



CITY COUNCIL

City Clerk's Office 4/24/2019

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 29, 2019** at 06:30 PM according to Section 12, Rules and Orders of the City Council.

City Clerk

Hearings

6:30 PM Meeting called to order on April 29, 2019 at Springfield City Hall -- Council Chambers, 36 Court Street, Springfield, MA.

Moment of Silence - Pledge of Allegiance

Petitions

(1.) Hubbard Street ()

ATTACHMENTS:

- Agenda April 1,2019 (PDF)

Special Permits

(2.) For a Special Permit to Operate a Motor Vehicle Service Station (Gas Station) and Drive-Up Service Window at the Property Known as 1487 Bay Street (01085-0240)(Book#22549/Page#546) as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.3(1) and Section 19.1(2).

Request: See Above
Owner: Kayrouz Realty, LLC
By: Thomas Rooke, Esquire
Petitioner: Kayrouz Realty, LLC
By: Thomas Rooke, Esquire

ATTACHMENTS:

- Bay_St_1487_Tax_Formal (PDF)
- Bay_St_1487_2019 (PDF)

(3.) For a Special Permit to Operate a Drive-Up Service Window at the Property Known as 1340 Boston Road (01655-0258)(Book#21495/Page#55), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.1(2).

Request: See Above
Owner: Kayrouz Realty, LLC
By: Thomas Rooke, Esquire
Petitioner: Kayrouz Realty, LLC
By: Thomas Rooke, Esquire

ATTACHMENTS:

- Boston_Rd_1340_Tax_Formal (PDF)
- Boston_Rd_1340_2019 (PDF)

- (4.) For a Special Permit Motor Vehicle Repairs (Heavy) at the Property Known as 150 Switzer Street (11350-0030) (Book#18886/Page#355), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.3(4).

Request: See Above
Owner: E&R Realty, LLC
By: Brian Neeld
Petitioner: Daniel Chraplak
By: Daniel Chraplak

ATTACHMENTS:

- 150_Switzer_St_Tax_Formal (PDF)
- Switzer_St_150_2019(PDF)

- (5.) For a Special Permit to Operate a Recycling Center, in Conjunction with a Full Service Tree Operation/Wood Waste Processing Center, at the Properties Known as NS Tapley Street (11415-0001) (Book#18064/Page#581), NWS Bay Street (01085-0081) (Book#16794/Page#226), NS Bay Street (01085-0105) (Book#16057/Page#0414) and NS Bay Street (01085-0110) (Book#18327/Page#203), as Authorized by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 15.4.

Request: See Above
Owner: City of Springfield
By: Stephen Lonergan, City Collector-Treasurer
Petitioner: Northern Tree Services, Inc.
By: Philip S. Cambo, CEO

ATTACHMENTS:

- Tapley_St_NS_Tax_Formal (PDF)
- request to continue (PDF)
- Tapley_St_NS_2019 (PDF)



City Council

SCHEDULED

Meeting: 04/29/19 06:30 PM

Initiator: Hector Velez

Sponsors:

DOC ID: 5099

1

Hubbard Street ()

19-05

CITY OF SPRINGFIELD

In City Council April 29, 2019

ORDERED, that the Rules of the Road approved September 8, 1936, as amended be further amended by striking out under Sections 2 through 13 of Article V, the following:

HUBBARD AVE. One way Northerly Traffic Pattern from State Street to Willow Street.

AND, further amending by inserting under Section 1(b) of Article V "One Way Southerly",
as follows:

HUBBARD AVE. From Willow Street to State Street

19-05

CITY OF SPRINGFIELD

In City Council April 29, 2019

ORDERED, that the Rules of the Road approved September 8, 1936, as amended be further amended by striking out under Sections 2 through 13 of Article V, the following:

HUBBARD AVE. One way Northerly Traffic Pattern from State Street to Willow Street.

**AND, further amending by inserting under Section 1(b) of Article V "One Way Southerly",
as follows:**

HUBBARD AVE. From Willow Street to State Street

NOTICE OF MEETING
SPRINGFIELD TRAFFIC COMMISSION
MEETING AGENDA

Monday, April 1, 2019

Meeting Hour:
10:15 A.M

LOCATION:

Clodo Concepcion Community Center (Greenleaf)
1187 Parker St, Springfield, MA 01129

ACCEPT MINUTES OF THE MEETING OF FEBRUARY 4 , 2019

New items:

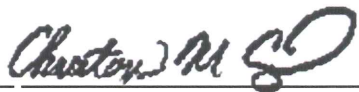
19-05 Hubbard Ave. To change one-way traffic flow along Hubbard Avenue.

19-06 Honorary Sign. New North Citizen's Council request honorary street sign at Cumberland Street in honor of Jenny Gonzales.

19-07 Amendment Rules & Orders. Update City Ordinance/Rules of the Road.

19-08 Two-Stage Bicycle Turn Boxes. Request for Interim Approval for Two-Stage Bicycle Turn Boxes (IA-20), City of Springfield.

Other business that may lawfully come before the Traffic Commission pursuant to the Open Meeting Law

By: 
Christopher M. Cignoli, Secretary
Springfield Traffic Commission

NOTE: If you are unable to attend this meeting, please notify Hector Velez at 784-4891 or hvelez@springfieldcityhall.com to ensure a quorum.

Attachment: Agenda April 1, 2019 (5099 : Hubbard Street)

19-05

February 14, 2019

Ref: 52520.02



Hector Velez
City of Springfield DPW
70 Tapley Street
Springfield, MA 01104

Re: Traffic Commission Petition
Proposed CVS – Hubbard Avenue Improvements

Mr. Velez,

I am writing to petition the City of Springfield Traffic Commission to change the one-way direction of travel along the entire length of Hubbard Avenue. Hubbard Avenue is a 375-foot long roadway running one-way in a north-easterly direction under existing conditions, connecting Main Street with Willow Street. CVS Pharmacy is currently planning to construct a 10,900 square foot building on the eastern side of Main Street, between Union Street and Hubbard Avenue. As a part of this development, two driveways are planned for access/egress to the site: a right-in/right-out only driveway along Union Street, and a right-in/right-out only driveway along Hubbard Avenue.

VHB has coordinated with the City of Springfield Engineering Department. As part of the approval for this project, the change of one-way traffic flow along Hubbard Avenue is required, and will assist in facilitating traffic flows to and from the site in an orderly manner, restricting left-turn access along Union Street.

The Layout & Materials plan depicting the proposed signage and stop bar striping is attached for your reference and is dated January 11, 2019. A more formal roadway plan will be prepared in advance of the next Traffic Commission meeting. It is our understanding this meeting is currently scheduled for March 4, 2019. We respectfully request to be placed on the agenda for the March 4th meeting. In addition, we have also attached a conditional approval letter from the City of Springfield. Please let me know if you have any questions or required additional information.

Sincerely,

Vanasse Hangen Brustlin, Inc.

