



CITY OF SPRINGFIELD

City Clerk's Office February 20, 2013

Hearings Meeting Agenda~

I hereby notify you that at twelve o'clock noon today the following items of business had been filed with this office and can be acted upon at the meeting in City Council Chambers, Room 200 at City Hall, 36 Court Street **Monday evening February 25, 2013** at 07:00 PM according to Section 12, Rules and Orders of the City Council.

City Clerk

Hearings

7:00 PM Meeting called to order on February 25, 2013 at Springfield City Hall -- Council Chambers, 36 Court Street, Springfield, MA.

Special Permits

Petitions

- (1.) For a Special Permit for Motor Vehicle Sales at the Property Known as 784 Bay Street (01085-0091), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article XI, Section 1101.11.F.

Request: See Above
Owner: Joseph Whitton Properties, LLC.
By: Barbara Choiniere, Managing
 Partner
Petitioner: Eddy Almanzas & Doka Gonzales
By: Eddy Almanzas & Doka Gonzales

ATTACHMENTS:

- Bay_St_784_Sales_Formal_Tax_2013 (PDF)

- (2.) For a Special Permit to Operate a Motor Vehicle Service Station (Motor Vehicle Repair) at the Property Known as 784 Bay Street (01085-0091), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article XI, Section 1101.11.F.

Request: See Above
Owner: Joseph Whitton Properties, LLC.
By: Barbara Choiniere, Managing
 Partner
Petitioner: Eddy Almanzas
By: Eddy Almanzas

ATTACHMENTS:

- Bay_St_784_Repairs_Formal_Tax_2013(PDF)

- (3.) For a Special Permit to Operate a Drive-Up Service Window at the Property Known as 1398 Allen Street (00280-0419) as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article XV, Section 1519.

Request: See Above
Owner: McDonald's Corporation

By: Rhona McFarlane
Petitioner: McDonald's Corporation
By: C. Anthony Fruchtl, Project
Manager

ATTACHMENTS:

- Allen_St_1398_Formal_Tax_2013 (PDF)

- (4.) For a Special Permit for Used Car Sales at the Property Known as 1500 State Street (11110-0305), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article XI, Section 1101.11.D.

Request: See Above
Owner: Juselino Bournigal
By: Juselino Bournigal
Petitioner: Juselino Bournigal
By: Juselino Bournigal

ATTACHMENTS:

- State_St_1500_Formal_Tax_2013 (PDF)

- (5.) For a Special Permit to Install a Digital, Non-Accessory Sign, at the Property Known as 6 Liberty Street (07770-0001), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article XVIII-A, Section 1803-A.

Request:
Owner: 6 Liberty Street, L.L.C.
By: Hansraj Gada, Manager
Petitioner: Lamar Central Outdoor, L.L.C.
By: Stephen E. Hebert, Vice President

ATTACHMENTS:

- Liberty_St_6_Formal_Tax_2_25_2013 (PDF)

- (6.) For a Special Permit to Install a Digital Non-Accessory Sign at the Property Known as 603 East Columbus Avenue (04303-0595), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article XVIII-A, Section 1803-A.

Request: See Above
Owner: Balise Automotive Realty/Lemar
By: James E. Balise/Stephen E.
Hebert
Petitioner: Lemar Central Outdoor, LLC.
By: Stephen E. Hebert, Vice President

ATTACHMENTS:

- E_Coumbus_Ave_603_Formal_Tax_2_25_2013 (PDF)

- (7.) For a Special Permit to Reopen a Pre-Existing, Non-Conforming Use (5 Unit Residential) at the Property Known as 53 Wilbraham Avenue (12280-0110) Under Non-Use, as Allowed by M.G.L. and the Springfield Zoning Ordinance Article XV, Section 1500.4A.

Request: See Above
Owner: Nicholas Young
By: Nicholas Young
Petitioner: Nicholas Young
By: Nicholas Young

ATTACHMENTS:

- Wilbraham_Ave_53_Formal_Tax_2_25_2013 (PDF)

**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 1989)**

Meeting: 02/25/13 07:00 PM
Department: Planning and Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 1989

**For a Special Permit for Motor Vehicle Sales at the Property
Known as 784 Bay Street (01085-0091), as Allowed by M.G.L.
and the Springfield Zoning Ordinance, Article XI, Section
1101.11.F.**

Request:	See Above
Owner:	Joseph Whitton Properties, LLC.
By:	Barbara Choiniere, Managing Partner
Petitioner:	Eddy Almanzas & Doka Gonzales
By:	Eddy Almanzas & Doka Gonzales

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

2012 DEC 14 A 11:42

CITY CLERK'S OFFICE
 SPRINGFIELD, MA

for a special permit for motor vehicle sales at the property known as 784 Bay Street (01085-0091), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article XI, Section 1101.11.f.

