



CITY OF SPRINGFIELD

City Clerk's Office 9/25/2013 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 September 30, 2013** at 07:00 PM according to Section 12, Rules and Orders of the City Council.

City Clerk

Roll Call

7:00 PM Meeting called to order on September 30, 2013 at Springfield City Hall -- Council Chambers, 36 Court Street, Springfield, MA.

Zoning Ordinances

- (1.) 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, NS Boston Road

CHANGE REQUESTED:

Res A to Bus A

ATTACHMENTS:

- 3151_644_Boston_Rd_2103 (PDF)
- 3151_644_Boston_Rd_2013_CC (PDF)

- (2.) To Change the Zoning of the Property Known as Parcel Known as 351 East Columbus Avenue (04303-0630) from Business a to Business B. 351 E Columbus Avenue Not Recommend Residence B to Business A

PETITIONER:

William M. McCarthy

ADDRESS:

351 E. Columbus Avenue

CHANGE REQUESTED:

Bus A to Bus B

ATTACHMENTS:

- 3150_351_E_Columbus_Ave_2013 (PDF)
- 3150_351_E_Columbus_Ave_2013_CC (PDF)

- (3.) To Change the Zoning of the Properties Known as 23 Euclid Avenue (04760-0075) and 25 Euclid Avenue (04760-0074) from Residence B to Residence C. 23 & 25 Euclid Avenue Not Recommend
Residence B to Business A

PETITIONER:

Jason & Nidal Abeid

ADDRESS:

23 & 25 Euclid Avenue

CHANGE REQUESTED:

Res B to Res C

ATTACHMENTS:

- 3149_23_25_Euclid_Ave_2013 (PDF)
- 3149_23_25_Euclid_Ave_2013_CC (PDF)

REPORT TO CITY COUNCIL**ZONE CHANGE HEARING****PLOT and SECTION#: 3151 & Section 19****DATE: September 30, 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, NS
Boston Road**CHANGE REQUESTED:**

Res A to Bus A

HISTORY:

09/09/13 City Council

READ & RECEIVED

Next: 09/30/13

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 #3151 & 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 September 30, 2013, regarding the above Ordinance amendment.

Kerry Dietz, Chairperson

**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:	8-1-13
Urban Renewal Plan:	This parcel is not located within an urban renewal district.
Neighborhood Council Notification:	Pine Point Community Council: 7-30-13
Planning Board Hearing Date:	8-14-13

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 and 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.



Lastly, after visiting the site, the staff noted that the site is not currently being maintained. The lawn and vegetation is overgrown and the site is littered with trash and debris. It should be stressed to the owner that the condition of the property should be addressed immediately.

RECOMMENDATION

Approve.

Proposed Location

Boston Rd

Horne St

Covington St

  	City of Springfield, Massachusetts
	644 Boston Road

DATA SOURCE:

Attachment: 3151_644_Boston_Rd_2013_CC (2299 : 644 Boston Road)

**REPORT TO CITY COUNCIL
ZONE CHANGE HEARING**

PETITION: #3151
SECTION: 19

DATE: August 15, 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: August 14, 2013

DATE OF FINAL DECISION: August 14, 2013

BOARD MEMBERS PRESENT and COUNT: seven (7): Ms. Morin, Mr. Daniele
Ms. DeFillipo, Ms. Stebbins, Mr. Swan, Mr. Florian and Mr. Cignoli

FINAL MOTION: Approve

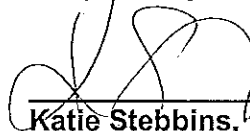
IN FAVOR: seven (7); Ms. Morin, Mr. Daniele, Ms. DeFillipo, Ms. Stebbins,
Mr. Swan, Mr. Florian and Mr. Cignoli

OPPOSED: zero (0)

ABSTAINED: N/A

RECOMMENDATION: APPROVE

Respectfully submitted,



Katie Stebbins, Chairperson

Attachment: 3151_644_Boston_Rd_2013_CC (2299 : 644 Boston Road)

