



CITY OF SPRINGFIELD

City Clerk's Office 6/19/2013 12:00:00 PM

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 June 24, 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 June 24, 2013 at Springfield City Hall -- Council Chambers, 36 Court Street, Springfield, MA.

Special Permits

- (1.) For a Special Permit to Sell Used Cars, as an Accessory Use, at the Property Known as SS Main Street, I.O. (08132-0202), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article X-D, Section 1001-D.10.J.

Request: See Above
Owner: Joseph Pafumi
By: Joseph Pafumi
Petitioner: Joseph Pafumi
By: Joseph Pafumi

ATTACHMENTS:

- Main_St_IO_SS_Tax_Formal_Used_Cars_2013 (PDF)
- Main_St_SS_IO_2013(PDF)

- (2.) For a Special Permit to Operate a Motor Vehicle Service Station (Inspection Station) at the Property Known as SS Main Street, I.O. (08132-0202), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article X-D, Section 1001-D.10.A.

Request: See Above
Owner: Joseph Pafumi
By: Joseph Pafumi
Petitioner: Joseph Pafumi
By: Joseph Pafumi

ATTACHMENTS:

- Main_St_IO_SS_tax_Formal_Inspection_2013 (PDF)
- Main_St_SS_IO_2013(PDF)

- (3.) For a Special Permit to Operate a Mechanical, Public Car Wash at the Property Known as 630 Main Street (08130-0056), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article XI, Section 1101.11.A.

Request: See Above
Owner: 630 Main Street, LLP
By: Mark E. Benoit
Petitioner: FL Roberts & Company, Inc.
By: Richard Smith

ATTACHMENTS:

- Main_St_630_Tax_Formal_2013 (PDF)
- Main_St_603_2013 (PDF)

Orders

(1.) Revocation Petroleum ()

**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 2211)**

Meeting: 06/24/13 07:00 PM
Department: Planning and Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 2211

**For a Special Permit to Sell Used Cars, as an Accessory Use,
at the Property Known as SS Main Street, I.O. (08132-0202),
as Allowed by M.G.L. and the Springfield Zoning Ordinance
Article X-D, Section 1001-D.10.J.**

Request:	See Above
Owner:	Joseph Pafumi
By:	Joseph Pafumi
Petitioner:	Joseph Pafumi
By:	Joseph Pafumi

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

for a special permit to sell used cars, as an accessory use, at the property known as SS Main Street, I.O. (08132-0202), as allowed by M.G.L. and the Springfield Zoning Ordinance Article X-D, Section 1001-D.10.j.

Mailing Address:

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

Owner & Petitioner:

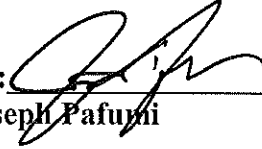
Joseph Pafumi

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

IN VIOLATION
 OF ZONING ORDINANCE

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

BUILDING COMMISSIONER

By: 
 Joseph Pafumi

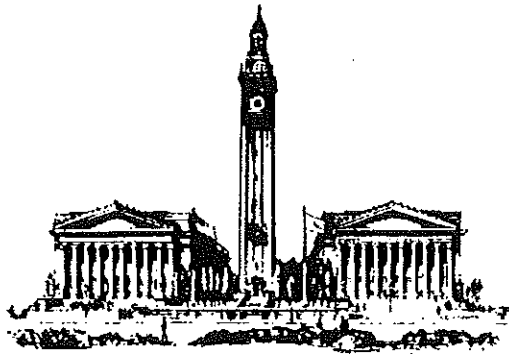


ZONED: BASA/RES B

NEIGHBORHOOD: INDIAN ORCHARD

BLOCK PLAN: 981

Stephen J. Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

5/29/2013

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: SS Main Street: 08132-0202

Petitioner: Joseph Pafumi

Landlord: Joseph M. Pafumi

Stephen J. Loneragan: Treasurer/Collector

Attachment: Main_St_IO_SS_Tax_Formal_Used_Cars_2013 (2211 : SS Main Street, IO)

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

**SS MAIN STREET, I.O. (08132-0202)
MOTOR VEHICLE SERVICE STATION (INSPECTION STATION) &
USED CAR SALES AS AN ACCESSORY USE**

General Information

Petitioner:	Joseph Pafumi
Request:	Motor vehicle service station (inspection station) and used car sales.
Proposed use of the property:	Motor vehicle inspection station and used car sales.
Parcel Size:	26,934 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 Citizens Council: 6-3-13
Tax Status:	SEE ATTACHED
Urban Renewal Status:	This parcel is not located within an urban renewal area.
Site Visit:	6-11-13
Hearing Date:	6-24-13

Staff Analysis

Neighborhood characteristics:

The parcel is currently split zoned between Residence B and Business A and is located in area which has a mix of commercial and residential uses. The surrounding land uses include:

- To the north is an auto repair facility zoned Business A.
- To the south is a vacant land zoned Residence B.
- To the east is a single-family house zoned Business A.
- To the west is a single-family house and an auto repair facility zoned Residence B and Business A.

Site plan review:

The petitioner has requested two (2) special permits to be located on a portion of the property known as SS Main Street, Indian Orchard. One (1) special permit will be for the operation of an inspection station and the second special permit will be for accessory used car sales. The site is currently vacant and is located between 391 Main Street, I.O. and 387 Main Street, I.O. The petitioner intends to construct a new, 1,925 square foot building and accessory parking.

As noted above, the parcel is currently split zoned with only the front portion of the parcel being zoned Business A. The rear of the property is zoned Residence B. Therefore, the rear section of the property cannot be used in conjunction with this commercial operation.

After reviewing the submitted plans, it does appear that only the front portion of the property will be utilized for the proposed use. With regards to the layout of the proposed building, the staff is pleased to see that the building will front on Main Street with direct pedestrian access, as is the predominate character of Main Street, Indian Orchard. However, the plan submitted indicates that there will only be four (4) parking spaces provided. The staff has strong concerns over the limited number of parking spaces shown on the plan. The number of parking shown would not even provide the needed spaces for the display of the five (5) used cars, let alone the needed parking for customers and employees. It should also be noted that in addition to the inspection station, the plan also refers to a "rental space" within the building which would require parking as well. Further, after conferring with the Building Department, it has been determined that this property would need a minimum of six (6) spaces just to comply with the Zoning Regulations. Since the Business A portion of the property is approximately one hundred and forty (140) feet deep, there appears to be adequate room to provide additional spaces, however, a new plan should be submitted showing the additional parking spaces before this permit is approved.



Further, as noted above, this site currently sits between two (2) residential homes. As such, the staff wants to ensure that these homes are properly buffered from this proposed use. In reviewing the plans submitted, there is no fencing or plantings shown along either the eastern or western property line. If this permit is approved, the staff would strongly recommend that solid fencing be required along each side of the property which abuts a residential home and further, that a landscape buffer also be provided. The staff would also recommend that fencing be placed along the rear zoning line to prohibit any use of the residentially zoned portion of the property from being used for a commercial purpose.

Lastly, as with all new developments, full site plans will need to be reviewed and approved by the Department of Public Works prior to issuing a building permit.

Recommendation

Continue. While the staff does not object to the proposed use, the staff does believe that the submitted plans do not provide adequate parking for the proposed use and are in violation of the underlying Zoning parking requirements. The staff recommends that revised plans be submitted prior to issuing this special permit.

IF APPROVED *Recommended Conditions: (Motor Vehicle Service Station)*

1. This special permit is granted to this petitioner only.
2. This special permit is granted for a motor vehicle service station (inspection station) on a portion of the property known as SS Main Street, Indian Orchard (08132-0202).
3. The use shall be developed according to the attached site plan, dated June 7, 2013, with the addition of conditions #4 through #14.
4. A revised site plan shall be submitted indicating the required number of on-site parking spaces as required by the Springfield Zoning Ordinance.
5. A revised detailed landscape plan shall be submitted to the Office of Planning & Economic Development for review and approval. The plan shall include additional buffer plantings along the property lines which abut residential uses.
6. A full set of site plans shall be submitted to the Department of Public Works for review and approval, prior to issuing a building permit.
7. There shall be a six (6) foot solid fence installed along the eastern and western property line. Fencing shall also be installed along the rear zoning line to prohibit this portion of the property from being used for commercial purposes.
8. There shall be no storage of inoperable or junk vehicles at this location.
9. There shall be no work completed to any vehicle outside the building.
10. Any and all dumpsters shall be completely enclosed.
11. The building and fencing shall be maintained free of all graffiti.
12. The property shall be maintained free of all trash and debris and any and all landscaping areas shall be maintained free of all weeds and debris.
13. The public sidewalks shall be maintained, including snow removal.
14. There shall be no banners, streamers, pennants, or non-accessory signs located on the property.
15. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by fine of up to \$50 per day for each day a violation exists.