Juliet C. Locke, P.E., PTOE
Transportation Engineer

Engineers | Scientists | Planners | Designers

One Federal Street
Building 105-3N
Springfield, Massachusetts 01105
P 413.747.7113
F 413.747.0916

\\vhb\gb\proj\Bedford\52520.02 Main Street at Union\docs\Permits\Traffic Commission\021419 Traffic Commission Petition.docx

Attachment: Agenda April 1, 2019 (5099 : Hubbard Street)

19-05



City of Springfield

Office of Planning & Economic Development
70 Tapley Street
Springfield, MA 01104

ADMINISTRATIVE SITE PLAN REVIEW (TIER 1) CONDITIONAL APPROVAL

DATE: January 23, 2019

ADDRESS: 1111 Main Street (a.k.a 155 Union Street) (11750-0320)

OWNER: DF Main Street, LLC
667 Boylston Street, 2nd Floor
Boston, MA 02116

APPLICANT: TMC New England, LLC
501 Pennsylvania Parkway, Suite 160
Indianapolis, IN 46280

The City of Springfield's Office of Planning & Economic Development, in accordance with Article 12, Section 12.6 of the Springfield Zoning Ordinance, conducted an Administrative Site Plan Review at the property known as **1111 Main Street** in connection with plans and application for the following use:

- New, 10,900 square foot commercial/retail building (CVS) and associated parking

After a full review, the Office of Planning & Economic Development has APPROVED the application in accordance with the Springfield Zoning Ordinance, approved May 31, 2013 and effective August 26, 2013, as amended, subject to the following conditions:

Conditions:

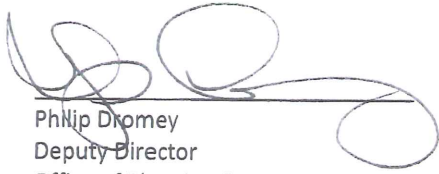
1. This Administrative Site Plan approval is granted solely for the new construction of a 10,900 square foot commercial building at the property known as 1111 Main Street (a.k.a. 155 Union Street) (11750-0320).
2. The use shall be developed in accordance with the attached plans and elevations, dated January 11, 2019.
3. In addition to the Office of Planning & Economic Development's Administrative Site Plan Review, a full review by the Department of Public Works, as per the provisions of City Ordinance, Chapter 27, Article VIII, § 27-58 through 27-63, will be required. This approval must be obtained prior to start of construction or the issuance of a Building Permit.
4. Any and all Building Department reviews and/or permits, including sign permits, shall be obtained prior to any construction and/or installation.

19-05

5. Hubbard Avenue's one-way direction of travel shall be re-orientated from one-way easterly to one-way westerly, thus allowing traffic to take a right-hand turn out of the site onto Hubbard Avenue and accessing Main Street. In order to effect this change, a petition must be submitted to and approved by the City of Springfield's Traffic Commission.
6. Signage, indicating "No left-hand turn", shall be installed at the Union Street exit.
7. The building shall be maintained graffiti free.
8. The property shall be maintained free of all trash, litter, debris and/or overgrown vegetation.
9. All landscaped areas, including the public treebelt, shall be maintained.
10. All proposed landscape areas shall be irrigated.
11. The public sidewalks along Main Street, Union Street and Hubbard Avenue shall be maintained, including snow removal.
12. Curb cuts and sidewalks shall be installed as per DPW standards.

Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.

Copies of the application and plans will be held at the address above.



Philip Dromey
Deputy Director
Office of Planning & Economic Development

In accordance with the Springfield Zoning Ordinance, an appeal of this decision shall be made within ten (10) business days of the filing of the Office of Planning & Economic Development's decision with the City Clerk's Office. All work completed within the ten (10) day appeal period shall be conducted at the owner's/applicant's own liability.

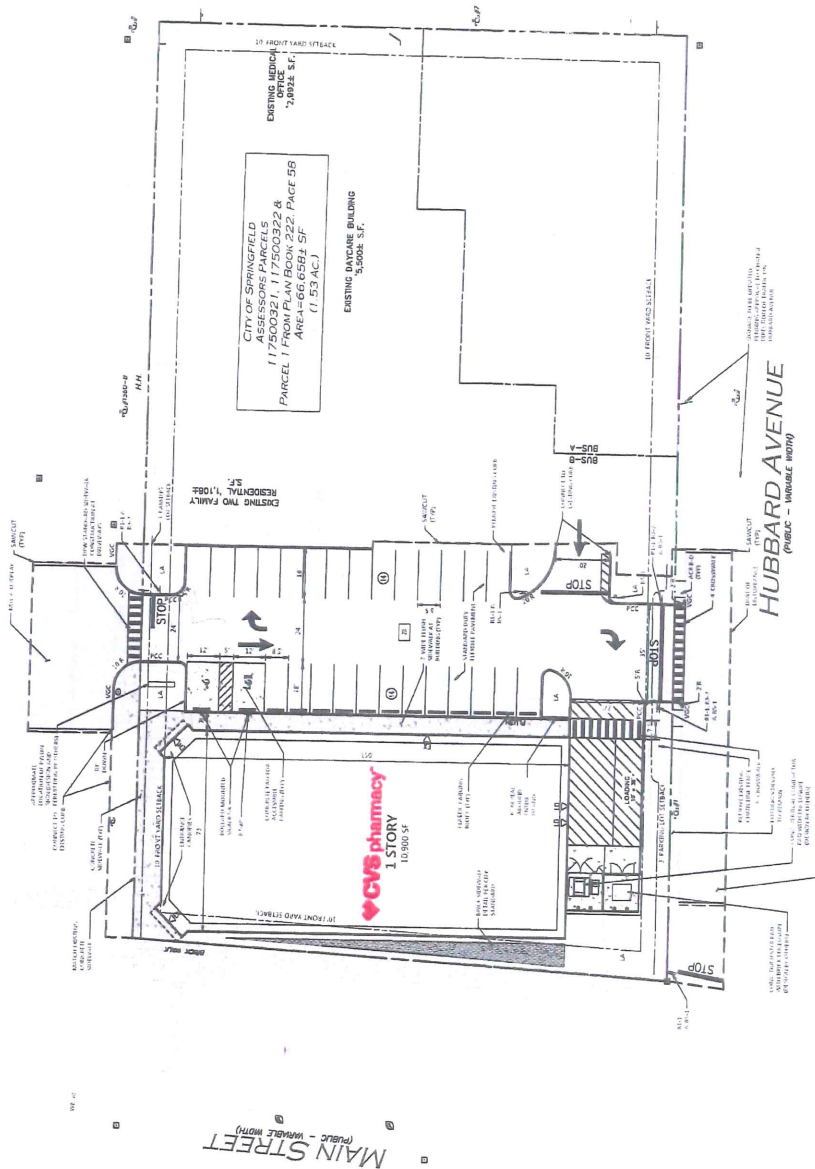
The Office of Planning & Economic Developments Administrative Site Plan Review is a review to ensure compliance with the underlying zoning requirements. This review does not supersede any review required by other City Departments (i.e. Department of Public Works, Building Department, etc.).

The applicant shall file a Building application within two (2) years from the date of issuance.