Mailing Address:

229 Warren Road
 Brimfield, MA 01010

Owner:

Joseph A. Whitton Properties, L.L.C.

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

BY: Barbara A. Choiniere
 Barbara A. Choiniere, Managing Partner

Mailing Address:

30 Bay Street
 Springfield, MA 01109

Petitioner:

Eddy Almanzas & Doka Gonzales

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

BY: Eddy Almanzas
 Eddy Almanzas

BY: Doka Gonzales
 Doka Gonzales

IN VIOLATION
 OF ZONING ORDINANCE

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

BUILDING COMMISSIONER

ZONED: BUS R
 NEIGHBORHOOD: BAY
 BLOCK PLAN: 8604

Attachment: Bay_St_784_Sales_Formal_Tax_2013 (1989 : 784 Bay Street)

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

12/3/2012

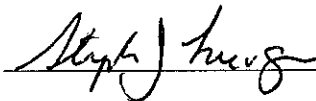
Special Permit Tax Certification

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

Special Permit: 784 Bay Street.: 01085-0091

Petitioner: Eddy Almanzas

Landlord: Joseph A. Whitton Properties, LLC



Stephen J. Lonergan: Treasurer/Collector

Attachment: Bay_St_784_Sales_Formal_Tax_2013 (1989 : 784 Bay Street)

**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 1990)**

Meeting: 02/25/13 07:00 PM
Department: Planning and Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 1990

**For a Special Permit to Operate a Motor Vehicle Service
Station (Motor Vehicle Repair) at the Property Known as 784
Bay Street (01085-0091), as Allowed by M.G.L. and the
Springfield Zoning Ordinance, Article XI, Section 1101.11.F.**

Request:	See Above
Owner:	Joseph Whitton Properties, LLC.
By:	Barbara Choiniere, Managing Partner
Petitioner:	Eddy Almanzas
By:	Eddy Almanzas

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

2012 DEC 14 A 11:42

CITY CLERK'S OFFICE
SPRINGFIELD, MA

for a special permit to operate a motor vehicle service station (motor vehicle repair) at the property known as 784 Bay Street (01085-0091), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article XI, Section 1101.11.f.

Mailing Address:

229 Warren Road
Brimfield, MA 01010

Owner:

Joseph A. Whitton Properties, L.L.C.

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

BY: Barbara A. Choiniere
 Barbara A. Choiniere, Managing Partner

Mailing Address:

30 Bay Street
Springfield, MA 01109

IN VIOLATION
OF ZONING ORDINANCE

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

BUILDING COMMISSIONER

Petitioner:

Eddy Almanzas

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

BY: Eddy Almanzas
 Eddy Almanzas

ZONED: BUS B

NEIGHBORHOOD: BAY

BLOCK PLAN: 8604

Attachment: Bay_St_784_Repairs_Formal_Tax_2013_(1990 : 784 Bay Street)

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

12/3/2012

Special Permit Tax Certification

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

Special Permit: 784 Bay Street.: 01085-0091

Petitioner: Eddy Almanzas

Landlord: Joseph A. Whitton Properties, LLC

Stephen J. Lonergan: Treasurer/Collector

Attachment: Bay_St_784_Repairs_Formal_Tax_2013 (1990 : 784 Bay Street)

**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 2015)**

Meeting: 02/25/13 07:00 PM
Department: Planning and Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 2015

**For a Special Permit to Operate a Drive-Up Service Window
at the Property Known as 1398 Allen Street (00280-0419) as
Allowed by M.G.L. and the Springfield Zoning Ordinance,
Article XV, Section 1519.**

Request:	See Above
Owner:	McDonald's Corporation
By:	Rhona McFarlane
Petitioner:	McDonald's Corporation
By:	C. Anthony Fruchtl, Project Manager

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

for a special permit to operate a drive-up service window at the property known as 1398 Allen Street (00280-0419) as allowed by M.G.L. and the Springfield Zoning Ordinance, Article XV, Section 1519.

