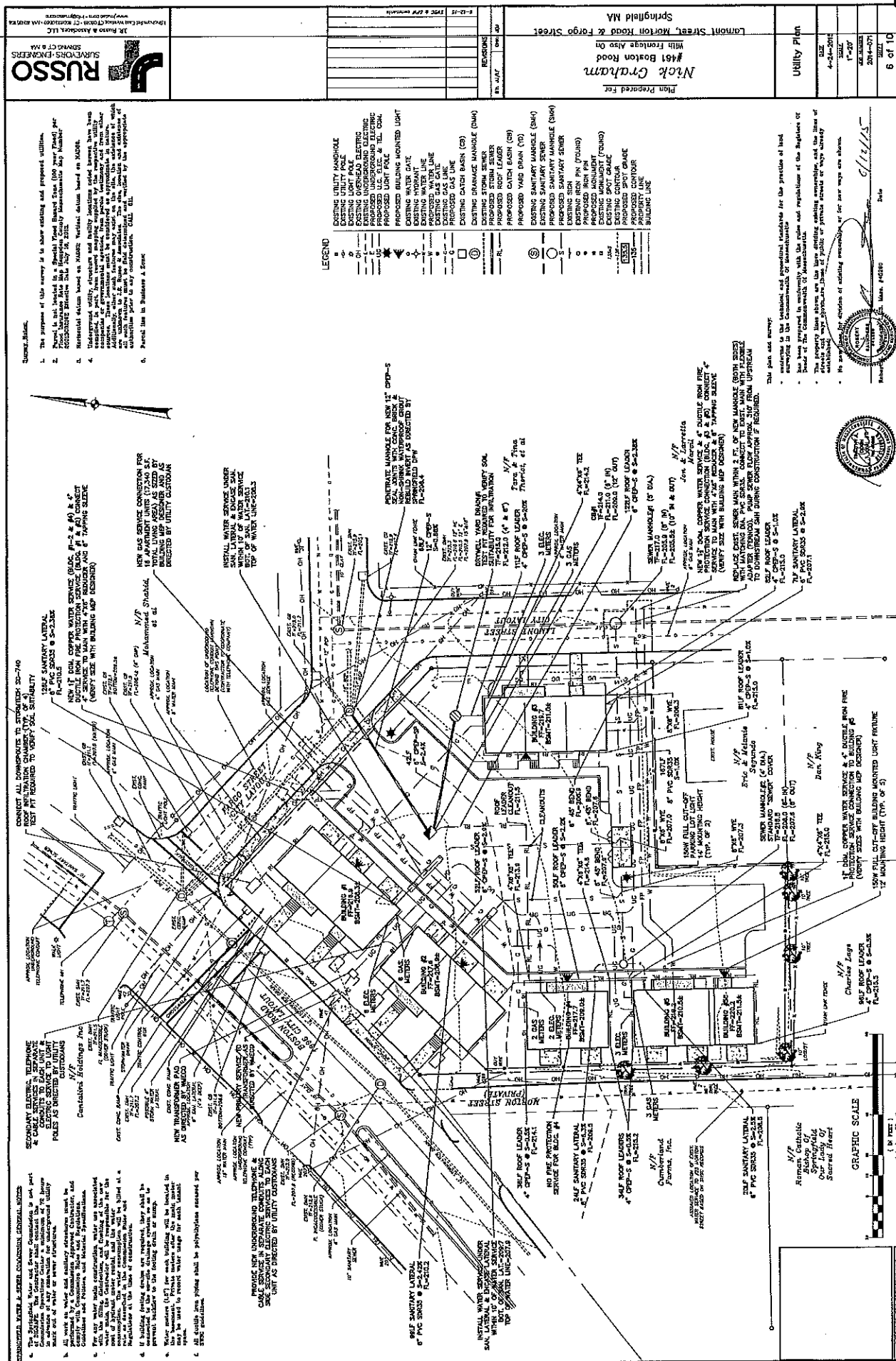


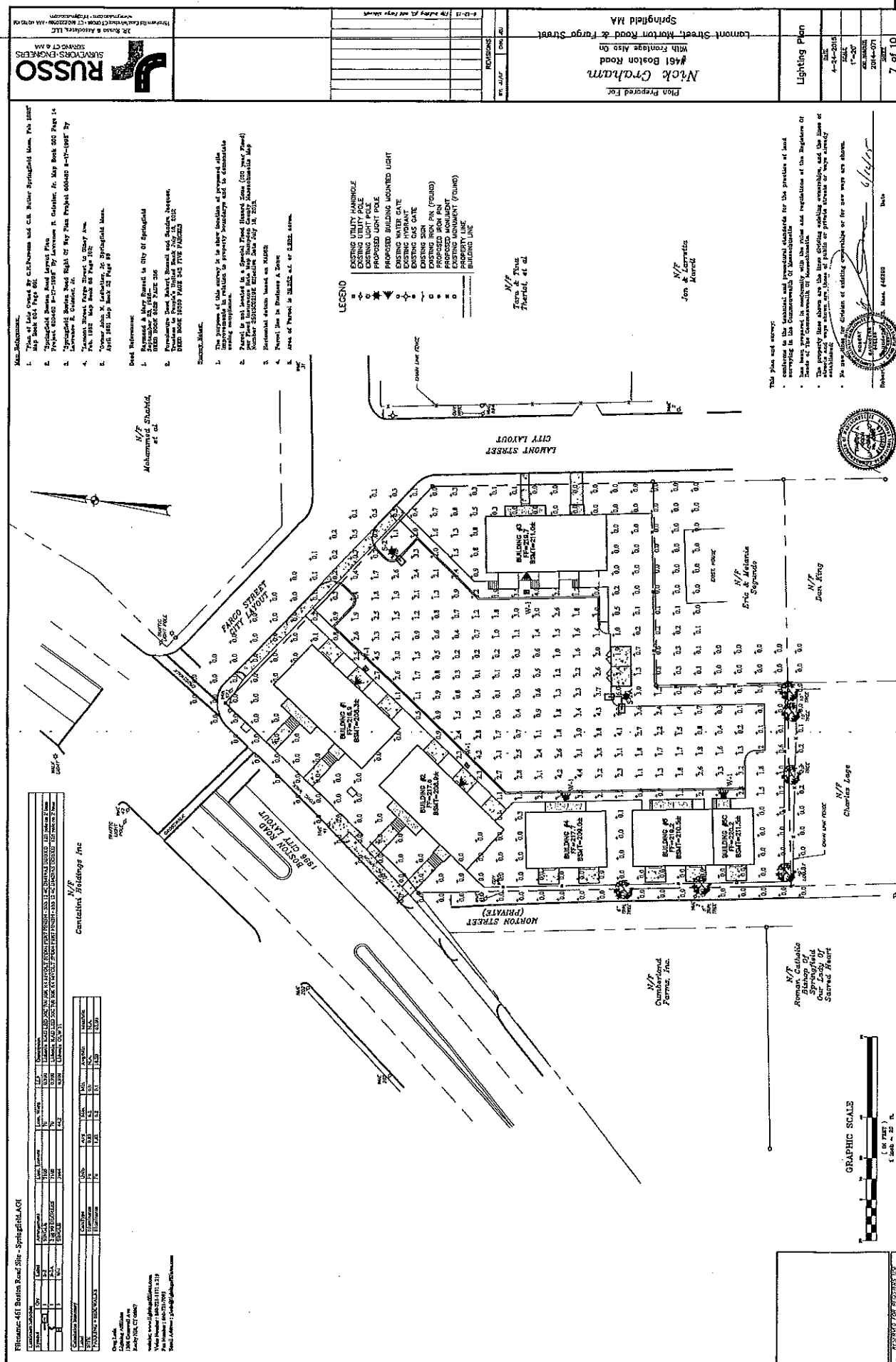
Attachment: Boston\_Rd\_461\_2017 (3928 : SS Boston Road)

GRAPHIC SCALE  
( IN FEET )

