



CITY OF SPRINGFIELD

City Clerk's Office 4/23/2014 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 April 28, 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 April 28, 2014 at Springfield City Hall -- Council Chambers, 36 Court Street, Springfield, MA.

Special Permits

- (1.) For a Special Permit to Allow for the Installation of a Wall Sign, Above the First Floor, at the Property Known as 1350 Main Street (08130-0121) as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 9, Section 9.8.17 and M.G.L.

Request: See Above
Owner: One Financial Plaza Trust
By: Evan Plotkin
Petitioner: Advanced Media Corporation
By: Henry W. Hondorph

ATTACHMENTS:

- Main_St_1350_Tax_Formal_2014 (PDF)
- Main_St_1350_2014 (PDF)

- (2.) For a Special Permit to Re-Establish a Pre-Existing, Non-Conforming Use (20 Unit Residential) at the Property Known as 65-69 Oswego Street (09395-0033) Under Abandonment and Non-Use, as Allowed by the Springfield Zoning Ordinance, Article 10, Section 10.1.41.B and M.G.L.

Request: See Above
Owner: Outing Park Apartments II Limited Partnership
By: Gordon Pulsifer
Petitioner: Outing Park Apartments II
By: Gordon Pulsifer

ATTACHMENTS:

- Oswego_St_65_69_Tax_Formal_2014 (PDF)
- Oswego_St_65_69_2014 (PDF)

- (3.) For a Special Permit a to Operate Motor Vehicle Sales (New and Used), Motor Vehicle Painting And/Or Body Work, Motor Vehicle Repair & Maintenance (Light & Heavy) and a Mechanical Public Car Wash at the Properties Known as 603 East Columbus Avenue (04303-0595), 683 East Columbus Avenue (04303-0588), WS Main Street (08130-0020) and SS York Street (12605-0036, 0043 & 0044) as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1, 12.3(2), and 12.3(5).

Request: See Above

Owner: Balise Automotive Realty, Limited
Partnership & Columbus Avenue
Realty, LLC
By: James E. Balise, Jr.
Petitioner: Columbus Avenue Realty, LLC
By: James E. Balise, Jr.

ATTACHMENTS:

- E_Columbus_Ave_603_Tax_Formal_2014 (PDF)
- E-Columbus_Ave_603_2014 (PDF)

- (4.) 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)

Zone Changes

- (5.) From re:Report- Planning Board Zone Change - Rear Stafford Street –
(6.) From re:Report - Planning Board Zone Change- 263 Central St & WS Pine St –

**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 2581)**

Meeting: 04/28/14 07:00 PM
Department: Planning and Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 2581

**For a Special Permit to Allow for the Installation of a Wall
Sign, Above the First Floor, at the Property Known as 1350
Main Street (08130-0121) as Allowed by M.G.L. and the
Springfield Zoning Ordinance, Article 9, Section 9.8.17 and
M.G.L.**

Request:	See Above
Owner:	One Financial Plaza Trust
By:	Evan Plotkin
Petitioner:	Advanced Media Corporation
By:	Henry W. Hondorph

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

for a special permit to allow for the installation of a wall sign, above the first floor, at the property known as 1350 Main Street (08130-0121) as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 9, Section 9.8.17 and M.G.L.

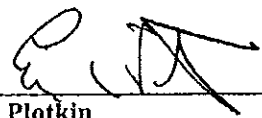
Mailing Address:

41 Taylor Street
 Springfield, MA 01103

Owner:

One Finical Plaza Trust
 c/o 1350 Main Street, LLC

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

BY: 
 Evan Plotkin

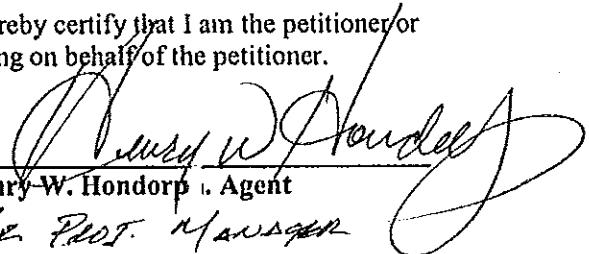
Mailing Address:

159 Thomas Burgin Parkway
 Third Floor
 Boston, MA 02301

Petitioner:

Advanced Media Corporation

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

By: 
 Henry W. Hondorp, Agent

SE. PROD. Manager

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

4/1/14

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: 1350 Main Street – 08130-0121

Petitioner: Advanced Media Corporation

Landlord: One Financial Plaza Trust

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

Stephen J. Lonergan: Treasurer/Collector

Attachment: Main_St_1350_Tax_Formal_2014 (2581 : 1350 Main Street)

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

**1350 MAIN STREET (08130-0121)
WALL SIGN (ABOVE THE SECOND FLOOR)**

General Information

Petitioner:	Advanced Media Corporation
Request:	Erect wall sign(s) above the second floor.
Proposed use of the property:	High-rise office building.
Parcel Size:	47,373 s.f.
Compatibility with current planning documents:	The Downtown Master Plan shows no changes to this area.
Neighborhood council notification:	Springfield Business Improvement District: April 3, 2014
Tax Status:	SEE ATTACHED
Urban Renewal Status:	This parcel is located within an urban renewal area.
Site Visit:	4-14-14
Hearing Date:	4-28-14

Neighborhood characteristics:

This site is zoned Business C and is located within the central business district. The surrounding land uses include:

- To the north are retail/offices buildings zoned Business C.
- To the south is Court Square zoned Business C.
- To the east are retail/offices buildings zoned Business C.
- To the west is City Hall zoned Business C.

Site plan review:

The petitioner has requested a special permit to install three (3) wall signs, above the second floor, at the property known as 1350 Main Street also known as One Financial Plaza. In June 2000, the City Council approved a special permit for three (3) wall signs for Sovereign Bank. These signs have been now been removed. The petitioner intends to install new signage for MassLive. The proposed signs will be located on the northern side of the building (Pyncheon Street), the southern side of the building (Court Street) and the western side of the building (City Hall Place).

As noted above, the petitioner has requested to install three (3) accessory walls signs at the upper levels of this high-rise office building. The information submitted with the application indicates that MassLive will be leasing approximately 11,162 square feet of the building. This will make them one of the largest tenants. This

signage is also considered to be the "naming" rights of the building.

One of the concerns that the staff has about this type of signage, is that it only be utilized for the larger tenants within a building. After reviewing the submitted information, it is clear to the staff that this is indeed the case with MassLive. In addition to the amount of square footage MassLive will be leasing within the building, it was noted that this is going to be considered the "naming" rights of this building. Further, it has also been noted that MassLive is now the third largest news website in



Massachusetts and part of a larger media group which is comprised of twelve (12) local news and information websites. Additionally, this location will house a total of forty five (45) employees as well as an additional fifteen (15) freelance reporters/photographers. The office space within the building is being designed to accommodate up to seventy (70) people and will include three (3) conference rooms, outdoor decks and a multi-media interview room.

Overall, the staff does not object to the proposed request. The staff believes that MassLive is indeed one of the "principal" tenants of the building and the proposed signage is appropriate for this location and use.

Recommendation

Approve, with conditions.

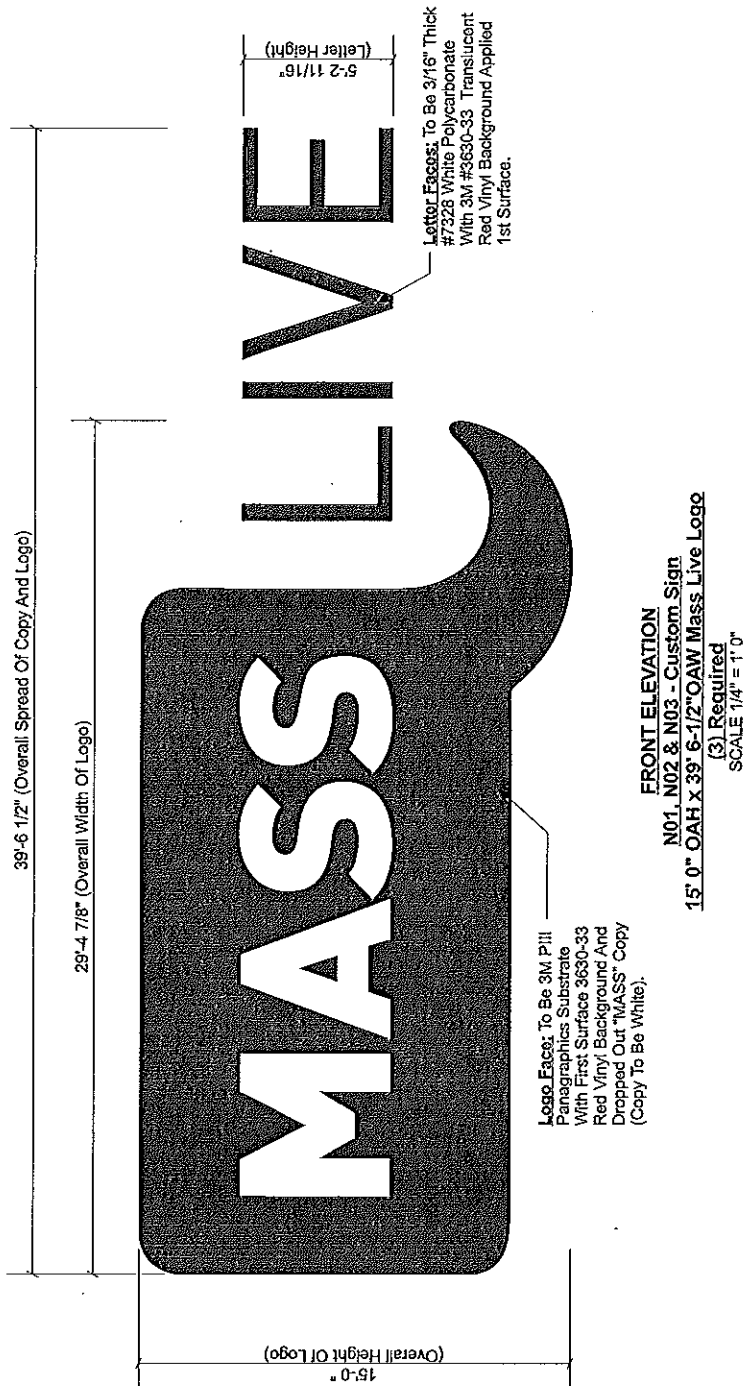
Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the installation of three (3) accessory wall signs, above the second floor, at the property known as 1350 Main Street (08130-0121).
3. The use shall be developed as per the attached plans and elevations, with the addition of conditions #4 through #6.
4. All signage shall be reviewed and approved by the Springfield Redevelopment Authority as per the Court Square Urban Renewal Plan.
5. All signage shall be fully permitted through the Building Department prior to installation.
6. There shall be no additional upper floor sign(s) located on the property.
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.

ENGINEERING
SHOP
VINYL / LAYOUT
ROUTING / KNIFE

PRELIMINARY
PRINT

SQUARE FOOTAGE: 593.13



- STANDARD LETTER NOTES:**
1. Sufficient Primary Circuit in Vicinity Of Sign By Others.
 2. Letter To Letter Wiring & Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
 3. Sign Shall Be U.L. Listed.
 4. Mounting Hardware By Sign Installer.
 5. Full Size Drilling Template Furnished With Sign.

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper foundation and handling of the sign.

- STANDARD WALL SIGN NOTES:**
1. Sufficient Primary Circuit in Vicinity Of Sign By Others.
 2. Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
 3. Sign Shall Be U.L. Listed.
 4. Mounting Hardware By Sign Installer.

NOTE: All Dimensions To Be Verified From Site Survey Before Releasing For Fabrication

NOTE: THIS SIGN IS LOCATED IN A 100MPH HIGH WIND LOAD AREA

PHILADELPHIASIGN
BRINGING THE WORLD'S STANDARDS TO LIFE
707 West Spring Garden Street
Palmira, New Jersey 08056
Phone: 866.823.1400
Fax: 856.823.8549
www.philadelphiaign.com

CUSTOMER:
MASS LIVE
JOB NUMBER:

SIGN TYPE:
Wall Sign/Letters
LOCATION:
**1350 Main Street
Springfield, MA 01103**
DATE:
04/01/2014

DRAWN BY:
JTR
REVISION:
Number: By:
Date:

SHEET:
1 OF 3
DWG NUMBER:
B54752

ENGINEER SEAL:

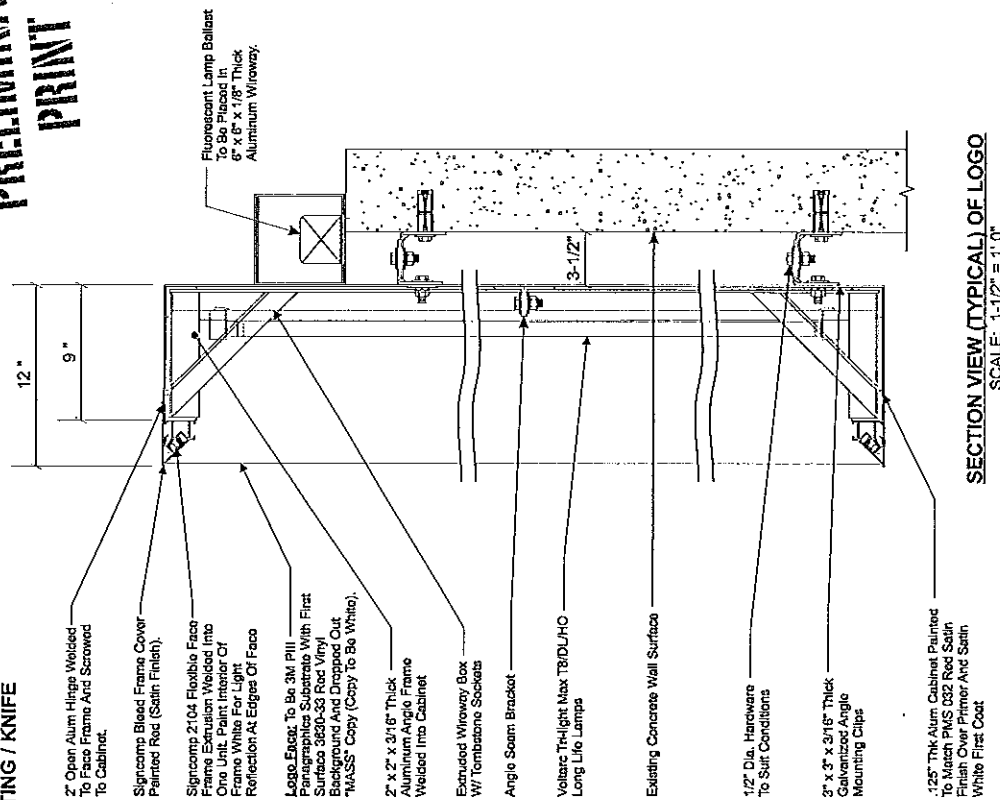
MAX DESIGN WIND SPEED 100 MPH
EXPOSURE C

THIS IS AN ORIGINAL UNPUBLISHED DRAWING. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF PHILADELPHIASIGN. ANY VIOLATION OF THIS NOTICE WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