Sign Summary

NUICD Number	Specification	Drawn
11-1	10' x 14'	10'
11-2	10' x 14'	10'
11-3	10' x 14'	10'
11-4	10' x 14'	10'
11-5	10' x 14'	10'
11-6	10' x 14'	10'
11-7	10' x 14'	10'
11-8	10' x 14'	10'
11-9	10' x 14'	10'
11-10	10' x 14'	10'
11-11	10' x 14'	10'
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11-100	10' x 14'	10'

UNION STREET
(PUBLIC - VARIABLE WIDTH)



NON-PROTOTYPE
10,900 SF (NO-DT)

STORE NUMBER 1026

1111 MAIN STREET
SPRINGFIELD, VA

PROJECT NO. 1026

DEAL TYPE: FEE FOR SERVICE

CS PROJECT NUMBER: 123123

ENGINEER



2 Bedford Avenue, Suite 200
Bedford, MA 01730
617-251-2500

CONSULTANT:

19-05

DEVELOPER:

I.M.

CROWLEY

R. ASSOCIATES

300 PINE STREET, SUITE 400

ROXBURY, MA 02119

TEL: (508) 688-1317

SEAL:



REVISIONS

NO.	DATE	DESCRIPTION
1	JAN 11, 2019	ISSUED FOR PERMIT
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DRAWING BY: LEO

DATE: JAN 11, 2019

JOB NUMBER: 1026

TITLE: LAYOUT AND MATERIALS PLAN

SHEET NUMBER: C-3

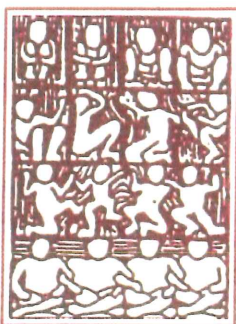
NOT RELEASED FOR CONSTRUCTION

COMMENTS:

NOT RELEASED FOR CONSTRUCTION



19-06



New North Citizens' Council, Inc.

2455 Main Street • Springfield, Massachusetts 01107-1907
413-747-0090 • 413-746-4885 • Fax 413-737-2321

March 12, 2019

Chris Cignoli, Superintendent
Springfield Department of Public Works
70 Tapley Street
Springfield, MA 01104

Dear Mr. Cignoli,

On January 8, 2019, the New North Board of Director's was presented with a request for recommendation to re-name Cumberland Street to Jenny Gonzalez Way. The family presented information regarding her activism in the North End particularly around helping the youth in the neighborhood. The family deemed it appropriate to honor her memory post humus with this request.

The board of director's voted unanimously to recommend that their request be approved.

Sincerely,

A handwritten signature in red ink, appearing to read "Maria M. Ligus". The signature is fluid and cursive, with the first name "Maria" being the most prominent.

Maria M Ligus
Executive Director

c. Milta Gonzalez

Attachment: Agenda April 1, 2019 (5099 : Hubbard Street)

Minister M. 11:30
1/4/1988
please back to Maria

I think this would great

19-06



Jenny was a wonderful
of caring person, who
always gave back
to our Springfield
community.
please to

To the New North citizen's Council Neighborhood Committee and Board Members

We the Members of the Women On the Vanguard Inc. is asking for your support in recognizing the contributions of our late sister Jenny Gonzalez (RIP) to the community as a whole.

Jenny Gonzalez was well known to most of you, who now sit on this board but most importantly she was known to the community and to the youth whom she strived for to be a second parent.

Her goal was to see them succeed and keep them away from life in the streets. been able to accomplish the goal is a testament to the love and respect the youth had for her. Her vibrant personality and her total commitment to help others set her apart from others as she joined other community legends such as the late Barbara Rivera, Benjamin Ramos, Freddy Moreno and many others that worked zealously to make our community whole.

As second Vice-Chair to Women On the Vanguard her organization skills and her advice were invaluable to us. Every merchant in the North End can attest to her constant endeavor to seek donations to help a Family in need, and community events, and whatever the situation called for.

In the last years, the emphasis was on the youth, we have seen the progress today or our young becoming constructive individuals in all fields politically, professionally and civil service and as we rejoice in these achievements we must not ever forget those that opened the doors for this to happen. It is our duty to honor those who were the pioneers and Jenny Gonzalez was one of them. Coaching and beginning the little league's in the North End, constantly looking out for the young men and woman to make them stay in school and reach their goals that will make them become successful in the future. This was her passing and she sacrificed much to follow this idea.

We are respectfully endorsing Jenny Gonzalez to have her name shine on the street where she lived as the Jenny Gonzalez way we can do no less. Thank You

Respectfully Submitted,

Cc. New Citizen's Council Inc.

Honorable Mayor Dominic J. Sarno

Ward 1 City Council Adam Gomez

Thank you
for the
honoring
sign respects
Respectfully
BJS

19-06

To the New North Citizen's Council Neighborhood Committee and Board Members

My name is Milta Gonzalez and I am reaching out to you at the requests of my relatives and others concerned for the future of the honoring of my late sister Jenny Gonzalez contributions to the community in the north end of Springfield. Many of the youth and citizens of this community knew and respected our late sister Jenny Gonzalez and have since her demise advocated for recognition of her work in the community.

Jenny Gonzalez lived and worked towards the betterment of our youth. She was highly respected even by those young men and women who have fallen by the wayside. It wasn't a surprise to see Jenny Gonzalez at any time, weather, day or night in the middle of a fracas out in the streets trying to calm down the offenders and bring rationalization and peace to the area. Jenny Gonzalez truly believed that our youth had to be approached before their future was jeopardized by the street life, this caused her to be one of the founders of the little leagues in the North End and she dedicated her time to coach. Her contribution to the agencies in the North End were incomparable and was there to volunteer 100% to whatever the need was, without ever receiving any type of benefit.

Many times she would reach out to her family, friends and recruit them to participate in any community involvement. Jenny Gonzalez would never take no for an answer, if you were needed she would make sure you answered the call. Her work with grass roots organization search as Women on the Vanguard was invaluable and appreciated. Since her demise many have advocated to have Cumberland st (where she resided) named after her because from her home you would see her daily routine of making sure her memorial square neighborhood and Brightwood were safe and peaceful. How many of our business man and commercial entities knew her as a person who would reach out for donations for a family in need or for a community events. She was famous for her persistence advocacy in her world.

Since her demise many have approached us seeking recognition of Jenny Gonzalez contributions, as her siblings and relatives we feel honored to have her remembered and recognized therefore we are requesting that your agency also advocates for her.

There are many who have done their part in helping our community, there are those who have done after her, however we feel that she was one of the ones that stood out in what the North End really is and defended this honor

Thank you in Advance,

The Jenny Gonzalez's Family

Attachment: Agenda April 1, 2019 (5099 : Hubbard Street)

Proposed Amendment to the Rules of the Road

A legally wide street is 29' to 30' wide. This allows plenty of space for emergency vehicles to pass even when cars are parked on both sides of the road. Narrower streets should have different parking rules.

