



CITY COUNCIL

Hearings Meeting Agenda

I hereby notify you that the following items of business have been filed with this office and can be acted upon at the meeting of the City Council **Monday, August 24, 2026** at 6:30 PM.

City Clerk

Roll Call

Moment Of Silence - Pledge Of Allegiance

Special Permits

1. **383 Rocus Street - Junk Yard (Withdrawn by petitioner)**
2. **879 Boston Road - Motor vehicle sales (accessory use)**
3. **836 Bay Street - Motor Vehicle Sales**
4. **1363 Allen Street, et al. - Drive Up Service Window**
5. **775 Worthington Street - Accessory Wall Sign**
6. **421 Main Street & SS Main Street (IO) - Amending Conditions**
7. **1150 Hall of Fame Avenue - Accessory Wall Sign**
8. **482 & NS Main Street I.O. - Change in Petitioner**

Zone Change

9. **Amending Article 7, Section 7.4.23(A) — Fencing**

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

for a special permit for the storage of unregistered/inoperable vehicles and equipment (junk yard) at the property known as 383 Rocus Street (10330-0090) (Book#13729/Page#84), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.6.

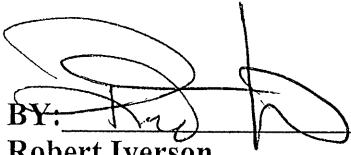
Mailing Address:

383 Rocus Street
Springfield, MA 01104

Owner:

Ivey Realty, LLC

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

BY: 
Robert Iverson

Mailing Address:

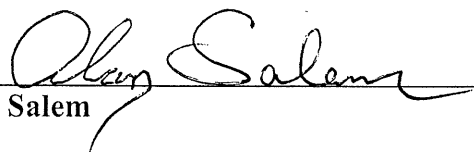
383 Rocus Street
Springfield, MA 01104

33 Oakdale Street
Springfield, MA 01104

Petitioner:

Alan Salem

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

BY: 
Alan Salem

Stephen Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

May 19, 2026

Special Permit Tax Certification

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

Special Permit:

383 ROCUS ST – (10330-0090)

Petitioner

ALAN SALEM
33 OAKDALE ST
SPRINGFIELD, MA 01104

Property Owner:

IVEY REALTY LLC
383 ROCUS ST
SPRINGFIELD MA 01104

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

Stephen Lonergan: Treasurer/Collector

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT

383 ROCUS STREET (10330-0090)
STORAGE OF UNREGISTERED/INOPERABLE VEHICLES/EQUIPMENT (JUNK YARD)

General Information

Petitioner:	Alan Salem
Request:	Storage of unregistered/inoperable vehicles and equipment (junk yard).
Proposed use of the property:	Junk Yard
Parcel Size:	382,487 s.f.
Compatibility with current planning documents:	The East Springfield Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	East Springfield Neighborhood Council: 8-3-26
Tax Status:	SEE ATTACHED
Site Visit:	7-24-26
Hearing Date:	8-24-26

Staff Analysis

Neighborhood characteristics:

The property is zoned Industrial A and is located in an area with a mix of commercial and industrial uses. The surrounding land uses include:

- To the north is a motor vehicle sales and service operation zoned Industrial A.
- To the south is Conservation Commission land zoned Industrial A.
- To the east is a warehouse operation zoned Industrial A.
- To the west is truck terminal zoned Industrial A.

Site plan review:

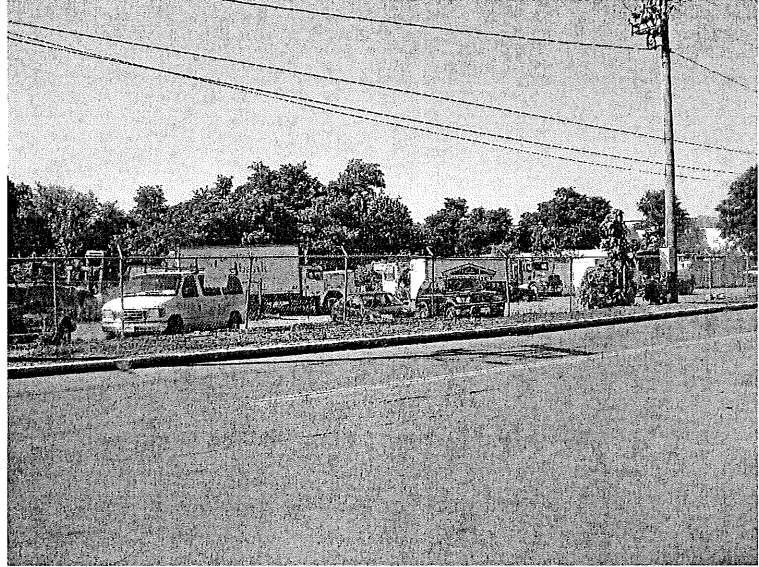
The petitioner has requested a special permit for the storage of unregistered/inoperable vehicles and equipment (junk yard) at the property known as 383 Rocus Street.

After reviewing the plans and visiting the site, the staff does have some concerns with the proposed use. First and foremost, this has been operating as a junk yard at this location for a number of years, without obtaining a special permit. After visiting the site and as can be seen by the attached photo, it is very hard to understand the number of vehicles being stored at this property due to the vegetation that has grown up around the vehicles and equipment being stored at the property. Much of this vegetation has grown around and into the equipment being stored. To the staff, this indicates that these vehicles/equipment have been stored on this

property for a number of years. Prior to issuing this special permit, the petitioner should be required to clear some of this overgrown vegetation in order to better understand the full impact of this use on the property. The site plan submitted with the application is very vague as well.

Further, the petitioner is currently operating a similar junk yard use at the property known as 33 Oakdale Street. In speaking with the neighborhood council, there are concerns that this operation is not following all the conditions outlined within that special permit. The staff has requested that Code to review this special permit for compliance of the conditions but was still waiting on that report at the time of this review.

Overall, while there are other similar junk yard uses located along Rocus Street, due to the issued outline above, the staff is recommending that this item be continued until these issues can be addressed and/or resolved.



Recommendation

CONTINUE.

(IF APPROVED) Recommended Conditions

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the storage of unregistered/inoperable vehicles/equipment (junk yard) at the property known as 383 Rocus Street (10330-0090).
3. The use shall be developed as per the attached site plans, with the addition of conditions #4 through #7.
4. There shall be no disassembling or crushing of vehicles done at this location.
5. All vehicles/equipment being stored at this location shall be complexly empty of any and all fluids (oils, anti-freeze, hydraulic fluid, etc.).
6. There shall be no sale of parts from junk vehicles sold to the general public.
7. Any and all additional license(s) required by the City of Springfield and/or the State of Massachusetts shall be obtained.
8. The City Council shall have the authority to modify, amend, review or revoke its approval of a special permit upon written application of the owner, lessee or Zoning Administrator; provided, however, that such action is consistent with the purpose and intend of the Springfield Zoning Ordinance and a public hearing is held.
9. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.

Stephen Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

May 19, 2026

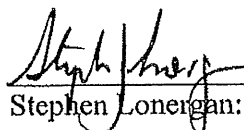
Special Permit Tax Certification

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

Special Permit: 383 ROCUS ST – (10330-0090)

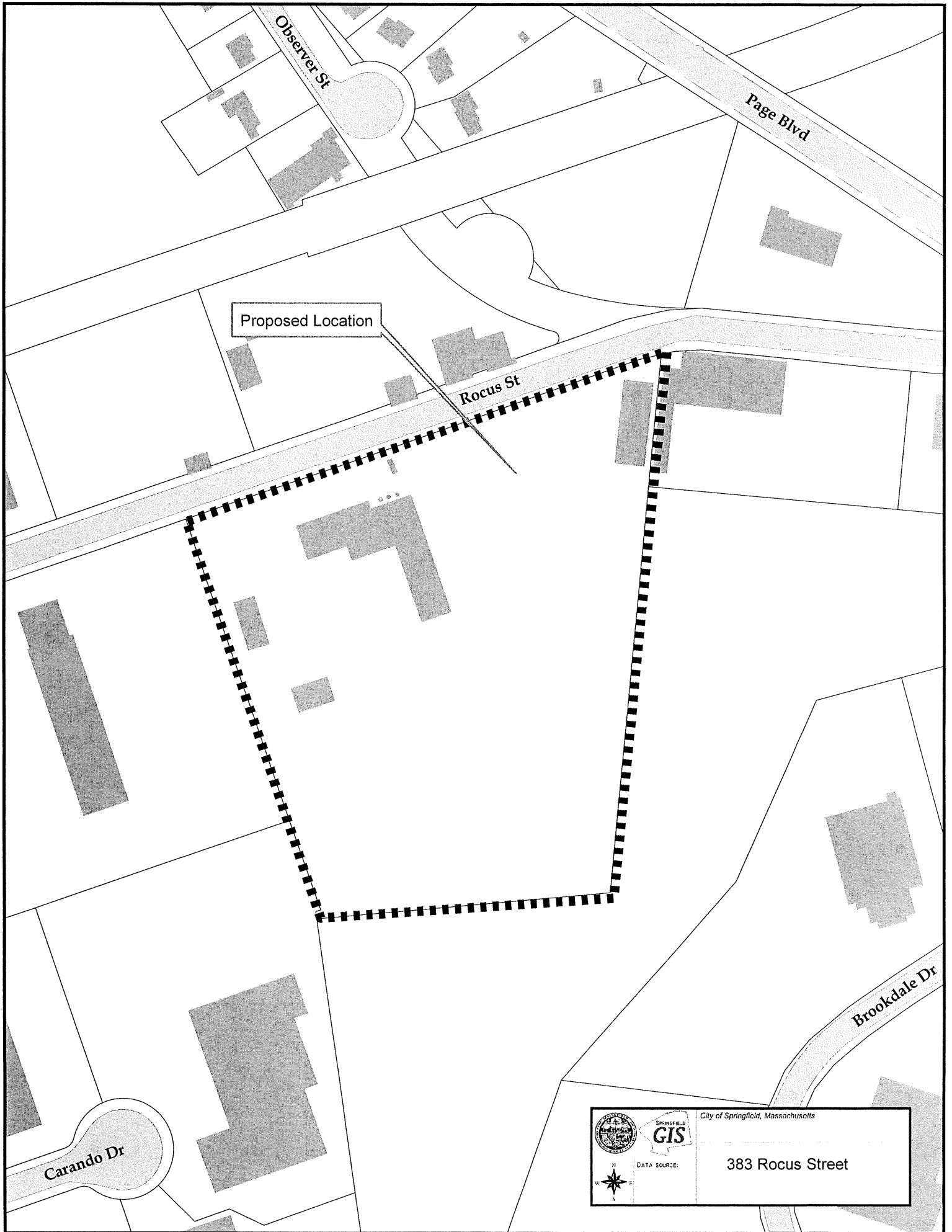
Petitioner
ALAN SALEM
33 OAKDALE ST
SPRINGFIELD, MA 01104

Property Owner:
IVEY REALTY LLC
383 ROCUS ST
SPRINGFIELD MA 01104



Stephen Lonergan: Treasurer/Collector

NOT FOR CONSTRUCTION



Proposed Location

Observer St

Page Blvd

Rocus St

Brookdale Dr

Carando Dr



SPRINGFIELD
GIS

City of Springfield, Massachusetts

DATA SOURCE:



383 Rocus Street

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

for a special permit for motor vehicle sales, as an accessory use, at the property known as 879 Boston Road (01655-0597) (Book#25405/Page#10), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.5.

Mailing Address:

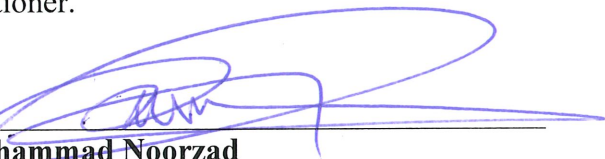
879 Boston Road
Springfield, MA 01119

Owner & Petitioner:

Noorzad Realty, LLC

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

BY:


Muhammad Noorzad

Stephen Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

May 19, 2026

Special Permit Tax Certification

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

Special Permit:

879 BOSTON RD – (01655-0597)

Petitioner & Property Owner:

NOORZAD REALTY LLC
879 BOSTON RD
SUITE B
SPRINGFIELD MA 01119

A handwritten signature in black ink that reads "Stephen Lonergan". The signature is written in a cursive, flowing style.

Stephen Lonergan Treasurer/Collector

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

**879 BOSTON ROAD (01655-0597)
MOTOR VEHICLE SALES – ACCESSORY USE**

General Information

Petitioner:	Noorzad Realty, LLC
Request:	Used car sales, as an accessory use.
Proposed use of the property:	Installation of electronic equipment and used car sales.
Parcel Size:	16,024 s.f.
Compatibility with current planning documents:	The Pine Point Neighborhood Plan does not show any changes to this area.
Neighborhood council notification:	Pine Point Community Council: 6-1-26
Tax Status:	SEE ATTACHED
Site Visit:	6-11-26
Hearing Date:	6-22-26

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Businesses A and is located along the Boston Road commercial corridor. The area that has a mix of commercial and residential uses. The surrounding land uses include:

- To the north is a used car lot zoned Business B.
- To the south is a single-family house zoned Residence A.
- To the east is a church zoned Business A.
- To the west is an auto repair facility zoned Business B.

Site plan review:

The petitioner has requested a special permit for motor vehicles sales, as an accessory use, at the property known as 879 Boston Road. This is the current location of the Mr. Tint.

After review of the plans and visiting the site, the staff does not object to the proposed use. As noted, this site has been used for an automotive related use in the past. As such, the staff does not believe the proposed use will have a negative impact on the abutters or the neighborhood as a whole.

In reviewing the plan submitted, it does show that there is adequate parking for the existing use as well as the proposed used car sales. It needs to be stressed that since this site is zoned Business A, used car sales can only

be an accessory use and is limited to no more than five (5) vehicles at any one time. Again, the plan shows that there is room for these vehicles on the side of the building.



Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted for motor vehicle sales, as an accessory use, at the property known as 879 Boston Road (01655-0597).
3. The use shall be developed as per the attached site plans, with the addition of conditions #4 and #9.
4. There shall be no more than five (5) vehicles stored or displayed for sale on the property at any one time.
5. All parking spaces shall be clearly marked.
6. There shall be no banners streamers or pennants located on the vehicles or the property.
7. The site shall be maintained free of all litter, trash and debris.
8. The public sidewalk along Boston Road shall be maintained, including snow removal.
9. Any and all dumpster shall be completely enclosed.
10. The City Council shall have the authority to modify, amend, review or revoke its approval of a special permit upon written application of the owner, lessee or Zoning Administrator; provided, however, that such action is consistent with the purpose and intent of the Springfield Zoning Ordinance and a public hearing is held.
11. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.

Stephen Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

May 19, 2026

Special Permit Tax Certification

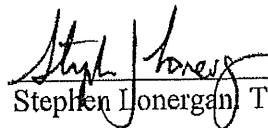
I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit:

879 BOSTON RD – (01655-0597)

Petitioner & Property Owner:

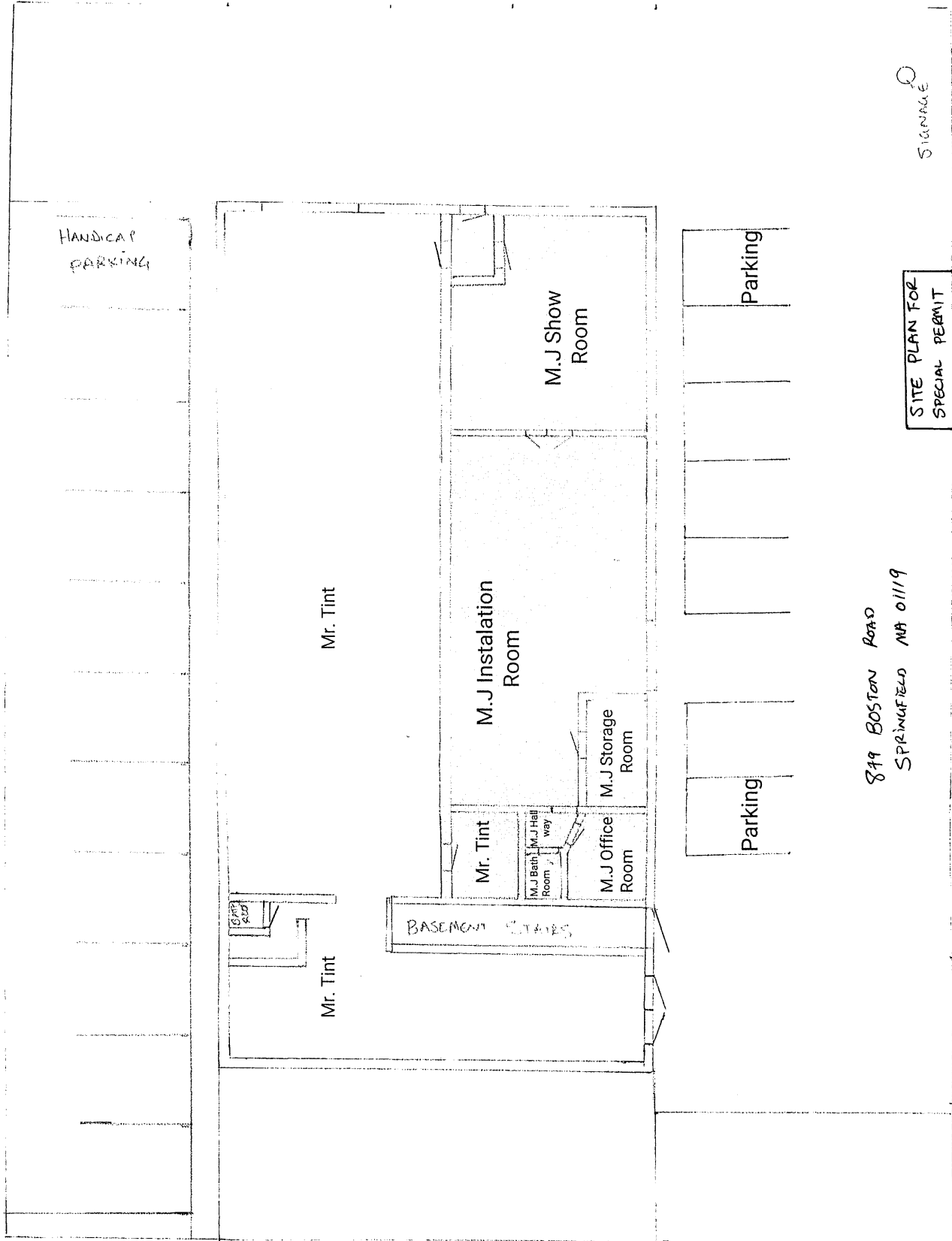
NOORZAD REALTY LLC
879 BOSTON RD
SUITE B
SPRINGFIELD MA 01119