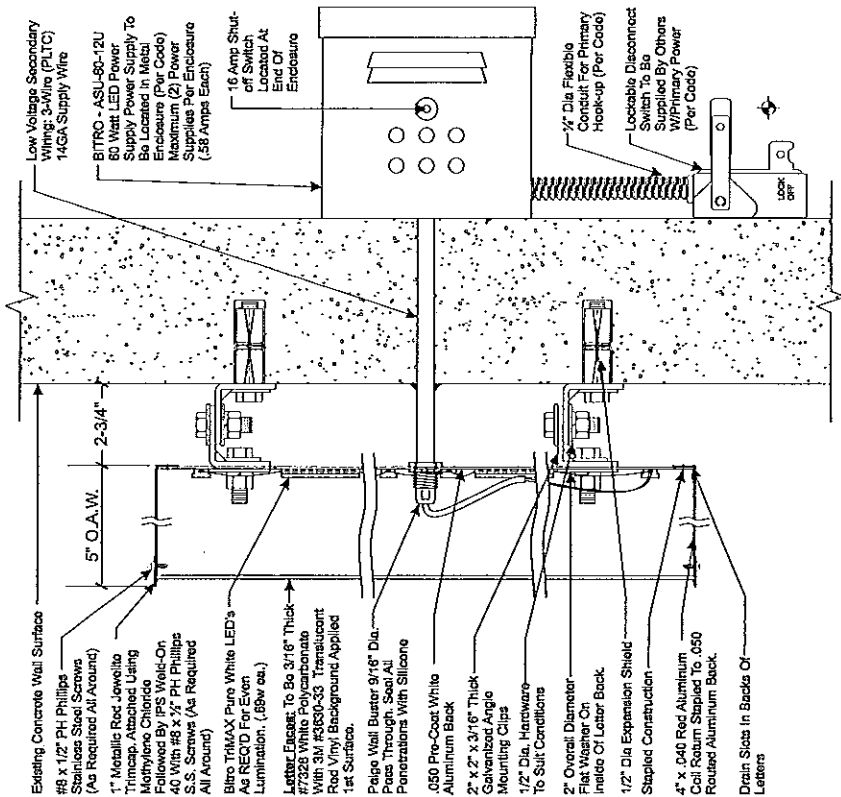
2.1.b

Attachment: Main_St_1350_2014 (2581 : 1350 Main Street)

PRELIMINARY
PRINT



SECTION VIEW (TYPICAL) OF LOGO
SCALE: 1-1/2" = 1' 0"



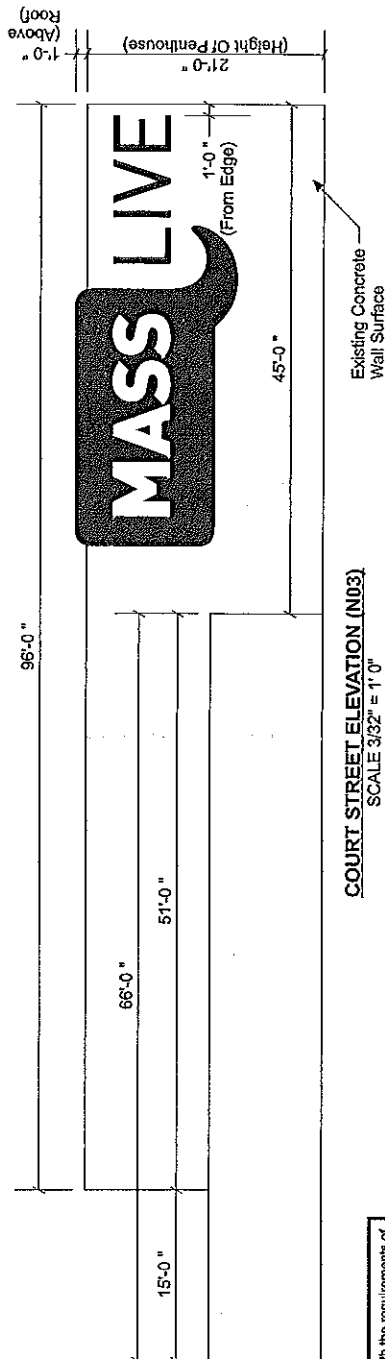
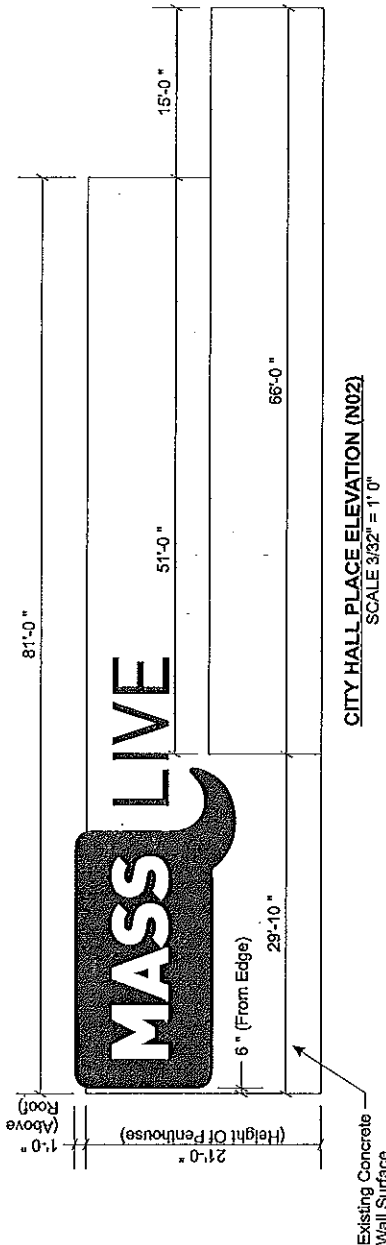
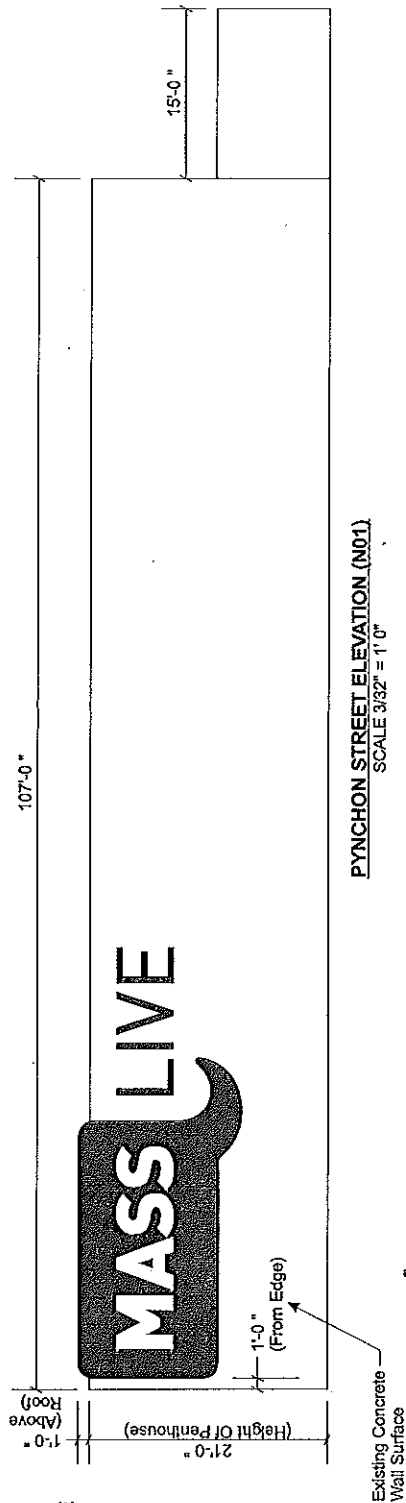
SECTION VIEW (TYPICAL) OF LETTERS
SCALE: 3" = 1' 0"

CUSTOMER: MASS LIVE
JOB NUMBER:
SIGN TYPE: Wall Sign/Letters
LOCATION: 1350 Main Street Springfield, MA 01103
DATE: 04/01/2014
DRAWN BY: JTR
REVISION: Number: By:
SHEET: 2 OF 3
DWG NUMBER: B54752
ENGINEER SEAL:

MAX DESIGN WIND SPEED 100 MPH EXPOSURE C
THIS IS AN ORIGINAL UNRECORDED DRAW CREATED BY PHD. IT IS SUBMITTED FOR RECORD. USE IN CONNECTION WITH A PRO FESSIONAL PROJECT. ANY REUSE OR REPRODUCTION IN ANY MANNER IS PROHIBITED. PENALTY FOR VIOLATION IS \$500 PER PAGE.

- STANDARD LETTER NOTES:**
1. Sufficient Primary Circuit in Vicinity Of Sign
 2. By Others.
 3. Letter To Letter Wiring & Final Primary Hook-up
By Sign Installer, Where Allowed By Local Codes.
 4. Sign Shall Be U.L. Listed.
 5. Mounting Hardware By Sign Installer.
- STANDARD WALL SIGN NOTES:**
1. Sufficient Primary Circuit in Vicinity Of Sign
 2. By Others.
 3. Final Primary Hook-up By Sign Installer,
Where Allowed By Local Codes.
 4. Sign Shall Be U.L. Listed.
- NOTE: THIS SIGN IS LOCATED IN A
100MPH HIGH WIND LOAD AREA**
- NOTE: All Dimensions To Be Verified
From Site Survey Before Releasing**

ENGINEERING
SHOP
VINYL / LAYOUT
ROUTING / KNIFE



NOTE: All Dimensions To Be Verified
From Site Survey Before Releasing
For Fabrication

PRELIMINARY
PRINT

Note: This sign is intended to be installed in accordance with the requirements of
Article 600 of the National Electrical Code and/or other applicable local codes.
This includes proper arrangement and handling of the sign.

CUSTOMER:
MASS LIVE
JOB NUMBER:

SIGN TYPE:
Wall Sign/Letters

LOCATION:
**1350 Main Street
Springfield, MA 01103**

DATE:
04/01/2014

DRAWN BY:
JTR

REVISION:
Number: Date: By:

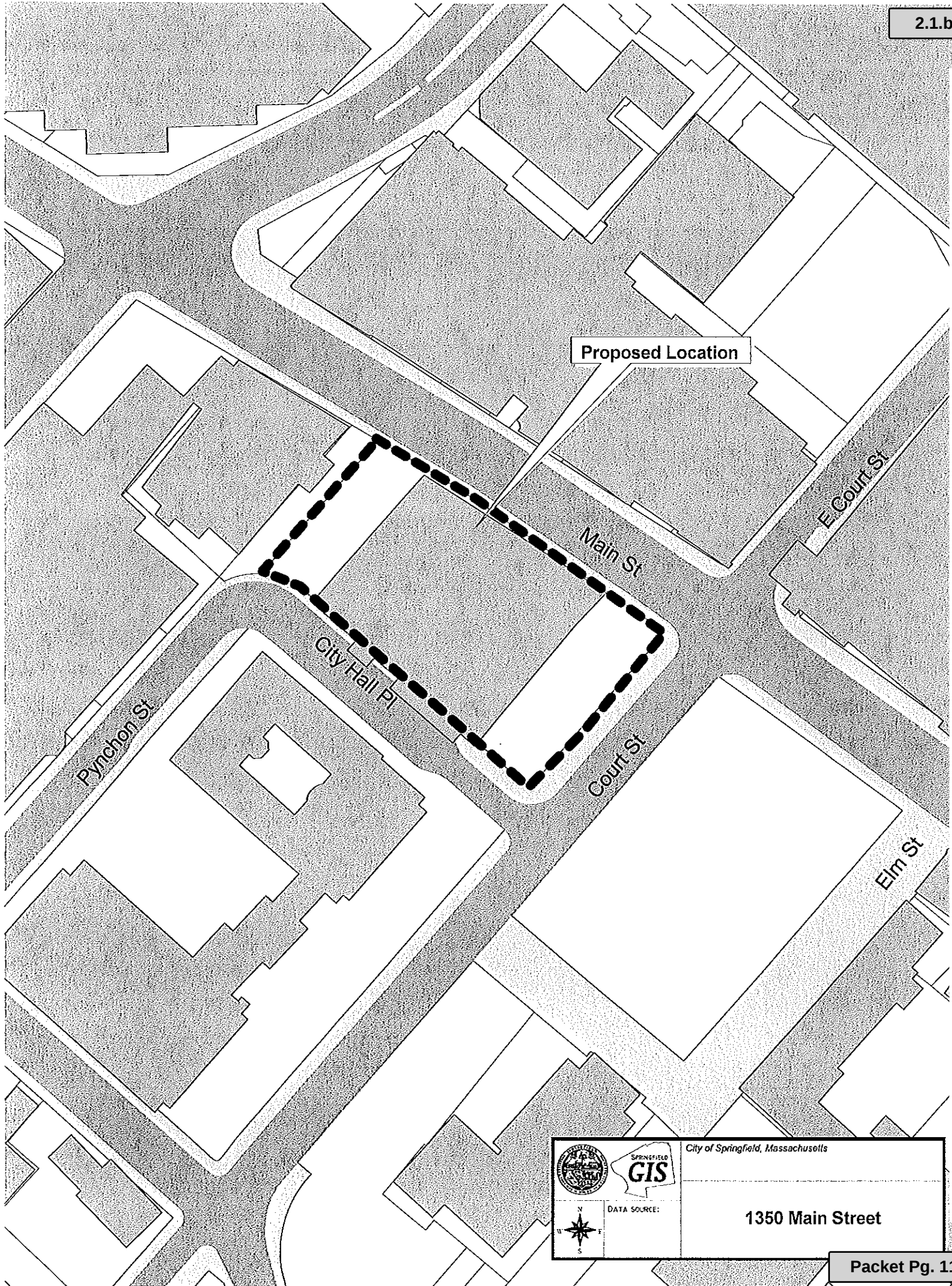
SHEET:
3 OF 3

DWG NUMBER:
B54752

ENGINEER SEAL:

MAX DESIGN WIND SPEED 100 MPH
EXPOSURE C

2.1.b
THIS IS AN ORIGINAL UNPUBLISHED DATA
CREATED BY PHILADELPHIASIGN. IT IS SUBMITTED FOR
RECORD. THIS DOCUMENT IS NOT TO BE REPRODUCED
OR COPIED IN ANY MANNER WITHOUT THE WRITTEN
CONSENT OF PHILADELPHIASIGN. ANY VIOLATION
OF THIS NOTICE IS A VIOLATION OF THE
FEDERAL TRADE COMMISSION ACT, 15 U.S.C. § 57.



Attachment: Main St 1350 2014 (2581 : 1350 Main Street)

	City of Springfield, Massachusetts	
	DATA SOURCE:	1350 Main Street

**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 2576)**

Meeting: 04/28/14 07:00 PM
Department: Planning and Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 2576

For a Special Permit to Re-Establish a Pre-Existing, Non-Conforming Use (20 Unit Residential) at the Property Known as 65-69 Oswego Street (09395-0033) Under Abandonment and Non-Use, as Allowed by the Springfield Zoning Ordinance, Article 10, Section 10.1.41.B and M.G.L.

Request:	See Above
Owner:	Outing Park Apartments II Limited Partnership
By:	Gordon Pulsifer
Petitioner:	Outing Park Apartments II
By:	Gordon Pulsifer

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

for a special permit to re-establish a pre-existing, non-conforming use (20 unit residential) at the property known as 65-69 Oswego Street (09395-0033) under Abandonment and Non-Use, as allowed by the Springfield Zoning Ordinance, Article 10, Section 10.1.41.B and M.G.L.

