



CITY OF SPRINGFIELD

City Clerk's Office 3/26/2014 12:00:00 PM

Hearings Meeting Agenda~

I hereby notify you that at twelve o'clock noon today the following items of business had been filed with this office and can be acted upon at the meeting in City Council Chambers, Room 200 at City Hall, 36 Court Street **Monday evening March 31, 2014** at 07:00 PM according to Section 12, Rules and Orders of the City Council.

City Clerk

Hearings

7:00 PM Meeting called to order on March 31, 2014 at Springfield City Hall -- Council Chambers, 36 Court Street, Springfield, MA.

Special Permits

- (1.) For a Special Permit for the Exterior Renovation of a Structure(S) Totaling More Than One Thousand (1,000) Square Feet at the Property Known as 449 Sumner Avenue (11280-0419) in Accordance with the Springfield Zoning Ordinance, Article 8.1, Section 8.1.31.A (Neighborhood Commercial Design Overlay District) and M.G.L.

Request: See Above
Owner: RF Realty Company, LLC
By: Britt Adornato
Petitioner: RF Realty Company, LLC
By: Britt Adornato

ATTACHMENTS:

- Sumner_Ave_449_Overlay_Tax_Formal (PDF)
- Sumner_Ave_449_2014 (PDF)

- (2.) For a Special Permit to Operate a Drive-Up Service Window at the Properties Known as 572 Belmont Avenue (01235-0108), 582 Belmont Avenue (01235-0107) and 453 Dickinson Street (03910-0453) in Accordance with the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.1.3 and M.G.L.

Request: See Above
Owner: Salmar Realty, LLC
By: Peter Martins
Petitioner: Salmar Realty, LLC
By: Peter Martins

ATTACHMENTS:

- Belmont_Ave_572_Drive_Up_Tax_Formal (PDF)
- Belmont_Ave_572_2014 (PDF)

- (3.) For a Special Permit for the Demolition and New Construction of a Structure(S) Totaling More Than One Thousand (1,000) Square Feet at the Properties Known as 572 Belmont Avenue (01235-0108), 582 Belmont Avenue (01235-0107) and 453 Dickinson Street (03910-0453) in Accordance with the Springfield Zoning Ordinance, Article 8.1, Section 8.1.31.A (Neighborhood Commercial Design Overlay District) and M.G.L.

Request: See Above
Owner: Salmar Realty, LLC

By: Peter Martins
Petitioner: Salmar Realty, LLC
By: Peter Martins

ATTACHMENTS:

- Belmont_Ave_572_Overlay_Tax_Formal (PDF)
- Belmont_Ave_572_2014 (PDF)

- (4.) For a Special Permit for Motor Vehicle Sales at the Property Known as 350 Pasco Road (09540-0082), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.1.

Request: See Above
Owner: Craig J. Morel
By: Craig J. Morel
Petitioner: CJ's Towing Unlimited, Inc.
By: Craig J. Morel

ATTACHMENTS:

- Pasco_Rd_350_Tax_Formal (PDF)
- Pasco_Rd_350_2014 (PDF)

**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 2552)**

Meeting: 03/31/14 07:00 PM
Department: Planning and Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 2552

**For a Special Permit for the Exterior Renovation of a
Structure(S) Totaling More Than One Thousand (1,000)
Square Feet at the Property Known as 449 Sumner Avenue
(11280-0419) in Accordance with the Springfield Zoning
Ordinance, Article 8.1, Section 8.1.31.A (Neighborhood
Commercial Design Overlay District) and M.G.L.**

Request:	See Above
Owner:	RF Realty Company, LLC
By:	Britt Adornato
Petitioner:	RF Realty Company, LLC
By:	Britt Adornato

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

for a special permit for the exterior renovation of a structure(s) totaling more than one thousand (1,000) square feet at the property known as 449 Sumner Avenue (11280-0419) in accordance with the Springfield Zoning Ordinance, Article 8.1, Section 8.1.31.A (Neighborhood Commercial Design Overlay District) and M.G.L.

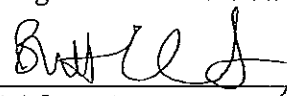
Mailing Address:

453 Sumner Avenue
Springfield, MA 01108

Owner & Petitioner:

RF Realty Company, LLC

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

BY: 

Britt Adornato

RECEIVED
2014 FEB 19 A 11:44
CITY CLERK'S OFFICE
SPRINGFIELD, MA

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

02/12/2014

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: 447-455 Sumner Avenue aka 449 Sumner Avenue 112800419

Landlord: RF REALTY COMPANY LLC

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

Stephen J. Lonergan: Treasurer/Collector

Attachment: Sumner_Ave_449_Overlay_Tax_Formal (2552 : 449 Sumner Avenue)

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

449 SUMNER AVENUE (11280-0419)

**NEIGHBORHOOD COMMERCIAL DESIGN OVERLAY DISTRICT
(DEMOLITION/NEW CONSTRUCTION OVER 1,000 S.F.)**

General Information

Petitioner:	RF Realty Company, LLC
Request:	For a special permit for the exterior renovation of a structure(s) totaling more than one thousand (1,000) square feet within the Neighborhood Commercial Design Overlay District.
Proposed use of the property:	Eye care/retail
Parcel Size:	22,496 s.f.
Compatibility with current planning documents:	The property is located within the "X" commercial district in the Forest Park Neighborhood. This area has a mixture of commercial and residential uses.
Neighborhood council notification:	Forest Park Neighborhood Council: 3-3-14
Tax Status:	SEE ATTACHED
Site Visit:	3-20-14
City Council Hearing:	3-31-14

Staff Analysis

Neighborhood characteristics:

The property is zoned Business A and the surrounding land uses include:

- To the north is a fast food restaurant zoned Business A.
- To the south is a parking lot zoned Business A and Residence B.
- To the west is a retail operation zoned Business A.
- To the east are retail shops zoned Business A.

Site plan review:

The petitioner has requested a special permit for the exterior renovation to a building located within the Neighborhood Commercial Design Overlay District at the property known as 449 Sumner Avenue. This is the current location of Forest Park Eye Care and MetroPCS.

As can be seen by the attached plans, significant work will be done to the exterior of this building. This will

include a new storefront window glazing system, new ornamental storefront panels, a new stucco wall treatment, new fabric awnings with decorative external lighting and additional external sign and building lighting.

After a review of the submitted plans and visiting the site, the staff fully supports the proposed renovations. The staff believes the proposed renovation will have a very beneficial impact on the building and on the Overlay District as a whole.



Recommendation

Approve, with conditions.

Recommended Conditions (Neighborhood Commercial Design Overlay District)

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for a special permit for the exterior renovation of a structure(s) totaling more than one thousand (1,000) square feet at the property known as 449 Sumner Avenue (11280-0419).
3. The use shall be developed according to the plans and elevations, dated December 3, 2013, with the addition of conditions #4 through #8.
4. The building shall be maintained graffiti free.
5. The sidewalks and public treebelt shall be maintained, including snow removal.
6. There shall be no banners, streamers, pennants, or additional signs located on the property.
7. All wall signs shall be externally illuminated.
8. All new signage shall be reviewed and approved by the Office of Planning & Economic Development as per Article 8 of the Springfield Zoning Ordinance.
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.

Stephen J. Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS



02/12/2014

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:

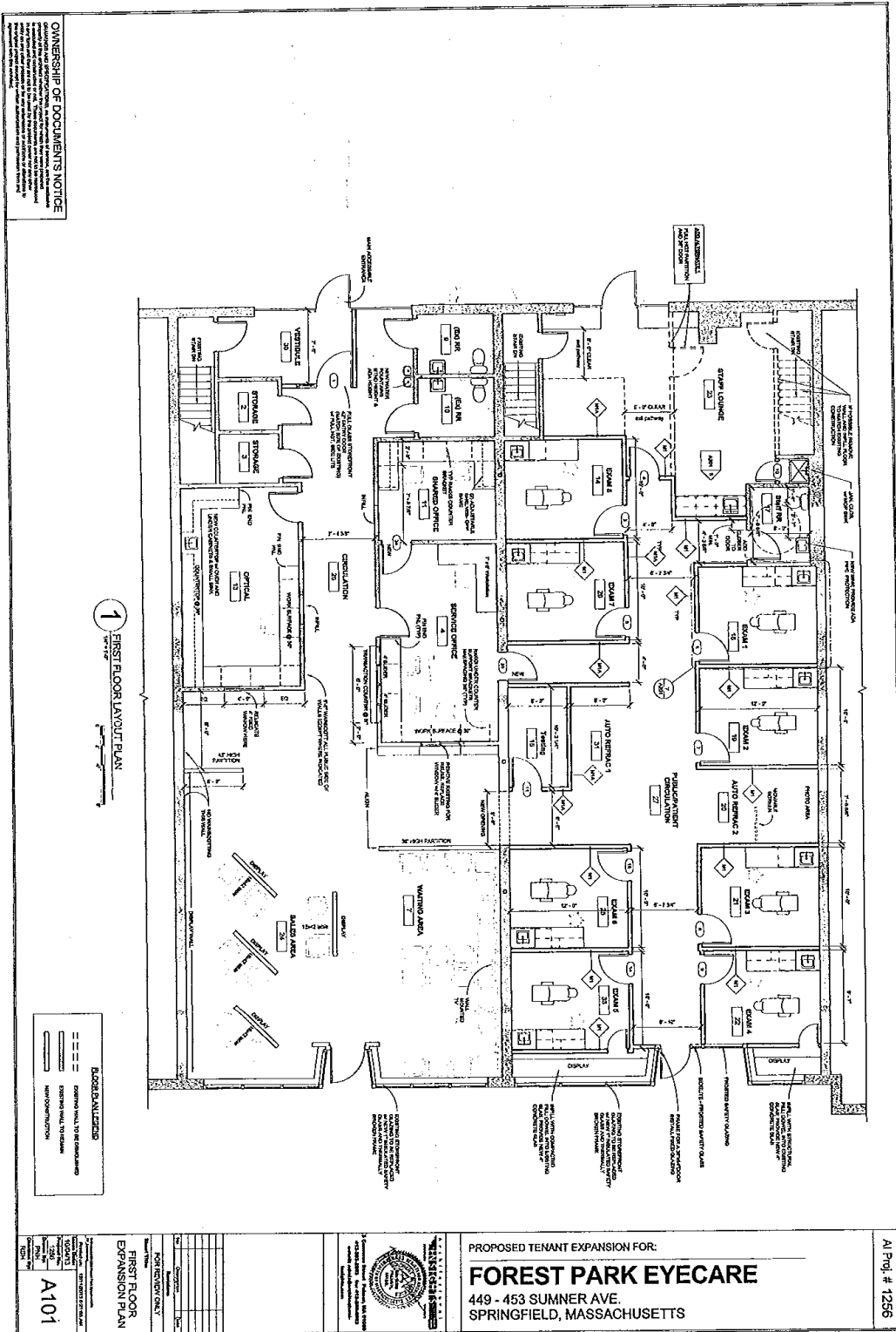
Special Permit: 447-455 Sumner Avenue aka 449 Sumner Avenue 112800419

