



City of Springfield

Hearings Meeting

~ Draft ~

36 Court Street
Springfield, MA 01103
<http://www.springfieldcityhall.com>

Linda Fitzpatrick
413-787-6559

Monday, January 27, 2014

7:00 PM

Springfield City Hall -- Council Chambers

I. Hearings

7:00 PM Meeting called to order on January 27, 2014 at Springfield City Hall -- Council Chambers, 36 Court Street, Springfield, MA.

Attendee Name	Title	Status	Arrived
Zaida Luna	Ward 1 Councilor	Present	7:03 PM
Clodo Concepcion	Ward 5 Councilor	Present	
E. Henry Twiggs	Ward 4 Councilor	Present	
Kenneth E. Shea	Ward 6 Councilor	Present	
Kateri B. Walsh	Vice President - At-Large Councilor	Present	
Melvin A. Edwards	Ward 3 Councilor	Present	
Bud L. Williams	At-Large Councilor	Present	
Orlando Ramos	Ward 8 Councilor	Present	
Timothy J. Rooke	At-Large Councilor	Present	
Timothy C. Allen	Ward 7 Councilor	Present	
Justin Hurst	At Large Councilor	Present	
Thomas M. Ashe	At-Large Councilor	Present	
Michael A. Fenton	President - Ward 2 Councilor	Present	

II. Special Permits

2. Petition (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

COMMENTS - Current Meeting:

Hearing held at which Robert VanZandt appeared on behalf of the Petitioner Excellent Auto Sales and Mr. VanZandt spoke in favor stating that the request is for a special permit for the sale of 6 used cars and no one appeared in opposition and the hearing was closed and the Special Permit with conditions was granted by the following roll call vote.

ATTACHMENTS:

- Tapley_St_160_Tax_Formal_2014 (PDF)
- Tapley_St_160_2014 (PDF)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bud L. Williams, At-Large Councilor
SECONDER:	Timothy C. Allen, Ward 7 Councilor
AYES:	Luna, Concepcion, Twiggs, Shea, Walsh, Edwards, Williams, Ramos, Rooke, Allen, Hurst, Ashe, Fenton

3. Petition (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

COMMENTS - Current Meeting:

Hearing held at which D'Juan Barklow and Charlie Paine appeared on behalf of the Petitioner D'Juan Barklow and Mr. Barklow and Mr. Paine spoke in favor stating that the request is for a special permit to amend 2 existing special permits for automotive repairs/used car sales granted November 28, 2011 to change the numbers of vehicles sold from 6 to 10 and to delete the condition limiting promotional materials, however, the Planning Department was opposed to eliminating the "promotional" condition and no one appeared in opposition and the hearing was closed and the Special Permit with conditions was granted by the following roll call vote.

ATTACHMENTS:

- Worcester_St_1213_Tax_Formal_2014 (PDF)
- Worcester_St_1213_2014 (PDF)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bud L. Williams, At-Large Councilor
SECONDER:	E. Henry Twiggs, Ward 4 Councilor
AYES:	Luna, Concepcion, Twiggs, Shea, Walsh, Edwards, Williams, Ramos, Rooke, Allen, Hurst, Ashe, Fenton

4. Petition (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

COMMENTS - Current Meeting:

Hearing held at which Attorney Raipher Pellegrino and Katherine Wilson, CEO, Behavioral Health Network appeared on behalf of the Petitioner 401 Liberty Street, LLC and Attorney Pellegrino and Ms. Wilson spoke in favor stating that the request is to operate a medical treatment facility with 40 beds for treatment of individuals with substance abuse issues in a clinical setting for 30 days to 6 months in conjunction with Behavioral Health Network. The building would be totally renovated, landscaped, with new fencing and lighting and the Petitioner showed letters of support from neighbors including Lower Liberty Heights Civic Association, the Salvation Army, Joseph Freedman Company and Liberty Hill Townhomes and abutter (copies attached). Councilors Concepcion and Shea expressed concerns about the number of individual and types of treatment and whether methadone is used and Ms. Wilson stated that no methadone is used by the staff and this the 3 leg of a treatment protocol with 1st leg being intensity, the 2nd being out-patient and 3rd leg being after care, job training to employment and housing, so that these individual would become productive members of the community again. Councilor Concepcion made a Motion to refer to Planning and Economic Development Committee and was seconded by Councilor Shea and said Motion failed to pass. Councilors Walsh, Rooke, Williams, Edwards, Ashe, Ramos and Luna expressed support for the permit and no one appeared in opposition and the hearing was closed and the Special Permit with conditions was granted by the following roll call vote.

ATTACHMENTS:

- Liberty_St_401_Tax_Formal_2014 (PDF)
- Liberty_St_401_2014 (PDF)
- 401 Liberty Letters (PDF)

RESULT:	ADOPTED [11 TO 1]
MOVER:	Bud L. Williams, At-Large Councilor
SECONDER:	Timothy C. Allen, Ward 7 Councilor
AYES:	Luna, Twiggs, Shea, Walsh, Edwards, Williams, Ramos, Rooke, Allen, Hurst, Ashe
NAYS:	Clodo Concepcion
ABSTAIN:	Michael A. Fenton

5. Motion To: Motion to Refer to Planning and Economic Development Committee**COMMENTS - Current Meeting:**

Councilor Concepcion made a Motion to refer to the Planning and Economic Development Committee and was seconded by Councilor Shea and after a discussion relative to funding and state contract and the Motion was defeated by the following roll call vote.

RESULT: **DEFEATED [2 TO 10]**
MOVER: Clodo Concepcion, Ward 5 Councilor
SECONDER: Kenneth E. Shea, Ward 6 Councilor
AYES: Zaida Luna, Clodo Concepcion
NAYS: Twiggs, Shea, Walsh, Edwards, Williams, Ramos, Rooke, Allen, Hurst, Ashe
ABSTAIN: Michael A. Fenton

III. Zone Changes

6. Zoning Ordinance 2014-1

To Change the Zoning of the Property Known as 377 Cottage Street (03310-0295) from Industrial Park to Industrial A.

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

COMMENTS - Current Meeting:

Read for the 1st time on January 13, 2014 and the Council received the report and was referred to the Committee on Ordinances by a unanimous voice vote.

Hearing held on January 27, 2014 at which Lori Francis appeared on behalf of the Owner & Petitioner Francis Properties, LLC and Ms. Francis spoke in favor of a plan to change the zone from Industrial Park to Industrial A to allow a motor vehicle repair operation but the area be reduced to only the property which will be used for the motor vehicle repair operation and no one appeared in opposition and the hearing was closed and read for a second time and referred to the Committee of Enrollment; the Committee on Enrollment met on January 27, 2014 and referred the Zoning Ordinance to the full City Council; passed 3rd step to be ordained by the following roll call vote.

ATTACHMENTS:

- 3155_377_Cottage_St_2013_CC (PDF)

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Kenneth E. Shea, Ward 6 Councilor
SECONDER: Bud L. Williams, At-Large Councilor
AYES: Luna, Concepcion, Twiggs, Shea, Walsh, Edwards, Williams, Ramos, Rooke, Allen, Hurst, Ashe, Fenton

7. Zoning Ordinance 2014-2

To Change the Zoning of the Property Known as NS Wilbraham Road (12282-0057) from Residence B to Commercial P.

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****COMMENTS - Current Meeting:**

Read for the 1st time on January 13, 2014 and the Council received the report and was referred to the Committee on Ordinances by a unanimous voice vote.

Hearing held on January 27, 2014 at which Erskine Chaffin, Architect appeared on behalf of the Petitioner Ramon Tapia and Mr. Chaffin spoke in favor of a plan to change the zone from Residence B to Commercial P to create parking for existing retail operators located along Wilbraham Road at the corner of Bristol Street and Geneva Daniels expressed concerns that the change could only be used for parking and she was advised by Phil Dromey of the Planning Department that Commercial P could only be used for parking and the hearing was closed and read for a second time and referred to the Committee of Enrollment; the Committee on Enrollment met on January 27, 2014 and referred the Zoning Ordinance to the full City Council; passed 3rd step to be ordained by the following roll call vote.

ATTACHMENTS:

- 3156_NS_Wilbraham_Rd_2013_CC (PDF)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Melvin A. Edwards, Ward 3 Councilor
SECONDER:	Bud L. Williams, At-Large Councilor
AYES:	Luna, Concepcion, Twiggs, Shea, Walsh, Edwards, Williams, Ramos, Rooke, Allen, Hurst, Ashe, Fenton

8. Zoning Ordinance 2014-3

To Change the Zoning of the Property Known as ES Oak Street (09180-0033) from Residence B to Commercial P.

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****COMMENTS - Current Meeting:**

Read for the 1st time on January 13, 2014 and the Council received the report and was referred to the Committee on Ordinances by a unanimous voice vote.

Hearing held on January 27, 2014 at which Richard Rivera appeared on behalf of the Owner & Petitioner Iglesia de Dios Pentecostal el Sinal and Mr. Rivera spoke in favor of a plan to change the zone from Residence B to Commercial P to create parking for it's church located at 74 Oak Street and on one appeared in opposition and the hearing was closed. Councilor Williams expressed support saying that his former church that he got married and it needs the parking and read for a second time and referred to the Committee of Enrollment; the Committee on Enrollment met on January 27, 2014 and referred the

Zoning Ordinance to the full City Council; passed 3rd step to be ordained by the following roll call vote.

ATTACHMENTS:

- 3157_ES_Oak_St_2103_CC (PDF)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bud L. Williams, At-Large Councilor
SECONDER:	Timothy J. Rooke, At-Large Councilor
AYES:	Luna, Concepcion, Twiggs, Shea, Walsh, Edwards, Williams, Ramos, Rooke, Allen, Hurst, Ashe, Fenton

IV. Petroleum Storage Petition

9. Petition (ID # 2490)

Petroleum Storage Petition - 453 Cooley St

COMMENTS - Current Meeting:

Hearing held at which Matthew Brook of Bohler Engineering and Springfield Fire Marshall David Rivera appeared on behalf of Amerada Hess Facilities Business Trust of 453 Cooley Street and spoke in favor of the Petitioner's request for a license to keep, use, store and sell petroleum and its products not exceeding 40,000 gallons with the removal of 4 tanks and replacing them with 2 new double wall tanks and no one appeared in opposition and the hearing was closed and the Petition was granted by unanimous voice vote.

ATTACHMENTS:

- petro storage petition (PDF)

RESULT:	RECEIVED PASSED
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City of Springfield

 36 Court Street
 Springfield, MA 01103

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

ADOPTED
PETITION (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

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bud L. Williams, At-Large Councilor
SECONDER:	Timothy C. Allen, Ward 7 Councilor
AYES:	Luna, Concepcion, Twiggs, Shea, Walsh, Edwards, Williams, Ramos, Rooke, Allen, Hurst, Ashe, Fenton

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

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.

Mailing Address:

148 South Washington Street
 Belchertown, MA 01007

Owner:

VanZandt Realty, LLC.

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

By: Robert VanZandt
 Robert VanZandt

Mailing Address:

160 Tapley Street
 Springfield, MA 01104

Petitioner:

Excellent Auto Sales

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

By: Robert VanZandt
 Robert VanZandt



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

11/19/13

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: 160 Tapley Street - 114150007

Petitioner: Excellent Auto Sales

Landlord: VanZandt Realty LLC

A handwritten signature in cursive script, appearing to read "Stephen J. Loneragan", written over a horizontal line.

Stephen J. Loneragan: Treasurer/Collector

Attachment: Tapley_St_160_Tax_Formal_2014 (2461 : 160 Tapley Street)

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

**160 TAPLEY STREET (11415-0007)
MOTOR VEHICLE SALES**

General Information

Petitioner:	Excellent Auto Sales
Request:	A special permit to allow motor vehicle sales.
Proposed use of the property:	Tire sales and service/use car sales.
Parcel Size:	229,561 s.f.
Compatibility with current planning documents:	The Bay Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Bay Area Neighborhood Council: 12-19-13
Tax Status:	SEE ATTACHED
Site Visit:	1-13-14
Urban Renewal Plan Status:	This parcel is not located within an urban renewal area.
Scheduled Hearing Date:	1-27-14

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Industrial A and is located in an area with a mix of commercial uses. The surrounding land uses include:

- To the north is Interstate 291.
- To the south is the Oak Grove Cemetery zoned Residence B.
- To the west is a warehouse operation zoned Industrial A.
- To the east is a truck terminal zoned Industrial A.