Mailing Address:

2001 Washington Street
 Hanover, MA 02339

Owner:

**Outing Park Apartments II Limited
 Partnership**

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

By: 
 Gordon Pulsifer

Mailing Address:

2001 Washington Street
 Hanover, MA 02339

Petitioner:

Outing Park Apartments II

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

By: 
 Gordon Pulsifer

Attachment: Oswego St 65 69 Tax Formal 2014 (2576 : 65-69 Oswego Street)

Stephen J. Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

4/1/14

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: 65-69 Oswego Street - 09395-0033

Petitioner: Gordon Pulsifer – (Outing Park Apartments II)

Landlord: Outing Park Apartments II Limited Partnership

Stephen J. Loneragan: Treasurer/Collector

Attachment: Oswego St 65 69 Tax Form 2014 (2576 : 65-69 Oswego Street)

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

**65-69 OSWEGO STREET
RE-ESTABLISH A PRE-EXISTING, NON-CONFORMING USE (20 UNITS)**

General Information

Petitioner:	Outing Park Apartments II
Request:	Re-establish a pre-existing, non-conforming, 20-unit apartment building.
Proposed use of the property:	Apartment building
Parcel Size:	8,812 s.f.
Compatibility with current planning documents:	The South End Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	South End Civic Association: April 3, 2014
Tax Status:	SEE ATTACHED
Urban Renewal Status:	This parcel is located within an urban renewal area.
Site Visit:	4-14-14
Hearing Date:	4-28-14

Neighborhood characteristics:

This site is zoned Residence C and is located within a dense residential neighborhood. The surrounding land uses include:

- To the north is an apartment building zoned Business A.
- To the south are a two-family house and vacant parcel zoned Residence C.
- To the east is an apartment building zoned Residence C.
- To the west is an apartment building zoned Business A.

Site plan review:

The petitioner has requested a special permit to re-establish a pre-existing, non-conforming, twenty (20) unit apartment building located at the property known as 65-69 Oswego Street. This building is currently vacant and has been for several years. The petitioner plans to renovate the building as part of the larger Outing Park Project.

As stated above, the proposed petitioner has proposed to renovate this existing vacant building as part of the larger redevelopment project taking place in the former Hollywood section of the South End neighborhood, now known as Outing Park. This work includes the extensive renovations to over three hundred (300)

residential units as well as the construction of new off-street parking, a management/community building and a maintenance/laundry building. Also, in addition to the renovations to the buildings, the work also included off-site improvements including new sidewalks, street trees, lighting and security cameras.

When reviewing special permit requests for the re-establishment of these older residential units, the major concern that the staff has is the ability of the petitioner to properly operate and manage the property. In this particular case, the petitioner has an outstanding property management record and currently manages a number of other larger development projects within the City of Springfield.



It should also be noted that this site has recently listed on the National Register of Historic Places so the renovation of this building certainly achieves the goals of preserving this historic structure.

Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the re-establishment of a pre-existing, non-conforming, twenty (20) unit apartment building at the property known as 65-69 Oswego Street (09395-0033).
3. The use shall be developed as per the attached plans and elevations, with the addition of conditions #4 through #6.
4. Any and all exterior renovations shall be reviewed and approved by the Springfield Historical Commission.
5. The property shall be maintained graffiti free.
6. All areas shall be maintained and kept free of trash and debris.
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

4/1/14

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: 65-69 Oswego Street - 09395-0033

Petitioner: Gordon Pulsifer – (Outing Park Apartments II)

Landlord: Outing Park Apartments II Limited Partnership

Stephen J. Loneragan: Treasurer/Collector

Attachment: Oswego St 65 69 2014 (2576 : 65-69 Oswego Street)

65 Oswego Street
Outing Park 2
Springfield, MA

OWTIC
Fire Resource Management
100 Main Street
Northampton, MA 01061
(413) 538-0023

Landscape Architect



Redesign Design
Associates, Inc.
945 Concord Street, Suite 100
Framingham, MA 01701
www.RedesignDesign.com

Revision:

Drawn: MR

Scale: as noted

Issued for Special Permit
Not for Construction

Sheet Name:
Site Plan

Project No.:

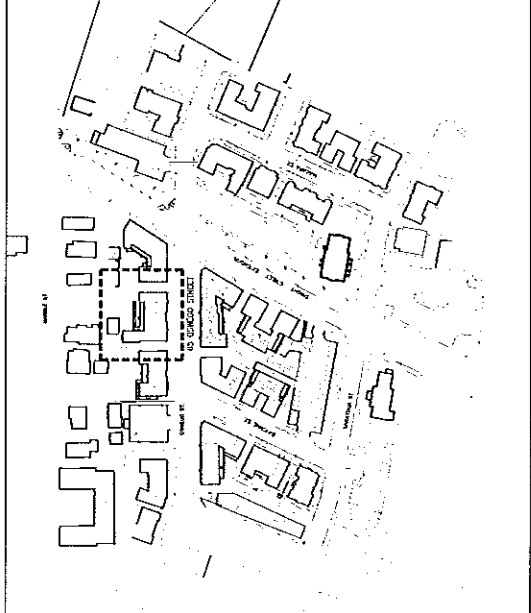
13-30

Issue Date:

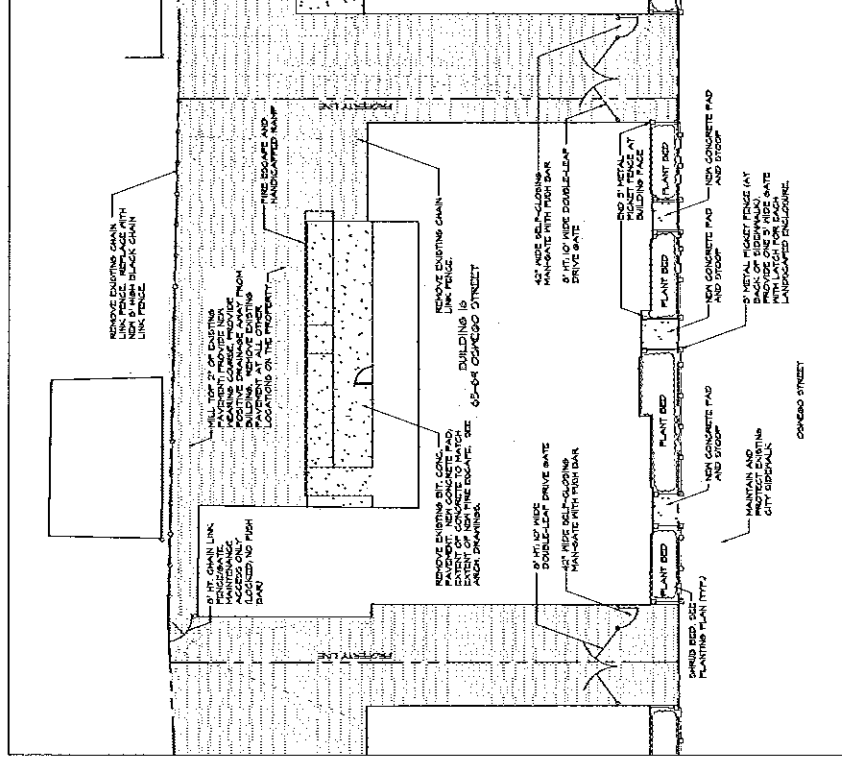
March 18, 2014

Sheet No.:

SP1

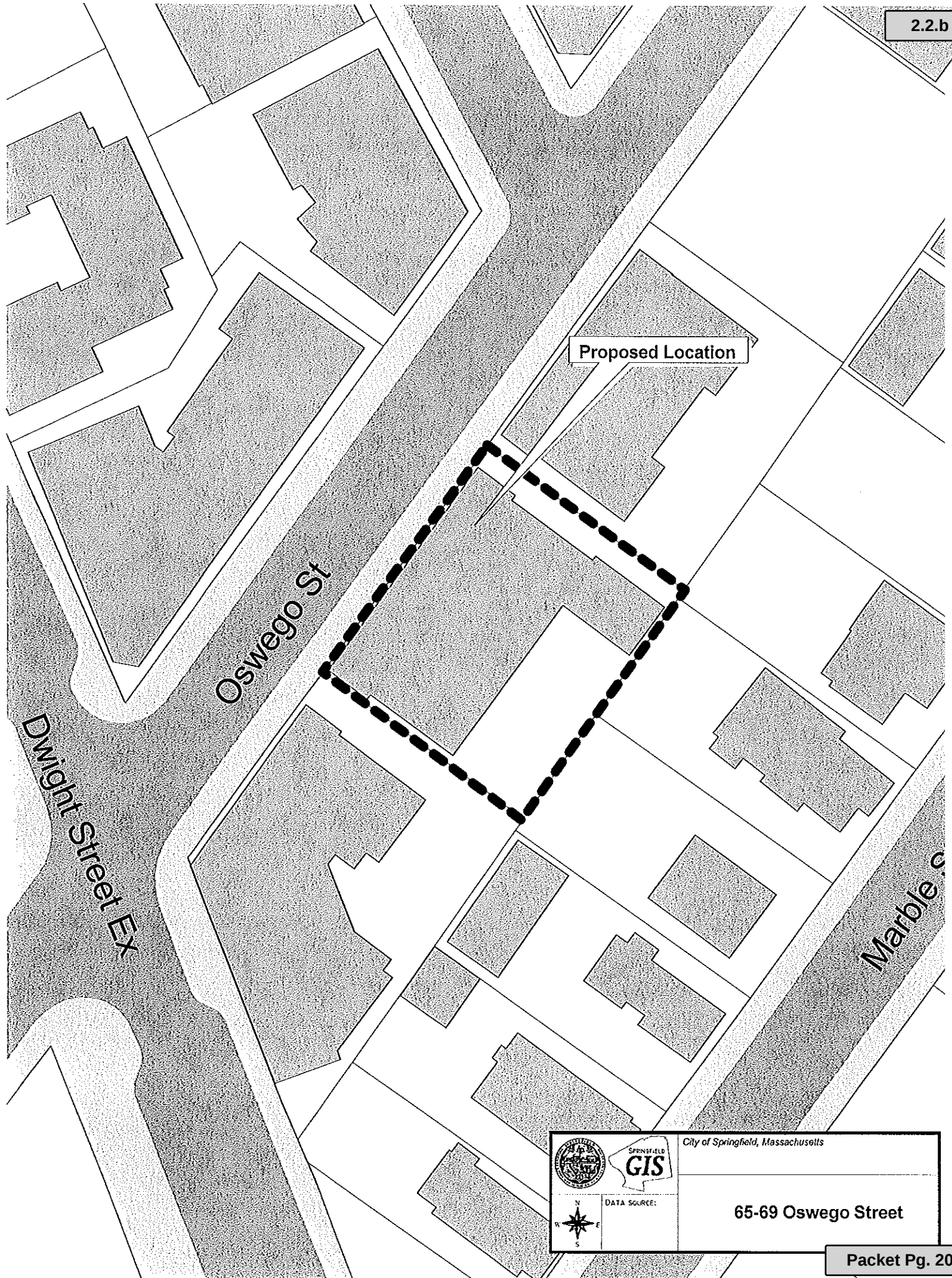


Key Plan
Scale: 1"=100'-0"



Site Plan
Scale: 1"=10'-0"





Proposed Location

Oswego St

Dwight Street Ex

Marble St



City of Springfield, Massachusetts



DATA SOURCE:

65-69 Oswego Street

Attachment: Oswego St 65 69 2014 (2576 : 65-69 Oswego Street)


City of Springfield

36 Court Street
Springfield, MA 01103

SCHEDULED
PETITION (ID # 2575)

Meeting: 04/28/14 07:00 PM
Department: Planning and Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 2575

For a Special Permit a to Operate Motor Vehicle Sales (New and Used), Motor Vehicle Painting And/Or Body Work, Motor Vehicle Repair & Maintenance (Light & Heavy) and a Mechanical Public Car Wash at the Properties Known as 603 East Columbus Avenue (04303-0595), 683 East Columbus Avenue (04303-0588), WS Main Street (08130-0020) and SS York Street (12605-0036, 0043 & 0044) as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1, 12.3(2), and 12.3(5).

Request:	See Above
Owner:	Balise Automotive Realty, Limited Partnership & Columbus Avenue Realty, LLC
By:	James E. Balise, Jr.
Petitioner:	Columbus Avenue Realty, LLC
By:	James E. Balise, Jr.

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

for a special permit a to operate Motor Vehicle Sales (new and used), Motor Vehicle Painting and/or Body Work, Motor Vehicle Repair & Maintenance (Light & Heavy) and a Mechanical Public Car Wash at the properties known as 603 East Columbus Avenue (04303-0595), 683 East Columbus Avenue (04303-0588), WS Main Street (08130-0020) and SS York Street (12605-0036, 0043 & 0044) as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1, 12.3(2), and 12.3(5).

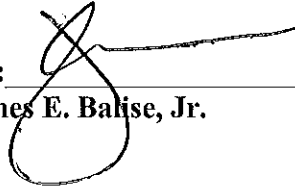
Mailing Address:

1102 Riverdale Street
 West Springfield, MA 01089

Owner:

**Balise Automotive Realty, Limited
 Partnership & Columbus Avenue Realty,
 LLC**

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

BY: 

James E. Balise, Jr.

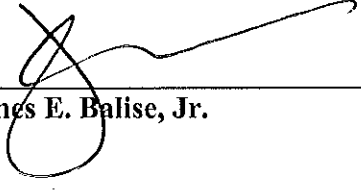
Mailing Address:

1102 Riverdale Street
 West Springfield, MA 01089

Petitioner:

Columbus Avenue Realty, LLC

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

By: 

James E. Balise, Jr.

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

4/1/14

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: 603 East Columbus Avenue & 292 Main Street – 04303-0595
683 East Columbus Avenue – 04303-0588
WS Main Street – 08130-0020
SS York Street – 12605-0036
SS York Street – 12605-0043
SS York Street – 12605-0044

Petitioner: Columbus Avenue Realty, LLC

Landlord: James E. Balise – (Balise Automotive Realty LP & Columbus Avenue Realty 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: E_Columbus_Ave_603_Tax_Formal_2014 (2575 : 603 East Columbus Avenue)

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

**603 E. COLUMBUS AVENUE (04303-0595), 683 E. COLUMBUS AVENUE
(04303-0588), WS MAIN STREET (08130-0020) &
SS YORK STREET (12605-0036, 0043 & 0044)**

**MOTOR VEHICLE SALES (NEW & USED), MOTOR VEHICLE PAINTING AND/OR
BODY WORK, MOTOR VEHICLE REPAIR & MAINTENANCE (LIGHT/HEAVY) AND
A MECHANICAL PUBLIC CAR WASH**

General Information

Petitioner:	Columbus Avenue Realty, LLC
Request:	Motor vehicle sales (new & used), Motor Vehicle Painting and/or Body Work, Motor Vehicle Repair and Maintenance (Light & Heavy) and a Mechanical Public Car Wash
Proposed use of the property:	See above.
Parcel Size:	281,220 s.f. (6.4 acres)
Compatibility with current planning documents:	The South End Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	South End Citizens Council: April 3, 2014
Tax Status:	SEE ATTACHED
Urban Renewal Status:	This parcel is not located within an urban renewal area.
Site Visit:	4-14-14
Hearing Date:	4-28-14

Neighborhood characteristics:

This site is located in an area with a mix of commercial and industrial uses. The surrounding land uses include:

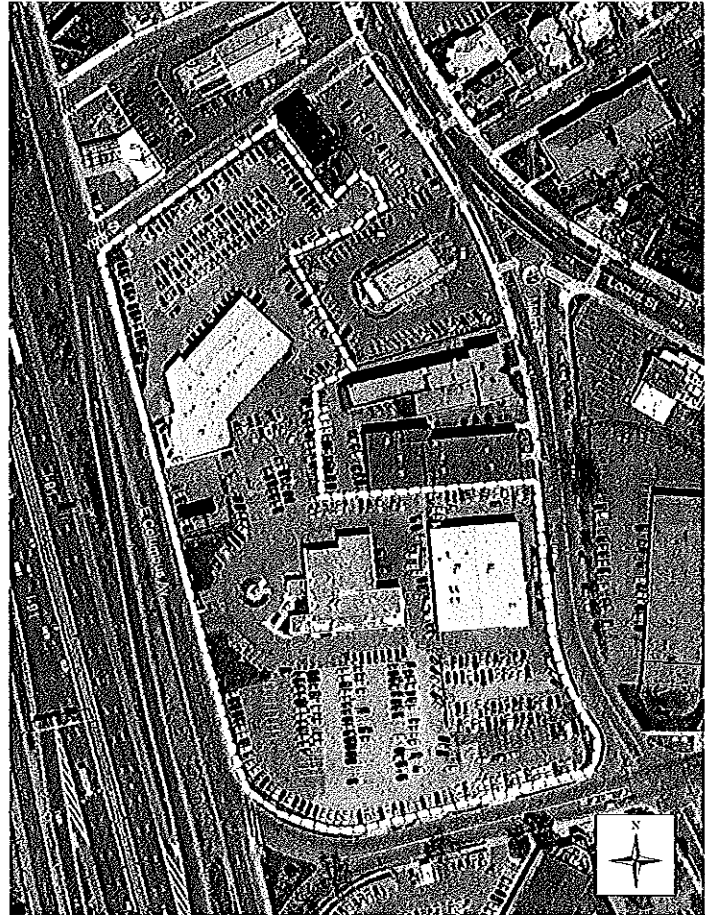
- To the north is a gas station zoned Business B.
- To the south is an office plaza zoned Industrial A.
- To the east are McDonalds, office buildings and a vacant car dealership zoned Industrial A and Business B.
- To the west is Interstate 91.