REPORT TO CITY COUNCIL**ZONE CHANGE HEARING****PLOT and SECTION#: 3150 - Section 46****DATE: September 30, 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: William M. McCarthy**ADDRESS:** 351 E. Columbus Avenue**CHANGE REQUESTED:** Bus A to Bus B**HISTORY:****09/09/13 City Council****READ & RECEIVED****Next: 09/30/13****RECOMMENDATION:** Not 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 #3150 - Section 46, Section Not Recommend** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “**Not 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 September 30, 2013, regarding the above Ordinance amendment.

Kerry Dietz, Chairperson

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

351 EAST COLUMBUS AVENUE (04303-0630)

GENERAL INFORMATION

Applicant:	William M. McCarthy
Request:	Business A to Business B
Location:	351 East Columbus Avenue
Parcel Size:	8,067 s.f.
Purpose:	Used car sales.
Surrounding Land Use and Zoning:	The property is located in the Forest Park Neighborhood and is located in an area that has a mixture of both commercial and residential uses. To the north is an animal hospital zoned Business A. To the south are office uses zoned Business A. To the east are vacant land and a two-family home zoned Residence C. To the west is Interstate 91.
Comprehensive/ Neighborhood Plan:	The Forest Park Neighborhood Plan shows no changes to this area.
Site Visit:	5-29-13
Urban Renewal Plan:	This parcel is not located within an urban renewal plan.
Neighborhood Council Notification:	Forest Park Civic Association: 5-21-13
Hearing Date:	6-5-13

SPECIAL INFORMATION

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

ANALYSIS

A zone change has been requested to change the zoning of the property known as 351 East Columbus Avenue from Business A to Business B. The property is currently the site of a former gas station/repair operation. The petitioner is requesting the zone change to allow for additional cars to be sold at this location.

As noted above, this site is the former location of a gas station/repair operation. Currently the gas tanks have been removed and the gas station is no longer in operation. In April 2008, a special permit for the sale of used cars, as an accessory use, was approved by the City Council. Accessory used cars sales within the Business A zone is limited to no more than five (5) cars, however, in this case, the special permit granted limited the sale

of vehicles to only three (3). If the zone change is approved, the petitioner will be asking to expand this number to ten (10).

After a review of the proposed request, the staff does have concerns about the rezoning of this property to Business B. Although the petitioner has indicated that this property will be utilized for used car sales, Business B zoning also allows a number of more intense that the staff does not feel are appropriate for this area of East Columbus Avenue. Secondly, as noted above, there is no other Business B zoning within this area of East Columbus Avenue and the site directly abuts residential uses.



Further, after visiting the site, the staff does have strong concerns about the overall condition of the property. It was noted during the site visit that there is a large amount of overgrown vegetation around the property and the building itself is in very poor condition and in need of repairs. There also appeared to be a total of nine (9) unregistered vehicles being stored on the site at the time of the visit. Also the large gas station sign from the previous use has never been removed as required by Zoning.

Lastly, the staff believes that the existing land uses along this major corridor need to be more carefully scrutinized moving forward due to the potential new casino development being proposed further up East Columbus Avenue. The staff believes that East Columbus Avenue is a major gateway into the City and, as such, the City needs to make sure that the aesthetics and land uses of this corridor are taken into consideration.

RECOMMENDATION

Deny. Due to the reasons outlined above, the staff believes that the proposed zone change is not appropriate for this area and will have a detrimental effect on the surrounding neighborhood.

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

2008-0009 2.2.b

TO: DATE: April 23, 2008
DEPARTMENT: FROM: Wayman Lee, Esq.
COPIES TO: DEPARTMENT: City Clerk
351 E. Columbus Ave.