IF APPROVED *Recommended Conditions: (Accessory Used Car Sales)*

1. This special permit is granted to this petitioner only.
2. This special permit is granted for accessory used car sales on a portion of the property known as SS Main Street, Indian Orchard (08132-0202).
3. The use shall be developed according to the attached site plan, dated June 7, 2013, with the addition of conditions #4 through #15.
4. A revised site plan shall be submitted showing the required number of on-site parking spaces as required by the Springfield Zoning Ordinance, including spaces for the display of vehicles to be sold.
5. There shall be no more than five (5) vehicles displayed and/or stored on the lot for preparation for sale for sale at any one (1) time.
6. A revised detailed landscape plan shall be submitted to the Office of Planning & Economic Development for review and approval. The plan shall include additional buffer plantings along the property lines which abut residential uses.
7. A full set of site plans shall be submitted to the Department of Public Works for review and approval, prior to issuing a building permit.
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14. The public sidewalks shall be maintained, including snow removal.
15. There shall be no banners, streamers, pennants, or non-accessory signs located on the property.
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 J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

5/29/2013

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: SS Main Street: 08132-0202

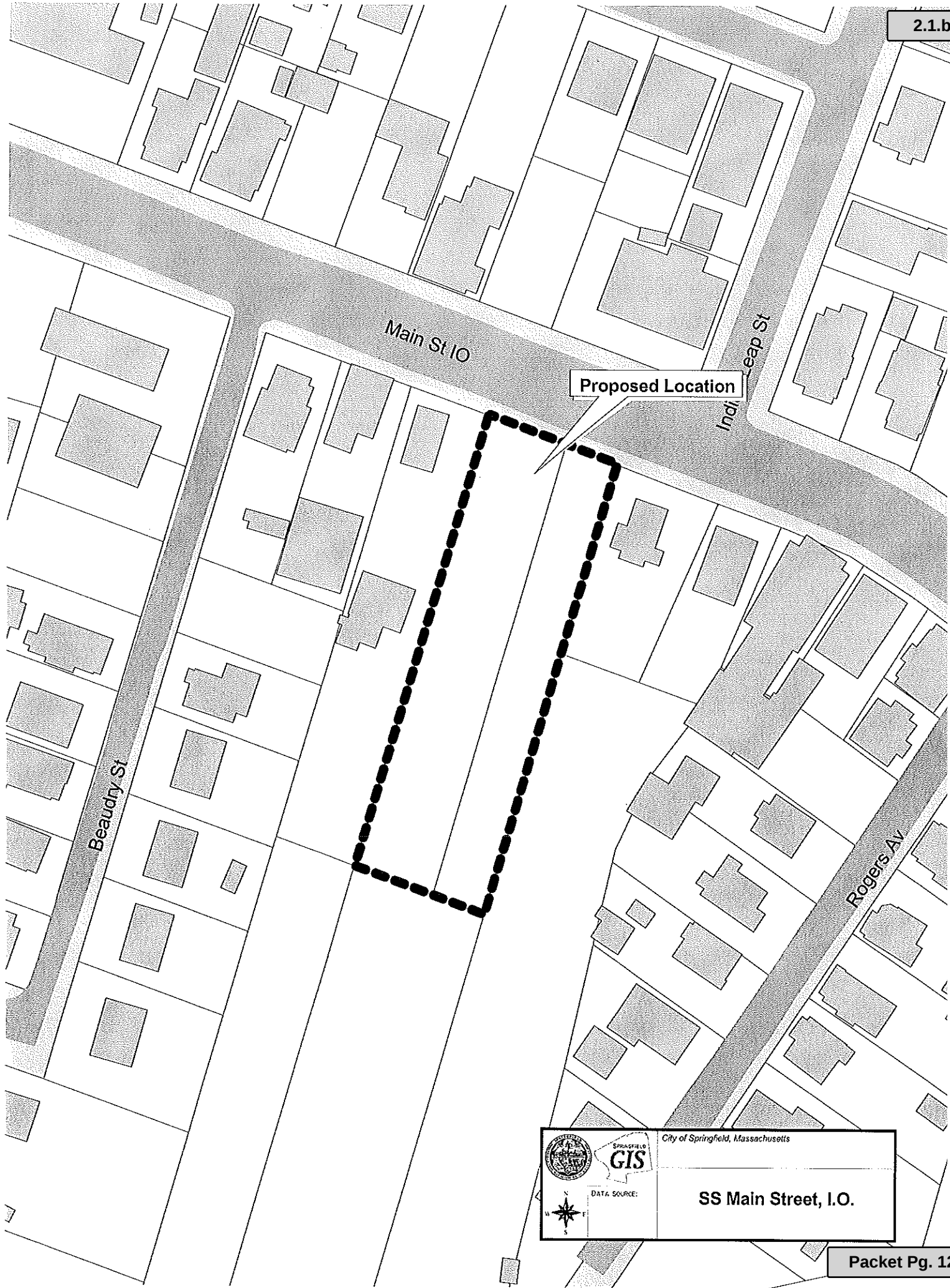
Petitioner: Joseph Pafumi

Landlord: Joseph M. Pafumi

Stephen J. Lonergan: Treasurer/Collector

Attachment: Main_St_SS_IO_2013 (2211 : SS Main Street, IO)





Attachment: Main_St_SS_IO_2013 (2211 : SS Main Street, IO)

 SPRINGFIELD GIS	City of Springfield, Massachusetts
	SS Main Street, I.O.

DATA SOURCE:

**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 2212)**

Meeting: 06/24/13 07:00 PM
Department: Planning and Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 2212

**For a Special Permit to Operate a Motor Vehicle Service
Station (Inspection Station) at the Property Known as SS
Main Street, I.O. (08132-0202), as Allowed by M.G.L. and the
Springfield Zoning Ordinance Article X-D, Section 1001-
D.10.A.**

Request:	See Above
Owner:	Joseph Pafumi
By:	Joseph Pafumi
Petitioner:	Joseph Pafumi
By:	Joseph Pafumi

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

for a special permit to operate a motor vehicle service station (Inspection Station) at the property known as SS Main Street, I.O. (08132-0202), as allowed by M.G.L. and the Springfield Zoning Ordinance Article X-D, Section 1001-D.10.a.

Mailing Address:

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

Owner & Petitioner:

Joseph Pafumi

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

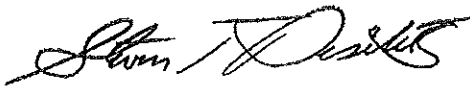
**IN VIOLATION
 OF ZONING ORDINANCE**

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

BUILDING COMMISSIONER

By: _____

Joseph Pafumi



ZONEO: BUSA/RES B

NEIGHBORHOOD: INDIAN ORCHARD

BLOCK PLAN: 98/

Attachment: Main_St_IO_SS_tax_Formal_Inspection_2013 (2212 : SS Main Street, IO)

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

5/29/2013

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Special Permit: SS Main Street: 08132-0202

Petitioner: Joseph Pafumi

Landlord: Joseph M. Pafumi

Stephen J. Lonergan: Treasurer/Collector

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

**SS MAIN STREET, I.O. (08132-0202)
MOTOR VEHICLE SERVICE STATION (INSPECTION STATION) &
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General Information

Petitioner:	Joseph Pafumi
Request:	Motor vehicle service station (inspection station) and used car sales.
Proposed use of the property:	Motor vehicle inspection station and used car sales.
Parcel Size:	26,934 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 Citizens Council: 6-3-13
Tax Status:	SEE ATTACHED
Urban Renewal Status:	This parcel is not located within an urban renewal area.
Site Visit:	6-11-13
Hearing Date:	6-24-13

Staff Analysis

Neighborhood characteristics:

The parcel is currently split zoned between Residence B and Business A and is located in area which has a mix of commercial and residential uses. The surrounding land uses include:

- To the north is an auto repair facility zoned Business A.
- To the south is a vacant land zoned Residence B.
- To the east is a single-family house zoned Business A.
- To the west is a single-family house and an auto repair facility zoned Residence B and Business A.