Site plan review:

The petitioner has requested a number of special permits for the properties known as 603 East Columbus

Avenue, 683 East Columbus Avenue, WS Main Street and SS York Street. The special permits include motor vehicle sales, motor vehicle repair, motor vehicle painting and/or body work and a mechanical public car wash. This is currently the site of Balise Ready Credit Used Cars, Balise Collision Repairs and Balise Hyundai. The petitioner intends to demolish the existing buildings, with the exception of the collision repair center and construct a new 26,794 square foot Hyundai Dealership, a new 2,898 square foot building for Ready Credit Used Car Sales and a new 7,463 square foot mechanical public car wash and detailing operation.

The site runs along East Columbus Avenue from Mill Street to York Street. As per the attached plans, the proposed new Hyundai dealership will be located in front of the collision center at the intersection of Mill Street and East Columbus Avenue. The new Ready Credit building will be located to the north with the new mechanical public car wash to be located on the corner of East Columbus Avenue and York Street. In addition to the new buildings a number of other improvements are also proposed including enhanced landscaping. With regards to the landscaping, the staff is very pleased to see that a number of trees have been proposed along Mill Street and East Columbus Avenue. However, although shown on the plan, the type and size of these plantings has not been provided. If approved, the staff would recommend that a condition be placed on the special permit that a detailed landscaping plan, indicated variety and sizes, be submitted to the Office of Planning & Economic Development for review.



It should be noted that all the proposed uses under this request are currently being done at this location. This includes the motor vehicles sales, motor vehicle repairs, auto body and the washing/detailing of vehicles. Currently the washing/detailing operation is completed inside the Ready Credit building. As proposed, the car wash would now be a stand-alone use. Due to the changes within the new zoning ordinance, which was adopted back in May 2013, many of the existing uses are now considered to be pre-existing, non-conforming uses. With the issuance of this special permit the uses would now be brought into conformity.

Lastly, the Department of Public Works has reviewed the plans and has provided preliminary approval. A full review of the new curb cuts and drainage system will have to be completed before a Building Permit will be issued.

Overall, the staff is very pleased with the proposed improvements to this area. This is a significant investment along this section of East Columbus Avenue and that also serves as a gateway to the South End neighborhood and downtown.

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 (new & used), motor vehicle repair and maintenance (light & heavy), motor vehicle painting and/or body work and a mechanical public car wash at the properties known as 603 East Columbus Avenue (04303-0595), 683 East Columbus Avenue (04303-0588), WS Main Street (08130-0020) and SS York Street (12605-0036, 0043 & 0044).
3. The use shall be developed as per the attached plans and elevations, with the addition of conditions #4 through #16.
4. A detailed landscaping plan, indicating size and variety of plant materials, shall be submitted to the Office of Planning & Economic Development for review and approval.
5. There shall be no storage of automotive parts outside the building.
6. There shall be no storage of junk vehicles located on the site.
7. There shall be no work completed to any vehicle outside the building.
8. Any and all dumpsters shall be completely enclosed.
9. All parking spaces shall be clearly marked.
10. The building shall be maintained free of all graffiti.
11. The site, including all landscaped areas, shall be maintained free of all weeds, trash and debris.
12. The public sidewalk shall be maintained, including snow removal.
13. There shall be no banners, streamers, pennants located on the property or on the display vehicles.
14. A full site plan review shall be completed by the Department of Public Works prior to issuing a Building Permit.
15. Any and all unused curb cuts, including the curb cuts along Mill Street, shall be legally closed and the tree belt re-established.
16. All sidewalks shall remain at grade and shall not be depressed to accommodate the driveways.
17. 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

4/1/14

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:

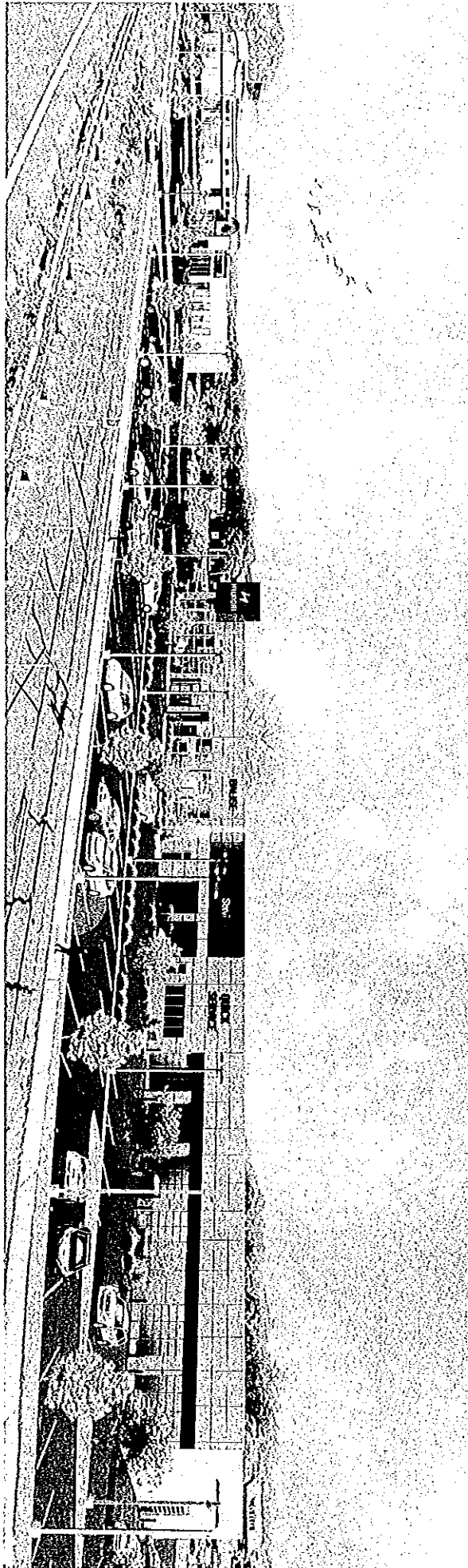
Special Permit: 603 East Columbus Avenue & 292 Main Street – 04303-0595
683 East Columbus Avenue – 04303-0588
WS Main Street – 08130-0020
SS York Street – 12605-0036
SS York Street – 12605-0043
SS York Street – 12605-0044

Petitioner: Columbus Avenue Realty, LLC

Landlord: James E. Balise – (Balise Automotive Realty LP & Columbus Avenue Realty LLC)

Stephen J. Loneragan: Treasurer/Collector

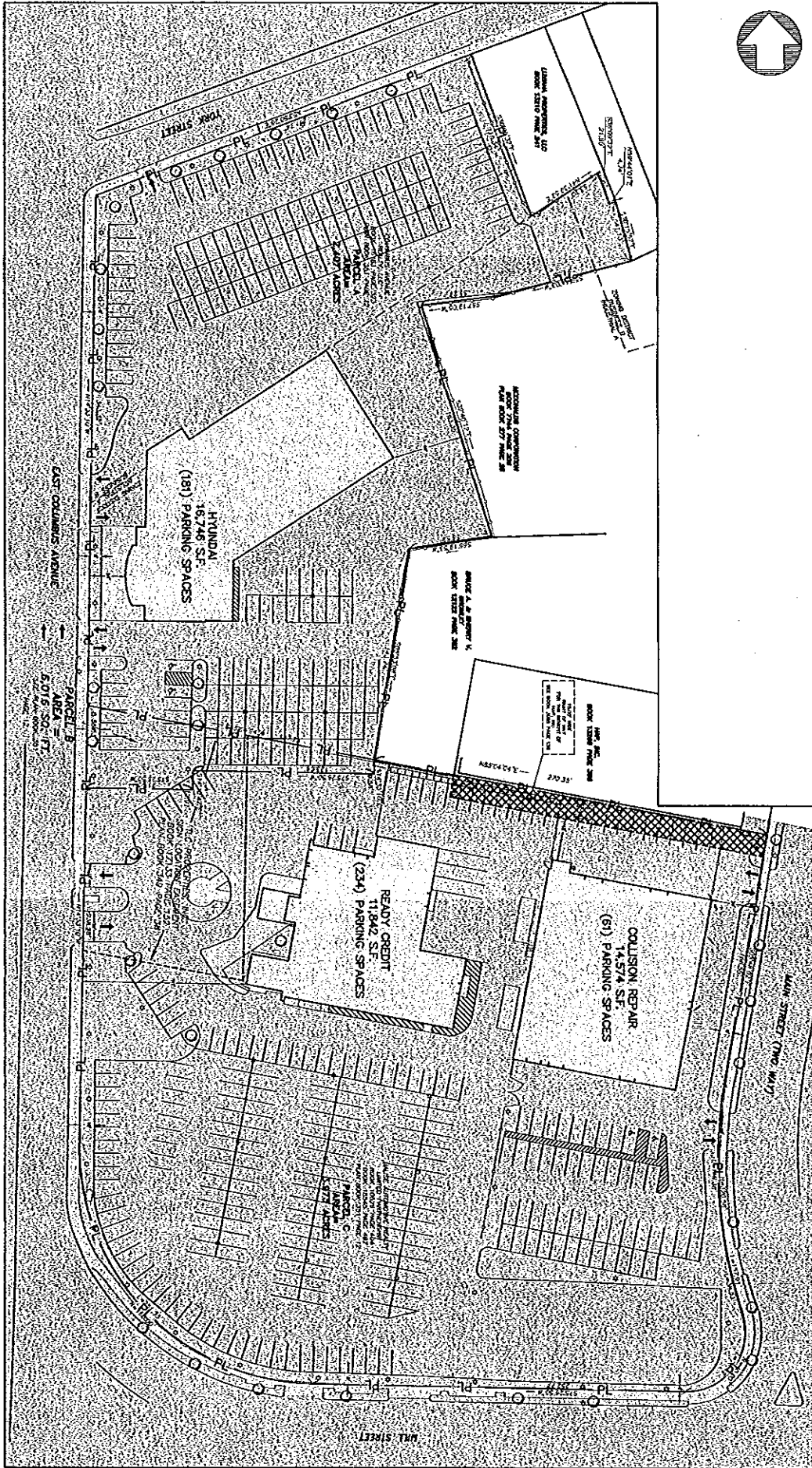
Attachment: E-Columbus_Ave_603_2014 (2575 : 603 East Columbus Avenue)