Site plan review:

The petitioner has requested a special permit for the sale of used vehicles at the property known as 160 Tapley Street. The site is large commercial structure that is currently the location of American Tire Sales and Service.

After reviewing the proposed request, the staff does not object to the proposed use. As noted above, this is a large commercial building located along the commercial corridor of Tapley Street. The plan submitted indicates that there would be limited display spaces located on the western side of the building. Further the

petitioner has indicated that the vehicles would be stored inside at night.



Recommendation

Approve, with conditions.

Recommended Conditions

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for motor vehicle sales at the property known as 160 Tapley Street (11415-0007).
3. The use shall be developed according to the attached site plan, with the addition of conditions #4 through #8.
4. There shall be no more than six (6) vehicles displayed for sale outside at any one time.
5. All parking spaces, including display areas, customer and employee parking shall be clearly marked.
6. There shall be no inoperable or junk vehicles or parts located on the property.
7. All landscaping areas shall be maintained and kept free of all trash, litter and debris.
8. There shall be no banners, streamers, pennants located on the property or vehicles.
9. 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.



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

11/19/13

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: 160 Tapley Street - 114150007

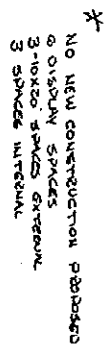
Petitioner: Excellent Auto Sales

Landlord: VanZandt Realty LLC

A handwritten signature in cursive script, reading "Stephen J. Loneragan", is written over a horizontal line.

Stephen J. Loneragan: Treasurer/Collector

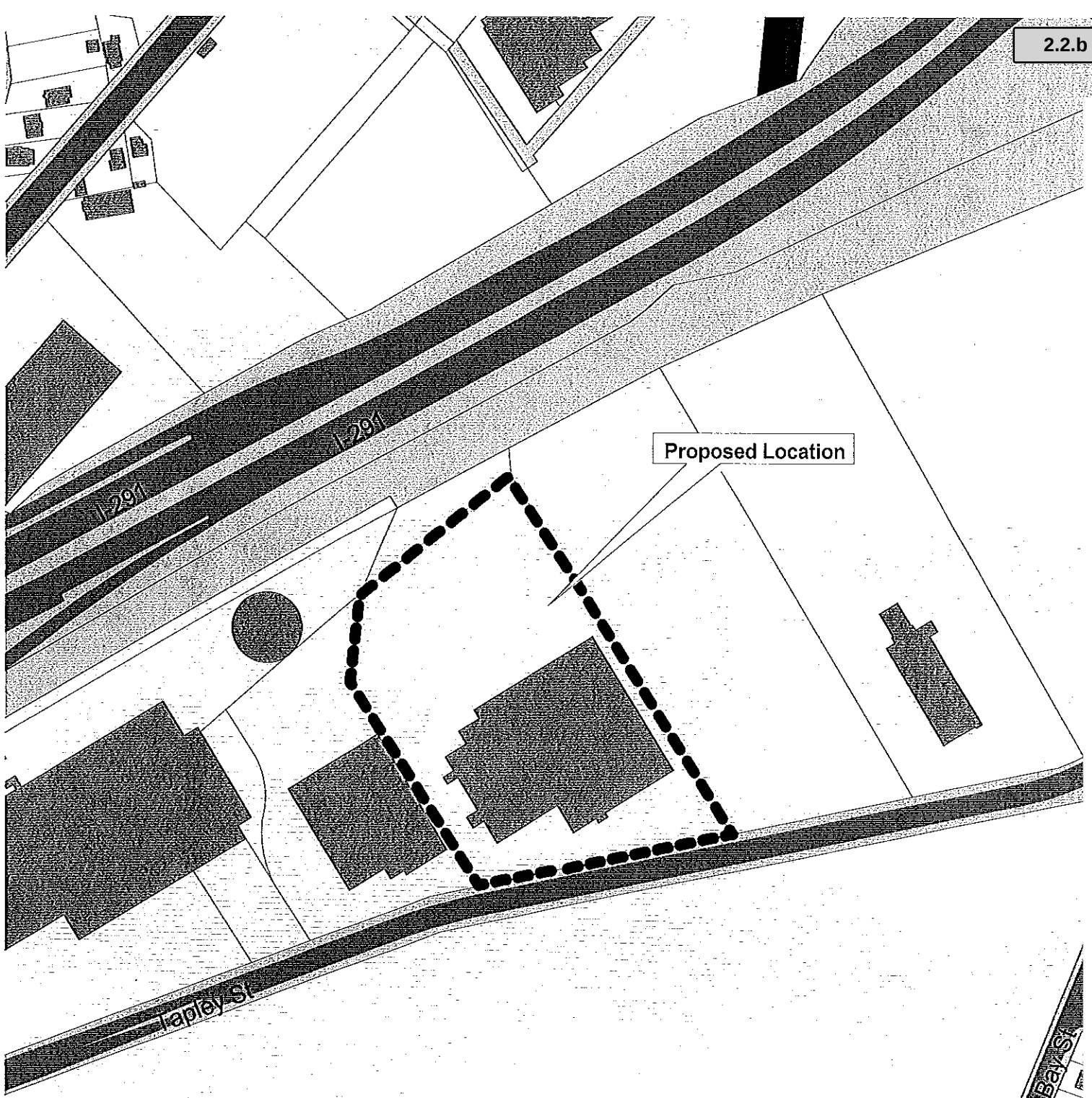
Attachment: Tapley_St_160_2014 [Revision 1] (2461 : 160 Tapley Street)



160 TABLE STREET
SPRINGFIELD MA
STREET 1145 PARCEL 7

BOUND 1" = 40'	APPROVED BY	DRAWN BY
DATE OCT 2013		

REPROPOSED ADDITIONAL USE



Attachment: Tapley_St_160_2014 [Revision 1] (2461 : 160 Tapley Street)

		City of Springfield, Massachusetts
	DATA SOURCE:	160 Tapley Street


City of Springfield

 36 Court Street
 Springfield, MA 01103

ADOPTED
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

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bud L. Williams, At-Large Councilor
SECONDER:	E. Henry Twiggs, Ward 4 Councilor
AYES:	Luna, Concepcion, Twiggs, Shea, Walsh, Edwards, Williams, Ramos, Rooke, Allen, Hurst, Ashe, Fenton

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

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.

Mailing Address:

7 Spring Street
 Ludlow, MA 01056

Owner:

Progressive Enterprises, LLC.

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

By: Miguel Gonscalves
 Miguel Gonscalves

Mailing Address:

20 Courtland Street
 Springfield, MA 01109

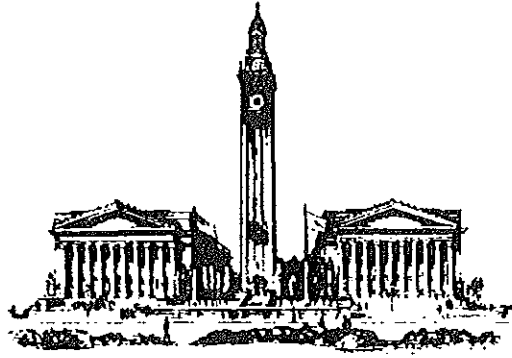
Petitioner:

D'Juan Barklow

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

By: D'Juan Barklow
 D'Juan Barklow

Attachment: Worcester_St_1213_Tax_Formal_2014 (2462 : 1213 Worcester Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

12/11/13

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: 1213 Worcester Street – 12525-0456

Petitioner: D’Juan Barklow

Landlord: Progressive Enterprises LLC

A handwritten signature in cursive script, appearing to read "Stephen J. Lonergan", written over a horizontal line.

Stephen J. Lonergan: Treasurer/Collector

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

**1213 WORCESTER STREET (12525-0456)
AMEND USED CAR SALES/MOTOR VEHICLE SERVICE STATION**

General Information

Petitioner:	D'Juan Barklow
Request:	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 the number of vehicles allowed to be stored on site and the deletion of the condition limiting promotional materials.
Current use of the property:	Automotive service station and used car sales.
Size:	5,910 s.f.
Compatibility with current planning documents:	The Indian Orchard Neighborhood Plan shows no changes to this area.
Neighborhood council Notification:	Indian Orchard Citizens Council: 12-19-13
Tax Status:	SEE ATTACHED SHEET
Site Visit:	1-13-14
Urban Renewal Status:	This parcel is not located within an urban renewal area.
Hearing Date:	1-27-14

Staff Analysis

Neighborhood characteristics:

The parcel is zoned Business A. The area is a mixture of commercial and residential uses.

To the north is the Indian Orchard Library zoned Business A.
 To the south is a two-family house zoned Business A.
 To the east is a three-family house zoned Business A.
 To the west is an automotive repair facility zoned Business A.

Site plan review:

The petitioner has requested 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 the number of vehicles allowed to be stored on site and the deletion of the condition limiting promotional materials.

As noted in the previous analysis for the special permits at this location, the staff had concerns about the intensity of use at this location due to its limited size. As stated above, the parcel is only 5,910 square feet. Due to its size, this location is limited in the parking it has for not only customer parking but also for employee parking and the display of used cars. As such, there were several conditions placed on the special permit which limited the amount of vehicles that could be stored at this location at any one time. Specifically, there was a condition placed on both special permits which limited the total number of vehicles to be stored on site to six (6). The petitioner has requested to increase this number to ten (10).



After re-visiting the site, the staff does not oppose the proposed increase. It was noted during the site visit that the parcel is being maintained and it does appear that there would be adequate room, on-site, to accommodate the additional four (4) vehicles.

In addition to the increase in vehicles, the petitioner is also requesting to remove the conditions which states "...there shall be no banners, streamers, pennants or other promotional materials placed on the building or other structures located on the site". While the staff does not oppose the increase to the number of vehicles, the staff does oppose the removal of this condition. This is a condition that is placed on all used car special permits and is used to help protect the neighborhood from the proliferation of promotional signs. This has been a concern that has been raised by many neighborhood councils and a condition that has been in place for several years. Further, it should also be noted that although this is a commercially zoned property, it also directly abuts a residential structure. If additional signs are needed, the petitioner can apply for temporary signs through the Building Department.

Recommendation

Approve, the increase from six (6) vehicles to ten (10).
Deny the request to delete the condition limiting promotional material.

Recommended Conditions (Used Car Sales)

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for operation of used car sales at the property known as 1213 Worcester Street (12525-0456).
3. The use shall be developed in accordance to the attached site plan with the additions of conditions #4 through #14.

4. There shall be no more than two (2) vehicles displayed for sale or being readied for sale at any one time.
5. There shall be no more than ten (10) vehicles stored outside of the building at any one time.
6. Sale of truck class or similar vehicles is not permitted.
7. All parking spaces including customer, employee and display areas shall be clearly marked.
8. The frontage of the property shall be landscaped with a continuous buffer planting strip of three (3) feet in width except for the approved curb cut. The planting strip shall consist of low-growing evergreen shrubs, planted three (3) feet on center and maintained at a height not to exceed three (3) feet.
9. There shall be no vehicles parked on the public tree belt or sidewalk.
10. There shall be no digital, moving or electronic signs located on the site.
11. All landscaped areas, treebelts and sidewalks shall be maintained and kept free of all trash and debris.
12. There shall be no non-accessory signs.
13. There shall be no ground sign.
14. There shall be no banners, streamers, pennants or other promotional materials placed on the building or other structures located on the site.
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.

Recommended Conditions (Motor Vehicle Service Station-Automotive Repairs)

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for operation of motor vehicle service station (automotive repair) at the property known as 1213 Worcester Street (12525-0456).
3. The use shall be developed in accordance to the attached site plan with the additions of conditions #4 through #15.
4. There shall be no more than ten (10) vehicles stored outside of the building at any one time.
5. All parking spaces including customer, employee and display areas shall be clearly marked.
6. The frontage of the property shall be landscaped with a continuous buffer planting strip of three (3) feet in width except for the approved curb cut. The planting strip shall consist of low-growing evergreen shrubs, planted three (3) feet on center and maintained at a height not to exceed three (3) feet.
7. There shall be no vehicles parked on the public tree belt or sidewalk.
8. There shall be no digital, moving or electronic signs located on the site.
9. There shall be no auto body work completed at this location.
10. There shall be no storage of parts or junk vehicles located on the property.
11. All landscaped areas, treebelts and sidewalks shall be maintained, including snow removal, and kept free of all trash and debris.
12. The building shall be maintained graffiti free.
13. There shall be no non-accessory signs.
14. There shall be no ground sign.
15. There shall be no banners, streamers, pennants or other promotional materials placed on the building or other structures located on the site.
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.