Site plan review:

The petitioner has requested two (2) special permits to be located on a portion of the property known as SS Main Street, Indian Orchard. One (1) special permit will be for the operation of an inspection station and the second special permit will be for accessory used car sales. The site is currently vacant and is located between 391 Main Street, I.O. and 387 Main Street, I.O. The petitioner intends to construct a new, 1,925 square foot building and accessory parking.

As noted above, the parcel is currently split zoned with only the front portion of the parcel being zoned Business A. The rear of the property is zoned Residence B. Therefore, the rear section of the property cannot be used in conjunction with this commercial operation.

After reviewing the submitted plans, it does appear that only the front portion of the property will be utilized for the proposed use. With regards to the layout of the proposed building, the staff is pleased to see that the building will front on Main Street with direct pedestrian access, as is the predominate character of Main Street, Indian Orchard. However, the plan submitted indicates that there will only be four (4) parking spaces provided. The staff has strong concerns over the limited number of parking spaces shown on the plan. The number of parking shown would not even provide the needed spaces for the display of the five (5) used cars, let alone the needed parking for customers and employees. It should also be noted that in addition to the inspection station, the plan also refers to a "rental space" within the building which would require parking as well. Further, after conferring with the Building Department, it has been determined that this property would need a minimum of six (6) spaces just to comply with the Zoning Regulations. Since the Business A portion of the property is approximately one hundred and forty (140) feet deep, there appears to be adequate room to provide additional spaces, however, a new plan should be submitted showing the additional parking spaces before this permit is approved.



Further, as noted above, this site currently sits between two (2) residential homes. As such, the staff wants to ensure that these homes are properly buffered from this proposed use. In reviewing the plans submitted, there is no fencing or plantings shown along either the eastern or western property line. If this permit is approved, the staff would strongly recommend that solid fencing be required along each side of the property which abuts a residential home and further, that a landscape buffer also be provided. The staff would also recommend that fencing be placed along the rear zoning line to prohibit any use of the residentially zoned portion of the property from being used for a commercial purpose.

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Recommendation

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Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

5/29/2013

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:

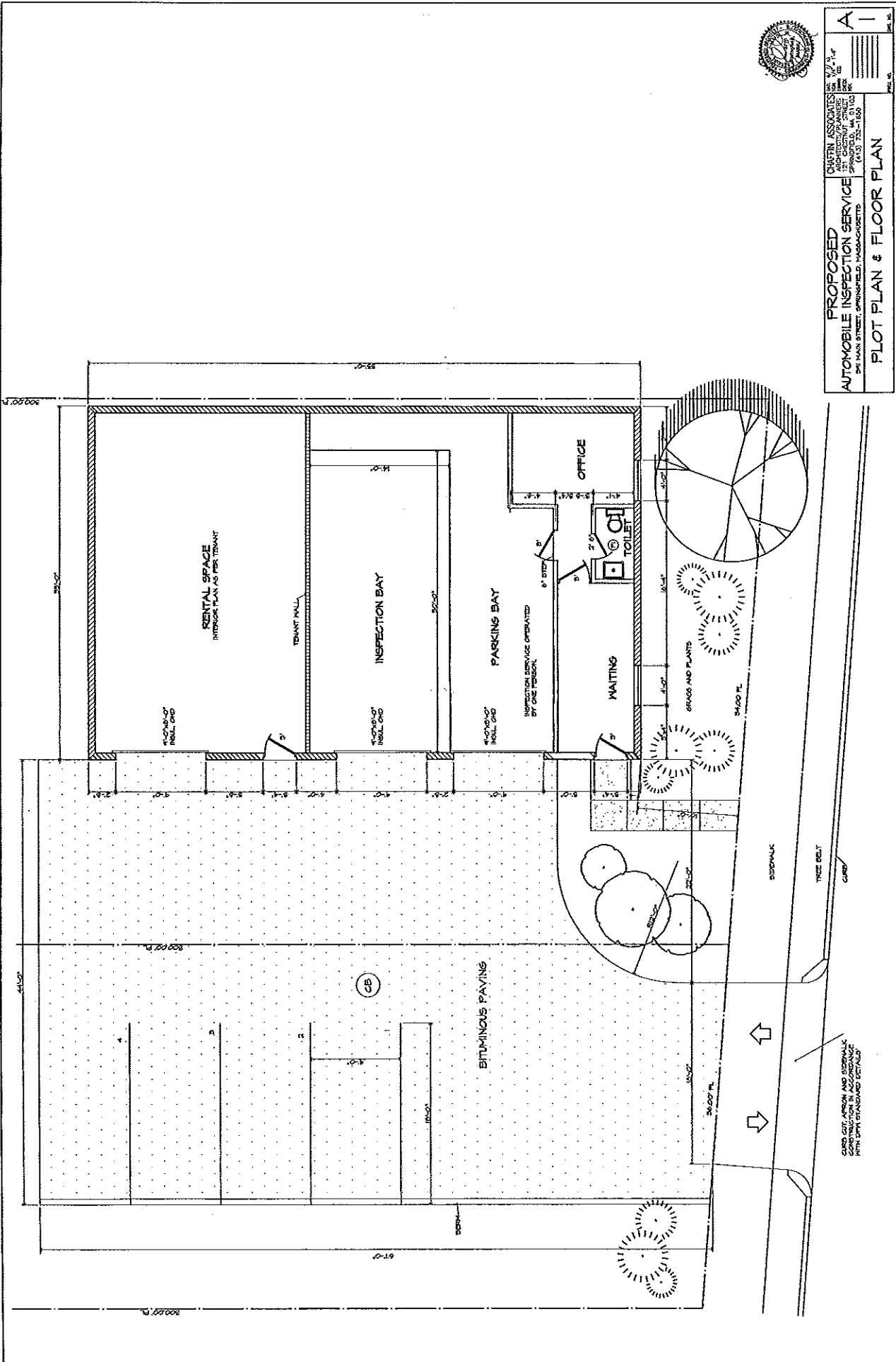
Special Permit: SS Main Street: 08132-0202