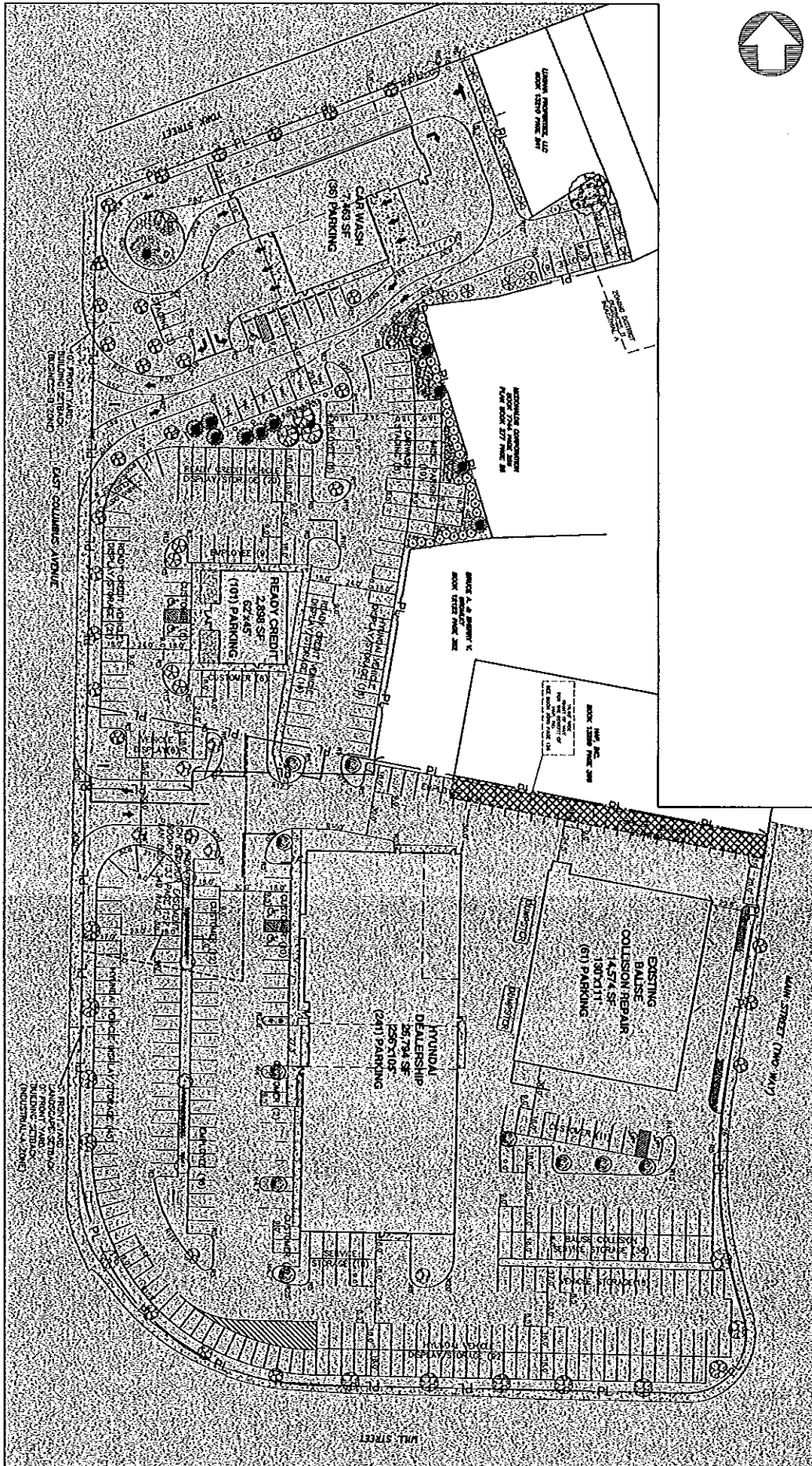
BALISE SOUTH END REDEVELOPMENT PROJECT

MARCH 2014

TJF



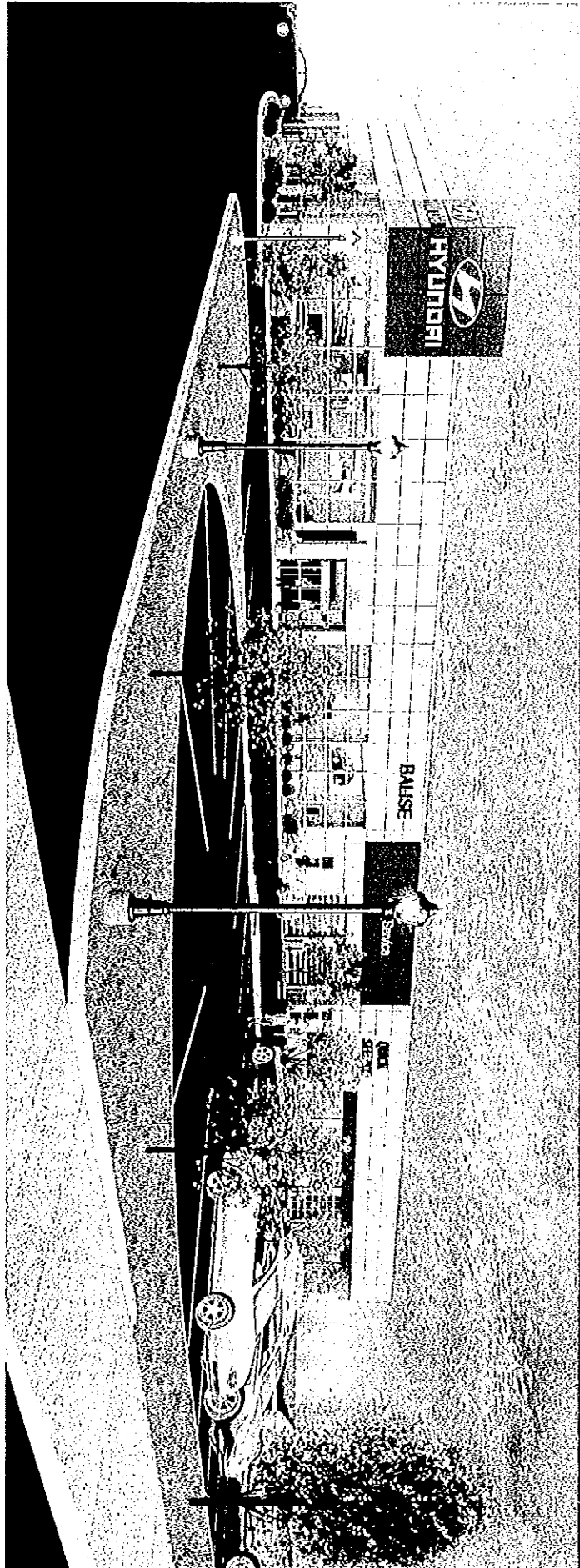
BALISE SOUTH END REDEVELOPMENT PROJECT - EXISTING SITE PLAN



BALISE SOUTH END REDEVELOPMENT PROJECT - PROPOSED SITE PLAN

MARCH 13, 2014
1" = 30'

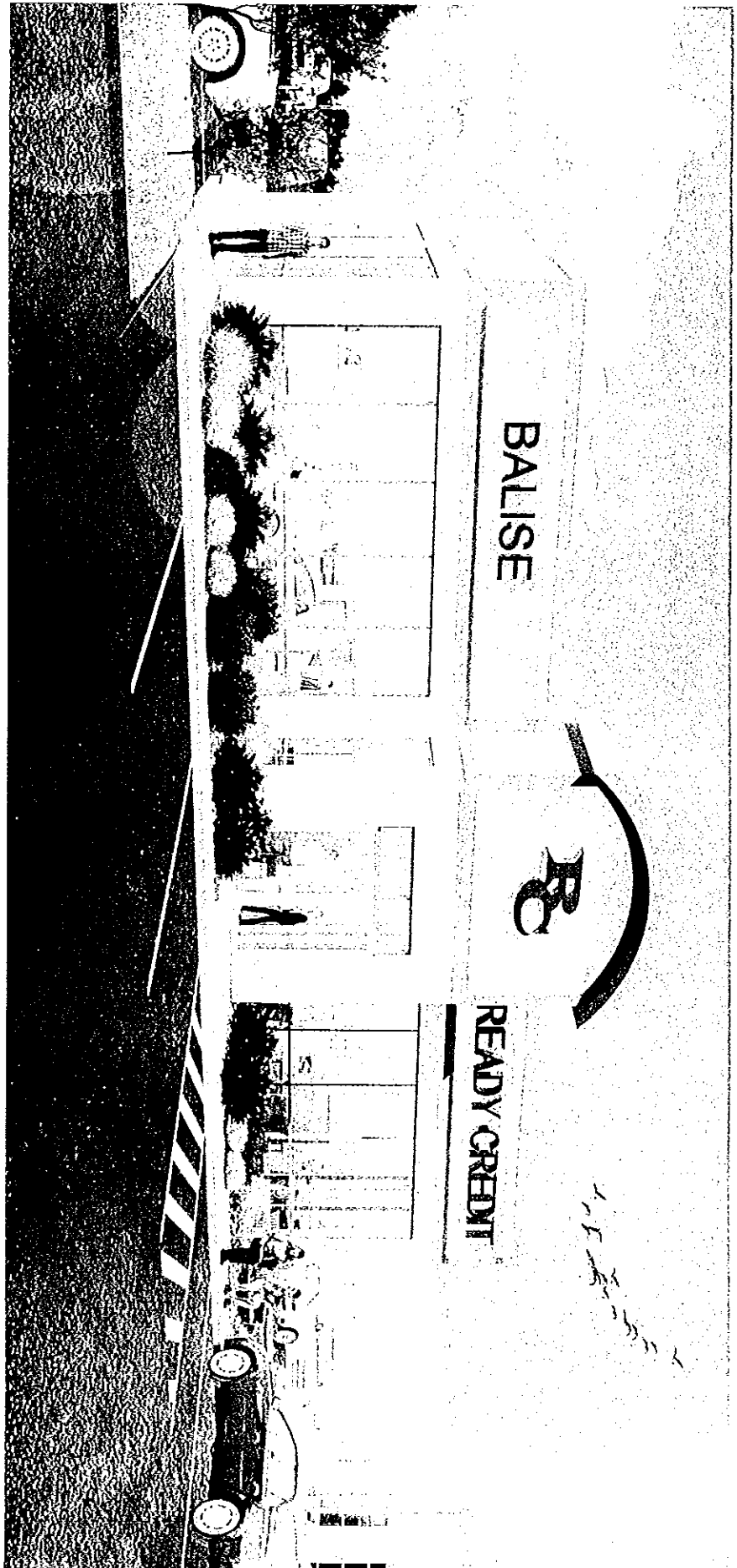
B ASSOCIATED BUILDERS, INC.



BALISE HYUNDAI OF SPRINGFIELD

MARCH 2014

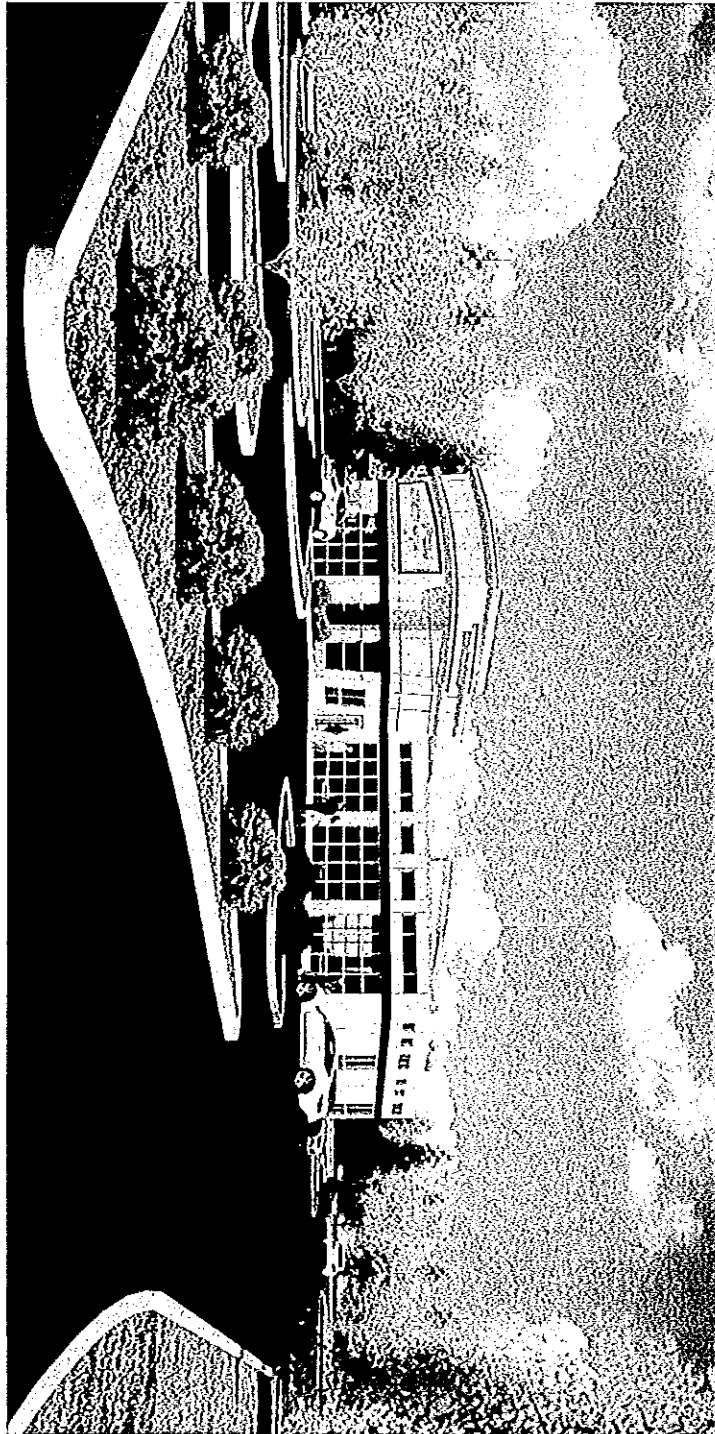
TJF



BALISE READY CREDIT

MARCH 2014

TJF



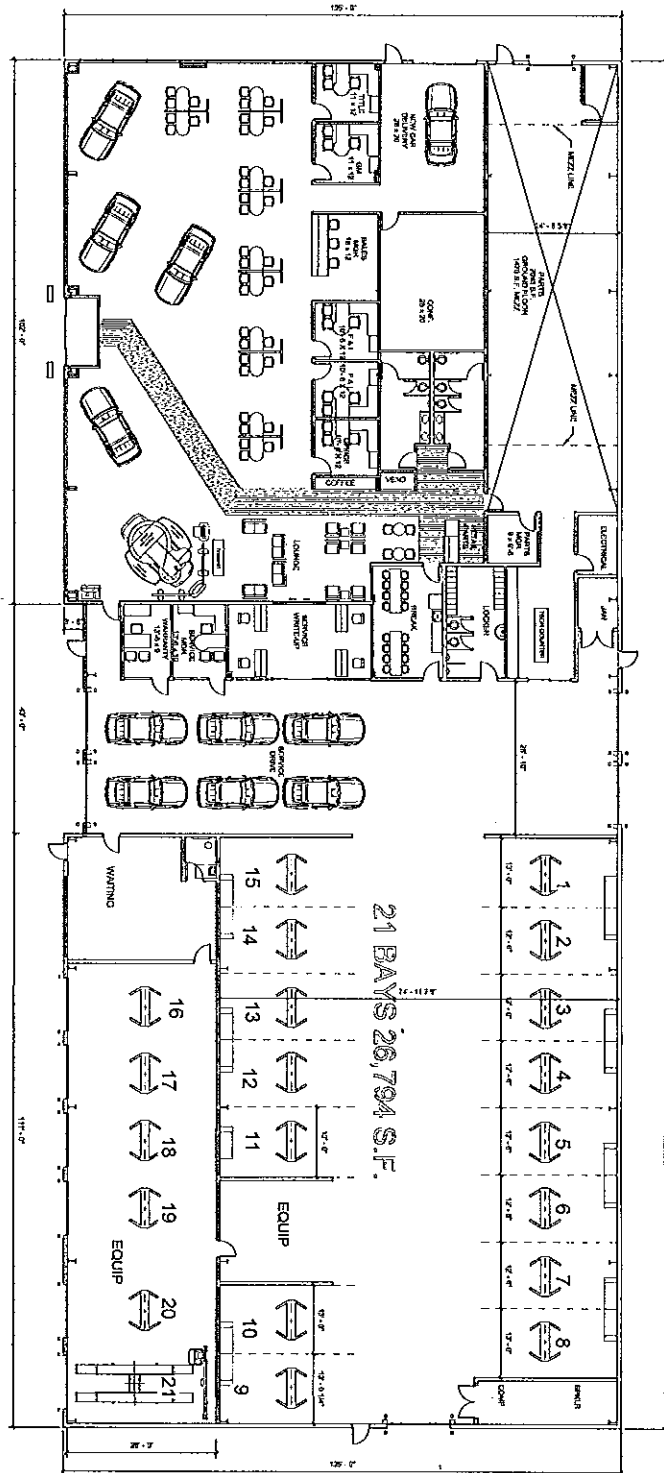
PROPOSED BALISE CARWASH
COLUMBUS AVENUE REALTY, LLC

MARCH 5, 2014

2575 to 603 Ave







21 BAYS 26,794 S.F.

OVERALL FLOOR PLAN - 21 BAYS

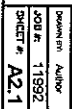
PROPOSED BALISE HYUNDAI
BALISE AUTOMOTIVE REALTY LP
E. COLUMBUS AVE SPRINGFIELD, MA



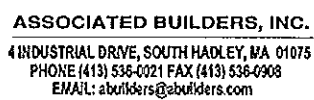
ASSOCIATED BUILDERS, INC.
4 INDUSTRIAL DRIVE, SOUTH HADLEY, MA 01075
PHONE (413) 536-0021 FAX (413) 536-0908
EMAIL: abuilders@abuilders.com

