



CITY OF SPRINGFIELD

City Clerk's Office March 13, 2013

Regular 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 March 18, 2013** at 07:00 PM according to Section 12, Rules and Orders of the City Council.

City Clerk

Call to Order

7:00 PM Meeting called to order on March 18, 2013 at Springfield City Hall -- Council Chambers, 36 Court Street, Springfield, MA.

Communications from the Mayor

- (1.) February Revenue Vs. Expenditure Report (Mayor Sarno)

ATTACHMENTS:

- February Revenue Vs Expenditure Report (PDF)

Reports of Committees

- (1.) From CC re:Central High Bond –
(2.) Report of Committee

Committee: Planning and Economic Development Committee

Date: March 8, 2013

Time: 12:30 P M

SUBJECT: Abutter Lots Sales Program

Councilors in Attendance: Bud Williams

Synopsis (include pros/cons):

The Planning & Economic Development Committee of the City Council met on March 8, 2013 in room 200 of City Hall to discuss the City of Springfield's Abutter Lots Program. This program is designed to sell City-owned vacant lots valued under \$25,000 to property owners with a home or building directly abutting the parcel. The program is administered through the Office of Housing. There are similar types of programs in Boston and Worcester.

MOTIONS/RECOMMENDATIONS:

Made By: Councilor Williams will bring the matter out before the full City Council at their meeting on March 18, 2013 at 7:00 P. M.

Seconded:

Vote:

- (3.) From CC re:Snow & Ice Deficit Spending –

Unfinished Business

- (1.) (ID # 2098) - Building Code Violations

ATTACHMENTS:

- Clean Lien Roll Out Memo 1-25-13 (DOC)
- Sample Code Enf Tickets (PDF)

- (2.) (ID # 2099) - Vacant or Foreclosing Residential Property

Planning Board Zone Change Reports

- (1.) To Change from Business a to Business B the Zoning of the Properties Known as 67 Wilbraham Road (12282-1003) and ES Waltham Avenue (11960-0040). 67 Wilbraham Road Recommend

PETITIONER: Orland Alban

ADDRESS: 67 Wilbraham Road, ES Waltham Avenue

CHANGE REQUESTED: Bus A to Bus B

ATTACHMENTS:

- 3144_67_Wilbraham_Rd_PB_Report_2013 (PDF)
- 3144_67_Wilbraham_Rd_2013(PDF)

- (2.) To Change the Zoning of the Properties Known as 644 Boston Road (01655-0109), NS Boston Road (01655-0108) and NS Boston Road (01655-0110) from Residence a to Business A. 644 Boston Road Recommend
Residence B to Business A

PETITIONER: Charles H. Richard

ADDRESS: 644 Boston Road, NS Boston Road

CHANGE REQUESTED: Res A to Bus A

ATTACHMENTS:

- 3145_644_Boston_Rd_PB_Report_2013(PDF)
- 3145_644_Boston_Rd_2013 (PDF)

Orders

- (1.) Lease for 5 Years - Xerox Printers (Mayor Sarno)

ATTACHMENTS:

- Xerox lease (PDF)

- (2.) Dispatch Equipment Lease > 3 Years (Mayor Sarno)

- (3.) Order of the City Council Accepting Massachusetts Authorizing General Laws Chapter 32 §28K (Mayor Sarno)



City of Springfield

SCHEDULED

1.2.1

Meeting: 03/18/13 07:00 PM

Initiator: Pat Burns

Sponsors: Mayor Domenic J. Sarno

DOC ID: 2095

February Revenue Vs. Expenditure Report (Mayor Sarno)

Statement of Revenues and Other Sources,
and Expenditures and Other Uses
Budget and Actual - General Fund

For the period ended
02/28/13

Revenues and Other Sources:	Revised Budget	Actual	Variance Over/(Under)	%
Real Estate & Personal Property Taxes	\$ 158,492,170	\$ 123,190,320	\$ (35,301,850)	78%
Real Estate & Personal Property Taxes - Tax Liens	-	1,995,245	1,995,245	0%
Motor Vehicle Excise	8,500,000	1,926,714	(6,573,286)	23%
Penalties, interest and other taxes	6,767,200	2,595,983	(4,171,217)	38%
Charges for Services	12,174,321	7,002,140	(5,172,181)	58%
Intergovernmental	326,607,051	163,442,096	(163,164,955)	50%
MSBA Payments	15,756,614	15,756,614	-	100%
Licenses and Permits	4,401,040	2,728,295	(1,672,745)	62%
Fines and Forfeits	522,250	184,988	(337,262)	35%
Interest earned on Investments	1,514,287	529,693	(984,594)	35%
Miscellaneous	3,746,410	2,542,187	(1,204,223)	68%
FY 2012 Net School Spending Shortfall (a.)	18,629,047	18,629,047	-	100%
Stabilization Reserves	8,575,000	8,575,000	-	100%
Other Financing Sources	6,183,683	6,183,683	-	100%
Total Revenues and Other Sources	571,869,073	355,282,005	(216,587,068)	62%
Expenditures and Other Uses:				
General government	23,261,639	15,950,311	7,311,328	69%
Public safety				
Police	35,284,569	24,296,092	10,988,477	69%
Fire	19,135,621	12,271,539	6,864,082	64%
Centralized Dispatch	1,363,115	1,101,197	261,918	81%
Other	3,185,616	2,149,403	1,036,212	67%
Health and Welfare	5,132,064	3,364,827	1,767,237	66%
Public works	10,387,190	8,260,676	2,126,514	80%
Education	362,915,315	215,075,126	147,840,189	59%
Culture and recreation	11,412,548	7,923,148	3,489,400	69%
Pension and fringe	48,772,465	40,183,064	8,589,401	82%
State and district assessments	2,958,885	1,590,034	1,368,851	54%
Debt Service	40,381,571	30,572,692	9,808,879	76%
Pay as you go Capital	2,938,413	1,527,460	1,410,953	52%
Other Financing Use - Trash Enterprise Supplement	4,740,063	4,740,063	-	100%
Total Expenditures and Other Uses	571,869,073	369,005,631	202,863,442	65%
Excess (deficiency) of revenues and other sources over expenditures and other uses	<u>\$ -</u>	<u>\$ (13,723,626)</u>	<u>\$ (13,723,626)</u>	

(a.) The FY 2012 Net School Spending Requirement shortfall must be appropriated in the School Budget pursuant to Chapter 70. Section 11 of the Education Reform Act of 1993.

Attachment: February Revenue Vs Expenditure Report (2095 : February Revenue Vs. Expenditure Report)

CITY OF SPRINGFIELD, MASSACHUSETTS
Budget and Actual - General Fund
Expenditures and Encumbrances
For the period ended
02/28/13

Expenditures and Other Uses:	Original Budget	Transfers In/(Out)	Revised Budget	Expenditure	Encumbrance	Variance Over/(Under)	%
General government	21,979,929	1,281,710	23,261,639	13,888,857	2,061,454	7,311,328	69%
Public safety							
Police	35,252,755	31,814	35,284,569	23,941,303	354,789	10,988,477	69%
Fire	19,135,621	-	19,135,621	12,008,830	262,708	6,864,082	64%
Centralized Dispatch	1,363,115	-	1,363,115	1,088,829	12,368	261,918	81%
Other	3,198,616	(13,000)	3,185,616	1,918,414	230,989	1,036,212	67%
Health and Welfare	4,787,064	345,000	5,132,064	3,345,665	19,162	1,767,237	66%
Public works	10,078,590	308,600	10,387,190	7,872,180	388,495	2,126,514	80%
Education	344,286,267	18,629,048	362,915,315	193,108,016	21,967,109	147,840,189	59%
Culture and recreation	11,102,990	309,558	11,412,548	7,119,647	803,500	3,489,400	69%
Pension and fringe	49,372,465	(600,000)	48,772,465	39,853,064	330,000	8,589,401	82%
State and district assessments	2,958,885	-	2,958,885	1,504,741	85,293	1,368,851	54%
Debt Service	40,381,571	-	40,381,571	30,572,692	-	9,808,879	76%
Pay as you go Capital	2,938,413	-	2,938,413	368,798	1,158,661	1,410,953	52%
Other Financing Use - Trash Enterprise Supplement	4,940,063	(200,000)	4,740,063	4,740,063	-	-	100%
Total Expenditures and Other Uses	551,776,343	20,092,729	571,869,073	341,331,100	27,674,530	202,863,442	65%



City of Springfield

SCHEDULED

Meeting: 03/18/13 07:00 PM

Initiator: Clodo Concepcion

Sponsors:

DOC ID: 2092

2.1

Central High Bond

By the City Council of the City of Springfield, Massachusetts:
Notice having been given and a public hearing held, as provided by law,

IT IS HEREBY ORDERED:

That the, be and it is hereby granted a location for and permission to

Central High Bond

Also that permission be and hereby granted said {ResUserUserLookup1} to complete the above request.