Stephen Lonergan, Treasurer/Collector

BOSTON ROAD

W

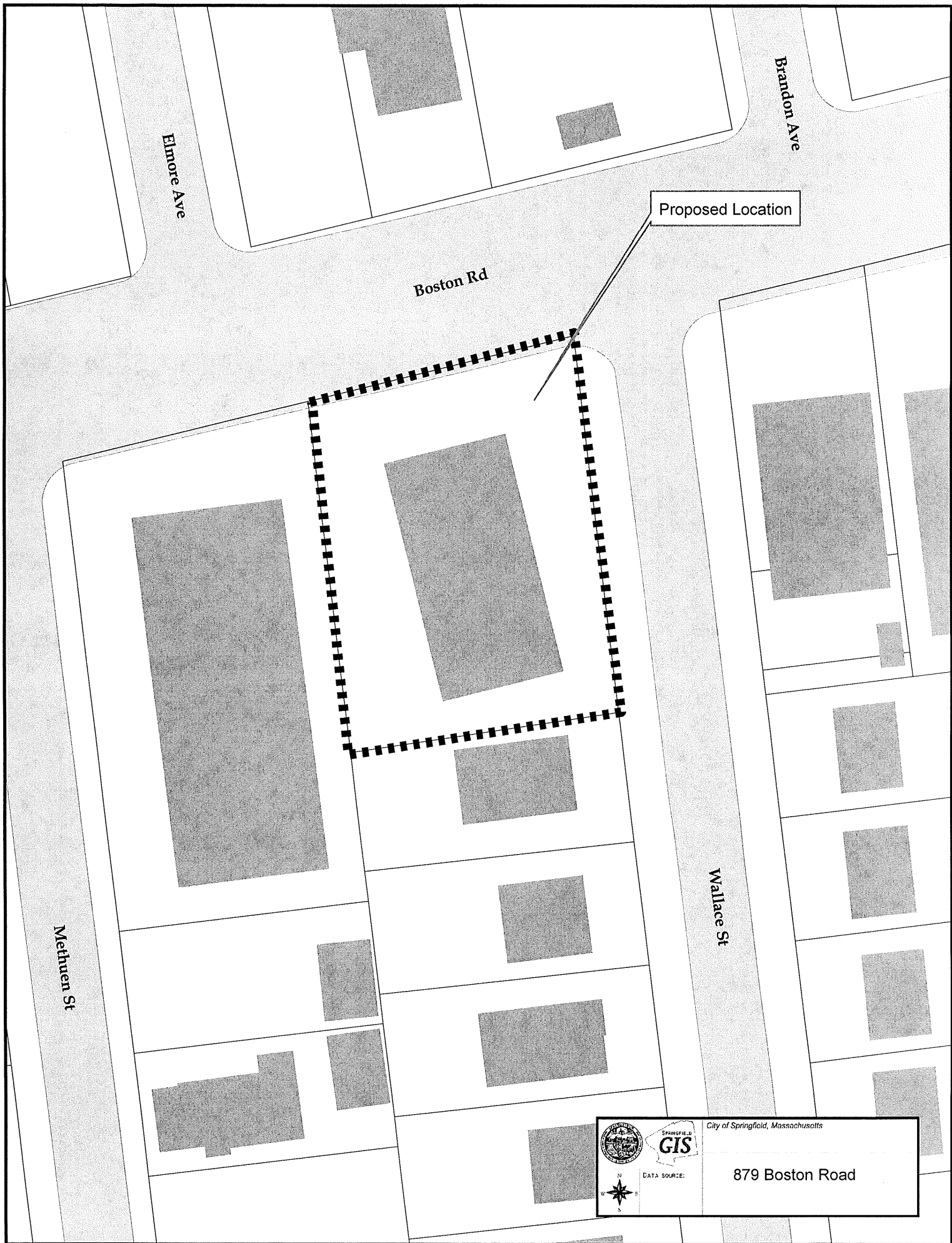


849 BOSTON ROAD
SPRINGFIELD MA 01119

WALLACE STREET

SITE PLAN FOR
SPECIAL PERMIT

SIGNAGE



Elmore Ave

Brandon Ave

Proposed Location

Boston Rd

Wallace St

Methuen St



SPRINGFIELD
GIS

City of Springfield, Massachusetts



DATA SOURCE:

879 Boston Road

July 20, 2026

Phill Dromey

Panning D14, 2026epartment

City of Springfifeld, MA 01101

Good afternoon Mr. Dromey,

On June 9, 2026, the manager of Mr. Tint at 836 Boston Road, came before the Pine Point Community Council for an approval for a special permit to sell used cars at that address.

While the Council had no objections, our secretary suggested that letters go out to the abutters to see if there were any concerns.

On July 14, 2026 everyone reconvened and since there was no dissention to our request for concerns, the Pine Point Community Council unanimously voted in favor of his special permit.

We thank you for your cooperation in this matter and only wish them good luck with their endeavors.

Sincerely,

Mary Kober

Treasurer

Pine Point Community Couoncil

/mk

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

for a special permit for motor vehicle sales at the property known as 836 Bay Street (01085-0097) (Book#13647/Page#0260), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.1.

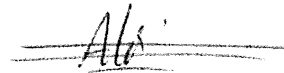
Mailing Address:

34 Joy Street
Ludlow, MA 01056

Owner & Petitioner:

Ali Sinna

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

A handwritten signature in cursive script, appearing to read 'Ali Sinna', is written over a horizontal line.

By:

Ali Sinna

Stephen Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

April 29, 2026

Special Permit Tax Certification

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

Special Permit: 836 BAY ST – (01085-0097)

Petitioner & Property Owner:

ALI SINNA
34 JOY ST
LUDLOW, MA 01056

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

Stephen Lonergan: Treasurer/Collector

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

**836 BAY STREET (01085-0095)
MOTOR VEHICLE SALES/REPAIRS**

General Information

Petitioner:	Ali Sinna
Request:	For a special permit for motor vehicle sales.
Proposed use of the property:	Motor vehicle repair/used car sales.
Parcel Size:	9,983 s.f.
Compatibility with current planning documents:	The Bay Neighborhood Plan does not show any changes to this area.
Neighborhood council notification:	Bay Area Neighborhood Council: 8-6-26
Tax Status:	SEE ATTACHED
Site Visit:	7-24-26
Hearing Date:	8-24-26

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Industrial A and is located in an area with primarily commercial and industrial uses. The surrounding land used include:

- To the north is vacant land zoned Industrial A.
- To the south is Blunt Park zoned Open Space.
- To the east is tree cutting operation zoned Industrial A.
- To the west is a tire shop zoned Business B.

Site plan review:

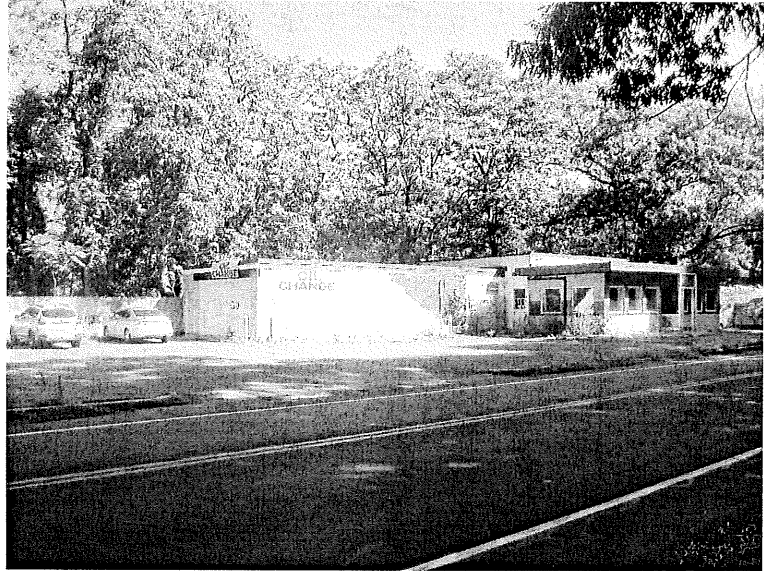
The petitioner has requested a special permit for motor vehicle sales at the property known as 836 Bay Street. This site will also be used for motor vehicle repairs but due to the fact that this site is zoned Industrial A, the repair operation is allowed by-right. This site was the former location of a bottle redemption center.

In reviewing the proposed request and visiting the site, the staff does not object to the proposed request. As noted above, this area of Bay Street is primarily commercial uses with a number of other automotive related use along this section of Bay Street. The one concern the staff does have with this location, is the limited parking.

In reviewing the plans submitted with the request, it was noted that only four (4) parking spaces have been identified for the sale of used cars. If this special permit is approved, the staff would recommend that this be a condition of the special permit. It also needs to be stressed to the petitioner that this site cannot be used for the storage of junk vehicles.

Lastly, when visiting the site, it was noted there was a lot of overgrown vegetation. This should be addressed by the petitioner immediately and the site should be maintained.

Overall, the staff does not believe the proposed special permit will have a negative impact on the abutters or the neighborhood as a whole.



Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted for a motor vehicle sales/repair at the property known as 836 Bay Street (01085-0095).
3. The use shall be developed according to the attached site plan with the addition of conditions #4 and #12.
4. There shall be no more than four (4) vehicles displayed or stored for sale at any one time.
5. There shall be no work done to vehicles outside the building.
6. There shall be no storage of parts and/or junk vehicles located outside the property.
7. Any and all dumpsters shall be completely enclosed.
8. The building shall be kept graffiti free.
9. All parking spaces shall be clearly marked.
10. Any and all signage shall be properly permitted.
11. There shall be no storage containers located on the property.
12. The property shall be maintained free of all litter and debris and kept free of all overgrown vegetation.
13. The City Council shall have the authority to modify, amend, review or revoke its approval of a special permit upon written application of the owner, lessee or Zoning Administrator; provided, however, that such action is consistent with the purpose and intent of the Springfield Zoning Ordinance and a public hearing is held.
14. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.

Stephen Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

April 29, 2026

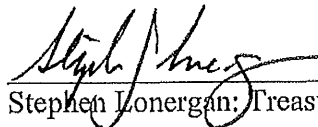
Special Permit Tax Certification

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

Special Permit: 836 BAY ST – (01085-0097)

Petitioner & Property Owner:

ALI SINNA
34 JOY ST
LUDLOW, MA 01056



Stephen Lonergan, Treasurer/Collector

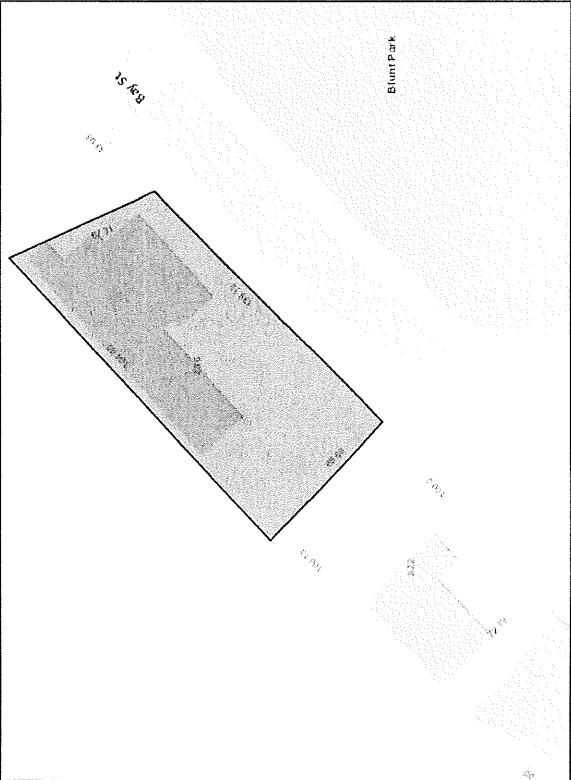
836 BAY STREET
SPRINGFIELD, MA 01109

PROPOSED AUTO TECH SERVICE BUILDING AND
CLASS II DEALERSHIP

OWNER INFORMATION:

SINNA ALI
34 JOY STREET
LUDLOW, MA 01056
475-201-3493
AHMADSHOAIBSAHAR@GMAIL.COM

DRAWING LIST	
A1	EXISTING GROUND FLOOR PLAN
A2	PROPOSED GROUND FLOOR PLAN
A3	FIRE SAFETY PLAN
A4	SITE PLAN



ZONING SUMMARY

EXISTING ZONE	ORDINANCE	EXISTING	PROPOSED
LAND USE MIN. LOT AREA MIN. FRONTAGE FRONT SETBACK REAR SETBACK MAX BLDNG HEIGHT MAX BLDNG COVERAGE	INDUSTRIAL A NO REGULATION NO REGULATION NO REGULATION NO REGULATION 100 FT 95%	WAREHOUSE/STORAGE AS EXISTING 36.4%	AUTO REPAIR/CLASS II DEALERSHIP NO CHANGE 36.4%
OFF-STREET PARKING	MOTOR VEHICLE REPAIR: 2 SPACES, PLUS ONE SPACE PER SERVICE BAY OR AS DETERMINED BY SITE PLAN/SPECIAL PERMIT REVIEW (3 SPACES REQUIRED) OR, WHOLESALE SALES/INDUSTRIAL SERVICE: 1 SPACE PER 1,000 NET FLOOR AREA, 3,246 SF (4 SPACES REQUIRED) DIMENSION OF PARKING: 8.5 FT BY 18 FT MINIMUM 50% AND 8 FT BY 16 FT FOR THE REST		

DEMO NOTES

- FIELD VERIFY EXISTING CONDITIONS PRIOR TO THE START OF DEMOLITION OPERATIONS. REFERENCE ARCHITECT PRIOR TO THE START OF ANY WORK IF THERE ARE ANY DISCREPANCIES AT (617) 697-9292.
- A. PROTECT EXISTING CONSTRUCTION TO REMAIN FROM DAMAGE DURING DEMOLITION. CONDUCT DEMOLITION OPERATIONS TO MINIMIZE THE DEVELOPMENT AND SPREAD OF DUST.
 - B. REMOVE INTERIOR OF EXISTING DWELLING ENTIRELY INCLUDING ALL CEILING SYSTEMS, ALL NON-STRUCTURAL INTERIOR WALLS, INCLUDING WINDOWS AND DOORS, ALL INTERIOR FLOORS, ALL INTERIOR PARTITIONS, ALL INTERIOR STAIRS, ALL INTERIOR DECKS, STAIRS AND PATIOS, PER THE OWNER'S INSTRUCTIONS.
 - C. REMOVE EXISTING SEWER SYSTEM AND WATER SYSTEM TO ENTRY POINT OF FOUNDATION.
 - D. "REMOVE" SHALL MEAN COMPLETELY AND ENTIRELY FROM THE BUILDING AND SITE ALL EXISTING WORK DESIGNED FOR REMOVAL SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH LOCAL REGULATIONS.
 - E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TERMINATING PLUMBING AND ELECTRICAL WORK WHERE ITEMS ARE REMOVED. BY DEAD-ENDING PIPING AND WIRES AT APPROPRIATE LOCATIONS IN SAFE, CODE CONFORMING AND PERMANENT MANNER.
 - F. REMOVE EXISTING ROOFING SYSTEM AND ALL ROOFING MATERIALS TO BE REMOVED.
 - G. REMOVE EXISTING WINDOW UNITS AS INDICATED ON PLANS. BASEMENT WALLS TO BE SAW-CUT AT LOCATIONS SHOWN.
 - H. REMOVE EXISTING DOORS AND THEIR ENTIRETIES AS SHOWN ON PLANS.
 - I. REMOVE EXISTING PLUMBING FIXTURES AND THEIR ENTIRETIES. ALL ROUGH PLUMBING TO BE CUT & CAPPED. REFERENCE LICENSED PLUMBER FOR NEW FIXTURE AND THE INS.
 - J. REMOVE EXISTING ELECTRICAL FIXTURES AND THEIR ENTIRETIES. ALL ROUGH ELECTRICAL TO BE CUT & CAPPED. REFERENCE LICENSED ELECTRICIAN FOR NEW FIXTURES AND THE INS.
 - K. REMOVE ALL INTERIOR FINISHES AS SHOWN ON PLAN AND PREPARE SURFACE SUBSTRATE TO RECEIVE NEW FINISH.
 - L. TEMPORARY PROTECTION: DURING DEMOLITION OF DESIGNATED AREAS, CONTRACTORS SHALL PROVIDE ADEQUATE TEMPORARY PROTECTION AND SHALL SECURE ADJACENT AREAS FROM DUST, DEBRIS AND WEATHER.
 - M. PATCHING AND REPAIR ALL FLOORS, WALLS, CEILINGS ETC. SHALL BE PATCHED AND REPAIRED IN A WORKMAN LIKE MANNER TO MATCH THE SURROUNDING EXISTING CONDITIONS.
 - N. ALL AREAS TO BE KEPT CLEAN AND MAINTAIN MEANS OF EGRESS AT ALL TIMES.

NOTES

- 1. PER IBCG 2021, BUILDING ALTERATION IS CLASSIFIED AS A "LEVEL 2" ALTERATION. ALL WORK TO COMPLY WITH CHAPTER 6 OF THE 2021 IBCG.
- 2. AIR-BORNE SOUND INSULATION FOR WALL ASSEMBLY SHALL MEET AN STC RATING OF 45 WHEN TESTED IN ACCORDANCE WITH ASTM E 90. PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING, ELECTRICAL DEVICES, DUCTS, ETC. SHALL BE SEALED, LINED INSULATED OR OTHERWISE TREATED TO MAINTAIN CLASS RATING. REFERENCE 780 CMR IRC AK102, 780 CMR IRC AK103.

