



CITY OF SPRINGFIELD

City Clerk's Office 1/22/2014 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 January 27, 2014** 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 January 27, 2014 at Springfield City Hall -- Council Chambers, 36 Court Street, Springfield, MA.

Special Permits

- (2.) For a Special Permit for Motor Vehicle Sales at the Property Known as 160 Tapley Street (11415-0007), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.1.

Request: See Above
Owner: VanZandt Realty LLC
By: Robert VanZandt
Petitioner: Excellent Auto Sales
By: Robert VanZandt

- (3.) To Amend Two (2) Existing Special Permits (Automotive Repair/Used Car Sales), Granted November 28, 2011, at the Property Known as 1213 Worcester Street (12525-0456), by Allowing a Change in Condition #6 (Number of Vehicles to be Stored on Site) and the Deletion of Condition #14 (Banners, Streamers, Pennants), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.1 and 12.3.

Request: See Above
Owner: Progressive Enterprises LLC
By: Miguel Gonscalves
Petitioner: D'Juan Barklow
By: D'Juan Barklow

- (4.) For a Special Permit for a Medical Treatment Facility with Overnight Stay at the Property Known as 401 Liberty Street (07770-0605) and SS Liberty Street (07770-0608) as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 9.2.

Request: See Above
Owner: Gleason Sitterly, LLC
By: Raipher D. Pellegrino, Esquire
Petitioner: 401 Liberty Street, LLC
By: Raipher D. Pellegrino, Esquire

Zone Changes

- (5.) To Change the Zoning of the Property Known as 377 Cottage Street (03310-0295) from Industrial Park to Industrial A. 377 Cottage Street Recommend
Petitioner: Francis Properties LLC
Address: 377 Cottage Street (03310-0295)
Request: Ind P to Ind A
- (6.) To Change the Zoning of the Property Known as NS Wilbraham Road (12282-0057) from Residence B to Commercial P. NS Wilbraham Road Recommend
Petitioner: Ramon Tapia
Address: NS Wilbraham Road
Request: Res B to Com P
- (7.) To Change the Zoning of the Property Known as ES Oak Street (09180-0033) from Residence B to Commercial P. ES Oak Street Recommend
Petitioner: Iglesia de Dios Pentecostal el Sinai
Address: ES Oak Street (09180-0033)
Request: Res B to Com P

Petroleum Storage Petition

- (8.) Petroleum Storage Petition - 453 Cooley St

**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 2461)**

Meeting: 01/27/14 07:00 PM
Department: Planning and Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 2461

**For a Special Permit for Motor Vehicle Sales at the Property
Known as 160 Tapley Street (11415-0007), as Allowed by
M.G.L. and the Springfield Zoning Ordinance Article 4, Table
4-4, Section 12.1.**

Request:	See Above
Owner:	VanZandt Realty LLC
By:	Robert VanZandt
Petitioner:	Excellent Auto Sales
By:	Robert VanZandt

**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 2462)**

Meeting: 01/27/14 07:00 PM

Department: Planning and Economic Development

Category: Special Permit

Prepared By: Phil Dromey

Initiator: Phil Dromey

Sponsors:

DOC ID: 2462

To Amend Two (2) Existing Special Permits (Automotive Repair/Used Car Sales), Granted November 28, 2011, at the Property Known as 1213 Worcester Street (12525-0456), by Allowing a Change in Condition #6 (Number of Vehicles to be Stored on Site) and the Deletion of Condition #14 (Banners, Streamers, Pennants), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.1 and 12.3.

Request:	See Above
Owner:	Progressive Enterprises LLC
By:	Miguel Gonscalves
Petitioner:	D'Juan Barklow
By:	D'Juan Barklow

**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 2468)**

Meeting: 01/27/14 07:00 PM
Department: Planning and Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 2468

**For a Special Permit for a Medical Treatment Facility with
Overnight Stay at the Property Known as 401 Liberty Street
(07770-0605) and SS Liberty Street (07770-0608) as Allowed
by M.G.L. and the Springfield Zoning Ordinance, Article 4,
Table 4-4, Section 9.2.**

Request:	See Above
Owner:	Gleason Sitterly, LLC
By:	Raipher D. Pellegrino, Esquire
Petitioner:	401 Liberty Street, LLC
By:	Raipher D. Pellegrino, Esquire

REPORT TO CITY COUNCIL**ZONE CHANGE HEARING****PLOT and SECTION#: 3155 Section 18****DATE: January 27, 2014**

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: Francis Properties LLC
Address: 377 Cottage Street (03310-0295)
Request: Ind P to Ind A

HISTORY:**01/13/14 City Council****RECEIVED 1ST STEP****Next: 01/27/14****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 #3155 Section 18, 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 January 27, 2014, regarding the above Ordinance amendment.

Kerry Dietz, Chairperson

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

**#3155 377 COTTAGE STREET (03310-0295)
INDUSTRIAL PARK TO INDUSTRIAL A**

GENERAL INFORMATION

Applicant:	Francis Properties, LLC.
Request:	Industrial Park to Industrial A
Location:	377 Cottage Street
Parcel Size:	137,001 s.f.
Purpose:	Motor Vehicle Repairs
Surrounding Land Use and Zoning:	The property is located in the East Springfield neighborhood. This area has a mix of commercial and industrial uses. To the north is vacant land zoned Industrial A. To the south is the former Cottage Street landfill zoned Industrial Park. To the east is a vacant parcel zoned Industrial Park. To the west is a warehouse/manufacturing operation zoned Industrial Park.
Comprehensive/ Neighborhood Plan:	The East Springfield Neighborhood Plan shows no changes to this area.
Site Visit:	11-6-13
Urban Renewal Plan:	This parcel is not located within an urban renewal district.
Neighborhood Council Notification:	East Springfield Neighborhood Council: 11-8-13
Planning Board Hearing Date:	11-20-13

SPECIAL INFORMATION

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

ANALYSIS

The petitioners have requested to change the zoning of the property known as 377 Cottage Street from Industrial Park to Industrial A. The site is currently the location of a vacant building and is now being proposed for a motor vehicle repair operation. As the Board is aware, this request came before the Board back in April, however, since the City Council did not vote on the proposed change within the ninety (90) day time

limit, a new public hearing is required.

As noted in the previous analysis, this section of the City was re-zoned to Industrial Park back in 1962. The Industrial Park zoning requires a number of stricter zoning regulations including larger lot sizes and increased landscaping requirements. Although it is the staff's prerogative to keep the intent of the original zone change, after a review, the staff has the following comments.

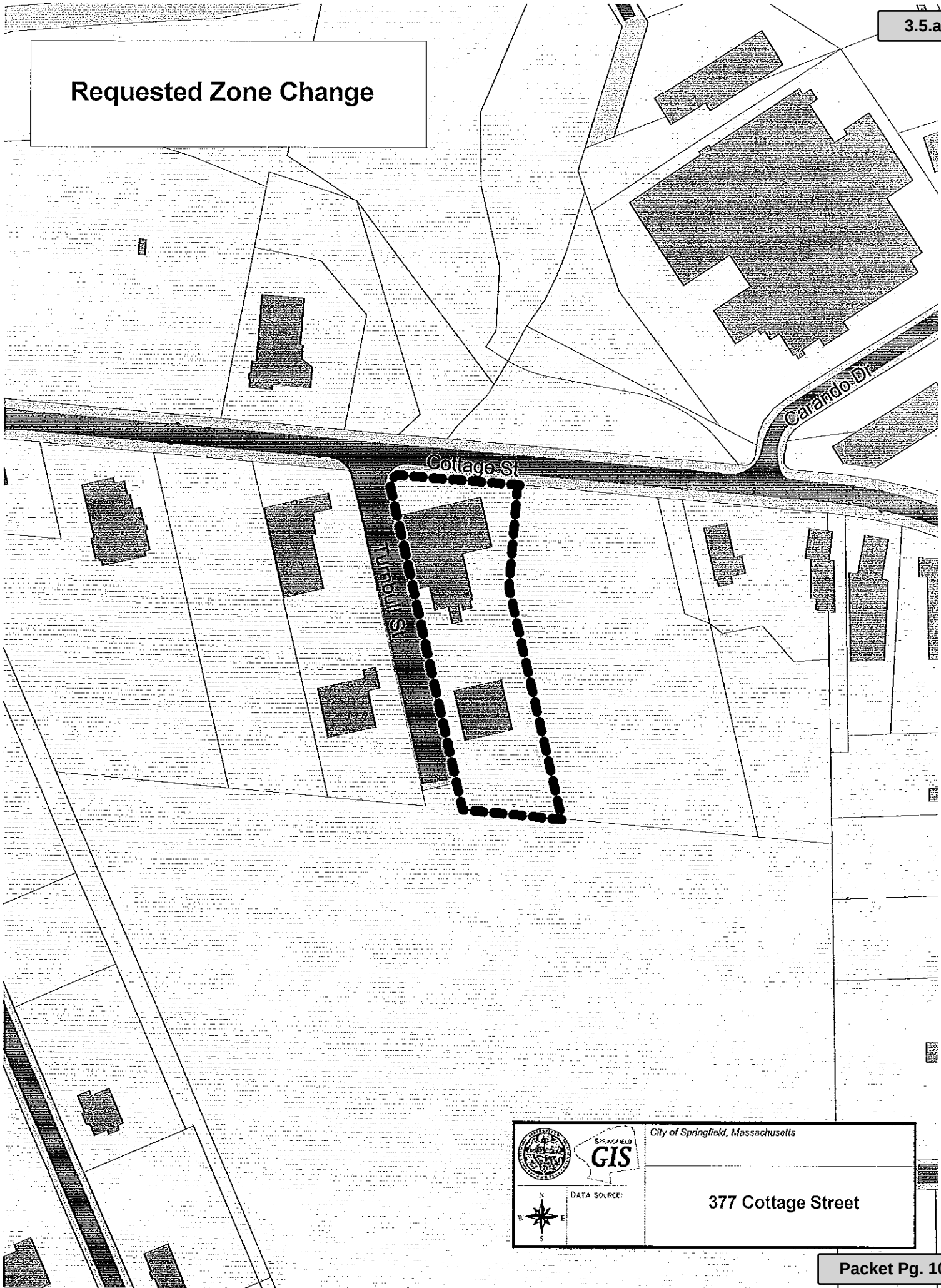
As noted above, many of the uses along this section of Cottage Street consist of similar industrial type uses, ranging from manufacturing operations to truck terminals. Additionally, all of the properties located along the northern side of Cottage Street are currently zoned Industrial A. Due to this fact, the staff believes that the proposed zone change is consistent with the existing surrounding land uses and will not have an adverse effect on this area as a whole. However, it would be the staff's recommendation, again, that the size of the proposed zone change be reduced to only include the section of the property to be used in conjunction with the repair operation (see attached map). This would allow the petitioner the opportunity to utilize this rear building while still protecting the overall integrity of the Industrial Park zoning.