I hereby certify that the foregoing order was adopted at a meeting of the City Council of the City of Springfield, Massachusetts held on March 18, 2013

City Clerk

We hereby certify that on, at, at a public hearing was held on the petition of the for permission to complete the above mentioned request.

City Clerk

I hereby certify that the foregoing is a true copy of a location order and certificate of hearing with notice adopted by the City Council of the City of Springfield, Massachusetts, on the March 18, 2013, and recorded with the records of location orders of said city. This certified copy is made under the provision of Chapter 166 of the General Laws and any additions thereto or amendments thereof.

Attest:

City Clerk

**REPORT OF
COMMITTEE****Committee:**

Date: March 18, 2013

Time: 2:00pm

SUBJECT: Central High Bond Authorization in the Amount of \$32,082,901 (Mayor)

Councilors in Attendance: Concepcion

Synopsis (include pros/cons):

This authorization will allow the City to get the project started and the state will reimburse 80%, the final cost to the City will be around \$6million. The City has 60 days from January 30, 2013 to approve the bond. The project would fund a new roof and a brand new state of the art science wing. Central High currently has 2,000 students and 500 on a waiting list. Each class is filled to capacity and the addition is critical.

MOTIONS/RECOMMENDATIONS: Recommend approval of Bond Authorization in the amount \$32,082,901.

Made By: Councilor Clodo Concepcion

Seconded:

Vote:

Attachment: Central High Bond (2092 : Central High Bond)



City of Springfield
36 Court Street
Springfield, MA 01103

SCHEDULED

PROCLAMATION (ID # 2093)

Meeting: 03/18/13 07:00 PM
Department: City Council
Category: General
Prepared By: Kelley Mickiewicz
Initiator: Bud L. Williams
Sponsors: At-Large Councilor Bud Williams
DOC ID: 2093 B

Report of Committee

Committee: Planning and Economic Development Committee

Date: March 8, 2013

Time: 12:30 P M

SUBJECT: Abutter Lots Sales Program

Councilors in Attendance: Bud Williams

Synopsis (include pros/cons):

The Planning & Economic Development Committee of the City Council met on March 8, 2013 in room 200 of City Hall to discuss the City of Springfield's Abutter Lots Program. This program is designed to sell City-owned vacant lots valued under \$25,000 to property owners with a home or building directly abutting the parcel. The program is administered through the Office of Housing. There are similar types of programs in Boston and Worcester.

MOTIONS/RECOMMENDATIONS:

Made By: Councilor Williams will bring the matter out before the full City Council at their meeting on March 18, 2013 at 7:00 P. M.

Seconded:

Vote:



City of Springfield

SCHEDULED

Meeting: 03/18/13 07:00 PM

Initiator: Clodo Concepcion

Sponsors: Ward 5 Councilor Clodo Concepcion

DOC ID: 2094

2.3

Snow & Ice Deficit Spending

By the City Council of the City of Springfield, Massachusetts:
Notice having been given and a public hearing held, as provided by law,

IT IS HEREBY ORDERED:

That the, be and it is hereby granted a location for and permission to

Snow & Ice Deficit Spending

Also that permission be and hereby granted said {ResUserUserLookup1} to complete the above request.

I hereby certify that the foregoing order was adopted at a meeting of the City Council of the City of Springfield, Massachusetts held on March 18, 2013

City Clerk

We hereby certify that on, at, at a public hearing was held on the petition of the for permission to complete the above mentioned request.

City Clerk

I hereby certify that the foregoing is a true copy of a location order and certificate of hearing with notice adopted by the City Council of the City of Springfield, Massachusetts, on the March 18, 2013, and recorded with the records of location orders of said city. This certified copy is made under the provision of Chapter 166 of the General Laws and any additions thereto or amendments thereof.

Attest:

City Clerk

**REPORT OF
COMMITTEE****Committee:**

Date: March 18, 2013

Time: 2:00pm

SUBJECT: Snow & Ice Deficit Spending Authority (Mayor)

Councilors in Attendance: Concepcion

Synopsis (include pros/cons):

The DPW only has \$269,000 left in the snow removal budget; this authorization will allow the City to have the legal paperwork in place in case of a snow event that exceeds the cost of what is currently in the budget. The state law allows for deficit spending for snow and ice because of public safety.

MOTIONS/RECOMMENDATIONS: Recommend approval of Snow & Ice Deficit Spending Authority.

Made By: Councilor Clodo Concepcion

Seconded:

Vote:

Attachment: Snow & Ice Deficit Spending Authority (2094 : Snow & Ice Deficit Spending)



City of Springfield
36 Court Street
Springfield, MA 01103

SCHEDULED

ORDINANCE (ID # 2098)

Meeting: 03/18/13 07:00 PM
Department: City Clerk
Category: Local Law
Prepared By: Wayman Lee
Initiator: Wayman Lee
Sponsors: Mayor Domenic J. Sarno
DOC ID: 2098

Building Code Violations

AMENDING CHAPTER I, ARTICLE V, SECTION 1-25 OF THE REVISED ORDINANCES OF THE CITY OF SPRINGFIELD, 1986, AS AMENDED, BY ADDING A \$300.00 PENALTY TO THE FEE SCHEDULE TABLE, PURSUANT TO CHAPTER 140, ARTICLE I, SECTION 140-1,2,4,5,6,7 OF THE REVISED ORDINANCES OF THE CITY OF SPRINGFIELD, 1986, AS AMENDED

Chapter I, of the Revised Ordinances of the City of Springfield, 1986, as amended, hereby further amended by adding the following language to Chapter 1, Article V, Section 1-25 thereto:

Chapter I: GENERAL PROVISIONS
Article V ENFORCEMENT AND PENALTIES

§ 1-25 NON CRIMINAL DISPOSITIONS AND PENALTIES

Ordinance	General Ordinances	Enforcement	Penalty/Day
§ 140-1	State Building Code Violation	Building Inspectors	\$25 - \$1000
§ 140-2	State Sanitary Code Violation	Housing Code Enforcement	\$25 - \$300
§ 140-4	State Plumbers and Gas Fitters Code Violation	Building Inspectors	\$25 - \$300
§ 140-5	State Electrical Code Violation	Building Inspectors	\$25 - \$300
§ 140-6	State Fire Safety Code Violation	Fire Department Inspectors	\$25 - \$300
§ 140-7	State Lead Poisoning and Control Code Violation	Housing Code Enforcement	\$25 - \$300

(as amended 09/15/1987; 11/27/1987; 03/17/1988; 05/23/1991; 08/07/1991; 10/06/1992; 04/21/1988; 07/21/1995; 06/20/2006; and 07/22/2010) (as amended by the Finance Control Board on

Ordinance (ID # 2098)

Meeting of March 18, 2013

02/03/2009)

Approved as to form:

Assistant City Solicitor

City of Springfield
36 Court Street
Springfield, MA 01103



Division of Administration
and Finance

To: Mayor Sarno, City Councilors, Community Organizations
From: Clean & Lien Working Group
Date: March 13, 2013
Re: Ordinances Changes
Cc: TJ Plante

Purpose: The purpose of this memo is to describe two proposed ordinances changes that will be submitted to the City Council on February 11, 2013 for action.

1. Ordinance Change #1 – Updates City sanitary code to be consistent with State sanitary code including updates to various fees.
2. Ordinance Change #2 – Allows for violations against the sanitary code to be liened to the property tax bill in an effort to deter violations and collect revenue against offenders.

The overall goal of these changes is to strengthen the ticketing process for Code Enforcement and the SPD's Ordinance Squad which will, in turn, have positive effects on the impacted neighborhoods.

Background: Since August, a team of individuals representing various departments (Code Enforcement, Office of Housing, Finance, Collector/Treasurer, Law, and ITD) have been meeting in order to establish a process by which the City will be able to lien outstanding Code Enforcement tickets on property tax bills. During this process, it was identified that two ordinance changes were needed:

1. Ordinance Change #1 – Updates the City's ordinances to be consistent with State sanitary code including updates to various fees to be consistent with current practice. Recently, the state updated its sanitary code to reflect current practice. In order to be consistent with the State sanitary code, the following fine updates are needed:
 - State Building Code Violation –\$25-1,000 per day
 - State Sanitary Code Violation –\$25-300 per day
 - State Plumbers and Gas Fitters Code Violation –\$25-300 per day
 - State Electrical Code Violation –\$25-300 per day
 - State Fire Safety Code Violation –\$25-300 per day
 - State Lead Poisoning and Control Code Violation –\$25-300 per day

2. Ordinance Change #2 – Allows for violations against the sanitary code to be liened to the property tax bill in an effort to deter violations and collect revenue against offenders. MGL Chapter 40 Section 558 allows the imposition of a lien for an unpaid local charge or fee provided that authorization by the Council is provided and specific to a particular charge or fee. Currently, when Code Enforcement writes tickets for violations, they have no recourse for collecting the fine. The customer, therefore, is not deterred from the violating behavior and revenue is not collected for the City's efforts.