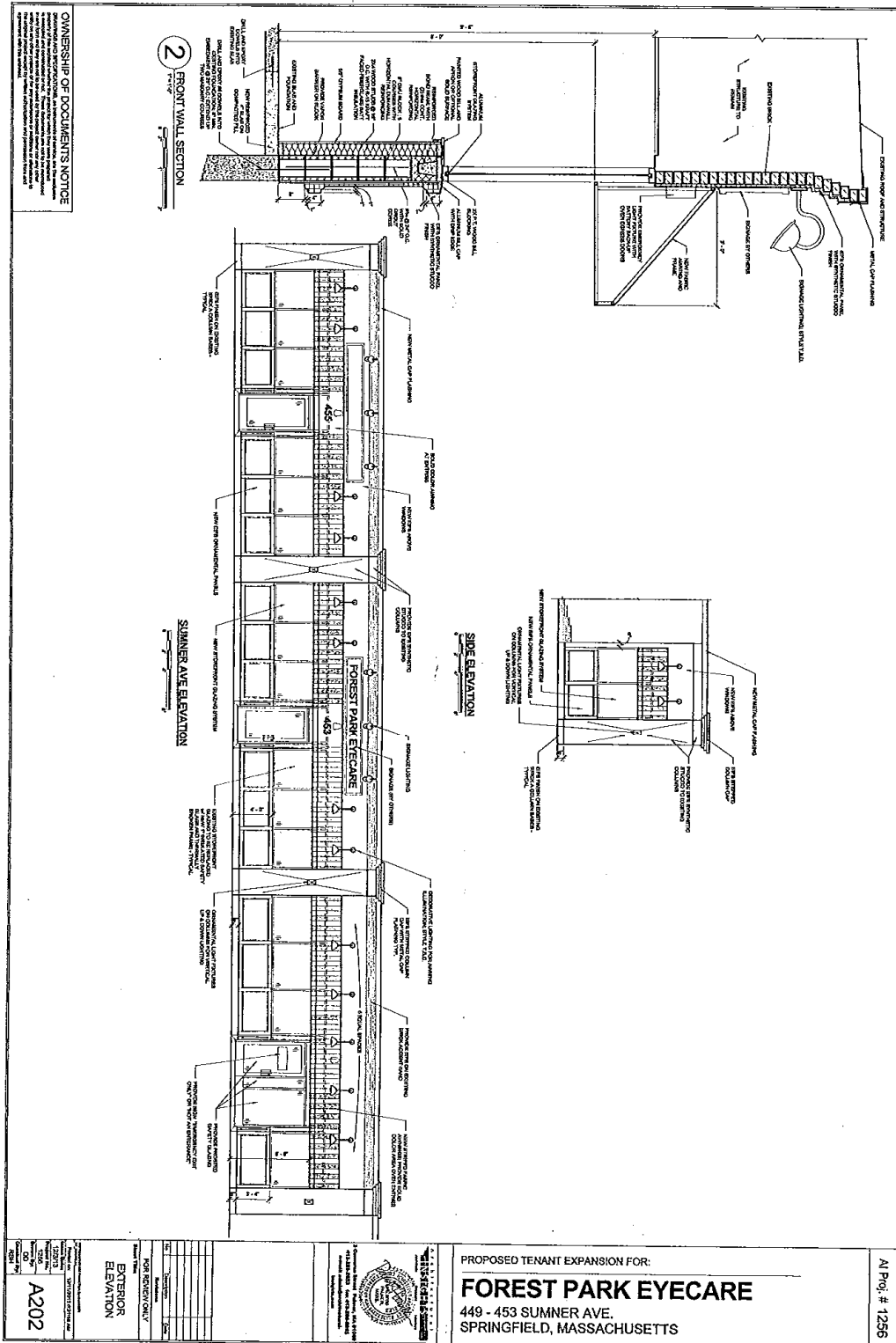
Landlord: RF REALTY COMPANY LLC

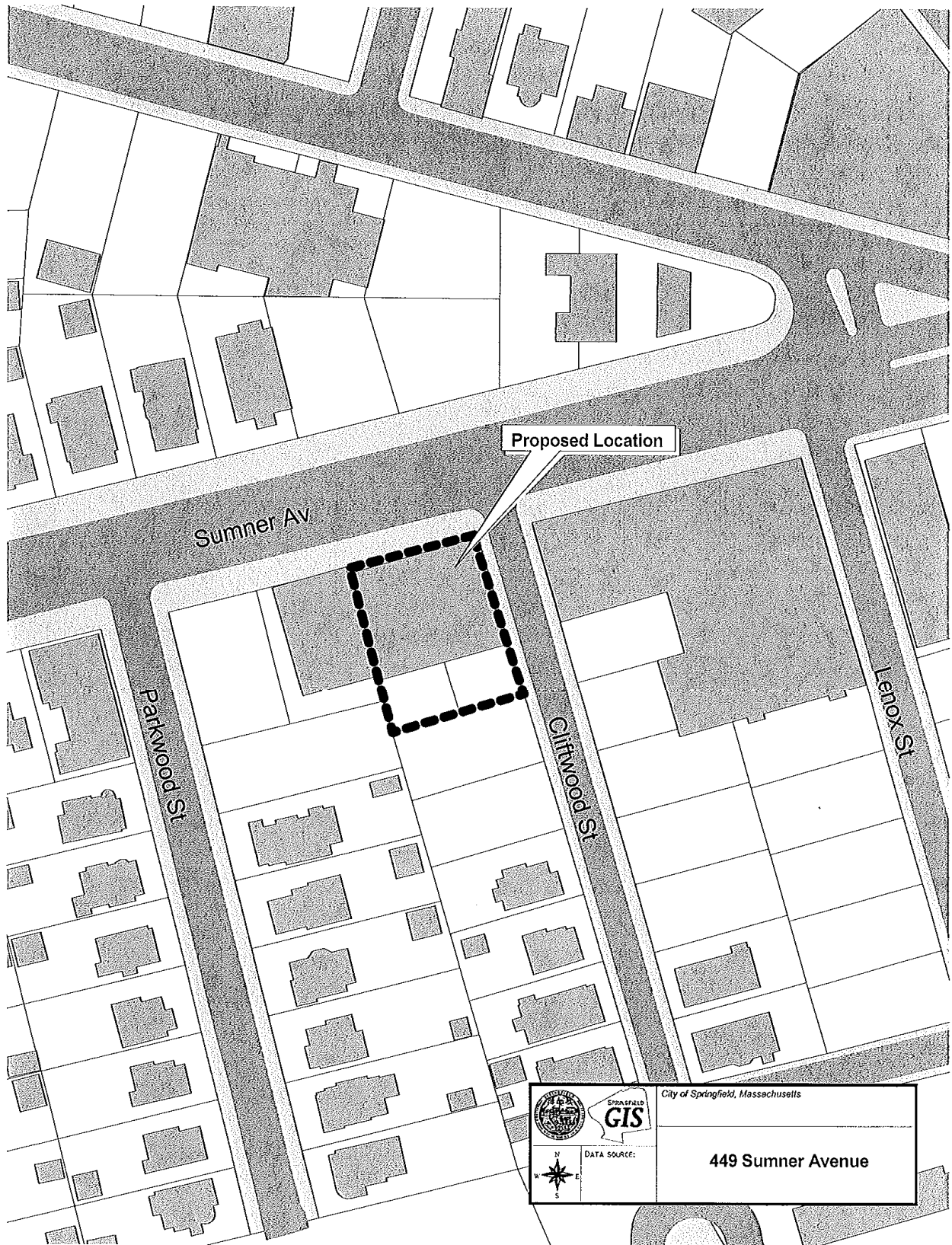
A handwritten signature in cursive script, appearing to read "Stephen J. Loneragan", is written over a horizontal line.

Stephen J. Loneragan: Treasurer/Collector

Attachment: Sumner Ave 449 2014 [Revision 3] (2552 : 449 Sumner Avenue)







**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 2553)**

Meeting: 03/31/14 07:00 PM

Department: Planning and Economic Development

Category: Special Permit

Prepared By: Phil Dromey

Initiator: Phil Dromey

Sponsors:

DOC ID: 2553

**For a Special Permit to Operate a Drive-Up Service Window
at the Properties Known as 572 Belmont Avenue (01235-
0108), 582 Belmont Avenue (01235-0107) and 453 Dickinson
Street (03910-0453) in Accordance with the Springfield
Zoning Ordinance, Article 4, Table 4-4, Section 19.1.3 and
M.G.L.**

Request:	See Above
Owner:	Salmar Realty, LLC
By:	Peter Martins
Petitioner:	Salmar Realty, LLC
By:	Peter Martins

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

for a special permit to operate a drive-up service window at the properties known as 572 Belmont Avenue (01235-0108), 582 Belmont Avenue (01235-0107) and 453 Dickinson Street (03910-0453) in accordance with the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.1.3 and M.G.L.

Mailing Address:

350 Cottage Street
Springfield, MA 01104

Owner & Petitioner:

Salmar Realty, LLC

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

BY: 

Peter Martins

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

1/24/14

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: 572 Belmont Avenue & ES Dickinson Street - 01235-0108

Landlord: Salmar Realty LLC – Peter Martins

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

Stephen J. Lonergan: Treasurer/Collector

Attachment: Belmont_Ave_572_Drive_Up_Tax_Formal (2553 : 572 Belmont Avenue)

Stephen J. Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

1/24/14

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: 453 Dickinson Street – 03910-0453

Landlord: Salmar Realty LLC – Peter Martins

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

Stephen J. Loneragan: Treasurer/Collector

Attachment: Belmont_Ave_572_Drive_Up_Tax_Formal (2553 : 572 Belmont Avenue)

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

572 BELMONT AVENUE (01235-0108) & 453 DICKINSON STREET (03910-0453)

**DRIVE-UP SERVICE WINDOW &
NEIGHBORHOOD COMMERCIAL DESIGN OVERLAY DISTRICT
(DEMOLITION/NEW CONSTRUCTION OVER 1,000 S.F.)**

General Information

Petitioner:	Salmar Realty, LLC
Request:	To operate a drive-up service window and for new construction and demolition within the Neighborhood Commercial Design Overlay District.
Proposed use of the property:	Dunkin Donuts
Parcel Size:	18,894 s.f.
Compatibility with current planning documents:	The property is located with the "X" commercial district in the Forest Park Neighborhood. This area has a mixture of commercial and residential uses.
Neighborhood council notification:	Forest Park Neighborhood Council: 3-3-14
Tax Status:	SEE ATTACHED
Site Visit:	3-20-14
City Council Hearing:	3-31-14

Staff Analysis

Neighborhood characteristics:

The property is zoned Business A and the surrounding land uses include:

- To the north is a retail operation zoned Business A.
- To the south is a bar/restaurant zoned Business A.
- To the west are residential apartments and a pharmacy zoned Business A.
- To the east is an office building zoned Business A.

Site plan review:

The petitioner has requested two (2) special permits for the properties known as 572 Belmont Avenue and 453 Dickinson Street. One special permit is for the installation of a drive-up service window and the second special permit is for the demolition and new construction within the Neighborhood Commercial Design Overlay District.

This site is the current location of three (3) buildings which house the existing Dunkin Donuts, the Pizza Works restaurant, as well as two (2) storefront churches and a beauty salon. The petitioner has submitted plans which show that all of the existing buildings will be demolished and a new, 2,340 square foot Dunkin Donuts will be constructed.

After a review of the full proposal, the staff has the following comments:

Site Plan:

First, as noted above, this site is located within the Neighborhood Commercial Design Overlay District, better known as the "X" Overlay District. This overlay zone was put into place at the "X" in October 1997 and has been used to enhance, foster and promote the proper and consistent land uses within these unique neighborhood commercial districts such as the "X". Many initiatives have been completed over the years which have focused on preserving and improving the pedestrian access to this commercial district. This has been achieved by maintaining and promoting urban scaled pedestrian developments which consist of buildings at the street edge which provide direct access for the pedestrian. It is this type of development that is predominant throughout the "X".



As noted above, the project entails the demolition of three (3) existing buildings at the corner of Belmont Avenue and Dickinson Street. The plan is then to construct a new Dunkin Donuts with a drive-up service window. While the staff is never pleased to see the demolition of established commercial buildings, the staff has been working very closely with the developer to ensure the new design meets the underlying goals of the Overlay District.

Early in the process, the staff and the developers met to review the proposed site plan. The original plan that was submitted showed the proposed building was to be located at the rear of the property with parking in the front. The staff made it very clear to the developer at that time that this design in no way met the intent or regulations of the Overlay District. At that time the Planning staff took it upon themselves to see if a new design of the building could meet the intent of the Overlay District while still addressing the needs of the developer. The plan that has been submitted is the result of this collaborative effort.

As can be seen by the attached plan, the proposed building has been moved up closer to the corner of the property and more importantly, has been designed to provide direct pedestrian access from both Belmont Avenue and Dickinson Street. The parking and drive-up service window will be located to the rear/side of the building. By moving the building up closer to the corner of the property, in addition to gaining direct pedestrian access, an outdoor seating area was also able to be included in the design.

Full access to the site will be from Dickinson Street with an exit only for the parking and drive-up window onto Belmont Avenue. It should be noted, that the Department of Public Works has fully reviewed the

proposed plans, including the traffic, and has approved the development.

The staff has also reviewed the proposed landscaping and is pleased with what will be installed. This is a significant upgrade to what currently exists and will include a landscape buffer along the parking lot and public sidewalk. It should be noted that there is currently an empty tree pit along Belmont Avenue that the staff is recommending be replanted with a shade tree as part of this development.

While the staff is pleased with the new layout of the site and has worked cooperatively to come up with this design, it should be noted that the proposed development is also going to need a number of variances from the Board of Appeals. This is due to the fact that a number of the underlying Overlay District regulations will not be met. This includes the need for the building to be within ten (10) feet of both the side yards on a corner lot, the need for one side of the building to be at least forty (40) feet long facing a street, percentage of the building occupying the lot frontage (60%) and that the highest part of the building must be within twenty five (25) feet of the corner. The petitioner has already applied to the Board of Appeals and will be heard at their March 26th meeting. An additional variance will also be needed with regards to the proposed faux window treatment along Dickinson Street.

As with the demolition of buildings, it is never the first choice of the Planning staff to alter the underlying zoning regulations, however, the staff does recognize the unique configuration of this parcel and, as noted, has worked directly with the developer to come up with the best design possible for this site. Unlike most "corner" lots within this Overlay District, this particular corner has a very acute angle which makes it nearly impossible to meet the regulations as written. In addition, the developer has provided an outdoor seating area within the setback which the staff believes enhances the overall pedestrian experience and viability of the "X" commercial district.

Elevations:

In addition to the site plans, the petitioner has also submitted full elevation plans. As can be seen, the building will have a brick veneer with white trim. The staff is pleased with this treatment as it is architecturally appropriate with the other existing commercial buildings found within the "X". Entrances will be located along Belmont Avenue and Dickinson Street as well as front and side wall window treatments. As noted above, a variance will be needed for the Dickinson Street façade as the windows being installed will be faux window. The reason for this treatment is that this will be the interior location of the restrooms.

As with the other variances outlined above, the staff does not object to this proposed window treatment as the staff believes that the overall building has been designed with ample window treatments on the other elevations. Lastly, the service entrance will be located on the rear of the building with the drive-up service window being located on the eastern side of the building.

Signage:

As per the Overlay District guidelines, any and all signage is required to be reviewed and approved by the Special Permit granting authority.

As can be seen on the attached elevations, the petitioner has submitted plans which indicate that the proposed signs will be internally illuminated. As per the underlying Overlay District regulations, internally illuminated signs are expressly prohibited. Since a variance to this regulation was not applied for, internally illuminated signs cannot be installed. Further, it should be noted that this is a variance that the staff would not support. Unlike the other variations to this development which are being applied for due to the configuration of the parcel, the staff has consistently recommended that all signage within the "X" Overlay District be externally illuminated including most recently the redevelopment of the CVS on Belmont Avenue.