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

12/11/13

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: 1213 Worcester Street – 12525-0456

Petitioner: D’Juan Barklow

Landlord: Progressive Enterprises LLC

Stephen J. Lonergan: Treasurer/Collector

Attachment: Worcester_St_1213_2014 [Revision 1] (2462 : 1213 Worcester Street)

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

2012 - ~~2013~~
2128

TO: DATE: January 6, 2012

DEPARTMENT: FROM: Wayman Lee, Esq.

COPIES TO: DEPARTMENT: City Clerk

SUBJECT: 1213 Worcester St-Used Car Sales

This is to inform you that at a meeting of the City Council held on Monday, November 28, 2011, it was voted by the City Council according to law to grant a special permit to Owner: Progressive Enterprises LLC, By: Miguel Gonscalves and Petitioner: D'Juan Barklow to amend an existing permit (used car sales) at the property known as 1213 Worcester Street (12525-0456) by allowing a change in the petitioner, as allowed by M.G.L and the Springfield Zoning Ordinance, Article XD, Section 1001-D-j. with the following conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for operation of used car sales at the property known as 1213 Worcester Street (12525-0456).
3. The use shall be developed in accordance to the attached site plan with the additions of conditions #4 through #14.
4. There shall be no more than two (2) vehicles displayed for sale or being readied for sale at any one time.
5. There shall be no more than six (6) vehicles stored outside of the building at any one time.
6. Sale of truck class or similar vehicles is not permitted.
7. All parking spaces including customer, employee and display areas shall be clearly marked.
8. The frontage of the property shall be landscaped with a continuous buffer planting strip of three (3) feet in width except for the approved curb cut. The planting strip shall consist of low-growing evergreen shrubs, planted three (3) feet on center and maintained at a height not to exceed three (3) feet.
9. There shall be no vehicles parked on the public tree belt or sidewalk.
10. There shall be no digital, moving or electronic signs located on the site.
11. All landscaped areas, treebelts and sidewalks shall be maintained and kept free of all trash and debris.
12. There shall be no non-accessory signs.
13. There shall be no ground sign.
14. There shall be no banners, streamers, pennants or other promotional materials placed on the building or other structures located on the site.
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.

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.

This permit becomes effective on January 6, 2012.

Very truly yours


Wayman Lee, Esq.
City Clerk

Attachment: Worcester St_1213_2014 [Revision 1] (2462 : 1213 Worcester Street)

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

2.3.b

2012-~~2029~~
2129

TO: DATE: January 6, 2012

DEPARTMENT: FROM: Wayman Lee, Esq.

COPIES TO: DEPARTMENT: City Clerk

SUBJECT: 1213 Worcester St-Used Car Sales

This is to inform you that at a meeting of the City Council held on Monday, November 28, 2011, it was voted by the City Council according to law to grant a special permit to Owner: Progressive Enterprises LLC, By: Miguel Gonscalves and Petitioner: D'Juan Barklow to amend an existing permit (automotive repair) at the property known as 1213 Worcester Street (12525-0456) by allowing a change in the petitioner, as allowed by M.G.L and the Springfield Zoning Ordinance, Article X-D, Section 1001-D-10.a with the following conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for operation of motor vehicle service station (automotive repair) at the property known as 1213 Worcester Street (12525-0456).
3. The use shall be developed in accordance to the attached site plan with the additions of conditions #4 through #15.
4. There shall be no more than six (6) vehicles stored outside of the building at any one time.
5. All parking spaces including customer, employee and display areas shall be clearly marked.
6. The frontage of the property shall be landscaped with a continuous buffer planting strip of three (3) feet in width except for the approved curb cut. The planting strip shall consist of low-growing evergreen shrubs, planted three (3) feet on center and maintained at a height not to exceed three (3) feet.
7. There shall be no vehicles parked on the public tree belt or sidewalk.
8. There shall be no digital, moving or electronic signs located on the site.
9. There shall be no auto body work completed at this location.
10. There shall be no storage of parts or junk vehicles located on the property.
11. All landscaped areas, treebelts and sidewalks shall be maintained, including snow removal, and kept free of all trash and debris.
12. The building shall be maintained graffiti free.
13. There shall be no non-accessory signs.
14. There shall be no ground sign.
15. There shall be no banners, streamers, pennants or other promotional materials placed on the building or other structures located on the site.
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

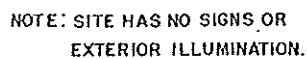
REASONS: (1) The specific site is an appropriate location for such a use, structure, or condition. (2) The use as developed will not adversely affect the neighborhood. (3) Adequate and appropriate facilities will be provided for the proper operation of the proposed use.

This permit becomes effective on January 6, 2012.


Very truly yours

Wayman Lee, Esq.
City Clerk

Attachment: Worcester_St_1213_2014 [Revision 1] (2462 : 1213 Worcester Street)



RICHARD J. LABARGE SR., P.L.S.
110 KING STREET
NORTHAMPTON, MASS., 01060

Worcester St

Proposed Location

Oak St 10



SPRINGFIELD
GIS

City of Springfield, Massachusetts



DATA SOURCE:

1213 Worcester Street


City of Springfield

 36 Court Street
 Springfield, MA 01103

ADOPTED
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

RESULT:	ADOPTED [11 TO 1]
MOVER:	Bud L. Williams, At-Large Councilor
SECONDER:	Timothy C. Allen, Ward 7 Councilor
AYES:	Luna, Twiggs, Shea, Walsh, Edwards, Williams, Ramos, Rooke, Allen, Hurst, Ashe
NAYS:	Clodo Concepcion
ABSTAIN:	Michael A. Fenton

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

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.

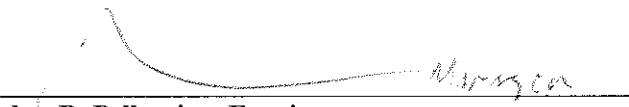
Mailing Address:

270 Liberty Street
 Springfield, MA 01103

Owner:

Gleason Sitterly, LLC

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

BY: 

Raipher D. Pellegrino, Esquire, Manager
 401 Liberty Street, LLC

Mailing Address:

265 State Street
 Springfield, MA 01103

Petitioner:

401 Liberty Street, LLC

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

BY: 

Raipher D. Pellegrino, Esquire

Attachment: Liberty_St_401_Tax_Formal_2014 (2468 : 401 Liberty Street)

Stephen J. Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

12/17/13

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: 401 Liberty Street – 07770-0605

Petitioner: 401 Liberty Street LLC

Landlord: Gleason Sitterly LLC

A handwritten signature in black ink, appearing to read "Stephen J. Loneragan", is written over a horizontal line.

Stephen J. Loneragan: Treasurer/Collector

Attachment: Liberty_St_401_Tax_Formal_2014 (2468 : 401 Liberty Street)

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

**401 LIBERTY STREET (07770-0605) & SS LIBERTY STREET (07770-0608)
MEDICAL TREATMENT FACILITY (WITH OVERNIGHT STAY)**

General Information

Petitioner:	401 Liberty Street, LLC
Request:	To open a medical treatment center with overnight stay.
Proposed use of the property:	Medical treatment center.
Size:	188,789 s.f. (4.3 acres)
Compatibility with current planning documents:	The Downtown Master Plan shows no changes to this area.
Neighborhood council Notification:	Lower Liberty Heights Community Action Team: 1-7-14
Tax Status:	SEE ATTACHED
Site Visit:	1-13-14
Urban Renewal Status:	This parcel is not located within an urban renewal area.
Hearing Date:	1-27-14

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Industrial A and is located in an area with a mix of commercial/industrial and residential uses.

To the north are two, three and multi-family homes zoned Residence B.

To the south are rail road tracks.

To the west is the Salvation Army retail/distribution center zoned Industrial A.

To the east are a mix of commercial and non-profit uses zoned Industrial A.

Site plan review:

The petitioner has requested a special permit to operate a medical treatment facility (with overnight stay) at the properties known as 401 Liberty Street and SS Liberty Street. This property known as 401 Liberty Street is the current location of a large industrial building. The property known as SS liberty Street is currently vacant and was the location of an industrial building which was demolished several years ago.

As stated above, the petitioner is looking to operate a medical treatment facility in a portion of the existing building, approximately 13,000 square feet, located at 401 Liberty Street. The adjacent vacant parcel would be used for accessory parking. The petitioner has indicated that the proposed use would be operated as a clinical setting for individuals with substance abuse issues and would be operated in conjunction with the Behavioral

Health Network (BHN) which currently operates a similar facility in adjacent buildings located on Liberty Street and Warwick Street. The petitioner has indicated that the BHN has outgrown its currently location and is looking to expand. As per the petitioner, this would be a forty (40) bed facility.

Overall, the staff does not oppose the proposed use. The existing building is in need of significant repairs and the petitioner has a very good track record of successfully renovating older buildings not only in this area but in other areas of the City as well.



It should be noted that while a site plan has been submitted, a full review and approval by the Department of Public Works will also be required before a building permit will be issued. Further, the site plan submitted only conceptually indicates the parking layout and landscaping. If approved, a full detailed site plan will need to be submitted which indicates full landscaping, fencing and lighting. The staff would also need to confirm that the proposed parking layout meets the new zoning requirements. Lastly, the staff would recommend that a full set of rehabilitation plans, including exterior elevations, be submitted to the Office of Planning & Economic Development for review and approval.

Recommendation

Approve, with conditions.

Suggested Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted to operate a medical treatment facility, with overnight stay, at the properties known as 401 Liberty Street (07770-0605) and SS Liberty Street (07770-0608).
3. A full detailed site plan shall be submitted to the Department of Public Works for review and approval, prior to issuing a building permit.
4. A full detailed site plan, showing all proposed landscaping, lighting, fencing, etc. shall be submitted to the Office of Planning & Economic Development for review and approval. Parking plans shall comply with all requirements of the Springfield Zoning Ordinance, Article 7.
5. A full set of rehabilitation plans, including exterior elevations, shall be submitted to the Office of Planning & Economic Development.
6. There shall be no banner, streamers or other promotional materials placed on the building or in outside areas.
7. 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. Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

12/17/13

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:

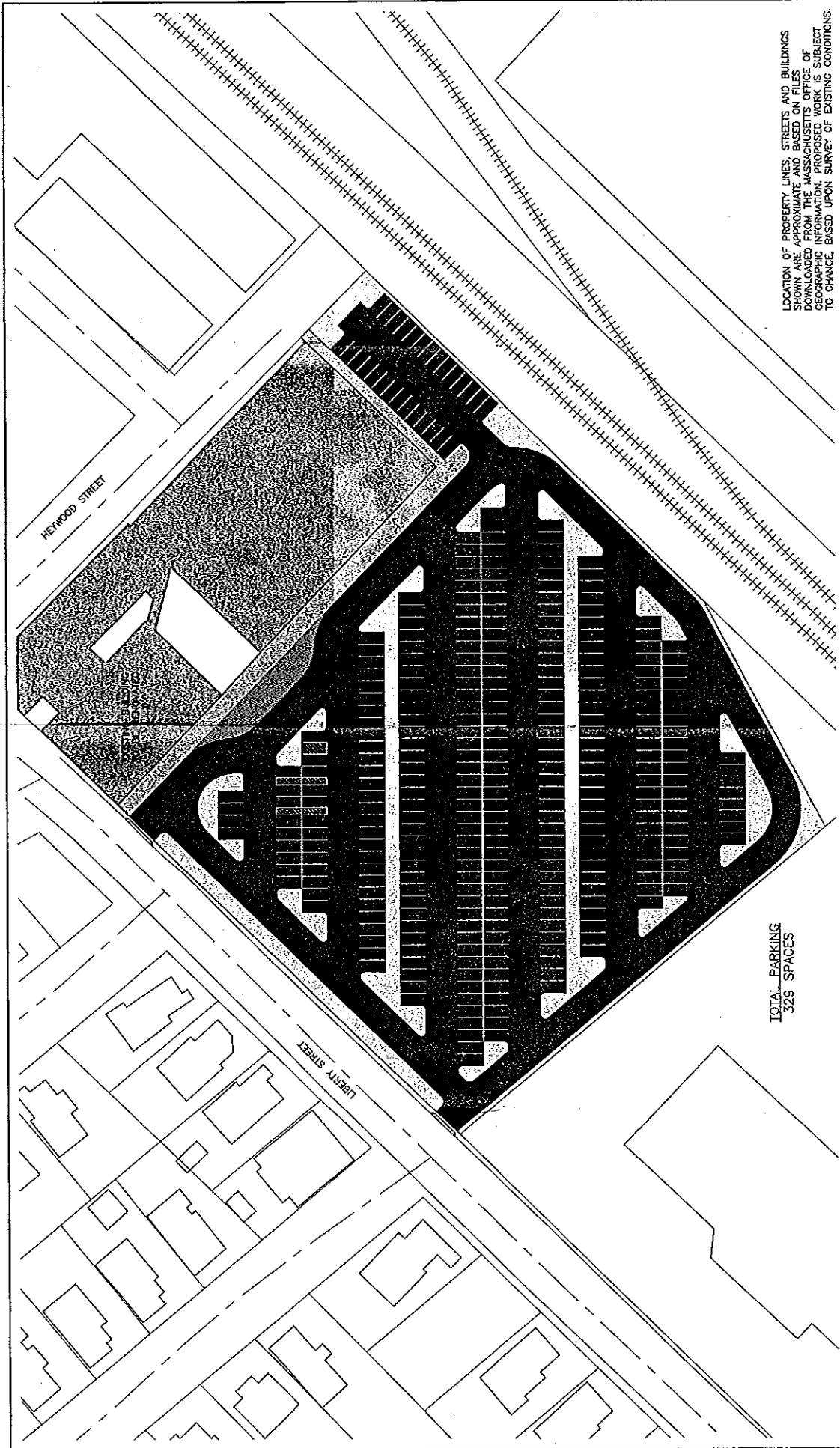
Special Permit: 401 Liberty Street – 07770-0605