It has been determined that since FY08, over 5,400 code violations totaling \$1.1 million are outstanding without an appropriate means of collection. Although it has been determined that there is currently no legal recourse on the outstanding violations, the changes recommended will allow for more effective enforcement. It is estimated that \$75K amount will be collected annually as a result of these ordinance changes.

Next Steps: The goals with passage of these two ordinance changes is to place the first municipal charges liens on the Fiscal Year 2014 Q3 (January 2014) property tax bills. In general, the process will work as follows:

- Code Enforcement writes violation and provides citation to customer.
- Customer has 21 days to pay or appeal.
- If no action is taken by the customer, the City will process a lien at the Registry of Deeds. This is done to secure the lien in case the property is sold prior to a lien being perfected on the property tax bill.
- When third quarter tax bills are prepared for January 2014, the outstanding amounts will be included and required to be paid.

Inspectional Services
Housing Division
70 Tapley Street
Springfield, MA 01104
Telephone: (413) 787-6730
Fax: (413) 886-5348



November 27, 2012

Owner Address

Deutsche Bank
1610 E Saint Andrew Pl
Santa Ann Ca 92705

Re: 106 LITTLETON ST
Springfield, MA 01104

Parcel_ID: 078-0001

Case: 12ENFCP-0001

NOTICE OF VIOLATIONS: LITTER

On Tuesday, November 27, 2012 at 9:34 am an inspection of the premises 106 LITTLETON ST Springfield, MA 01104 revealed violations of the Ordinance of the City of Springfield, 1986, as amended. Property records indicate that you are the party responsible for this premises, either by ownership, occupation, or control.

The litter described on the attached page is not an exact description of each type of litter, but is meant to be a representative of the type of rubbish and debris on the property.

YOU ARE REQUIRED BY CITY ORDINANCE TO KEEP YOUR PROPERTY FREE FROM LITTER AT ALL TIMES.

By the authority granted to me pursuant to Massachusetts General Laws, Chapter 40, Section 21D and Chapter 1.16 of the Revised Ordinances of the City of Springfield, 1986 as amended, you are hereby ordered to correct these violations. If the conditions which constitute violations are not corrected, the City shall be obliged to take further action to bring about compliance.

Failure to correct these violations may result in the direct issuance of a \$100 ticket.

Each day that said violation remains uncorrected constitutes a separate offense punishable by separate fine.

A Re-inspection is Scheduled for 12/11/2012

Dave Cotter
Deputy Director of Code Enforcement Housing Division

David Byrne
Code Enforcement Inspector

Inspectional Services
Housing Division
70 Tapley Street
Springfield, MA 01104
Telephone: (413) 787-6730
Fax: (413) 886-5348



November 27, 2012

The following violations were found on your property located at:

Re: 106 LITTLETON ST
Springfield, MA 01104

Parcel: 078400021

Case Number: 12ENFCP-04218HS

- Exterior - Housing Yard

YARD/ PROPERTY/ TREEBELT/ GUTTER

C-1 City Ordinance Section 7.16.120 (R) Litter-Exterior-Yard

Paper, Plastic, Cardboard, Food, Leaves, Trash And Rubbish, Tires, Large Pallets, Asphalt Like Material, Water Soaked Mattresses, Rotted Yard Waste, Overflowing Dumpsters Of Trash, Rubbish, Household Items, Chains, Metal, Etc. Miscellaneous Debris, ETC.

C-2 City Ordinance Section 7.16.060 Placement Of Containers For Ashes, Rubbish/ Litter-Tree Belt & Side

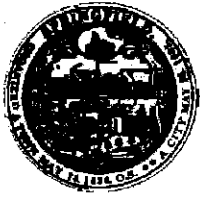
Yard Waste, Miscellaneous Debris, ETC.

C-5 City Ordinance Section 7.16.120 (V) Overgrowth On Parcel Of Land-Yard—

Overgrowth Of Grass, Weeds, Vines, Bushes, Shrubs, Small Trees, Wild, Growth, ETC.

Overgrowth Of Shrubs, Grass, Weeds, Wild Growth, Small Trees, Vines, ETC. And Must Be Cut Cleaned Trimmed Back At Least Three Feet And Maintained Away For Clear And Safe Passage For Pedestrians On City Sidewalk And/Or Vehicle Travel For Clear View, And/ Or Obstruction Of View, ETC.

Note: Yard And Property Must Be Cut, Cleaned And Maintained To Avoid Ticket Process Followed By Court Action Upon Re-Inspection.



City of Springfield
Office of Housing & Neighborhoods
 Housing Inspection Division
 1600 E. Columbus Avenue
 Springfield, MA 01103
 Phone: (413) 787-6730 - Fax: (413) 750-2363
 TTY: (413) 787-6641
 website: www.springfieldcityhall.com

INVOICE

Invoice Date 12/24/2012	Invoice No. 486838
Customer Number 355847	
Invoice Total Due \$100.00	
Payment Terms \$0.00	

VIOLATION TICKET:

Violation of City Ordinance, Rule or Regulation,
 or Violation of the State & Building Sanitary Code.

DEUTSCHE BANK
 400 COUNTRY WAY
 SIMI VALLEY, CA 93065

Location: 16 LITTLETON ST
 Date of Violation: 12/24/2012
 Complaint #: INSP-12012-0001 OR: DAVID B 886-5054

00340182013100486838600000100008

Remit Payment to: City Clerk's Office, City Hall - Suite 123, 36 Court Street, Springfield, MA 01103

Description	Original Bill	Adjustment	Paid	Amount Due
LITTER - EXTERIOR 7.16.120 (R/S)	\$100.00	\$0.00	\$0.00	\$100.00
Please put Invoice Number on your check. Make Checks Payable to: City of Springfield			Invoice Total:	\$100.00

YOU HAVE 3 OPTIONS

1) You may choose to pay the above fine, either by paying in person at the address below, between 10:00 AM - 4:00 PM, Monday - Friday, or by mailing a check or money order or postal notice, and enclosing a copy of this citation WITHIN 21 DAYS OF THIS NOTICE TO:

CITY CLERK
36 COURT STREET
SPRINGFIELD, MA 01103

2) If you desire to contest this matter, you may do so by making a written request for a non-criminal hearing, and enclosing a copy of this citation WITHIN 21 DAYS OF THIS NOTICE TO:

CLERK - MAGISTRATE
HOUSING COURT DEPT
HAMPDEN COUNTY DIV.
37 ELM ST. P.O. BOX 559
SPRINGFIELD, MA 01103
ATTN:21D Non-Criminal Hearings

3) During the 21-day period, you may appeal this action to the Department Head, in writing to address below, and enclosing a copy of this citation.

HOUSING INSPECTIONAL
SERVICES
1600 E. COLUMBUS AVE.
SPRINGFIELD, MA 01103

Department Copy

Inspectional Services
Housing Division
70 Tapley Street
Springfield, MA 01104
Telephone: (413) 787-6730
Fax: (413) 886-5348

**OWNER ADDRESS:**

ROGERS EDDIE D
473 CENTRAL ST
SPRINGFIELD, MA 01105

DATE: January 19, 2013

Re: 473 Central St., Springfield, MA 01105

Parcel: 02560018
Number: 13ENFCP-00221HS

NOTICE OF VIOLATIONS

As a result of an inspection that was performed on above property on January 19, 2013, conditions were found to exist that amount to a **violation** of the Massachusetts State Sanitary Code (105 CMR 410.000 State Sanitary Code Chapter II: Minimum Standards for Fitness for Human Habitation). Property records indicate that you are the party responsible for this premises either ownership, occupation, or control.

A full list of the violations may be found on the attached page.

By and through this letter you are hereby ordered to take all steps necessary to correct the attached and bring the property into full compliance with the state code.

A REINSPECTION IS RESCHEDULED for January 26, 2013

All violations must be cured by this date. If the violations are not cured by this date, the city shall be obligated to take further action.


Dave Cotter
Deputy Director of Code Enforcement
Housing Division

David Byrne
Code Enforcement Inspector

RIGHT OF APPEAL: Receipt of this notice of Violation entitles the recipient to appeal the order to this department. Such petition must be in writing and filed within seven days after the day the order was received. Please refer to 105 CMR 405.850 et seq. for all rights and remedies in regard to this Notice.

13ENFCP-00221HS

Inquiries call (413) 736-3111

Attachment: Sample Code Enf Tickets (2008 : Building Code Violations - Third Step)

Inspectional Services
Housing Division
70 Tapley Street
Springfield, MA 01104
Telephone: (413) 787-6730
Fax: (413) 886-5348



VIOLATIONS

RE: * 473 CENTRAL ST, Springfield, MA 01105

Parcel: 02560-0000
Case Number: 13ENFCP-00221HS

The following violations were found:

- Exterior - Housing Yard
- Maintenance of Landscaping CMR.410.602(A) — YARD AND PROPERTY— TREEBELT AND GUTTER
Numerous Very Large Dead Limbs, Tree Branches, Leaves, Bark Missing, Hanging Branches, Dead And/Or Hanging Branches, Large Tree Branches Broken Off And Strung Across Yard, Numerous Fallen Branches And Tree Parts All Over Yard, Numerous Tree Limbs, Tree Branches, Leaves, Yard Debris, Plastic, Cardboard, Branches, Leaves, Miscellaneous Debris ETC — YARD / PROPERTY, TREEBELT AND GUTTER MUST BE CUT, CLEANED, ALL DEBRIS REMOVED AND MAINTAINED IMMEDIATELY, LIMBS, AND OR BRANCHES MUST BE PROPERLY REMOVED AND YARD AND PROPERTY MUST BE CLEANED AND MAINTAINED IMMEDIATELY TO AVOID IMMEDIATE COURT ACTION UPON RE-INSPECTION.