DATE	REVISION
03/11/14	ADDED FOR ETT FOR A/C SPECIAL PERMIT

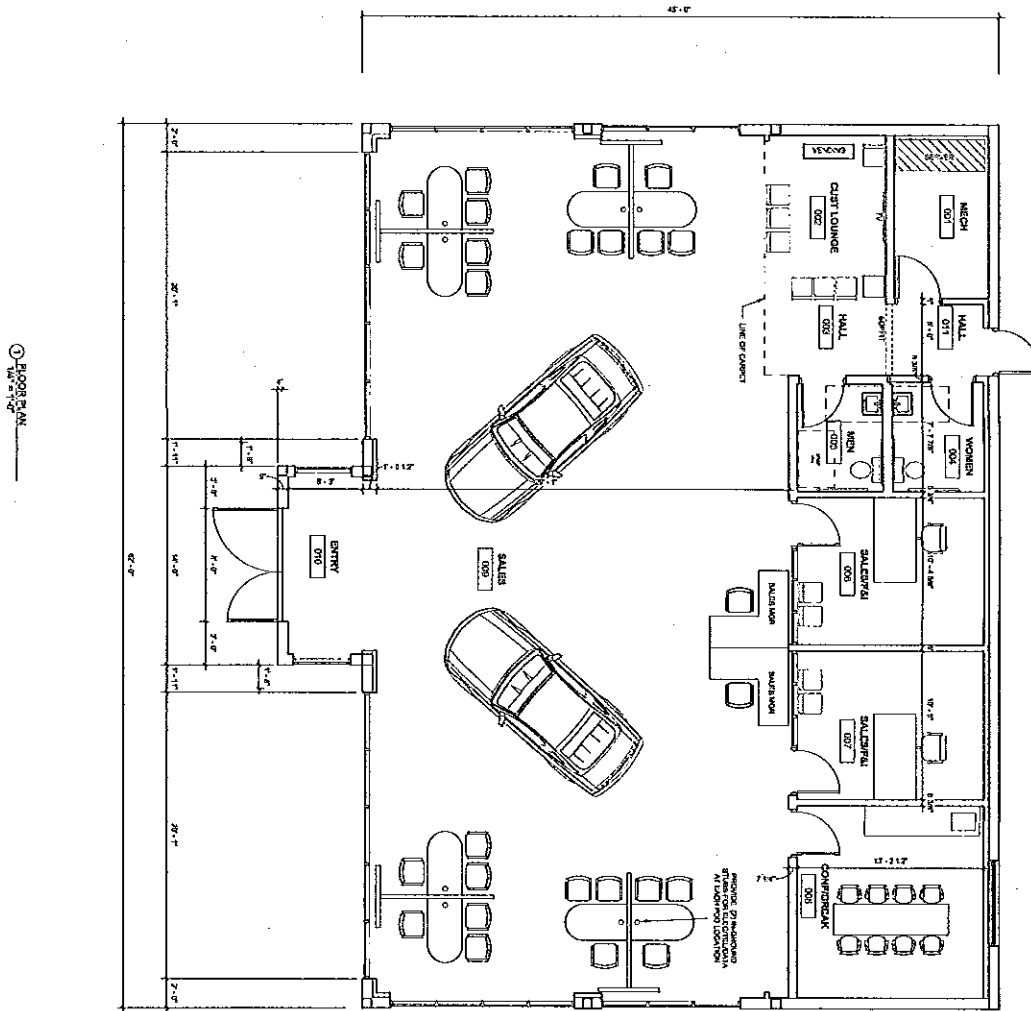




PROPOSED BALISE HYUNDAI
BALISE AUTOMOTIVE REALTY LP
E. COLUMBUS AVE SPRINGFIELD, MA

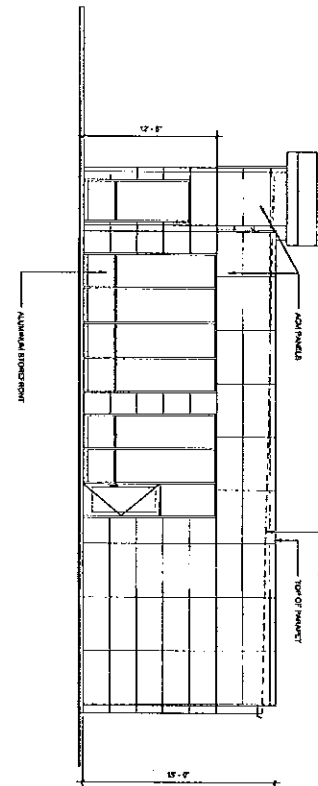
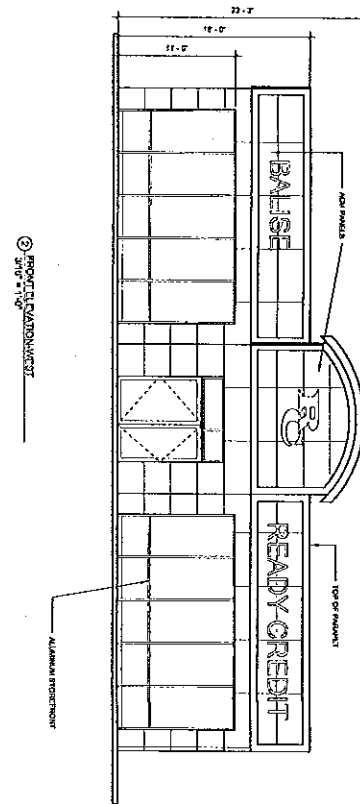


— 1 — 623 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 104

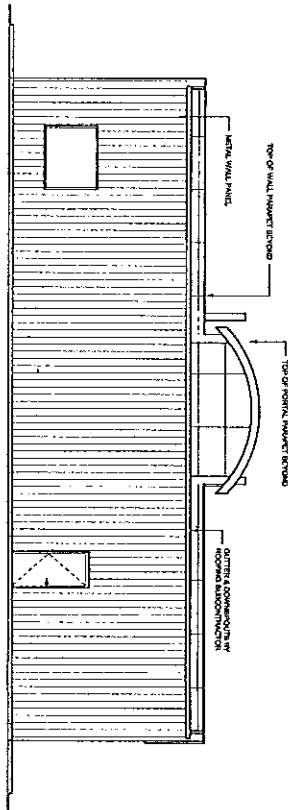


① FLOOR PLAN

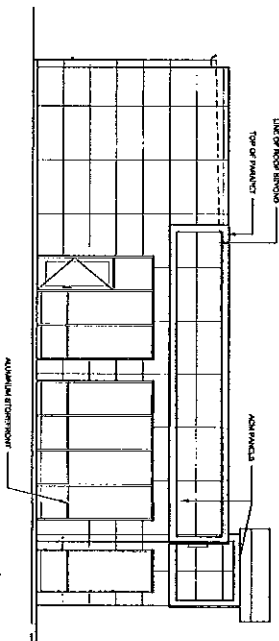
JOB #:	DATE:	FLOOR PLAN	 ASSOCIATED BUILDERS, INC. 4 INDUSTRIAL DRIVE, SOUTH HADLEY, MA 01075 PHONE (413) 536-0021 FAX (413) 536-0908 EMAIL: abuilders@builders.com	DATE	DESCRIPTION	
				ED-13-14	ISSUED FOR CITY COUNCIL SPECIAL PERMIT	
JOB #:	11/983	PROPOSED BALISE READY CREDIT COLUMBUS AVENUE REALTY LLC EAST COLUMBUS AVE, SPRINGFIELD, MA				
SHEET #:	A1.1					



RIGHT SIDE ELEVATION-SOUTH
SHEET # 102



BACK ELEVATION-SOUTH
SHEET # 103



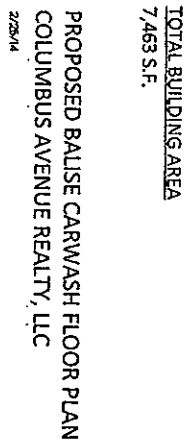
LEFT SIDE ELEVATION-NORTH
SHEET # 104

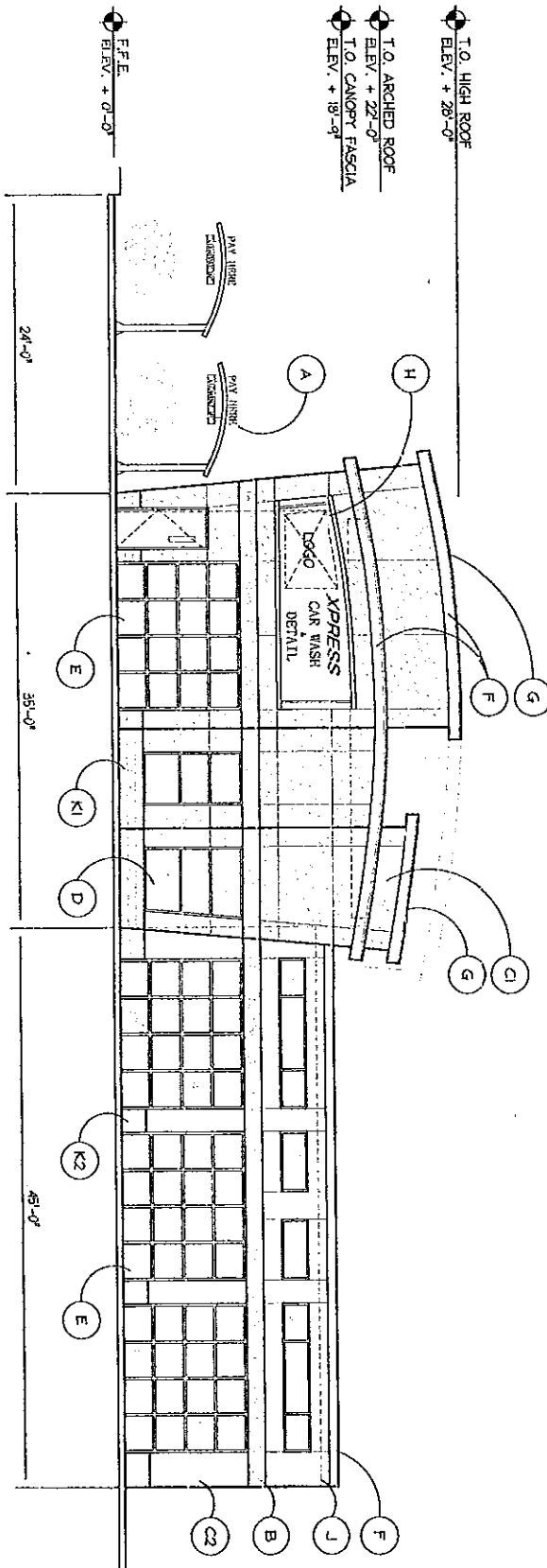
EXTERIOR ELEVATIONS	
PROPOSED BALISE READY CREDIT COLUMBUS AVENUE REALTY LLC EAST COLUMBUS AVE, SPRINGFIELD, MA	
DATE	12/14
BY	11/20/13
SHEET #	A3.1



ASSOCIATED BUILDERS, INC.
4 INDUSTRIAL DRIVE, SOUTH HADLEY, MA 01075
PHONE (413) 538-0021 FAX (413) 538-0908
EMAIL: abuilders@builders.com

DATE	DESCRIPTION
12/14	REVISED FOR CITY COUNCIL SPECIAL PERMIT





ENTRANCE ELEVATION



PROPOSED BALISE CARWASH
COLUMBUS AVENUE REALTY, LLC
 SPRINGFIELD, MASSACHUSETTS
 01104
Arten Company
 New Ipswich, NH 03071

architectural by bbs

Proposed Location

York St

Locust St

Palmer

Main St

E Columbus Av

W Columbus Av

I-91

I-91



SPRINGFIELD
GIS

City of Springfield, Massachusetts



DATA SOURCE:

603 E. Columbus Ave,
683 E. Columbus Ave,
WS Main St, SS York St


City of Springfield

 36 Court Street
 Springfield, MA 01103

 Meeting: 04/28/14 07:00 PM
 Department: Planning and Economic Development
 Category: Special Permit
 Prepared By: Phil Dromey
 Initiator: Phil Dromey
 Sponsors:

TABLED
PETITION (ID # 2552)

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

HISTORY:
03/31/14 City Council
LAY ON TABLE
Next: 04/28/14

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.

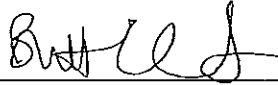
Mailing Address:

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 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 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. 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:

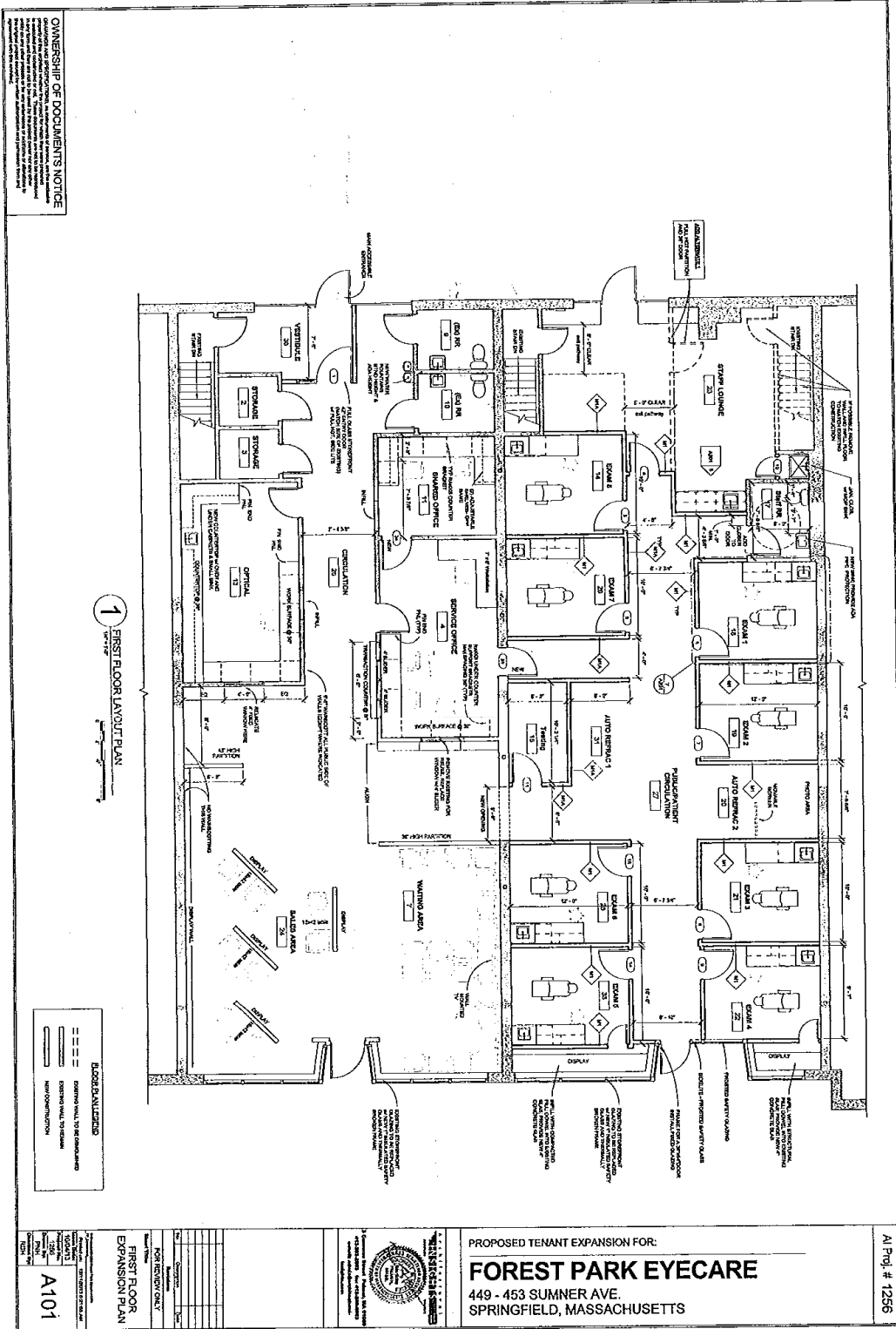
Special Permit: 447-455 Sumner Avenue aka 449 Sumner Avenue 112800419