The staff would also recommend that the developer consider replacing the existing pylon sign with an externally illuminated monument sign, which would make it conforming to the underlying regulations.

Recommendation

Approve, with conditions.

Recommended Conditions (Neighborhood Commercial Design Overlay District)

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the demolition and new construction of a structure(s) totaling more than one thousand (1,000) square feet at the property known as 572 Belmont Avenue (01235-0108) and 453 Dickinson Street (03910-0453).
3. The use shall be developed according to the plans and elevations, dated January 1, 2014, with the addition of conditions #4 through #18.
4. Any and all variances required shall be obtained prior to the issuing of a building permit.
5. One (1) street tree shall be planted within the empty tree pit along Belmont Avenue. The City Forester shall be consulted to determine size and variety.
6. The facility shall be closed no later than 2:00AM.
7. All landscaped areas and site shall be maintained and kept free of all debris, weeds and trash.
8. The building shall be maintained graffiti free.
9. All sidewalks shall remain at grade and shall not be depressed to accommodate the driveways.
10. The sidewalks and public treebelt shall be maintained, including snow removal.
11. The drive-up service operation shall not be audible from any residential/commercial abutters.
12. The dumpsters shall be completely enclosed.
13. There shall be no banners, streamers, pennants, or additional signs located on the property.
14. There shall be no non-accessory signs on the premises.
15. No signs or banners shall be attached to the light poles or any utility poles.
16. All wall signs shall be externally illuminated.
17. There shall be no electronic "running messages" or "flashing messages" allowed on any exterior sign.
18. There shall be no outside storage.
19. 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 (Drive-up Service Window)

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the operation of a drive-up service window at the property known as 572 Belmont Avenue (01235-0108) and 453 Dickinson Street (03910-0453).
3. The use shall be developed according to the plans and elevations, dated January 1, 2014, with the addition of conditions #4 through #18.
4. Any and all variances required shall be obtained prior to the issuing of a building permit.
5. One (1) street tree shall be planted within the empty tree pit along Belmont Avenue. The City Forester shall be consulted to determine size and variety.
6. The facility shall be closed no later than 2:00AM.
7. All landscaped areas and site shall be maintained and kept free of all debris, weeds and trash.
8. The building shall be maintained graffiti free.
9. All sidewalks shall remain at grade and shall not be depressed to accommodate the driveways.
10. The sidewalks and public treebelt shall be maintained, including snow removal.
11. The drive-up service operation shall not be audible from any residential/commercial abutters.

12. The dumpsters shall be completely enclosed.
13. There shall be no banners, streamers, pennants, or additional signs located on the property.
14. There shall be no non-accessory signs on the premises.
15. No signs or banners shall be attached to the light poles or any utility poles.
16. All wall signs shall be externally illuminated.
17. There shall be no electronic "running messages" or "flashing messages" allowed on any exterior sign.
18. There shall be no outside storage.
19. 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

1/24/14

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: 572 Belmont Avenue & ES Dickinson Street - 01235-0108

Landlord: Salmar Realty LLC -- Peter Martins

Stephen J. Loneragan: Treasurer/Collector

Attachment: Belmont_Ave_572_2014 [Revision 1] (2553 : 572 Belmont Avenue)

Stephen J. Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

1/24/14

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: 453 Dickinson Street -- 03910-0453

Landlord: Salmar Realty LLC – Peter Martins

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

Stephen J. Loneragan: Treasurer/Collector

Attachment: Belmont_Ave_572_2014 [Revision 1] (2553 : 572 Belmont Avenue)



Forest Park Civic Association
 P.O. Box 80709
 Springfield, MA 01138-0708
www.forestparkcivic.org
forestparkcivic.spfld@gmail.com

March 19, 2014

Mr. Paul Caron
 15 Crestview Road
 East Longmeadow, Massachusetts

Dear Mr. Caron:

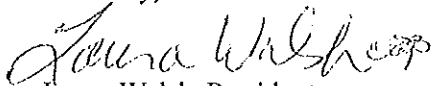
In regards to your request for support of a Special Permit to construct a drive-thru Dunkin Donuts at the current Belmont Avenue location, the Forest Park Civic Association, after hearing your request and further discussion, voted on Sunday March 2, 2014, in favor of the petition. Therefore, we would recommend to the City Council that this petition be granted.

As a neighborhood, we appreciate you involving us in the planning process and for listening to our wants and needs, especially in keeping with the character of our diverse neighborhood.

We feel that the renovations to the existing Dunkin Donuts facility will help create a more pedestrian friendly environment for the neighborhood, while also mitigating current traffic hazards.

Again, we appreciated and thank you for taking the time to come before the Forest Park Civic Association.

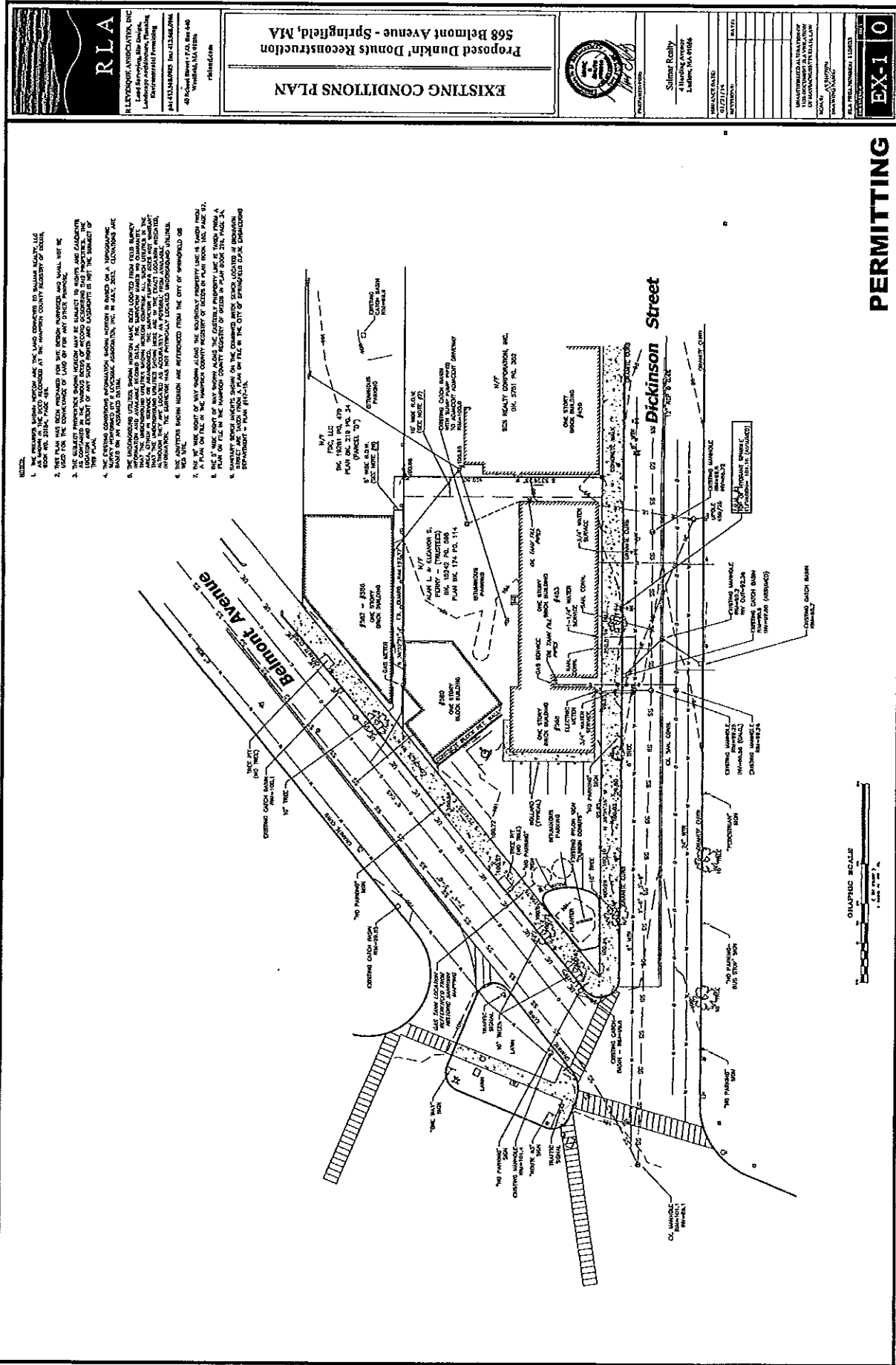
Sincerely,


 Laura Walsh, President
 77 Firglade Avenue
 Springfield, MA 01108

CC: Springfield City Council
 Springfield Office of Planning and Economic Development
 Springfield Zoning Board

Attachment: Belmont_Ave_572_2014 [Revision 1] (2553 : 572 Belmont Avenue)

Attachment: Belmont_Ave_572_2014 [Revision 1] (2553 : 572 Belmont Avenue)



Proposed Dunkin' Donuts Reconstruction
568 Belmont Avenue - Springfield, MA

4 Harding Avenue
Ludlow, MA 01054

[illegible]

1. THE CONTRACTOR SHALL REFER TO SHEET C-1, C-2, DETAIL SHEETS AND REINFORCING PLAN SET FOR INFORMATION REGARDING SITE LAYOUT.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CROSS REFERENCE INFORMATION CONTAINED IN OTHER SHEETS WITH THE INFORMATION SHOWN HEREON.

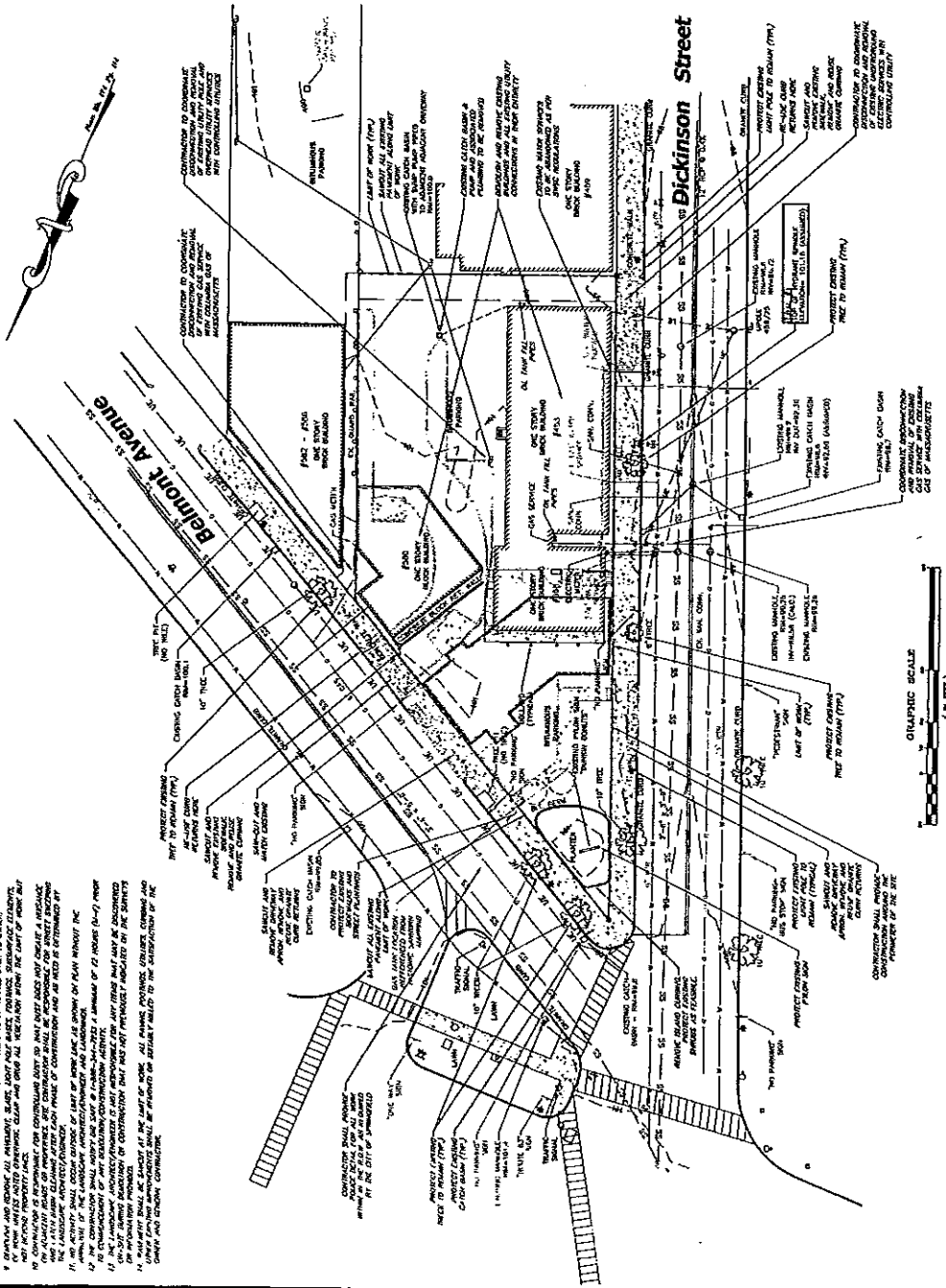
1. THE CONTRACTOR SHALL REFER TO SHEET C-1, C-2, DETAIL SHEETS AND REINFORCING PLAN SET FOR INFORMATION REGARDING SITE LAYOUT.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CROSS REFERENCE INFORMATION CONTAINED IN OTHER SHEETS WITH THE INFORMATION SHOWN HEREON.