Petitioner: 401 Liberty Street LLC

Landlord: Gleason Sitterly LLC

Stephen J. Loneragan: Treasurer/Collector

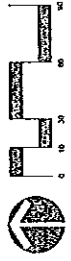
Attachment: Liberty_St_401_2014 [Revision 1] (2468 : 401 Liberty Street)



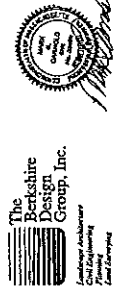
401 LIBERTY STREET

SPRINGFIELD, MASSACHUSETTS

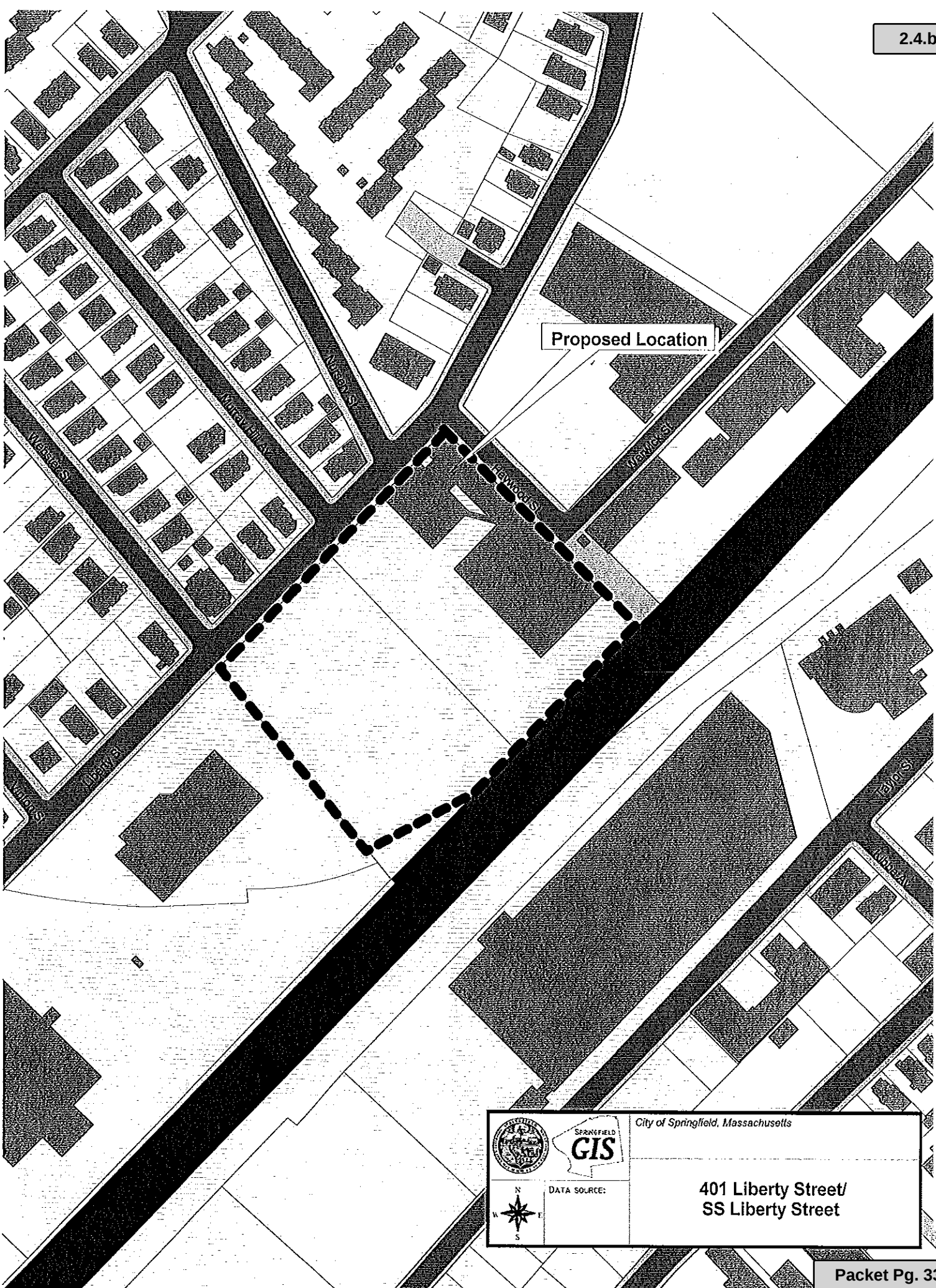
PARKING LAYOUT - CONCEPT A



DATE OF PLAN: 12/18/2013



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



Proposed Location

Attachment: Liberty_St_401_2014 [Revision 1] (2468 : 401 Liberty Street)

	SPRINGFIELD GIS	City of Springfield, Massachusetts
	 DATA SOURCE:	401 Liberty Street/ SS Liberty Street

January 17, 2014

Springfield City Council
City Hall
36 Court Street
Springfield, MA 01103

RE: Application for Special Permit for 401 Liberty Street, LLC

To The City Council of Springfield,

I want to offer this letter of support to the application of 401 Liberty Street, LLC ("Liberty"), for a special permit to renovate 401 Liberty Street for use as a short-term residential treatment center, to be operated by Behavioral Health Network, Inc. ("BHN").

Liberty's related company Honore, LLC ("Honore") owns and manages the property at 417 Liberty Street and 35 Heywood Street. At the time those properties were acquired they were vacant, environmentally contaminated, blighted properties which were an eyesore to the neighborhood. Honore remediated the environmental conditions, renovated the buildings (over 70,000 sf) and developed the properties into state of the art facilities. BHN has been an occupant at 417 Liberty Street for over the past six (6) years and their operations have created no problems for our neighborhood.

The property located at 401 Liberty Street is environmentally contaminated, partially vacant and in a blighted condition which has been an eyesore to the neighborhood.

The Lower Liberty Heights Civic Association appreciates the effort that the owners of Honore have made to renovate the properties in our area and the willingness of Liberty to embark on such a difficult, potentially cost prohibition project. Accordingly, I as President of the Lower Liberty Heights Civic Association fully support Liberty's application for a Special Permit for the property at 401 Liberty Street.

Please accept this as a notice, that as an abutter, we have no issues with issuing a special permit for this project.

Sincerely,

 1-17-14

Teofilo Alvarado, President
Lower Liberty Heights Civic Association

Attachment: 401 Liberty Letters (2468 : 401 Liberty Street)



THE SALVATION ARMY

FOUNDED IN 1865 BY WILLIAM AND CATHERINE BOOTH

ADULT REHABILITATION CENTER

327 LIBERTY STREET
P.O. BOX 1569
SPRINGFIELD, MA 01101-1569
TELEPHONE (413) 785-1921
FAX (413) 736-9421
INTAKE FAX (413) 750-5220

January 27, 2014

Springfield City Council
City Hall
36 Court Street
Springfield, MA 01103

RE: APPLICATION FOR SPECIAL PERMIT FOR 401 LIBERTY STREET, LLC

To the City Council of Springfield,

I want to offer this letter of support to the application of 401 Liberty Street, LLC ("Liberty"), for a special permit to renovate 401 Liberty Street for use as a short-term residential treatment center, to be operated by Behavioral Health Network, Inc. ("BHN").

Liberty's related company Honore, LLC ("Honore") owns and manages the property at 417 Liberty Street and 35 Heywood Street. At the time those properties were acquired they were vacant, environmentally contaminated, blighted properties which were an eyesore to the neighborhood. Honore remediated the environmental conditions, renovated the buildings (over 70,000sf) and developed the properties into state of the art facilities. BHN has been an occupant at 417 Liberty Street for over the past six (6) years and their operations have created no problems for our neighborhood.

The property located at 401 Liberty Street is environmentally contaminated, partially vacant and in a blighted condition which has been an eyesore to the neighborhood.

The Salvation Army is an abutter/neighbor to the 401 Liberty Street. We appreciate the effort that the owners of Honore have made to renovate the properties in our area and the willingness of Liberty to embark on such a difficult, potentially cost prohibitive project.

Please accept this as notice, that as an abutter, we have no issues with issuing a special permit for this project.

By the way of the Cross,

Darren J. Mudge, Major
Administrator

Attachment: 401 Liberty Letters (2468 : 401 Liberty Street)

January 17, 2014

Springfield City Council
City Hall
36 Court Street
Springfield, MA 01103

RE: Application for Special Permit for 401 Liberty Street, LLC

To The City Council of Springfield,

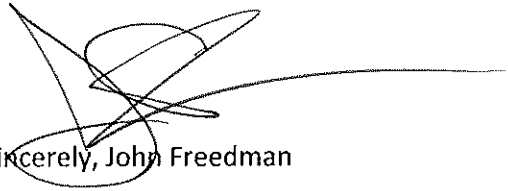
I want to offer this letter of support to the application of 401 Liberty Street, LLC ("Liberty"), for a special permit to renovate 401 Liberty Street for use as a short-term residential treatment center, to be operated by Behavioral Health Network, Inc. ("BHN").

Liberty's related company Honore, LLC ("Honore") owns and manages the property at 417 Liberty Street and 35 Heywood Street. At the time those properties were acquired they were vacant, environmentally contaminated, blighted properties which were an eyesore to the neighborhood. Honore remediated the environmental conditions, renovated the buildings (over 70,000 sf) and developed the properties into state of the art facilities. BHN has been an occupant at 417 Liberty Street for over the past six (6) years and their operations have created no problems for our neighborhood.

The property located at 401 Liberty Street is environmentally contaminated, partially vacant and in a blighted condition which has been an eyesore to the neighborhood.

My organization, Joseph Freedman, Co, is an abutter/neighbor to the 401 Liberty Street. We appreciate the effort that the owners of Honore have made to renovate the properties in our area and the willingness of Liberty to embark on such a difficult, potentially cost prohibition project.

Please accept this as a notice, that as an abutter, we have no issues with issuing a special permit for this project.



Sincerely, John Freedman

Attachment: 401 Liberty Letters (2468 : 401 Liberty Street)



HOME CITY

RECEIVED
JAN 22 2014

Home City Housing Development

Beiter Homes, Inc.

Real Estate Management

Development

January 14, 2014

Thomas P. Kegelman

Executive Director

Springfield City Council

City Hall

36 Court Street

Springfield, MA 01103

RE: Application for Special Permit for 401 Liberty Street, LLC

Management Division
Headquarters

5 Northampton Avenue

Springfield, MA 01109

Tel: (413) 785-5312

Fax: (413) 439-0639

To The City Council of Springfield,

Liberty Hill Townhomes is an abutter/neighbor to the 401 Liberty Street. The ownership of that property is controlled by our organization. I want to offer this letter of support to the application of 401 Liberty Street, LLC ("Liberty"), for a special permit to renovate 401 Liberty Street for use as a short-term residential treatment center, to be operated by Behavioral Health Network, Inc. ("BHN"). The property located at 401 Liberty Street is environmentally contaminated, partially vacant and in a blighted condition which has been an eyesore to the neighborhood.