Landlord: RF REALTY COMPANY LLC

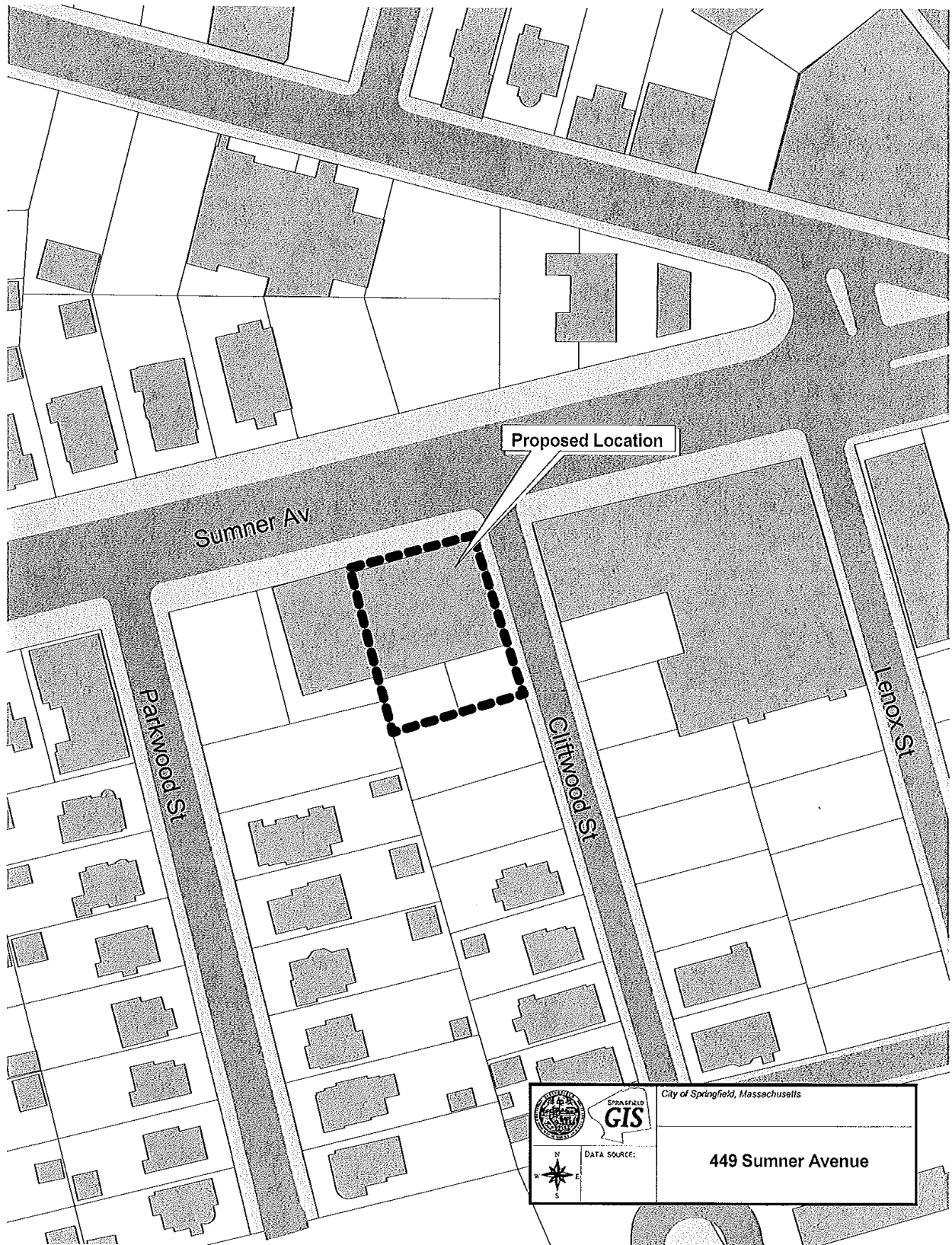
A handwritten signature in black ink, appearing to read "Stephen J. Lonergan", is written over a horizontal line.

Stephen J. Lonergan: Treasurer/Collector

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









City of Springfield

TABLED

Meeting: 04/28/14 07:00 PM

Initiator: Wayman Lee

Sponsors:

DOC ID: 2583

3.5

Report- Planning Board Zone Change - Rear Stafford Street

By the City Council of the City of Springfield, Massachusetts:
Notice having been given and a public hearing held, as provided by law,

IT IS HEREBY ORDERED:

That the , be and it is hereby granted a location for and permission to

Report- Planning Board Zone Change - Rear Stafford Street

Also that permission be and hereby granted said {ResUserUserLookup1} to complete the above request.

I hereby certify that the foregoing order was adopted at a meeting of the City Council of the City of Springfield, Massachusetts held on April 28, 2014

City Clerk

We hereby certify that on , at , at a public hearing was held on the petition of the for permission to complete the above mentioned request.

City Clerk

I hereby certify that the foregoing is a true copy of a location order and certificate of hearing with notice adopted by the City Council of the City of Springfield, Massachusetts, on the April 28, 2014, and recorded with the records of location orders of said city. This certified copy is made under the provision of Chapter 166 of the General Laws and any additions thereto or amendments thereof.

Attest:

City Clerk



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND FOURTEEN

AN ORDINANCE

AMENDING SECTION 49 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 **Industrial A** the zoning on **Plot #3162, Section 49** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked "**Section 49 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 April 2, 2014 regarding the above Ordinance amendment.

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

Katie Stebbins, Chairperson

Attachment: Rear Stafford St (2583 : Report- Planning Board Zone Change - Rear Stafford Street)

**REPORT TO CITY COUNCIL
ZONE CHANGE HEARING**

PETITION: #3162
SECTION: 49

DATE: April 3, 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: Springfield Planning Board

ADDRESS: Rear Stafford Street (11070-0023)

CHANGE REQUESTED: Proposed zone change from Residence B to Industrial A

PETITIONER'S PURPOSE STATEMENT: Solar Field

DATE OF PUBLIC HEARING: April 2, 2014

DATE OF FINAL DECISION: April 2m 2014

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

FINAL MOTION: Approve

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

OPPOSED: zero(0)

ABSTAINED: N/A

RECOMMENDATION: APPROVE

Respectfully submitted,


Katie Stebbins, Chairperson

Attachment: Rear Stafford St (2583 : Report- Planning Board Zone Change - Rear Stafford Street)

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

**REAR STAFFORD STREET (11070-0023)
RESIDENCE B TO INDUSTRIAL A**

GENERAL INFORMATION

Applicant:	Springfield Planning Board
Request:	Residence B to Industrial A
Location:	Rear Stafford Street
Parcel Size:	187,308 s.f.
Purpose:	Solar Field
Surrounding Land Use and Zoning:	The property is located in the Liberty Heights neighborhood. This site is located in an area with a mix of commercial/industrial and residential uses. The surrounding land uses include: To the north is a commercial parking lot zoned Residence B. To the south are office buildings and vacant land zoned Business B. To the east is a residential development zoned Residence C. To the west is Mercy Hospital zoned Business B.
Comprehensive/ Neighborhood Plan:	The Liberty Heights Plan shows no changes to this area.
Site Visit:	3-19-14
Urban Renewal Plan:	This parcel is not located within an urban renewal district.
Neighborhood Council Notification:	Hungry Hill Neighborhood Council: 3-13-14
Planning Board Hearing Date:	4-2-14

SPECIAL INFORMATION

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

ANALYSIS

The Springfield Planning Board has requested to change the zoning of the property known as Rear Stafford Street from Residence B to Industrial A. The parcel is currently owned by the City of Springfield and is vacant. The property is proposed to be used for the installation of solar panels.

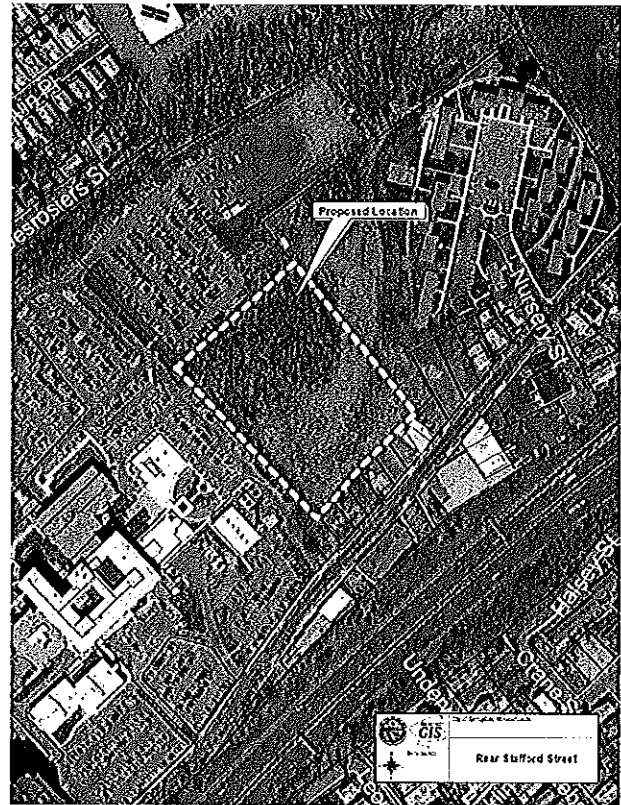
For the past year, the City of Springfield has been going through the process of bringing a solar energy developer to install panels on numerous City owned property. The reason for this is that the City is interested

in finding ways to purchase energy from local, more environmentally friendly sources as well as recognizing the possibility of a significant cost savings by purchasing electricity from a solar developer.

The following is a recap of progress on this project to date:

- Several rooftop sites and ground mounted sites were identified as potential solar development areas.
- A request for qualifications was released and the City has selected a developer.
- The number of potential development sites was narrowed to three (3) rooftop locations and one (1) ground mounted location (Stafford Street site).
- The contract with the developer has been drafted and due diligence on all sites is being performed.

As part of the due diligence for the potential location of the ground mounted site, it was noted that the Stafford Street site is currently zoned Residence B, which does not allow a solar installation. As such, there is a need for the City to request the proposed zone change to Industrial A.



The proposed site had been used for a number of heavy industrial uses in the past including the mining of clay and bricks in the 1920's as well as the location of a residential, commercial and industrial solid waste dump starting in the 1950's. The most recent use was during the 1960's when fill was dumped at this site as a result of the construction of Interstate 91. As a result of these uses, the site has a number of environmental issues.

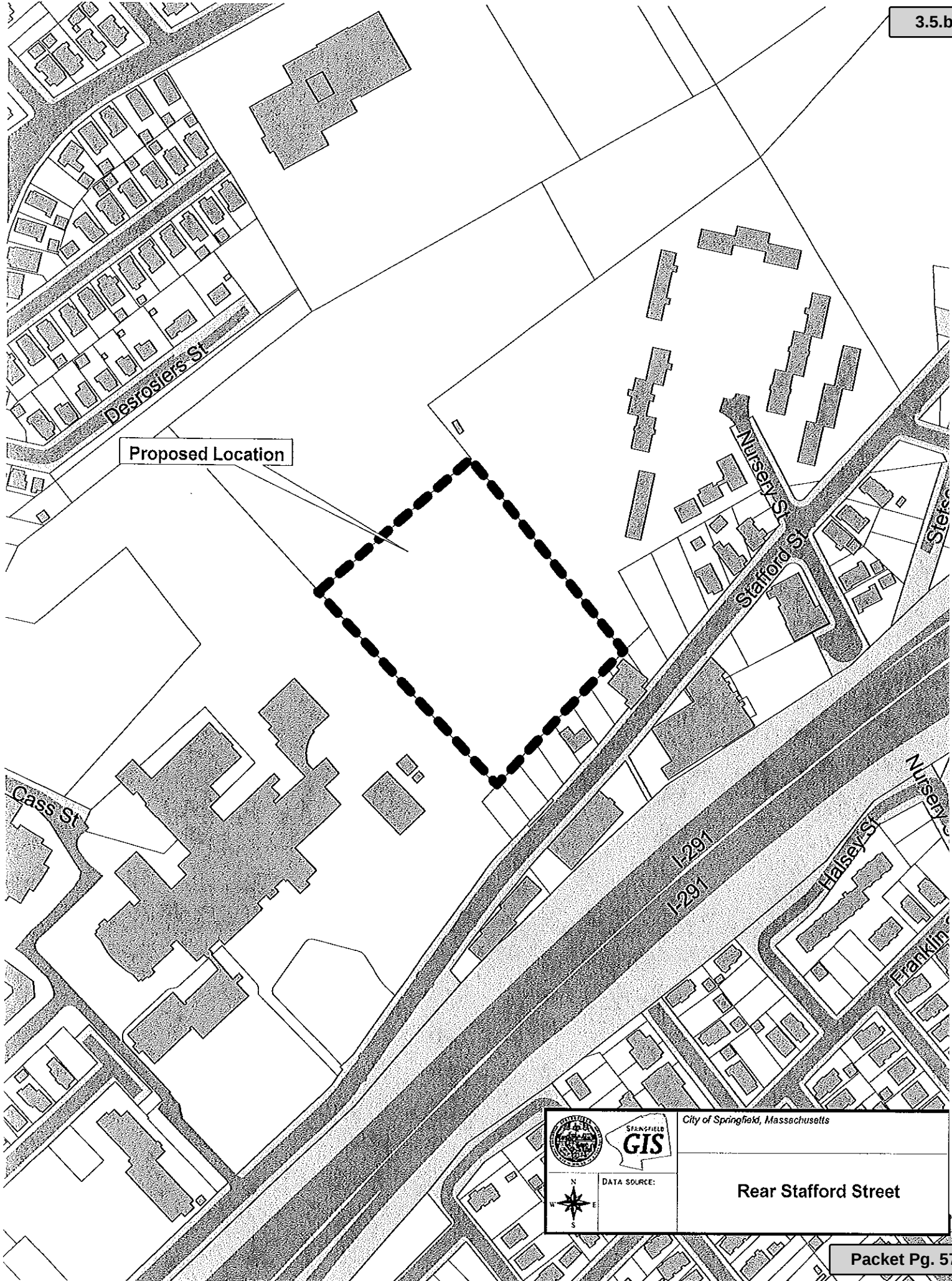
In the early 2000's, the City of Springfield was required to take steps to "cap" this site in order to make the site safer for the community. This work was completed and the site is now being monitored yearly as required by the Massachusetts Department of Environmental Protection (MassDEP).

Due to the environmental issues, the re-use of this property is severely limited. Although the site is zoned for residential uses, the underlying environmental conditions would never allow the construction of homes on this site nor would it allow the site to be developed for a traditional commercial use. It is due to this fact that many of these capped landfills are identified as potential locations for solar installations. The reason for this is that solar installations do not require in depth excavation which then avoids the need to penetrate the "cap". In fact, in addition to this site, a new solar installation is also being constructed on the former Cottage Street landfill in the East Springfield Neighborhood.

With regards to the proposed zone change to Industrial A, while the staff understands that this is a significant change to the underlying zoning, the staff does not believe the proposed change will have an adverse impact on the abutters or the neighborhood as a whole. Solar installations do not generate noise nor do they generate increased traffic. Further, due to the fact that the property is owned by the City, restrictions can be placed on the land which would limit the uses otherwise allowed under the Industrial A zoning.

RECOMMENDATION

Approve.



 SPRINGFIELD GIS	City of Springfield, Massachusetts
	Rear Stafford Street

DATA SOURCE:



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND FOURTEEN

AN ORDINANCE

AMENDING SECTION 49 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 Industrial A the zoning on Plot #3162, Section 49 of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked "Section 49 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 April 2, 2014 regarding the above Ordinance amendment.