RECOMMENDATION

Amend. The staff would recommend that the size of the zone change be modified to only include that portion of the property which will be used for the motor vehicle repair use.

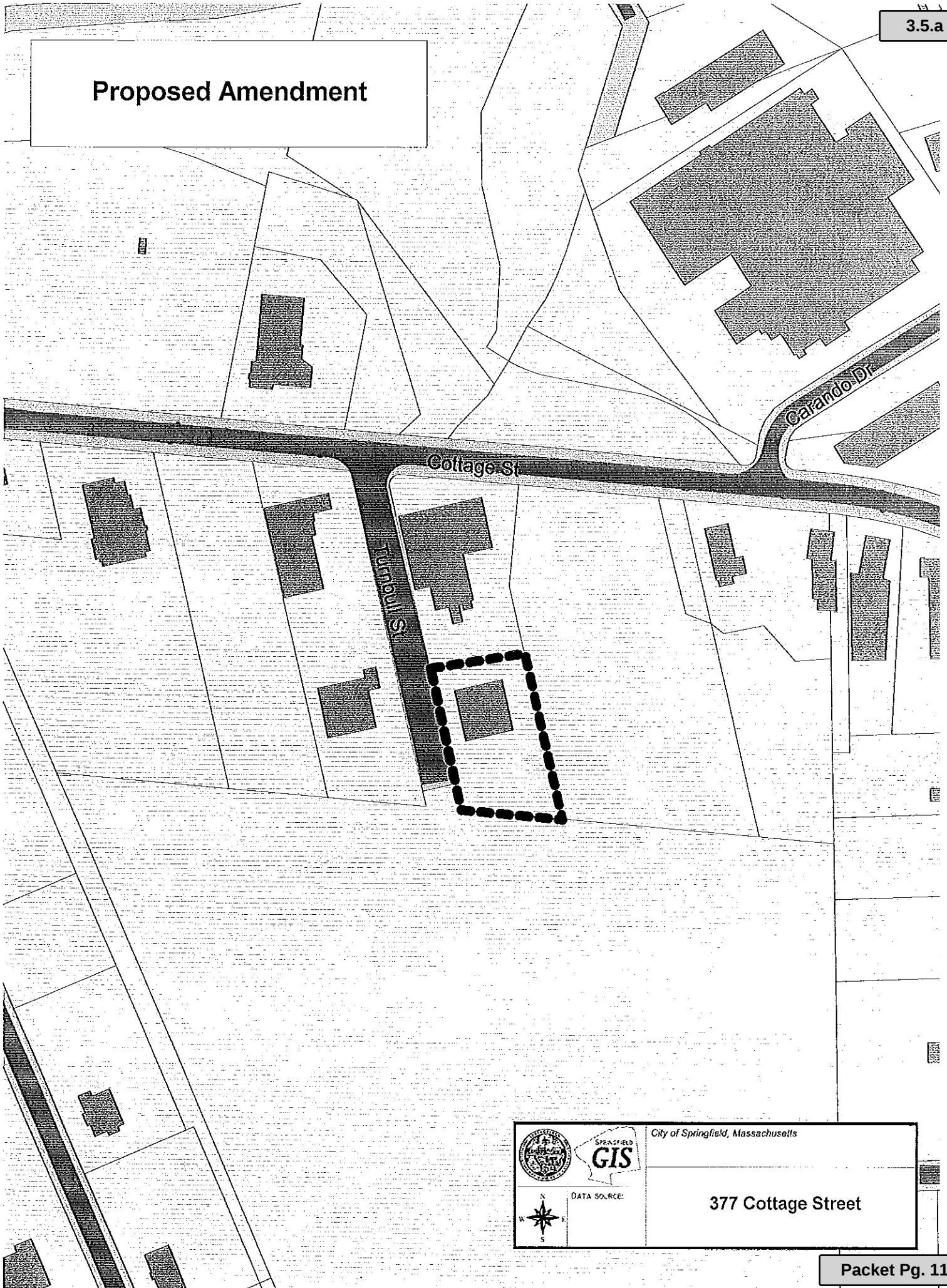
Requested Zone Change



Attachment: 3155_377_Cottage_St_2013_CC (2463 : 377 Cottage Street)

	SPRINGFIELD GIS	City of Springfield, Massachusetts
	DATA SOURCE:	377 Cottage Street

Proposed Amendment



Attachment: 3155_377_Cottage_St_2013_CC (2463 : 377 Cottage Street)

	SPRINGFIELD GIS	City of Springfield, Massachusetts
	DATA SOURCE:	377 Cottage Street





CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND THIRTEEN

AN ORDINANCE

AMENDING SECTION 18 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, May 28, 2013, as amended, is hereby further amended by changing from **Industrial Park** to **Industrial A** the zoning on Plot #3155, Section 18 of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked "Section 18 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 November 20, 2013 regarding the above Ordinance amendment.

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

Katie Stebbins, Chairperson

RECEIVED
CITY OF SPRINGFIELD
PLANNING BOARD
NOV 21 2013

Attachment: 3155_377_Cottage_St_2013_CC (2463 : 377 Cottage Street)



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND THIRTEEN

AN ORDINANCE

AMENDING SECTION 18 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, May 28, 2013, as amended, is hereby further amended by changing from **Industrial Park** to **Industrial A** the zoning on Plot #3155, Section 18 of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked "Section 18 Building Zone Map of the City of Springfield."

**REPORT TO CITY COUNCIL
ZONE CHANGE HEARING**

PETITION: #3155
SECTION: 18

DATE: November 21, 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: Francis Properties, LLC

ADDRESS: 377 Cottage Street

CHANGE REQUESTED: Proposed zone change from Industrial Park to Industrial A

PETITIONER'S PURPOSE STATEMENT: Automotive repair facility

DATE OF PUBLIC HEARING: November 20, 2013

DATE OF FINAL DECISION: November 20, 2013

BOARD MEMBERS PRESENT and COUNT: Five (5): Katie Stebbins, Rosemary Morin, Gloria DeFillipo, Jenifer McQuade and Chris Cignoli.

FINAL MOTION: Approve with the recommendation be reduced to only the rear area of the parcel. See "Sketch B".

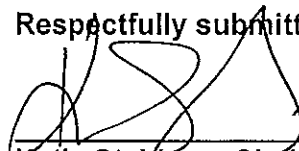
IN FAVOR: Five (5): Katie Stebbins, Rosemary Morin, Gloria DeFillipo, Jenifer McQuade and Chris Cignoli.

OPPOSED: None

ABSTAINED: N/A

RECOMMENDATION: Approve

Respectfully submitted,



Katie Stebbins, Chairperson

Attachment: 3155_377_Cottage_St_2013_CC (2463 : 377 Cottage Street)

#3155 377 Cottage Street

Petitioner for change from Industrial Park to Industrial A:

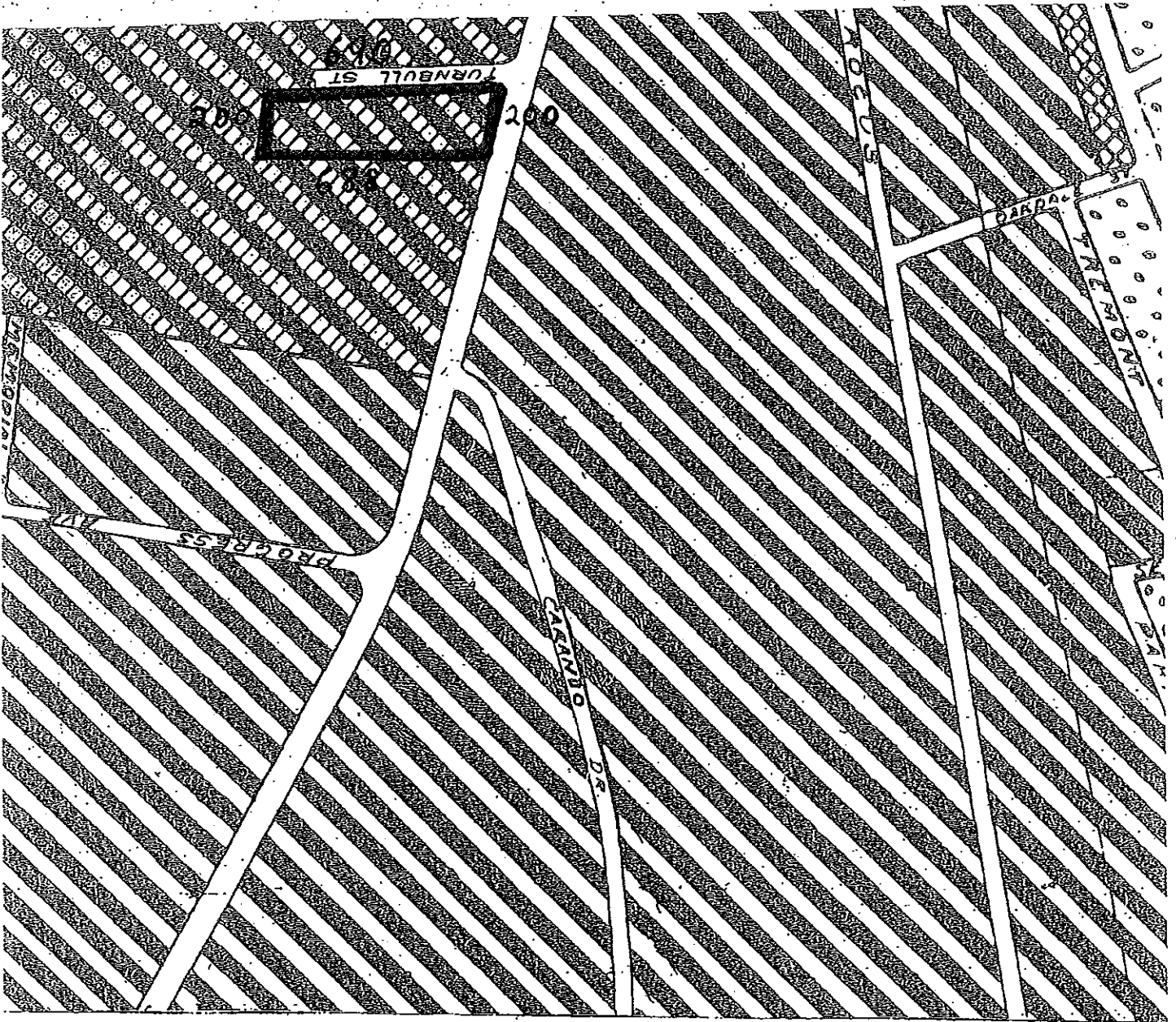
Parcel I

Beginning at a point of the theoretical intersection of the eastern street line of Turnbull Street and the southern street line of Cottage Street; thence running southeasterly along the southern street line of Cottage Street approximately 200 feet; thence running southerly approximately 688 feet; thence running northwesterly approximately 200 feet; thence running northerly approximately 690 feet along the eastern street line of Turnbull Street to the point of beginning.

SCALE
1 INCH = 400 FEET

SEC. 18
PLOT 3155

BUILDING ZONE MAP
OF THE CITY OF SPRINGFIELD
REVISED TO



PLOT _____ SECTION _____

0 400
200

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	

BUILDING ZONE MAP

CITY OF SPRINGFIELD, MASSACHUSETTS

Attachment: 3155_377_Cottage_St_2013_CC (2463 : 377 Cottage Street)

#3155 377 Cottage Street

“SKETCH B”

Petitioner for change from Industrial Park to Industrial A:

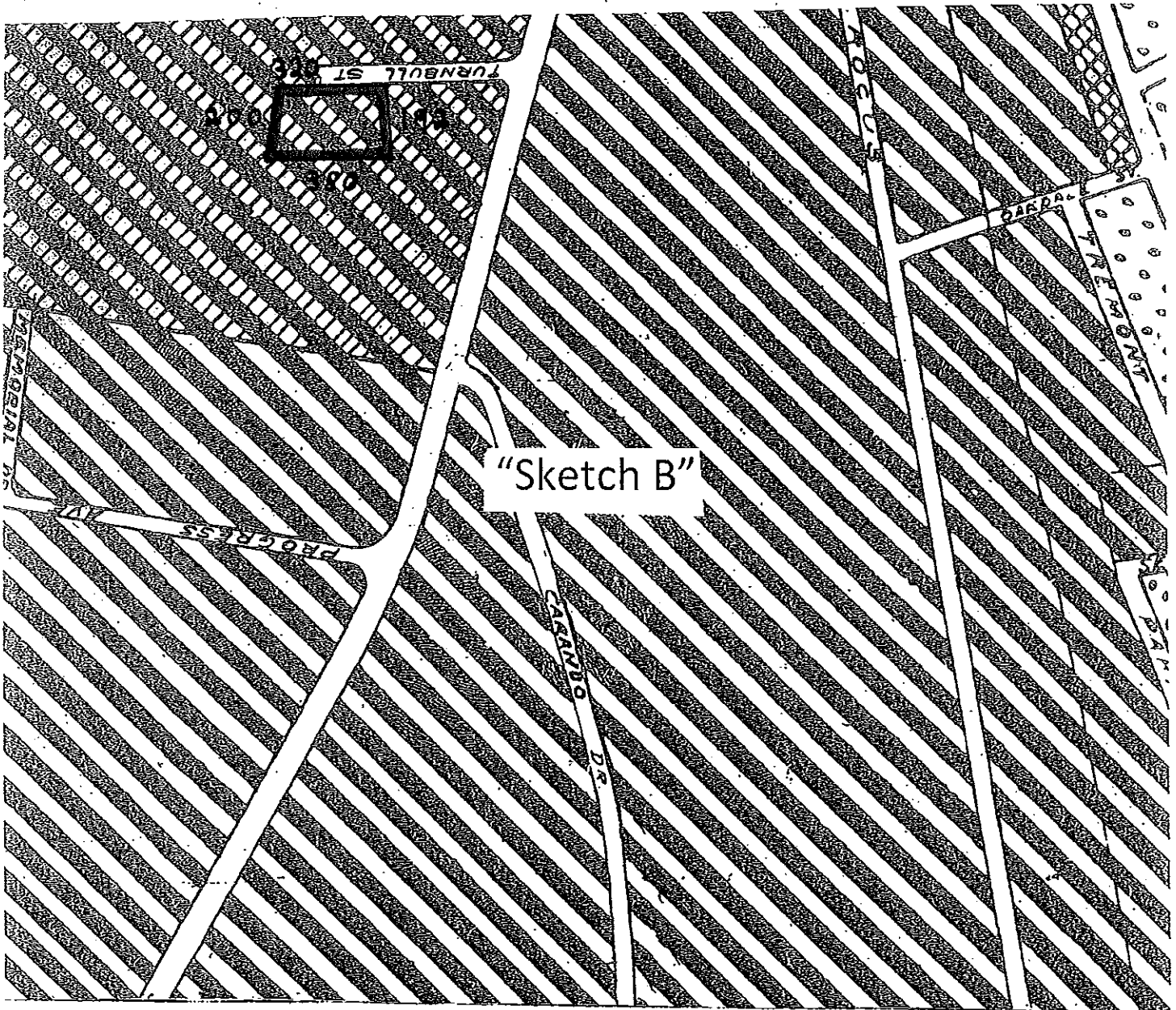
Parcel I

Beginning at a point along the eastern street line of Turnbull Street 370 feet southeasterly of the theoretical intersection of the eastern street line of Turnbull Street and the southern street line of Cottage Street; thence running easterly approximately 192 feet; thence running southerly approximately 380 feet; thence running northwesterly approximately 200 feet; thence running northerly approximately 320 feet along the eastern street line of Turnbull Street to the point of beginning.

SCALE
INCH 400 FEET

SEC. 18 PLOT 3155

BUILDING 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	

BUILDING ZONE MAP

CITY OF SPRINGFIELD, MASSACHUSETTS

Attachment: 3155_Cottage_St_2013_CC (2463 : 377 Cottage Street)

REPORT TO CITY COUNCIL**ZONE CHANGE HEARING****PLOT and SECTION#: 3156 Section 30****DATE: January 27, 2014**

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: Ramon Tapia
Address: NS Wilbraham Road
Request: Res B to Com P

HISTORY:**01/13/14 City Council****RECEIVED 1ST STEP****Next: 01/27/14****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 #3156 Section 30, 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 January 27, 2014, regarding the above Ordinance amendment.

Kerry Dietz, Chairperson

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

#3156 NS WILBRAHAM ROAD (12282-0057)

GENERAL INFORMATION

Applicant:	Ramon Tapia
Request:	Residence B to Commercial P
Location:	NS Wilbraham Road
Parcel Size:	5,746 s.f.
Purpose:	Commercial parking lot.
Surrounding Land Use and Zoning:	The property is located in the Upper Hill Neighborhood and is located in an area that has a mixture of both commercial and residential uses. To the north is a two-family home zoned Residence B. To the south is a retail operation zoned Business A. To the east is a three-family dwelling zoned Residence B. To the west is a two-family home zoned Residence B.
Site Visit:	11-6-13
Urban Renewal Plan:	This parcel is not located within an urban renewal plan.
Neighborhood Council Notification:	Upper Hill Residents Council: 11-5-13
Planning Board Hearing Date:	11-20-13

SPECIAL INFORMATION

Traffic & Parking:	N/A
Physical Characteristics:	Existing vacant lot and the site is flat.
Other Notes:	N/A

ANALYSIS

The petitioner has requested to change the zoning of the property known as NS Wilbraham Road from Residence B to Commercial P. The property is currently vacant and was sold by the City of Springfield through the tax title auction process. The petitioner intends to create a parking for an existing retail operation located on the southern side of Wilbraham Road at the corner of Bristol Street.