- Resident only parking on streets less than 23' wide
In the event an emergency vehicle needs to pass, a resident would be available to move the vehicle, while a non-resident car could pose a safety issue as it could not be readily moved.
- Permitting should be required for special events such as parties.
This would make neighbors and safety agencies aware of the extra vehicles parked on narrow and private roadways.
- No street parking on streets less than 15' wide
- Streets less than 25' wide do not have tree-belts
Therefore, on street parking should not involve tires on any surface other than pavement – not on people's lawns or against fences.
- Residents should not park opposite driveways on any street less than 25'.
There is not room to get out of a driveway on a narrow road with a car parked in that spot.
- In the event of repeated offences on these narrow roads, home owners and/or vehicle owners can be ticketed and/or towed.
Most homeowners have off street parking available. They should use their driveways.

- Residents should limit vehicle ownership to the number of vehicles that will fit on their property.

All of these dangerous conditions regarding narrow roads get much worse with winter and other inclement weather. Many roads lose 2'-3' of width when there is snow.

19-08

**DEPARTMENT OF
PUBLIC WORKS**

ENGINEERING DIVISION

70 TAPLEY STREET
SPRINGFIELD, MA 01104

413-787-6210 413-787-6029 FAX



CITY OF SPRINGFIELD
MASSACHUSETTS

March 14, 2019

To:
David Kirschner
Office of Transportation Operations (HOTO)
Federal Highway Administration, Mail Stop: E84-402
1200 New Jersey Avenue, S.E.
Washington, D.C. 20590

Subject: Request for Interim Approval for Two-Stage Bicycle Turn Boxes (IA-20)

Dear Mr. Kirschner,

The City of Springfield, Massachusetts is submitting a request for permission to use two-stage bicycle turn boxes on a jurisdiction wide basis.

The City of Springfield, proposes installing two-stage bicycle turn boxes at signalized intersections to help with bicycle visibility, comfort, and movements. All proposed two-stage bicycle turn boxes will comply with FHWA's Conditions of Interim Approval (IA- 20).

Thank you for considering this request for permission to use two-stage bicycle turn boxes. If you have any question or concerns regarding this request, please feel free to contact us at (413) 750-2808 or by email at ccignoli@springfieldcityhall.com

Sincerely,

Christopher Cignoli
Director of Public Works

Attachment: Agenda April 1, 2019 (5099 : Hubbard Street)





City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 5080)

Meeting: 04/29/19 06:30 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 5080

For a Special Permit to Operate a Motor Vehicle Service Station (Gas Station) and Drive-Up Service Window at the Property Known as 1487 Bay Street (01085-0240)(Book#22549/Page#546) as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.3(1) and Section 19.1(2).

Request:	See Above
Owner:	Kayrouz Realty, LLC
By:	Thomas Rooke, Esquire
Petitioner:	Kayrouz Realty, LLC
By:	Thomas Rooke, Esquire

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

for a special permit to operate a motor vehicle service station (gas station) and drive-up service window at the property known as 1487 Bay Street (01085-0240)(Book#22549/Page#546) as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.3(1) and Section 19.1(2).

Mailing Address:

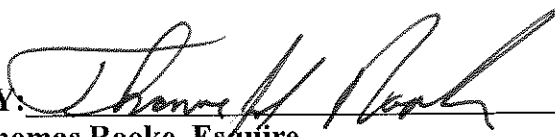
16 East Main Street
Westborough, MA 01581

73 Chestnut Street
Springfield, MA 01103

Owner & Petitioner:

Kayrouz Realty, LLC

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

BY: 
Thomas Rooke, Esquire



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

4/3/2019

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 : 1487 Bay Street
Petitioner : Kayrouz Realty, LLC
Landlord : Kayrouz Realty, LLC

Amy C. Lohergan ASST. Treasurer
4/3/19.
Stephen J. Lohergan: Treasurer/Collector

Attachment: Bay_St_1487_Tax_Formal (5080 : 1487 Bay Street)

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

**1487 BAY STREET (01085-0240)
GAS STATION/DRIVE-UP SERVICE WINDOW**

General Information

Petitioner:	Kayropuz Realty, Inc.
Request:	Gas station/drive-up service window.
Proposed use of the property:	Gas station/drive-up service window.
Parcel Size:	39,640 s.f.
Compatibility with current planning documents:	The Pine Point Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Pine Point Neighborhood Council: 4-4-19
Tax Status:	SEE ATTACHED
Site Visit:	4-9-19
City Council Hearing:	4-25-19

Staff Analysis

Neighborhood characteristics:

The property is currently zoned Business A and is located in an area that has a mix of commercial and residential uses. The surrounding land uses include:

- To the north is a restaurant zoned Business A.
- To the south is an automotive sales/service operation zoned Business B.
- To the east is a new, single family development zoned Residence A.
- To the west are single family homes zoned Residence A.

Site plan review:

The petitioner has requested a special permit for the redevelopment of an existing site to include a new, gas station/convenience store with a drive-up service window at the property known as 1487 Bay Street. This site is located at the intersection of Bay Street and Berkshire Avenue and is currently the location of a shell gas station. The petitioner intends to demolish the existing structure and construct a new 5,135±, square foot building with new gas pumps and a drive-up service window. The petitioner has completed a number of these developments throughout Springfield, most recently on the corner of Armory Street and Taylor Street.

After reviewing the plans and visiting the site, the staff does not oppose the proposed request. As noted above, there currently is a gas station at this location. As noted, the new development would include a new

building and drive-up service window.

Currently there are two (2) existing curb cuts onto the property. One (1) curb cut is located on Bay Street and a second curb cut located on Berkshire Avenue. The existing curb cut on Berkshire Avenue will be relocated further to the north. It should be noted that there are two (2) large street trees located close to the relocated curb cut. The plans submitted indicate that these trees will not be removed and will be protected during construction. As with all new developments, a full review by DPW will be completed, prior to the issuance of a Building Permit.



As with all new developments, the staff wants to ensure that in addition to vehicular traffic, pedestrian traffic is also taken into consideration. In reviewing the submitted plans, the staff did note that a pedestrian access has been shown from Berkshire Avenue; however, no pedestrian access is shown from Bay Street. Due to the fact that there are residences along Bay Street, including a new residential development directly abutting this property, a pedestrian access from Bay Street to the new building should be installed.

In reviewing the proposed landscaping plan, the staff is pleased with what is being proposed. In this review, the staff paid particular attention to the eastern property line. This is due to the fact that, as noted above, there is currently a new, twenty three (23) lot, single-family subdivision being constructed on the adjacent property. This is the former location of Mutual Ford. As such, the staff wanted to ensure that these new homes would be adequately buffered from this new use. As shown on the attached plans, the petitioner is proposing to install a mix of evergreen shrubs and shade trees along this property line. In addition, a six (6) foot solid fence will also be installed. As proposed, the staff does feel that these residential abutters will be adequately protected from this new development. Lastly, the staff would also recommend that a condition be placed on the special permit indicating that the activities associated with the drive-up window should not be audible from the residential butters.