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

Katie Stebbins, Chairperson

RECORDED
2014 APR -3 A 11:20
CITY CLERK'S OFFICE
SPRINGFIELD, MA



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND FOURTEEN

AN ORDINANCE

AMENDING SECTION 49 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 **Industrial A** the zoning on **Plot #3162**, Section 49 of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked "**Section 49 Building Zone Map of the City of Springfield.**"

REPORT TO CITY COUNCIL
ZONE CHANGE HEARING

PETITION: #3162
SECTION: 49

DATE: April 3, 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: Springfield Planning Board

ADDRESS: Rear Stafford Street (11070-0023)

CHANGE REQUESTED: Proposed zone change from Residence B to Industrial A

PETITIONER'S PURPOSE STATEMENT: Solar Field

DATE OF PUBLIC HEARING: April 2, 2014

DATE OF FINAL DECISION: April 2m 2014

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

FINAL MOTION: Approve

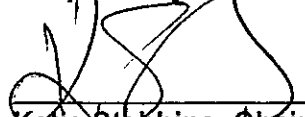
IN FAVOR: eight(8); Ms. Mroin, Mr. Daniele, Ms. DeFillipo, Ms. Stebbins, Mr. Swan, Mr. Florian, Ms. McQuade and Mr. Cignoli

OPPOSED: zero(0)

ABSTAINED: N/A

RECOMMENDATION: APPROVE

Respectfully submitted,


Katie Stebbins, Chairperson

Attachment: 3162_Rear_Stafford_St_2014_CC (2583 : Report-Planning Board Zone Change - Rear Stafford Street)



City of Springfield

TABLED

Meeting: 04/28/14 07:00 PM

Initiator: Wayman Lee

Sponsors:

DOC ID: 2582 B

3.6

Report - Planning Board Zone Change

By the City Council of the City of Springfield, Massachusetts:
Notice having been given and a public hearing held, as provided by law,

IT IS HEREBY ORDERED:

That the , be and it is hereby granted a location for and permission to

Report - Planning Board Zone Change- 263 Central St & WS Pine St

Also that permission be and hereby granted said {ResUserUserLookup1} to complete the above request.

I hereby certify that the foregoing order was adopted at a meeting of the City Council of the City of Springfield, Massachusetts held on April 28, 2014

City Clerk

We hereby certify that on , at , at a public hearing was held on the petition of the for permission to complete the above mentioned request.

City Clerk

I hereby certify that the foregoing is a true copy of a location order and certificate of hearing with notice adopted by the City Council of the City of Springfield, Massachusetts, on the April 28, 2014, and recorded with the records of location orders of said city. This certified copy is made under the provision of Chapter 166 of the General Laws and any additions thereto or amendments thereof.

Attest:

City Clerk



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND FOURTEEN

AN ORDINANCE

AMENDING SECTION 47 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 A** the zoning on **Plot #3161, Section 47** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked "**Section 47 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 April 2, 2014 regarding the above Ordinance amendment.

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

Katie Stebbins, Chairperson

Attachment: 263 Central St (2582 : Report - Planning Board Zone Change- 263 Central St & WS Pine St)

REPORT TO CITY COUNCIL
ZONE CHANGE HEARING

PETITION: #3161
SECTION: 47

DATE: April 3, 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: Viva Development

ADDRESS: 263 Central Street (02560-0183) & WS Pine Street (09715-0052)

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

PETITIONER'S PURPOSE STATEMENT: Management Office

DATE OF PUBLIC HEARING: April 2, 2014

DATE OF FINAL DECISION: April 2m 2014

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

FINAL MOTION: Approve

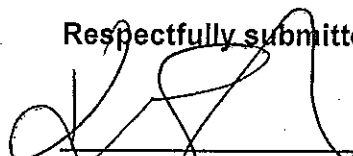
IN FAVOR: eight(8); Ms. Morin, Mr. Daniele, Ms. DeFillipo, Ms. Stebbins, Mr. Swan, Mr. Florin, Ms. McQuade and Mr. Cignoli

OPPOSED: zero(0)

ABSTAINED: N/A

RECOMMENDATION: APPROVE

Respectfully submitted,


Katie Stebbins, Chairperson

Attachment: 263 Central St (2582 : Report - Planning Board Zone Change- 263 Central St & WS Pine St)

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

**263 CENTRAL STREET (02560-0183) & WS PINE STREET (09715-0052)
RESIDENCE B TO COMMERCIAL A**

GENERAL INFORMATION

Applicant:	Viva Development
Request:	Residence B to Commercial A
Location:	263 Central Street & WS Pine Street
Parcel Size:	8506 s.f.
Purpose:	Management Office
Surrounding Land Use and Zoning:	The property is located in the Six Corners neighborhood. This site is located in an area with a mix of commercial and residential uses. The surrounding land uses include: To the north is a retail operation zoned Commercial A. To the south is a three-family house zoned Residence B. To the east is a retail operation zoned Residence B. To the west is a two-family house zoned Residence B.
Comprehensive/ Neighborhood Plan:	The Six Corners Neighborhood Plan shows no changes to this area.
Site Visit:	3-19-14
Urban Renewal Plan:	This parcel is not located within an urban renewal district.
Neighborhood Council Notification:	Maple High/Six Corners Neighborhood Council: 3-13-14
Planning Board Hearing Date:	4-2-14

SPECIAL INFORMATION

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

ANALYSIS

The petitioner has requested to change the zoning of the properties known as 263 Central Street and WS Pine Street from Residence B to Commercial A. These sites are the location of a vacant lot and a eight (8) unit apartment building. Both properties are currently owned by the City of Springfield.

As noted above, the properties proposed to be re-zoned are owned by the City of Springfield. The properties were taken by the City through the tax title process. As part of the disposition process, an RFP was put out and Viva Development was chosen as preferred developer. Viva Development intends to fully rehabilitate the

apartment building and create off-street parking on the adjacent vacant parcel. As part of the rehabilitation plan, the petitioner intends to renovate the former commercial space located at the corner of the building into a management office for Viva Development.

As noted above, there had been a commercial use located within the corner of the building. Over the years, this commercial space had been turned into a residential unit and thus losing its pre-existing status. Therefore, in order to re-establish this commercial use, a zone change is required.



After reviewing the plans, the staff does not object to the proposed zone change. Commercial A allows only limited commercial uses and is a zone that can be found within the neighborhood. It should also be noted that this building has been a significant detriment to the neighborhood and the redevelopment of this building will have a significant positive impact on the surrounding properties and on the neighborhood as a whole.

Lastly, it should be noted that Viva Development has had a success track record in the City including a significant revitalization project to the large apartment building across the street from this site. Viva Development is also in the process of constructing several new single-family homes along the Central Street corridor. The rehabilitation of these apartment buildings as well as the construction of these new homes all compliment the City's efforts to revitalize this neighborhood which had been devastated by the June 2011 tornado.

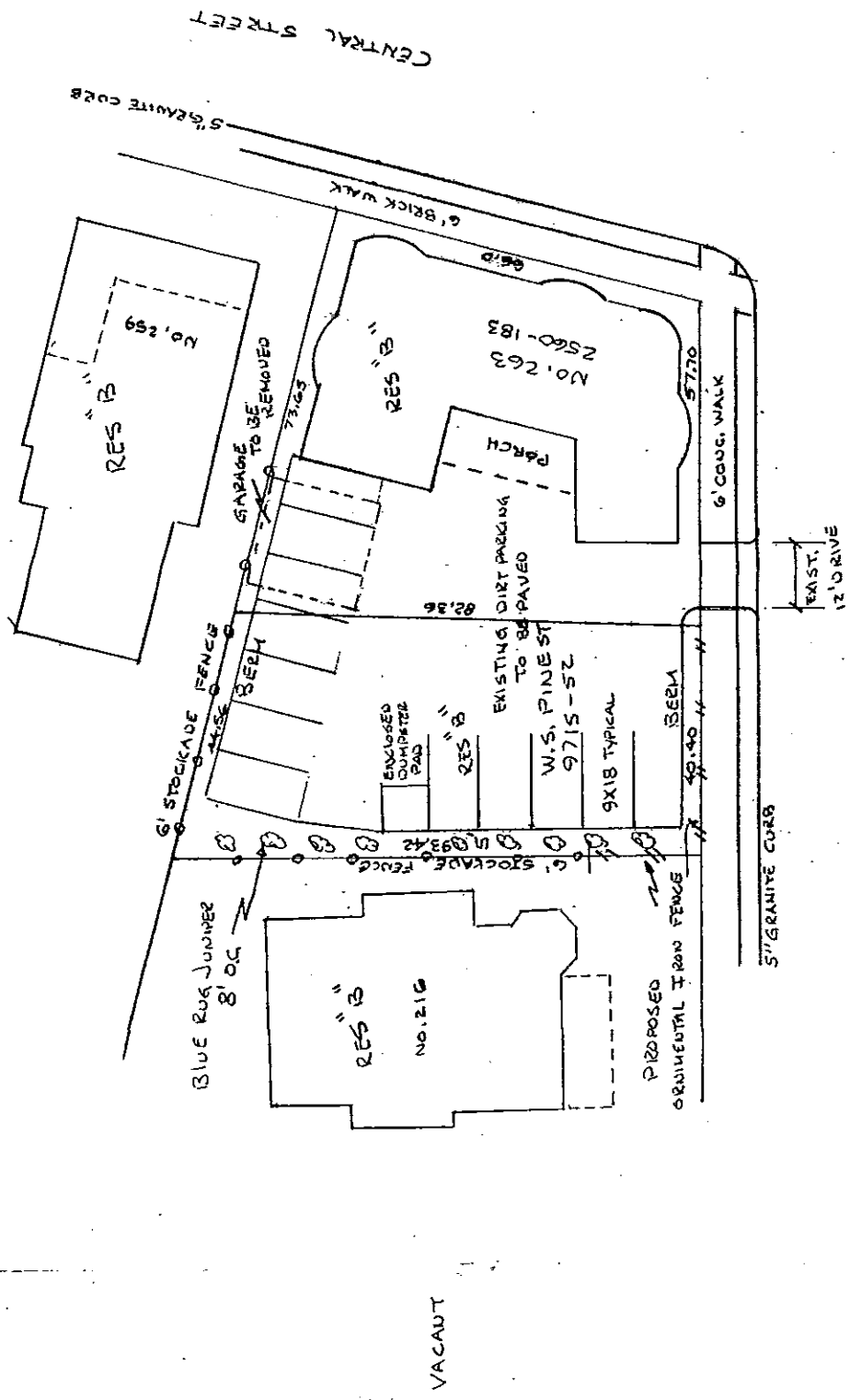
RECOMMENDATION

Approve.

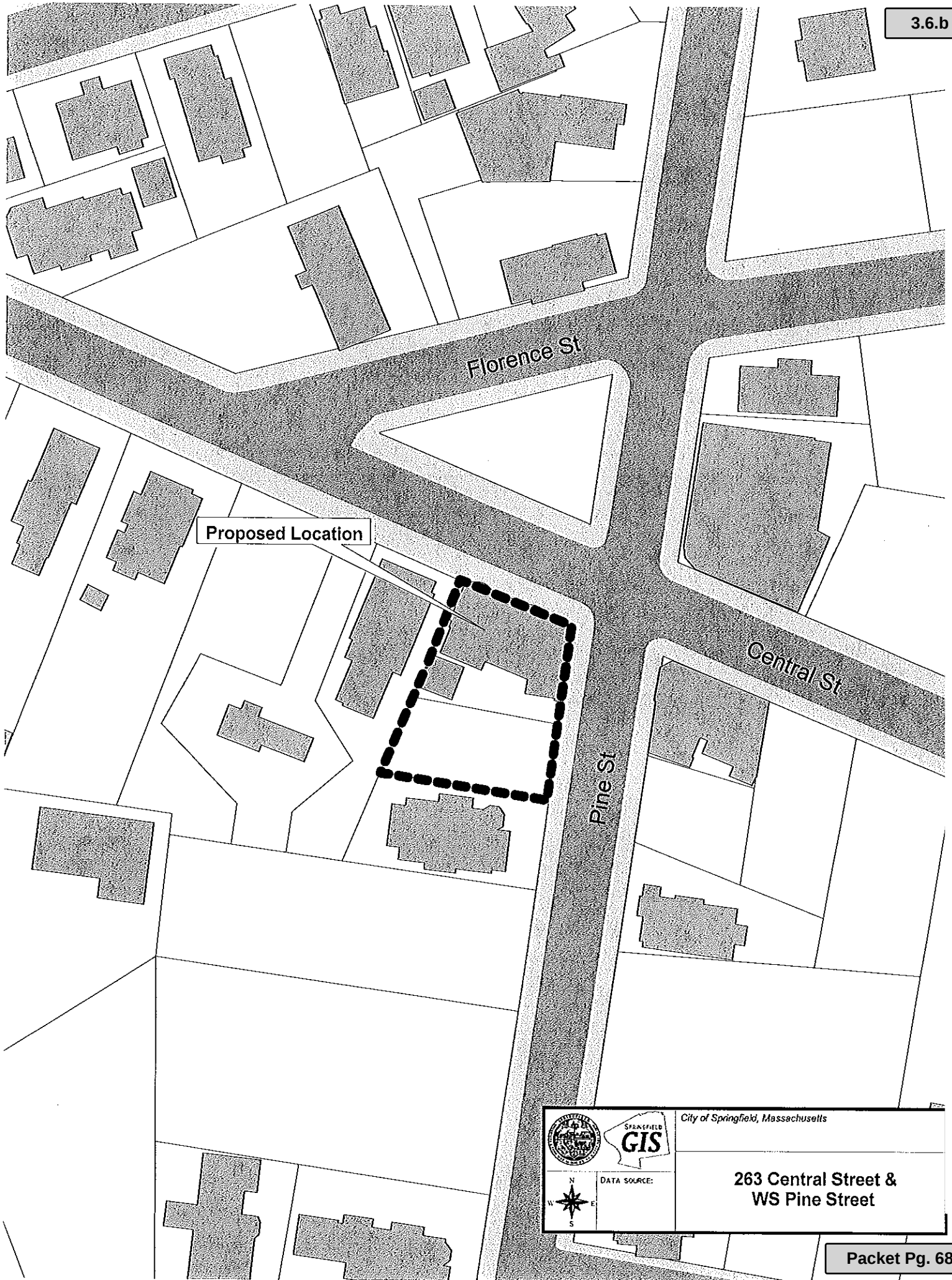
PARKING: 12

PARCEL 3.6.b
SEE

VACANT



PINE STREET

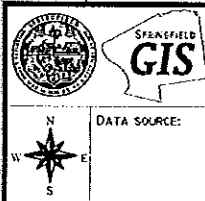


Proposed Location

Florence St

Pine St

Central St



City of Springfield, Massachusetts

DATA SOURCE:

263 Central Street &
WS Pine Street



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND FOURTEEN

AN ORDINANCE

AMENDING SECTION 47 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 A** the zoning on **Plot #3161**, Section 47 of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked "Section 47 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 April 2, 2014 regarding the above Ordinance amendment.

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

Katie Stebbins, Chairperson

RECEIVED
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CITY CLERK'S OFFICE
SPRINGFIELD, MA



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND FOURTEEN

AN ORDINANCE

AMENDING SECTION 47 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 A** the zoning on **Plot #3161, Section 47** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked "**Section 47 Building Zone Map of the City of Springfield.**"

REPORT TO CITY COUNCIL
ZONE CHANGE HEARING

PETITION: #3161
SECTION: 47

DATE: April 3, 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: Viva Development

ADDRESS: 263 Central Street (02560-0183) & WS Pine Street (09715-0052)

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

PETITIONER'S PURPOSE STATEMENT: Management Office

DATE OF PUBLIC HEARING: April 2, 2014

DATE OF FINAL DECISION: April 2m 2014

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

FINAL MOTION: Approve

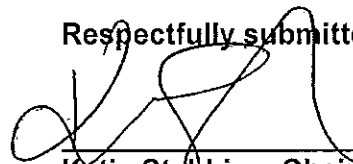
IN FAVOR: eight(8); Ms. Morin, Mr. Daniele, Ms. DeFillipo, Ms. Stebbins, Mr. Swan, Mr. Florin, Ms. McQuade and Mr. Cignoli

OPPOSED: zero(0)

ABSTAINED: N/A

RECOMMENDATION: APPROVE

Respectfully submitted,


Katie Stebbins, Chairperson

Attachment: 3161_263_Central_St_2014_CC (2582 : Report - Planning Board Zone Change- 263 Central St & WS Pine St)