As per the zoning ordinance, a ten (10) foot landscape buffer is required along the each property line which abuts a residentially zoned district. As per the attached plan, this buffer has been provided. The plans also indicated that a solid fence will also be provided along the property lines which abut the residential homes. The proposed curb cut for this parking lot will be off Dearborn Street. The plan along with a full drainage report has also been provided to DPW for their review and approval. It should also be noted that the plans indicate that a four (4) foot chain link fence will be installed along Dearborn Street and Wilbraham Road. As part of the design review for the sale of this lot, the staff will recommend that this be a black, vinyl chain link

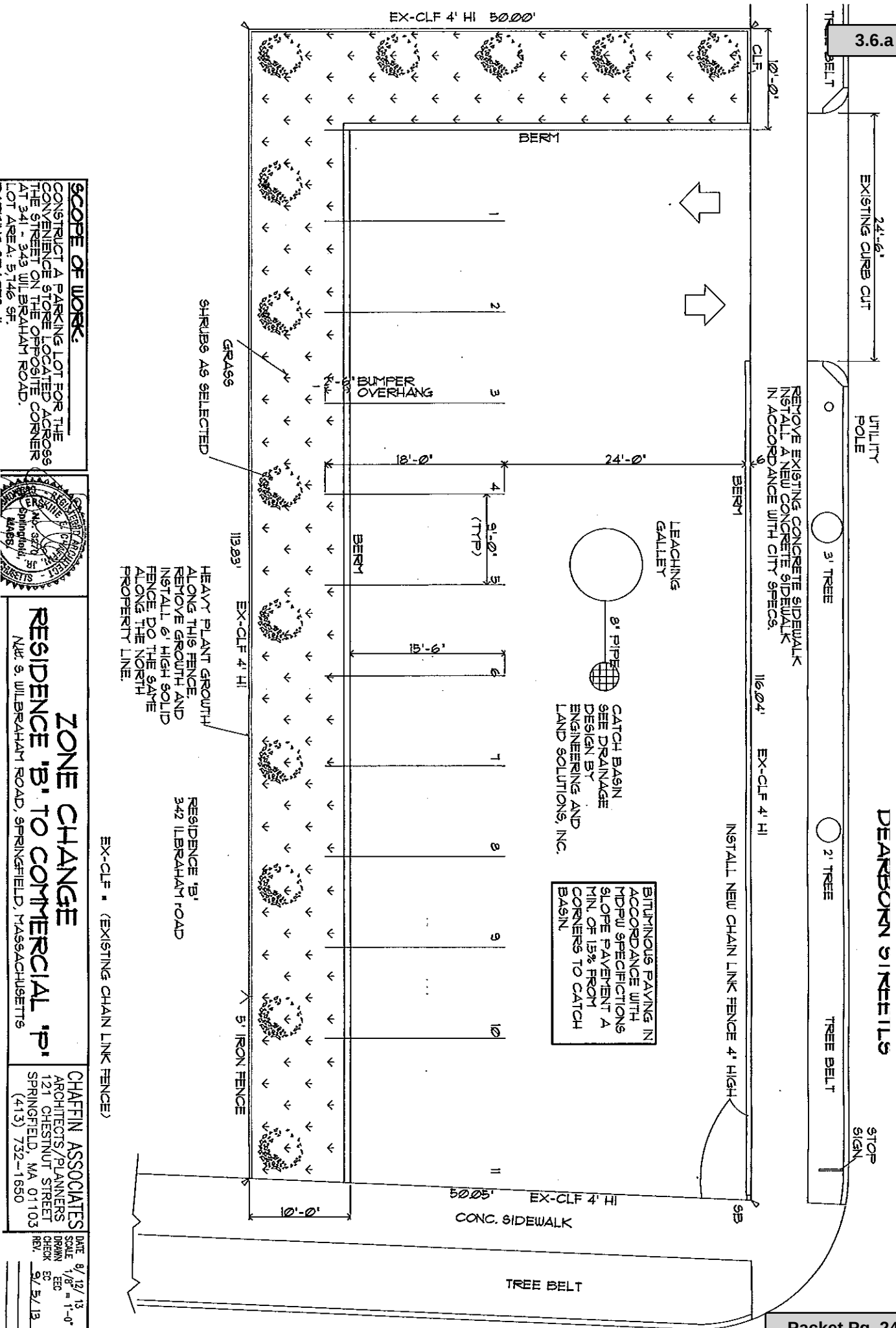
fence as opposed to the standard chain link.

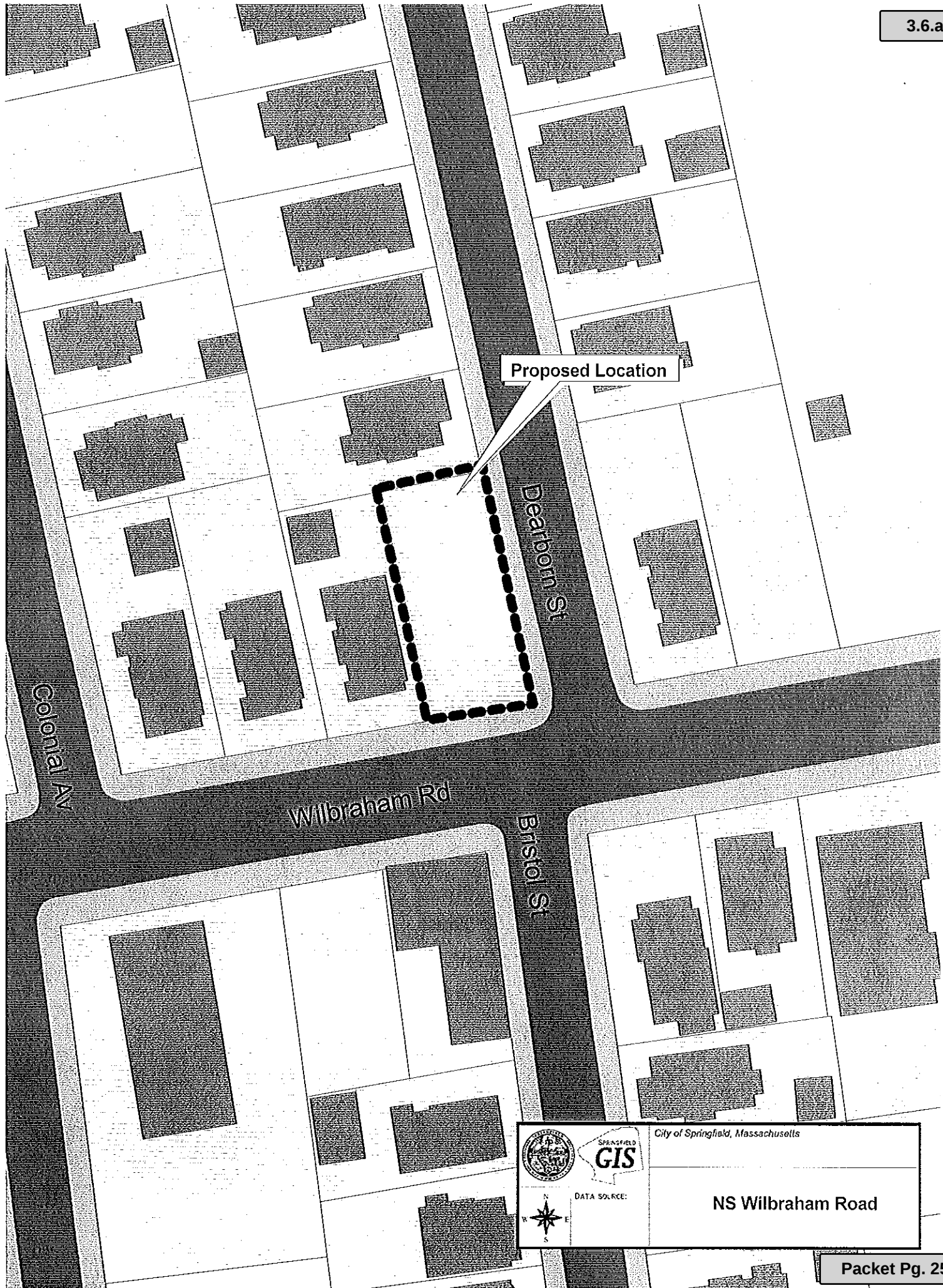
Commercial P is considered a transitional zone used between business zoned properties and residentially zoned property. The intent is to allow for the property to be used for commercial parking only. Commercial P does not allow for the expansion of the existing use or buildings. Due to this fact, the staff does not oppose the proposed zone change as the staff does not believe the proposed change will have a negative effect on the surrounding neighborhood and provides needed parking for this business.



RECOMMENDATION

Approve.





Attachment: 3156_NS_Wilbraham_Rd_2013_CC (2464 : NS Wilbraham Road)



SPRINGFIELD
GIS

City of Springfield, Massachusetts

NS Wilbraham Road



DATA SOURCE:

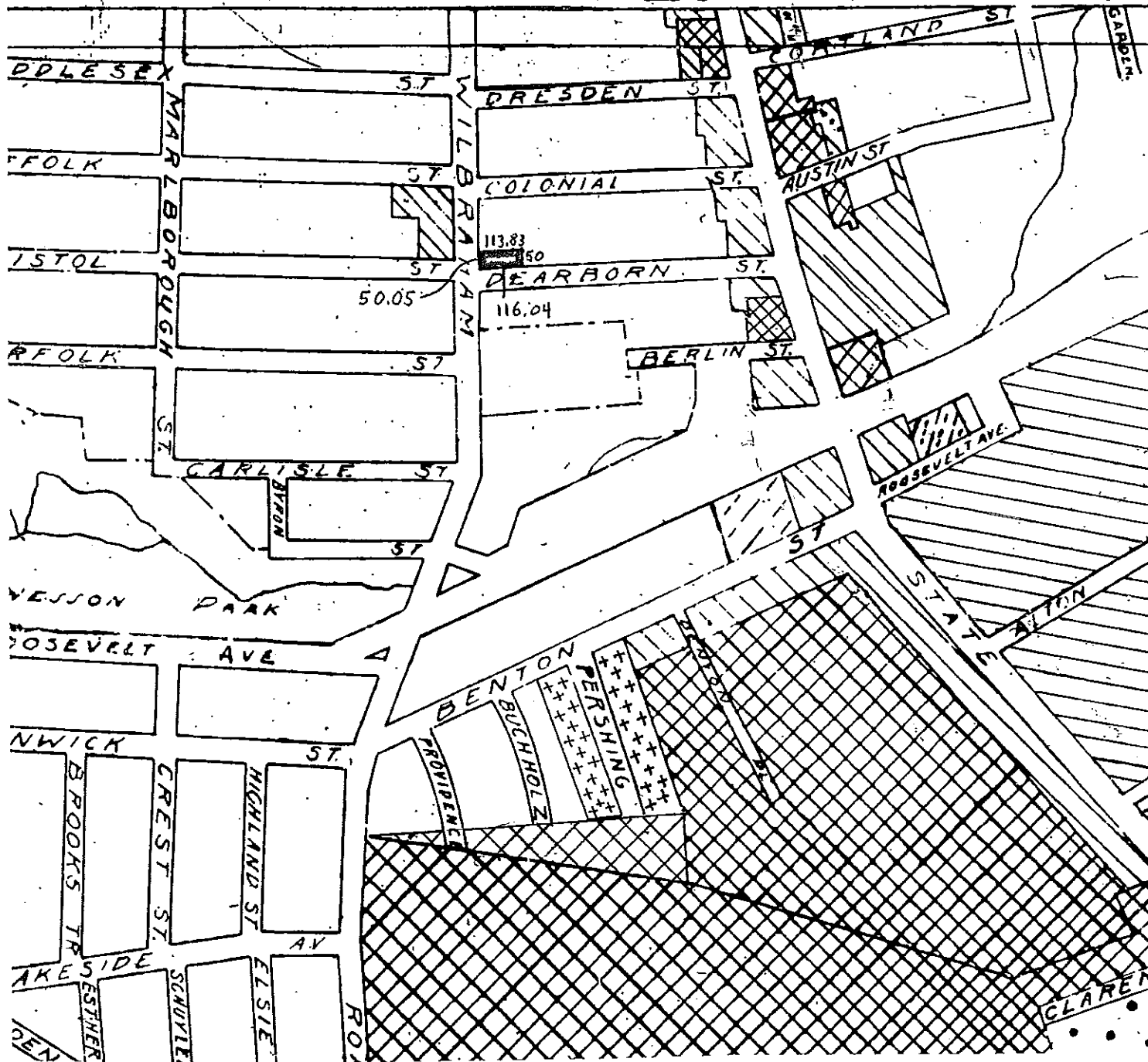
SCALE
1" = 400 FEET

SEC. 30 PLOT

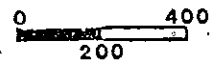
3156

BUILDING ZONE MAP
OF THE CITY OF SPRINGFIELD
REVISED TO

3.6.a



PLOT _____ SECTION _____



SCALE - 1" = 400 FEET

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



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND THIRTEEN

AN ORDINANCE

AMENDING SECTION 30 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, May 28, 2013, as amended, is hereby further amended by changing from Residence B to Commercial P the zoning on Plot #3156, Section 30 of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked "Section 30 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 November 20, 2013 regarding the above Ordinance amendment.

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

Katie Stebbins, Chairperson

STEBBINS, KATIE
2013 NOV 20 PM 4:00
CITY OF SPRINGFIELD
PLANNING BOARD
MEETING

Attachment: 3156_NS_Wilbraham_Rd_2013_CC (2464 : NS Wilbraham Road)



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND THIRTEEN

AN ORDINANCE

AMENDING SECTION 30 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, May 28, 2013, as amended, is hereby further amended by changing from **Residence B to Commercial P** the zoning on **Plot #3156, Section 30** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked "Section 30 Building Zone Map of the City of Springfield."

**REPORT TO CITY COUNCIL
ZONE CHANGE HEARING**

PETITION: #3156
SECTION: 30

DATE: November 21, 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: Ramon Tapia

ADDRESS: NS Wilbraham Road (12282-0057)

CHANGE REQUESTED: Proposed zone change from Residence B to Commercial P

PETITIONER'S PURPOSE STATEMENT: Commercial parking lot.

DATE OF PUBLIC HEARING: November 20, 2013

DATE OF FINAL DECISION: November 20, 2013

BOARD MEMBERS PRESENT and COUNT: Five (5): Katie Stebbins, Rosemary Morin, Gloria DeFillipo, Jenifer McQuade and Chris Cignoli.

FINAL MOTION: Approve

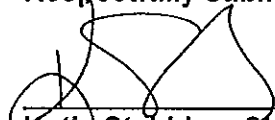
IN FAVOR: Five (5): Katie Stebbins, Rosemary Morin, Gloria DeFillipo, Jenifer McQuade and Chris Cignoli.

OPPOSED: None

ABSTAINED: N/A

RECOMMENDATION: Approve

Respectfully submitted,



Katie Stebbins, Chairperson

Attachment: 3156_NS_Wilbraham_Rd_2013_CC (2464 : NS Wilbraham Road)

#3156 NS Wilbraham Road

Petitioner for change from Residence B to Commercial P:

Parcel I

Beginning at a point of intersection of the western street line of Dearborn Street and the northern street line of Wilbraham Road; thence running northerly along the western street line of Dearborn Street 116.04 feet; thence running westerly approximately 50 feet; thence running southerly approximately 113.83 feet; thence running easterly along the northern street line of Wilbraham Road 50.05 feet to the point of intersection with the western street line of Dearborn Street and the point of beginning.

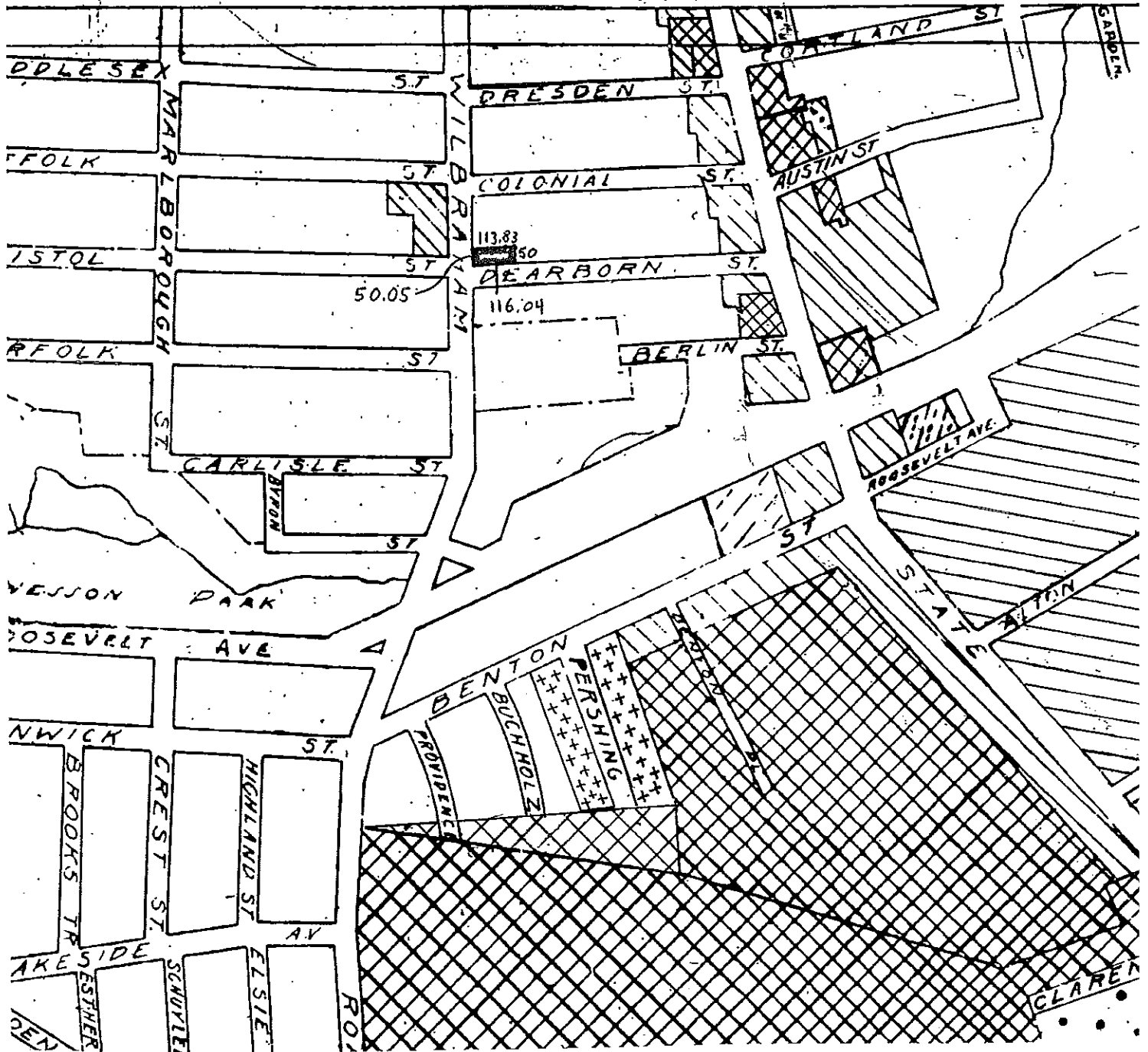
SCALE
1 INCH = 400 FEET

SEC.30 PLOT

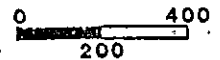
3156

BUILDING ZONE
OF THE CITY OF SPRINGFIELD
REVISED TO

3.6.a



PLOT _____ SECTION _____



SCALE - 1 INCH = 400 FEET

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

REPORT TO CITY COUNCIL**ZONE CHANGE HEARING****PLOT and SECTION#: 3157 Section 48****DATE: January 27, 2014**

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: Iglesia de Dios Pentecostal el Sinai
Address: ES Oak Street (09180-0033)
Request: Res B to Com P

HISTORY:**01/13/14 City Council****RECEIVED 1ST STEP****Next: 01/27/14****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 #3157 Section 48, 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 January 27, 2014, regarding the above Ordinance amendment.