RIGHT OF APPEAL: This notice of violation entitles the recipient to appeal the order to this department. Such petition must be in writing and filed within seven days after the day the order was received. Please refer to 105 CMR 405.850 et seq. for all rights and remedies in regard to this Notice.

13ENFCP-00221HS

Inquiries call (413) 736-3111

Attachment: Sample Code Enf Tickets (2098 : Building Code Violations - Third Step)

Inspectional Services
Housing Division
70 Tapley Street
Springfield, MA 01104
Telephone: (413) 787-6730
Fax: (413) 886-5348



- Dwelling - Housing Entire Dwelling (105.CMR.410.500) Board And Secure—Vacant Dwelling Is Open To Vandalism And/Or Arson, ETC.—Hazardous. Doors Open, Windows Broken, Missing, Loose And Unsecured Plywood, ETC
Notes: Remove Any Exterior Stairway Landing From 1st To Second Floor.
Remove All Loose Glass From Broken Windows And Doors At All Levels And Board And Secure From Inside Only. Dwelling Must Be Boarded And Secured To Prevent Immediate Court Action Upon Re-Inspection.
ENTIRE DWELLING
Numerous Windows Around Dwelling, Glass is Broken And Loose Glass-Hazardous
(105.CMR.410.500)

RIGHT OF APPEAL: This notice of violation entitles the recipient to appeal the order to this department. Such petition must be in writing and filed within seven days after the day the order was received. Please refer to 105 CMR 405.850 et seq. for all rights and remedies in regard to this Notice.

13ENFCP-00221HS

Inquiries call (413) 736-3111

Attachment: Sample Code Enf Tickets (2098 : Building Code Violations - Third Step)



City of Springfield

36 Court Street
Springfield, MA 01103

SCHEDULED

ORDINANCE (ID # 2099)

Meeting: 03/18/13 07:00 PM

Department: City Clerk

Category: Local Law

Prepared By: Wayman Lee

Initiator: Wayman Lee

Sponsors: Twiggs, Fenton, Allen

DOC ID: 2099

Vacant or Foreclosing Residential Property

AN ORDINANCE TO AMEND the Code of the City of Springfield, Article II of Chapter 285 thereof, entitled REGULATING THE MAINTENANCE OF VACANT AND/OR FORECLOSING RESIDENTIAL PROPERTIES AND FORECLOSURES OF OWNER OCCUPIED RESIDENTIAL PROPERTIES by deleting and repealing section 285-9, subsection A(11) of section 285-10.

Be it ordained (enacted) by the Council of the City of Springfield, as follows:

Section 1. Section 285-9 of Article II of Chapter 285 is hereby amended to read as follows:

Section 285-9 Definitions. The following words and phrases, when used in this section, shall have the following meanings:

- A. "Building" - any combination of materials having a roof and enclosed within exterior walls or firewalls, built to form a structure for the shelter of persons.
- B. "Certificate of Compliance with Ordinance 7.50" - certificate issued by the Commissioner to the owner of a vacant and/or foreclosing property upon compliance with the provisions of this section.
- C. "Commissioner" - the Building Commissioner for the City of Springfield
- D. "Days" - consecutive calendar days
- E. "Fire Commissioner" - the commissioner of the Springfield Fire Department or his or her designee
- F. "Foreclosing" - the process by which a property, placed as security for a real estate loan, is prepared for sale to satisfy the debt if the borrower defaults.
- G. "Initiation of the Foreclosure Process" - taking any of the following actions:
 - 1. Taking possession of a residential property pursuant to General Laws chapter 244 section 1;
 - 2. Commencing a foreclosure action on a property in any court of competent jurisdiction, including without limitation filing a complaint in Land Court under the Service members Civil Relief Act - Public Law 108-189 (50 U.S.C.S. App. § 501-536); in instances where property is owned by an individual or individuals OR where an affidavit has been recorded in the Hampden County Registry of Deeds in conformity with M.G.L. c.244, section 14.
 - 3. In any instance, where the mortgagee has made entry to make repairs upon mortgagor's failure to do so; in instances where property is owned by an individual or individuals OR where an affidavit has been recorded in the Hampden County Registry of Deeds in conformity with M.G.L. c.244, section 14.
- H. "Local" - within twenty (20) miles of the property in question.
- I. "Mortgagee" - the creditor including but not limited to, service companies, agents, lenders in a mortgage agreement, and any successor in interest and/or assignee of the mortgagee's rights, interests or obligations under the mortgage agreement.

- J. “Owner” - every person, entity, service company, property manager or real estate Broker, who alone or severally with others:
1. Has legal title to any real property, including but not limited to a dwelling, dwelling unit, mobile dwelling unit, or parcel of land, vacant or otherwise, including a mobile home park; or
 2. Has care, charge or control of real property, including but not limited to any dwelling, dwelling unit, mobile dwelling unit, or parcel of land, vacant or otherwise, including a mobile home park, or any administrator, administratrix, executor, trustee or guardian of the estate of the holder of legal title; or
 3. Is a mortgagee of any such property who has initiated the foreclosure process as defined in this section;
 4. Is an agent trustee or other person appointed by the courts and vested with possession or control of any such property; or
 5. Is an officer or trustee of the association of unit owners of a condominium. Each such person is bound to comply with the provisions of these minimum standards as if he were the owner. However, “owner” shall not mean a condominium association created pursuant to General Laws chapter 183A to the extent that such association forecloses on or initiates the foreclosure process for unpaid assessments due or owing to the association; or
 6. Every person who operates a rooming house; or
 7. Is a trustee who holds, owns or controls mortgage loans for mortgage-backed securities transactions and has initiated the foreclosure process.
- K. “Property” - any real residential property, or portion thereof, located in the city, including buildings or structures situated on the property; provided, however, that “property” shall not include property owned or under the control of the city, the Commonwealth or the United States of America.
- L. “Secured, Securing” - making the property inaccessible to unauthorized persons.
- M. “Vacant” - any property not currently legally occupied and not properly maintained or secured.

Section 2. Subsection A (11) of Section 285-10 of Article II of Chapter 285 is hereby amended to read as follows:

11. Provide a cash bond acceptable to the Commissioner, in the sum of not less than ten thousand (10,000.00) dollars, to secure the continued maintenance of the property throughout its vacancy and remunerate the city for any expenses incurred in inspecting, securing, marking or making such building safe. A portion of said bond shall be retained by the city as an administrative fee to fund an account for expenses incurred in inspecting, securing, and marking

said building. Any owner of a vacant or foreclosing property providing a bond pursuant to this section must also provide bonds for all other vacant or foreclosing properties it owns in the City.

Section 2. Add Section 285-18 to Article II of Chapter 285 which shall read as follows:

Section 285-18 EXEMPTIONS

- A. Any owner or foreclosing entity who satisfies the conditions set out in Paragraphs B and C of this section shall be exempt from the following sections of this Ordinance: 7.50: 7.050.20 B, 7.050.030A 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 inclusive and 7.050.070.
- B. Within 21 days of the initiation of a foreclosure process as defined herein, OR within 21 days of a property becoming vacant, whichever first occurs, the owner or foreclosing entity completes a Vacant and/or Foreclosing Registration form and pays a \$100.00 administrative fee to the City of Springfield. In accordance with the form, the following information will be provided:
1. The identity of a local agent for service of process; Local shall mean within twenty (20) miles of City Hall, Springfield, MA.
 2. If the subject property is vacant the identity of a local property manager who shall be responsible for:
 - a. Basic maintenance at the subject property;
 - b. Boarding and securing the property as necessary;
 - c. Snow and ice removal
 - d. Maintenance of land
 - e. Posting the property with management contact information.
- Local shall mean within twenty (20) miles of City Hall, Springfield, MA
- C. Advise the City when and if the subject property is sold or transferred or abandoned. If the subject property is abandoned the Owner shall discharge any mortgage recorded at the Hampden County Registry of Deeds or registered in the Land Court.

REPORT TO CITY COUNCIL**ZONE CHANGE HEARING****PLOT and SECTION#: 3144 - Section 38****DATE: March 18, 2013**

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: Orland Alban

ADDRESS: 67 Wilbraham Road, ES Waltham Avenue

CHANGE REQUESTED: Bus A to Bus B

RECOMMENDATION: Recommend

Respectfully Submitted,

Barbara Footit, Board Clerk

AMENDING SECTION 49 OF THE BUILDING ZONE 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, April 21, 1971, as amended, is hereby further amended by changing from the zoning on **Plot #3144 - Section 38, Section Recommend** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “**Recommend 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 March 18, 2013, regarding the above Ordinance amendment.