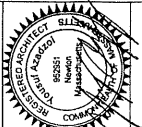
EXISTING GROUND
FLOOR PLAN

836 BAY STREET
SPRINGFIELD, MASS 01109
EXISTING CONDITIONS
Azad Architects
Designers/Planners

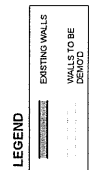
280 California St., #1, Newton, MA 02458
Tel: 617-697-9292
E-mail: Youssif@azadarchitects.com

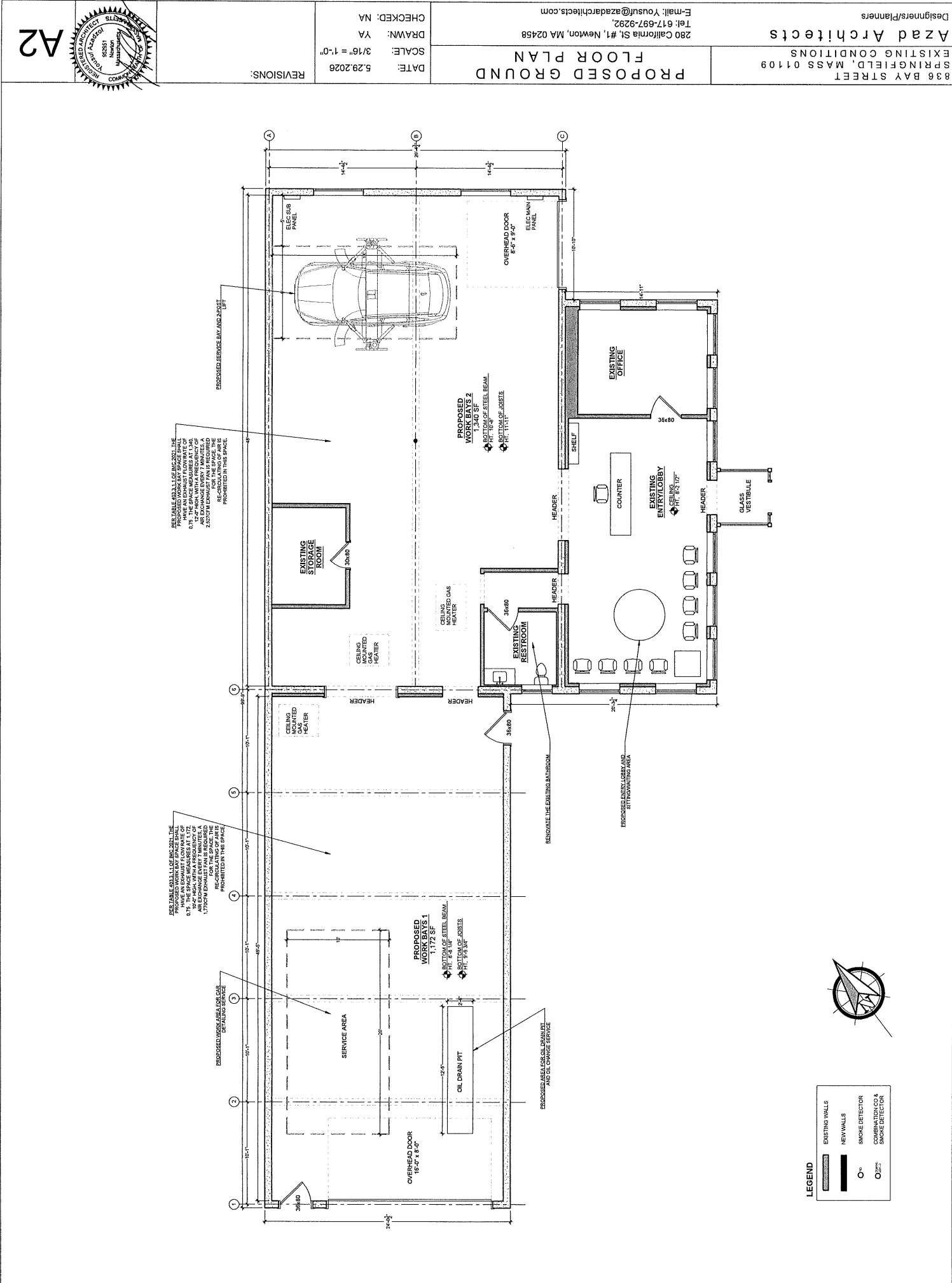
DATE: 5/29/2026
SCALE: 3/16" = 1'-0"
DRAWN: YA
CHECKED: NA

REVISIONS:

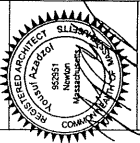


C





A2



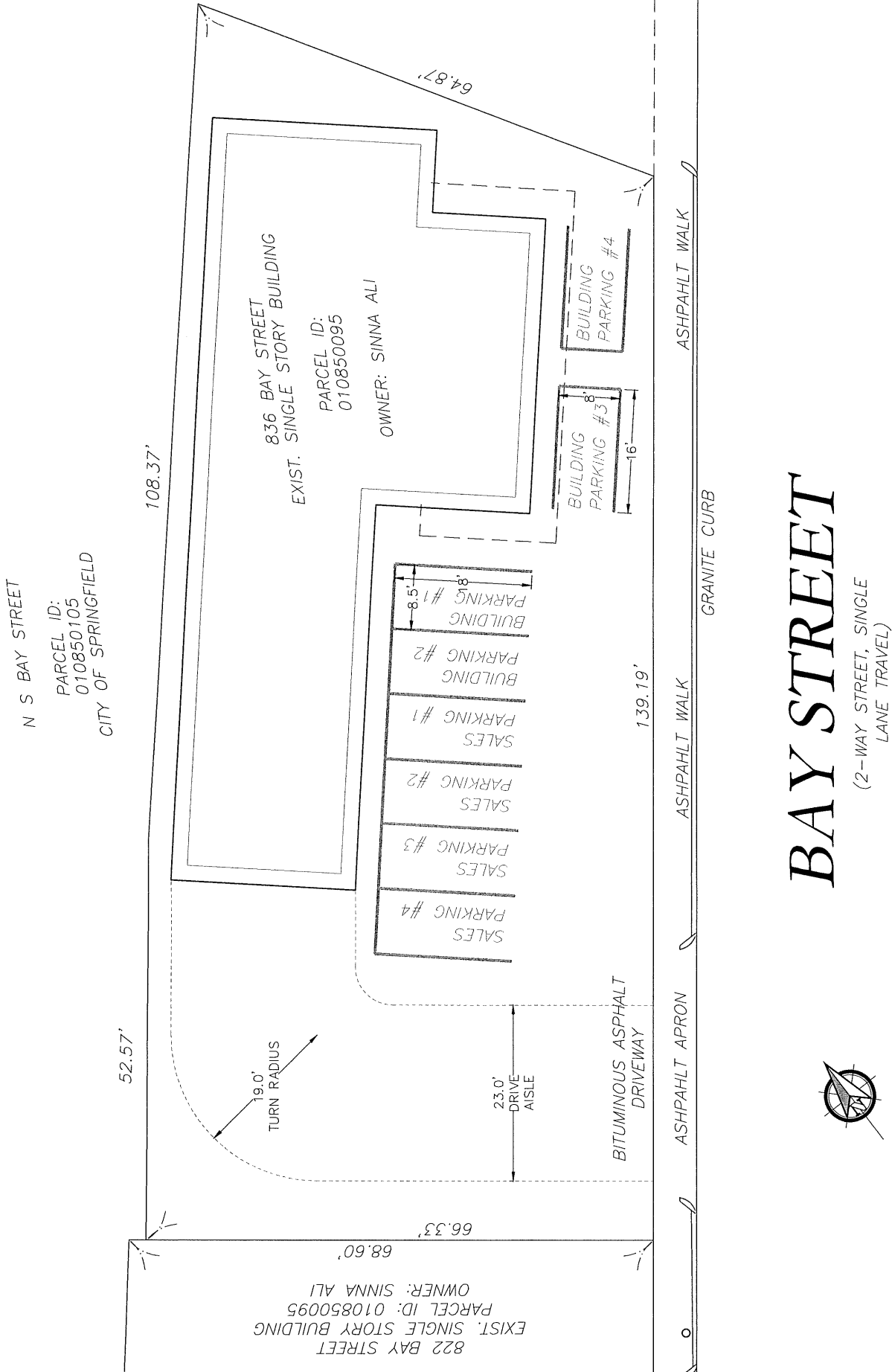
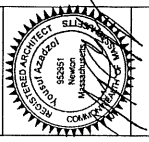
REVISIONS:

DATE: 5.29.2026
SCALE: 3/16" = 1'-0"
DRAWN: YA
CHECKED: NA

PROPOSED FLOOR PLAN

836 BAY STREET
SPRINGFIELD, MASS 01109
EXISTING CONDITIONS
Azad Architects
Designers/Planners

280 California St., #1, Newton, MA 02458
Tel: 617-697-9292
E-mail: Youstuf@azadarchitects.com



Proposed Location

Bay St

 	SPRINGFIELD GIS	City of Springfield, Massachusetts
	DATA SOURCE:	836 Bay Street

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

to amend an existing special permit (drive-up service window), granted September 1997 and amended March 2016, by allowing a change in the petitioner and by amending condition #4 (signage) of the 2016 special permit, at the properties known as 1363 Allen Street (00280-0892), (Book#04723/Page#0350), NS Allen Street (00280-0891) (Book#9977/Page#10) and ES Bridle Path Road (01845-0042) (Book#04840/Page#0191), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.1(1).

Mailing Address:

66 West Street
Pittsfield, MA 01201

Owner & Petitioner:

Beacon Bank & Trust

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

By: Peter Merwin
Peter Merwin, Senior Vice President
Corporate Real Estate

Stephen Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

April 29, 2026

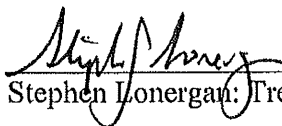
Special Permit Tax Certification

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

Special Permit: 1363 ALLEN ST -- (00280-0892)
 N S ALLEN ST -- (00280-0891)
 ES BRIDLE PAT ROAD -- (01845-0042)

Petitioner & Property Owner:

BEACON BANK & TRUST
66 WEST ST
PITTSFIELD, MA 01201


Stephen Lonergan: Treasurer/Collector

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

**1363 ALLEN STREET (00280-0892)
AMEND AN EXISTING SPECIAL PERMIT (DRIVE-UP WINDOW) BY ALLOWING
A CHANGE IN THE PETITIONER AND THE AMENDING CONDITION #4
(GROUND SIGN)**

General Information

Petitioner:	Beacon Bank & Trust
Request:	To amend an existing special permit (drive-up window), granted September 1997 and amended March 2016, by allowing a change in the petitioner and amending of condition #4 (ground sign).
Proposed use of the property:	Beacon Bank
Parcel Size:	17,084 s.f.
Compatibility with current planning documents:	The Sixteen Acres neighborhood plan shows no changes to this area.
Neighborhood council notification:	Outerbelt Civic Association: 8-6-26
Tax Status:	SEE ATTACHED
Site Visit:	7-24-26
Hearing Date:	8-24-26

Neighborhood characteristics:

The property is located in the Sixteen Acres neighborhood and is located in an area that has a mix of commercial and residential uses. The surrounding land uses include:

- To the north is a single-family house zoned Residence A.
- To the south are a number of retail operations zoned Business A.
- To the east is the Talmadge Elementary School zoned Business A and Residence A.
- To the west are a commercial building and vacant lot zoned Business A and Residence A.

Site plan review:

The petitioner has requested to amend an existing special permit (drive-up service window), granted September 1997 and amended March 2016, by allowing a change in the petitioner and the amendment of condition #4, at the property known as 1363 Allen Street. Condition #4 currently limits the ground sign to the existing petitioner (Berkshire Bank). This site was the former location location of Berkshire Bank and will know be known as Beacon Bank.

After reviewing the application and visiting the site, the staff does not oppose the proposed requests. With regards to the proposed ground sign, it should be noted that the design of the sign has been modified to address concerns outlined by the neighborhood about site lines out of this property. The current sign is a two (2) pole design and is approximately thirteen (13) feet tall. The new pole design will now be a single-pole design and the height of the sign has been lowered to under nine (9) feet. The overall size of the sign itself has been reduced as well.



Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for a drive-up service window at the property known as 1363 Allen Street (00280-0892).
3. The ground sign shall be installed as per the attached plans.
4. All signage shall be property permitted, prior to installation.
5. The City Council shall have the authority to modify, amend, review or revoke its approval of a special permit upon written application of the owner, lessee or Zoning Administrator; provided, however, that such action is consistent with the purpose and intend of the Springfield Zoning Ordinance and a public hearing is held.
6. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by fine of up to \$200 per day for each day a violation exists.

Stephen Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

April 29, 2026

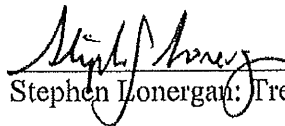
Special Permit Tax Certification

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

Special Permit: 1363 ALLEN ST -- (00280-0892)
 N S ALLEN ST -- (00280-0891)
 ES BRIDLE PAT ROAD -- (01845-0042)

Petitioner & Property Owner:

BEACON BANK & TRUST
66 WEST ST
PITTSFIELD, MA 01201


Stephen Lonergan: Treasurer/Collector

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

DATE: September 10, 1997

TO: *Planning*

FROM: William J. Metzger

DEPARTMENT:

DEPARTMENT: City Clerk

COPIES TO:

SUBJECT: Special Permit:
1363 Allen Street ✓

This is to inform you that at a meeting of the City Council held on Monday evening, August 18, 1997, it was voted by the Council in accordance with law to grant a Special Permit on the petition of Owner and Petitioner: Hampden Savings Bank, By: Thomas R. Burton, President, for the right to have a drive-up window at **1363 Allen Street (Hampden Savings Bank)** as provided by M.G.L. and section 1519.1 of the Springfield Zoning Ordinance with the following restrictions:

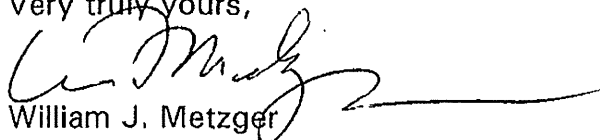
1. This Special Permit is granted to this petitioner only.
2. The drive-up windows shall be constructed in accordance with attached site plan, unless otherwise stated in these conditions.
3. There shall be no change or alteration of the treebelt and the existing sidewalk shall remain at-grade. The new curb cut shall be a ramped apron over the existing sidewalk.
4. There shall be no ground sign at 1363 Allen Street.

A copy of this decision and all plans referred to in the decision have been filed with the Planning Board and City Clerk.

REASONS: (1) The specific site is an appropriate location for use, structure, or condition. (2) The use developed will not adversely affect the neighborhood. (3) Adequate and appropriate facilities will be provided for the proper operation of the proposed use.

This permit becomes effective on September 10, 1997.

Very truly yours,


William J. Metzger
City Clerk

WJM/laf

Stratus

onestratus.com

888.503.1569

LOCATION NUMBER:

1322

SITE ADDRESS:

1363 Allen St
Springfield, MA
01118-1840

[View in Google Maps](#)



Infinite possibilities, ideal solutions.

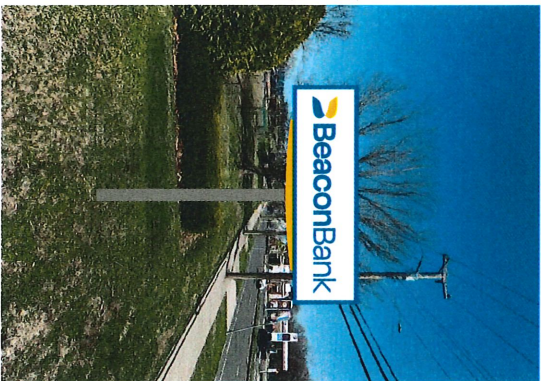
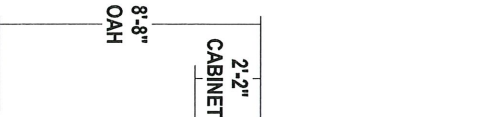
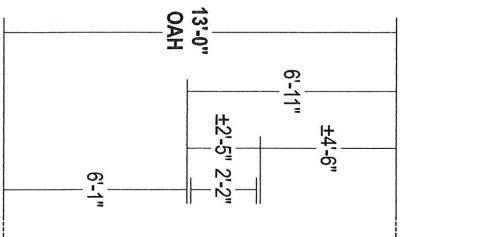
E05.1

D/F ILLUMINATED PYLON

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

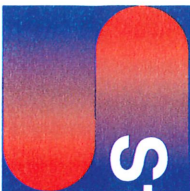
PREEXISTING SIGN SF:	±51.9
PROPOSED SIGN SF:	15.7

Existing pylon & foundation to be removed and discarded. New pylon cabinet, pole cover, steel supports and foundation to be installed 5' setback from all ROW's and far enough away to avoid existing footer. Landscape to be remedied.