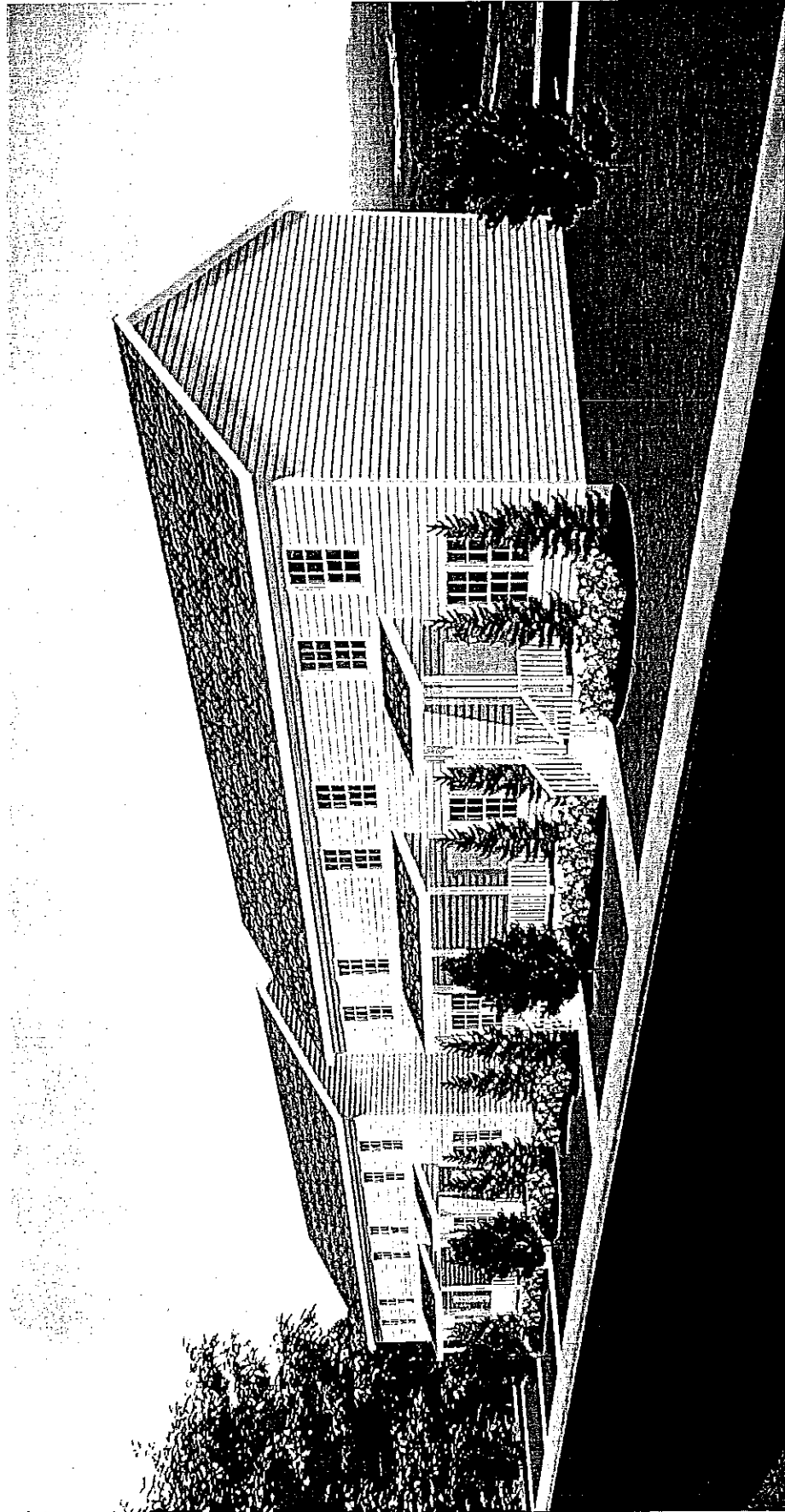








WINDOWS TO BE INCLUDED ON SIDE ELEVATIONS



|               |        |                  |          |                                                                                                                       |                                                                                             |
|---------------|--------|------------------|----------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| SHEET:<br>4.b | SCALE: | DATE:<br>5/14/15 | REVISED: | Drawings Provided by:<br>Avalon Building Systems<br>3 Porter Street, Suite 201<br>Stoughton, MA 02072<br>781-344-4875 | Drawn For:<br>Nick Graham<br>The Student Rental<br>306 McGowan St Unit 3307<br>413-244-0766 |
|---------------|--------|------------------|----------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|

SHEET:

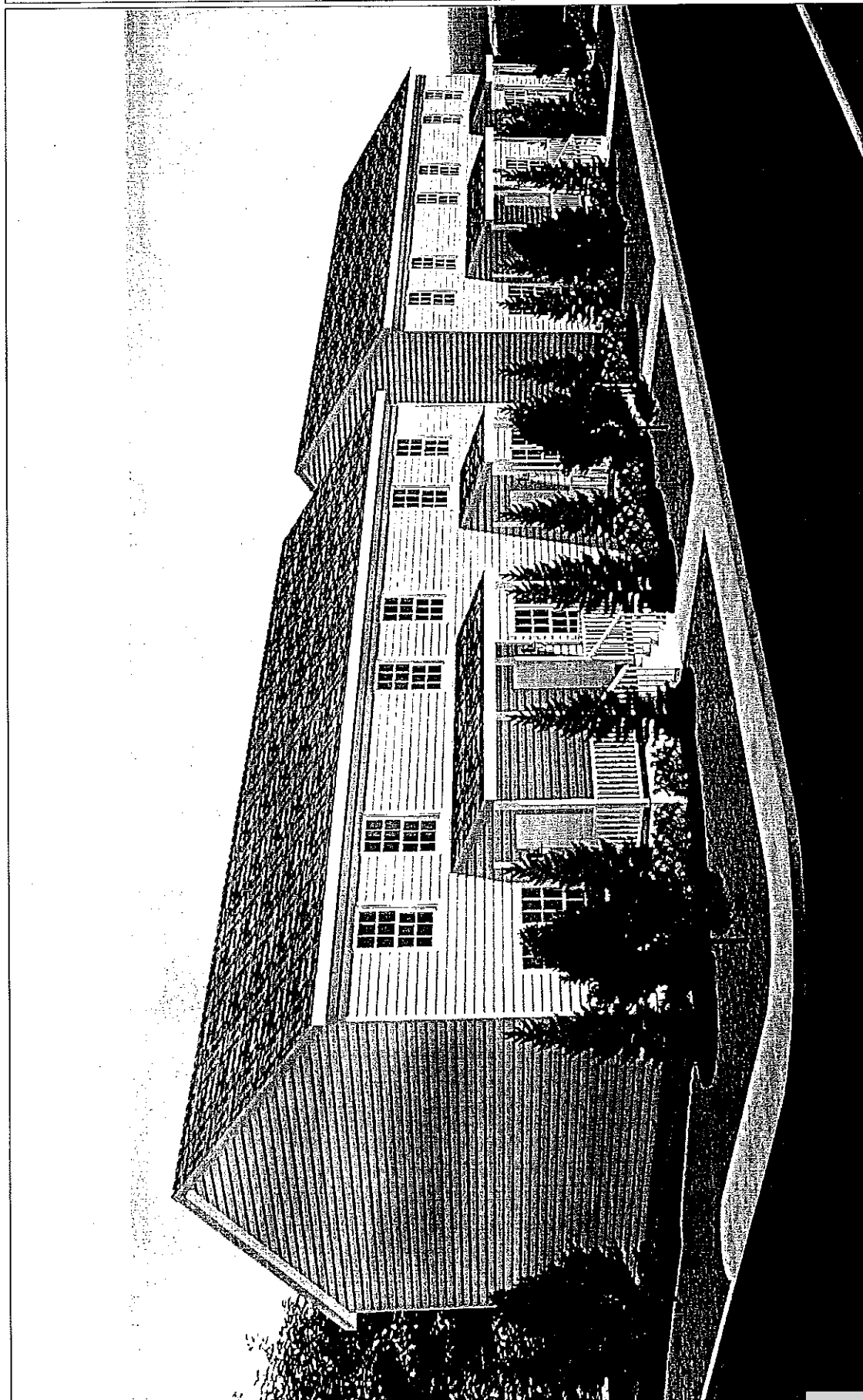
SCALE:

DATE:  
5/14/15

REVISED:

Drawings Provided by:  
Avalon Building Systems  
3 Porter Street, Suite 201  
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Drawn For:  
Nick Graham  
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SHEET:

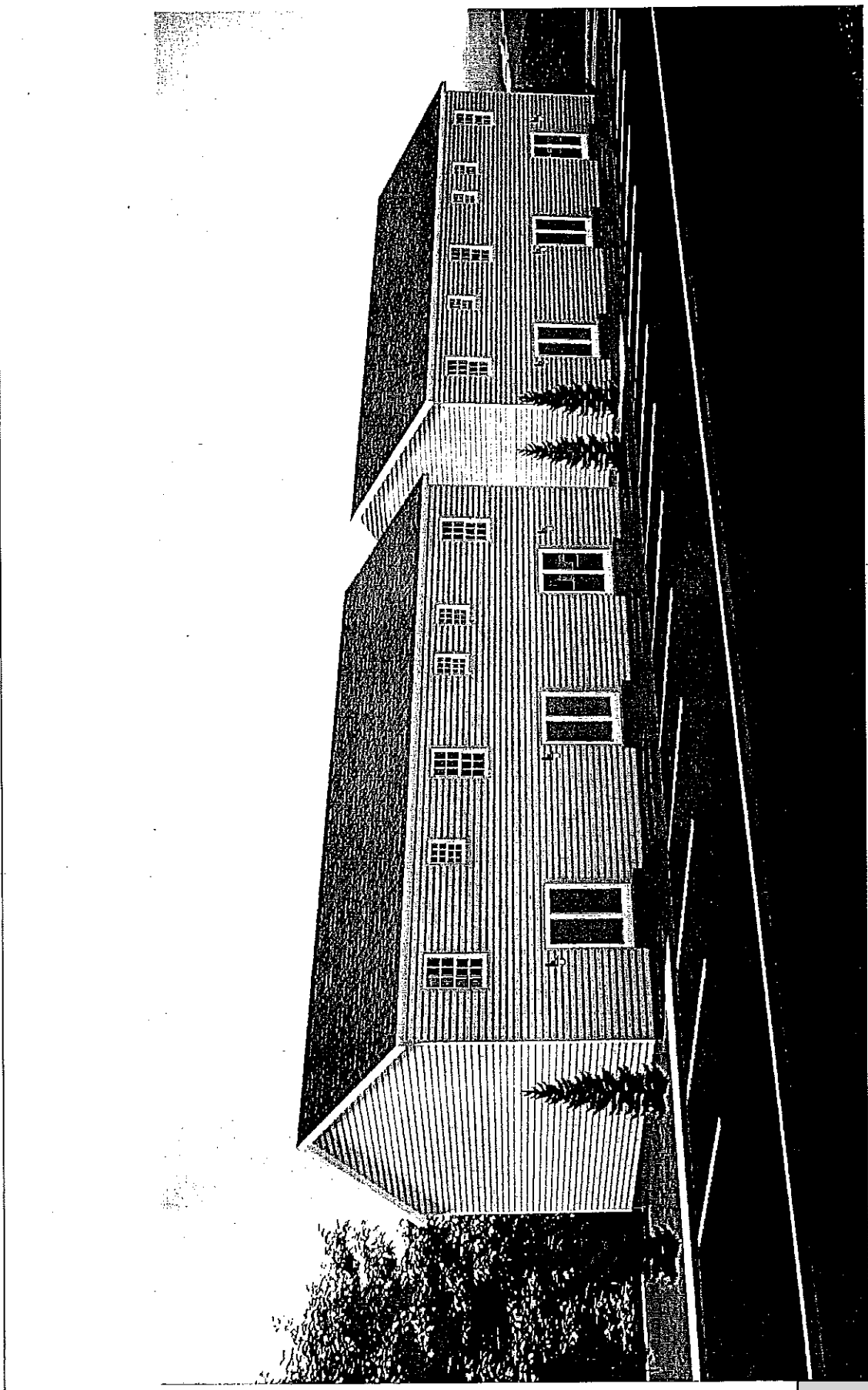
SCALE:

DATE:  
5/14/15

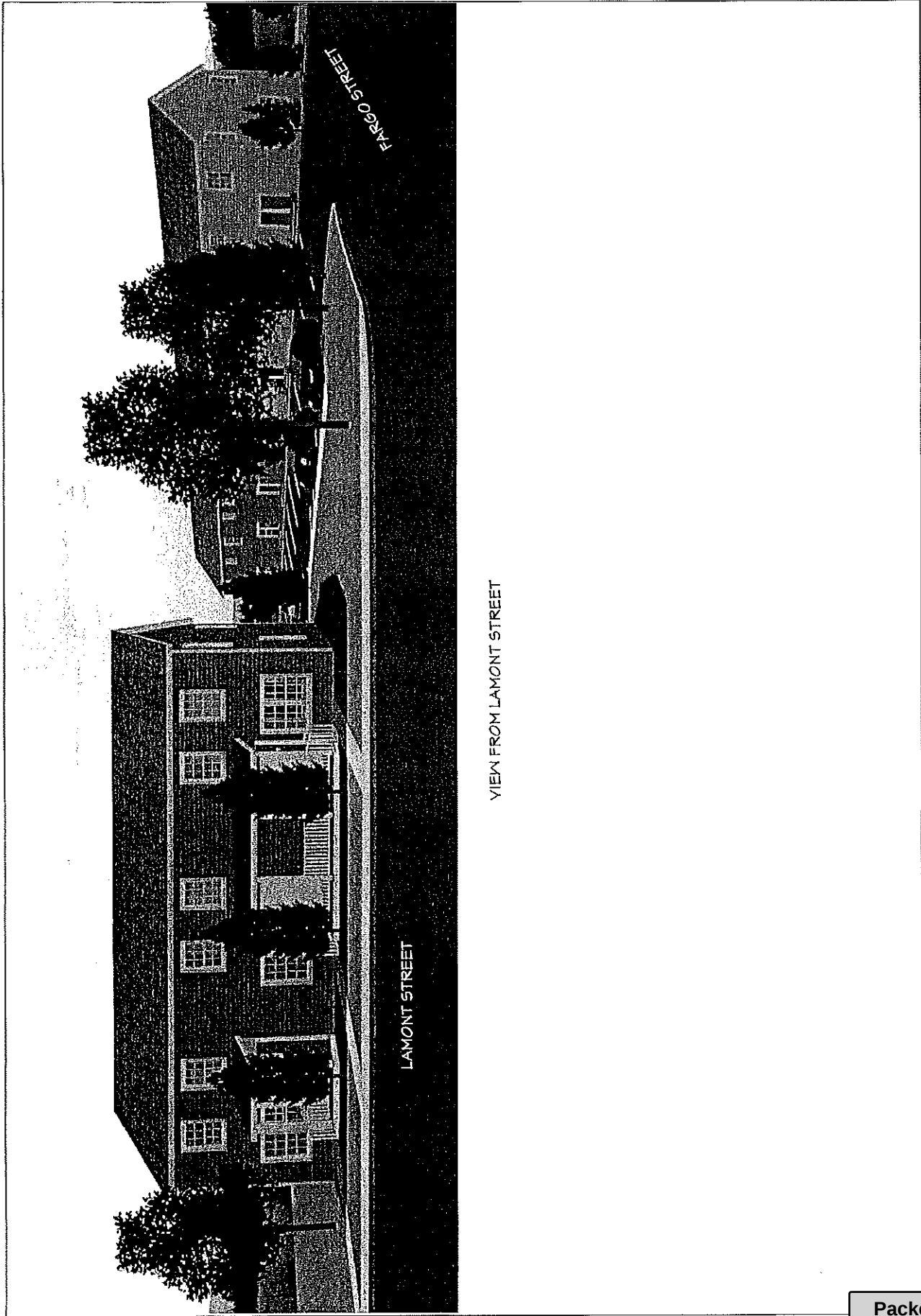
REVISED:

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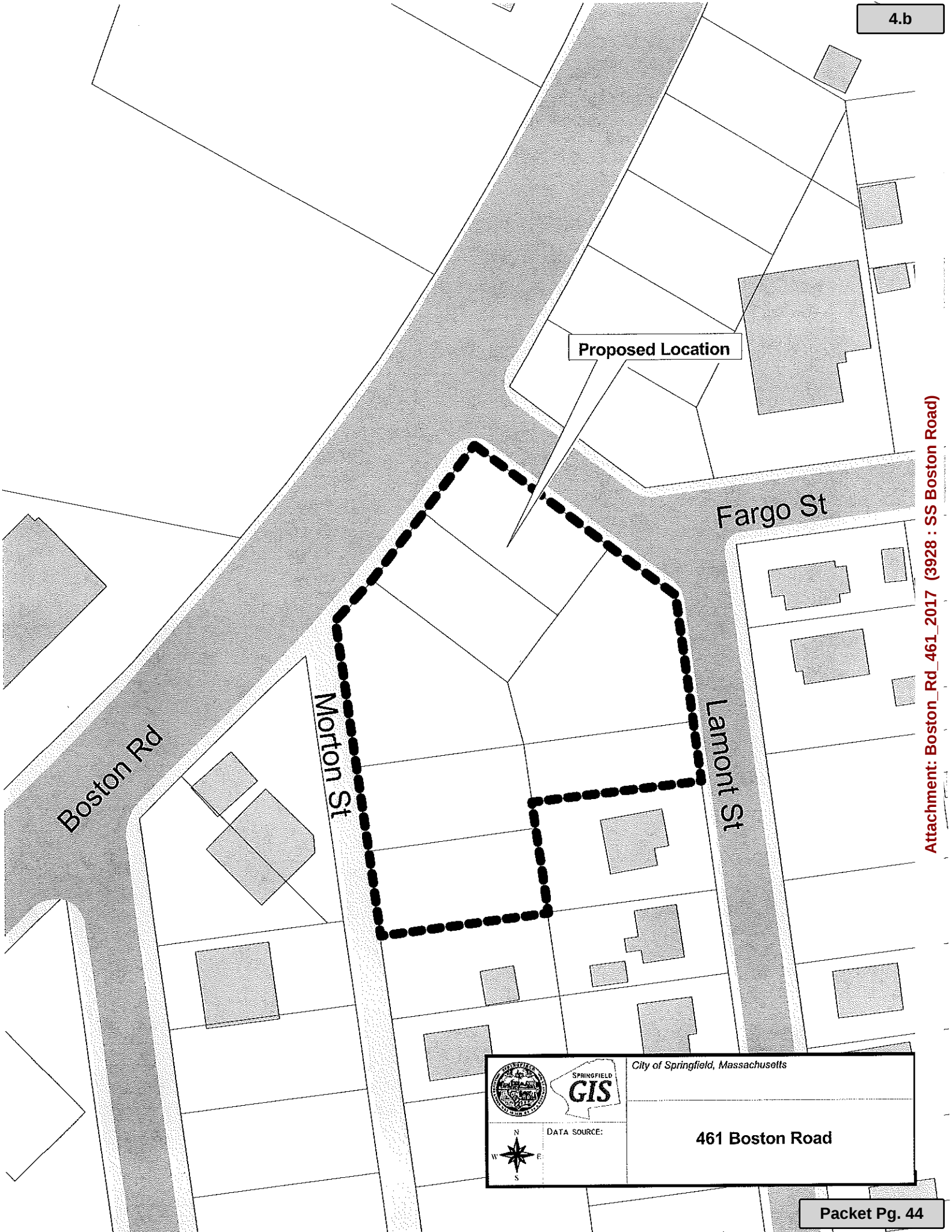
Drawn For:  
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|                                                                                             |                                                                                                                       |          |                  |        |             |
|---------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|----------|------------------|--------|-------------|
| Drawn For:<br>Nick Graham<br>The Student Rental<br>306 McGowan St Unit 3307<br>413-244-0766 | Drawings Provided by:<br>Avalon Building Systems<br>3 Porter Street, Suite 201<br>Stoughton, MA 02072<br>781-344-4875 | REVISED: | DATE:<br>5/14/15 | SCALE: | SHEET:<br>/ |
|---------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|----------|------------------|--------|-------------|



VIEW FROM LAMONT STREET



Proposed Location

Fargo St

Lamont St

Morton St

Boston Rd

Attachment: Boston\_Rd\_461\_2017 (3928 : SS Boston Road)



SPRINGFIELD  
**GIS**

City of Springfield, Massachusetts

**461 Boston Road**

N  
W E S



DATA SOURCE:

**From:** Freyman, Ellen  
**To:** [Wilson, Anthony J.](#)  
**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 27<sup>th</sup>, 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](mailto:efreyman@ssfpc.com)  
[www.ssfpc.com](http://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.

This electronic mail transmission contains confidential information intended only for the person(s) named. Any use, distribution, copying or disclosure by any other person is strictly prohibited. If you have received this transmission in error, please notify the sender by telephone at (413) 737-1131 or send an electronic mail message to the original sender.

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**

|                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Applicant:</b>                             | Nicholas L. Graham                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Request:</b>                               | Business A to Residence C                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Location:</b>                              | 461 Boston Road, WS Lamont Street and ES Morton Street                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Parcel Size:</b>                           | 39,310 s.f.                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Purpose:</b>                               | Multi-family homes                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Surrounding Land Use and Zoning:</b>       | <p>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:</p> <p style="padding-left: 40px;">To the north is a retail operation and a car dealership zoned Business A.<br/>To the south are single family homes zoned Residence A.<br/>To the east is a retail operation zoned Business A.<br/>To the west is a gas station zoned Business A.</p> |
| <b>Comprehensive/<br/>Neighborhood Plan:</b>  | The Pine Point Neighborhood Plan shows no changes to this area.                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Site Visit:</b>                            | 4-24-17                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Neighborhood Council<br/>Notification:</b> | Pine Point Neighborhood Council: 4-18-17                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Planning Board Hearing Date:</b>           | 5-3-17                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

**SPECIAL INFORMATION**

|                                  |     |
|----------------------------------|-----|
| <b>Traffic &amp; Parking:</b>    | N/A |
| <b>Physical Characteristics:</b> | N/A |
| <b>Other Notes:</b>              | N/A |

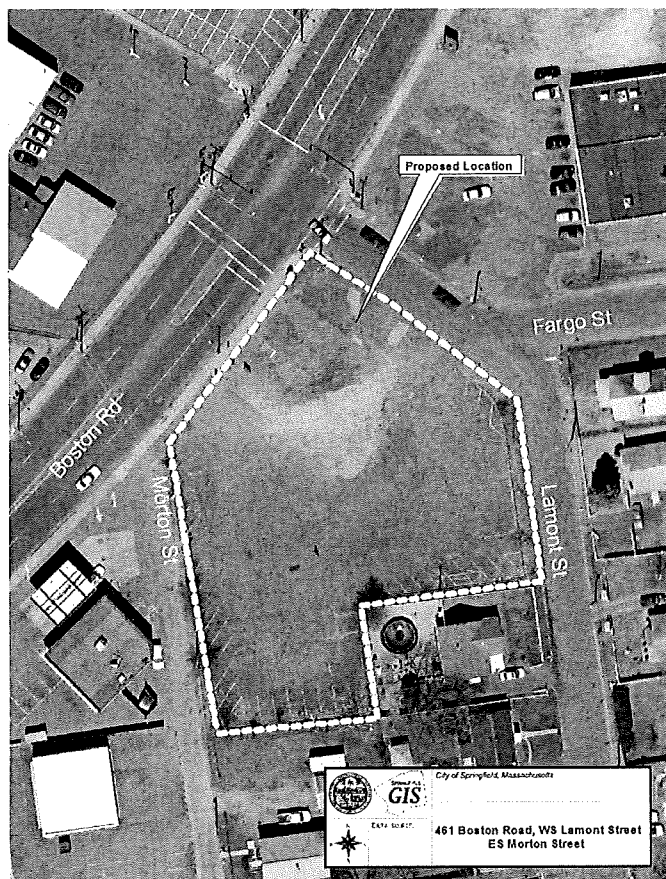
**ANALYSIS**

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.

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 trash and debris on the site. It was also noted that a section of the fence is missing.

**RECOMMENDATION**

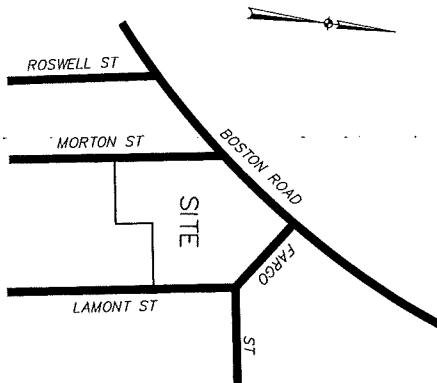
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Approve.

# Townhouse Complex

## 461 Boston Road

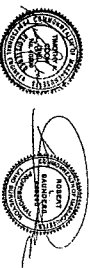
### Springfield, Massachusetts



KEY MAP

| SHEET TITLE                           | SHEET NO. | LATEST REVISION |
|---------------------------------------|-----------|-----------------|
| Civil                                 |           |                 |
| COVER SHEET                           | 1 of 10   | 6-12-15         |
| EXISTING CONDITIONS & DEMOLITION PLAN | 2 of 10   | 6-12-15         |
| LAYOUT PLAN                           | 3 of 10   | 6-12-15         |
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| 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 McGowan Street Unit 3307  
Houston, Texas 77006