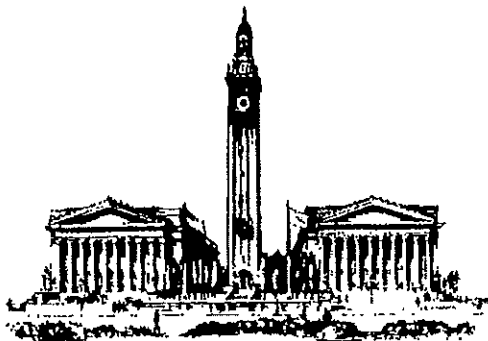
Recommendation

Approve, with conditions.

Recommended Conditions

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the redevelopment of an existing property, to include a new gas station/convenience store and drive-up service window, at the property known as 1487 Bay Street (01085-0240).
3. The use shall be developed as per the attached site plans and elevations, with the addition of conditions #4 and #17.
4. All landscaped areas shall be installed as per the attached plans.

5. All landscaped areas, as well as the entire site, shall be maintained and kept free of all overgrown vegetation, weeds, litter and/or debris.
6. The public sidewalks along Bay Street and Berkshire Avenue shall be maintained, including snow removal.
7. All landscaped areas shall be irrigated.
8. All signs shall be properly permitted prior to installation.
9. There shall be no banners, streamers or pennants located on the property, with the exception of a grand opening event. Any and all temporary signage shall be properly permitted.
10. No signs or banners shall be attached to the light poles or any utility poles.
11. Any and all dumpsters shall be completely enclosed.
12. Loitering to be addressed at all times.
13. The building shall be maintained graffiti free.
14. There shall be no outdoor storage of materials.
15. Activities/services associated with the drive-up service window shall not be audible from the residential abutters.
16. A pedestrian access shall be provided from Bay Street.
17. In addition to the special permit approval, a full review by the Department of Public Works, as per the provisions of City Ordinance, Chapter 27, Article VIII, § 27-58 through 27-63, will be required. This approval must be obtained prior to the issuance of a Building Permit.
18. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

4/3/2019

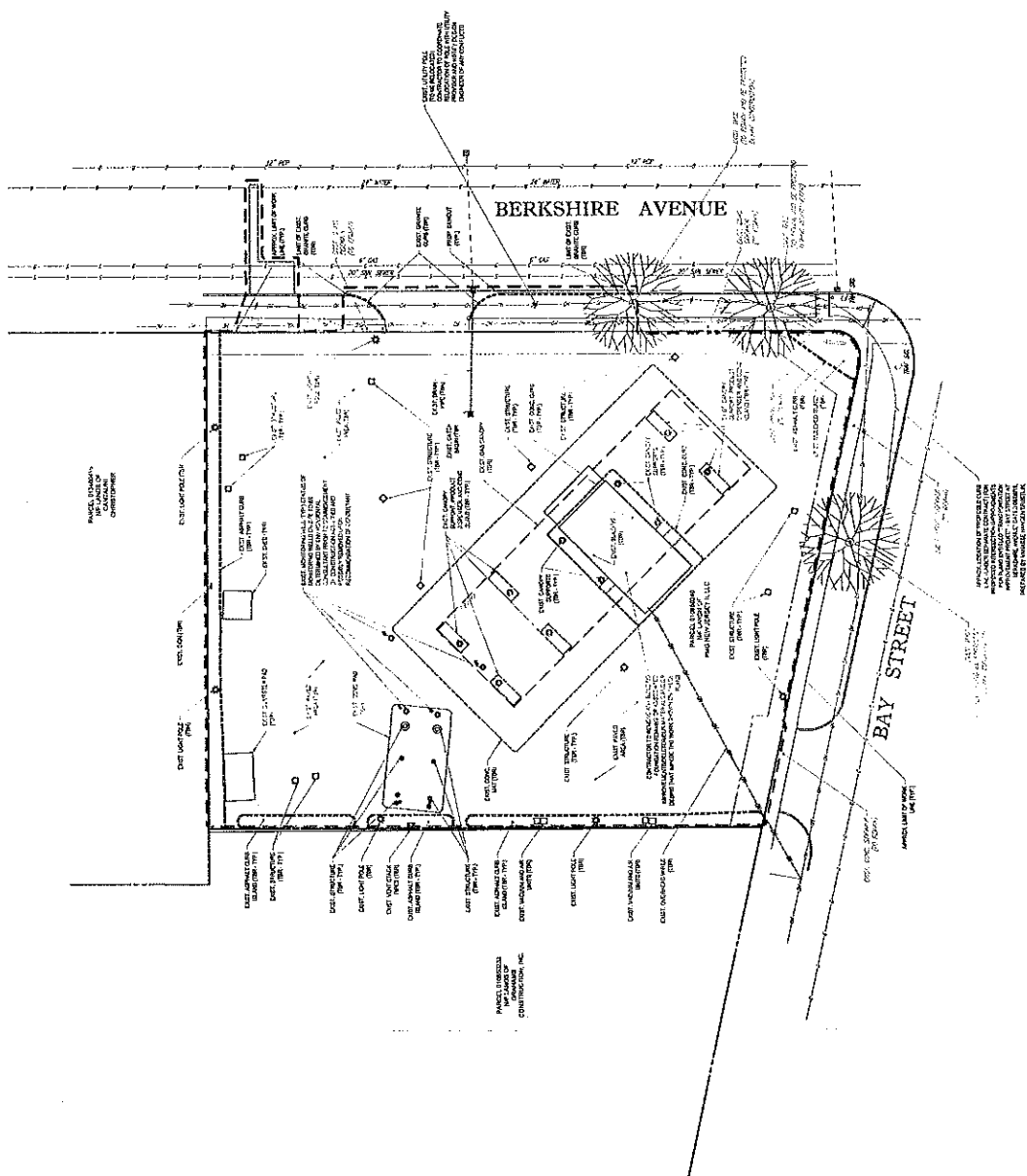
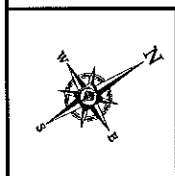
Special Permit Tax Certification

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 : 1487 Bay Street
Petitioner : Kayrouz Realty, LLC
Landlord : Kayrouz Realty, LLC

Amy Cull ASST. Treasurer
4/3/19.
Stephen J. Lonergan: Treasurer/Collector

Attachment: Bay_St_1487_2019 (5080 : 1487 Bay Street)



NOTE: ANY EXISTING SITE FEATURE LOCATED OUTSIDE OF THE PROPOSED LIMIT OF WORK LINE SHALL BE CONSIDERED "TO REMAIN" UNLESS SPECIFICALLY NOTED OTHERWISE.

REFER TO GENERAL NOTES SHEET
FOR DEMOLITION NOTES

THIS PLAN TO BE UTILIZED FOR
DEMOLITION/ REMOVAL
PURPOSES ONLY

Boiler Engineering

Boiler Engineering is a highly skilled trade that involves the installation, maintenance, and repair of boilers and related equipment. This program provides students with the knowledge and skills necessary to work in the boiler industry. The curriculum includes topics such as boiler theory, safety, and the operation of various types of boilers. Students will also learn about the importance of proper maintenance and the role of a boiler engineer in ensuring the safe and efficient operation of industrial plants.