EXISTING CONDITIONS

PROPOSED CONDITIONS



Stratus

onestratus.com
1177 Elm Street
Springfield, MA 01103-1565
888.503.1565

CLIENT:



Beacon Bank

ADDRESS:

1363 Allen St
Springfield, MA
01118-1840

PAGE NO.:

9

ORDER NUMBER:

1246453

PROJECT NUMBER:

89617

SITE NUMBER:

1322

PROJECT MANAGER:

BARBARA WRIGHTSMAN

ELECTRONIC FILE NAME:

G:\ACCOUNTS\BBeacon Bank\Locations\2025\MA\1322_Springfield\1322_Springfield_Pg.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	58248	11/06/25 AKS		Rev 7	585818	07/01/26 KB	Preferred option
Rev 1	584918	11/20/25 JO		Rev 8	588111	07/13/25 HP	
Rev 2	587572	12/10/25 JO		Rev 9	611281	07/28/25 JE	Removed shop tag
Rev 3	588099	02/19/25 JW					
Rev 4	582552	03/04/25 JW	Added page				
Rev 5	601816	06/05/25 JW	Updated proposed				
Rev 6	604687	06/22/25 KB	Added option				

E05.1

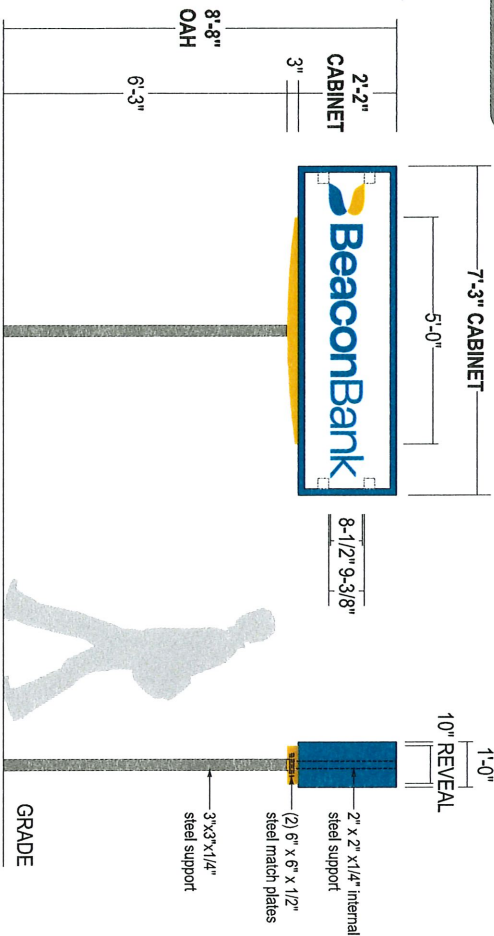
D/F ILLUMINATED PYLON

Scale: 3/8"=1'-0"

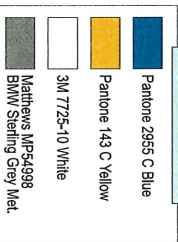
PY104.is.dff.pl

15.7 square feet

refer to
PRODUCTION SHOP DRAWING
BEB0045A
for manufacturing details



COLOR PALETTE



- CABINET:** 12" deep Eastern Metal extruded aluminum cabinet or approved equivalent with 1-5/8" retainers. Painted blue on all exposed surfaces
- FACES:** .177" flat white polycarbonate
- GRAPHICS:** Surface applied trans. blue and yellow vinyl graphics
- ILLUM.:** Principal Sloan White LEDs as required by manufacturer;
Power supplies housed in cabinet
- SUPPORT:** 2" sq. tube internal cabinet support mounted to external 3" sq. tube support with 6" x 6" x 1/2" steel match plates; External support and mounting hardware painted BMW Sterling Grey Met.
- CLADDING:** 10" deep fab'd .090" aluminum decorative cladding painted yellow
- INSTALL:** Steel support installed into grade w/ concrete foundation to match city & engineering requirements;
SEE ENGINEERING FOR DETAILS
- QUANTITY:** (1) ONE REQUIRED

SIMULATED NIGHT VIEW



Stratus

onestratus.com
855-517-6339
Mentor, Ohio 41050
888.503.1569

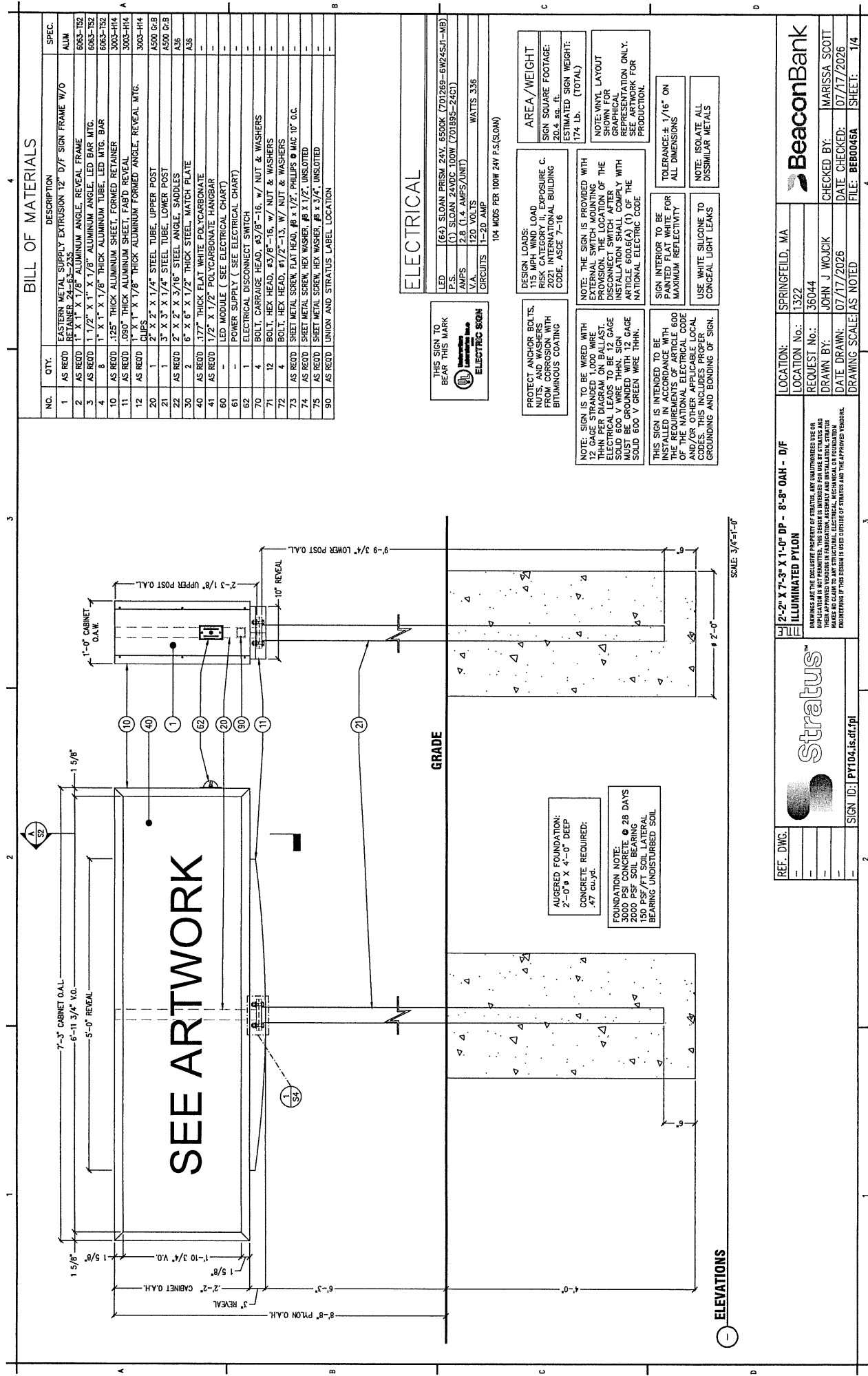
CLIENT:	BeaconBank	ORDER NUMBER:	1246453	PROJECT NUMBER:	89517
ADDRESS:	1363 Allen St Springfield, MA 01118-1840	SITE NUMBER:	1322	PROJECT MANAGER:	BARBARA WRIGHTSMAN
PAGE NO.:	10	ELECTRONIC FILE NAME:	G:\ACCOUNTS\BaconBank\Locations\2025\MA\1322_Springfield		
			1322_Springfield_Pg.cdr		

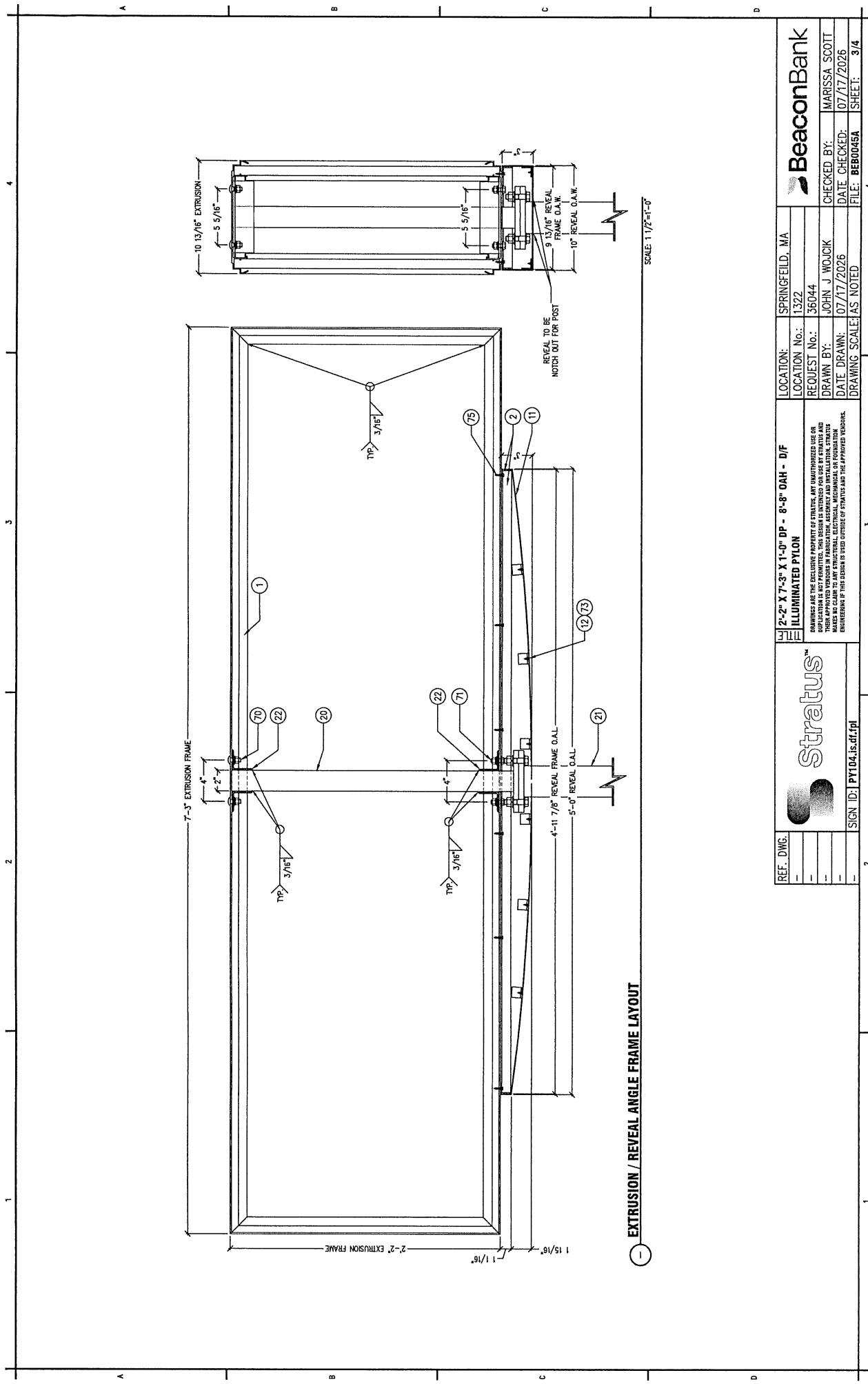
Rev #	Rev #	Date/Artist	Description	Rev #	Rev #	Date/Artist	Description
Original	58248	11/06/25.MS		Rev 7	58618	07/01/26.KB	Preferred option
Rev 1	58478	11/02/25.JD		Rev 8	58971	07/13/26.HP	
Rev 2	58712	12/10/25.JD		Rev 9	61728	07/28/26.JE	Updated per engineering
Rev 3	58809	02/19/26.JW					
Rev 4	58252	03/04/25.JW					
Rev 5	601816	06/05/26.JW					
Rev 6	59487	06/22/26.KB	Added option				

ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.

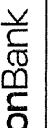
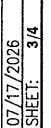
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

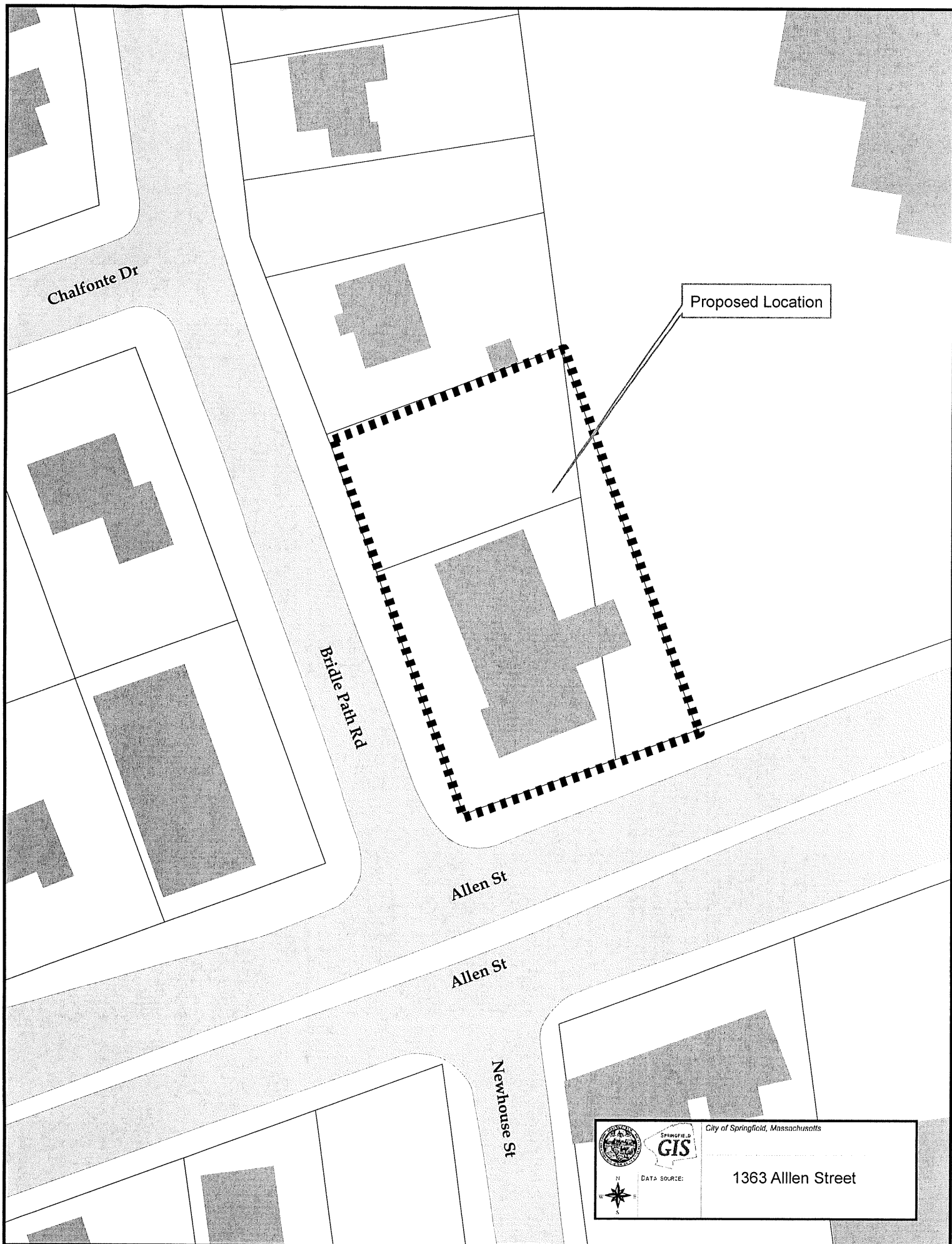
THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(1) OF THE NATIONAL ELECTRICAL CODE.





EXTRUSION / REVEAL ANGLE FRAME LAYOUT

 Stratus™	REF. DWG. — — — —	2'-2" X 7'-3" X 1'-0" DP - 8'-8" OAH - D/F ILLUMINATED PYLON DRAWINGS ARE THE EXCLUSIVE PROPERTY OF STRATUS. ANY UNAUTHORIZED USE OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF STRATUS MAKES NO CLAIM TO ANY STRUCTURAL, ELECTRICAL, MECHANICAL OR FOUNDATION ENGINEERING. IF THIS DESIGN IS USED OUTSIDE OF STRATUS AND THE APPROVED VENDORS.	 BeaconBank	LOCATION: SPRINGFIELD, MA LOCATION No.: 1322 REQUEST No.: 36044 DRAWN BY: JOHN J WOJCIK DATE DRAWN: 07/17/2026 DRAWING SCALE: AS NOTED CHECKED BY: MARISSA SCOTT DATE CHECKED: 07/17/2026 FILE: BEB0046A SHEET: 3/4
---	---	---	--	--



Proposed Location

Chalfonte Dr

Bridle Path Rd

Allen St

Allen St

Newhouse St



DATA SOURCE:

City of Springfield, Massachusetts

1363 Allen Street

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

for a special permit for an accessory wall sign(s), above the first floor, at the property known as 775 Worthington Street (12535-0231) (Book#25764/Page#331), as authorized by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.8.17.

Mailing Address

8 Atwood Drive, Suite 301
Northampton, MA 01060

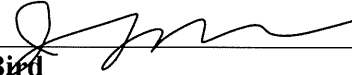
Owner & Petitioner:

FOH 775 Worthington, LLC

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

BY:

Joanna Bird

A handwritten signature in black ink, appearing to read 'Joanna Bird', is written over a horizontal line.

Stephen Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

June 9, 2026

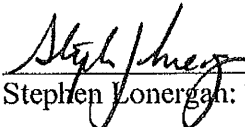
Special Permit Tax Certification

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

Special Permit: 775 WORTHINGTON ST – (12535-0231)

Petitioner & Property Owner:

FOH 775 WORTHINGTON LLC
CLINICAL & SUPPORT OPTIONS INC
8 ATWOOD DR
STE 301
NORTHAMPTON MA 01060-4266


Stephen Lonergan: Treasurer/Collector

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

**775 WORTHINGTON STREET (12535-0231)
WALL SIGN ABOVE THE FIRST FLOOR**

General Information

Petitioner:	FOH 775 Worthington Street, LLC
Request:	Erect a wall sign above the first floor.
Proposed use of the property:	Housing
Parcel Size:	13,592 s.f.
Compatibility with current planning documents:	The Metro Center Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Metro Center Association: 8-6-26
Tax Status:	SEE ATTACHED
Urban Renewal Plan:	Property is not located within an urban renewal plan
Site Visit:	7-24-26
Hearing Date:	8-24-26

Neighborhood characteristics:

This site is zoned Business A and is located in an area with a mix of commercial uses and residential uses. The surrounding land uses include:

- To the north is a parking lot zoned Business A.
- To the south are apartments zoned Commercial A and Residence C.
- To the west is a warehouse zoned Business A.
- To the east is the Friends of the Homeless housing facility zoned Business A.