Executive Offices

396 Liberty Street

Springfield, MA 01104

Tel: (413) 785-5312

Fax: (413) 328-7212

We are pleased with the efforts that the developer has made to improve the area they now occupy and we are looking forward to their improvement of the subject property. We are also looking forward to greater participation by both the developer and their tenants in the future of the Lower Liberty Hill neighborhood. As we have sought to upgrade the physical landscape, we have also recognized the significant needs of the people who occupy it. Youth leadership programs, youth recreation and sports programs, mental health counseling, tutoring, financial counseling, job training, adult GED and computer classes, and many other programs have been introduced to the 88 families at Liberty Hill Townhomes across the street from the proposed development. Indeed, one of our programs includes services provided by our neighbor, BHN.

Northampton
Site Office

16 C North Maple Street

Florence, MA 01062

Tel: (413) 736-9030

Fax: (413) 586-9060

We are excited by the developer's willingness to discuss providing jobs on this project to local residents; for increased involvement in community events, such as the annual neighborhood cleanup and YMCA Spring barbecue, as well as material support for increased recreational opportunities.

Liberty Hill
Site Office

5 Nursery Street

Springfield, MA 01104

Tel: (413) 737-9397

Fax: (413) 273-1818

Please accept this as notice that, as an abutter, we do not oppose issuing a special permit for this project.

Sincerely,

Thomas P. Kegelman, Executive Director

HomeCityHousing.com

Attachment: 401 Liberty Letters (2468 : 401 Liberty Street)

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

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kenneth E. Shea, Ward 6 Councilor
SECONDER:	Bud L. Williams, At-Large Councilor
AYES:	Luna, Concepcion, Twiggs, Shea, Walsh, Edwards, Williams, Ramos, Rooke, Allen, Hurst, Ashe, Fenton

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

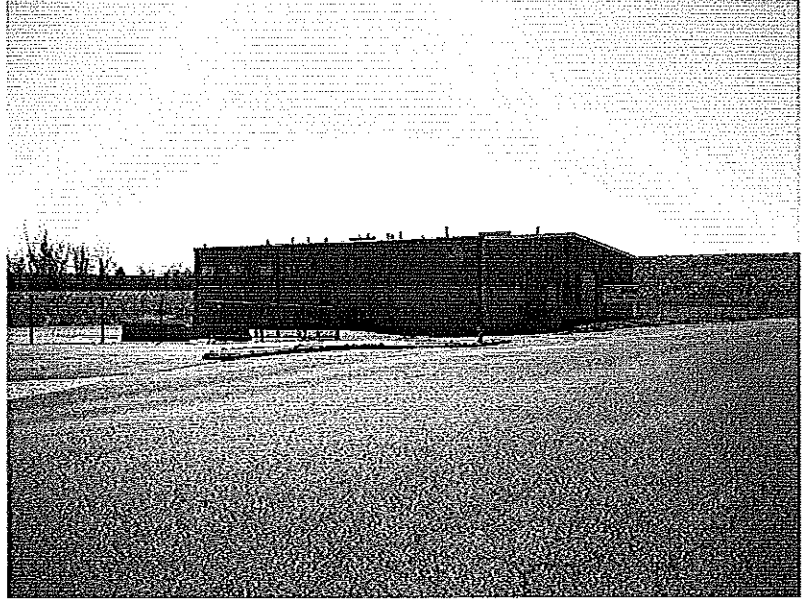
ANALYSIS

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.

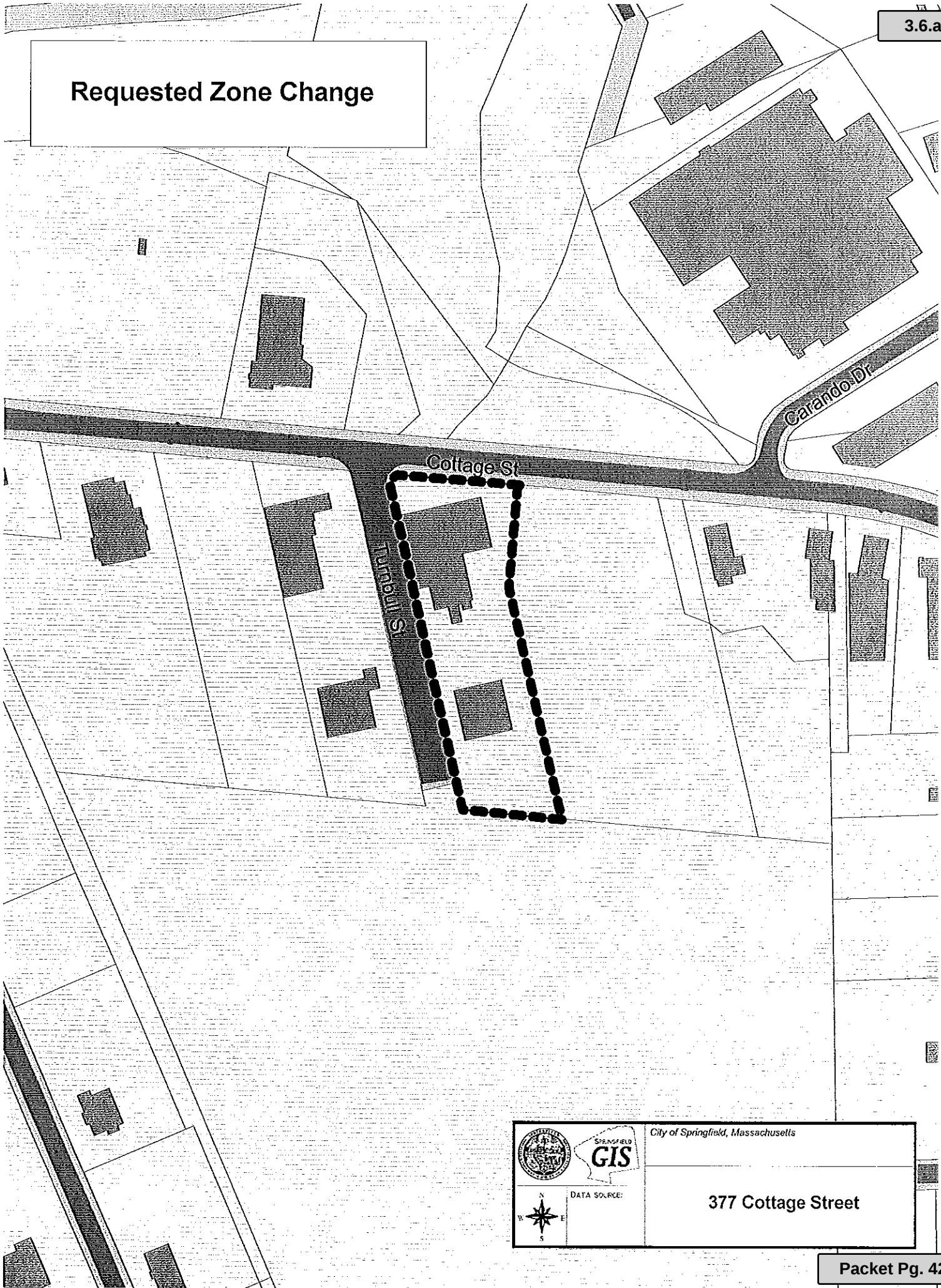
As noted above, many of the uses along this section of Cottage Street consist of similar industrial type uses, ranging from manufacturing operations to truck terminals. Additionally, all of the properties located along the northern side of Cottage Street are currently zoned Industrial A. Due to this 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.

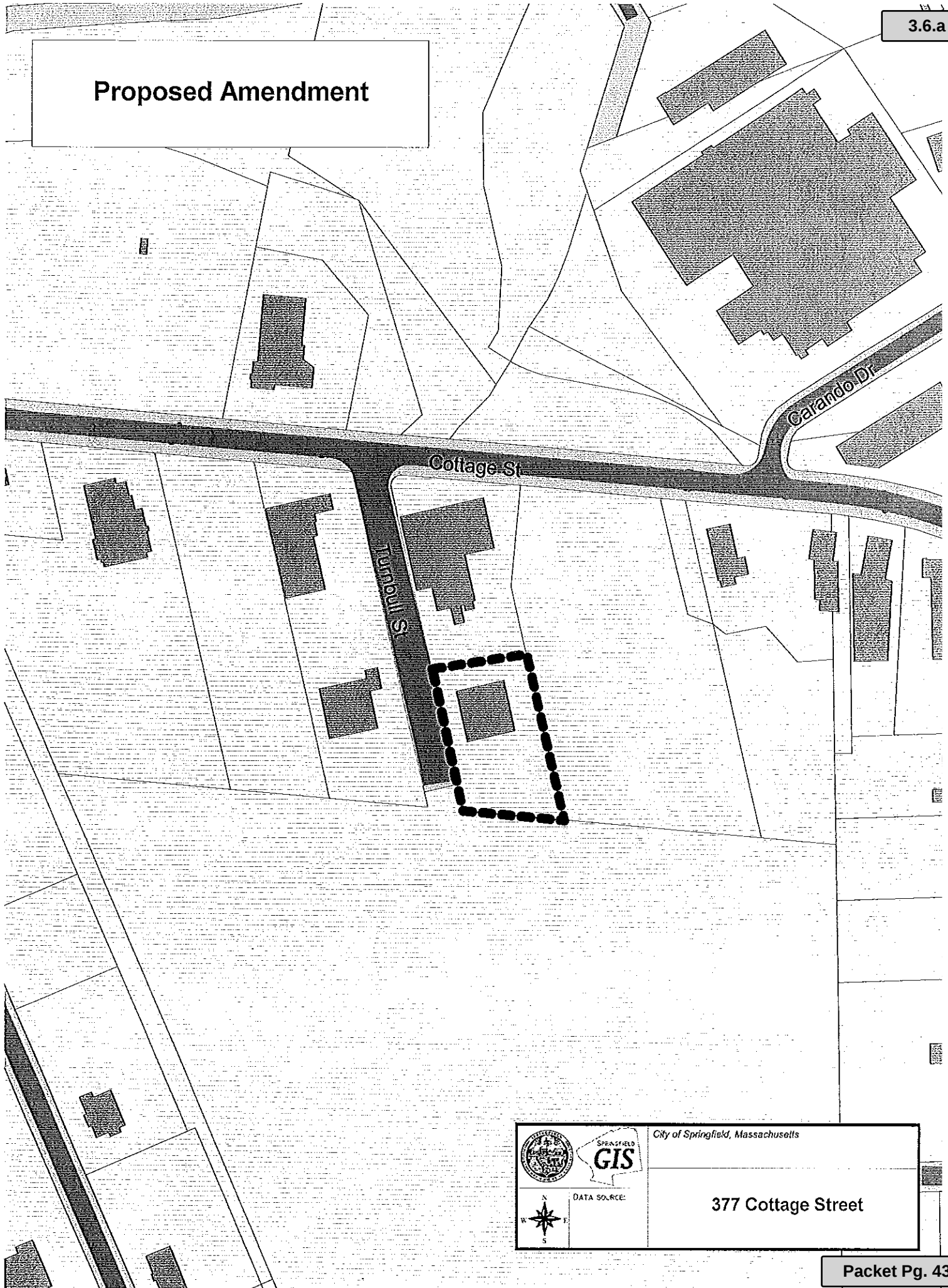
Requested Zone Change



Attachment: 3155_377_Cottage_St_2013_CC (Z-2014-1 : 377 Cottage Street)

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

Proposed Amendment



Attachment: 3155_377_Cottage_St_2013_CC (Z-2014-1 : 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



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".

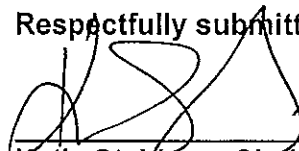
IN FAVOR: Five (5): Katie Stebbins, Rosemary Morin, Gloria DeFillipo, Jenifer McQuade and Chris Cignoli.