Kerry Dietz, Chairperson



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND THIRTEEN

AN ORDINANCE

AMENDING SECTION 38 OF THE BUILDING ZONE MAP

RECEIVED

2013 FEB 21 P 1:45

CITY CLERK'S OFFICE
SPRINGFIELD, MA

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, April 21, 1971, as amended, is hereby further amended by changing from **Business A** to **Business B** the zoning on Plot #3144, Section 38 of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked "Section 38 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 June 6, 2012 regarding the above Ordinance amendment.

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

Katie Stebbins, Chairperson

Attachment: 3144_67_Wilbraham_Rd_PB_Report_2013 (2073 : 67 Wilbraham Road)



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND THIRTEEN

AN ORDINANCE

AMENDING SECTION 38 BUILDING ZONE 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, April 21, 1971, as amended, is hereby further amended by changing from **Business A** to **Business B** the zoning on **Plot #3144, Section 38** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked "**Section 38 Building Zone Map of the City of Springfield.**"

**REPORT TO CITY COUNCIL
ZONE CHANGE HEARING**

PETITION: #3144
SECTION: 38

DATE: February 7, 2013

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: Orland Alban

ADDRESS: 67 Wilbraham Road (12282-1003) & ES Waltham Avenue (11960-0040)

CHANGE REQUESTED: Proposed zone change from Business A to Business B

PETITIONER'S PURPOSE STATEMENT: To allow for additional vehicles to be sold on-site.

DATE OF PUBLIC HEARING: February 6, 2013

DATE OF FINAL DECISION: February 6, 2013

BOARD MEMBERS PRESENT and COUNT: Six(6): Mr. Swan, Mr. Danile, Ms. Stebbins, Mr. Florian, Ms. Morin and Ms. DeFilipo

FINAL MOTION: APPROVE

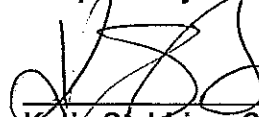
IN FAVOR: six(6); Ms. Morin, Mr. Danile, Ms. DeFilipo, Ms. Stebbins, Mr. Florian and Mr. Swan

OPPOSED: zero (0)

ABSTAINED: N/A

RECOMMENDATION: APPROVE

Respectfully submitted,



Katie Stebbins, Chairperson

Attachment: 3144_67_Wilbraham_Rd_PB_Report_2013 (2073 : 67 Wilbraham Road)

**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A ZONE CHANGE**

**67 WILBRAHAM ROAD (12282-1003) & ES WALTHAM AVENUE (11960-0040)
BUSINESS A TO BUSINESS B**

GENERAL INFORMATION

Applicant:	Orland Alban
Request:	Business A to Business B
Location:	67 Wilbraham Road & ES Waltham Avenue
Parcel Size:	8,320 s.f.
Purpose:	Used Car Sales/Motor Vehicle Repairs
Surrounding Land Use and Zoning:	The property is located in the Upper Hill neighborhood. This site has a mix of commercial and residential uses. The surrounding land uses include: To the north is a large housing complex zoned Business A. To the south are vacant land and MCDI's offices zoned Commercial P and Residence B. To the east are a fraternal organization and single-family house zoned Business A and Residence B. To the west are a vacant industrial building and MCDI zoned Business B and Industrial A.
Comprehensive/ Neighborhood Plan:	The Upper Hill Neighborhood Plan shows no changes to this area.
Site Visit:	1-28-13
Urban Renewal Plan:	This parcel is not located within an urban renewal district.
Neighborhood Council Notification:	Upper Hill Residents Council: 1-22-13
Planning Board Hearing Date:	2-6-13

SPECIAL INFORMATION

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

ANALYSIS

The petitioner has requested to change the zoning of the properties known as 67 Wilbraham Road and ES Waltham Avenue from Business A to Business B. The site is the current location of the Acme Automotive Repairs. In addition to the automotive repairs, a special permit for the sale of used cars, as an accessory use, was issued back in 2008. Due to the fact the Business A only allows used car sales as an accessory use and

limits the overall number to five (5), the petitioner has requested a zoned change to Business B to allow for additional sales of used cars.

In reviewing the proposed request, the main concern the staff has is the intensification of uses at this location. As can be seen by the attached photo and map, the existing building covers the majority of the parcel. This leaves only a small area in the front and side of the building for on-site parking. Although there is vacant land to the rear of the building, this property is not owned by the petitioner and therefore cannot be used as part of this operation. When asked by the staff as to where these additional vehicles would be located, the petitioner indicated that they would be stored within the building.

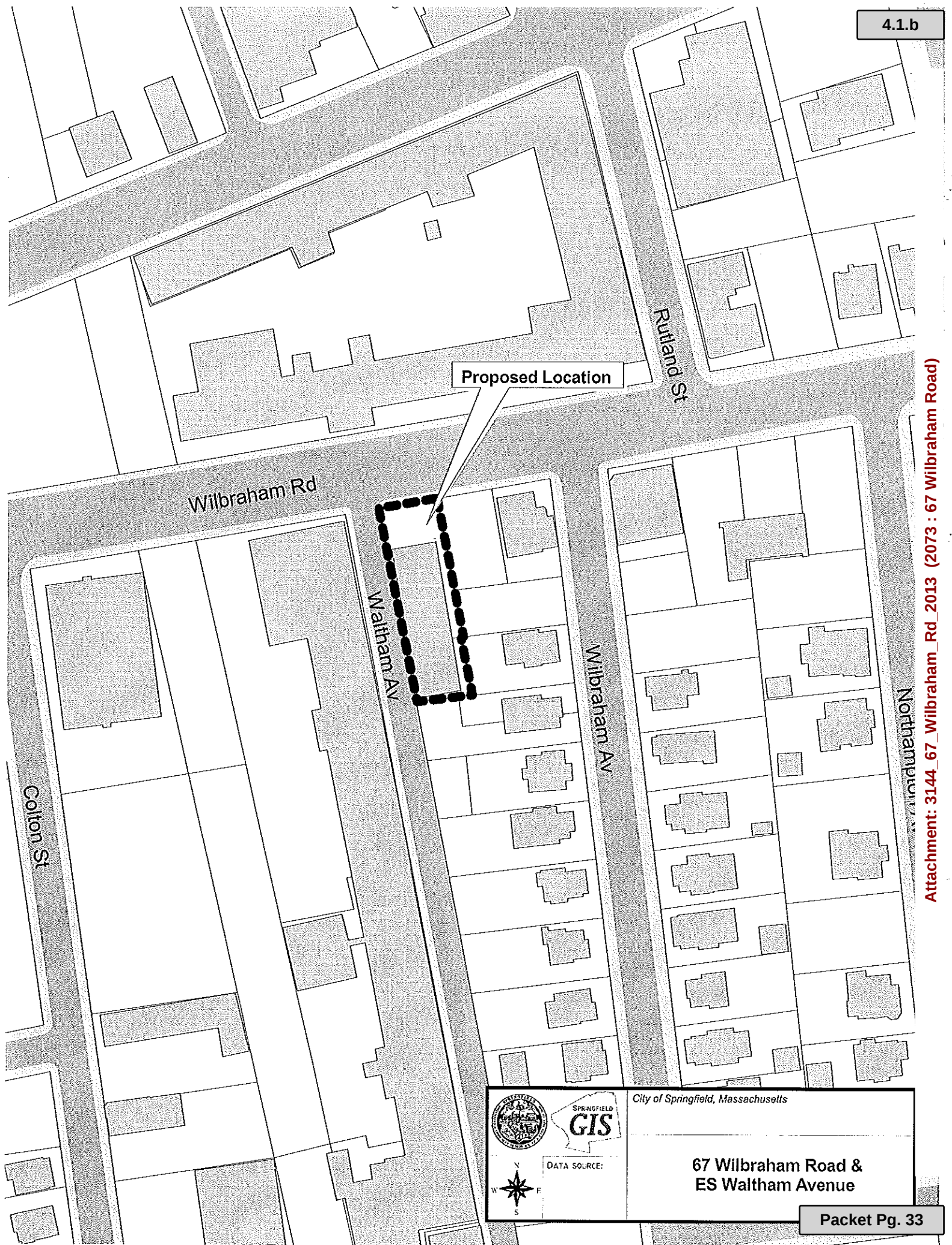


Overall, due to the surrounding land uses and existing zoning, the staff does not believe a change to Business B will have a negative impact on the neighborhood. Additionally, the staff is not aware of any code issues at this location and it appears that the petitioner is maintaining the site.

It should be noted that in addition to the zone change, a new special permit will also need to be obtained for used car sales. The staff would strongly recommend that at this point, the petitioner be required to submit a detailed parking plan indicating the location of all parking for customers, employees and display vehicles. The staff would also suggest that a condition be placed on the special permit that would limit the number of vehicles allowed to be displayed outside at any one time.