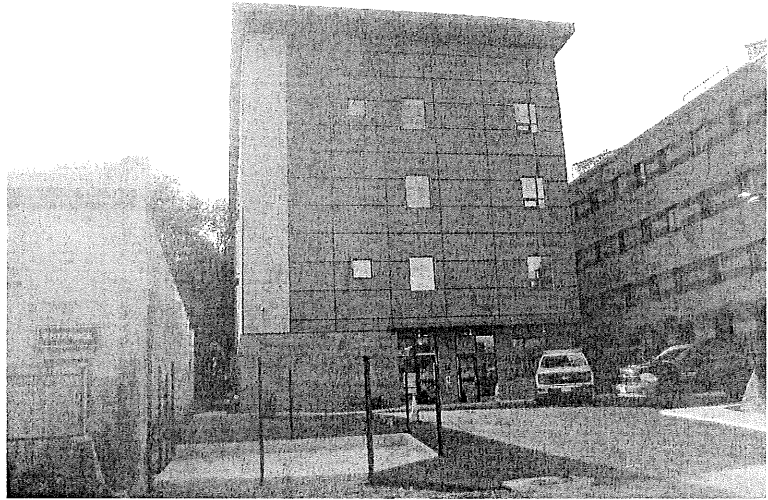
Site plan review:

The petitioner has requested to install a wall sign, above the first floor, at the property known as 775 Worthington Street. The proposed sign will be for the newly constructed housing development for the Friends of the Homeless.

As per the attached plans, the proposed sign would be approximately twenty-four (24) square feet (96"x 36") and would be constructed of an aluminum panel with acrylic lettering. The proposed sign would not be internally illuminated and would be a "V-shaped" sign, located on the front left corner of the building.

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

The staff believes the proposed sign is in context and in scale with the overall architecture of the building. As such, the staff does not believe the sign will have a negative impact on the surrounding businesses or on the neighborhood as a whole.



Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner or its successor's or its assigns.
2. This special permit is granted solely for the installation of one (1) accessory wall sign, above the first floor, at the property known as 775 Worthington Street (12353-0231).
3. The use shall be developed as per the attached plans and elevations, with the addition of condition #4.
4. All signage shall be fully permitted through the Building Department, prior to installation.
5. The City Council shall have the authority to modify, amend, review or revoke its approval of a special permit upon written application of the owner, lessee or Zoning Administrator; provided, however, that such action is consistent with the purpose and intent of the Springfield Zoning Ordinance and a public hearing is held.
6. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.

Stephen Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

June 9, 2026

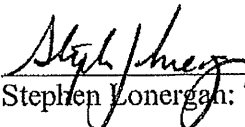
Special Permit Tax Certification

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

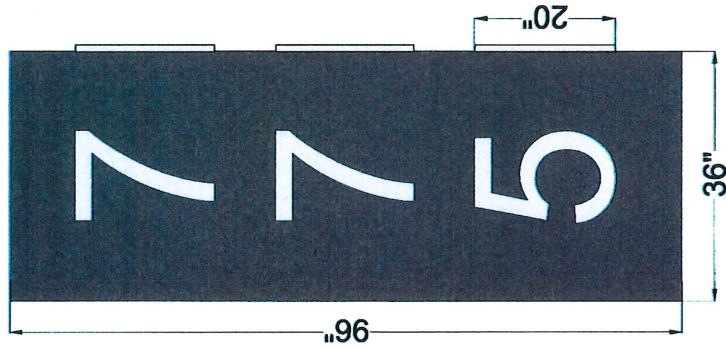
Special Permit: 775 WORTHINGTON ST – (12535-0231)

Petitioner & Property Owner:

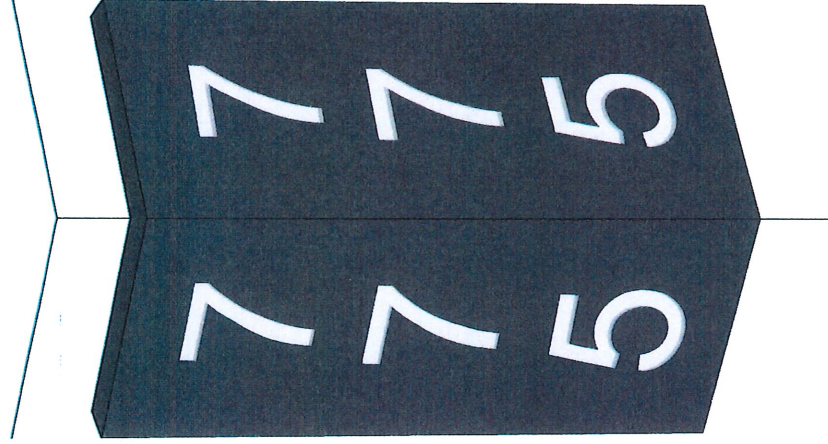
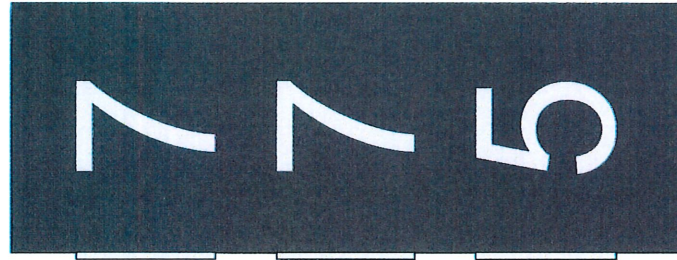
FOH 775 WORTHINGTON LLC
CLINICAL & SUPPORT OPTIONS INC
8 ATWOOD DR
STE 301
NORTHAMPTON MA 01060-4266


Stephen Lonergan: Treasurer/Collector

VIEW FACING EAST



VIEW FACING STREET



FABRICATED ALUMINUM SIGN 3" DEEP
 BACKER PANEL PAINTED BM 1609
 1" ACRYLIC NUMBERS PAINTED TO MATCH 3M PEARL GREY
 BOLTED TO BUILDING- VISIBLE FROM NORTH & WEST ELEVATION

Agnoli
 Sign Company Inc.
 AGNOLI SIGN COMPANY, INC.
 722 WORTHINGTON STREET
 SPRINGFIELD, MA 01105
 TEL: (413) 728-5111

ORIG. DATE: 06-04-26TN

REV. DATE:

CUSTOMER:
 WESTERN BUILDERS
 73 PLEASANT STREET
 GRANBY, MA

LOCATION:
 775 WORTHINGTON STREET
 SPRINGFIELD, MA

CONTACT:
 LYNN BADGETT

SALESPERSON:
 AMANDA
 DESIGNER:
 TN

PROJECT MANAGER:
 AMANDA
 SCALE:
 0" = 1'-0"



THIS DESIGN IS THE EXCLUSIVE
 PROPERTY OF AGNOLI SIGN
 COMPANY, INC. FOR ITS USE
 AND ALL RIGHTS TO ITS USE
 OR REPRODUCTION ARE
 RESERVED

ORDER#

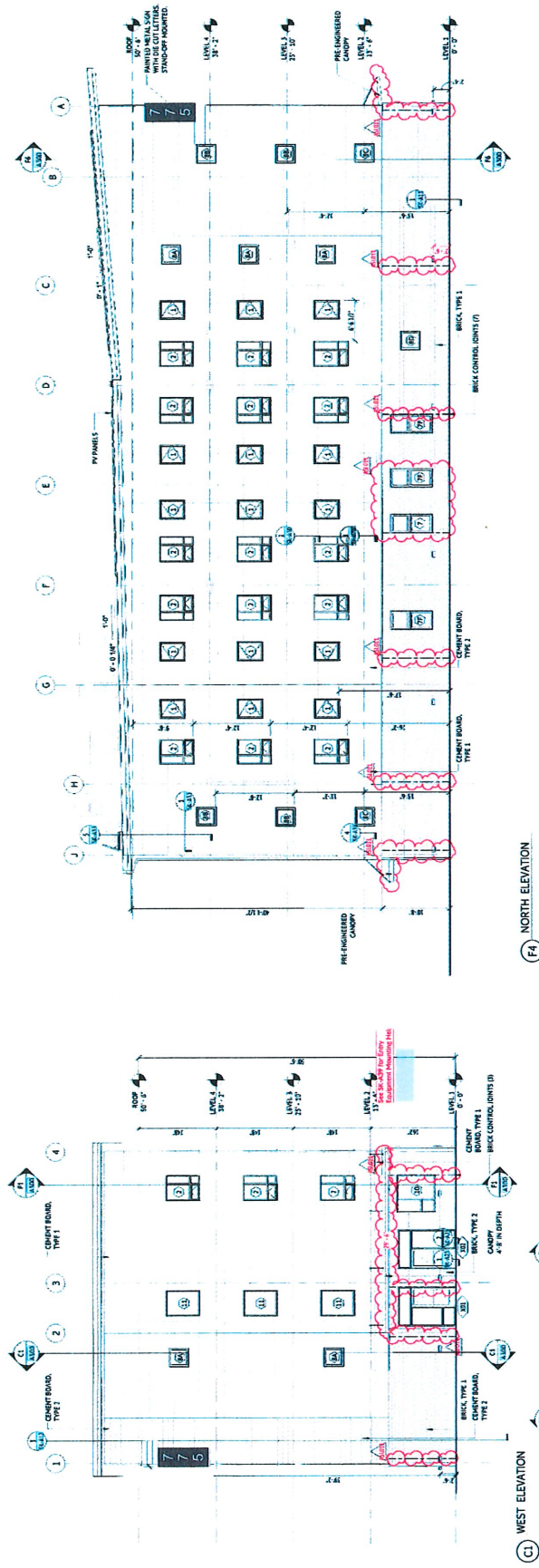
0

PAGE:

1

W-MISC/WESTERN BUILDERS-SPRINGFIELD, MA-775 WORTHINGTON STREET.PLT
 WESTERN BUILDERS-SPRINGFIELD, MA-775 WORTHINGTON STREET.CDR

PROPOSED



Agnoli Sign Company Inc.
AGNOLI SIGN COMPANY, INC.
722 WORTHINGTON STREET
SPRINGFIELD, MA 01105
TEL: (413) 732-5111

ORIG. DATE: 06-04-26TN
REV. DATE:
CUSTOMER:
WESTERN BUILDERS
73 PLEASANT STREET
GRANBY, MA

LOCATION:
775 WORTHINGTON STREET
SPRINGFIELD, MA

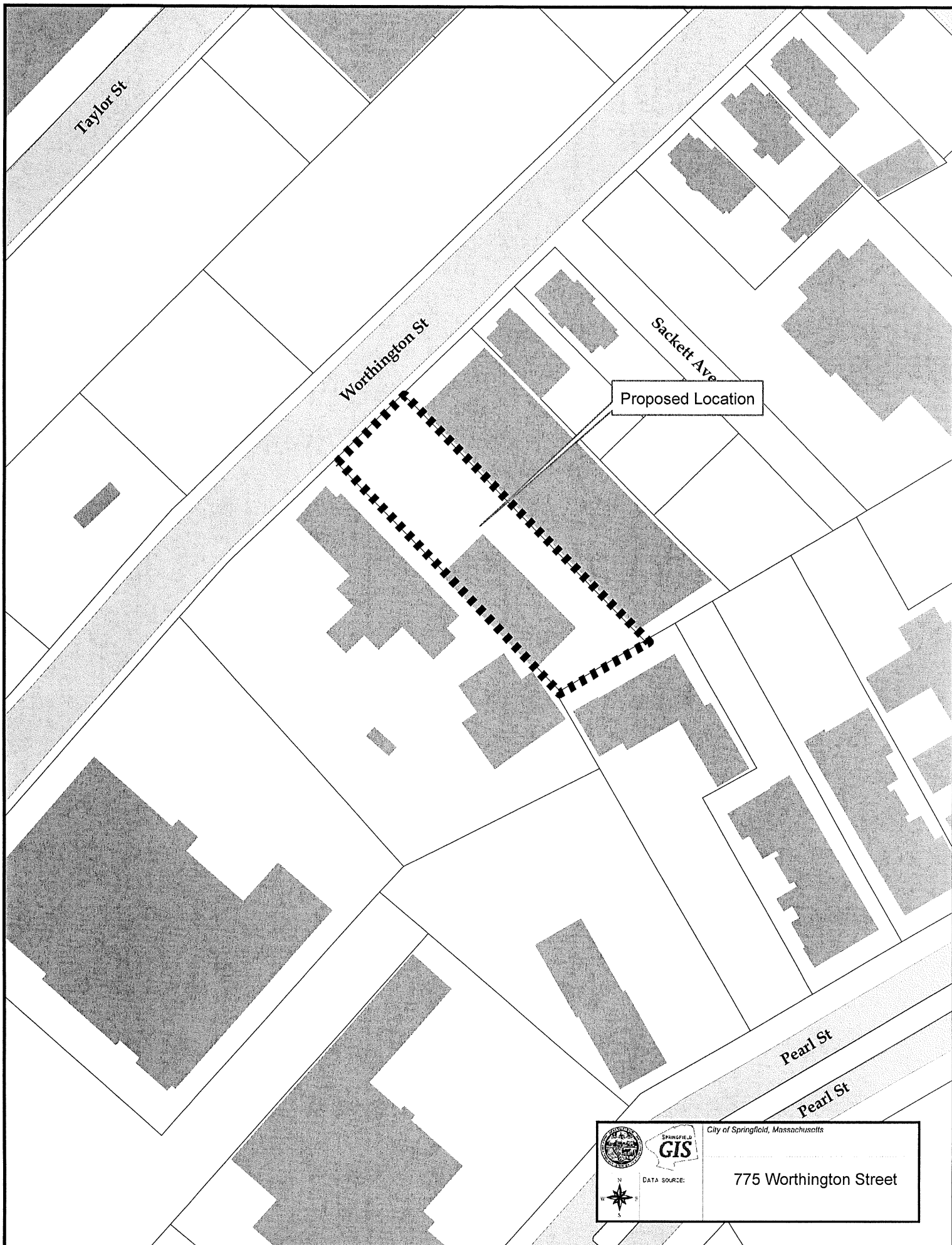
CONTACT:
LYNN BADGETT

W-MISC/WESTERN BUILDERS-SPRINGFIELD, MA-775 WORTHINGTON STREET.PLT
WESTERN BUILDERS-SPRINGFIELD, MA-775 WORTHINGTON STREET.CDR

SALESPERSON:
AMANDA
DESIGNER:
TN
PROJECT MANAGER:
AMANDA
SCALE:
0" = 1'-0"



THIS DESIGN IS THE EXCLUSIVE
PROPERTY OF AGNOLI SIGN
COMPANY, INC. NO PARTS
OR ALL RIGHTS TO ITS USE
OR REPRODUCTION ARE
RESERVED



Taylor St

Worthington St

Sackett Ave

Proposed Location

Pearl St

Pearl St



SPRINGFIELD
GIS

City of Springfield, Massachusetts



DATA SOURCE:

775 Worthington Street

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 November 2000, by amending condition #4 (number of vehicles), condition #6 (landscape buffer) and condition #11 (dumpster), at the properties known as 421 Main St, I.O. (08132-0189) (Book#11596/Page#0075) and SS Main Street, I.O. (08132-0186) (Book#11596/Page#0075), as allowed by M.G.L. and the Springfield Zoning Ordinance, Table 4-4, Section 12.1.

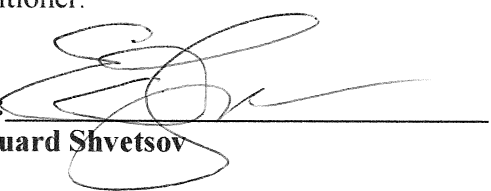
Mailing Address:

81 Fowler Road
Westfield, MA 01085

Owner & Petitioner:

Orchard Realty, Trust

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

By: 

Eduard Shvetsov

Stephen Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

June 24, 2026

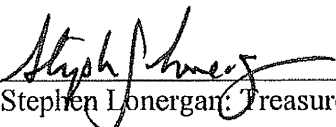
Special Permit Tax Certification

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

Special Permit: 421 MAIN ST IO – SS MAIN ST– (08132-0189 – 08132-0186)

Petitioner
ORCHARD REALTY TRUST
81 FOWLER RD
WESTFIELD, MA 01085

Property Owner:
ORCHARD REALTY TRUST
421 MAIN ST
INDIAN ORCHARD, MA 01151


Stephen Loneragan, Treasurer/Collector

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

**421 MAIN STREET, I.O. (08132-0189) & SS MAIN STREET, I.O. (08132-0186)
AMEND AN EXISTING SPECIAL PERMIT (USED CAR SALES)**

General Information

Petitioner:	Orchard Realty, Trust
Request:	To amend an existing special permit, granted November 2000, by amending condition #4 (number of vehicles), condition #6 (landscape buffer) and condition #11 (dumpster).
Proposed use of the property:	Used car sales.
Size:	The lots are a total of 18,017 s.f.
Compatibility with current planning documents:	The Indian Orchard Plan does not show any changes to this area.
Neighborhood council notification:	Indian Orchard Neighborhood Council: 8-4-26
Tax Status:	SEE ATTACHED
Site Visit:	7-24-26
Urban Renewal Plan Status:	This parcel is not located within an urban renewal area.
Hearing Date:	8-26-26

Staff Analysis

Neighborhood characteristics:

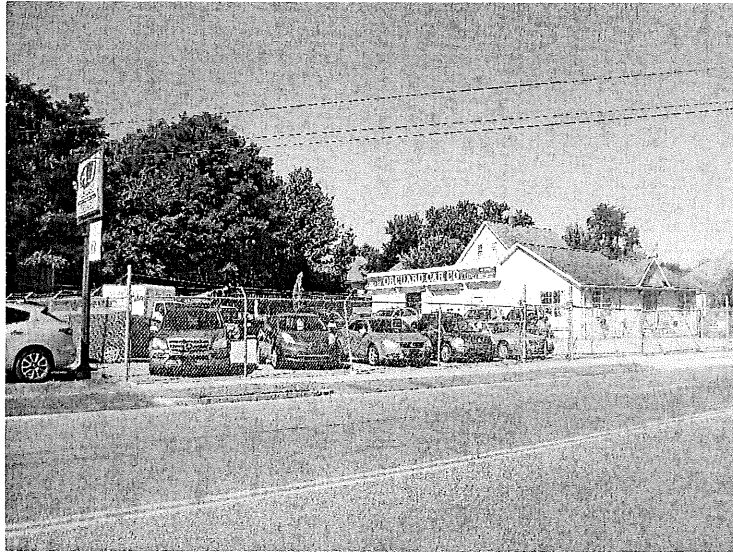
The parcel is currently zoned Business A and is located in an area that has a mix of commercial and residential uses. The surrounding land uses include:

- To the north are a restaurant and vacant land zoned Business A.
- To the south are vacant land and a retail store zoned Business A.
- To the east are an automotive sales and service shop zoned Business A.
- To the west are two and three-family homes zoned Business B.