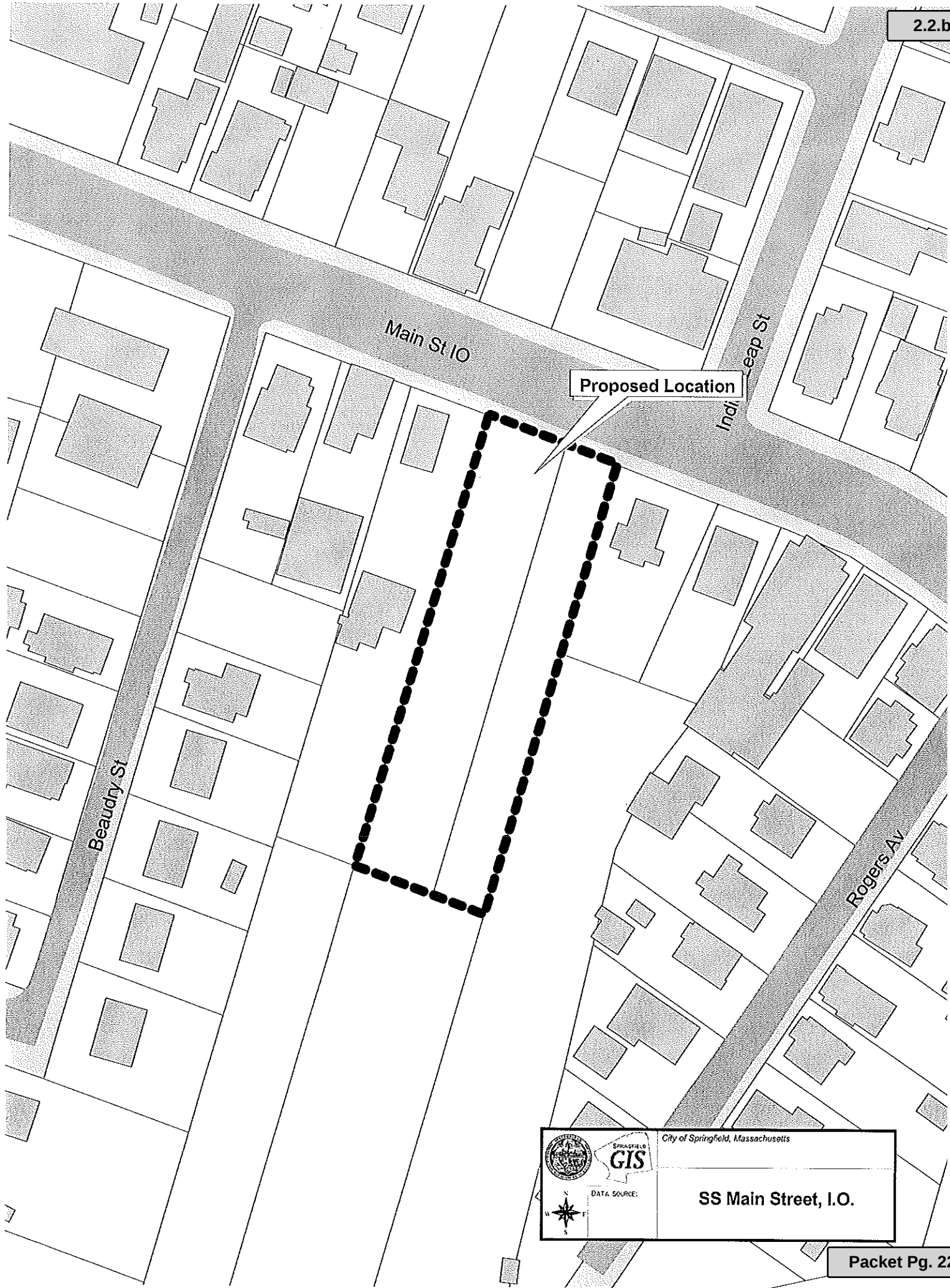
Petitioner: Joseph Pafumi

Landlord: Joseph M. Pafumi

Stephen J. Lonergan: Treasurer/Collector

Attachment: Main_St_SS_IO_2013 (2212 : SS Main Street, IO)





Proposed Location

Attachment: Main_St_SS_IO_2013 (2212 : SS Main Street, IO)

 SPRINGFIELD GIS	City of Springfield, Massachusetts
	SS Main Street, I.O.

DATA SOURCE:

**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 2213)**

Meeting: 06/24/13 07:00 PM
Department: Planning and Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 2213

For a Special Permit to Operate a Mechanical, Public Car Wash at the Property Known as 630 Main Street (08130-0056), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article XI, Section 1101.11.A.

Request:	See Above
Owner:	630 Main Street, LLP
By:	Mark E. Benoit
Petitioner:	FL Roberts & Company, Inc.
By:	Richard Smith

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

for a special permit to operate a mechanical, public car wash at the property known as 630 Main Street (08130-0056), as allowed by M.G.L. and the Springfield Zoning Ordinance Article XI, Section 1101.11.a.

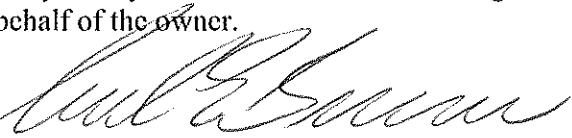
Mailing Address:

PO Box 70057
 983 Page Boulevard
 Springfield, MA 01107

Owner:

630 Main Street, LLP

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

By: 

Mark E. Benoit

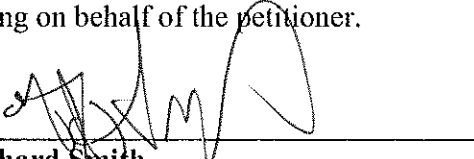
Mailing Address:

93 West Broad Street
 Springfield, MA 01105

Petitioner:

FL Roberts & Company, Inc.

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

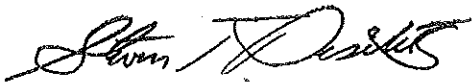
By: 

Richard Smith

IN VIOLATION
 OF ZONING ORDINANCE

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

BUILDING COMMISSIONER

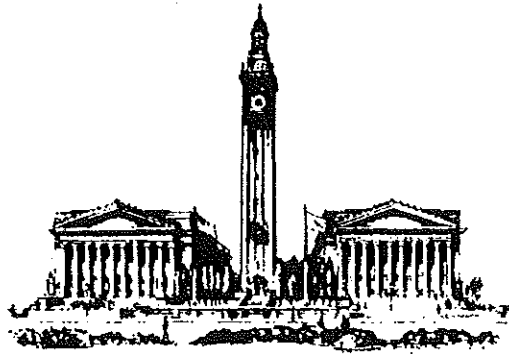


ZONED: BUS B

NEIGHBORHOOD: SOUTH END

BLOCK PLAN: 609

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

5/29/2013

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: 630 Main Street: 08130-0056

Petitioner: F.L. Roberts & Co., Inc.

Landlord: 630 Main Street LLP

Stephen J. Lonergan: Treasurer/Collector

Attachment: Main_St_630_Tax_Formal_2013 (2213 : 630 Main Street)

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

**630 MAIN STREET (08130-0056)
MECHANICAL PUBLIC CARWASH**

General Information

Petitioner:	FL Roberts & Company, Inc.
Request:	To operate a mechanical public carwash.
Proposed use of the property:	Carwash
Size:	45,794 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: 6-3-13
Tax Status:	SEE ATTACHED
Site Visit:	6-11-13
Urban Renewal Status:	This parcel is not located within an urban renewal area.
Hearing Date:	6-24-13

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Business B and is in an area that has a mix of commercial and residential uses.

- To the north are offices, retail and single-family homes zoned Business B.
- To the south are a vacant parcel and commercial grocery store zoned Business B.
- To the east are retail operations zoned Business B.
- To the west is Interstate 91.

Site plan review:

The petitioner has requested a special permit to operate motor mechanical public carwash at the property known as 630 Main Street. This site is currently the location of a Wendy's Fast Food restaurant which has been closed for a number of years. The petitioner intends to demolish the existing building and construct a new Golden Nozzle tunnel carwash building and accessory auto detailing building.

After visiting the site and reviewing the submitted plans, the staff does not object to the proposed development. However, the staff does have some comments on the proposed plans.

First, after reviewing the landscape plans, the staff is pleased with what has been proposed. A substantial amount of the existing vegetation will remain, including shrubs and trees. Additionally, a number of new trees are also being installed within the new landscape buffer to be located along the northern property line. Although the staff is pleased with the new buffer, as noted above, there are still a number of single-family homes that directly abut this site on Arlington Court. Therefore, the staff wants to make sure that these residential homes are adequately buffered from this new use. In order to accomplish this, the staff would recommend that additional plantings be installed within this buffer including arborvitae shrubs. These dense shrubs would help to buffer the noise that will be produced from this new carwash operation. The staff would also recommend that the proposed tree planting continue along the entire length of this buffer. Currently, the tree plantings only run along a portion of this new buffer.

Second, the staff is very pleased to see that the existing brick wall located along Main Street will remain. As the Council is aware, in order to make room for the new Wendy's, the building, which originally fronted Main Street was demolished. In the spirit of good, traditional urban design, the staff wanted to be able to maintain a structural street edge, even with the building removed, so the staff requested that this brick wall be installed.

Further, after visiting the site, it was noted that the existing stockade fencing running along the northern property line is in very poor condition. If this special permit is approved, the staff would strongly recommend that this fence be required to be replaced. Again due to the residential abutters, the staff would recommend that this fence be replaced with a "good neighbor" stockade fence. A "good neighbor" fence is a type of fencing that has the finished side of the fence on both sides.

Lastly, the site plans indicate that new curb cuts will be installed along Gardner Street. While the Planning staff does not see an issue with what has been proposed, the Department of Public Works will need to fully review and approve the proposed site plans. With regards to changes to the existing curb cuts, the staff wants to ensure that work done to the curb cut also includes replacement, in kind, to the existing sidewalks.



This would mean keeping the same sidewalk pattern found along East Columbus Avenue, including the brick banding. Also, as with all new developments, the staff would want the sidewalks to remain at grade and not depressed to accommodate the curb cuts.

Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely to operate a mechanical public carwash at the property known as 630 Main Street (08130-0056).
3. The use shall be developed in accordance to the attached site plans and elevations with the additions of conditions #4 through #15.
4. The petitioner shall submit a revised landscaping plan to the Office of Planning & Economic Development showing additional evergreen plantings along the northern property line. Additionally, three (3) additional tree plantings shall be installed within this same landscape buffer.
5. The existing stockade fencing running along the northern property line shall be replaced with a new, six (6) foot, "good neighbor" stockade fence.
6. Full site plans shall be submitted to the Department of Public Works, for review and approval, prior to issuing a building permit.
7. Any and all sidewalks shall be replaced in kind and shall not be depressed to accommodate the curb cut entrances.
8. There shall be no on-street parking of customers or employees.
9. The use shall not be open prior to 7:00AM and shall close no later than 10:00PM.
10. The site, including all landscaped areas, shall be maintained and kept free of all trash, weeds and debris.
11. The public sidewalks shall be maintained, including snow removal.
12. The existing brick wall along Main Street shall not be removed.
13. The building shall be maintained graffiti free.
14. There shall be no banner, streamers or other promotional materials placed on the building or in outside areas.
15. Any and all lighting shall be shielded from the residential abutters on Arlington Court.
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 J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

5/29/2013

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:

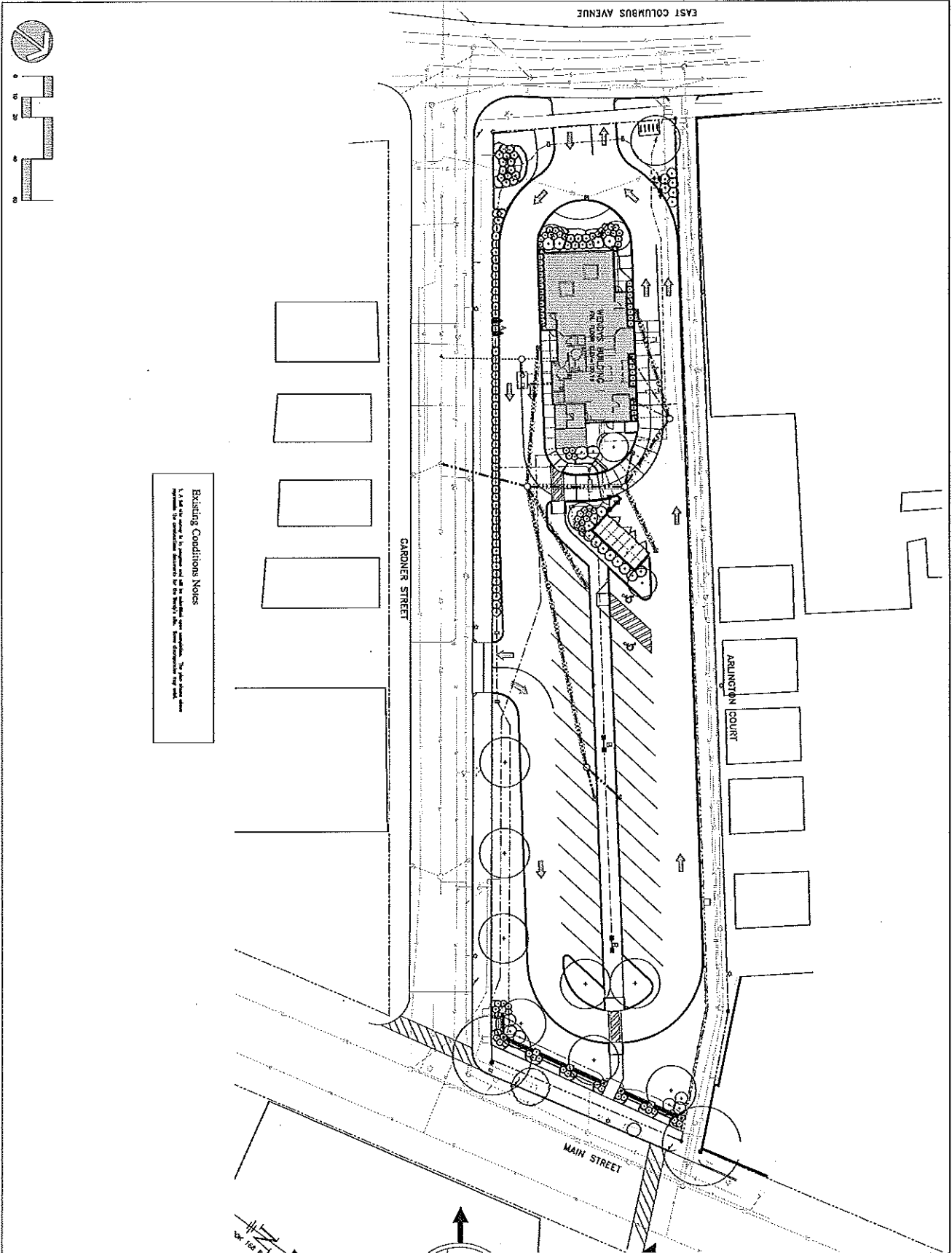
Special Permit: 630 Main Street: 08130-0056

Petitioner: F.L. Roberts & Co., Inc.

Landlord: 630 Main Street LLP

Stephen J. Lonergan: Treasurer/Collector

Attachment: Main_St_603_2013 (2213 : 630 Main Street)



The Berkshire Design Group, Inc.
 Landscape Architecture
 Civil Engineering
 Surveying

100 Main Street, Northampton, Massachusetts 01060
 (413) 582-7000 • Fax (413) 582-7020
 Web: <http://www.berkdesign.com>

This drawing is not intended for use as a legal document. It is intended for informational purposes only. It is not to be used for any other purpose without the written consent of The Berkshire Design Group, Inc. The user of this drawing assumes all liability for any errors or omissions. The user of this drawing assumes all liability for any errors or omissions. The user of this drawing assumes all liability for any errors or omissions.

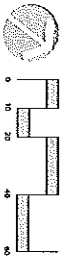
New Car Wash
 Springfield, MA

**FOR PERMIT REVIEW ONLY
 NOT FOR CONSTRUCTION**

Existing Conditions

Revision	Date	By	Check

L1



Layout Notes

1. The text is written in a serif font, likely Times New Roman, in a standard size (approximately 12 points).
2. The text is left-aligned, with a consistent margin on the left side of the page.
3. The text is single-spaced, with a small gap between lines.
4. The text is in black ink on a white background.
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9. The text is a single paragraph, with no subheadings or bullet points.
10. The text is a single paragraph, with no subheadings or bullet points.

Planting Notes

1. All flowers must be planted by the 15th of October, regardless of the individual flower's flowering time. All flowers must be planted in the appropriate flower bed, except that plants having been previously planted in the garden may be replanted in the Children's garden.
2. All plants must be planted in the appropriate flower bed, except that plants having been previously planted in the garden may be replanted in the Children's garden.
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FOR PERMIT REVIEW ONLY
NOT FOR CONSTRUCTION