1. STAMP ALL PARALLEL AREAS AS BEING, INCLUDING PARALLEL SPACES BETWEEN PARALLEL AREAS, WITH ACCESSIBLE REFLECTIVE MARKINGS AND STRIPES USED TO IDENTIFY THE PARALLEL AREAS. PARALLEL AREAS, LAMPS, AND DIAPHS, ONLY CONCENTRATING SHOULD BE IDENTIFIED USING YELLOW IDENTIFY MARKS. ALL IDENTIFY MARKS SHALL COMPLY TO ASSIGNED MARKING TYPE "M".
2. STOP SIGNS SHALL BE 18" HIGH (MINIMUM).

1. STAMP ALL PARALLEL AREAS AS BEING, INCLUDING PARALLEL SPACES BETWEEN PARALLEL AREAS, WITH ACCESSIBLE REFLECTIVE MARKINGS AND STRIPES USED TO IDENTIFY THE PARALLEL AREAS. PARALLEL AREAS, LAMPS, AND DIAPHS, ONLY CONCENTRATING SHOULD BE IDENTIFIED USING YELLOW IDENTIFY MARKS. ALL IDENTIFY MARKS SHALL COMPLY TO ASSIGNED MARKING TYPE "M".
2. STOP SIGNS SHALL BE 18" HIGH (MINIMUM).

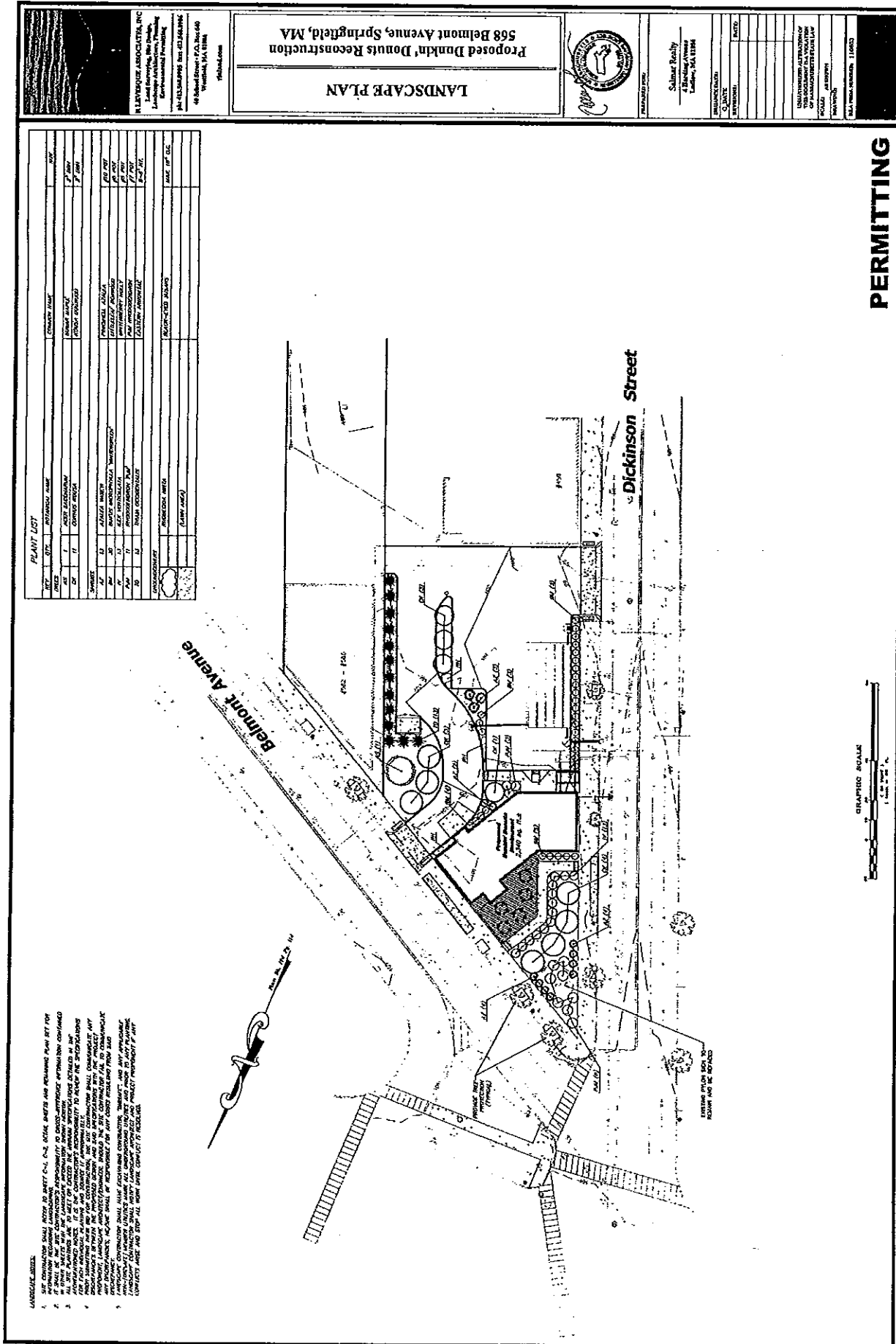
1. ALL ACCESSIBLE ROUTES, TRANSITIONS AND OPENINGS SHALL BE ACCESSIBLE TO CHAIRS, STROLLERS, WHEELCHAIRS AND OTHER ASSISTIVE DEVICES. ACCESSIBLE ROUTES SHALL MEET THE FOLLOWING CRITERIA:
 - a. ACCESSIBLE ROUTES SHALL BE FREE OF OBSTACLES, INCLUDING BUT NOT LIMITED TO, STAIRS, CURBS, POLES, SIGNAGE, AND OTHER PHYSICAL BARRIERS.
 - b. ACCESSIBLE ROUTES SHALL BE WIDENED TO A MINIMUM OF 36 INCHES TO ALLOW FOR THE PASSAGE OF WHEELCHAIRS AND OTHER ASSISTIVE DEVICES.
 - c. ACCESSIBLE ROUTES SHALL BE SURFED WITH A FIRM, STABLE, SLIP-RESISTANT MATERIAL.
 - d. ACCESSIBLE ROUTES SHALL BE FREE OF TRIP HAZARDS, INCLUDING BUT NOT LIMITED TO, CRACKS, HOLES, POTHoles, AND OTHER SURFACE DEFECTS.
 - e. ACCESSIBLE ROUTES SHALL BE FREE OF OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, CLOTHING, BAGS, AND OTHER PERSONAL ITEMS.
2. ACCESSIBLE ROUTES SHALL BE MARKED WITH A CONTRASTING COLOR TO THE SURFACE TO INDICATE THE ROUTE TO BE USED.
3. ACCESSIBLE ROUTES SHALL BE MAINTAINED IN A CONDITION THAT DOES NOT PRESENT A HAZARD TO THE PUBLIC.
4. ACCESSIBLE ROUTES SHALL BE KEPT CLEAR OF OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, CLOTHING, BAGS, AND OTHER PERSONAL ITEMS.
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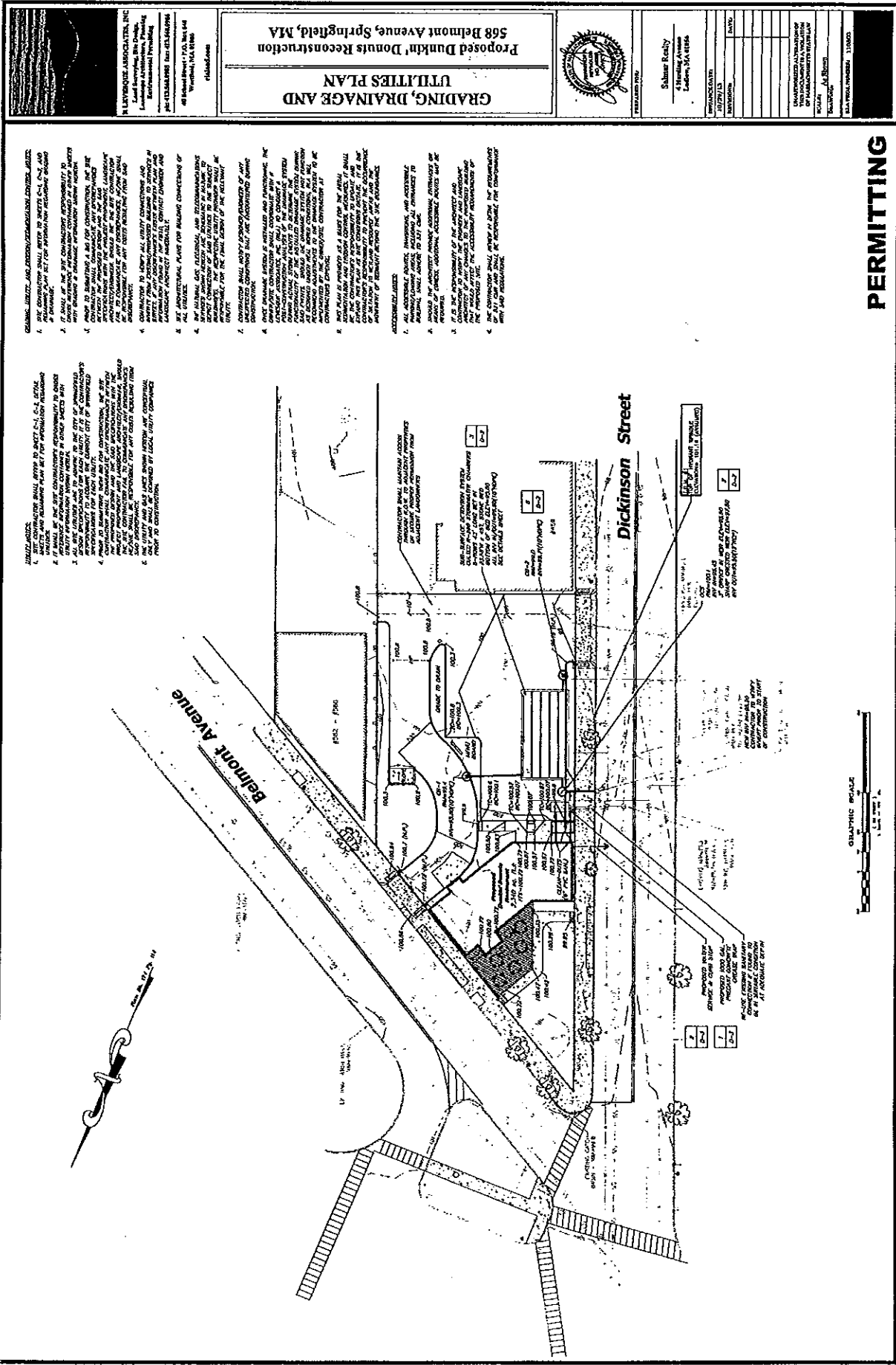
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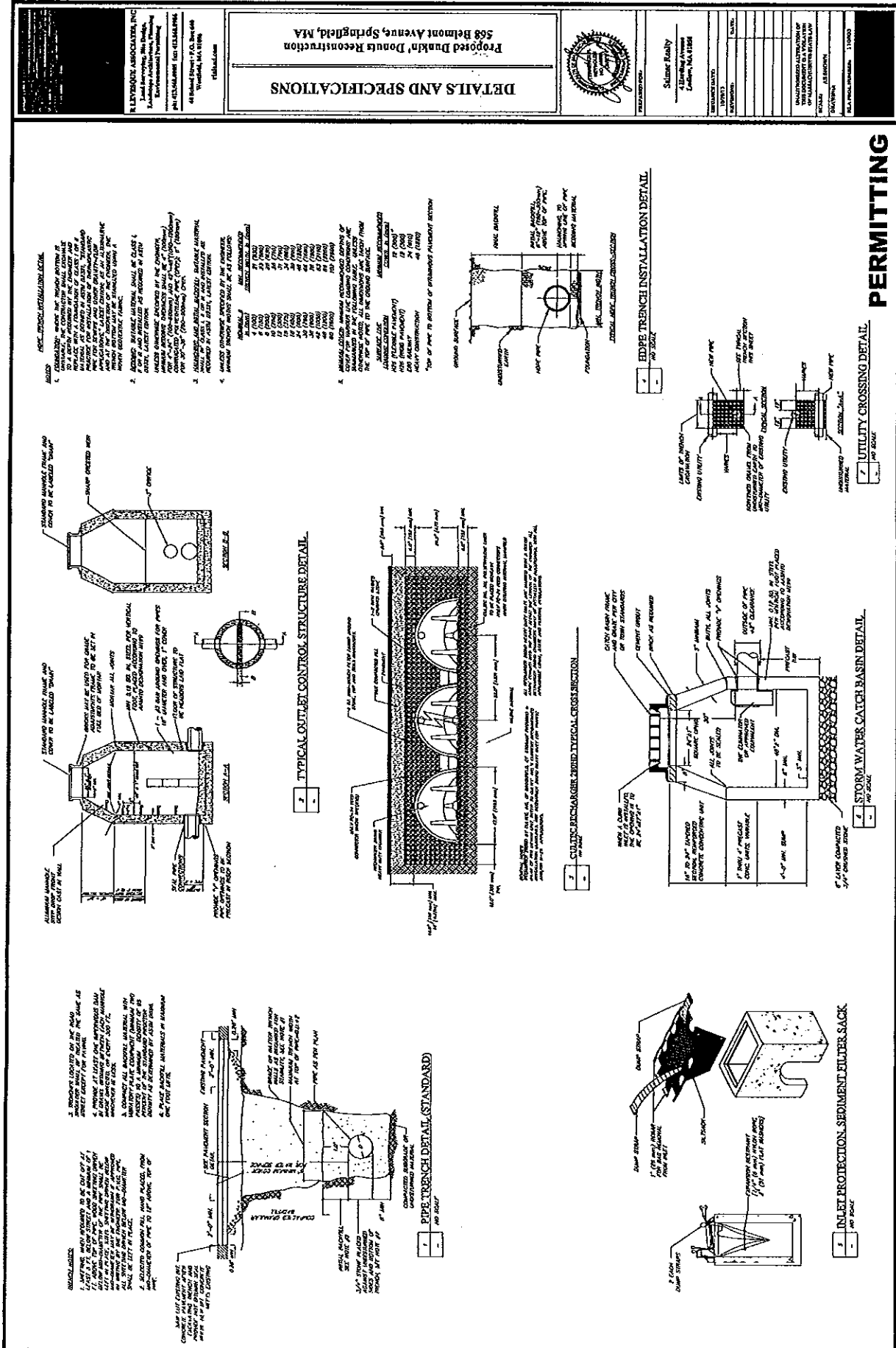
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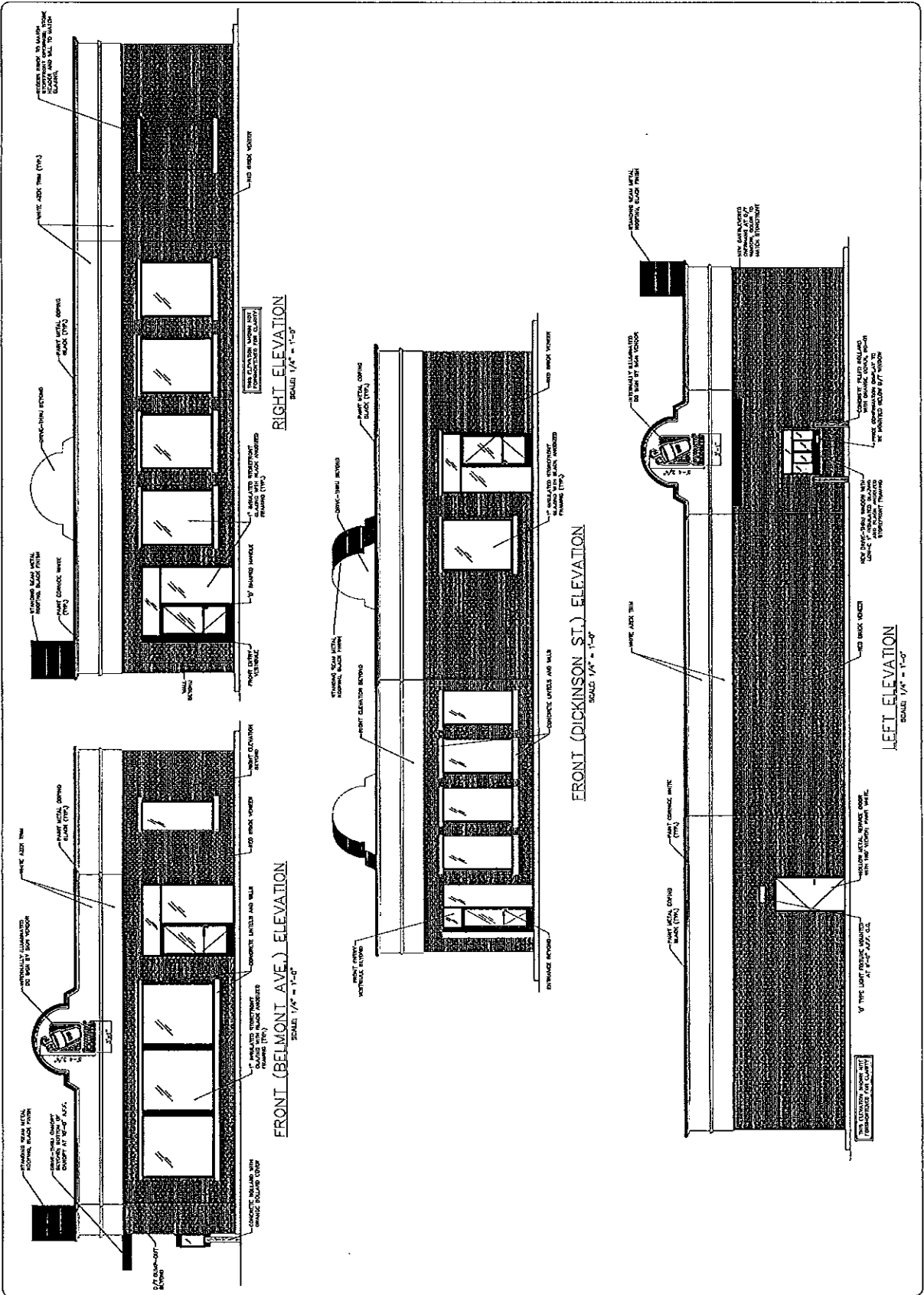
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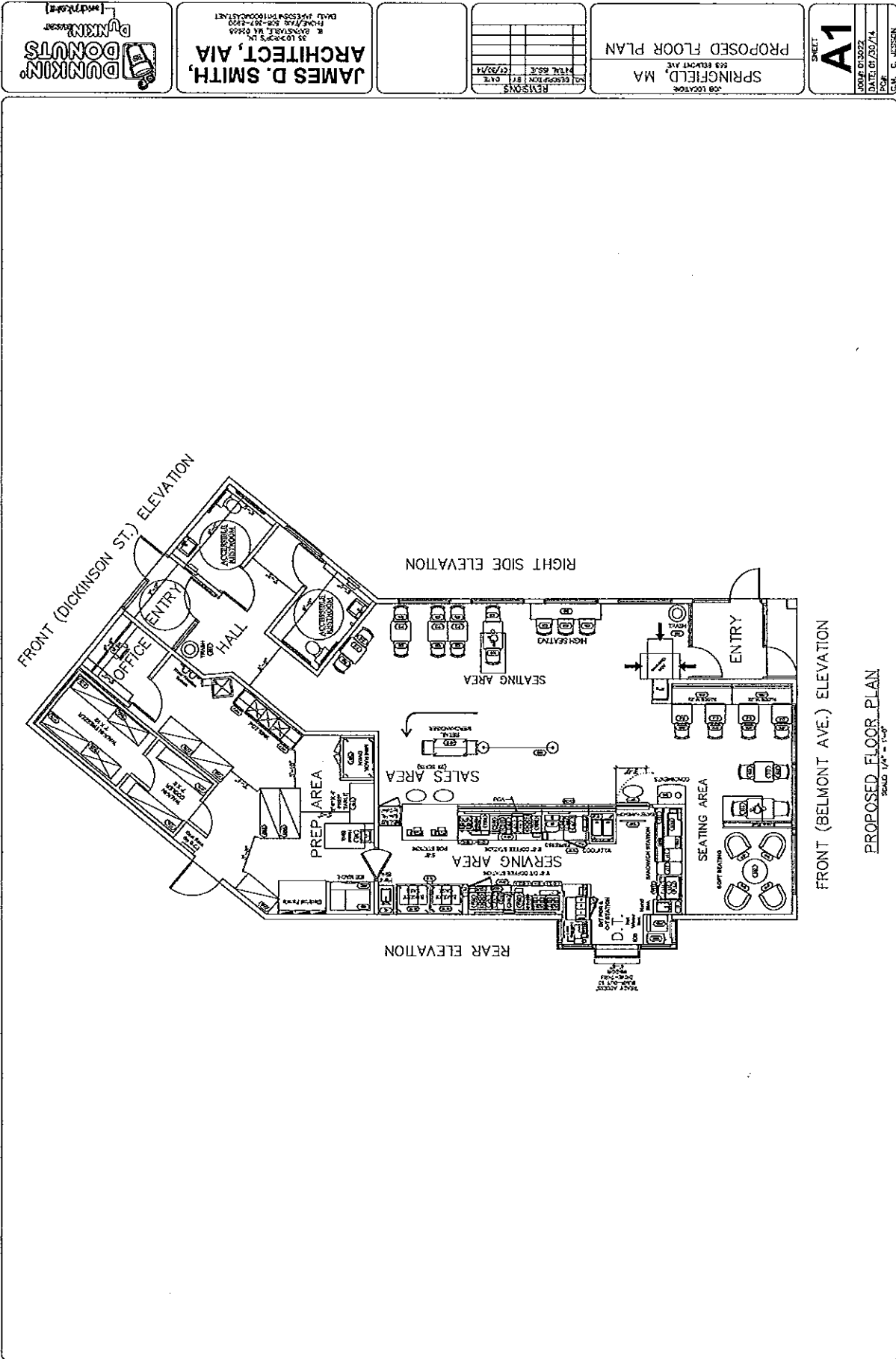