Site plan review:

The petitioners have requested to amend an existing special permit, which was granted in November 21, 2000, by amending conditions #4 (number of vehicles), condition #6 (landscape buffer) and condition #11 (dumpster). This site is the current location of Orchard Car Company.

In reviewing the propose request, the Staff has several concerns. First and foremost, this property has been in violation of the special permit conditions that were approved by the City Council since the permit was first issued in November 2000. This includes the number of vehicles that were originally allowed to be sold at this location as well as never installing the required landscape buffers. With regards to the number of vehicles, the existing special permit limits the number of vehicles to only twenty (20). Since this special permit was approved back in 2000, this site has had well over twenty (20) vehicles at this location. At times, there have been over fifty (50) cars being stored at this location.



As with previous requests to amend conditions of the special permit, the staff strongly believes that conditions placed on the special permit, by the City Council, must be complied with by the petitioner. Responsibility must be placed on the owner to ensure that any and all conditions, ***which are shown to the petitioner and set by the City Council at the time the special permit is granted***, are completed. This particular petitioner has continuously violated the conditions imposed by the City Council and has also been cited by Code Enforcement numerous times. As such, the staff believes that the City Council should enforce its long-standing expectations that violations of special permit conditions will not be tolerated nor “rewarded” at a future date by allowing amendments to the existing conditions.

The staff would consent on the modification of the landscape requirement along the front of the property as a five (5) foot buffer dose seem excessive, however, the dumpster requirement and number of vehicles conditions should not be amended. With regards to the landscape buffer, the petitioner should be required to install what was outlined on the submitted plans, which includes a three (3) foot buffer planted with flower boxes and three (3) foot high, potted shrubs. With regards to the increase in the number of vehicles, the staff firmly believes that this should only be done after the petitioner has shown compliance with the original limit of twenty (20) vehicles for an appropriate amount of time. Only then should an amendment to that condition be considered. Further, the requirement for the dumpster to be fence/screened is a zoning requirement for all dumpsters and should not be removed.

Recommendation

Approve amendment to condition #6 (landscape buffer) but not to approve amending condition #4 (number of vehicles) or the removal of condition #11 (dumpster).

Recommended Conditions

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for used car sales at 421 Main Street, IO (08132-189) and SS Main Street, IO (08132-0186).
3. The use shall be developed according to the attached site plans and elevations, with the addition of conditions #4 through #14.

4. The number of display cars shall not exceed twenty (20) at any time.
5. There shall be no repairs of vehicle other than those to be sold at this location.
6. There shall be a three (3) foot landscaped buffer consisting of flower boxes planted and at ten (10) foot intervals with three (3) foot high, potted shrubs. This shall be installed along the entire length of Main Street, except for the approved curb cut entrances.
7. There shall be two (2) shade trees, 2-1/2" to 3" caliper, planted along Main Street. Location to be determined by the City Forester.
8. All the tires and debris shall be removed from the exterior of the building prior to issuing the special permit.
9. The existing sign pole shall be removed.
10. All graffiti and inoperable fixtures (lighting, alarms, etc.) shall be removed from the exterior of the building and the building shall be maintained graffiti free.
11. The proposed dumpster shall be screened from view.
12. The customer parking area shall be paved and clearly marked.
13. There shall be no banners, streamers, pennants, or additional signs located on the property.
14. There shall be no non-accessory signs located on the property.
15. The City Council shall have the authority to modify, amend, review or revoke its approval of a special permit upon written application of the owner, lessee, or Zoning Administrator; provided, however, that such action is consistent with the purpose and intent of the Springfield Zoning Ordinance and a public hearing is held.
16. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department, punishable by fine of up to \$50 per day for each day a violation exists.

Stephen Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

June 24, 2026

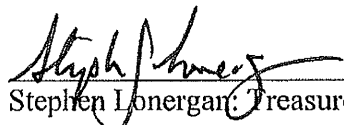
Special Permit Tax Certification

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

Special Permit: 421 MAIN ST IO – SS MAIN ST– (08132-0189 – 08132-0186)

Petitioner
ORCHARD REALTY TRUST
81 FOWLER RD
WESTFIELD, MA 01085

Property Owner:
ORCHARD REALTY TRUST
421 MAIN ST
INDIAN ORCHARD, MA 01151

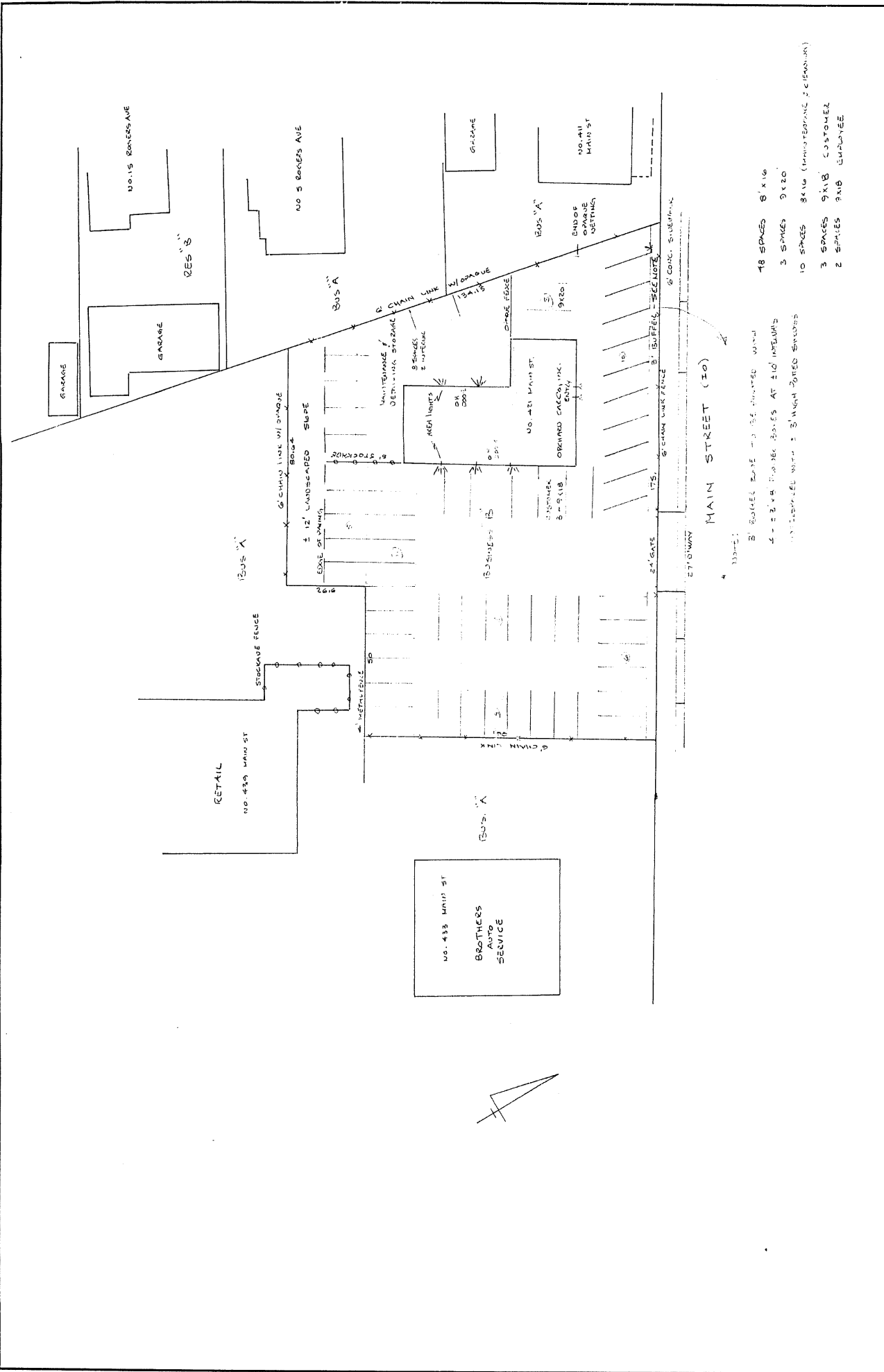

Stephen Lonergan, Treasurer/Collector

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

TO: DATE : November 21, 2000
DEPARTMENT: FROM: William J. Metzger
COPIES TO: DEPARTMENT: City Clerk
SUBJECT: Special Permit
421 Main Street IO

This is to inform you as a party in interest that at a meeting of the City Council held on Monday evening October 30, 2000, it was voted by the Council in accordance with law to grant a Special Permit on the petition of Owners: Helen Ann Zeigler, Mary Lynn Zeigler and Judy Mary Zeigler, Petitioner: Orchard Car Company, Inc. By: Edward Shvetsov and Dimitry Belyshev, for a special permit to sell used cars at 421 Main Street IO and SS Main Street IO as allowed by Massachusetts General Laws and the Springfield Zoning Ordinance Section 1101.11.d. with the following conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for used car sales at 421 Main Street and SS Main Street
3. The use shall be developed according to the attached site plans and elevations, with the addition of conditions #4 through #14.
4. The number of display cars shall not exceed twenty (20) at any time, as per the attached site plan.
5. There shall be no repairs of vehicles other than those to be sold at this location.
6. There shall be a five (5) foot landscaped buffer, consisting of spreading yews, planted three-feet on center and maintained at a height not to exceed three-feet along the entire length of Main Street, except for the approved curb cut entrances.
7. There shall be two (2) shade trees, 2-1/2" to 3" caliper, planted along Main Street, Location to be determined by the City Forester and Planning Director.
8. All the tires and debris shall be removed from the exterior of the building prior to issuing the special permit.
9. The existing sign pole shall be removed.
10. All graffiti and inoperable fixtures (lighting, alarms, etc.) shall be removed from the exterior of the building shall be maintained graffiti free.
11. The proposed dumpster shall be screened from view.
12. The customer parking area shall be paved and clearly marked.
13. There shall be no banners, streamers, pennants, or additional signs located on the property.
14. There shall be no non-accessory signs located on the property.
15. A detailed sign plan shall be submitted to the Planning Director for review and approval.
16. The City Council shall review this special permit within six months of the date the permit is granted.



SITE PLAN 421 MAIN STREET - 10	
SCALE: 1" = 20'	APPROVED BY:
DATE: JUNE 2007	DRAWN BY:
EXISTING / PROPOSED CONDITIONS	
DRAWING NUMBER: 60702	

Rogers Ave

Proposed Location

Main St IO



City of Springfield, Massachusetts



DATA SOURCE:

421 Main Street, IO

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

for a special permit for an accessory wall sign(s), above the first floor, at the property known as 1150 Hall of Fame Avenue (a.k.a. West Columbus Avenue) (12168-0099) (Book#17676/Page#4), as authorized by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.8.17.

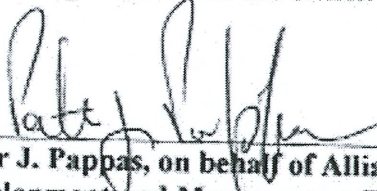
Mailing Address

PO Box 769
Blandford, MA 01008

Owner:

Rivers Landing, LLC

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

BY: 
**Peter J. Pappas, on behalf of Alliance
Development and Management Group
Its: Manager**

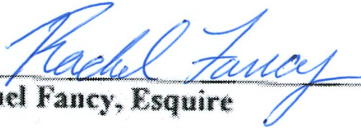
Mailing Address

300 East Main Street
Milford, MA 01757

Petitioner:

Beacon ABA Services, Inc.

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

BY: 
Rachel Fancy, Esquire

Stephen Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

June 25, 2026

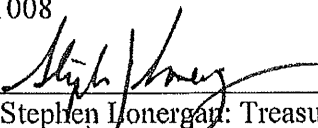
Special Permit Tax Certification

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

Special Permit: 1150 HALL OF FAME AVE
(A.K.A WEST COLUMBUS AV) -- (12168-0099)

Petitioner
BEACON ABA SERVICES, INC.
300 EAST MAIN ST
MILFORD, MA 01757

Property Owner:
RIVERS LANDING LLC
PO BOX 769
BLANDFORD MA 01008


Stephen Lonergan: Treasurer/Collector

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

**1150 HALL OF FAME WAY (A.K.A. WEST COLUMBUS AVENUE) (12168-0099)
WALL SIGN ABOVE THE FIRST FLOOR**

General Information

Petitioner:	Beacon ABA Services, Inc.
Request:	Erect a wall sign above the first floor.
Proposed use of the property:	Behavioral development services
Parcel Size:	Approximately 765,000 s.f.
Compatibility with current planning documents:	The South End Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	South End Citizens Council: 8-3-26
Tax Status:	SEE ATTACHED
Urban Renewal Plan:	Property is located within the West Columbus Urban Renewal Plan
Site Visit:	7-29-26
Hearing Date:	8-24-26

Neighborhood characteristics:

The property is zoned Riverfront and is located within West Columbus Overlay District. The site is part of a larger complex holding a number of uses including restaurant, offices and the Naismith Basketball Hall of Fame.

Site plan review:

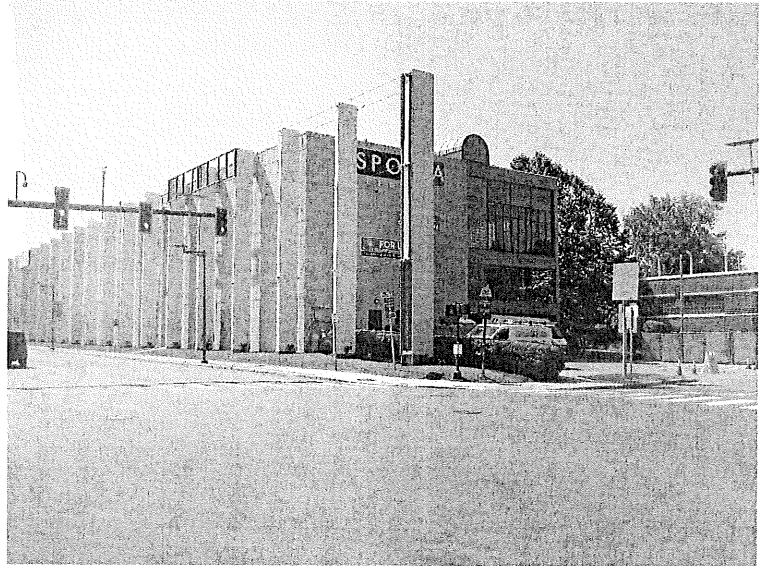
The petitioner has requested to install a wall sign, above the first floor, at the property known as 1150 Hall of Fame Way. The proposed sign will be located on the northern facing façade of the building, facing Union Street and Hall of Fame Way. The sign will be for Beacon ABA Services.

As per the attached plans, the proposed signs would be approximately two hundred and twelve (212) square feet in size (320" x 96"). The proposed sign will have aluminum channel lettering and will be internally illuminated.

After visiting the site and reviewing the submitted plans, the staff does not object to the proposed request. The staff believes the proposed sign is in context and in scale with the overall architecture of the building and

existing signage. It should also be noted that similar signage been installed in this location in the past. As such, the staff does not believe the sign will have a negative impact on the surrounding businesses or on the neighborhood as a whole.

Lastly, as noted above, this site is located within the West Columbus Urban Renewal Plan. As such, the sign must also been reviewed and approved by the Springfield Redevelopment Authority (SRA).



Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the installation of one (1) accessory wall sign, above the first floor, at the property known as 1150 Hall of Fame Way (a.k.a. West Columbus Avenue) (12168-0099).
3. The use shall be developed as per the attached plans and elevations, with the addition of condition #3 through #5.
4. Any and all approvals required by the Springfield Redevelopment Authority shall be obtained, prior to the issuance of a sign permit.
5. All signage shall be fully permitted through the Building Department, prior to installation.
6. The City Council shall have the authority to modify, amend, review or revoke its approval of a special permit upon written application of the owner, lessee or Zoning Administrator; provided, however, that such action is consistent with the purpose and intend of the Springfield Zoning Ordinance and a public hearing is held.
7. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.

Stephen Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

June 25, 2026

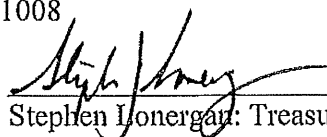
Special Permit Tax Certification

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

Special Permit: 1150 HALL OF FAME AVE
(A.K.A WEST COLUMBUS AV) – (12168-0099)

Petitioner
BEACON ABA SERVICES, INC.
300 EAST MAIN ST
MILFORD, MA 01757

Property Owner:
RIVERS LANDING LLC
PO BOX 769
BLANDFORD MA 01008


Stephen Lonergan: Treasurer/Collector

John E. Drost, Jr.
Rachel M. Fancy *
Frank P. Fitzgerald
Ava V. Guzman *
Bradford R. Martin, Jr.
Hannah M. Salvietti
Seth N. Stratton *
Christina M. Turgeon
John J. Williams



**Also admitted in Connecticut*

Direct e-mail: rmf@fitzgeraldpc.com

June 29, 2026

VIA EMAIL

Springfield Office of Planning & Economic Development
Attn: Phil Dromey
170 Tapley Street
Springfield, MA 01104

PROJECT NARRATIVE

Petitioner: Beacon ABA Services, Inc.
Property Address: 1150 West Columbus Avenue
Parcel ID: 121680099
Re: Beacon ABA Services, Inc. Application for Special Permit Related to Identification Wall Sign

I. OVERVIEW

Beacon ABA Services, Inc. (the “Petitioner”) is a Massachusetts-based provider of behavioral coaching and development programs providing services for children diagnosed with autism. The Petitioner is continuing its Massachusetts expansion with its new operation at 1150 West Columbus Avenue (the “Property”), which is located in the Riverfront Zoning District. The Petitioner’s programs focus on group and one-on-one activities with children to build communication, social, academic, and daily-living skills, and to reduce behaviors that interfere with learning, family, and everyday life.

(a) Proposed Sign

The Petitioner (with the assent of the property owner) is presently seeking a Tier 3 Special Permit Approval from the Springfield City Council pursuant to Section 9.8.12 of the City of Springfield Zoning Ordinance (“Zoning Ordinance”) to authorize the installation of one (1) internally illuminated identification wall sign (the “Proposed Sign”) on the facade of an existing mixed-use commercial building at the Property (the old hall of fame building) (the “Building”). The Proposed Sign will be located in the same area where previous operators have placed their identification wall signs, as depicted below.