RECOMMENDATION

Approve.



Attachment: 3144_67_Wilbraham_Rd_2013 : 67 Wilbraham Road)



City of Springfield, Massachusetts

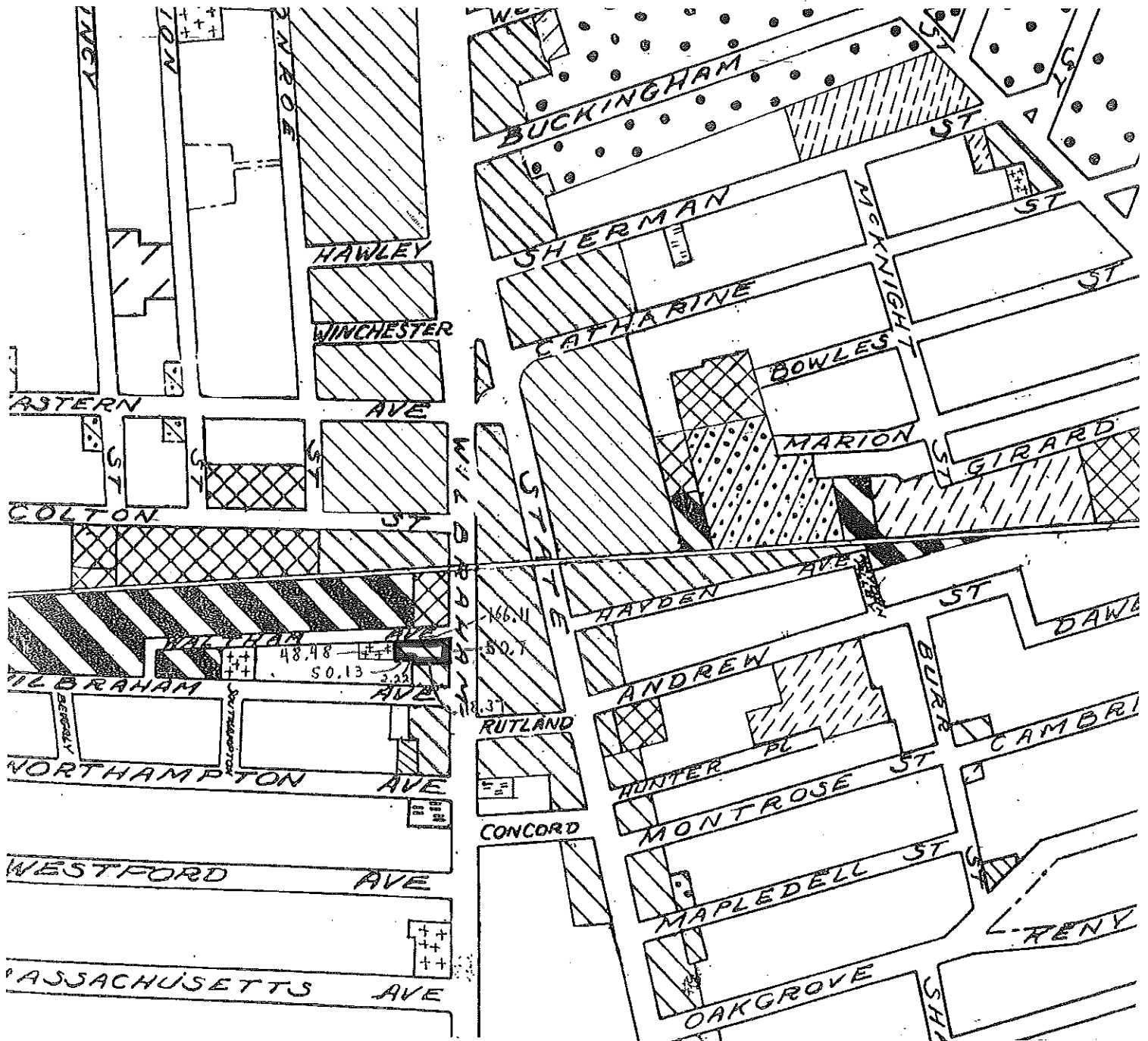


DATA SOURCE:

**67 Wilbraham Road &
ES Waltham Avenue**

SCALE

1 INCH = 400 FEET

SEC. 38
PLOT 3144BUILDING ZONE MAP
OF THE CITY OF SPRINGFIELD
REVISED TO

PLOT _____ SECTION _____

0 200 400

SCALE - 1 INCH = 400 FEET

RES A		RES C1		BUS B	
RES B		RES C2		BUS C	
RES C		COM A		IND A	
RES A1		BUS A		IND PK	
				COM P	
				OFF A	

REPORT TO CITY COUNCIL**ZONE CHANGE HEARING****PLOT and SECTION#: 3145 - Section 19****DATE: March 18, 2013**

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:

Charles H. Richard

ADDRESS:

644 Boston Road, NS Boston Road

CHANGE REQUESTED:

Res A to Bus A

RECOMMENDATION: Recommend

Respectfully Submitted,

Barbara Footit, Board Clerk

AMENDING SECTION 49 OF THE BUILDING ZONE 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, April 21, 1971, as amended, is hereby further amended by changing from **Residence B to Business A** the zoning on **Plot #3145 - Section 19, Section Recommend** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “**Recommend 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 March 18, 2013, regarding the above Ordinance amendment.

Kerry Dietz, Chairperson



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND THIRTEEN

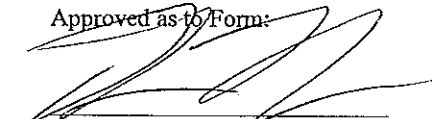
AN ORDINANCE

AMENDING SECTION 19 OF THE BUILDING ZONE MAP

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

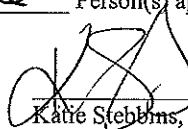
SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled "An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City", text enacted, April 21, 1971, as amended, is hereby further amended by changing from Residence A to Business A the zoning on Plot #3145, Section 19 of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked "Section 19 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 June 6, 2012 regarding the above Ordinance amendment.

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


Katie Stebbins, Chairperson

RECEIVED
2013 FEB 21 P 1:45
CITY CLERK'S OFFICE
SPRINGFIELD, MA

Attachment: 3145_644_Boston_Rd_PB_Report_2013 (2074 : 644 Boston Road)



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND THIRTEEN

AN ORDINANCE

AMENDING SECTION 19 BUILDING ZONE 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, April 21, 1971, as amended, is hereby further amended by changing from **Residence A** to **Business A** the zoning on Plot #3145, Section 19 of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked "**Section 19 Building Zone Map of the City of Springfield.**"

**REPORT TO CITY COUNCIL
ZONE CHANGE HEARING**

PETITION: #3145
SECTION: 19

DATE: February 7, 2013

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: Charles H. Richard

ADDRESS: 644 Boston Road (01655-0109) & NS Boston Rad (01655-0108 & 0110)

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

PETITIONER'S PURPOSE STATEMENT: To allow for an office use.

DATE OF PUBLIC HEARING: February 6, 2013

DATE OF FINAL DECISION: February 6, 2013

BOARD MEMBERS PRESENT and COUNT: six(6); Ms. Morin, Ms. DiFilipo
Mr. Daniele, Ms. Stebbins, Mr. Florina and Mr. Swan

FINAL MOTION: APPROVE

IN FAVOR: SIX(6); Ms. Morin, Mr. Daniele, Ms. DiDilipo, Ms. Stebbins
Mr. Florina and Mr. Swan

OPPOSED: zero (0)

ABSTAINED: N/A

RECOMMENDATION: APPROVE

Respectfully submitted,



Katie Stebbins, Chairperson

Attachment: 3145_644_Boston_Rd_PB_Report_2013 (2074 : 644 Boston Road)

**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A ZONE CHANGE**

**644 BOSTON ROAD (01655-0109), NS BOSTON ROAD (01655-0108 & 0110)
RESIDENCE A TO BUSINESS A**

GENERAL INFORMATION

Applicant:	Charles H. Richard
Request:	Residence A to Business A
Location:	644 Boston Road & NS Boston Road
Parcel Size:	15,000 s.f.
Purpose:	Office
Surrounding Land Use and Zoning:	The property is located in the Pine Point neighborhood. This site is located along the Boston Road commercial corridor. The surrounding land uses include: To the north are vacant land and a single-family house zoned Residence A. To the south is a commercial shopping center zoned Business A and Business B. To the east is a single-family house zoned Residence A. To the west is a retail operation zoned Business B.
Comprehensive/ Neighborhood Plan:	The Pine Point Neighborhood Plan shows no changes to this area.
Site Visit:	1-28-13
Urban Renewal Plan:	This parcel is not located within an urban renewal district.
Neighborhood Council Notification:	Pine Point Community Council: 1-22-13
Planning Board Hearing Date:	2-6-13