Attachment: Belmont_Ave_572_2014 [Revision 1] (2553 : 572 Belmont Avenue)







Summer Av

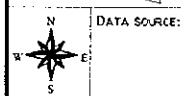
Proposed Location

Belmont Av

Dickinson St

Commonwealth Av

Trenton St



City of Springfield, Massachusetts

572 Belmont Ave &
453 Dickinson Street

Attachment: Belmont_Ave_572_2014 [Revision 1] (2553 : 572 Belmont Avenue)

**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 2554)**

Meeting: 03/31/14 07:00 PM

Department: Planning and Economic Development

Category: Special Permit

Prepared By: Phil Dromey

Initiator: Phil Dromey

Sponsors:

DOC ID: 2554

For a Special Permit for the Demolition and New Construction of a Structure(S) Totaling More Than One Thousand (1,000) Square Feet at the Properties Known as 572 Belmont Avenue (01235-0108), 582 Belmont Avenue (01235-0107) and 453 Dickinson Street (03910-0453) in Accordance with the Springfield Zoning Ordinance, Article 8.1, Section 8.1.31.A (Neighborhood Commercial Design Overlay District) and M.G.L.

Request:	See Above
Owner:	Salmar Realty, LLC
By:	Peter Martins
Petitioner:	Salmar Realty, LLC
By:	Peter Martins

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

for a special permit for the demolition and new construction of a structure(s) totaling more than one thousand (1,000) square feet at the properties known as 572 Belmont Avenue (01235-0108), 582 Belmont Avenue (01235-0107) and 453 Dickinson Street (03910-0453) in accordance with the Springfield Zoning Ordinance, Article 8.1, Section 8.1.31.A (Neighborhood Commercial Design Overlay District) and M.G.L.

Mailing Address:

350 Cottage Street
Springfield, MA 01104

Owner & Petitioner:

Salmar Realty, LLC

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

BY: _____

Peter Martins

Attachment: Belmont_Ave_572_Overlay_Tax_Formal (2554 : 572 Belmont Avenue)

Stephen J. Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

1/24/14

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:

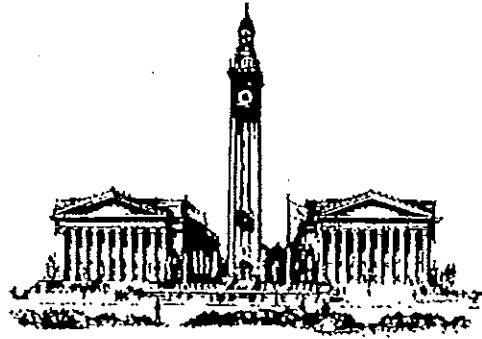
Special Permit: 453 Dickinson Street – 03910-0453

Landlord: Salmar Realty LLC – Peter Martins

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

Stephen J. Loneragan: Treasurer/Collector

Stephen J. Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

1/24/14

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: 572 Belmont Avenue & ES Dickinson Street - 01235-0108

Landlord: Salmar Realty LLC -- Peter Martins

Stephen J. Loneragan: Treasurer/Collector

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

572 BELMONT AVENUE (01235-0108) & 453 DICKINSON STREET (03910-0453)

**DRIVE-UP SERVICE WINDOW &
NEIGHBORHOOD COMMERCIAL DESIGN OVERLAY DISTRICT
(DEMOLITION/NEW CONSTRUCTION OVER 1,000 S.F.)**

General Information

Petitioner:	Salmar Realty, LLC
Request:	To operate a drive-up service window and for new construction and demolition within the Neighborhood Commercial Design Overlay District.
Proposed use of the property:	Dunkin Donuts
Parcel Size:	18,894 s.f.
Compatibility with current planning documents:	The property is located with the "X" commercial district in the Forest Park Neighborhood. This area has a mixture of commercial and residential uses.
Neighborhood council notification:	Forest Park Neighborhood Council: 3-3-14
Tax Status:	SEE ATTACHED
Site Visit:	3-20-14
City Council Hearing:	3-31-14

Staff Analysis

Neighborhood characteristics:

The property is zoned Business A and the surrounding land uses include:

- To the north is a retail operation zoned Business A.
- To the south is a bar/restaurant zoned Business A.
- To the west are residential apartments and a pharmacy zoned Business A.
- To the east is an office building zoned Business A.