June 29, 2026

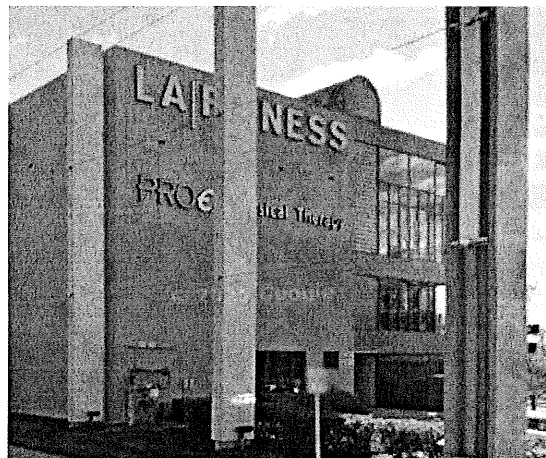
Page 2 of 4



The Proposed Sign



2023



2015

The Petitioner's sign engineering team has confirmed that the Proposed Sign complies with all illumination and sizing requirements under the Zoning Ordinance. The sole reason the Proposed Sign requires a Special Permit is its location on the facade of the Building. Under Zoning Ordinance § 9.8.12, a wall sign may not be located above the first story of a building without Special Permit approval from the City Council.

June 29, 2026

Page 3 of 4

Additionally, the Property lies within the West Columbus Urban Renewal Area. Under the West Columbus Urban Renewal Plan, site plan review is required by the Springfield Redevelopment Authority (“SRA”) in collaboration with the Office for Planning and Economic Development. Concurrently with this Special Permit Application, the Petitioner is seeking SRA site plan approval, so that both approvals may proceed on parallel tracks.

II. Authority to Act

Special Permits are to be authorized by the City Council for uses specifically within the Zoning Ordinance. Special Permits shall be issued only for uses that are in harmony with the general purpose and intent of the Zoning Ordinance. The City Council bases such a determination on the following considerations:

- (a) Traffic flow and safety, including parking and loading, both on-site and off-site;
- (b) Adequacy of utilities and other public services;
- (c) Character and intensity of surrounding land uses;
- (d) Impacts on the health, safety, and welfare of the surrounding area;
- (e) Impacts on the natural environment;
- (f) Minimize impacts on historic resources as determined by Section 12.7; and
- (g) Potential fiscal impact, including impact on city services, tax base, and employment.

III. Basis for Approval

- (a) Traffic flow and safety, including parking and loading, both on-site and off-site;

The Proposed Sign creates no new traffic, parking, or loading demand. To the contrary, a clearly visible building identification sign improves wayfinding and reduces hesitation, circling, and last-minute turning movements by visitors searching for an unmarked tenant space.

- (b) Adequacy of utilities and other public services;

The Proposed Sign will require only a standard low-voltage electrical connection, with power supplied through the mounting raceways using wet-rated, Class 2 power supplies. The Proposed Sign will be installed and will be compliant with all building and electrical code requirements. No other utilities or public services are required or will be affected by the Proposed Sign.

- (c) Character and intensity of surrounding land uses;

The Property is an existing mixed-use commercial building in the Riverfront District, which is home to other mixed commercial uses. The Proposed Sign will be located in substantially the same position as prior signage on the Building, thereby maintaining consistency and continuity.

June 29, 2026

Page 4 of 4

- (d) Impacts on the health, safety, and welfare of the surrounding area;

The Proposed Sign will have no impact on the health, safety, and welfare of the surrounding area.

- (e) Impacts on the natural environment;

The Proposed Sign will have minimal impact on the natural environment. While the Proposed Sign is illuminated, it is within the allowed illumination of the Riverfront zone and will not impact residences. The Proposed Sign will also be equipped with a dimming feature to ensure the ability to adjust illumination if needed, though not anticipated at this time.

- (f) Minimize impacts on historic resources as determined by Section 12.7.

The Proposed Sign will have no impact on historical resources, as it is going on an existing building in a location where signage was previously displayed.

- (g) Potential fiscal impact, including impact on city services, tax base, and employment.

As this application solely pertains to the location of the Petitioner's Proposed Sign, this use will have no impact on city services, tax base, or employment. However, the allowed underlying use will promote the local economy and bring additional jobs for behavioral specialists to the area.

IV. Conclusion

For all of the reasons listed above, this Special Permit should be granted.

Sincerely,


Rachel M. Fancy

Human Services
Management Corporation
1150 Hall Of Fame Ave
Springfield, MA

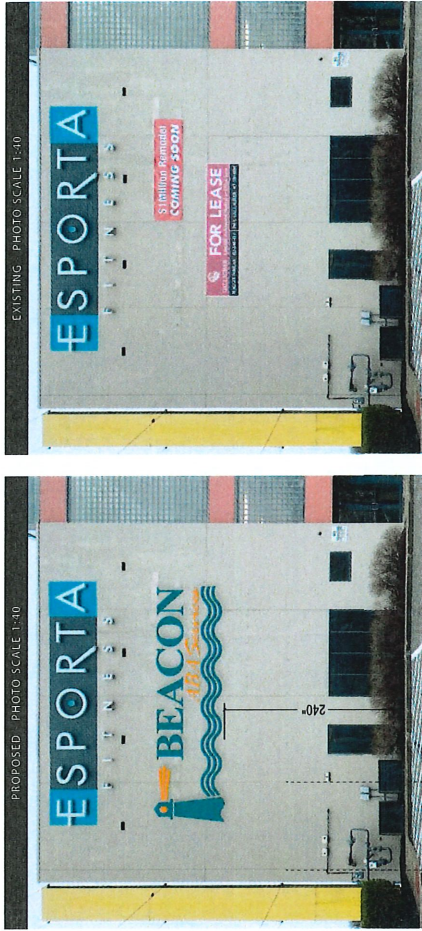
SIGNDESIGN
VISUAL COMMUNICATIONS
170 Liberty Street
Brockton, MA 02301
508-580-0094

SALES REPRESENTATIVE
Horton Clement
INTERNAL PROJECT MANAGER
Bryan Michener
FIELD MANAGER
Tom Jachimczyk
ACCOUNT COORDINATOR
Cindy Dunham
DESIGNER
NK

SCALE 10%

SHEET 10
G01.00

©2025 This document and the designs herein are a product of SIGNDESIGN, INC. and are the property of SIGNDESIGN, INC. No part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the written consent of SIGNDESIGN, INC. This document is for the use of the client only and is not to be distributed to any other party. It is to be used as a guide only and is not to be used as a contract. It is to be used in conjunction with the contract and the contract shall prevail in the event of any conflict. It is to be used for the purpose of providing a visual representation of the proposed sign and is not to be used for the purpose of providing a final design. It is to be used for the purpose of providing a visual representation of the proposed sign and is not to be used for the purpose of providing a final design.



Face Lit Channel Letters | Beacon ABA Services

Quantity: 1 Building Sign (1 Set of Channel Letters / 5 Raceways)

1 Face-Lit Channel Letters

- 5" Deep Face-Lit Aluminum Channel Letters
- Acrylic Faces; Digitally Printed (Backlit Method on Trans Vinyl) with Luster Lam (Cut to Shape)
- .040 Aluminum Returns (Painted PMS 144C Orange / PMS 7715C Teal)
- 1" Trim Cap (Painted PMS 144C Orange / PMS 7715C Teal)
- White LEDs (Wet Rated Class 2 Power Supply)

2 Raceways (6" Deep)

- 6" Deep Aluminum Raceway (Painted to Match Building Fascia TBD)
- Power Supplied Through Raceway

3 Installation

- Silicone Holes; Remove (2) Banners on Building Fascia
- Mechanically Fasten New Channel Letters and Raceways



167.75 TOTAL SQ. FEET

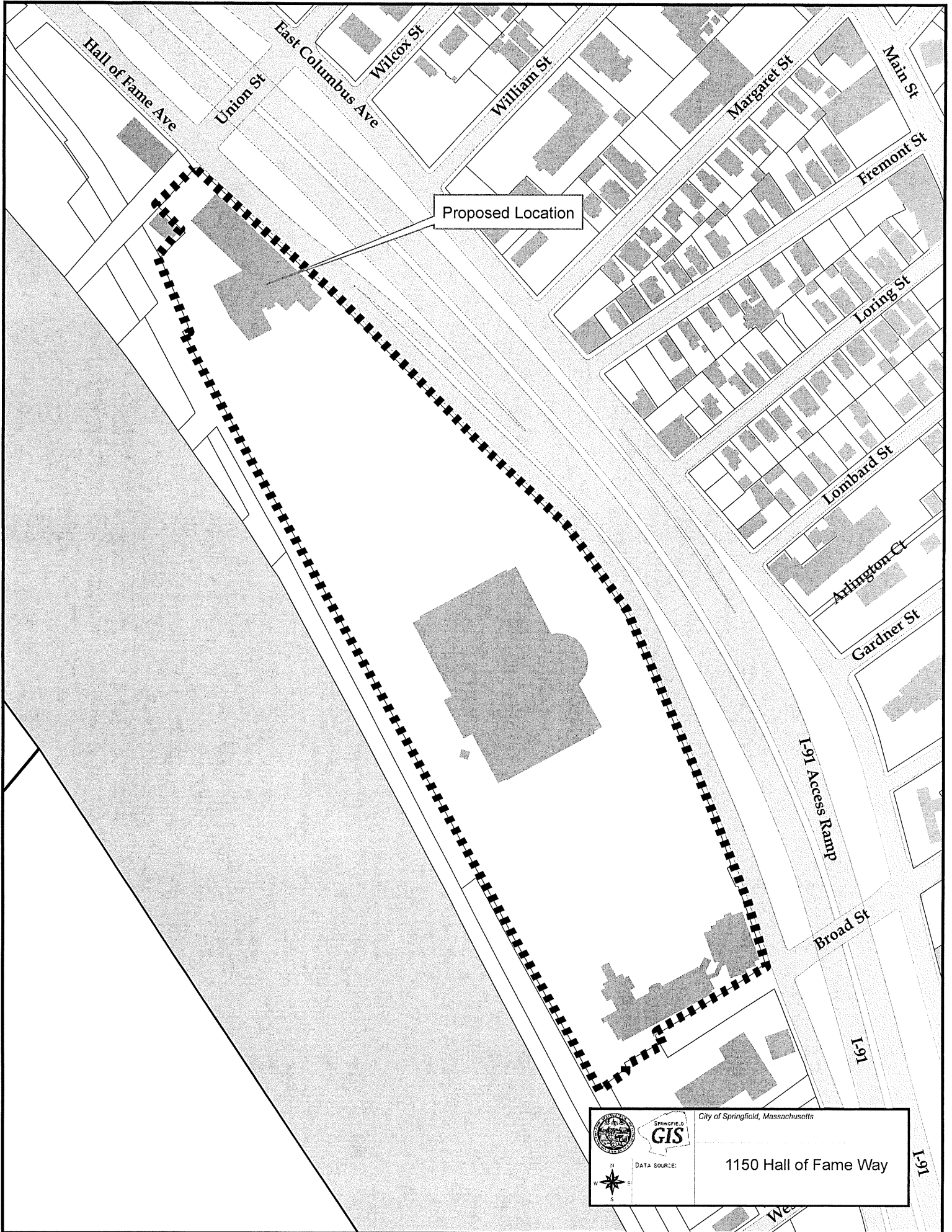
"BEACON"	60.5 Sq. Feet	236" W x 37" H
"ABA Service"	22 Sq. Feet	160" W x 19.75" H
Wave	56.5 Sq. Feet	285" W x 28.5" H
Lighthouse Base	15.875 Sq. Feet	33.25" W x 66.75" H
Lighthouse Top	12.875 Sq. Feet	72.375" W x 25.5" H



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



1 Elevation Fabrication
SCALE: 1:10



 SPRINGFIELD GIS	City of Springfield, Massachusetts	
	DATA SOURCE:	1150 Hall of Fame Way

16-1

16/225

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 February 1995 and amended December 2007, to allow for a change in the petitioner, at the properties known as 482 Main Street, I.O. (08132-0124) (Book#8173/Page#502) and NS Main Street, I.O. (08132-0125) (Book#16031/Page#0159), as allowed by M.G.L. and the Springfield Zoning Ordinance, Table 4-4, Section 12.1.

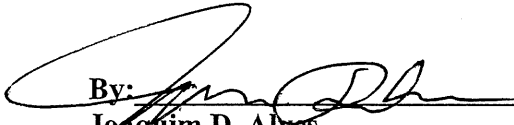
Mailing Address:

91 Elizabeth Drive
Ludlow, MA 01056

Owner:

Antonio M. & Joaquim D. Alves

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

By: 
Joaquim D. Alves

Mailing Address:

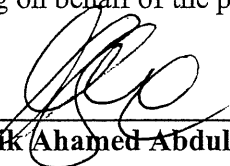
482 Main Street, I.O.
Springfield, MA 01151

58 Clark Street
Worcester, MA 01606

Petitioner:

Titan Automotive Group, LLC

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

By: 
Arshik Ahamed Abdul Samad

Stephen Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

June 29, 2026

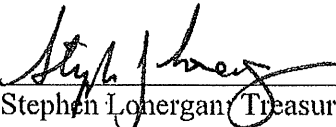
Special Permit Tax Certification

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

Special Permit: 482 MAIN ST IO – NS MAIN ST– (08132-0124 – 08132-0125)

Petitioner
TITAN AUTOMOTVIE GROUP LLC
482 MAIN ST
SPRINGFIELD, MA 01151

Property Owner:
ALVES ANTONIO M & JOAQUIM D
91 ELIZABETH DRIVE
LUDLOW MA 01056


Stephen Lonergan Treasurer/Collector

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

**482 MAIN STREET, IO (08132-0124) & NS MAIN STREET, IO (08132-0125)
AMEND EXISTING SPECIAL PERMIT (MOTOR VEHICLE REPAIR/SALES)**

General Information

Petitioner:	Titan Automotive Group, LLC
Request:	Amend an existing special permit (motor vehicle repair/sales), granted February 1995 and amended December 2007, by allowing a change in the petitioner.
Proposed use of the property:	Motor vehicle sales.
Parcel Size:	38,290 s.f.
Compatibility with current planning documents:	The Indian Orchard Neighborhood Plan does not show any changes to this area.
Neighborhood council notification:	Indian Orchard Neighborhood Council: 8-6-26
Tax Status:	SEE ATTACHED
Site Visit:	7-24-26
Hearing Date:	8-24-26

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Business A and Business B and is located in an area with primarily commercial uses. The surrounding land uses include:

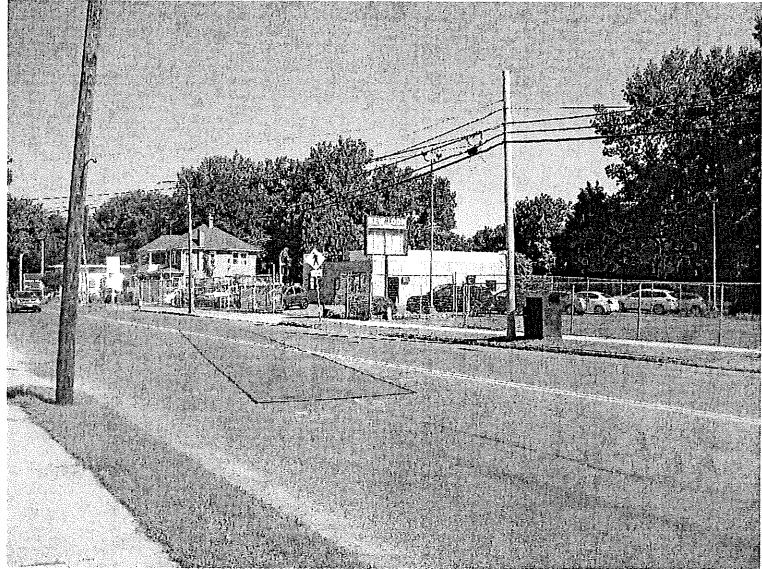
- To the north is vacant land and the Chicopee River zoned Business A and Business B.
- To the south is a mixed-use building zoned Business A.
- To the east is vacant land zoned Business B.
- To the west is single-family house zoned Business A.

Site plan review:

The petitioner has requested to amend an existing special permit (motor vehicle repair/sales), granted February 1995 and amended December 2007, by allowing a change in the petitioner, at the properties known as 482 Main Street, I.O. and NS Main Street, I.O. This is the current location of New Look Auto.

In reviewing the proposed request and visiting the site, the staff does not object to the proposed request. This site has been used for automotive related uses for over twenty (20) years. It was noted that the plans

submitted did show that there are over forty-five (45) parking spaces being shown for the display of vehicles. It should be made clear to the petitioner, that if the special permit is approved, the number of vehicles allowed to be displayed at this site is limited to no more than forty-five (45) vehicles. If the petitioner would like to increase this number, the special permit would have to be amended at a separate meeting.



Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted for motor vehicle repair/sales, at the properties known as 482 Main Street, IO (08132-0124) and NS Main Street, IO (08132-0125).
3. All conditions placed on the February 1995 and December 2007 special permits shall remain in effect.
4. The City Council shall have the authority to modify, amend, review or revoke its approval of a special permit upon written application of the owner, lessee or Zoning Administrator; provided, however, that such action is consistent with the purpose and intent of the Springfield Zoning Ordinance and a public hearing is held.
5. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.