This is to inform you that at a meeting of the City Council held on Monday evening, March 31, 2008, it was voted by the Council in accordance with law to grant a Special Permit on the petition of Owner: William M. McCarthy and Petitioner: William M. McCarthy d/b/a East Columbus Auto Sales, for a special permit to sell used cars as an accessory use at the property known as 351 East Columbus Avenue (04303-0630) as allowed by Massachusetts General Laws and the Springfield Zoning Ordinance, Article X-I, Section 1001.11.d with the following conditions:

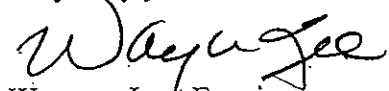
1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for motor vehicle sales, as an accessory use, at the property known as 351 East Columbus Avenue (04303-0630).
3. The use shall be developed as per the attached site plan, dated September 2007, with the addition of conditions #4 through #10.
4. There shall be no more than three (3) vehicles displayed for sale at any one time.
5. There shall be no storage of junk vehicles or parts located on the property.
6. The site shall be maintained graffiti free.
7. There shall be landscape planters, with seasonal plantings, placed along the corner of Bruno Street and East Columbus Avenue.
8. The support structures for the existing ground sign shall be painted.
9. The public sidewalks shall be maintained free of all trash, debris and snow.
10. Vehicles for display shall not be elevated.
11. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by fine of up to \$50 per day for each day a violation exists.

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

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

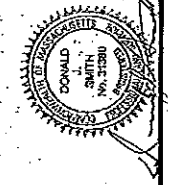
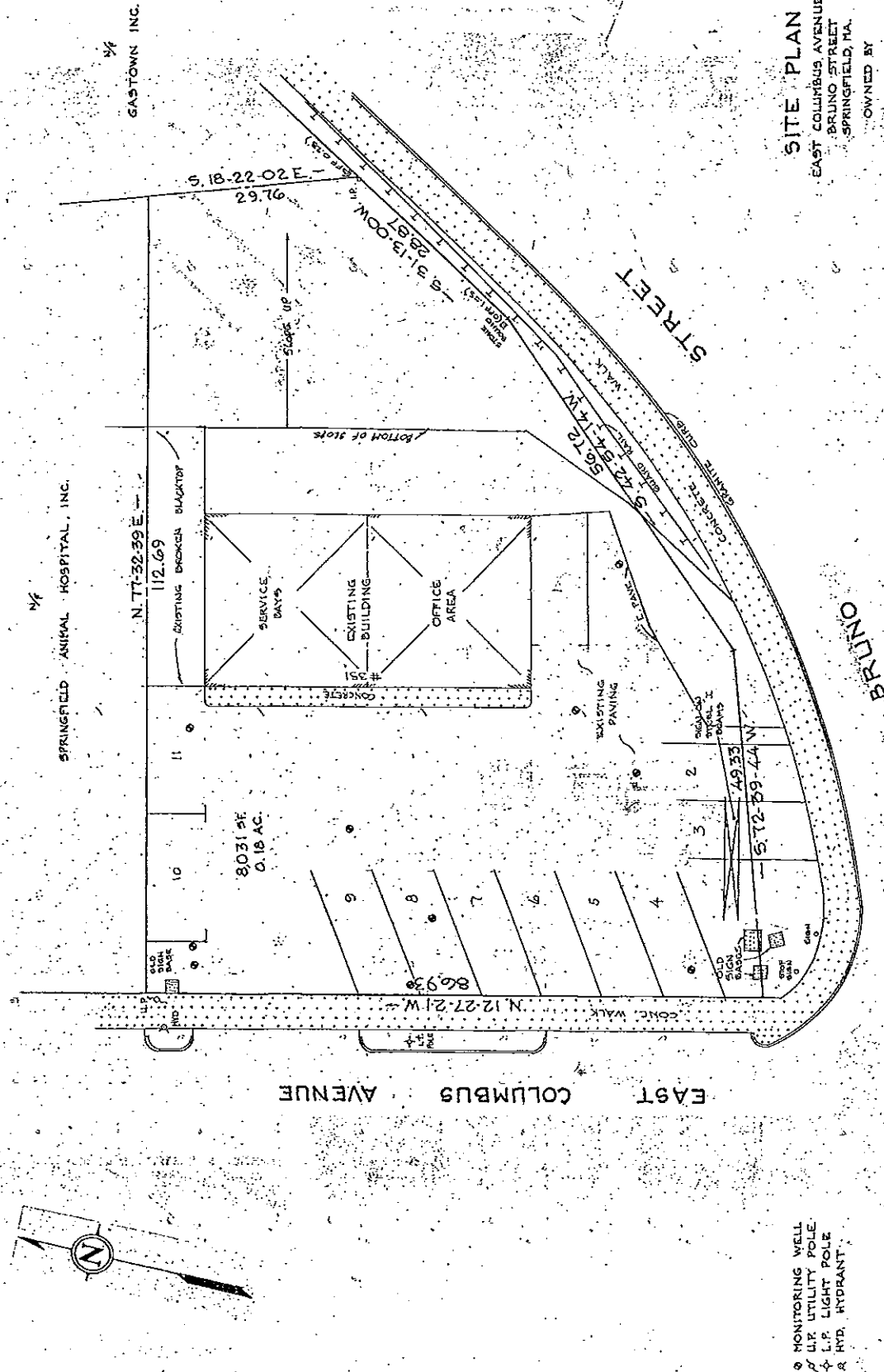
This permit becomes effective on April 23, 2008.