Program Objectives:

- Understand the basic principles of boiler operation and safety.
- Identify the components of a boiler system and their functions.
- Perform routine maintenance and repairs on boilers.
- Interpret technical drawings and specifications for boiler systems.
- Apply problem-solving skills to diagnose and resolve boiler issues.

Program Structure:

The program is designed to be completed over a period of 12 months. It consists of a combination of classroom instruction and hands-on training. Students will receive theoretical knowledge through lectures and practical experience through laboratory work and field placements. The program is structured to ensure that students are well-prepared for the demands of the boiler engineering profession.

Program Outcomes:

Upon completion of the program, students will be able to:

- Perform basic boiler operations and safety procedures.
- Conduct routine maintenance and repairs on various types of boilers.
- Interpret and create technical drawings for boiler systems.
- Apply problem-solving skills to diagnose and resolve boiler issues.
- Work effectively in a team environment.

Program Benefits:

Boiler Engineering is a highly rewarding career choice. It offers a stable job market with competitive salaries. Graduates of this program will have the skills and knowledge necessary to succeed in the boiler industry. The program also provides students with the opportunity to gain valuable work experience through field placements.

REVISIONS		
REV	DATE	COMMENT
1	03/27/78	1st Draft Comments
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PERMIT SET
 PROJECT NO. 10151231
 DRAWN BY. CLC
 CHECKED BY. JAL
 DATE 02/20/19
 SCALE AS NOTED

PROJECT: **SITE
DEVELOPMENT
PLANS** FOR
**KAYROUZ
REALTY, LLC**

LOCATION OF SITE
PARCEL ID# 010350240
1487 BAY STREET
CITY OF SPRINGFIELD
HAMPDEN COUNTY.

BOHLER
ENGINEERING

332 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 432-9000
Fax: (508) 450-0250

J. M. Johnson

DEMOLITION
PLAN

BOHLER ENGINEERING

200 WEST 10TH AVENUE
SOUTH BEND, IN 46601
PHONE: (219) 285-1234
FAX: (219) 285-1235
WWW.BOHLENGE.COM

PERMIT SET

PROJECT: KAYROUZ REALTY, LLC
SHEET NO: 5 OF 12

SITE DEVELOPMENT PLANS

FOR: KAYROUZ REALTY, LLC
LOCATION OF SITE: PARCEL 006 PARAGON
CITY OF HAMMOND
HAMMOND COUNTY, INDIANA 46320

BOHLER ENGINEERING

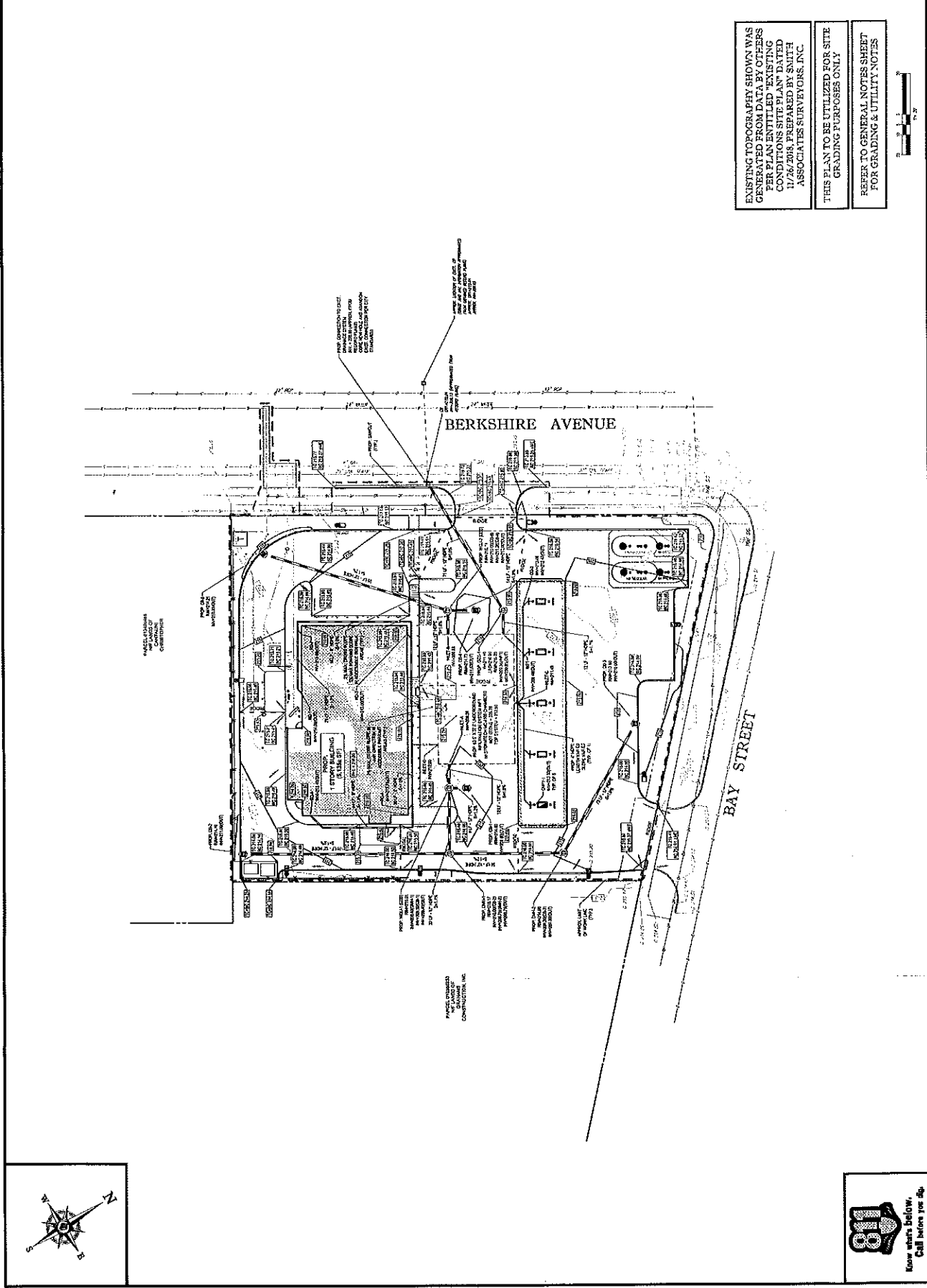
200 WEST 10TH AVENUE
SOUTH BEND, IN 46601
PHONE: (219) 285-1234
FAX: (219) 285-1235
WWW.BOHLENGE.COM