Stephen Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

June 29, 2026

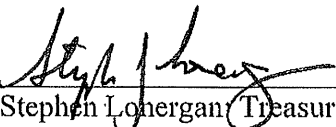
Special Permit Tax Certification

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

Special Permit: 482 MAIN ST IO – NS MAIN ST– (08132-0124 – 08132-0125)

Petitioner
TITAN AUTOMOTVIE GROUP LLC
482 MAIN ST
SPRINGFIELD, MA 01151

Property Owner:
ALVES ANTONIO M & JOAQUIM D
91 ELIZABETH DRIVE
LUDLOW MA 01056


Stephen Lonergan Treasurer/Collector

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

RENEWAL - GRANTED

DATE: February 22, 1995

TO: Building

FROM: William J. Metzger

DEPARTMENT:

DEPARTMENT: City Clerk

COPIES TO:

SUBJECT: Special Permit:
482 Main Street
(Indian Orchard)

This is to inform you that at a meeting of the City Council held on Monday evening, January 30, 1995 it was voted by the Council in accordance with law to grant a Special Permit on the petition of Owner and Petitioner: Joaquim Alves and Antonio Alves to renew the Special Permit granted to 482 Main Street, Indian Orchard, for the right to repair automobiles, as provided by Massachusetts General Laws, and the Springfield Zoning Ordinance with the following restrictions:

- 1.) All landscaped areas be replaced or refurbished and continually maintained.
- 2.) Barbed wire from the top of the fence shall be removed to avoid "concentration camp" look.
- 3.) Light repairs only to be done weekdays, 8:00 a.m. to 5:00 p.m., and Saturdays, 8:00 a.m. to 12 noon.
- 4.) With the abutter's aproval, a solid six (6) foot stockade fence shall be constructed along the westerly side lot line.
- 5.) Hours of operation, 8:00 a.m. to 8:00 p.m. Monday through Friday, 8:00 a.m. to 5:00 p.m. on Saturday, 12:00 Noon to 5:00 p.m. on Sunday.
- 6.) Reduce existing lighting on the lot, decrease lighting after closing to minimum necessary for security maintenance.
- 7.) No streamers.
- 8.) All areas for parking and storage to be paved.
- 9.) No additional large signs to be used for advertisement.
- 10.) No cars to be parked on or extend over the sidewalk.
- 11.) No increase in the amount of cars allowed in the lot.
- 12.) All cleanup found necessary and required by the Department of Environmental Protection shall be done before the Special Permit is issued.



February 22, 1995

Inter-Office Disposition Letter

482 Main Street (IO)

- 13.) No guard dogs on the property.
- 14.) No debris or trash to be thrown on the riverbank.
- 15.) No vehicle engine idling next to or near the fence of the residential property abutting the business.
- 16.) Proper Department of Environmental Protection standards for storage and disposal of all hazardous waste shall be followed.
- 17.) No repairs to be performed on boats, motorcycles, or recreational vehicles.
- 18.) No loudspeaker shall be used on the premises.
- 19.) All repair work other than minor shall be done inside the garage.
- 20.) The permit is granted to this petitioner only.

A copy of this decision and all plans referred to in the decision have been filed with the Planning Board and City Clerk.

REASONS: (1) The specific site is an appropriate location for such a use, structure, or condition. (2) The use developed will not adversely affect the neighborhood. (3) Adequate and appropriate facilities will be provided for the proper operation of the proposed use.

This permit becomes effective on February 22, 1995.

Very truly yours,


William J. Metzger
City Clerk

WJM/laf

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

2007-0741

TO: DATE : December 20, 2007
DEPARTMENT: FROM: Wayman Lee
COPIES TO: DEPARTMENT: City Clerk
SUBJECT: 482 Main St (IO)

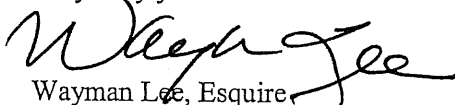
This is to inform you that at a meeting of the City Council held on Monday evening, November 26, 2007, it was voted by the Council in accordance with law to grant a special permit on the petition of Owner & Petitioner: Antonio & Joaquim Alves to amend an existing special permit granted February 22, 1995 by amending condition #11 (number of vehicles) and including the properties known as NS Main Street, IO at the property known as **482 Main Street, Indian Orchard**, as allowed by Massachusetts General Laws and the Springfield Zoning Ordinance, Article X-I, Section 1101.11.d. with the following conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the expansion of an existing used car dealership at the property known as 482 Main Street, I.O. (08132-0124) to the property known as NS Main Street, I.O. (08132-0125).
3. All previous conditions placed on the special permit granted on February 22, 1995 shall remain in effect.
4. There shall be no more than Forty-Five (45) vehicles for display on the property known as NS Main Street.
5. If fencing is to be installed, it shall be limited to a six (6) foot, black vinyl chain link or an equal approved by the Office of Planning & Economic Development.
6. There shall be no barbed wire along the Main Street frontage.
7. There shall be a three (3) foot, landscaped buffer, planted with evergreen shrubs, along the Main Street frontage of the property known as NS Main Street.
8. There shall be no additional signage.
9. There shall be no banners, streamers or pennants located on the exterior of the property or vehicles.
10. The property shall be maintained free of all weeds and debris.
11. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by fine of up to \$50 per day for each day a violation exists.

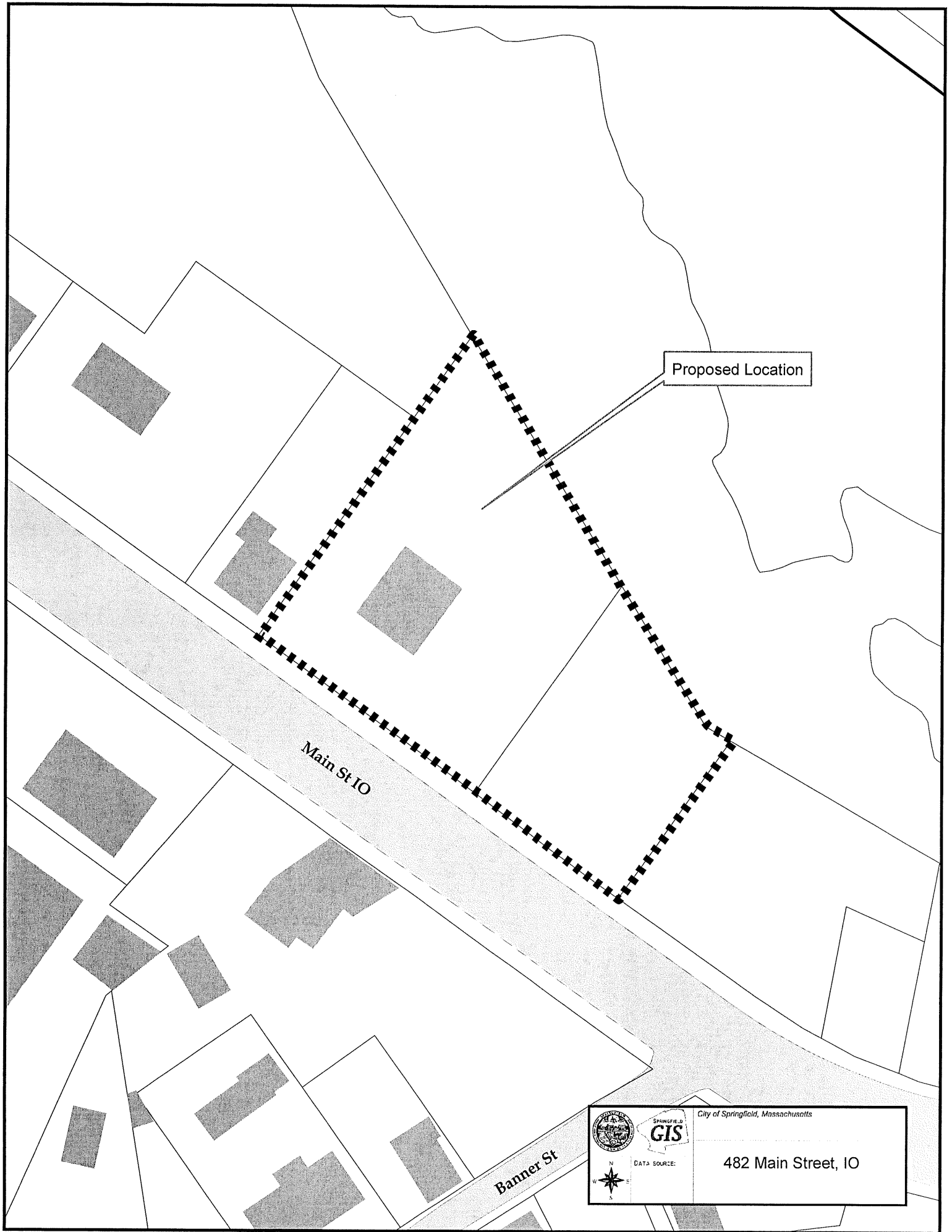
REASONS: (1) The specific site is an appropriate location for such a use, structure, or condition.
(2) The use as developed will not adversely affect the neighborhood. (3) Adequate and appropriate facilities will be provided for the proper operation of the proposed use.

This permit becomes effective on December 20, 2007

Very truly yours


Wayman Lee, Esquire,
City Clerk

WL/laf



Proposed Location

Main St IO

Banner St

 N W E S	City of Springfield, Massachusetts
	482 Main Street, IO

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

to amend the Springfield Zoning Ordinance by amending Article 7, Section 7.4.23(A), as set forth in the proposed amendment attached hereto:

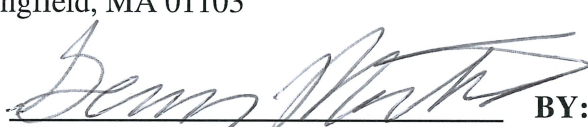
SEE ATTACHED DOCUMENT

Mailing Address:

36 Court Street
Springfield, MA 01103

Petitioner:

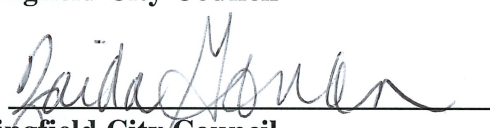
Springfield City Council

BY: 
Springfield City Council

BY: 
Springfield City Council

BY: 
Springfield City Council

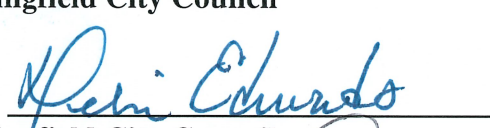
BY: 
Springfield City Council

BY: 
Springfield City Council

BY: _____
Springfield City Council

BY: 
Springfield City Council

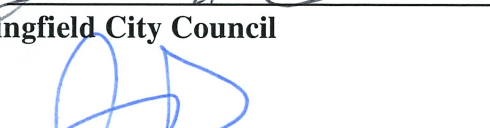
BY: _____
Springfield City Council

BY: 
Springfield City Council

BY: _____
Springfield City Council

BY: 
Springfield City Council

BY: _____
Springfield City Council

BY: 
Springfield City Council

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A ZONE CHANGE

AMEND ARTICLE 7, SECTION 7.4.23(A)
(FENCING)

GENERAL INFORMATION

Petitioner:	Springfield City Council
Request:	The proposal is to amend Article 7, Section 7.4.23(A) of the Springfield Zoning Ordinance (see attached for full proposed amendment).
Location:	City Wide
Parcel Size:	N/A
Purpose:	Allow front yard fencing in Residence A and Residence A-1 districts.
Surrounding Land Use and Zoning:	N/A
Comprehensive/ Neighborhood Plan:	N/A
Planning Board Hearing:	8-19-26

SPECIAL INFORMATION

Traffic & Parking:	n/a
Physical Characteristics:	n/a
Other Notes:	n/a

ANALYSIS

The Springfield City Council has petitioned to amend Article 7, Section 7.4.23(A) of the Springfield Zoning Ordinance. The proposed amendment is to allow front yard fencing in Residence A and Residence A-1 districts. The proposed change is as follows:

Current language of Article 7, Section 7.4.23(A):

7.4.23 Residential District Fencing Standards

- A. In a Residential A-1 or A district, no FENCE shall be constructed between the front foundation line and the STREET or in a required FRONT YARD.

Proposed amendment to Article 7, Section 7.4.23(A):

7.4.23 Residential District Fencing Standards

- A. In a Residential A-1 or A district, no FENCE greater than four (4) feet in height shall be constructed between the front foundation line and the STREET or in a required FRONT YARD.**

With regards to the proposed amendment, it should be noted that this section of the ordinance was enacted back in 2013. This was completed as part of the large-scale revisions of the zoning ordinance. The revisions to the zoning ordinance were completed with the input of a number of stakeholders, including city staff, business owners, residents, neighborhood organizations and members of the legal community.

As part of this process there were a number of conversations with regards to front yard fencing. At that time, it was the determination of the stakeholders to not allow front yard fencing within Residence A and Residence A-1 districts. Currently, if a property owner is looking to install a front yard fence they would need to apply for a variance from the Board of Appeals.

With regards to the proposed amendment, the staff does recognize that front yard fencing can provide both privacy and security for homeowners. This is especially true in areas with high foot traffic or on streets with a high volume of traffic. Front-yard fences can also make outdoor areas more usable for families, pets, and gardening while maintaining an open streetscape.

Overall, the staff does not object to the proposed amendment. While the staff can also see the argument against front yard fencing, this type of fencing was allowed in Springfield for many years and, as mentioned above, was only changed back in 2013.

With regards to the specific language, it should be noted that front yard fencing that is currently allowed in Residence B and Residence C districts is only allowed to be three (3) feet in height. The staff would recommend that if this amendment is approved, the height of the fencing allowed in Residence A and A-1 districts be limited to only three (3) feet as well.

If the height remains at four (4) feet, which again would be different than what is currently allowed in other residential districts, then an addition clause should be added stating that, *"...in the case of front yard fencing, no opaque fence shall be higher than three (3) feet. A fence more than twenty-five (25) percent solid is considered to be opaque"*. This specific language was part of the old zoning ordinance but was removed when front yard fencing was no longer allowed. If front yard fencing is now going to be allowed, then this language should be added back into the ordinance.

RECOMMENDATION

Approve, with modifications.

Proposed modifications:

- A. In a Residential A-1 or A district, no FENCE greater than three (3) ~~four~~ (4) feet in height shall be constructed between the front foundation line and the STREET or in a required FRONT YARD.**

If four (4) feet is kept as the height, then the following language should be added to the Zoning Ordinance:

In the case of front yard fencing, no opaque fence shall be higher than three (3) feet. A fence more than twenty-five (25) percent solid is considered to be opaque.

AMENDING ARTICLE 7 OF THE ZONING ORDINANCES OF THE CITY OF
SPRINGFIELD, AS AMENDED, BY AMENDING SECTION 7.4.23

Be it ordained by the City Council, in session assembled, that
the following amendments to Article 7 Section 7.4.23 of the
Zoning Ordinances of the City of Springfield, as amended, be
enacted:

1.) ARTICLE 7, SECTION 7.4.23(A), shall be deleted in its
entirety and replaced with the following language:

"A. In a Residential A-1 or A district, no FENCE greater than
four (4) feet in height shall be constructed between the front
foundation line and the STREET or in a required FRONT YARD."

2.) The amendment contained within this document shall take
effect upon enactment.

Approved as to Form:

Associate City Solicitor

Section 7.4.20 Fences and Vegetative Barriers

7.4.21 In any Residential District, a FENCE greater than six (6) feet in height shall require a Tier 3 Special Permit. The same requirement shall apply for a fence in excess of eight (8) feet, located within a Business District, if said fence is located within ten (10) feet of a property line of a Residential USE.

7.4.22 Except in a Residential District, a wall or Fence less than six (6) feet in height above the finished grade may be permitted in a required Side or Rear Yard.

7.4.23 Residential District Fencing Standards

- A. In a Residential A-1 or A district, no FENCE shall be constructed between the front foundation line and the STREET or in a required FRONT YARD.
- B. In a Residential B, B-1 or C district, no FENCE greater than three (3) feet in height shall be constructed between the front foundation line and the STREET or in a required FRONT YARD.
- C. In all Residential Districts, FENCES, walls and vegetative barriers located within the SIGHT TRIANGLE described in Section 5.2.70 shall comply with the standards in that Section.

7.4.24 In all ZONING DISTRICTS, razor or barbed wire shall not be located along the FRONT LOT LINE. FENCES that abut a Residential USE or that are within a Residential DISTRICT shall not contain razor or barbed wire.

7.4.25 Gates must swing inwards at the property line so as not to obstruct the sidewalk or right of way.

7.4.26 All FENCES, walls and vegetated barriers shall be properly maintained. Any FENCE, wall or vegetated barrier in disrepair shall be removed or repaired within thirty (30) days upon a notice from the BUILDING COMMISSIONER.



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND TWENTY-SIX

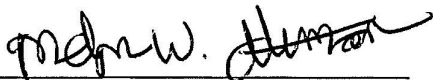
AN ORDINANCE

AMENDING THE ENTIRE CITY OF THE BUILDING ZONING MAP

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

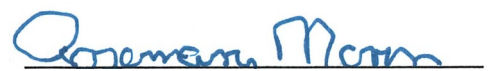
SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City”, text enacted, May 28, 2013, effective August 26, 2013, as amended, is hereby further amended **by amending Article 7, Section 7.4.23(A) (Fencing). “The entire City Building Zone Map of the City of Springfield.”**

Approved as to Form:


Associate City Solicitor

In accordance with Mass. Gen. Laws c. 40A, section 5, the Planning Board held a hearing on August 19, 2026, regarding the above Ordinance amendment.

 2 Person(s) appeared in favor, and 0 Person(s) appeared in opposition.


Rosemary Morin, Vice Chairperson



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND TWENTY-SIX

AN ORDINANCE

AMENDING THE ENTIRE CITY OF THE BUILDING ZONING MAP

SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City”, text enacted, May 28, 2013, effective August 26, 2013, as amended, is hereby further amended **by amending Article 7, Section 7.4.23(A) (Fencing). “The entire City Building Zone Map of the City of Springfield.”**

**REPORT TO CITY COUNCIL
ZONE CHANGE HEARING**

PETITION: #3264
SECTION: Entire City

DATE: August 20, 2026

To the Honorable Mayor and City Council of the City of Springfield, Massachusetts, the Planning Board submits the following report on the Zone Change Petition, which was referred to the Board for its recommendation:

PETITIONER: Springfield City Council

ADDRESS: Entire City

CHANGE REQUESTED: Amending Article 7, Section 7.4.23(A) (Fencing).

PETITIONER'S PURPOSE STATEMENT: To allow front yard fencing in Residence A and Residence A-1 zoning districts.

DATE OF PUBLIC HEARING: August 19, 2026

DATE OF FINAL DECISION: August 19, 2026

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

FINAL MOTION: APPROVE, with Modification.

Modification to add the following language:

"In the case of front yard fencing, no opaque fence shall be higher than three (3) feet. A fence more than twenty-five (25) percent solid is considered to be opaque."

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

OPPOSED: zero (0)

ABSTAINED: N/A

RECOMMENDATION: APPROVE, with modification.



Rosemary Morin, Vice Chairperson