Very truly yours

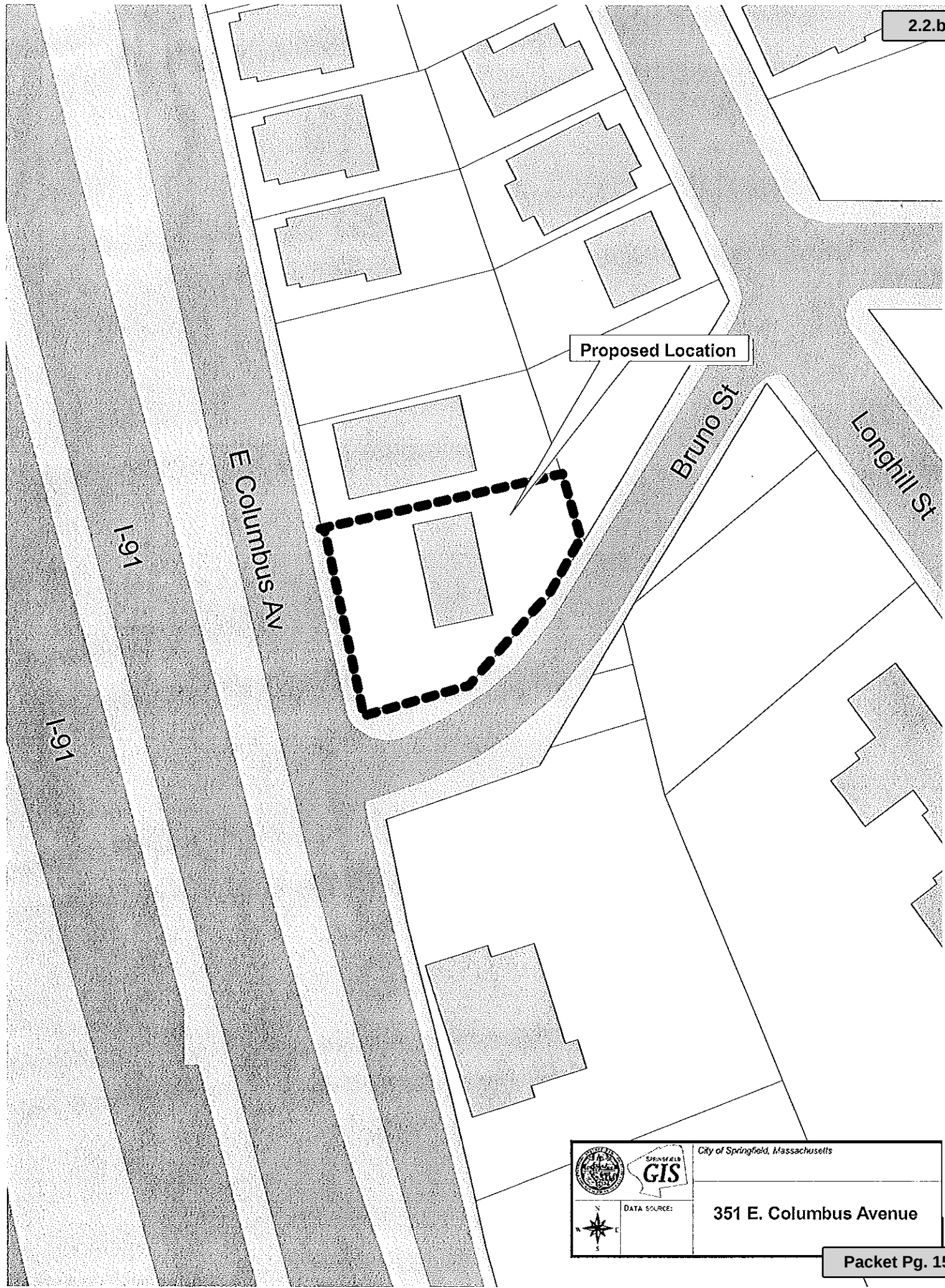


Wayman Lee, Esquire
City Clerk

WL/laf



SMITH ASSOCIATES
SURVEYORS, INC.
165 SHAKER RD. EAST LONGMEADOW, MASS 01028



Attachment: 3150_351_E_Columbus_Ave_2013_CC (2278 : 351 E Columbus Avenue)

 SPRINGFIELD GIS	City of Springfield, Massachusetts	
	DATA SOURCE:	351 E. Columbus Avenue

REPORT TO CITY COUNCIL
ZONE CHANGE HEARING

PETITION: #3150
SECTION: 46

DATE: July 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: William M. McCarthy

ADDRESS: 351 East Columbus Avenue

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

PETITIONER'S PURPOSE STATEMENT: Used Car Sales

DATE OF PUBLIC HEARING: June 5, 2013

DATE OF FINAL DECISION: July 17, 2013

BOARD MEMBERS PRESENT and COUNT: eight(8); Ms. Stebbins, Ms. Morin, Mr. Daniele, Ms. DeFillipo, Mr. Swan, Mr. Florian, Ms. McQuade and Mr. Cignoli

FINAL MOTION: Deny

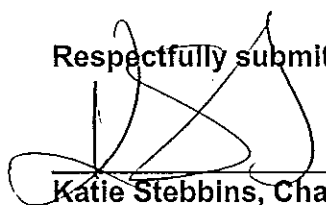
IN FAVOR: eight(8); Ms. Morin, Mr. Daniele, Ms. DeFillipo, Ms. Stebbins, Mr. Swan, Mr. Florian, Ms. McQuade and Mr. Cignoli

OPPOSED: zero (0)

ABSTAINED: N/A

RECOMMENDATION: DENY

Respectfully submitted,


Katie Stebbins, Chairperson

Attachment: 3150_351_E_Columbus_Ave_2013_CC (2278 : 351 E Columbus Avenue)



July 15, 2013

Planning Board
City of Springfield
36 Court Square
Springfield, MA 01103

Dear Planning Board Members:

This letter is regarding the request by the owner of 351 East Columbus Avenue, William M. McCarthy, for a zone change from Business A to Business B for this property.

Mr. McCarthy has contacted the Forest Park Civic Association (FPCA) to make us aware of his request. The FPCA board had an opportunity to review the analysis done by the Office of Planning & Economic Development and to view the property site.