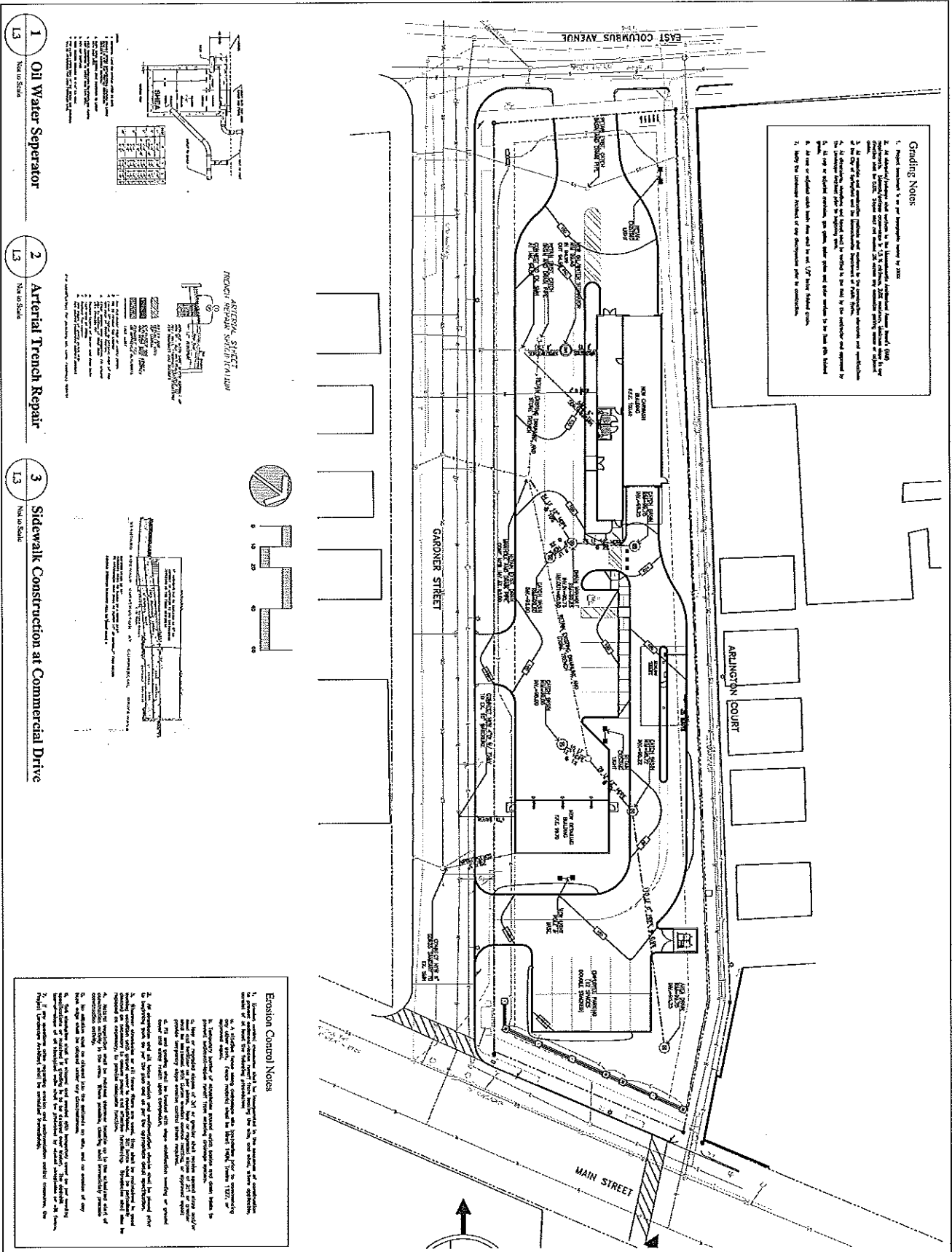
The company has yielded far and wide to customer requests. The 1990s are expected to see a continued emphasis on the expansion of the company's product line, and a continued emphasis on the expansion of the company's product line.

Packet Pg. 31

4. Allen Place, Northampton, Massachusetts 01002
(413) 582-7000 - FAX: (413) 582-7025
Email: info@bentallbooks.com
Web: <http://www.bentallbooks.com>

Date:	June 9, 2015	Social Network
Score:	1200	
Drawn by:	BCD/NUL	
Overhead file:	MEMO	

L2



FOR PERMIT REVIEW ONLY
NOT FOR CONSTRUCTION

Grading & Utilities Plan

NEW CAR WASH
Springfield, MA

Design Group, Inc.
1000 Main Street, Suite 100
Springfield, MA 01103
Tel: 413/246-1234
Fax: 413/246-1235
Email: info@designgroupinc.com

Project No. 2013-001
Sheet No. 2013-001
Scale 1/8" = 1'-0"

Revision

No.	Description	Date
1	Issue for Review	June 15, 2013
2	Issue for Review	June 15, 2013
3	Issue for Review	June 15, 2013
4	Issue for Review	June 15, 2013
5	Issue for Review	June 15, 2013
6	Issue for Review	June 15, 2013
7	Issue for Review	June 15, 2013
8	Issue for Review	June 15, 2013
9	Issue for Review	June 15, 2013
10	Issue for Review	June 15, 2013

Grading & Utilities Plan

NEW CAR WASH
Springfield, MA

Design Group, Inc.
1000 Main Street, Suite 100
Springfield, MA 01103
Tel: 413/246-1234
Fax: 413/246-1235
Email: info@designgroupinc.com

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Grading & Utilities Plan

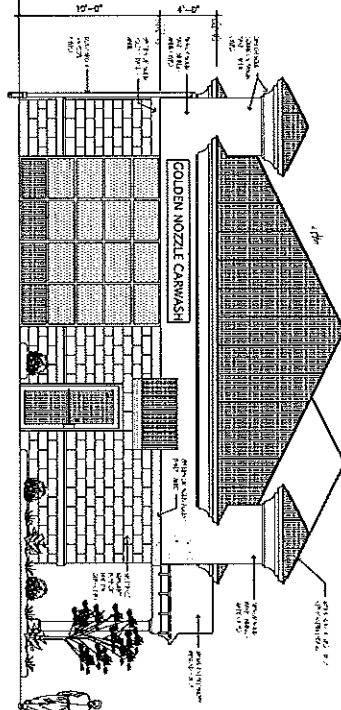
NEW CAR WASH
Springfield, MA

Design Group, Inc.
1000 Main Street, Suite 100
Springfield, MA 01103
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Fax: 413/246-1235
Email: info@designgroupinc.com

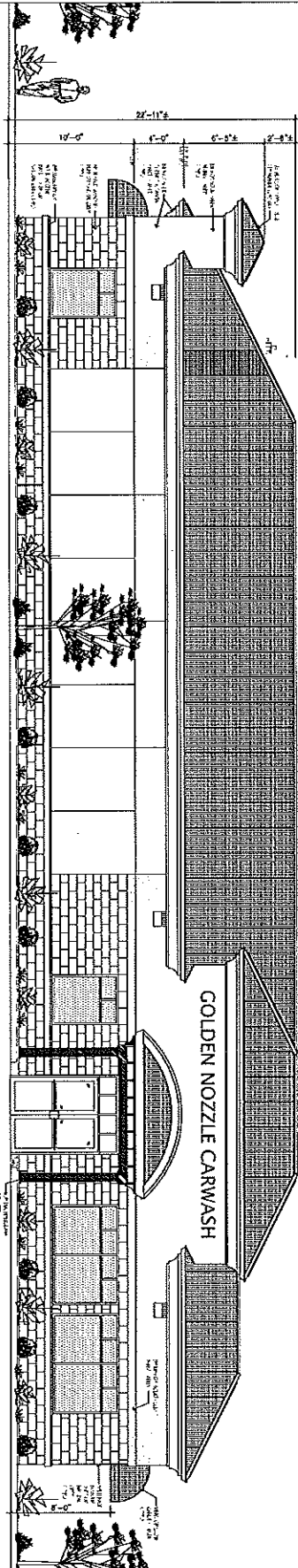
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Sheet No. 2013-001
Scale 1/8" = 1'-0"

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8	Issue for Review	June 15, 2013
9	Issue for Review	June 15, 2013
10	Issue for Review	June 15, 2013



2 FRONT ELEVATION SK-2B
A-1 SCALE 1/4"=1'-0"



1 RIGHT ELEVATION
A-1 SCALE 1/4"=1'-0"



PDP
PDP ASSOCIATES
P.O. Box 8 - No. Chatham, MA
01863 Telephone (781) 923-3330

REVISION	NO.	DATE	DESCRIPTION
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PANDOLFO
COMPANY INC.
3 MILWAUKEE ROAD
BURLINGTON, MA 01803
TEL: (781) 272-8866

TUNNEL
GOLDEN NOZZLE
CARWASH
COLUMBUS AVE.
SPRINGFIELD, MA

SCALE: AS NOTED

DATE: 2013.2.2013

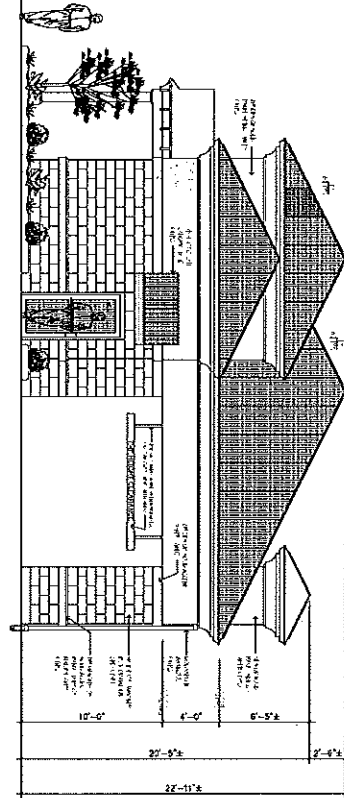
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FRONT & RIGHT ELEVATIONS