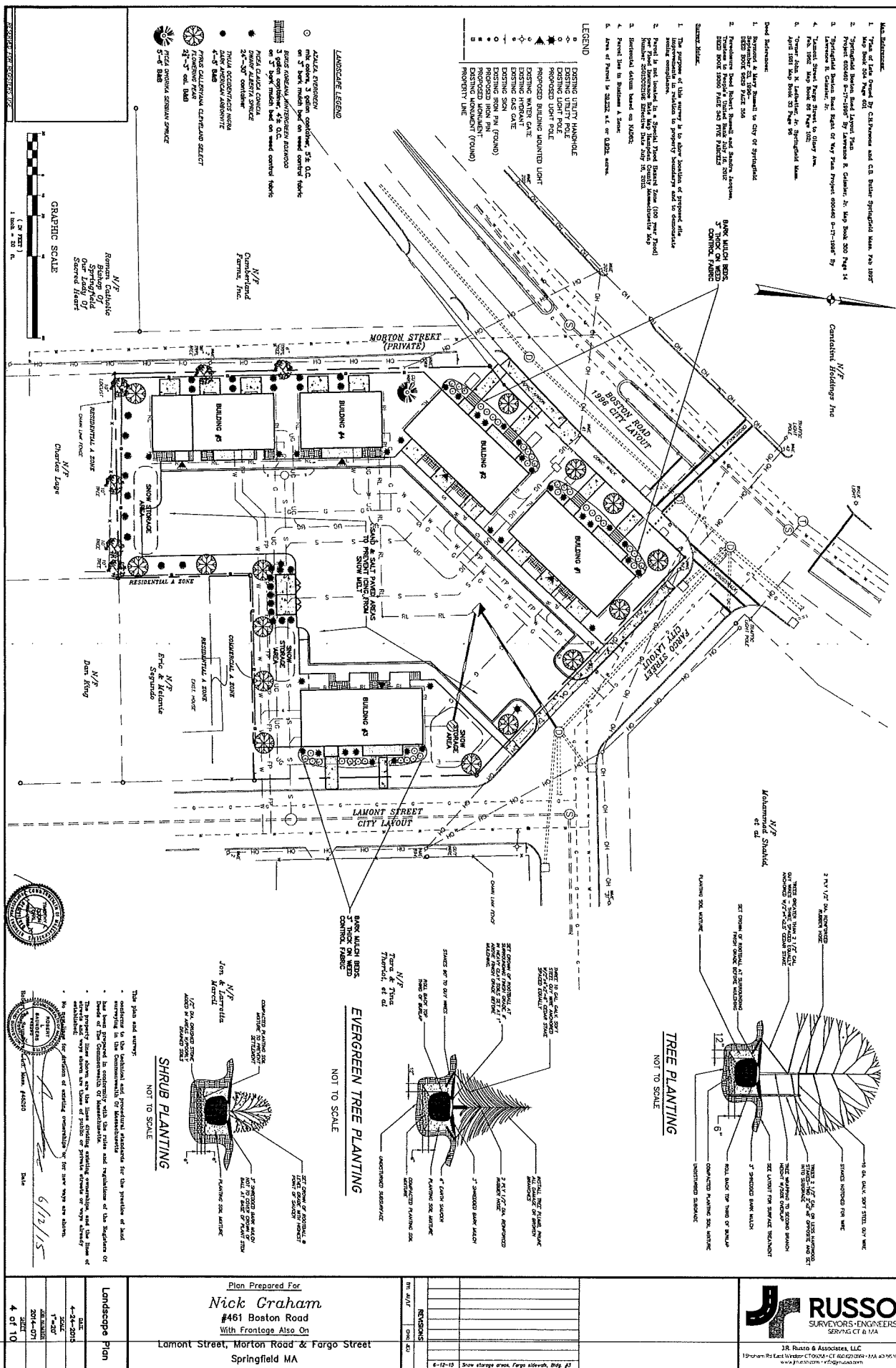


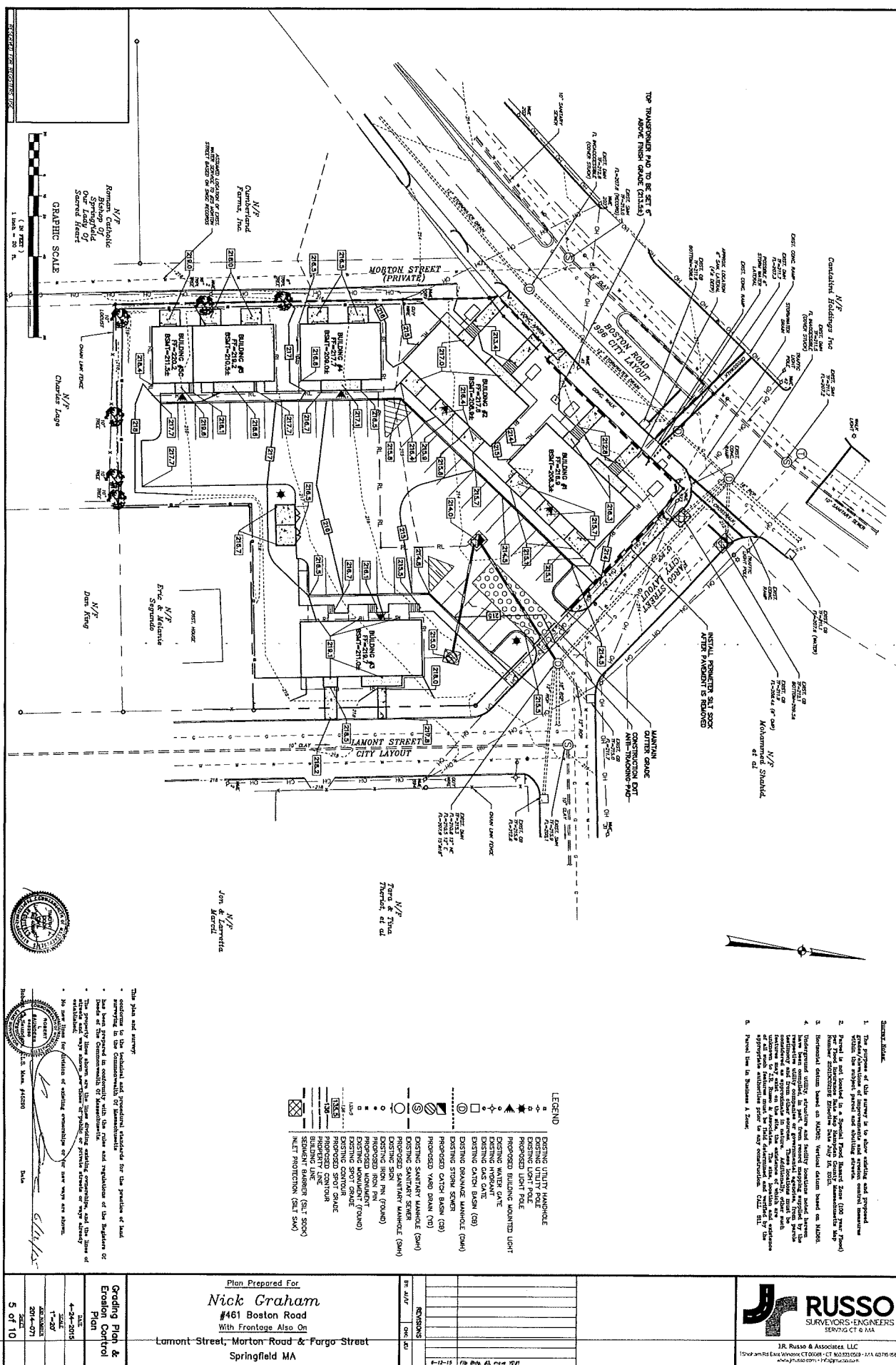


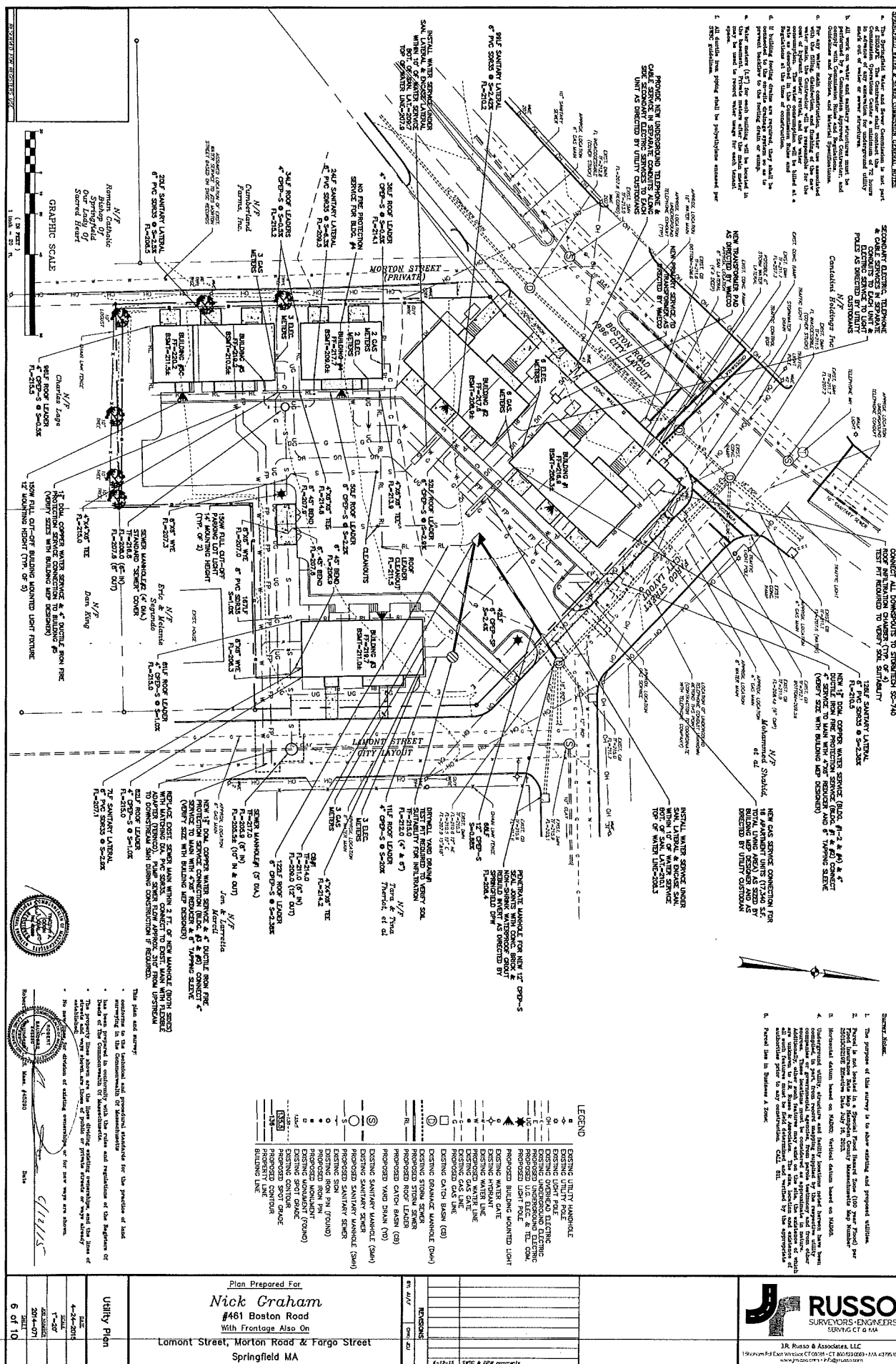


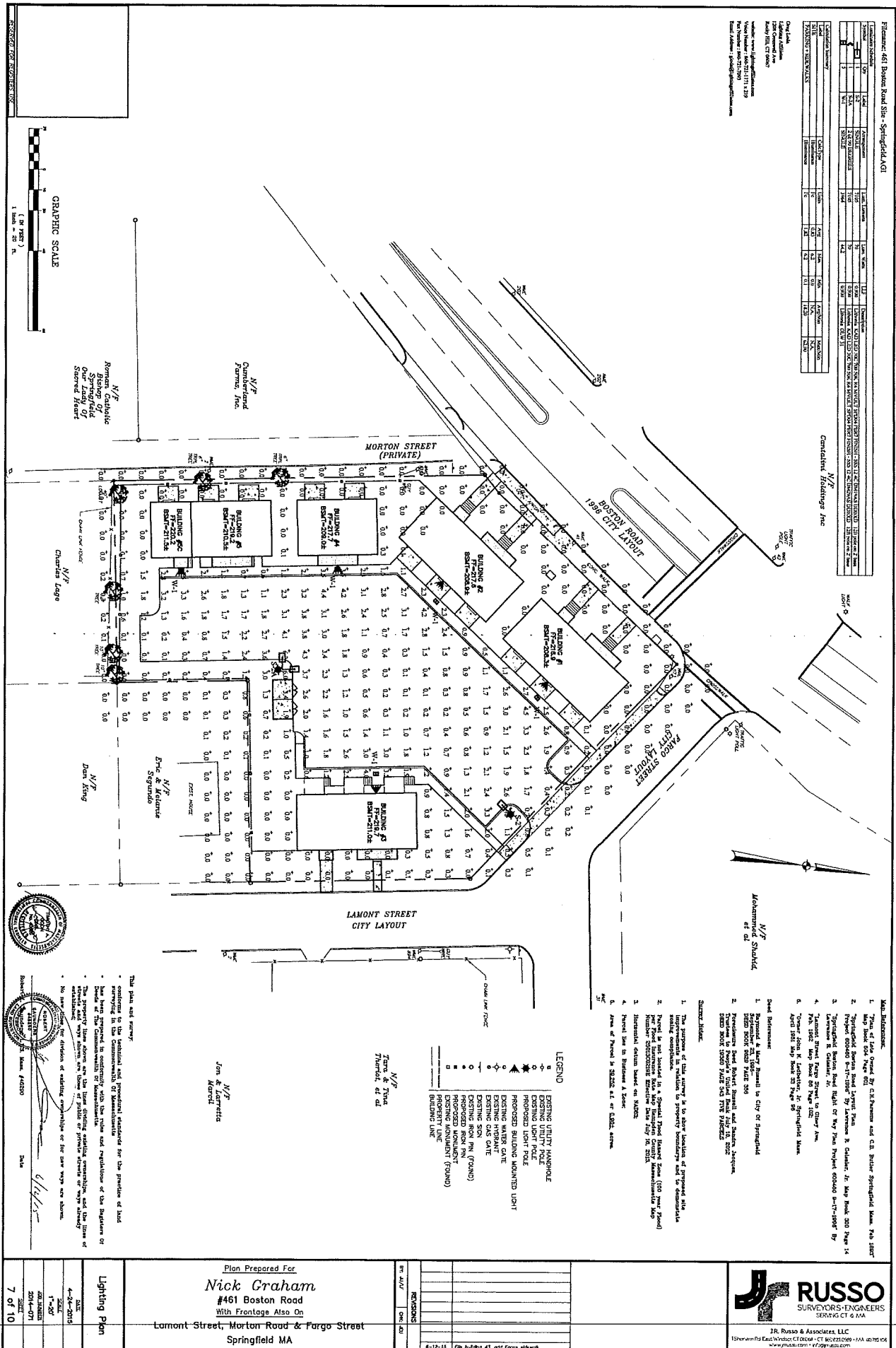
**RUSCO**  
SURVEYORS • ENGINEERS  
SERVING CT & MA

J.R. Russo & Associates, LLC  
10 Sherman Rd East Windsor, CT 06026 • CT 860.233.0000 • MA 401.926.1100  
www.jrusso.com • info@jrusso.com