After review, the board and other FPCA members agreed with the Planning Department analysis and recommended that the request for the zone change be denied. The condition of the property, the number of cars this zone change would allow, the close proximity of a more residential neighborhood, the questionable compliance in regards to the special permit that is currently attached to this property were concerns expressed and reasons for the recommendation to deny this petition.

The Forest Park Civic Association again appreciates the opportunity to be a part of the discussion and decision making process.

Sincerely,

Jane Hetzel, President

Attachment: 3150_351_E_Columbus_Ave_2013_CC (2278 : 351 E Columbus Avenue)

REPORT TO CITY COUNCIL**ZONE CHANGE HEARING****PLOT and SECTION#: 3149 - Section 46****DATE: September 30, 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: Jason & Nidal Abeid**ADDRESS:** 23 & 25 Euclid Avenue**CHANGE REQUESTED:** Res B to Res C**HISTORY:****09/09/13 City Council****READ & RECEIVED****Next: 09/30/13****RECOMMENDATION:** Not 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 #3149 - Section 46, Section Not Recommend** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “**Not 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 September 30, 2013, regarding the above Ordinance amendment.

Kerry Dietz, Chairperson

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A ZONE CHANGE

23 EUCLID AVENUE (04760-0075) & 25 EUCLID AVENUE (04760-0074)

GENERAL INFORMATION

Applicant:	Jason Abeid & Nidal Abeid
Request:	Residence B to Residence C
Location:	23 Euclid Avenue and 25 Euclid Avenue
Parcel Size:	3,735 s.f. (#23), 8,950 s.f. (#25)
Purpose:	Three-family house
Surrounding Land Use and Zoning:	The property is located in the Forest Park Neighborhood and is located in an area with primarily residential uses: To the north are a single and two-family houses zoned Residence B. To the south is a two-family house zoned Residence C. To the east is a single family house zoned Residence B. To the west is a two-family house zoned Residence C.
Comprehensive/ Neighborhood Plan:	The Forest Park Neighborhood Plan shows no changes to this area.
Site Visit:	6-10-13
Urban Renewal Plan:	This parcel is not located within an urban renewal plan.
Neighborhood Council Notification:	Forest Park Civic Association: 6-4-13
Hearing Date:	6-19-13

SPECIAL INFORMATION

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

ANALYSIS

A zone change has been requested to change the zoning of the properties known as 23 Euclid Avenue and 25 Euclid Avenue from Residence B to Residence C. This site is currently the location of a single-family attached dwelling. This refers to the fact that the property line runs down the center of the property with units on each individual lot. The site is zoned for a two-family dwelling but there is currently an extra unpermitted unit located at the 23 Euclid Avenue. The petitioner is requesting the zone change to allow for a three (3) family dwelling.

As noted above, this is a side by side single-family home located on Euclid Avenue. The petitioner has applied for a zone change in order to legally allow for a three-family dwelling. After a review of the application and

visiting the site, the staff does have concerns about the requested zone change.

First, although the petitioner has indicated that this will only be used for a three-family dwelling, as the Board is aware, a zone change cannot be conditioned. Therefore, if this request is granted, there is no guarantee that the property will remain just a three-family home. After speaking with the Building Commissioner, he noted that if in the future, the property line which currently runs between each unit was removed; you would have a parcel with a total of 7,585 square feet. Under Residence C zoning, a parcel of this size could accommodate up to five (5) units. Again, not being able to condition the zone change, the staff has concerns that there would be nothing preventing the conversion of this property into a five (5) unit building either under the current owner or a future owner. Second, although there is a three-family building located at the corner of Euclid Avenue and Belmont Avenue, the predominant land uses on Euclid Avenue are single and two-family homes.



While the staff does not generally recommend variances, in this particular case it may seem to make sense that instead of re-zoning the entire property to a much denser zone, the petitioner may want to consider applying for a variance. If approved, this would allow the petitioner the third unit while also being able to limit the overall number of units allowed at this particular address.