OPPOSED: None

ABSTAINED: N/A

RECOMMENDATION: Approve

Respectfully submitted,



Katie Stebbins, Chairperson

Attachment: 3155_377_Cottage_St_2013_CC (Z-2014-1 : 377 Cottage Street)

#3155 377 Cottage Street

Petitioner for change from Industrial Park to Industrial A:

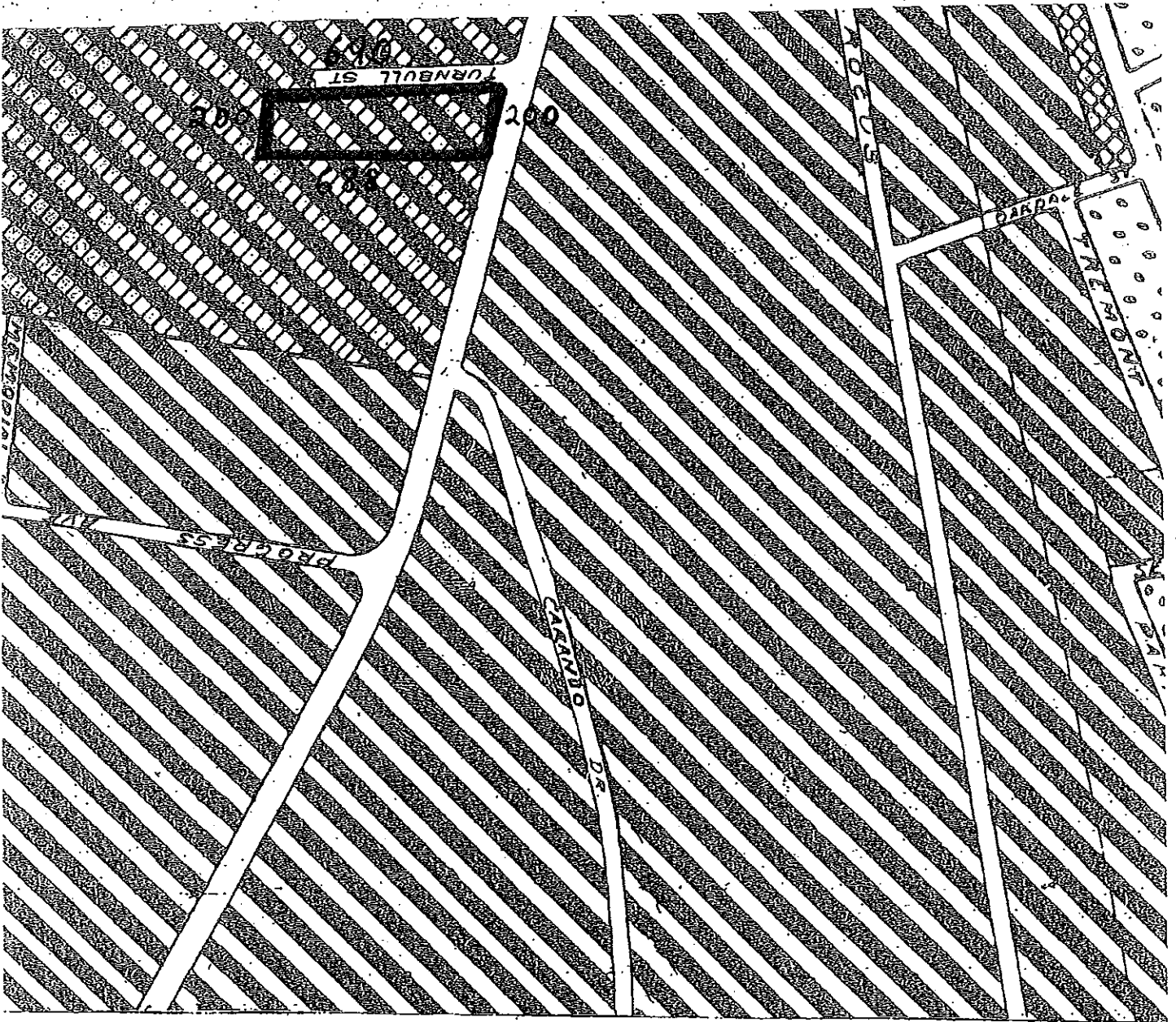
Parcel I

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 (Z-2014-1 : 377 Cottage Street)

#3155 377 Cottage Street

“SKETCH B”

Petitioner for change from Industrial Park to Industrial A:

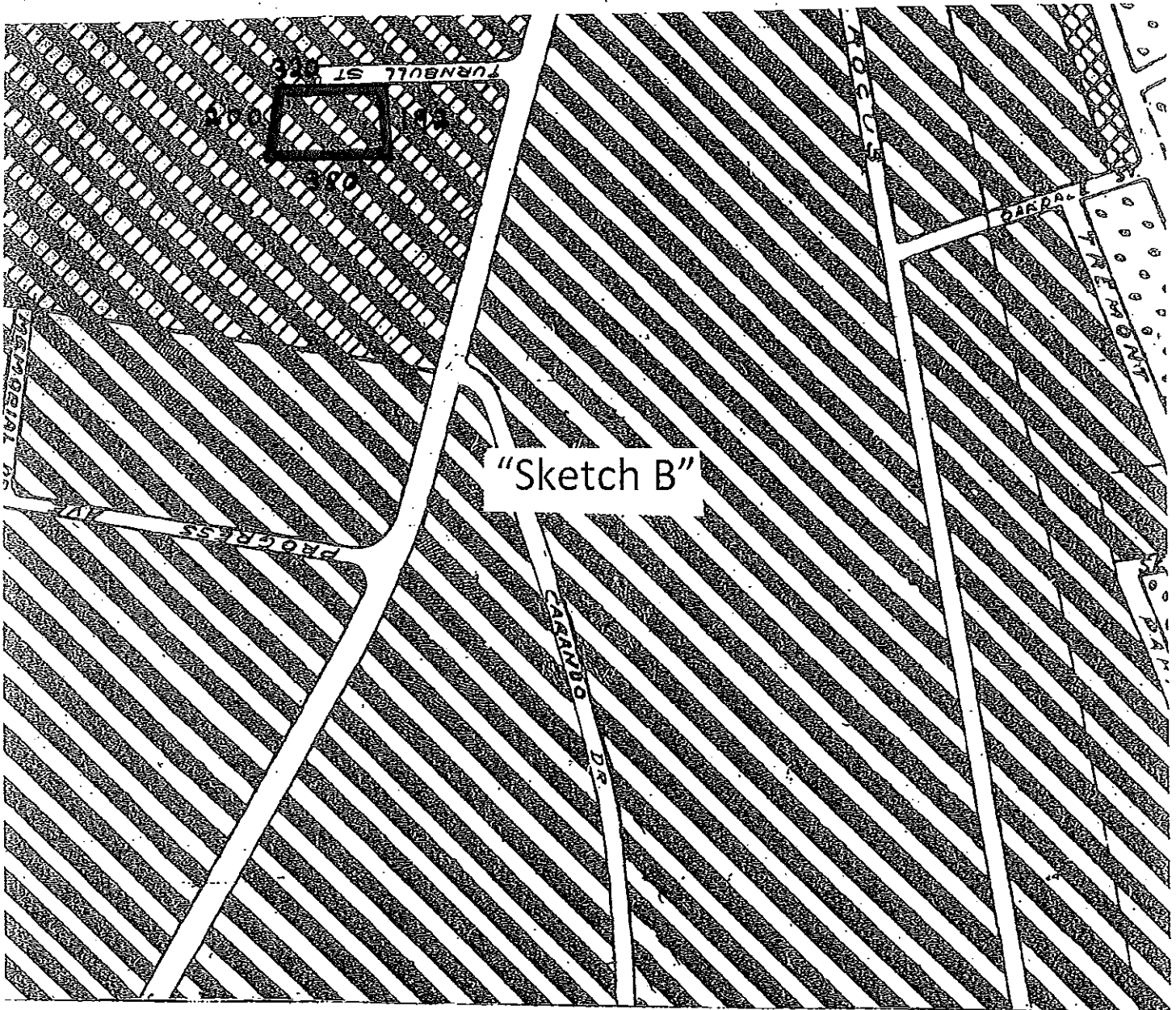
Parcel I

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_377_Cottage_St_2013_CC (Z-2014-1 : 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

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Melvin A. Edwards, Ward 3 Councilor
SECONDER:	Bud L. Williams, At-Large Councilor
AYES:	Luna, Concepcion, Twiggs, Shea, Walsh, Edwards, Williams, Ramos, Rooke, Allen, Hurst, Ashe, Fenton

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

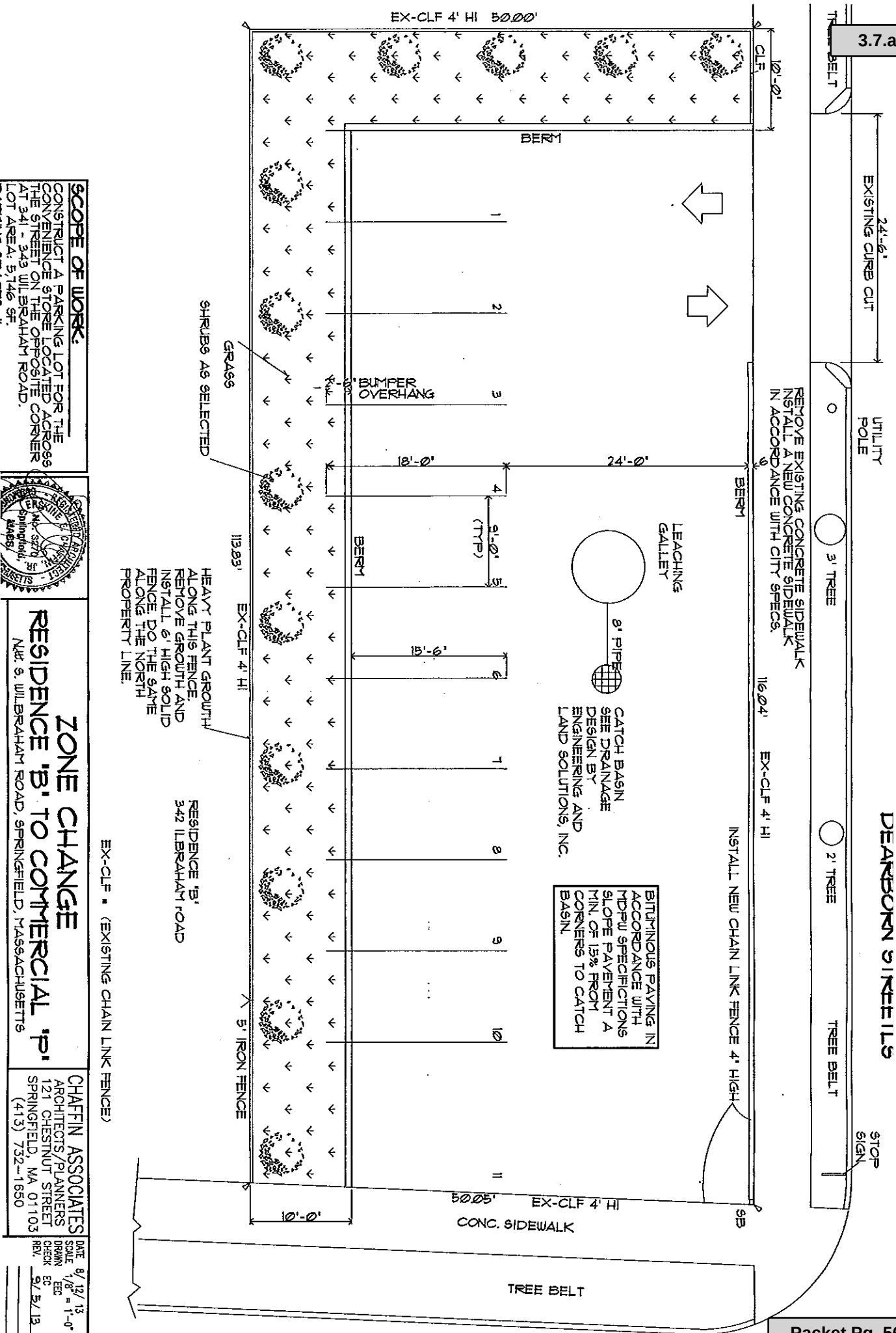
fence as opposed to the standard chain link.