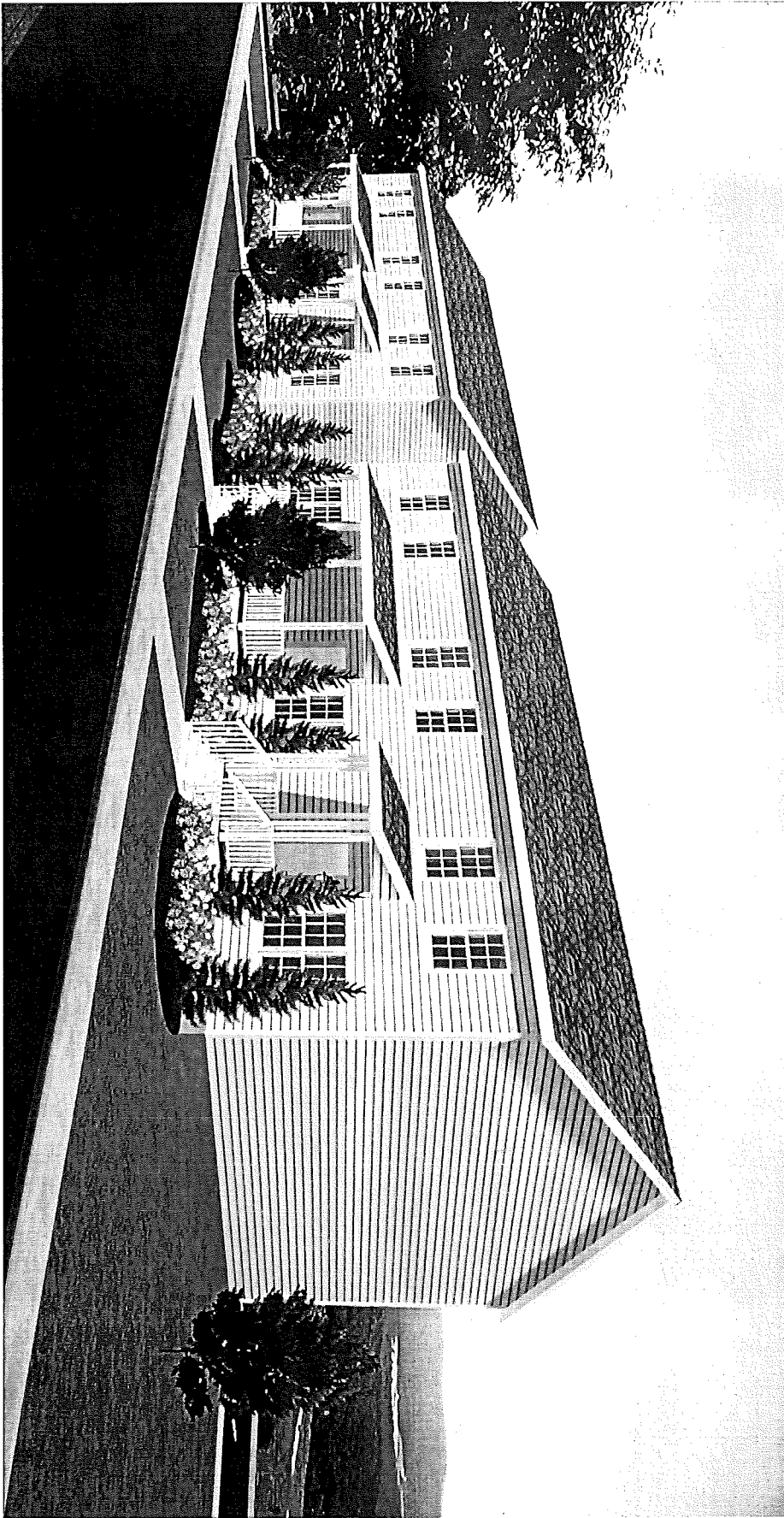






WINDOWS TO BE INCLUDED ON SIDE ELEVATIONS

Attachment: 3188\_Boston\_Rd\_461\_2017\_CC (3964 : SS Boston Road)



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

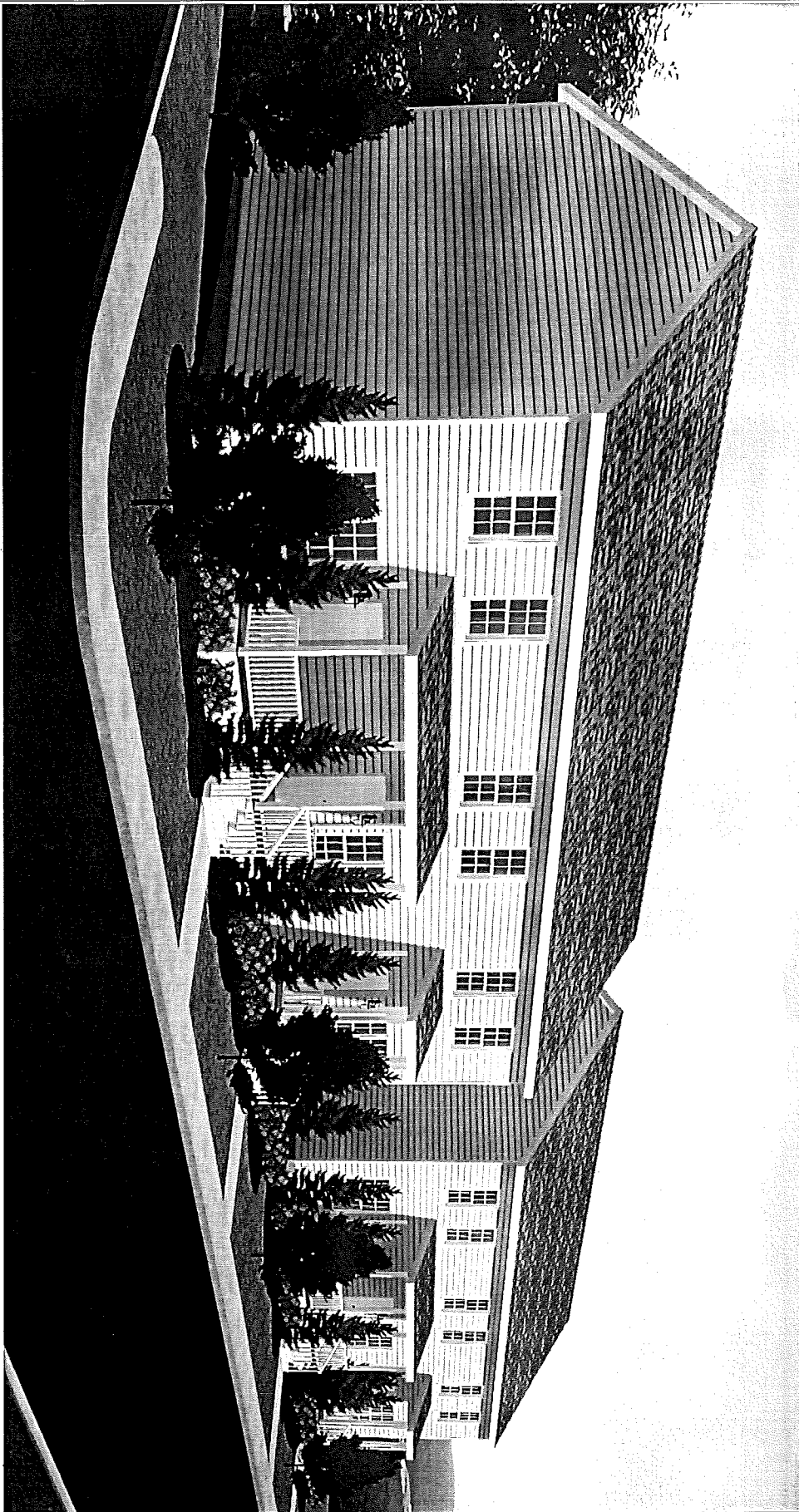
Drawn For:  
Nick Graham  
TheStudentRental  
306 McGowan St Unit 3307  
413-244-0766

REVISED:

DATE:  
5/14/15

SCALE:

SHEET:



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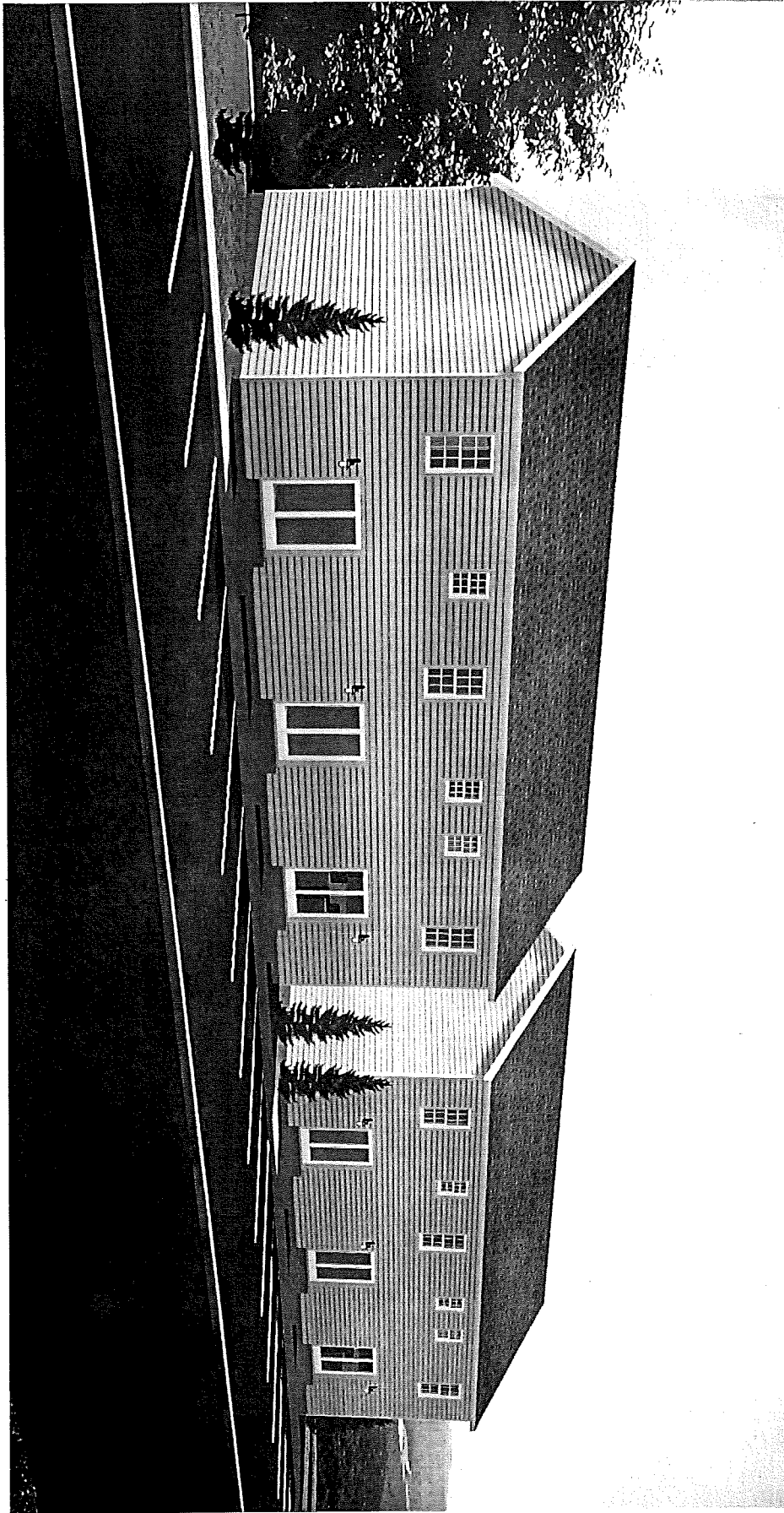
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413-244-0766