Mailing Address:

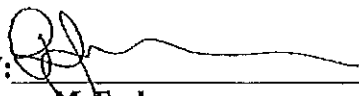
PO Box 182571
 O'Hare, IL 43218

2111 Midwest Road
 Oak Brook, IL 60523

Owner:

McDonald's Corporation

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

BY: 

Rhona McFarlane

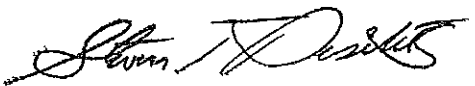
Mailing Address:

414 Benefit Street
 Pawtucket, RI 02861

IN VIOLATION
 OF ZONING ORDINANCE

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

BUILDING COMMISSIONER



ZONED: BUS A

NEIGHBORHOOD: SIXTEEN ACRES

BLOCK PLAN: 7740

Petitioner:

McDonald's Corporation
c/o Ayoub Engineering

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

By: 

C. Anthony Fruchtl, Project Manger

Attachment: Allen_St_1398_Formal_Tax_2013 (2015 : 1398 Allen Street)

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

1/14/2013

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: 1398-1402 Allen Street: 00280-0419

Petitioner: McDonald's Corporation c/o Ayoub Engineering, Inc.

Landlord: McDonald's Corporation

Stephen J. Lonergan: Treasurer/Collector

Attachment: Allen_St_1398_Formal_Tax_2013 (2015 : 1398 Allen Street)

**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 2016)**

Meeting: 02/25/13 07:00 PM
Department: Planning and Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 2016

**For a Special Permit for Used Car Sales at the Property
Known as 1500 State Street (11110-0305), as Allowed by
M.G.L. and the Springfield Zoning Ordinance, Article XI,
Section 1101.11.D.**

Request:	See Above
Owner:	Juselino Bournigal
By:	Juselino Bournigal
Petitioner:	Juselino Bournigal
By:	Juselino Bournigal

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

for a special permit for used car sales at the property known as 1500 State Street (11110-0305),
 as allowed by M.G.L. and the Springfield Zoning Ordinance, Article XI, Section 1101.11.d.

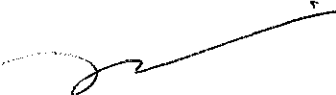
Mailing Address:

98 Northumberland Street
 Springfield, MA 01109

Owner:

Juselino Bournigal

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

BY: 

Juselino Bournigal

IN VIOLATION
 OF ZONING ORDINANCE

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

BUILDING COMMISSIONER



ZONED: BUS B
 NEIGHBORHOOD: PINE POINT
 BLOCK PLAN: 875

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

1/4/2013

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: 1500 State Street: 11110-0305

Petitioner: Juselino Bournigal

Landlord: Juselino Bournigal

Stephen J. Lonergan: Treasurer/Collector

Attachment: State_St_1500_Formal_Tax_2013 (2016 : 1500 State Street)

**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 2068)**

Meeting: 02/25/13 07:00 PM
Department: Planning and Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 2068

**For a Special Permit to Install a Digital, Non-Accessory Sign,
at the Property Known as 6 Liberty Street (07770-0001), as
Allowed by M.G.L. and the Springfield Zoning Ordinance,
Article XVIII-A, Section 1803-A.**

Request:

Owner: 6 Liberty Street, L.L.C.
By: Hansraj Gada, Manager
Petitioner: Lamar Central Outdoor, L.L.C.
By: Stephen E. Hebert, Vice President

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

for a special permit to install a digital, non-accessory sign, at the property known as
 6 Liberty Street (07770-0001), as allowed by M.G.L. and the Springfield Zoning
 Ordinance, Article XVIII-A, Section 1803-A.

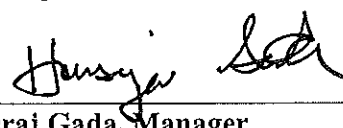
Mailing Address:

15 Worthington Brook Circle
 Agawam, MA 01001

Owner:

6 Liberty Street, L.L.C.

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

BY: 

Hansraj Gada, Manager

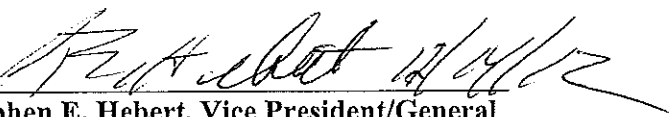
Mailing Address:

32 Midland Street
 Windsor, CT 06095

Petitioner:

Lamar Central Outdoor, LLC.

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

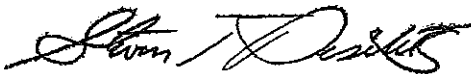
BY: 

Stephen E. Hebert, Vice President/General
 Manager

IN VIOLATION
 OF ZONING ORDINANCE

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

BUILDING COMMISSIONER



ZONED: BUS B

NEIGHBORHOOD: METRO CENTER

BLOCK PLAN: 203

RECEIVED
 2012 DEC 14 A 11:41
 CITY CLERK'S OFFICE
 SPRINGFIELD, MA

Attachment: Liberty_St_6_Formal_Tax_2_25_2013 (2068 : 6 Liberty Street)