J.M. Johnson

PROFESSIONAL ENGINEER
NO. 12345
EXPIRATION DATE: 12/31/2020

GRADING & DRAINAGE PLAN

SHEET NUMBER: 5
OF 12



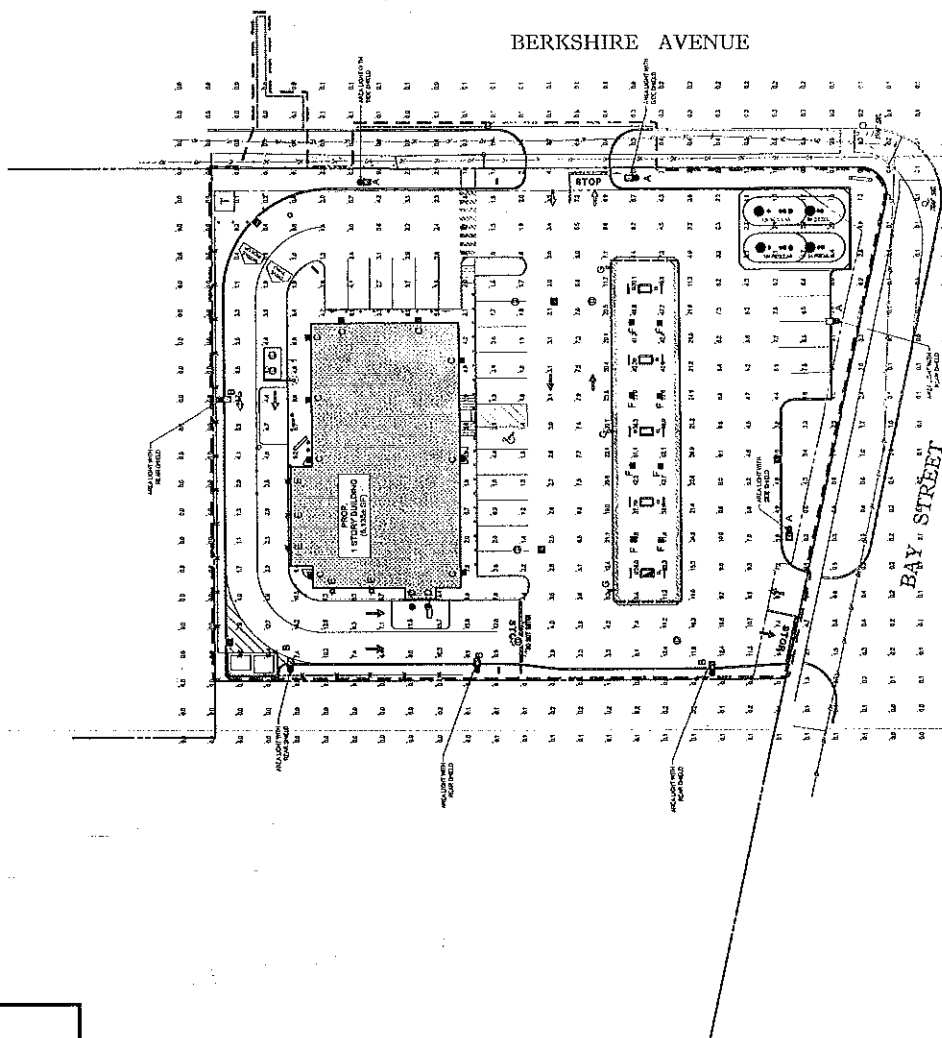
EXISTING TOPOGRAPHY SHOWN WAS GENERATED FROM DATA BY OTHERS PER PLAN ENTITLED "EXISTING CONDITIONS SITE PLAN" DATED 11/24/2018, PREPARED BY SMITH ASSOCIATES SURVEYORS, INC.

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

REFER TO GENERAL NOTES SHEET FOR GRADING & UTILITY NOTES



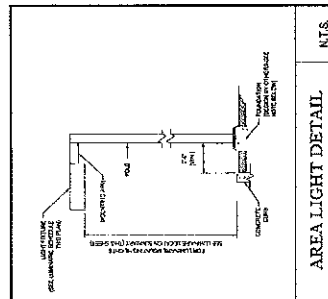




the 1970s, the 1980s, and the 1990s. The 1970s were characterized by a strong emphasis on the environment and social justice. The 1980s saw a shift towards economic growth and technological advancement. The 1990s were marked by a focus on globalization and international relations. These decades have shaped the modern world in significant ways, influencing everything from politics to culture.

NUMERIC SUMMARY						
LAB.	CACTYPE	UNITS	AVE	MAX	MIN	USARIN
AREA SUMMARY	ILLUMINANCE	FC	7.6	52.7	0.2	27.25

LUMINAIRE SCHEDULE		REVISIONS
SYMBOL	ATTACHMENT	LUMINAIRE
A	1	FACE
B	2	REAR
C	3	TOP
D	4	WALL
E	5	WALL
F	6	WALL
G	7	WALL
H	8	WALL
I	9	WALL
J	10	WALL
K	11	WALL
L	12	WALL
M	13	WALL
N	14	WALL
O	15	WALL
P	16	WALL
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U	21	WALL
V	22	WALL
W	23	WALL
X	24	WALL
Y	25	WALL
Z	26	WALL
AA	27	WALL
AB	28	WALL
AC	29	WALL
AD	30	WALL
AE	31	WALL
AF	32	WALL
AG	33	WALL
AH	34	WALL
AI	35	WALL
AJ	36	WALL
AK	37	WALL
AL	38	WALL
AM	39	WALL
AN	40	WALL
AO	41	WALL
AP	42	WALL
AQ	43	WALL
AR	44	WALL
AS	45	WALL
AT	46	WALL
AU	47	WALL
AV	48	WALL
AW	49	WALL
AX	50	WALL
AY	51	WALL
AZ	52	WALL
BA	53	WALL
BB	54	WALL
BC	55	WALL
BD	56	WALL
BE	57	WALL
BF	58	WALL
BG	59	WALL
BH	60	WALL
BI	61	WALL
BJ	62	WALL
BK	63	WALL
BL	64	WALL
BM	65	WALL
BN	66	WALL
BO	67	WALL
BP	68	WALL
BQ	69	WALL
BR	70	WALL
BS	71	WALL
BT	72	WALL
BU	73	WALL
BV	74	WALL
BW	75	WALL
BX	76	WALL
BY	77	WALL
BZ	78	WALL
CA	79	WALL
CB	80	WALL
CC	81	WALL
CD	82	WALL
CE	83	WALL
CF	84	WALL
CG	85	WALL
CH	86	WALL
CI	87	WALL
CJ	88	WALL
CK	89	WALL
CL	90	WALL
CM	91	WALL
CN	92	WALL
CO	93	WALL
CP	94	WALL
CQ	95	WALL
CR	96	WALL
CS	97	WALL
CT	98	WALL
CU	99	WALL
CV	100	WALL
CW	101	WALL
CX	102	WALL
CY	103	WALL
CZ	104	WALL
DA	105	WALL
DB	106	WALL
DC	107	WALL
DD	108	WALL
DE	109	WALL
DF	110	WALL
DG	111	WALL
DH	112	WALL
DI	113	WALL
DJ	114	WALL
DK	115	WALL
DL	116	WALL
DM	117	WALL
DN	118	WALL
DO	119	WALL
DP	120	WALL
DQ	121	WALL
DR	122	WALL
DS	123	WALL
DT	124	WALL
DU	125	WALL
DV	126	WALL
DW	127	WALL
DX	128	WALL
DY	129	WALL
DZ	130	WALL
EA	131	WALL
EB	132	WALL
EC	133	WALL
ED	134	WALL



THESE ARE THE ONLY TWO CASES OF THE DISEASE IN WHICH THE PATIENTS WERE NOT TAKEN TO THE HOSPITAL. THE PATIENTS WERE TAKEN TO THE HOSPITAL AT THE ONSET OF THE DISEASE. THE PATIENTS WERE TAKEN TO THE HOSPITAL AT THE ONSET OF THE DISEASE. THE PATIENTS WERE TAKEN TO THE HOSPITAL AT THE ONSET OF THE DISEASE.