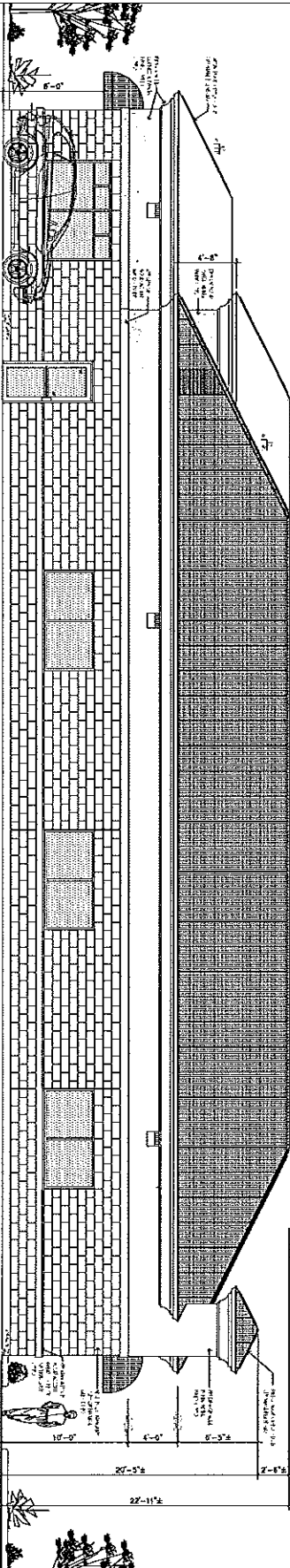
PRELIMINARY DRAWINGS

DRAWING NUMBER:

SHT. A-1



2 REAR ELEVATION
SCALE 1/8"=1'-0"



1 LEFT ELEVATION SK-2B
SCALE 1/8"=1'-0"



PRP PROFESSIONAL REGISTERED PROFESSIONAL ARCHITECTS
70 Elm St. - 1st Floor, Cambridge, MA 02139
Tel: (617) 552-1100 Fax: (617) 552-1101

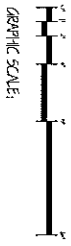
REVISIONS	
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PANDOLFO
COMPANY INC.
3 MADISON CROFT ROAD
BURLINGTON, MA 01803
TEL: (781) 272-4800

GOLDEN NOZZLE
TUNNEL CARWASH
COLUMBUS AVE.
SPRINGFIELD, MA

REAR & LEFT ELEVATIONS

SHT. A-2



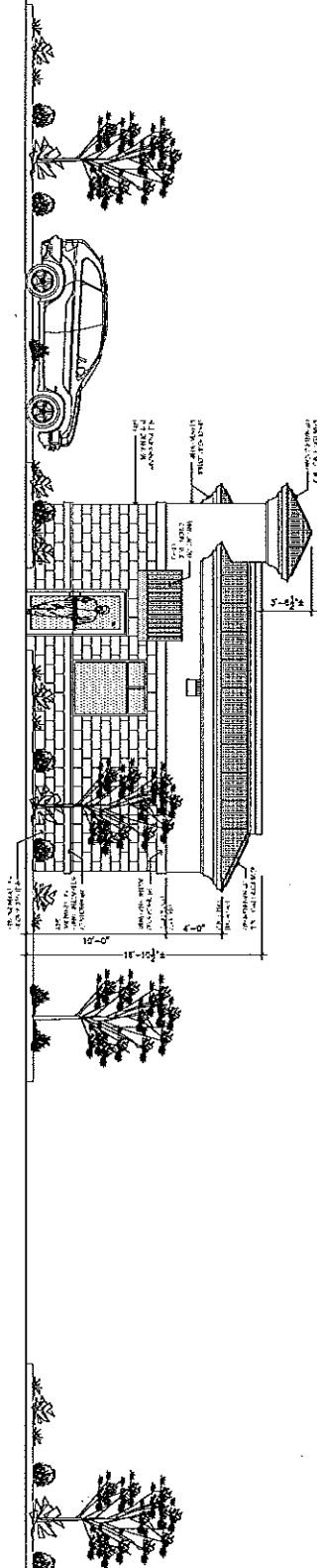
1
A-3 FLOOR PLAN
SCALE 1/8"=1'-0"

TRP ASSOCIATES
TEL: 0203 677 2600
P.O. Box 8 - No. Chelmsford, MA
01803 Telephone (781) 933-6333