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

10/26/2012

Special Permit Tax Certification

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

Special Permit: 6 Liberty Street: 07770-0001

Petitioner: Lamar Central Outdoor, LLC c/o Stephen E. Hebert

Landlord: 6 Liberty Street LLC

Stephen J. Lonergan: Treasurer/Collector

**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 2066)**

Meeting: 02/25/13 07:00 PM
Department: Planning and Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 2066

**For a Special Permit to Install a Digital Non-Accessory Sign
at the Property Known as 603 East Columbus Avenue
(04303-0595), as Allowed by M.G.L. and the Springfield
Zoning Ordinance, Article XVIII-A, Section 1803-A.**

Request:	See Above
Owner:	Balise Automotive Realty/Lemar
By:	James E. Balise/Stephen E. Hebert
Petitioner:	Lemar Central Outdoor, LLC.
By:	Stephen E. Hebert, Vice President

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

2012 DEC 14 A 11:41

for a special permit to install a digital non-accessory sign at the property known as
 603 East Columbus Avenue (04303-0595), as allowed by M.G.L. and the Springfield
 Zoning Ordinance, Article XVIII-A, Section 1803-A.

CITY CLERK'S OFFICE
 SPRINGFIELD, MA

Mailing Address:

32 Midland Street
 Windsor, CT 06095

1399 Riverdale Road
 West Springfield, MA 01089

Owner:

Lamar Central Outdoor, L.L.C.

Balise Automotive Realty Limited
 Partnership

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

BY: Stephen E. Hebert 12/10/12
 Stephen E. Hebert, Vice President/General
 Manager

BY: James E. Balise, Jr.
 James E. Balise, Jr., President

Mailing Address:

32 Midland Street
 Windsor, CT 06095
 IN VIOLATION
 OF ZONING ORDINANCE

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

BUILDING COMMISSIONER

Steven Desiderio

ZONED: IND A

NEIGHBORHOOD: SOUTH END

BLOCK PLAN: 610

Petitioner:

Lamar Central Outdoor, LLC.

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

BY: Stephen E. Hebert 12/10/12
 Stephen E. Hebert, Vice President/General
 Manager

Attachment: E_Coumbus_Ave_603_Formal_Tax_2_25_2013 (2066 : 603 E Columbus Avenue)

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

10/9/2012

Special Permit Tax Certification

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

Special Permit: 603 East Columbus Avenue: 04303-0595

Petitioner: Lamar Central Outdoor, LLC

Landlord: Balise Automotive Realty Limited Partnership

Stephen J. Lonergan: Treasurer/Collector

Attachment: E_Coumbus_Ave_603_Formal_Tax_2_25_2013 (2066 : 603 E Columbus Avenue)

**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 2067)**

Meeting: 02/25/13 07:00 PM
Department: Planning and Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 2067

For a Special Permit to Reopen a Pre-Existing, Non-Conforming Use (5 Unit Residential) at the Property Known as 53 Wilbraham Avenue (12280-0110) Under Non-Use, as Allowed by M.G.L. and the Springfield Zoning Ordinance Article XV, Section 1500.4A.

Request:	See Above
Owner:	Nicholas Young
By:	Nicholas Young
Petitioner:	Nicholas Young
By:	Nicholas Young

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

2013 FEB -7 A 9:02

CITY CLERK'S OFFICE
SPRINGFIELD, MA

for a special permit to reopen a pre-existing, non-conforming use (4 unit residential) at the property known as 53 Wilbraham Avenue (12280-0110) under Non-Use, as allowed by M.G.L. and the Springfield Zoning Ordinance Article XV, Section 1500.4A.

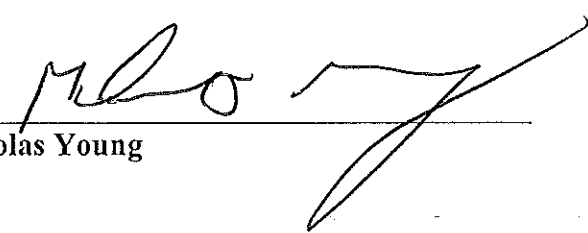
Mailing Address:

59 Chestnut Street
South Hadley, MA 01075

Owner & Petitioner:

Nicholas Young

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

By: 

Nicholas Young

Attachment: Wilbraham Ave 53 Formal Tax 2 25 2013 (2067 : 53 Wilbraham Avenue)

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

12/14/2012

Special Permit Tax Certification

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

Special Permit: 53 Wilbraham Avenue: 12280-0110

Petitioner: Nicholas Young.

Landlord: Nicholas Young.

Stephen J. Lonergan: Treasurer/Collector

Attachment: Wilbraham_Ave_53_Formal_Tax_2_25_2013 (2067 : 53 Wilbraham Avenue)