Site plan review:

The petitioner has requested two (2) special permits for the properties known as 572 Belmont Avenue and 453 Dickinson Street. One special permit is for the installation of a drive-up service window and the second special permit is for the demolition and new construction within the Neighborhood Commercial Design Overlay District.

This site is the current location of three (3) buildings which house the existing Dunkin Donuts, the Pizza Works restaurant, as well as two (2) storefront churches and a beauty salon. The petitioner has submitted plans which show that all of the existing buildings will be demolished and a new, 2,340 square foot Dunkin Donuts will be constructed.

After a review of the full proposal, the staff has the following comments:

Site Plan:

First, as noted above, this site is located within the Neighborhood Commercial Design Overlay District, better known as the "X" Overlay District. This overlay zone was put into place at the "X" in October 1997 and has been used to enhance, foster and promote the proper and consistent land uses within these unique neighborhood commercial districts such as the "X". Many initiatives have been completed over the years which have focused on preserving and improving the pedestrian access to this commercial district. This has been achieved by maintaining and promoting urban scaled pedestrian developments which consist of buildings at the street edge which provide direct access for the pedestrian. It is this type of development that is predominant throughout the "X".



As noted above, the project entails the demolition of three (3) existing buildings at the corner of Belmont Avenue and Dickinson Street. The plan is then to construct a new Dunkin Donuts with a drive-up service window. While the staff is never pleased to see the demolition of established commercial buildings, the staff has been working very closely with the developer to ensure the new design meets the underlying goals of the Overlay District.

Early in the process, the staff and the developers met to review the proposed site plan. The original plan that was submitted showed the proposed building was to be located at the rear of the property with parking in the front. The staff made it very clear to the developer at that time that this design in no way met the intent or regulations of the Overlay District. At that time the Planning staff took it upon themselves to see if a new design of the building could meet the intent of the Overlay District while still addressing the needs of the developer. The plan that has been submitted is the result of this collaborative effort.

As can be seen by the attached plan, the proposed building has been moved up closer to the corner of the property and more importantly, has been designed to provide direct pedestrian access from both Belmont Avenue and Dickinson Street. The parking and drive-up service window will be located to the rear/side of the building. By moving the building up closer to the corner of the property, in addition to gaining direct pedestrian access, an outdoor seating area was also able to be included in the design.

Full access to the site will be from Dickinson Street with an exit only for the parking and drive-up window onto Belmont Avenue. It should be noted, that the Department of Public Works has fully reviewed the

proposed plans, including the traffic, and has approved the development.

The staff has also reviewed the proposed landscaping and is pleased with what will be installed. This is a significant upgrade to what currently exists and will include a landscape buffer along the parking lot and public sidewalk. It should be noted that there is currently an empty tree pit along Belmont Avenue that the staff is recommending be replanted with a shade tree as part of this development.

While the staff is pleased with the new layout of the site and has worked cooperatively to come up with this design, it should be noted that the proposed development is also going to need a number of variances from the Board of Appeals. This is due to the fact that a number of the underlying Overlay District regulations will not be met. This includes the need for the building to be within ten (10) feet of both the side yards on a corner lot, the need for one side of the building to be at least forty (40) feet long facing a street, percentage of the building occupying the lot frontage (60%) and that the highest part of the building must be within twenty five (25) feet of the corner. The petitioner has already applied to the Board of Appeals and will be heard at their March 26th meeting. An additional variance will also be needed with regards to the proposed faux window treatment along Dickinson Street.

As with the demolition of buildings, it is never the first choice of the Planning staff to alter the underlying zoning regulations, however, the staff does recognize the unique configuration of this parcel and, as noted, has worked directly with the developer to come up with the best design possible for this site. Unlike most "corner" lots within this Overlay District, this particular corner has a very acute angle which makes it nearly impossible to meet the regulations as written. In addition, the developer has provided an outdoor seating area within the setback which the staff believes enhances the overall pedestrian experience and viability of the "X" commercial district.

Elevations:

In addition to the site plans, the petitioner has also submitted full elevation plans. As can be seen, the building will have a brick veneer with white trim. The staff is pleased with this treatment as it is architecturally appropriate with the other existing commercial buildings found within the "X". Entrances will be located along Belmont Avenue and Dickinson Street as well as front and side wall window treatments. As noted above, a variance will be needed for the Dickinson Street façade as the windows being installed will be faux window. The reason for this treatment is that this will be the interior location of the restrooms.

As with the other variances outlined above, the staff does not object to this proposed window treatment as the staff believes that the overall building has been designed with ample window treatments on the other elevations. Lastly, the service entrance will be located on the rear of the building with the drive-up service window being located on the eastern side of the building.

Signage:

As per the Overlay District guidelines, any and all signage is required to be reviewed and approved by the Special Permit granting authority.

As can be seen on the attached elevations, the petitioner has submitted plans which indicate that the proposed signs will be internally illuminated. As per the underlying Overlay District regulations, internally illuminated signs are expressly prohibited. Since a variance to this regulation was not applied for, internally illuminated signs cannot be installed. Further, it should be noted that this is a variance that the staff would not support. Unlike the other variations to this development which are being applied for due to the configuration of the parcel, the staff has consistently recommended that all signage within the "X" Overlay District be externally illuminated including most recently the redevelopment of the CVS on Belmont Avenue.

The staff would also recommend that the developer consider replacing the existing pylon sign with an externally illuminated monument sign, which would make it conforming to the underlying regulations.

Recommendation

Approve, with conditions.

Recommended Conditions (Neighborhood Commercial Design Overlay District)

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the demolition and new construction of a structure(s) totaling more than one thousand (1,000) square feet at the property known as 572 Belmont Avenue (01235-0108) and 453 Dickinson Street (03910-0453).
3. The use shall be developed according to the plans and elevations, dated January 1, 2014, with the addition of conditions #4 through #18.
4. Any and all variances required shall be obtained prior to the issuing of a building permit.
5. One (1) street tree shall be planted within the empty tree pit along Belmont Avenue. The City Forester shall be consulted to determine size and variety.
6. The facility shall be closed no later than 2:00AM.
7. All landscaped areas and site shall be maintained and kept free of all debris, weeds and trash.
8. The building shall be maintained graffiti free.
9. All sidewalks shall remain at grade and shall not be depressed to accommodate the driveways.
10. The sidewalks and public treebelt shall be maintained, including snow removal.
11. The drive-up service operation shall not be audible from any residential/commercial abutters.
12. The dumpsters shall be completely enclosed.
13. There shall be no banners, streamers, pennants, or additional signs located on the property.
14. There shall be no non-accessory signs on the premises.
15. No signs or banners shall be attached to the light poles or any utility poles.
16. All wall signs shall be externally illuminated.
17. There shall be no electronic "running messages" or "flashing messages" allowed on any exterior sign.
18. There shall be no outside storage.
19. 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 (Drive-up Service Window)

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the operation of a drive-up service window at the property known as 572 Belmont Avenue (01235-0108) and 453 Dickinson Street (03910-0453).
3. The use shall be developed according to the plans and elevations, dated January 1, 2014, with the addition of conditions #4 through #18.
4. Any and all variances required shall be obtained prior to the issuing of a building permit.
5. One (1) street tree shall be planted within the empty tree pit along Belmont Avenue. The City Forester shall be consulted to determine size and variety.
6. The facility shall be closed no later than 2:00AM.
7. All landscaped areas and site shall be maintained and kept free of all debris, weeds and trash.
8. The building shall be maintained graffiti free.
9. All sidewalks shall remain at grade and shall not be depressed to accommodate the driveways.
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Stephen J. Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

1/24/14

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: 572 Belmont Avenue & ES Dickinson Street - 01235-0108

Landlord: Salmar Realty LLC -- Peter Martins

Stephen J. Loneragan: Treasurer/Collector

Attachment: Belmont_Ave_572_2014 [Revision 1] (2554 : 572 Belmont Avenue)

Stephen J. Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

1/24/14

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: 453 Dickinson Street -- 03910-0453

Landlord: Salmar Realty LLC -- Peter Martins

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

Stephen J. Loneragan: Treasurer/Collector

Attachment: Belmont_Ave_572_2014 [Revision 1] (2554 : 572 Belmont Avenue)



Forest Park Civic Association
 P.O. Box 80709
 Springfield, MA 01138-0708
www.forestparkcivic.org
forestparkcivic.spfld@gmail.com

March 19, 2014

Mr. Paul Caron
 15 Crestview Road
 East Longmeadow, Massachusetts

Dear Mr. Caron:

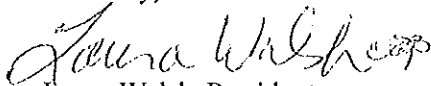
In regards to your request for support of a Special Permit to construct a drive-thru Dunkin Donuts at the current Belmont Avenue location, the Forest Park Civic Association, after hearing your request and further discussion, voted on Sunday March 2, 2014, in favor of the petition. Therefore, we would recommend to the City Council that this petition be granted.

As a neighborhood, we appreciate you involving us in the planning process and for listening to our wants and needs, especially in keeping with the character of our diverse neighborhood.

We feel that the renovations to the existing Dunkin Donuts facility will help create a more pedestrian friendly environment for the neighborhood, while also mitigating current traffic hazards.

Again, we appreciated and thank you for taking the time to come before the Forest Park Civic Association.

Sincerely,


 Laura Walsh, President
 77 Firglade Avenue
 Springfield, MA 01108

CC: Springfield City Council
 Springfield Office of Planning and Economic Development
 Springfield Zoning Board

Attachment: Belmont_Ave_572_2014 [Revision 1] (2554 : 572 Belmont Avenue)

PROPOSED DUNKIN' DONUTS RECONSTRUCTION

**568 Belmont Avenue
Springfield, MA**

**AS PREPARED FOR
Salmar Realty**

4 Harding Ave.
Ludlow, MA 01056

[illegible]

Dial Before You Dig

tion, action, treatment and safe facilities for the victims of the earthquake. The committee is pleased that the United States is contributing to the relief of the victims of the earthquake in Japan and that the United States is contributing to the relief of the victims of the earthquake in Japan and that the United States is contributing to the relief of the victims of the earthquake in Japan.

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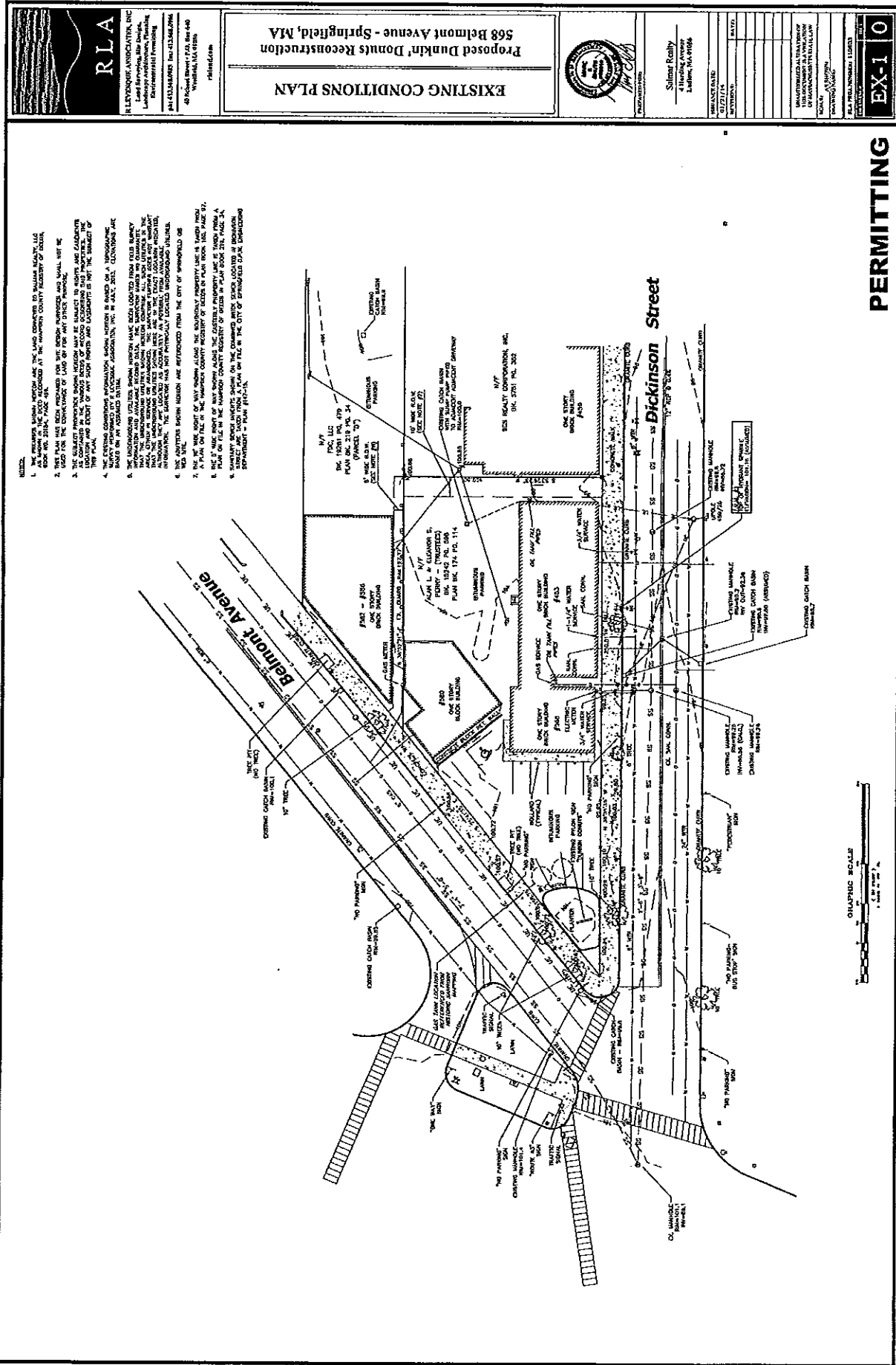
01/21/2014

BY

R. A.

R LEVESQUE ASSOCIATES, INC.
Land Surveying, Site Design,
Landscape Architecture, Planning
Environmental Permitting
ph: 413.568.0985 fax: 413.568.0986
40 School Street • P.O. Box 640
Westfield, MA 01086
rluland.com

RLA Project Number: 110803



Proposed Dunkin' Donuts Reconstruction
568 Belmont Avenue - Springfield, MA

4 Harding Avenue
Falmouth, MA 01906[illegible]

1. THE CONTRACTOR SHALL REFER TO SHEET C-1, C-2, DETAIL SHEETS AND MEANS/PLAN SET FOR INFORMATION REGARDING SITE LAYOUT.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CROSS REFERENCE INFORMATION CONTAINED IN OTHER SHEETS WITH THE INFORMATION SHOWN HEREON.