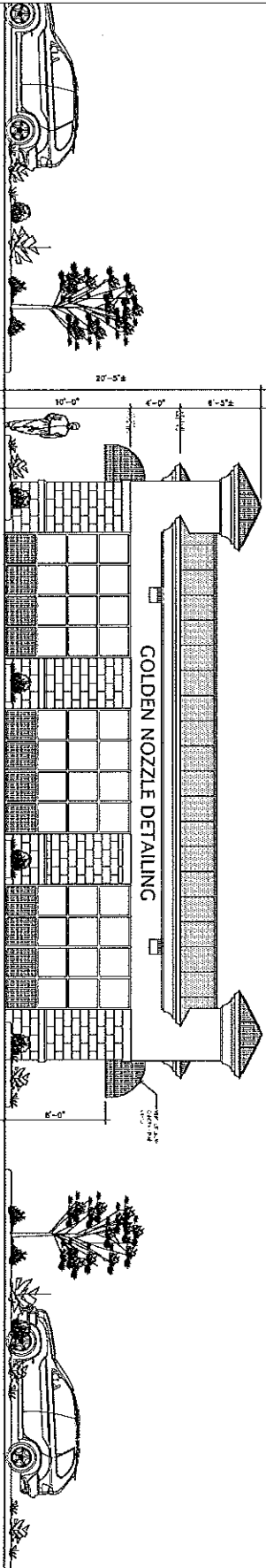
PRODUCT
GOLDEN
NOZZLE
TUNNEL
CARWASH
EAST COLUMBUS AVENUE
SPRINGFIELD, MA

DATE: JUNE 5, 2013
DRAWING TITLE:
FLOOR PLAN

PRELIMINARY DRAWINGS
DRAWING NUMBER
SHT. A-3



2 RIGHT ELEVATION
A-1 SCALE 1/8"=1'-0"



1 FRONT ELEVATION
A-1 SCALE 1/8"=1'-0"



GRAPHIC SCALE

PRP ARCHITECTS
P.O. Box 8 - The Commons, MA
01863 Telephone (978) 551-6539

REVISION	NO.	DATE	DESCRIPTION
1	1	11/11/13	FINAL DESIGN REVIEW

GENERAL CONTRACTOR

PANDOLFO
COMPANY INC.
3 MELRODCHURCH ROAD
BURLINGTON, MA 01803
TEL: (617) 275-8800

GOLDEN NOZZLE
DETAIL CARWASH
COLUMBUS AVE.
SPRINGFIELD, MA

SCALE: AS NOTED

DRAWN: J. S. 2/10

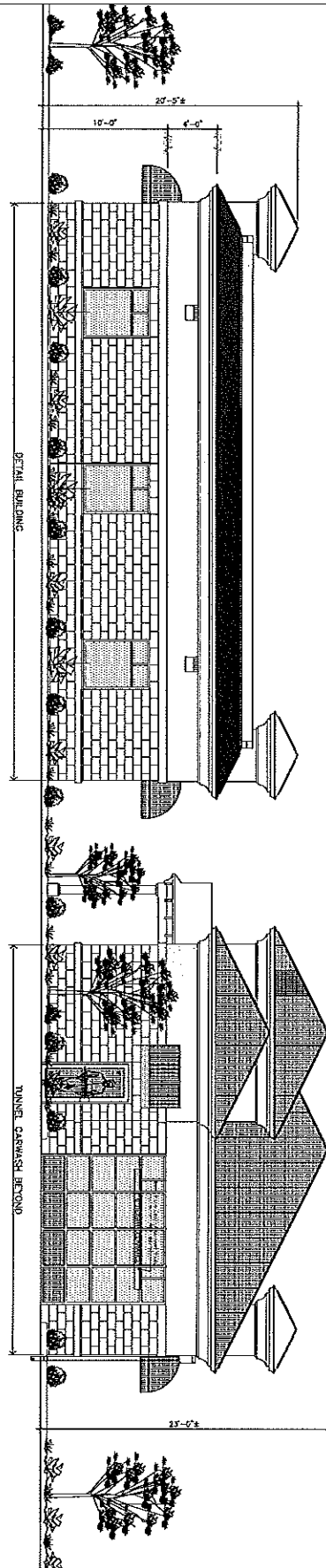
DRAWING TITLE

FRONT & RIGHT ELEVATIONS

PRELIMINARY DRAWINGS

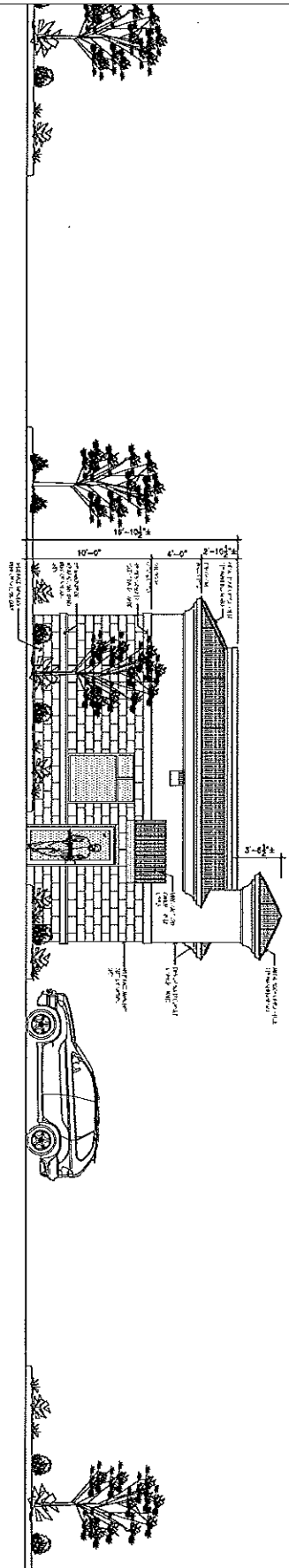
DRAWING NUMBER

SHT. A-1



1 REAR ELEVATION - DETAIL BLDG.
SCALE 1/8"=1'-0"

REAR ELEVATION - TUNNEL CARWASH BEYOND
SCALE 1/8"=1'-0"



2 LEFT ELEVATION
SCALE 1/8"=1'-0"



PRP
ARCHITECTS
70 Oak St. - 4th Floor
Boston, MA 02102
Tel: (617) 267-8888

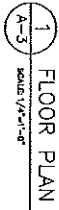
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PANDOLFO
COMPANY INC.
1 WASHINGTON ROAD
DURHAM, MA 01920
TEL: (617) 277-8888

GOLDEN NOZZLE
DETAIL BUILDING
COLUMBUS AVE.
SPRINGFIELD, MA

REAR & LEFT ELEVATIONS

SHT. A-2



22. VERNON	DATE	DISCUSSION
23. LITTLE		
24. HALL		
25. PAUL, EDITH ANN BRYANT		
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PANDOLFO
COMPANY INC.
3 MEADOWCROFT ROAD
BURLINGTON, MA 01803
TEL.: (781) 272-8896

DETAIL
BUILDING
EAST COLUMBUS AVE
SPRINGFIELD, MA

RECALL: AS NOTED

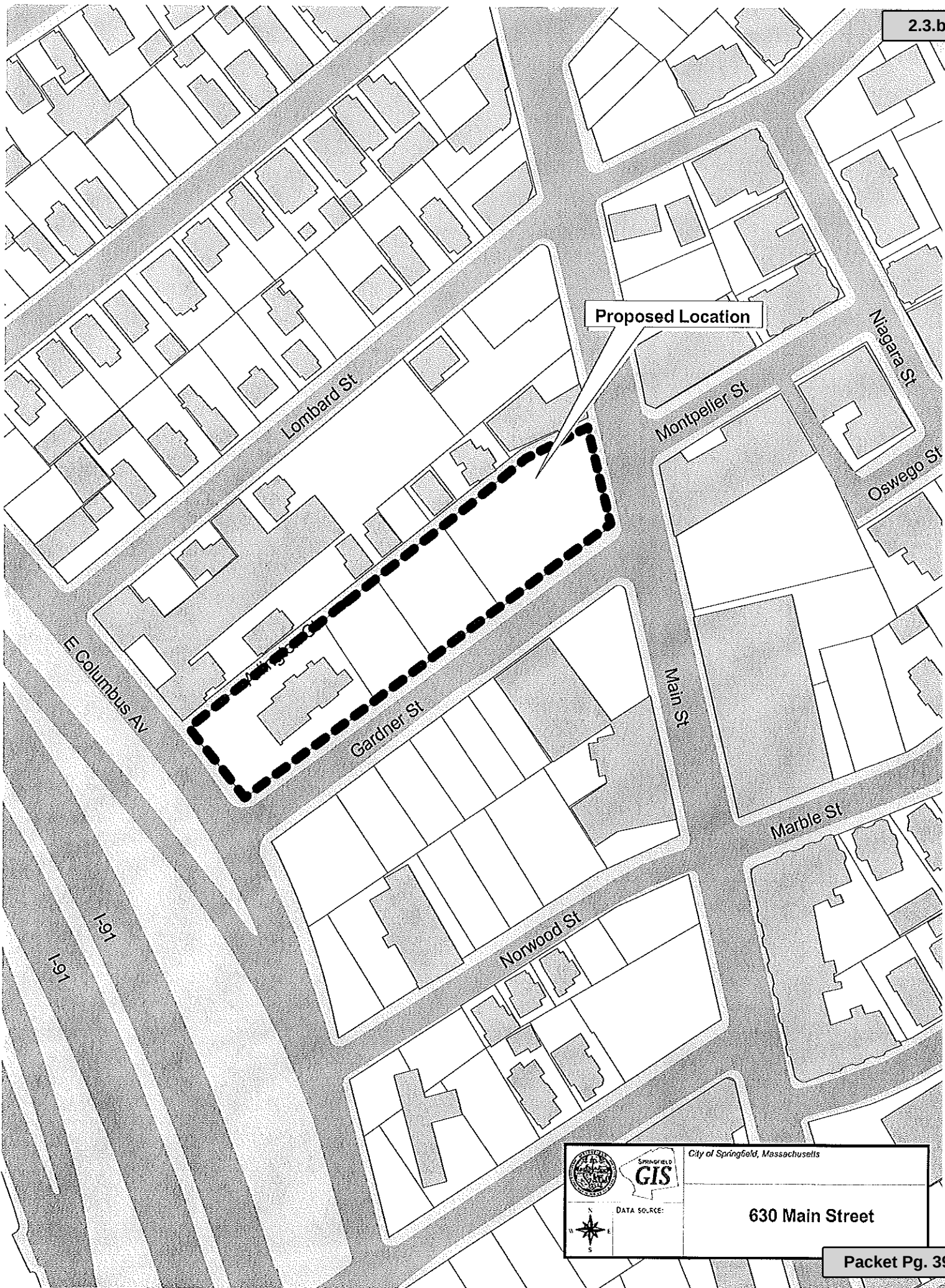
DATIL: ALMAS KJ20021
DRAWING TITLE:

FLOOR PLAN

PRELIMINARY DRAWINGS

DOKUMENT NUMER 1

SHT. A-3



Attachment: Main_St_603_2013 (2213 : 630 Main Street)

 Springfield GIS	City of Springfield, Massachusetts	
	DATA SOURCE:	630 Main Street



City of Springfield

SCHEDULED

Meeting: 06/24/13 07:00 PM

Initiator: Linda Fitzpatrick

Sponsors:

DOC ID: 2250 A

3.1

Revocation Petroleum ()

Ordered, that a hearing be given on **Monday evening, June 24, 2013** at 7:00 o'clock P.M., to the owners or occupants of property listed below relative to the revocation of licenses granted to them for keeping, storage, use or sale of petroleum and its products and the maintaining of garages. Said hearings to be held in accordance with Chapter 148, Section 13 of the General Laws, as amended.

Be it Further Ordered, that the licenses granted to the owners or occupants of property listed below for permission to keep, use store and sell petroleum and its products and to maintain garages, be and the same are hereby **revoked**, subsequent to said hearing.

<u>NAME</u>	<u>LOCATION</u>
A.S.H.M Traders LLC	281 Oakland St & 198 Orange St
Robert Alexander	522-530 Page Blvd
ARA Convenience (Khan Abdul Aziz)	560 State St.
Manny, Moe & Jack (Pep Boys)	1177 Boston Rd
New England Farm Workers	rear 1624 Main St
New England Telephone	365 State St, 295 Worthington St,
	95 Brookdale St
Seven Eleven (Southland Corp)	NW Cor Allen & 450 Cooley St