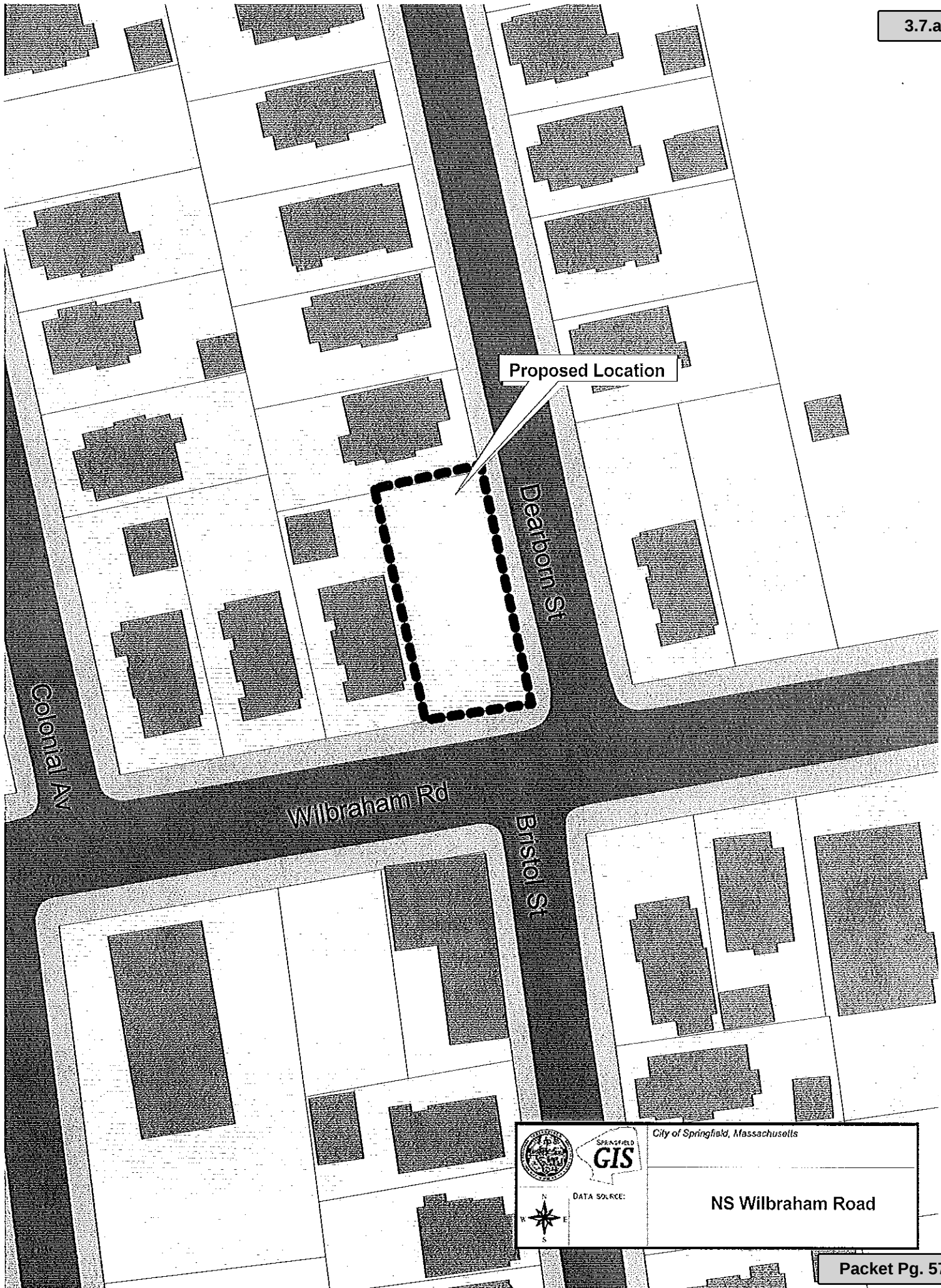
Commercial P is considered a transitional zone used between business zoned properties and residentially zoned property. The intent is to allow for the property to be used for commercial parking only. Commercial P does not allow for the expansion of the existing use or buildings. Due to this fact, the 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 [Revision 1] (Z-2014-2 : NS Wilbraham Road)



SPRINGFIELD
GIS

City of Springfield, Massachusetts

NS Wilbraham Road

N
W
E
S

DATA SOURCE:

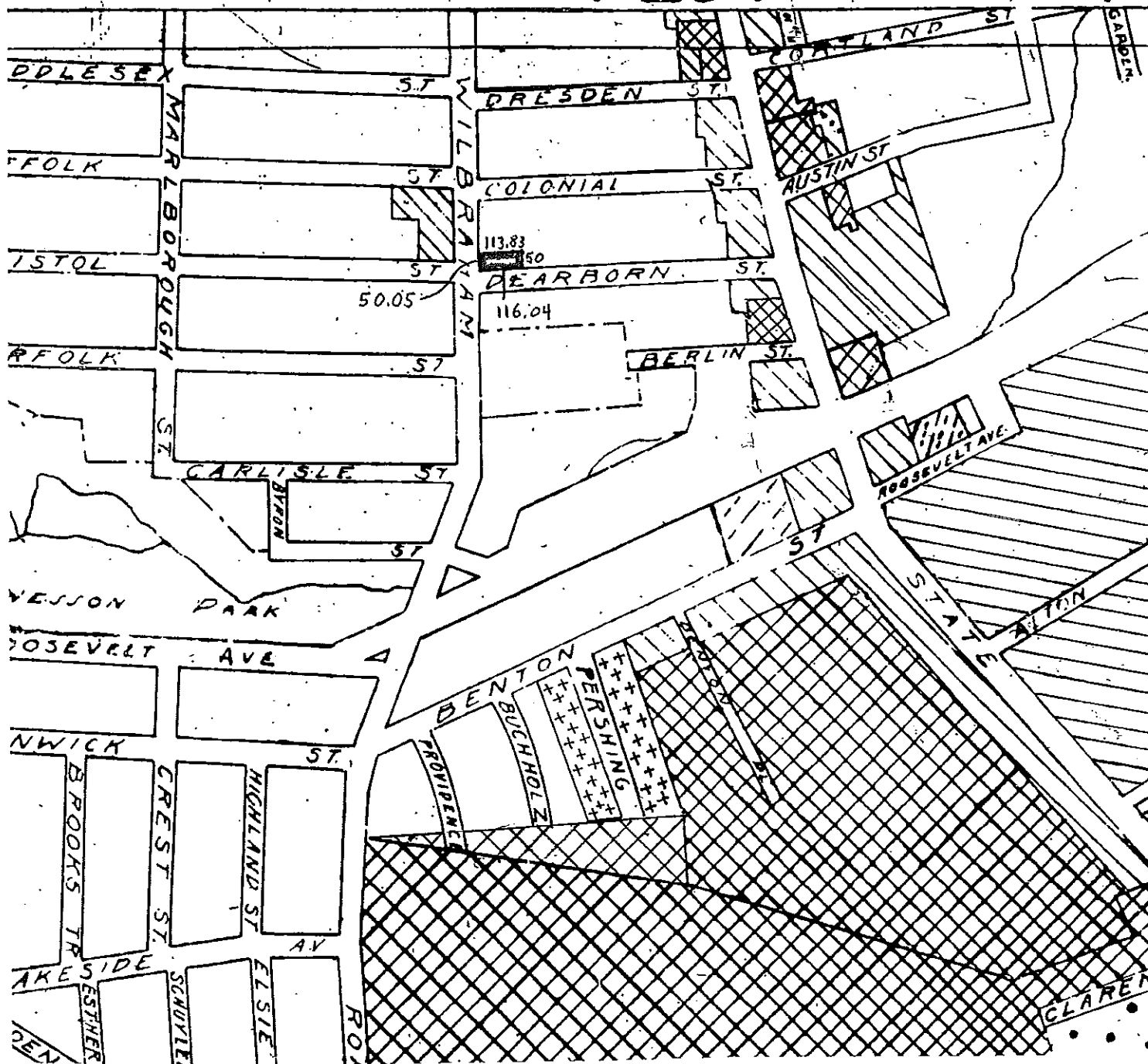
SCALE
1 INCH = 400 FEET

SEC.30 PLOT

3156

BUILDING ZONE MAP
OF THE CITY OF SPRINGFIELD
REVISED TO

3.7.a



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	



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
3156 NS WILBRAHAM RD
SPRINGFIELD, MA 01104

Attachment: 3156_NS_Wilbraham_Rd_2013_CC [Revision 1] (Z-2014-2 : 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

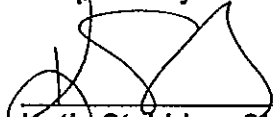
IN FAVOR: Five (5): Katie Stebbins, Rosemary Morin, Gloria DeFillipo, Jenifer McQuade and Chris Cignoli.

OPPOSED: None

ABSTAINED: N/A

RECOMMENDATION: Approve

Respectfully submitted,



Katie Stebbins, Chairperson

Attachment: 3156_NS_Wilbraham_Rd_2013_CC [Revision 1] (Z-2014-2 : 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.

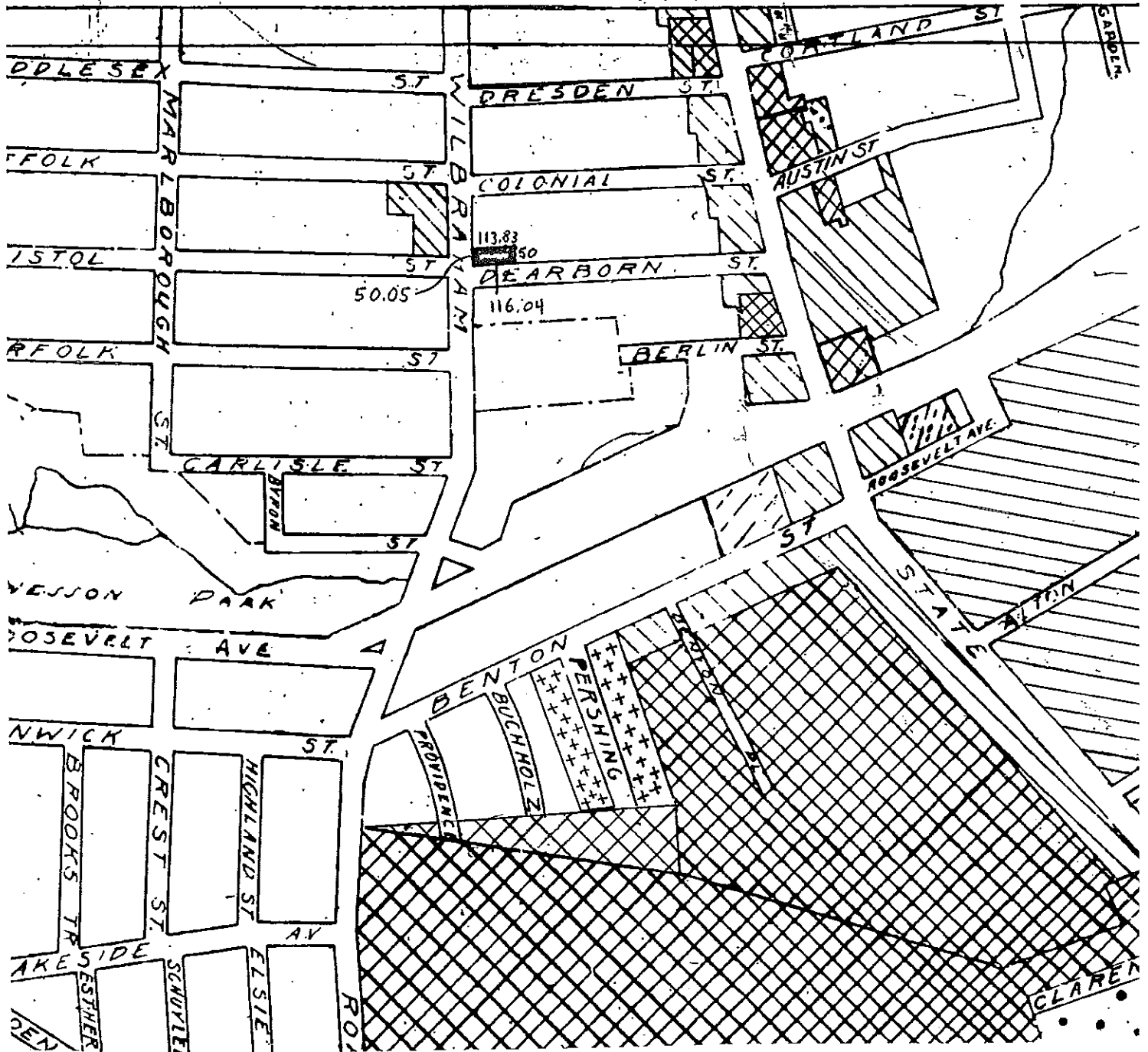
SCALE
1" = 400 FEET

SEC. 30 PLOT

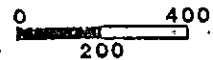
3156

BUILDING ZONE
OF THE CITY OF SPRINGFIELD
REVISED TO

3.7.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			

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

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bud L. Williams, At-Large Councilor
SECONDER:	Timothy J. Rooke, At-Large Councilor
AYES:	Luna, Concepcion, Twiggs, Shea, Walsh, Edwards, Williams, Ramos, Rooke, Allen, Hurst, Ashe, Fenton

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.