SPECIAL INFORMATION

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

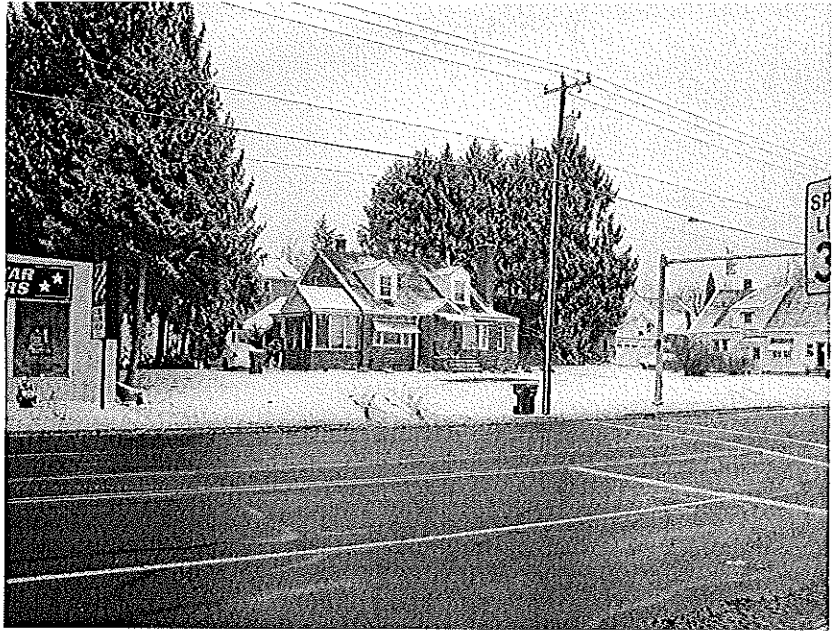
ANALYSIS

The petitioner has requested to change the zoning of the properties known as 644 Boston Road and NS Boston Road from Residence A to Business A. There is currently a single-family house at this location. The petitioner intends to utilize the existing structure for a proposed office use.

While the staff is always apprehensive in the re-zoning of residentially zoned property for business uses, as

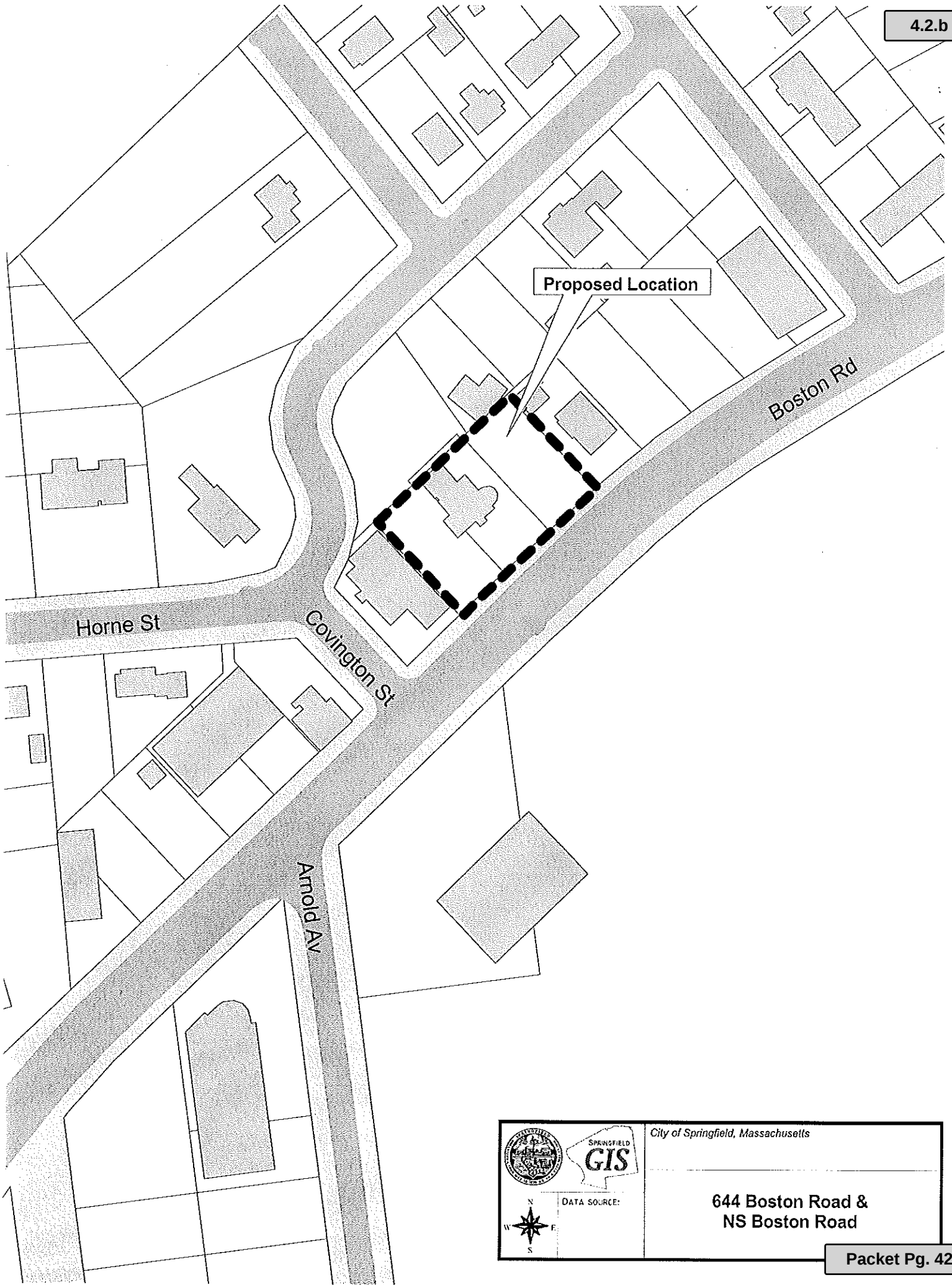
noted above, the site is located along the commercial corridor of Boston Road. After reviewing the proposed request, the staff has concluded that the surrounding land uses are compatible with the proposed zone change.

As noted above, the site in question is buffered on one side by a commercial use and is directly across the street from a large commercial shopping center. However, it does need to be noted that there still will be remaining single-family homes located directly to the side and rear of this property. As such, a seven (7) foot landscaped buffer, as required by the Zoning Regulations, will need to be installed along both the rear and right side property lines. This buffer will need to include landscaping as well as a solid fence.



RECOMMENDATION

Approve.



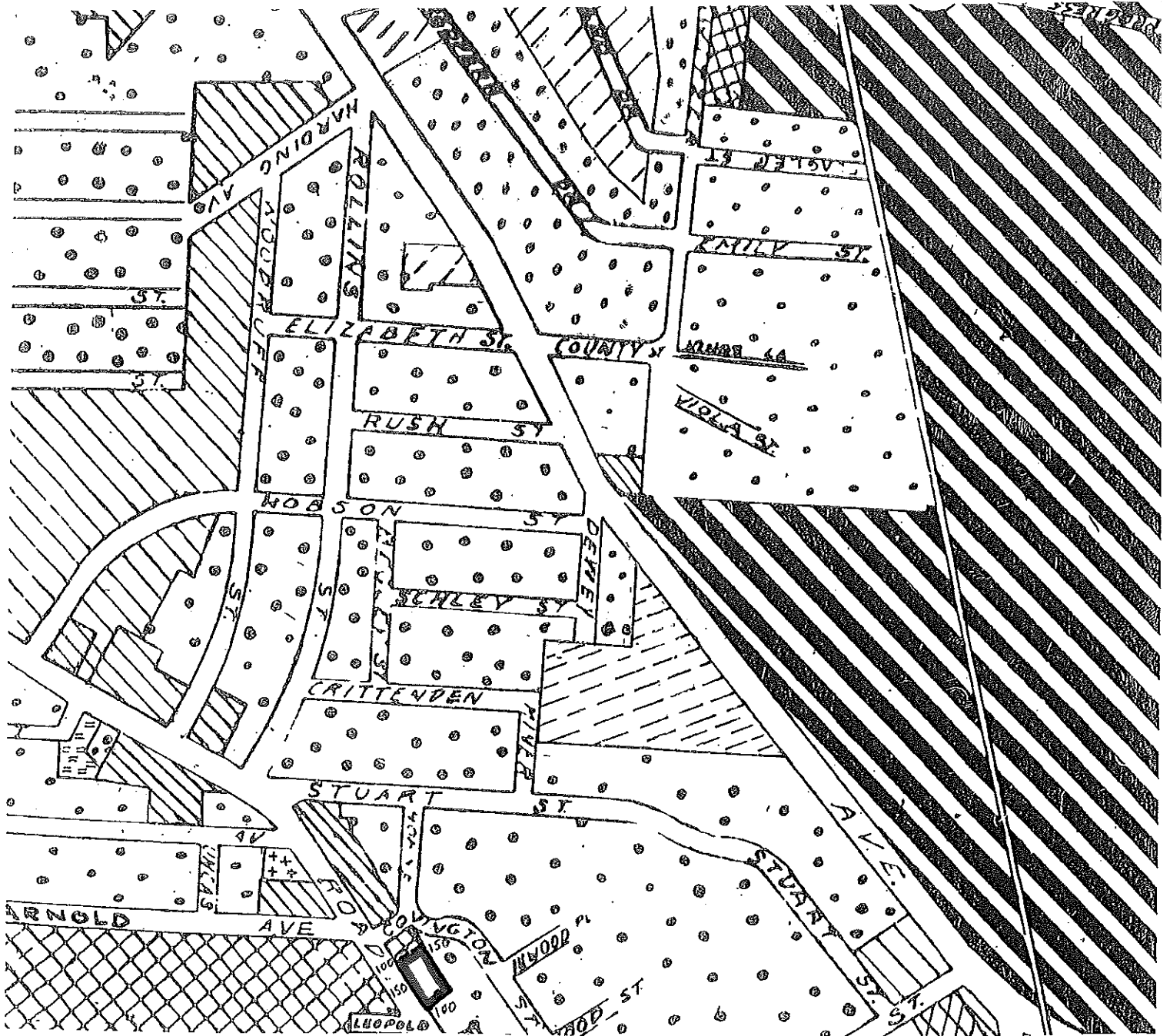
Attachment: 3145_644_Boston_Rd_2013 (2074 : 644 Boston Road)