Kerry Dietz, Chairperson

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

#3157 ES OAK STREET (09180-0033)

GENERAL INFORMATION

Applicant:	Iglesia de Dios Pentecostal el Sinai
Request:	Residence B to Commercial P
Location:	ES Oak Street
Parcel Size:	4,803 s.f.
Purpose:	Commercial parking lot.
Surrounding Land Use and Zoning:	The property is located in the Old Hill Neighborhood and is located in an area that is primarily residential uses. To the north is an apartment building zoned Residence B. To the south is a single-family dwelling zoned Residence B. To the east is a two-family dwelling zoned Residence B. To the west is a church and apartment building zoned Business B and Business A.
Site Visit:	11-13-13
Urban Renewal Plan:	This parcel is not located within an urban renewal plan.
Neighborhood Council Notification:	Old Hill Neighborhood Council: 11-19-13
Planning Board Hearing Date:	12-4-13

SPECIAL INFORMATION

Traffic & Parking:	N/A
Physical Characteristics:	Existing vacant lot and the site is flat.
Other Notes:	N/A

ANALYSIS

The petitioner has requested to change the zoning of the property known as ES Oak Street from Residence B to Commercial P. The property is currently vacant and has been vacant for a number of years. The petitioner intends to create a parking for the Iglesia de Dios Pentecostal el Sinai church located at 74 Oak Street.

As per the zoning ordinance, a ten (10) foot landscape buffer is required along the each property line which abuts a residentially zoned district. As per the attached plan, this buffer has been provided. In addition to the required plantings, a solid fence must also be installed. This fencing is very important as the proposed parking lot will abut an apartment building and two-family home. The proposed curb cut for this parking lot will be off Oak Street. The plan along with a full drainage report has also been provided to DPW for their review and approval.

Commercial P is considered a transitional zone used between business zoned properties and residentially

zoned properties. The intent is to allow for the property to be used for commercial parking only. Commercial P does not allow for the expansion of the existing use or buildings. Due to this fact, the staff does not oppose the proposed zone change as the staff does not believe the proposed change will have a negative effect on the surrounding neighborhood.

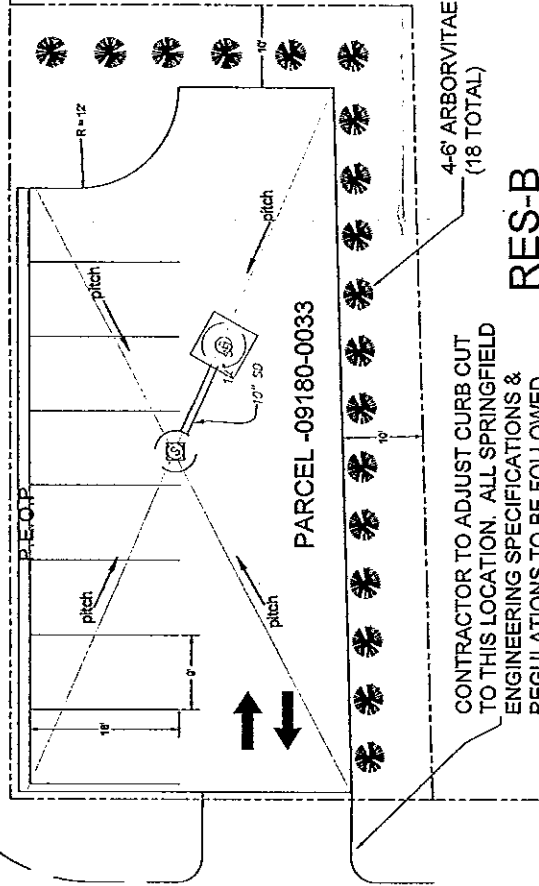


RECOMMENDATION

Approve.

QUINCY STREET

OAK STREET

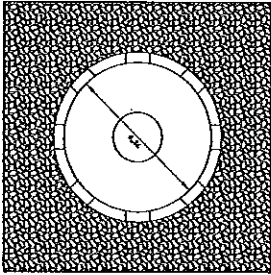


RES-B

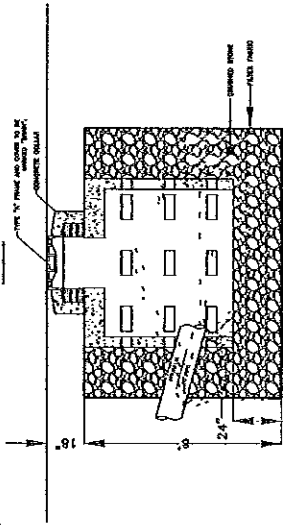
RES-B

CONTRACTOR TO ADJUST CURB CUT TO THIS LOCATION. ALL SPRINGFIELD ENGINEERING SPECIFICATIONS & REGULATIONS TO BE FOLLOWED.

PRECEDENT DRYWELL



PLAN

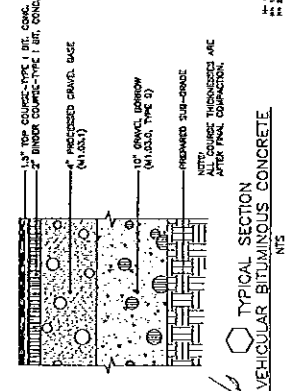


ELEVATION

NOTES:
(1) ALL STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPRINGFIELD ENGINEERING SPECIFICATIONS & REGULATIONS.
(2) ALL STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPRINGFIELD ENGINEERING SPECIFICATIONS & REGULATIONS.
(3) ALL STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPRINGFIELD ENGINEERING SPECIFICATIONS & REGULATIONS.
(4) ALL STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPRINGFIELD ENGINEERING SPECIFICATIONS & REGULATIONS.

NOTES:

- 1.) The only purpose of this plan is for the installation of the proposed drainage system, as specified. No other use or meaning is to be expressed, implied or assumed.
- 2.) Property lines are based on the legal description as noted in the referenced DEED (H.C.R.D. Bk. 17468, Pg. 401) and not the result of a field survey. No structures are to be erected by this plan.
- 3.) It is the responsibility of the contractor to review all of the drawings and specifications associated with this project prior to construction. If the contractor discovers a conflict with the drawings relative to the specifications and/or applicable codes, it is the contractor's responsibility to notify the engineer, in writing, prior to construction. Failure to notify the engineer shall constitute acceptance of responsibility, by the contractor, to complete the scope of work as defined by the drawings and in conformance with regulations and codes.
- 4.) Fieldwork was limited to the area near the for drainage placement. Therefore, the further extents of the PROPERTY and other items are omitted from this work.
- 5.) Contractor is to call dig safe (888-DIG-SAFE) before any work is to be performed.
- 6.) All work shall be performed in compliance with City of Springfield Engineering Department Regulations/Bylaws and all other applicable codes and regulations.



TYPICAL SECTION
VEHICULAR BITUMINOUS CONCRETE



ENGINEERING & LAND SOLUTIONS, INC. CONSULTING ENGINEERS & Environmental Specialists P.O. Box 11 • Ludlow, MA 01055 P. 415-547-6066 F. 415-661-0664 E. ELS@ELLSOLUTIONS.COM	HORIZONTAL: 1" = 10' VERTICAL: N.A. DESIGN BY: MP DATE: 10/17/2013 DRAWN BY: MP PROJECT NO.: 12-189 CHECKED BY: SURVEY BOOK: 12-100	SITE PLAN - PROPOSED DRAINAGE SYSTEM E.S. OAK STREET SPRINGFIELD, MA for Iglesia De Dios Pentecostal El Sinai	SHEET NO. 1 of 1
--	--	--	--------------------------------

Proposed Location

Quincy St

Orleans Ct

Oak St



SPRINGFIELD
GIS

City of Springfield, Massachusetts

DATA SOURCE:



ES Oak Street

Attachment: 3157_ES_Oak_St_2103_CC (2465 : ES Oak Street)



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND THIRTEEN

AN ORDINANCE

AMENDING SECTION 48 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, May 28, 2013, as amended, is hereby further amended by changing from Residence B to Commercial P the zoning on Plot #3157, Section 48 of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked "Section 48 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 December 4, 2013 regarding the above Ordinance amendment.

____ Person(s) appeared in favor, and ____ Person(s) appeared in opposition.

Katie Stebbins, Chairperson

Attachment: 3157_ES_Oak_St_2103_CC (2465 : ES Oak Street)



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND THIRTEEN

AN ORDINANCE

AMENDING SECTION 48 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, May 28, 2013, as amended, is hereby further amended by changing from **Residence B** to **Commercial P** the zoning on Plot #3157, Section 48 of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked "Section 48 Building Zone Map of the City of Springfield."

**REPORT TO CITY COUNCIL
ZONE CHANGE HEARING**

PETITION: #3157
SECTION: 48

DATE: December 5, 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: Iglesia de Dios Pentecostal el Sinai

ADDRESS: ES Oak Street (09180-0033)

CHANGE REQUESTED: Proposed zone change from Residence B to Commercial P

PETITIONER'S PURPOSE STATEMENT: Commercial parking lot.

DATE OF PUBLIC HEARING: December 4, 2013

DATE OF FINAL DECISION: December 4, 2013

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

FINAL MOTION: Approve

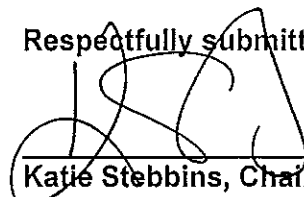
IN FAVOR: seven (7); Ms. Morin, Mr. Daniele, Ms. DeFillipo, Ms. Stebbins, Mr. Florian, Ms. McQuade and Mr. Cignoli

OPPOSED: zero (0)

ABSTAINED: N/A

RECOMMENDATION: APPROVE

Respectfully submitted,


Katie Stebbins, Chairperson

Attachment: 3157_ES_Oak_St_2103_CC (2465 : ES Oak Street)

#3157 ES Oak Street

Petitioner for change from Residence B to Commercial P:

Parcel I

Beginning at a point of intersection of the eastern street line of Oak Street and the southern street line of Quincy Street; thence running southerly along the eastern street line of Oak Street 51.23 feet; thence running easterly approximately 96 feet; thence running northerly approximately 48.83 feet; thence running westerly along the southern street line of Quincy Street 96 feet to the point of intersection with the eastern street line of Oak Street and the point of beginning.