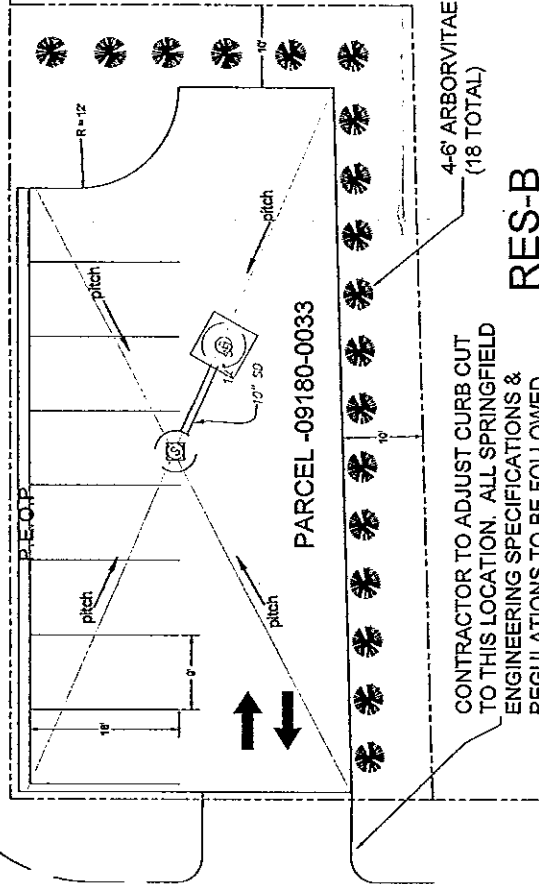


RECOMMENDATION

Approve.

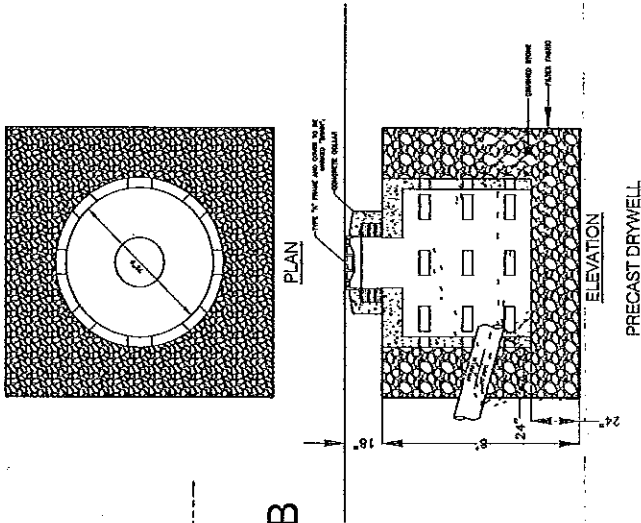
QUINCY STREET

OAK STREET



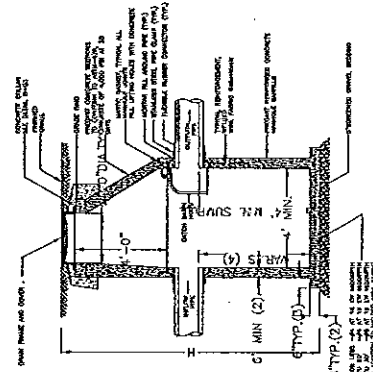
NOTES:

- 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.



PRECAST DRYWELL

- (A) 2' x 2' x 2' PRECAST DRYWELL
- (B) 2' x 2' x 2' PRECAST DRYWELL
- (C) 2' x 2' x 2' PRECAST DRYWELL
- (D) 2' x 2' x 2' PRECAST DRYWELL
- (E) 2' x 2' x 2' PRECAST DRYWELL
- (F) 2' x 2' x 2' PRECAST DRYWELL
- (G) 2' x 2' x 2' PRECAST DRYWELL
- (H) 2' x 2' x 2' PRECAST DRYWELL
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- (L) 2' x 2' x 2' PRECAST DRYWELL
- (M) 2' x 2' x 2' PRECAST DRYWELL
- (N) 2' x 2' x 2' PRECAST DRYWELL
- (O) 2' x 2' x 2' PRECAST DRYWELL
- (P) 2' x 2' x 2' PRECAST DRYWELL
- (Q) 2' x 2' x 2' PRECAST DRYWELL
- (R) 2' x 2' x 2' PRECAST DRYWELL
- (S) 2' x 2' x 2' PRECAST DRYWELL
- (T) 2' x 2' x 2' PRECAST DRYWELL
- (U) 2' x 2' x 2' PRECAST DRYWELL
- (V) 2' x 2' x 2' PRECAST DRYWELL
- (W) 2' x 2' x 2' PRECAST DRYWELL
- (X) 2' x 2' x 2' PRECAST DRYWELL
- (Y) 2' x 2' x 2' PRECAST DRYWELL
- (Z) 2' x 2' x 2' PRECAST DRYWELL



TYPICAL SECTION

NTS



ENGINEERING & LAND SOLUTIONS, INC. CONSULTING ENGINEERS & Environmental Specialists P.O. Box 11 • Ludlow, MA 01055 P. 415-547-6006 F. 415-547-0404 E. ELS@ELANDSOL.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



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



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

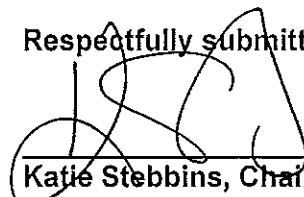
IN FAVOR: seven (7); Ms. Morin, Mr. Daniele, Ms. DeFillipo, Ms. Stebbins, Mr. Florian, Ms. McQuade and Mr. Cignoli

OPPOSED: zero (0)

ABSTAINED: N/A

RECOMMENDATION: APPROVE

Respectfully submitted,


Katie Stebbins, Chairperson

Attachment: 3157 ES Oak St 2103 CC [Revision 1] (Z-2014-3 : 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

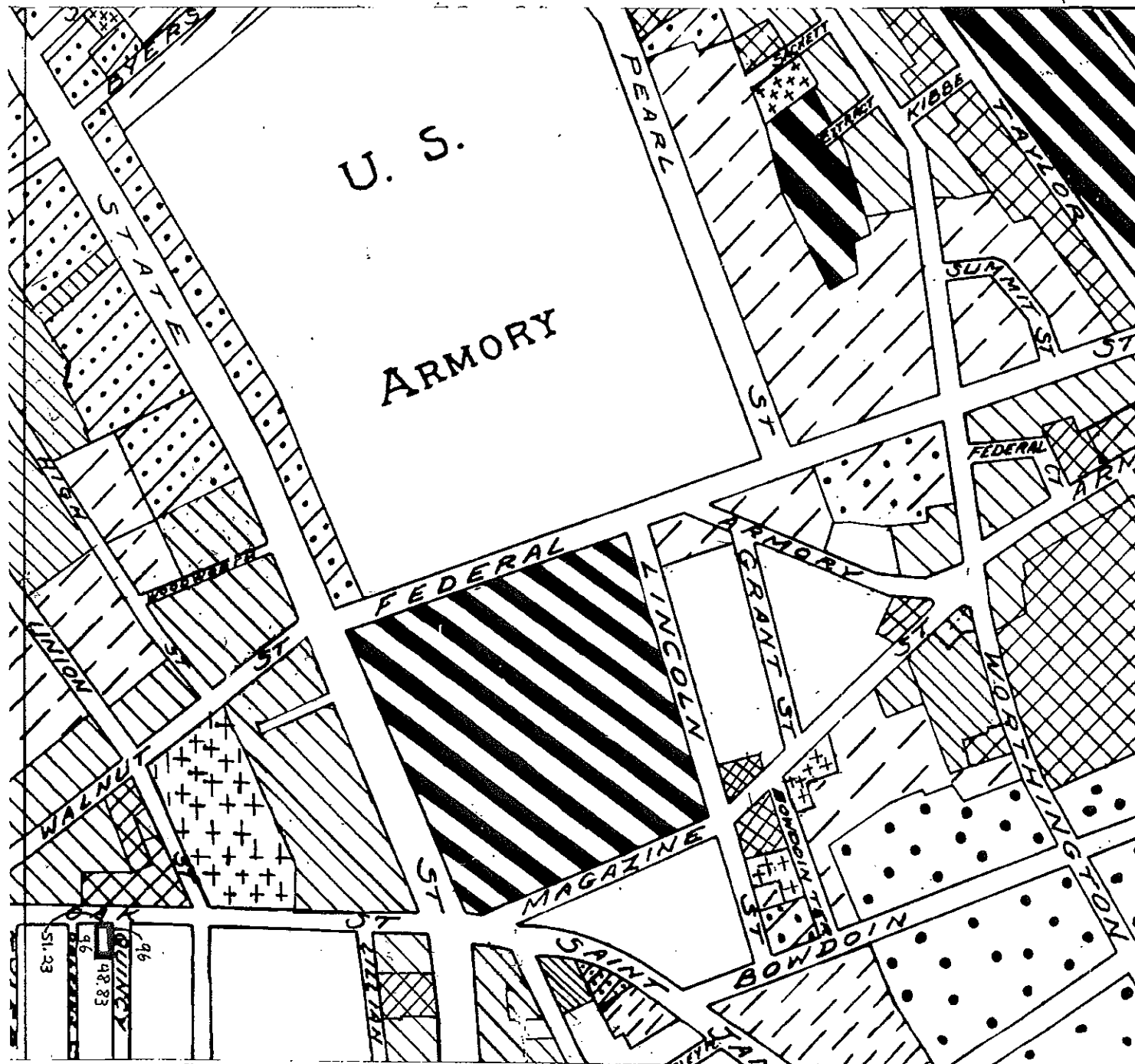


SEC. 48 PLOT

3157

BUILDING ZONE MAP
OF THE CITY OF SPRINGFIELD
REVISED TO

3.8.a



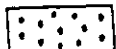
PLOT

SECTION

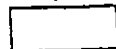
0 200 400

SCALE - 1 INCH = 400 FEET

RES A



RES B



RES C



RES A1



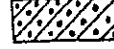
RES C1



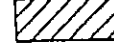
RES C2



COM A



BUS A



BUS B



BUS C



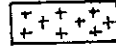
IND A



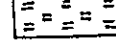
IND PK



COM P



OFF A



**City of Springfield**

36 Court Street
Springfield, MA 01103

ADOPTED**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 A

Petroleum Storage Petition - 453 Cooley St**RESULT: RECEIVED PASSED**

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 ARCHITECTS

www.BohlerEngineering.com

Packet Pg. 78

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

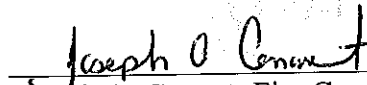
November 21, 2013

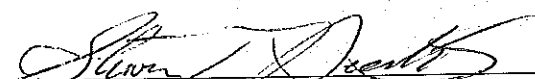
To: City Council

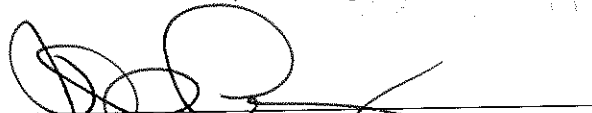
License to keep, store and use petroleum products in quantities not exceeding 10,000 additional gallons with the installation of (2) new underground storage tanks for Amerada Hess Facilities Business Trust, at 453 Cooley St., per attached petition.

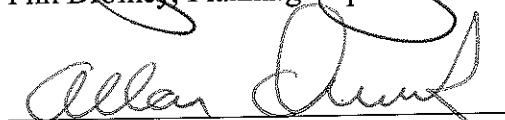
Application is outlined above:

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	DATE:	November 21, 2013
DEPARTMENT:	Building Commissioner	FROM:	Comm. Joseph A. Conant
COPIES TO:	Phil Dromey, Planning Dir. Al Chwalek, D.P.W. Dir.	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

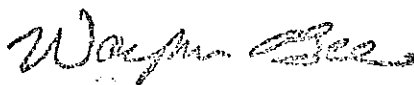
A hearing has been set by the City Council for **Monday, January 27, 2014 at 7:00 P.M.** at **City Hall, 36 Court Street** on your petition to keep, use, store and sell petroleum and its products.

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)