 	 DATA SOURCE:	City of Springfield, Massachusetts 644 Boston Road & NS Boston Road
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SCALE
1 INCH = 400 FEET

SEC. 19
PLOT 3145

BUILDING ZONE MAP
OF THE CITY OF SPRING
REVISED TO



PLOT _____ SECTION _____

0 200 400 600 800
SCALE - 1 INCH = 400 FEET

RES A		RES C1		BUS B	
RES B		RES C2		BUS C	
RES C		COM A		IND A	
RES A1		BUS A		IND PK	
				COM P	
				OFF A	



City of Springfield

SCHEDULED

Meeting: 03/18/13 07:00 PM
Initiator: Chris Kulig
Sponsors: Mayor Domenic J. Sarno
DOC ID: 2090

5.1

Lease for 5 Years - Xerox Printers (Mayor Sarno)

WHEREAS, Massachusetts General Laws Chapter 30B, section 12(b) provides that the Chief Procurement Officer may not award a contract for more than three (3) years without a majority vote of the governmental body; and

WHEREAS, the City's Information Technology Department was able to re-negotiate the terms of its current contract with Xerox Corporation for the lease and maintenance of its high-speed printing hardware; and

WHEREAS, the Department intends to enter into a new contract for a term of five (5) years, utilizing a collaborative contract available for use by the City pursuant to Mass. Gen. Laws chapter 30B; and

WHEREAS, the new contract will realize an annualized savings of \$13,381.00 per year beginning in April 2013; and

NOW THEREFORE BE IT ORDERED, pursuant to Massachusetts General Laws Chapter 30B, section 12(b), that the City Council approves the award of a contract for the lease and maintenance of high-speed printers for five (5) years.

Financial Analysis Savings Model City of Springfield

Current State					
Model	Monthly Payments	Print Included	Supplies Included	Overage	
Nuvera 120 Mod 3	\$3,999.02	120,000	NO	0.0046	
X700	\$3,024.71	5000 Color	NO	.066 Color, .0099 B&W	
Total	\$7,023.73				

Proposed State					
Model	Monthly Payments	Print Included	Supplies Included	Overage	
Nuvera 120 Mod 4 w / Free Flow PS		80,000	YES	0.0046	
X700 with HIGH CAPACITY FEED		6000 Color	YES	.049 Color, .0099 B&W	
Total	\$5,908.58				

Annual Savings	\$13,381.80
----------------	-------------

Lease Agreement



Customer: SPRINGFIELD, CITY OF (INC)

BillTo: CITY OF SPRINGFIELD
4TH FLOOR MIS
36 COURT ST.
SPRINGFIELD, MA 01103-1687

Install: CITY OF SPRINGFIELD
4TH FL/DATA CENTER
36 COURT ST
SPRINGFIELD, MA 01103-1687

Tax ID#: x

State or Local Government Negotiated Contract : 072285501

Solution

Item	Product Description	Agreement Information	Trade Information	Requested Install Date
1. MFF120 (NUVERA 120 EA W/SCAN)	- Top Cover Low - Imposition License - Image Quality Pack - 2nd Lf Feed Mod 2t - Mff W/hole Punch - Productivity Pack - Postscript & Ppml Sw - Third Party Equipment (TxC) - Customer Ed - Analyst Services	Lease Term: 60 months Purchase Option: FMV	- Xerox 120 MFF S/N UHA001618 Trade-In as of Payment 39	2/26/2013
2. C75M2 (C75 PRESS LEO NAAO)	- Lp C Bkf 2/3hp & Stp - Interface Module - D4 Z-folder - Hicap Feeder - 2000 Sheets	Lease Term: 60 months Purchase Option: FMV	- Xerox X700 S/N MAV776380 Trade-In as of Payment 39 - Xerox X70EFI S/N MMX169977 Trade-In as of Payment 39	3/12/2013
3. C75FFPS (FFPS FOR C75)	- Color Server Stand - Customer Ed - Analyst Services	Lease Term: 60 months Purchase Option: FMV	None	3/12/2013

Authorized Signature

Customer acknowledges receipt of the terms of this agreement
which consists of 6 pages including this face page.

Signer: _____

Phone: (413)787-7358

Signature: _____

Date: _____

Thank You for your business!
This Agreement is proudly presented by Xerox and

Edward Sheridan
(617)963-9275

For information on your Xerox Account, go to
www.xerox.com/AccountManagement



Lease Agreement



Monthly Pricing

Item	Lease Minimum Payment	Print Charges			Maintenance Plan Features
		Meter	Volume Band	Per Print Rate	
1. MFF120	\$3,559.06	1: Meter 1	1 - 80,000 80,001+	Included \$0.0046	- Consumable Supplies Included for all prints - Pricing Fixed for Term
2. C75M2	\$1,971.26	1: Color 2: Black	1 - 6,000 6,001+ All Prints	Included \$0.0490 \$0.0099	- Consumable Supplies Included for all prints - Pricing Fixed for Term
3. C75FFPS	\$378.26	N/A	N/A	N/A	- Full Service Maintenance Included
Total	\$5,908.58	Minimum Payments (Excluding Applicable Taxes)			



City of Springfield

SCHEDULED

5.2

Meeting: 03/18/13 07:00 PM

Initiator: LeeAnn Pasquini

Sponsors: Mayor Domenic J. Sarno

DOC ID: 2091

Dispatch Equipment Lease > 3 Years (Mayor Sarno)

WHEREAS, Massachusetts General Laws chapter 30B, section 12(b) provides that the Chief Procurement Officer may not award a contract for more than three (3) years without a majority vote of the governmental body; and

WHEREAS, the City is upgrading its Emergency Communications Radio System to replace dispatch consoles and to increase radio coverage hardware and software to digital signaling; and

WHEREAS, the City has received a quote for the service from Motorola Solutions which is on the statewide contract list under ITT40; and received financing through formal bidding with award to US Bancorp Government Leasing and Finance, Inc.

WHEREAS, the length of a lease purchase over 5 years would cost approximately \$363,000 per year with the first payment due in Fiscal Year 2014 and a lease of this term will have a lower annual cost however still fit within the useful life of the equipment which is over ten years; and

NOW THEREFORE BE IT ORDERED, pursuant to Mass. Gen. Laws ch. 30B, section 12(b), that the City Council approves the award of a contract for lease purchase of the Emergency Communication Radio System for five (5) years.



City of Springfield

SCHEDULED

Meeting: 03/18/13 07:00 PM
Initiator: Anthony I. Wilson
Sponsors: Mayor Domenic J. Sarno
DOC ID: 2096

5.3

Order of the City Council Accepting Massachusetts Authorizing General Laws Chapter 32 §28K (Mayor Sarno)

CITY OF SPRINGFIELD

In the City Council

March , 2013

WHEREAS, the Springfield Retirement Board voted to allow any employee of the City of Springfield, Springfield Housing Authority and Springfield Water & Sewer Commission who is a representative of an employee organization, shall, while on a full-time or part-time leave of absence for the purpose of acting as a representative of said employee organization, be considered on leave of absence, without pay, for the period of the employee's assignment as a representative of such employee organization.

And that such employee shall be credited with the creditable service the employee would have received had the employee been in active service for the full or part-time leave and shall contribute each month to the retirement fund an amount along with regular interest that would have been contributed had the employee remained in the service of this City, Housing Authority or Water & Sewer Commission. Such employee shall be entitled to all benefits and privileges, except the payment of salary as provided under this chapter and chapters 30, 31 during the leave of absence.

WHEREAS, the Springfield Retirement Board voted to accept the provisions of Massachusetts General Laws, Chapter 32 §28k at their meeting held on, February 13, 2013.

NOW, THEREFORE, BE IT ORDERED, the Springfield City Council accepts the provisions of Massachusetts General Laws, Chapter 32 §28k.