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6. STAIN ALL PAINTING AREAS AS SHOWN, INCLUDING PAINTING SPACES, STOP BLOCK CROSSOVERS, AND ACCESSIBLE WHEEL MARKINGS AND STRIPS USED WITH TRAFFIC PAINT. PAINTED INLAND THE LANE, AND RAMP, WAY CENTERLINE SHALL BE PAINTED USING YELLOW STRAIGHT PAINT. ALL ROADWAY PAINT SHALL COMPLY TO AASHTO M280 TYPE "3".

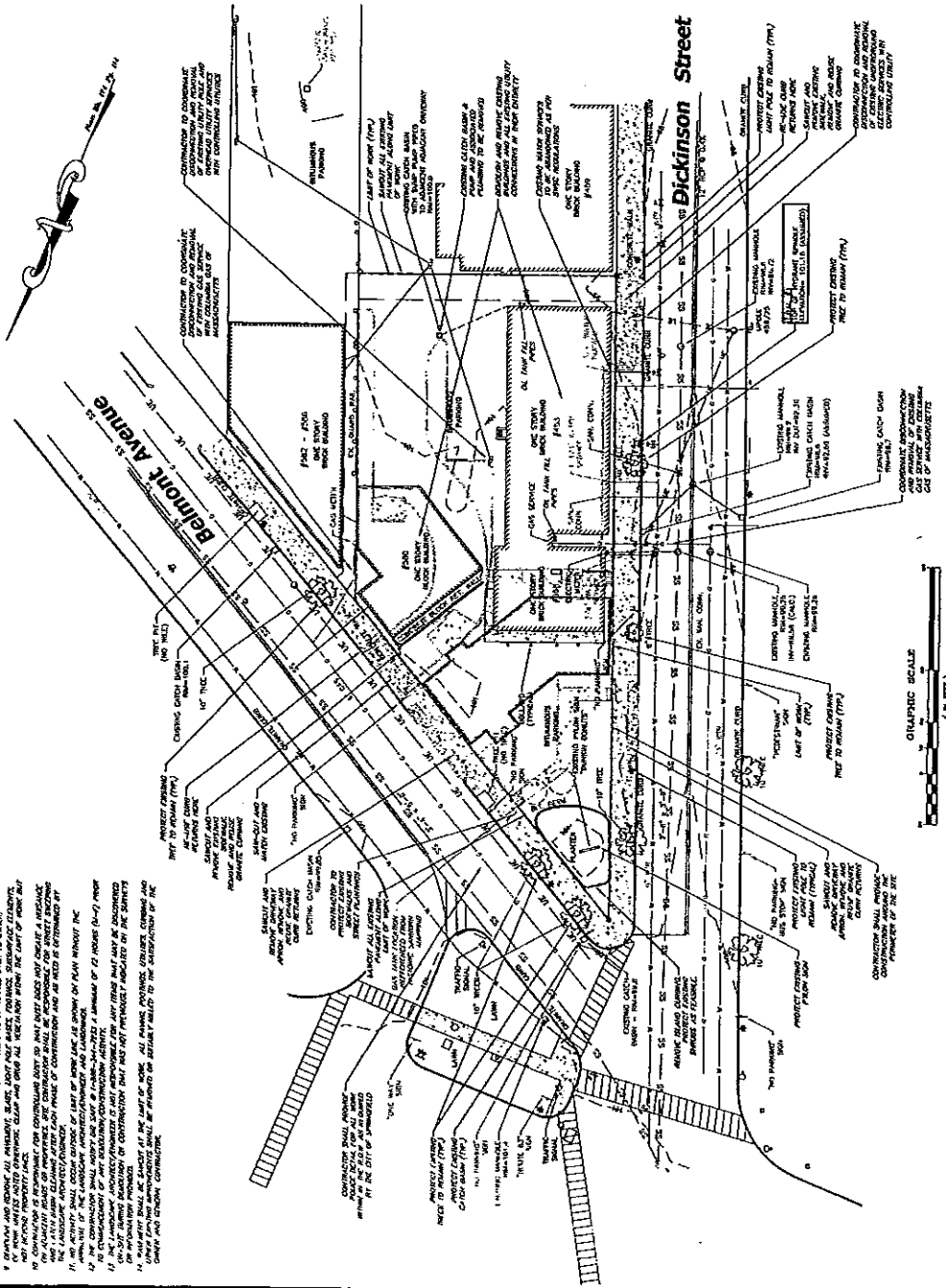
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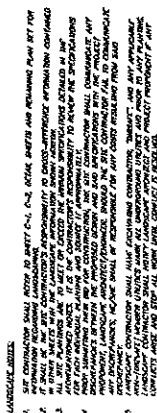
- | | |
|---|--|
| (LAW) SON # 28 THIS SENT THEIR ANSWER THE | |
| (BROTHER) SON # 28 AIR REMOVED | |
| TO D-1 # 28 NOT THROUGH SON # 28 THIS SENDER TELING | |
| (LAW) SON # 28 THIS SAME DATE | |

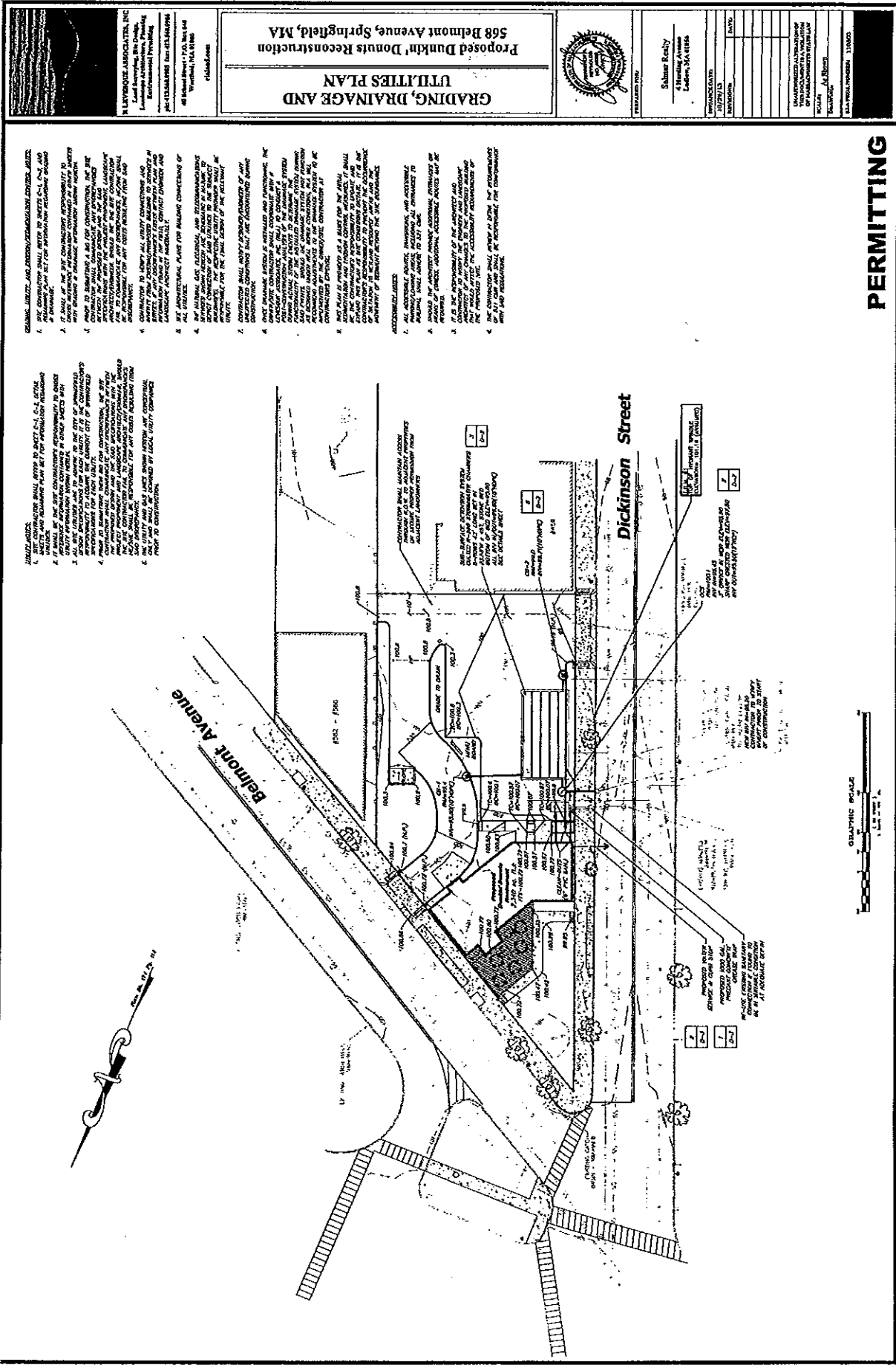
1. ALL ACCESSIBLE ROUTES, HAZARDOUS, AND ACCESSIBLE PARKING/LOADING AREAS INCLUDING ALL ENTRANCES TO BUILDING SHALL ADHERE TO SET CURE.
2. SHALL THE ACCESSIBLE FREIGHT/ADDITIONAL ENTRANCES OR WALKWAYS OF TENNIS, ADDITIONAL ACCESSIBLE ROUTES MAY BE REQUIRED.

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2. SHALL THE ACCESSIBLE FREIGHT/ADDITIONAL ENTRANCES OR WALKWAYS OF TENNIS, ADDITIONAL ACCESSIBLE ROUTES MAY BE REQUIRED.

- IT IS THE RESPONSIBILITY OF THE ARCHITECT AND CONTRACTOR TO NOTIFY THE EMPLOYER AND LANDOWNER ARCHITECT OF ANY CHANGES TO THE PROPOSED AGREEMENT THAT WOULD AFFECT THE ACCESSIBILITY REQUIREMENTS OF THE PROPOSED SITE.
- THE CONTRACTOR SHALL REVIEW AN OBTAIN THE REQUIREMENTS OF ADA AND SHALL BE RESPONSIBLE FOR COMPLIANCE WITH SAME.

[illegible]





PERMITTING

DETAILS AND SPECIFICATIONS

BLAVENQUE ASSOCIATES, INC.
 1000 Main Street, Suite 200
 Springfield, MA 01103
 Tel: 413-263-8888 Fax: 413-263-8889
 40 Belmont Street, P.O. Box 444
 Springfield, MA 01103
 blavenuk.com