RECOMMENDATION

Not to approve. Due to the fact that a zone change cannot be conditioned to limit the number of units that would be allowed at this property, the staff believes that there is the potential for this to have a negative impact on the surrounding neighborhood.

Marengo Pk

Euclid Av

Belmont Av

Keith St

Proposed Location

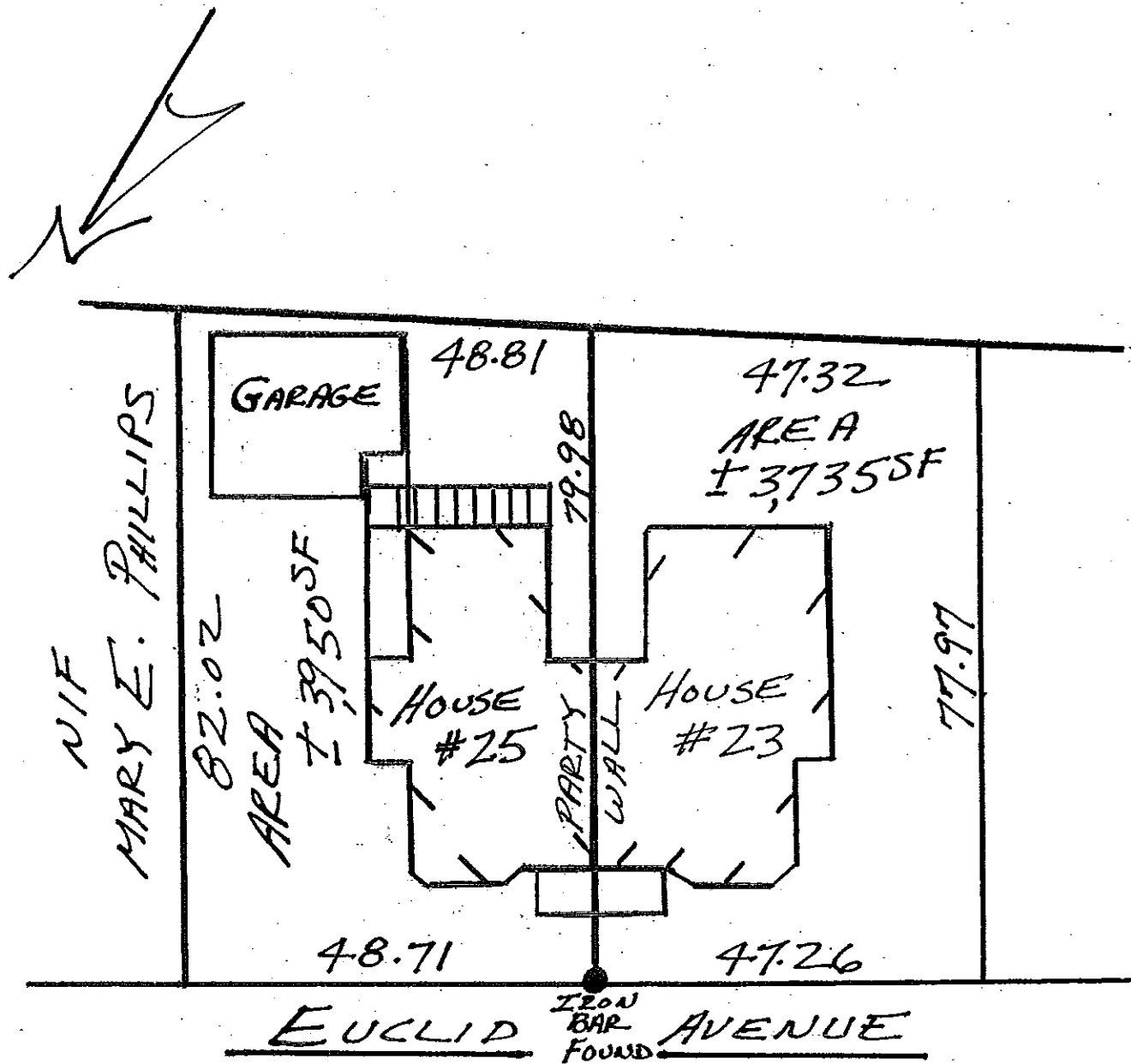


City of Springfield, Massachusetts

DATA SOURCE:



23 & 25 Euclid Avenue



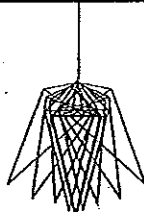
Deed Ref: Book 18945 Page 203

Please Note: This plan is for mortgage purposes only and is not a complete property survey. It is compiled from deed dimensions, existing plans and other sources of information. This plan is not to be used to establish property lines to erect fences or hedges, etc., and is subject to change as a more accurate survey may disclose.

John K. Somers
Professional Land Surveyor

180 Great Plains Road • P.O. Box 1093
West Springfield, MA 01090-1093

(413) 739-1451 • FAX (413) 739-1539
jsomerspls@comcast.net



Date: 4-12-2013

Scale: 1" = 20'



June 18, 2013

Planning Board
City of Springfield
36 Court Square
Springfield, MA 01103

Dear Members of the Springfield City Planning Board:

This letter is regarding the request by Jason & Nidal Abeid, owners of 23 & 25 Euclid Street, for a Zone Change from Residence B to Residence C for this property.

The owners met with the Forest Park Civic Association (FPCA) and stated their intention of having this property be a three family and eliminating the existing fourth unit. The owners were aware of the neighborhood concern that there could be more than three units and they stated that they did not want the property to contain more than three units. After discussion, the FPCA board did vote to support the zone change.

When we received the Analysis for a Zone Change from the Office of Planning & Economic, it became clear that we, the FPCA did not make this decision on facts that were made clear in this analysis (see paragraph 3 in the analysis section).

After the board had an opportunity to examine the study done by the Planning Department, they were given an opportunity to vote either to sustain or rescind their vote on this Zone change. The response was unanimous that the Zoning request be denied. The board did support the recommendation for a variance as mentioned in the analysis of this property.

Thank you again for this opportunity to be a part of the planning process for our neighborhood.

Sincerely,

Jane Hetzel, President
47 Bellevue Avenue
563-1418

Attachment: 3149_23_25_Euclid_Ave_2013_CC_(2277 : 23 & 25 Euclid Avenue)

**REPORT TO CITY COUNCIL
ZONE CHANGE HEARING**

PETITION: #3149
SECTION: 46

DATE: June 19, 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: Jason & Nidal Abeid

ADDRESS: 23 Euclid Avenue & 25 Euclid Avenue

CHANGE REQUESTED: Proposed zone change from Residence B to Residence C

PETITIONER'S PURPOSE STATEMENT: Three family house

DATE OF PUBLIC HEARING: June 19, 2013

DATE OF FINAL DECISION: June 19, 2013

BOARD MEMBERS PRESENT and COUNT: six (6): Ms. Stebbins, Ms. DeFillipo, Ms. Morin, Mr. Swan, Mr. Daniele and Ms. McQuade

FINAL MOTION: Deny

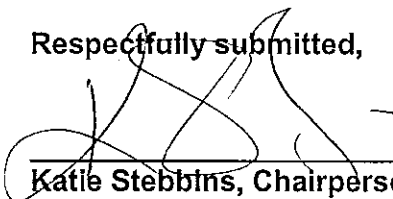
IN FAVOR: six (6): Ms. Stebbins, Ms. DeFillipo, Ms. Morin, Mr. Swan, Mr. Daniele and Ms. McQuade

OPPOSED: zero (0)

ABSTAINED: N/A

RECOMMENDATION: Deny and recommend that the petitioner apply for a variance.

Respectfully submitted,



Katie Stebbins, Chairperson

Attachment: 3149_23_25_Euclid_Ave_2013_CC (2277 : 23 & 25 Euclid Avenue)