REVISED:

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5/14/15

SCALE:

SHEET:



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SHEET:

SCALE:

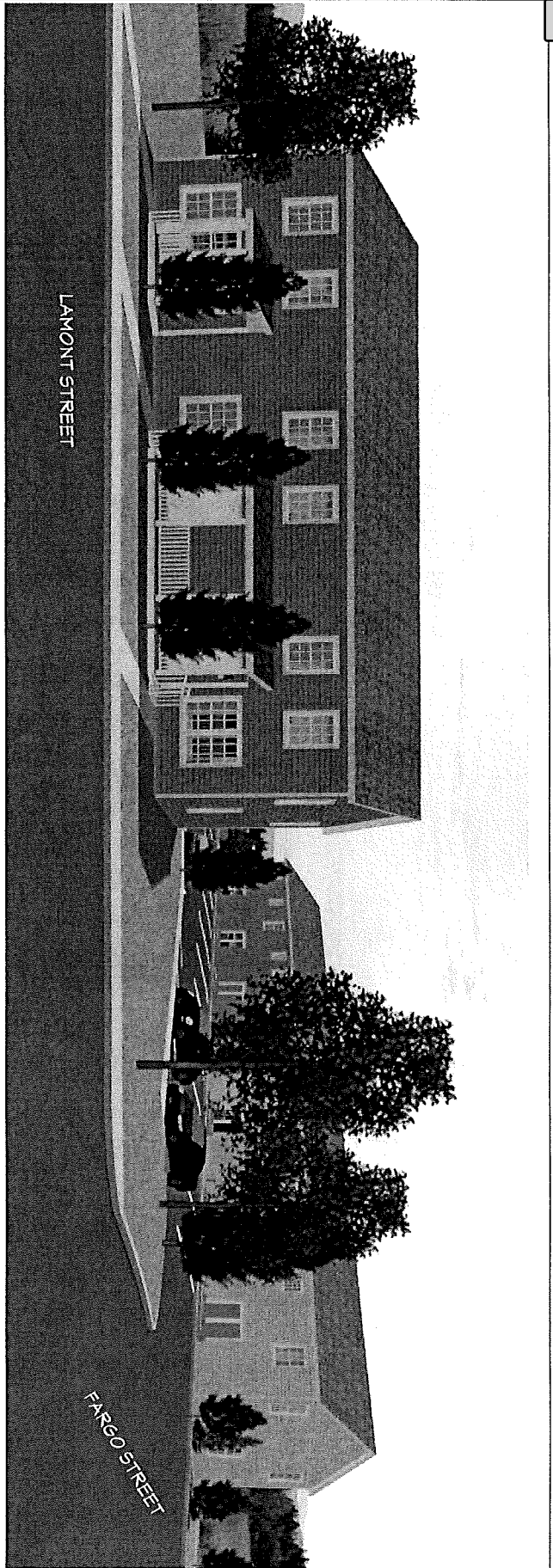
DATE:  
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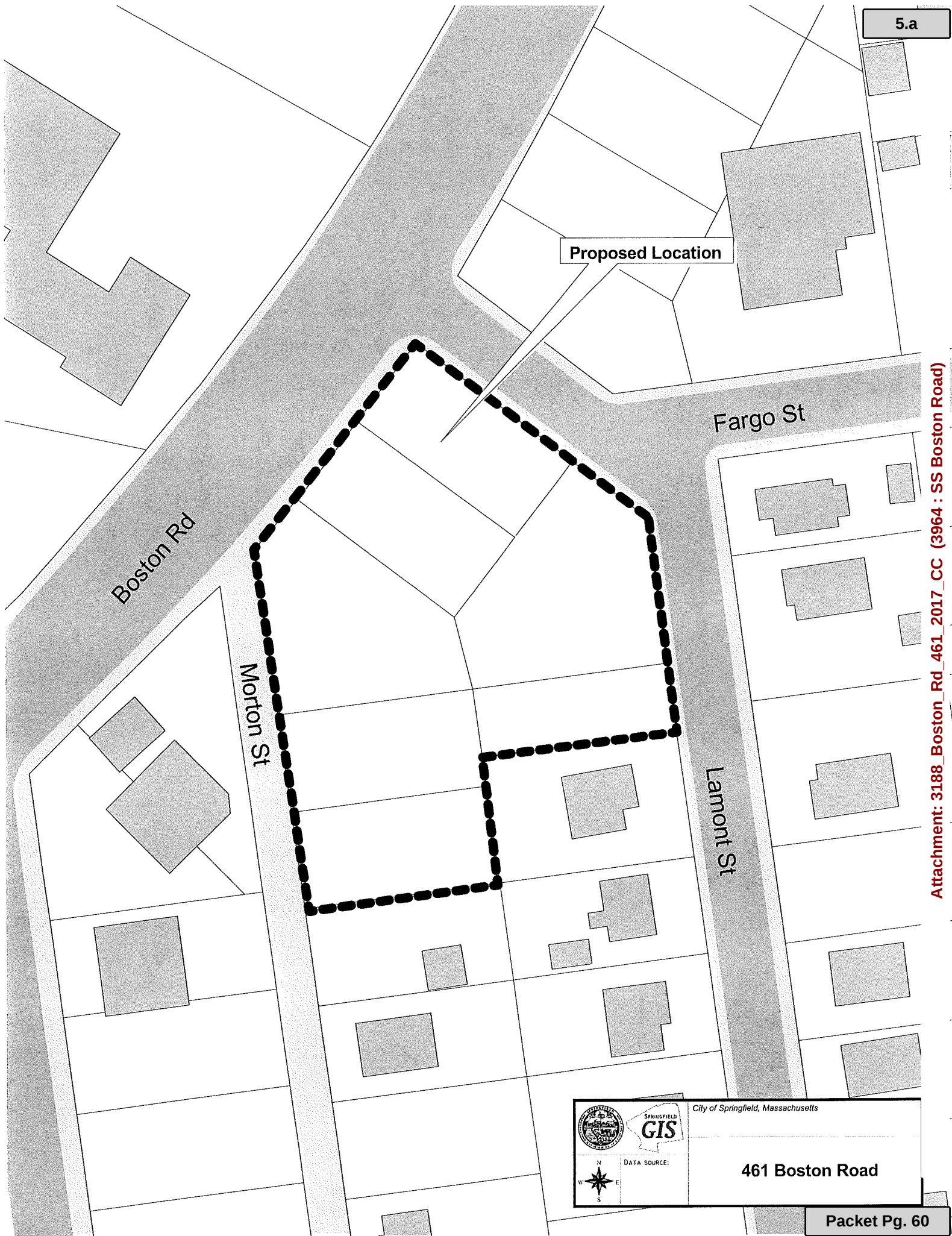
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306 McGowen St Unit 3307  
413-244-0766

VIEW FROM LAMONT STREET



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



Proposed Location

Boston Rd

Morton St

Fargo St

Lamont St

Attachment: 3188\_Boston\_Rd\_461\_2017\_CC (3964 : SS Boston Road)



SPRINGFIELD  
City of Springfield, Massachusetts



DATA SOURCE:



N  
W E S

**461 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 J.](#)  
**Subject:** Request for continuance  
**Date:** Wednesday, November 22, 2017 1:04:05 PM

---

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I hope you have a great Thanksgiving.

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Ellen

Ellen W. Freyman  
Shatz, Schwartz and Fentin, P.C.  
1441 Main Street, Ste. 1100  
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Cell: 413-575-8655  
[efreyman@ssfpc.com](mailto:efreyman@ssfpc.com)  
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