SCALE
1 INCH = 400 FEET

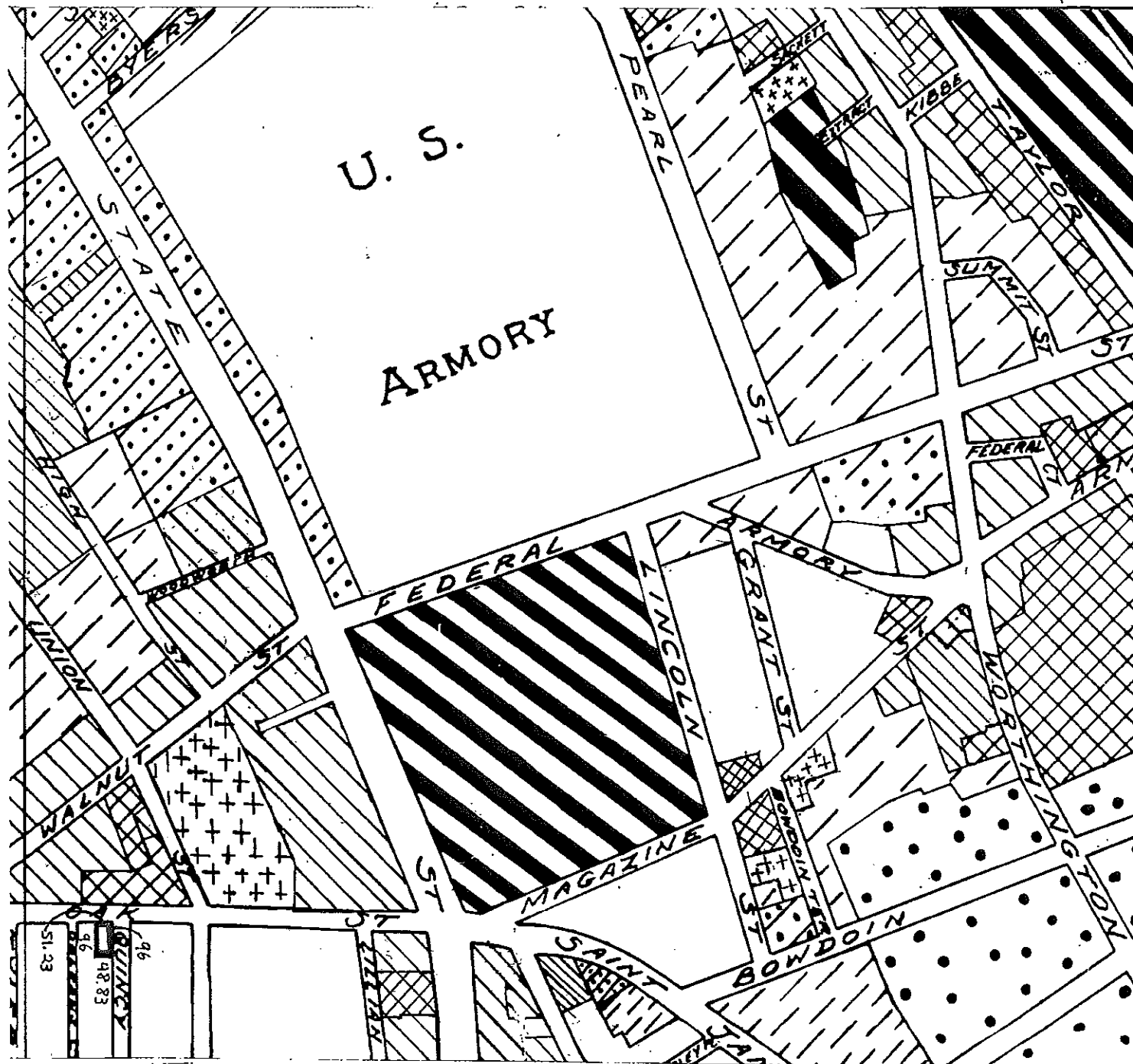


SEC. 48 PLOT

3157

BUILDING ZONE MAP
OF THE CITY OF SPRINGFIELD
REVISED TO

3.7.a



PLOT

SECTION

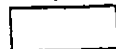
0 200 400

SCALE - 1 INCH = 400 FEET

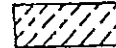
RES A



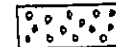
RES B



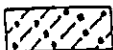
RES C



RES A1



RES C1



RES C2



COM A



BUS A



BUS B



BUS C



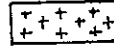
IND A



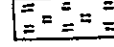
IND PK



COM P



OFF A



**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 2490)**

Meeting: 01/27/14 07:00 PM

Department: City Clerk

Category: License

Prepared By: Linda Fitzpatrick

Initiator: Camile Nelson Campbell

Sponsors: Domenic J. Sarno

DOC ID: 2490

Petroleum Storage Petition - 453 Cooley St

Nov. 14, 2013 3:36PM

No. 0389 P. 2

CITY OF SPRINGFIELD

City Clerk's Office, Springfield, Massachusetts

TO THE CITY COUNCIL OF THE CITY OF SPRINGFIELD:

Date

The undersigned respectfully petition your honorable body for a license to keep, store, use and sell petroleum and its products in quantities not exceeding 10,000 Additional ~~total~~ Gallons (increase: 10,000)

in Underground Storage Tanks

(Underground or Aboveground)

(New)

New or Existing

Location of Land:

453 Cooley St.
(Number & Street)

Nearest Cross Street: Allen Street

Owner of Land: Amerada Hess Facilities Business Trust

c/o Bohler Engineering

Address: 1100 North Market Street

Wilmington, DE 19890

Number of Buildings or Other Structures to Which this Application Applies:

1 existing building to remain.

Occupancy or Use of Such Buildings: Gas Station with convenience store

Total Current Capacity of Tanks: ABOVEGROUND:

30,000

UNDERGROUND:

2 Automobiles

Kind of Fluid to be Stored in Tanks:

Gasoline/Diesel

Signature of Applicant

Approved--Disapproved

Date

Address

352 Turnpike Road

Southboro, MA 01772

Chief of Fire Department

FAX 508. 480-9080
MATT.

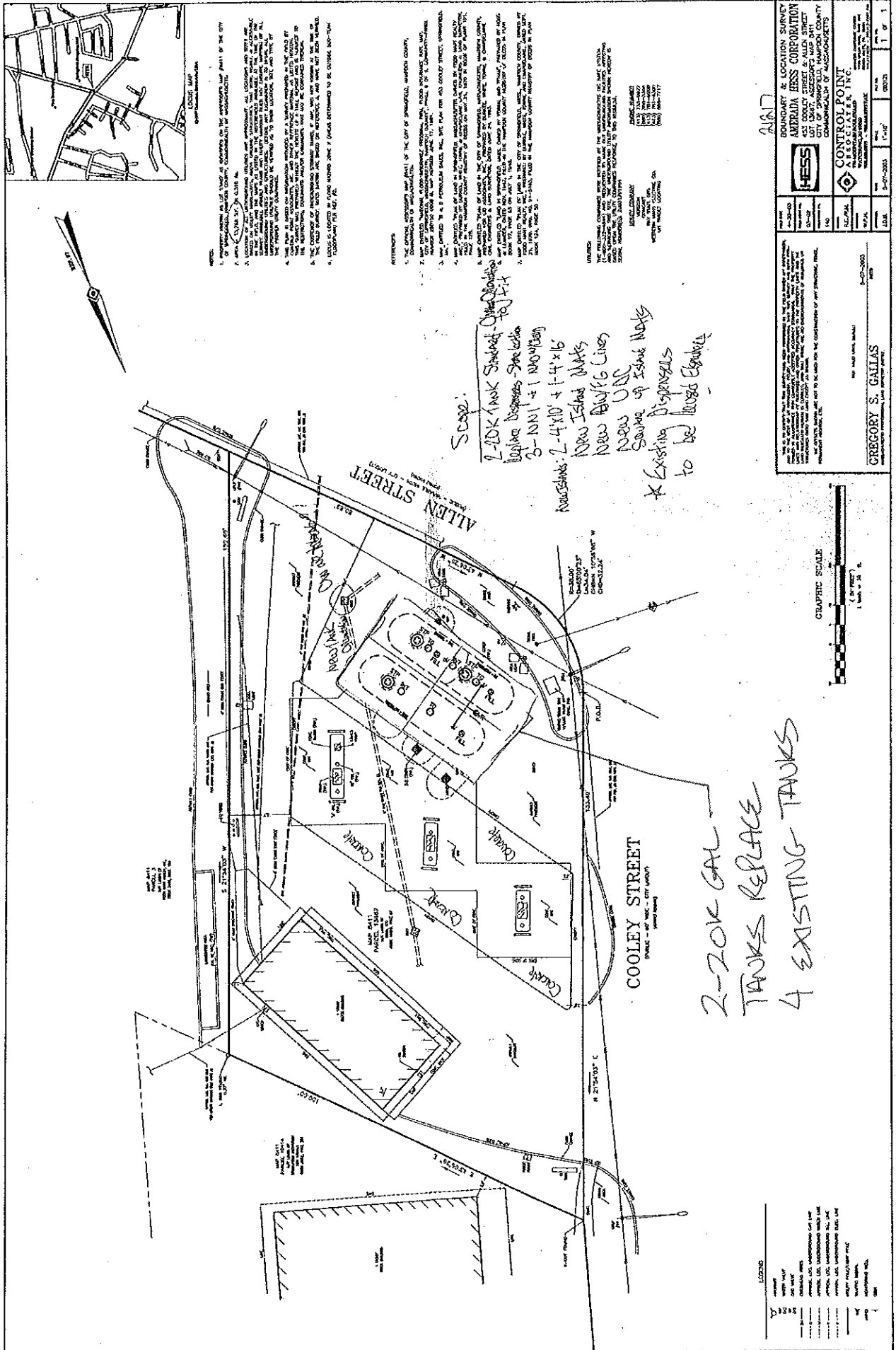
Filing Fee: \$ 250.00

Adv Fee: \$ 60.00

Annual Fee \$ 66.00

Total: \$ 376.00

Paid
002267





BOHLER

ENGINEERING

352 Turnpike Road
Southborough, MA 01772
PHONE 508.480.9900
FAX 508.480.9080

November 19, 2013

City of Springfield
City Clerk's Office
Attn: Linda Fitzpatrick
36 Court Street, Room 123
Springfield, MA 01103

Re: Hess Gas Station
453 Cooley Street
Springfield, MA

Dear Ms. Fitzpatrick:

Enclosed, please find the following information in support of our petition to store an additional 10,000 gallons of fuel at the above reference Hess gas station:

- Signed petition form;
- Check in the amount of \$376.00 to cover the filing fee, advertising fee, and annual fee;
- Sketch showing the replacement of 4 existing tanks with 2 new tanks.