DETAILS AND SPECIFICATIONS

Proposed Dunkin' Donuts Reconstruction
 568 Belmont Avenue, Springfield, MA

PROPOSED WORK

Submit Ready
 4 Existing Avenue
 Springfield, MA 01103

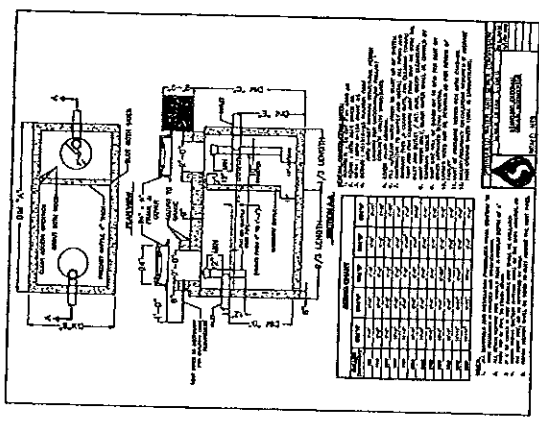
REVISIONS

NO.	DATE	DESCRIPTION
1	10/09/07	AS NOTED

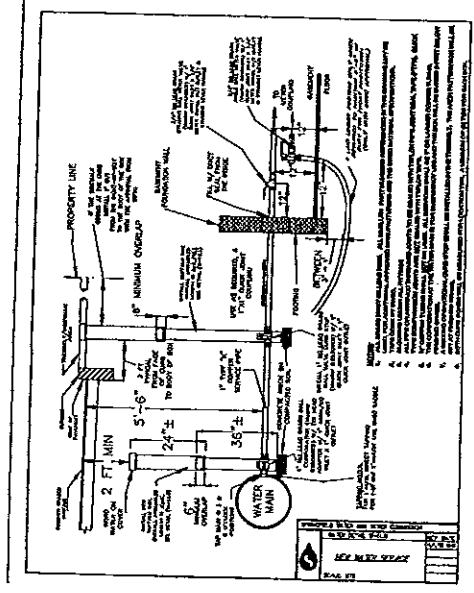
APPROVED

DATE: 10/09/07

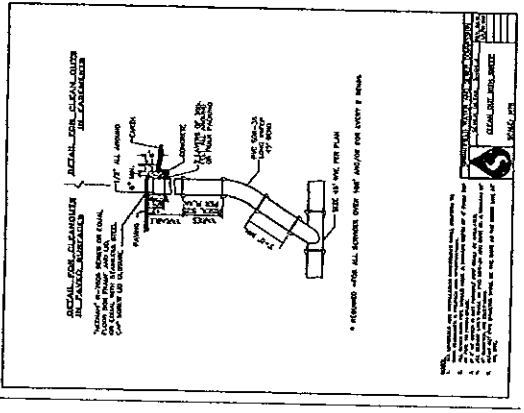
MA: PWA FORM 1003



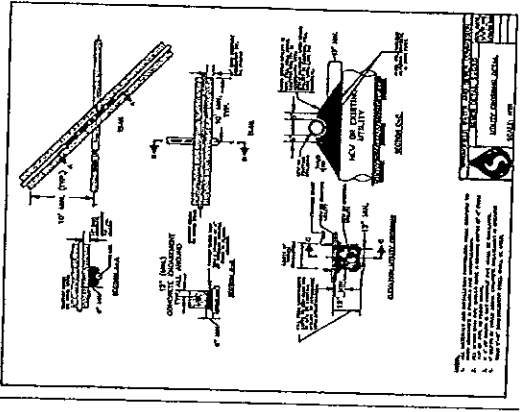
1 STANDARD EXTERNAL GREASE INTERCEPTOR



2 TYPICAL NEW WATER SERVICE



3 TYPICAL PIPE CLEANOUT

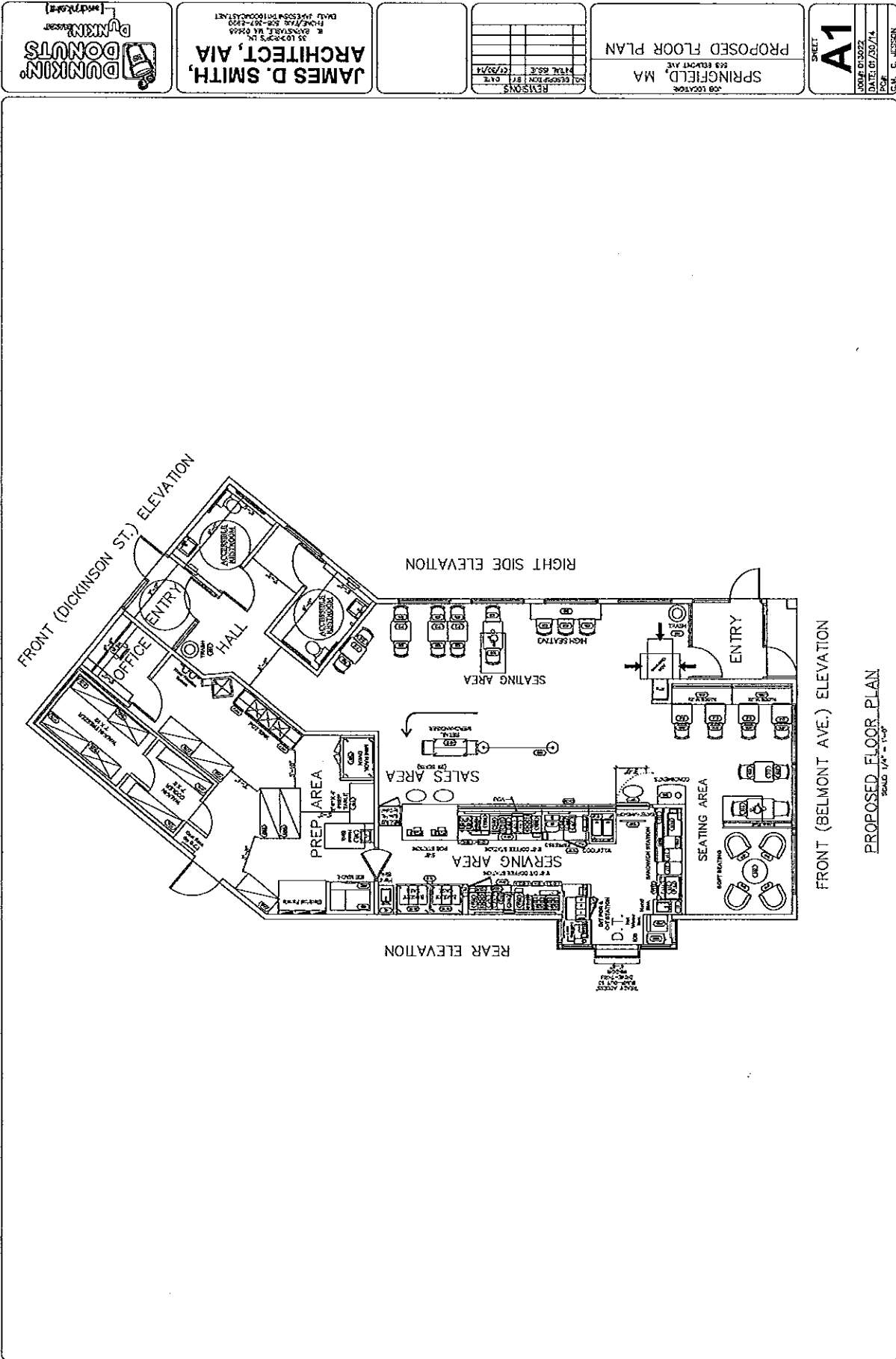


4 UTILITY CROSSING DETAIL

PERMITTING

- CONSTRUCTION NOTES**
- CALL OUTLINE (1-800-255-4444) A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION.
 - NOTIFY FIELD INSPECTOR 48 HOURS PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE ENGINEERING DIVISION, DEPARTMENT OF PUBLIC WORKS.
 - CHANGES TO THIS PROJECT SHALL BE APPROVED BY THE ENGINEERING DIVISION, DEPARTMENT OF PUBLIC WORKS.
 - APPROVED BY FIELD INSPECTOR.
 - ALL DIMENSIONS SHALL BE IN FEET AND INCHES.
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5 S.W.S.C. STANDARD NOTES



Summer Av

Belmont Av

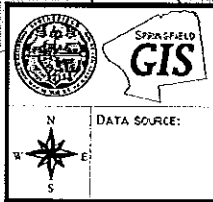
Proposed Location

Dickinson St

Commonwealth Av

Trenton St

Attachment: Belmont_Ave_572_2014 [Revision 1] (2554 : 572 Belmont Avenue)

 SPRINGFIELD GIS DATA SOURCE:	City of Springfield, Massachusetts 572 Belmont Ave & 453 Dickinson Street
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**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 2555)**

Meeting: 03/31/14 07:00 PM
Department: Planning and Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 2555

**For a Special Permit for Motor Vehicle Sales at the Property
Known as 350 Pasco Road (09540-0082), as Allowed by
M.G.L. and the Springfield Zoning Ordinance Article 4, Table
4-4, Section 12.1.**

Request:	See Above
Owner:	Craig J. Morel
By:	Craig J. Morel
Petitioner:	CJ's Towing Unlimited, Inc.
By:	Craig J. Morel

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 350 Pasco Road (09540-0082), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.1.

Mailing Address:

350 Pasco Road
Springfield, MA 01151

Owner:

Craig J. Morel

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

By: 
Craig J. Morel

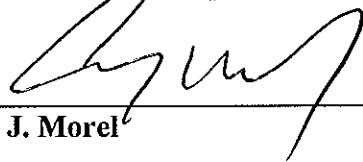
Mailing Address:

350 Pasco Road
Springfield, MA 01151

Petitioner:

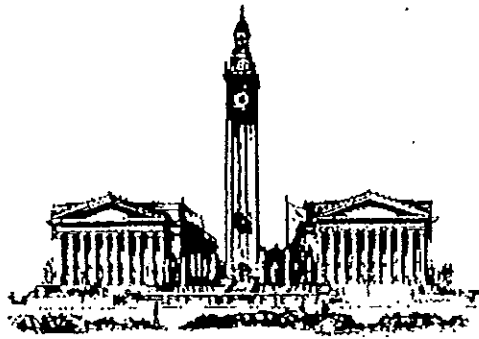
CJ's Towing Unlimited, Inc.

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

By: 
Craig J. Morel

Attachment: Pasco_Rd_350_Tax_Formal (2555 : 350 Pasco Road)

Stephen J. Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

2/21/2014

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: 350 Pasco Road – 09540-0082

Petitioner: CJ'S Towing Unlimited Inc

Landlord: Craig J Morel

Stephen J. Loneragan: Treasurer/Collector

Attachment: Pasco_Rd_350_Tax_Formal (2555 : 350 Pasco Road)

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

**350 PASCO ROAD (09540-0082)
MOTOR VEHICLE SALES**

General Information

Petitioner:	YMM Services, Inc.
Request:	Motor vehicle sales.
Proposed use of the property:	Motor vehicle sales.
Parcel Size:	296,687 s.f.
Compatibility with current planning documents:	The Indian Orchard Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Indian Orchard Neighborhood Council: 3-3-14
Tax Status:	SEE ATTACHED
Site Visit:	3-20-14
Hearing Date:	3-31-14

Neighborhood characteristics:

The parcel is located within the Indian Orchard Neighborhood and is zoned Industrial A. The site is located within an area that has a mixture of industrial uses.

To the north are manufacturing and warehouse operations zoned Industrial A.
To the south are the Boston and Albany Company railroad tracks.
To the east is a manufacturing operation zoned Industrial A.
To the west is conservation land zoned Industrial A.

Site plan review:

The petitioner has requested a special permit for motor vehicle sales at the property known as 350 Pasco Road. This is the current location of CJ's Towing. A special permit for the towing operation (junk yard) was issued in 2006.

After reviewing the plans and visiting the site, the staff does not object to the proposed request. As noted above, the site has been used for the storage of towed vehicles for the past seven (7) years. Further, after visiting the



site, the staff continues to be impressed with the overall condition of the property. The site is being kept in very good condition and the towed vehicles are all parked in an orderly fashion.

Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted for motor vehicle sales at the property known as 350 Pasco Road (09540-0082).
3. The use shall be developed as per the attached plans, with the addition of conditions #4 through #7.
4. The building shall be maintained free of all graffiti.
5. The site, including all landscaped areas, shall be maintained free of all weeds and debris.
6. There shall be no banners, streamers, pennants, or non-accessory signs located on the property.
7. There shall be no barb wire or razor wire attached to the fencing.
8. 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

2/21/2014

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: 350 Pasco Road – 09540-0082

Petitioner: CJ'S Towing Unlimited Inc

Landlord: Craig J Morel

Stephen J. Lonergan: Treasurer/Collector

Attachment: Pasco_Rd_350_2014 [Revision 1] (2555 : 350 Pasco Road)

2006-0622

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

2.4.b

TO: DATE : July 31, 2006

DEPARTMENT: FROM: Wayman Lee

COPIES TO: DEPARTMENT: City Clerk

SUBJECT: Special Permit
350 Pasco Road

This is to inform you as a party in interest that at a special meeting of the City Council held on Thursday evening, February 9, 2006, it was voted by the Council in accordance with law to grant a Special Permit on the petition of Owner and Petitioner: MJCEL LLC, By: Craig J. Morel for a special permit to operate a motor vehicle storage (junk yard) at 350 Pasco Road (09540-0082) as allowed by Massachusetts General Laws and the Springfield Zoning Ordinance, Article XIV, Section 1401.3.p. with the following conditions:

1. No selling or storage of auto parts.
2. No crushing of vehicles (of any type).
3. No dismantling of vehicles (of any type)
4. No outside storage of any type of debris.
5. No guard dogs
6. Planting of trees and other natural plants to create a natural noise buffer along the northwest side of the residential boundary of his property.
7. That Albert and Dubois Street only be used in emergency situations.
8. Annual ground testing of his property with the results being submitted to the IOCC and made available to his abutters upon request.
9. This special permit is granted to these petitioners only.
10. This special permit is granted solely for motor vehicle storage (junk yard) at the property known as 350 Pasco Road (09540-0082).
11. The use shall be developed in accordance to the attached site plan, dated 12/13/2005, with the addition of conditions #4 though #10.
12. The yard shall be enclosed by a six (6) foot, opaque fence as per Article XV, Section 1508.
13. The petitioner shall be required to obtain a determination from the Springfield Conservation Commission that the proposed use is in compliance with any and all wetland regulations.
14. All areas proposed for the storage of vehicles shall be surfaced with bituminous concrete or an approved equal, within one (1) year of the date of this permit. Paving plan shall be submitted and approved by the Department of Public Works prior to issuing a Certificate of Occupancy.
15. This special permit shall be limited to the storage of motor vehicles and no other junk materials.

Attachment: Pasco_Rd_350_2014 [Revision 1] (2555 : 350 Pasco Road)





Attachment: Pasco_Rd_350_2014 [Revision 1] (2555 : 350 Pasco Road)



City of Springfield, Massachusetts



DATA SOURCE:

350 Pasco Road