Please let us know if this information is sufficient to start the petition process at your earliest convenience. If you have any questions upon reviewing, please feel free to contact either of us.

Sincerely,

BOHLER ENGINEERING

Matthew D. Brook

Lucien M. DiStefano

W110302
Ltr City Council 11-15-13.doc

OTHER OFFICE LOCATIONS:

- | | | | | | |
|------------------------------|----------------------------------|--------------------------------|-------------------------------------|---------------------------------------|------------------------------------|
| • Albany, NY
518.438.9900 | • Ronkonkoma, NY
631.738.1200 | • Warren, NJ
908.668.8300 | • Center Valley, PA
610.709.9971 | • Chalfont, PA
215.996.9100 | • Philadelphia, PA
267.402.3400 |
| • Towson, MD
410.821.7900 | • Bowie, MD
301.809.4500 | • Sterling, VA
703.709.9500 | • Warrenton, VA
540.349.4500 | • Fort Lauderdale, FL
954.202.7000 | • Tampa, FL
813.379.4100 |

CIVIL AND CONSULTING ENGINEERS • PROJECT MANAGERS • SURVEYORS • ENVIRONMENTAL CONSULTANTS • LANDSCAPE

www.BohlerEngineering.com

Packet Pg. 46

Attachment: petro storage petition (2490 : Petroleum Storage Petition - 453 Cooley St)

Springfield Fire Department - Headquarters
605 Worthington Street
Springfield, MA 01105-1112
413-787-6411 (Voice) / 413-787-6400 TTY
413-787-6432 (FAX)

Joseph A. Conant
Commissioner

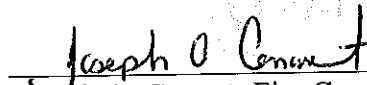
November 21, 2013

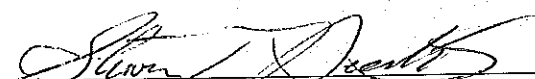
To: City Council

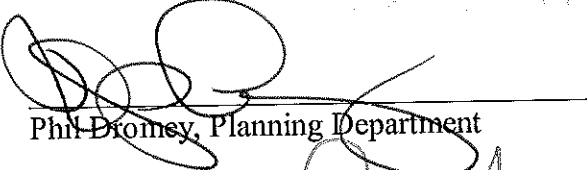
License to keep, store and use petroleum products in quantities not exceeding 10,000 additional gallons with the installation of (2) new underground storage tanks for Amerada Hess Facilities Business Trust, at 453 Cooley St., per attached petition.

Application is outlined above:

Investigated by Joseph A. Conant, Commissioner
Steven Desilets, Building Commissioner
Phil Dromey, Planning Department
Al Chwalek, Director of Public Works


Joseph A. Conant, Fire Commissioner


Steven Desilets, Building Commissioner


Phil Dromey, Planning Department


Al Chwalek, Director of Public Works

Attachment: petro storage petition (2490 : Petroleum Storage Petition - 453 Cooley St)

**DEPARTMENTAL AND INTER-DEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS**

TO: Steven Desilets DEPARTMENT: Building Commissioner COPIES TO: Phil Dromey, Planning Dir. Al Chwalek, D.P.W. Dir.	DATE: November 21, 2013 FROM: Comm. Joseph A. Conant DEPARTMENT: Fire SUBJECT: Amerada Hess Facilities Busin Trust on 453 Cooley Street
---	---

As a member of the Fire Prevention Committee, you are requested to investigate the enclosed petition for a license to keep, store, and use petroleum and its products in quantities not exceeding **10,000 additional gallons** in an underground tank (new) at **453 Cooley Street**.

If you approve the petition, please sign the enclosed letter to the City Council and forward to the next committee member.

When all committee members have made their investigation, please return the petition and the letter to my office as soon as possible.

Attachment: petro storage petition (2490 : Petroleum Storage Petition - 453 Cooley St)

Notice to Petitioner

In accordance with the requirements of Chapter 148, General Laws, as amended, the applicant for a permit to keep, store, use or sell crude petroleum or any of its products is required to send to the owners of abutting real estate and to the owners of property directly across a public or private street as they appear on the most recent local tax list, a notice similar to the form on the reverse side of this page.

NOTICE MUST BE SENT BY REGISTERED MAIL.

NOTICE MUST BE SENT AT LEAST FOURTEEN (14) DAYS BEFORE THE PUBLIC HEARING.

Demand RETURN RECEIPTS from the post office and bring or send same to the City Clerk's Office.

WAYMAN LEE, ESQUIRE
City Clerk

****THIS LETTER TO BE RETURNED TO THE CITY CLERK'S OFFICE
TOGETHER WITH THE RETURN RECEIPTS FROM THE POST OFFICE
PRIOR TO THE SCHEDULED HEARING.****

Amerada Hess
c/o Bohler Engineering
Attn: Matthew D. Brook
352 Turnpike Road
Southboro, MA 01772

To whom it may concern:

In connection with the petition for a license to keep, store and use petroleum and its products at:

453 COOLEY STREET

and pursuant to the provisions of the General Laws, Chapter 148, Section 13, I have caused to be delivered by registered mail notice of said petition to all owners of real estate abutting on said land or directly opposite said land on any public or private street as they appear on the most recent local tax list; and I have attached hereto postal receipts evidencing the delivery of said notices as aforesaid to the following persons:

Petitioner: _____

By _____

Attachment: petro storage petition (2490 : Petroleum Storage Petition - 453 Cooley St)

PETROLEUM STORAGE HEARING

CITY OF SPRINGFIELD
CITY CLERK'S OFFICE
CITY HALL
36 COURT STREET
413-787-6096

January 13, 2014

Notice is hereby given that the City Council will give a hearing in the Council Chambers, City Hall, 36 Court Street, Springfield, MA., **Monday evening, January 27, 2014 at 7:00 o'clock P.M.** to all parties interested in the petition of:

Amerada Hess c/o Bohler Engineering for permission to keep, use, store and sell petroleum and its products in quantities not exceeding **10,000 (Additional)** in underground tanks at **453 Cooley Street**

By Order of the City Council
Wayman Lee, Esquire
City Clerk

January 13, 2014

Attachment: petro storage petition (2490 : Petroleum Storage Petition - 453 Cooley St)

CITY CLERK'S OFFICE
SPRINGFIELD, MASSACHUSETTS

****PETITIONER TO OBTAIN ABUTTERS NAMES AND ADDRESSES
FROM THE ASSESSORS OFFICE****

Amerada Hess
C/O Bohler Engineering
Attn: Matthew Brook
352 Turnpike Rd
Southboro, MA 01772

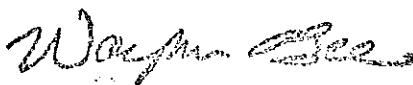
A hearing has been set by the City Council for **Monday, January 27, 2014 at 7:00 P.M.** at **City Hall, 36 Court Street** on your petition to keep, use, store and sell petroleum and its products.

I am enclosing notices which must be filled out and sent by **registered mail** (be sure to ask for return receipts) to all the abutters (front, back and two sides) of the property mentioned in your petition.

These notices must be sent to the said abutters **on or before January 13, 2014** and the return receipts from said registered notices **be sent to this office prior to the scheduled hearing, or brought in person the night of the hearing**

(See back of notice for full directions.)

Very truly yours,



Wayman Lee, Esq.
City Clerk

Attachment: petro storage petition (2490 : Petroleum Storage Petition - 453 Cooley St)

NOTICE TO ABUTTER

**CITY CLERK'S OFFICE
SPRINGFIELD, MASSACHUSETTS**

January 13, 2014

TO:

You are hereby notified that there will be a public hearing on my petition to use, keep sell and store petroleum and its products in quantities not exceeding **10,000 (Additional) gallons** at **453 Cooley Street** to be presented before the City Council in the Council Chambers on the second floor of the Municipal Building, **Monday, January 27, 2014** at 7:00 o'clock P.M.

**Petitioner: Amerada Hess
c/o Bohler Engineering**

Attachment: petro storage petition (2490 : Petroleum Storage Petition - 453 Cooley St)

Re: petro 453 cooley st

Legals [classified-legals@repub.com]

Sent: Monday, December 16, 2013 11:31 AM

To: Fitzpatrick, Linda

Hi Linda,

Notice for Hess/petro hearing has been scheduled to run on January 13th, order # 2545598, cost \$173.00.

Thank you! and have a great day!

Kathy

Kathy Portier

Legal Advertising Dept.

The Republican

413-788-1297 direct

413-735-1684 fax

classified-legals@repub.com

----- Original Message -----

From: Fitzpatrick, Linda

To: classified-legals@repub.com

Sent: Monday, December 16, 2013 8:58 AM

Subject: petro 453 cooley st

Hi Kathy

Pls adv one time on January 13, 2014

thx,

Linda

Attachment: petro storage petition (2490 : Petroleum Storage Petition - 453 Cooley St)