THIS PLANT TO BE UTILIZED FOR
LIGHTING PURPOSES ONLY

Boiler Engineering is a highly skilled and demanding profession that requires a deep understanding of the principles of thermodynamics, fluid mechanics, and heat transfer. The role of a boiler engineer is to design, install, maintain, and repair boilers and associated equipment, ensuring that they operate safely and efficiently. This involves a range of tasks, from inspecting and testing components to troubleshooting and repairing faults. Boiler engineers must also be familiar with the relevant regulations and standards, and have the ability to work closely with other professionals, such as electricians and plumbers, to ensure that the entire system is functioning correctly. The profession offers a challenging and rewarding career path, with opportunities for advancement and specialization in various areas, such as industrial boilers, marine boilers, and power plant boilers. The demand for boiler engineers is high, particularly in the manufacturing and energy sectors, making it a promising career choice for those with the right skills and qualifications.

REVISIONS			REV
DATE	REV	COMMENT	BY
1	DESIGN	PER OWNER COMMENTS	DWG
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PROJECT NO.:	W15231
DRAWN BY:	DJD
CHECKED BY:	JAJ
DATE:	02/22/15
SCALE:	AS NOTED
CAD ID:	W151231031

SITE DEVELOPMENT PLANS

**KAYROUZ
REALTY, LLC**

LOCATION OF SITE
PARCEL ID# 010435240
1487 BAY STREET
CITY OF SPRINGFIELD
HAMPSHIRE COUNTY,

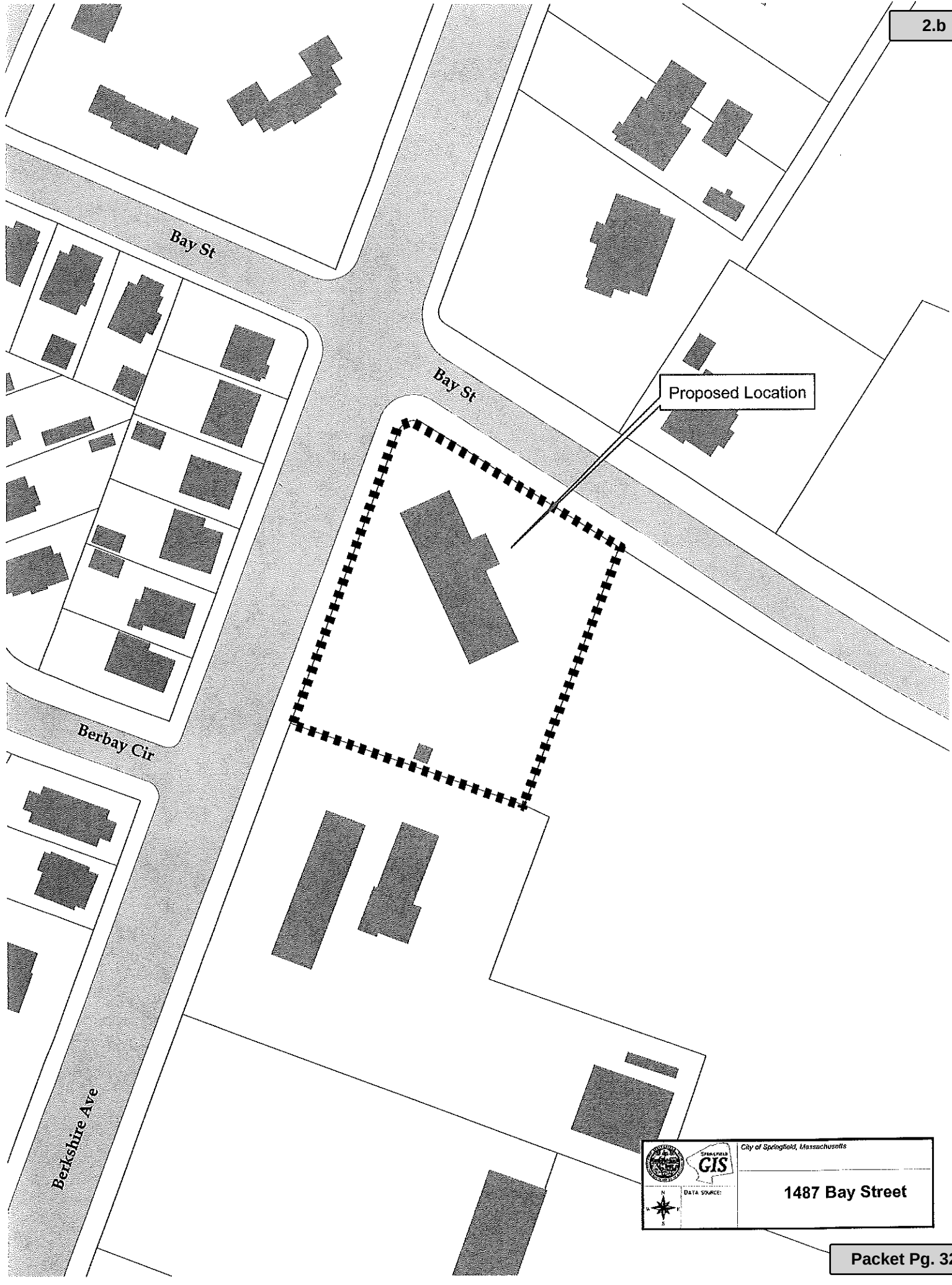
BOHLER
ENGINEERING

332 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
Fax: (508) 480-9900

SHEET TITLE

LIGHTING PLAN

11
OF 15



	City of Springfield, Massachusetts
	1487 Bay Street
	DATA SOURCE:

Attachment: Bay_St_1487_2019 (5080 : 1487 Bay Street)



City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 5081)

Meeting: 04/29/19 06:30 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 5081

**For a Special Permit to Operate a Drive-Up Service Window
at the Property Known as 1340 Boston Road (01655-
0258)(Book#21495/Page#55), as Allowed by M.G.L. and the
Springfield Zoning Ordinance, Article 4, Table 4-4, Section
19.1(2).**

Request:	See Above
Owner:	Kayrouz Realty, LLC
By:	Thomas Rooke, Esquire
Petitioner:	Kayrouz Realty, LLC
By:	Thomas Rooke, Esquire

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 property known as 1340 Boston Road (01655-0258)(Book#21495/Page#55), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.1(2).

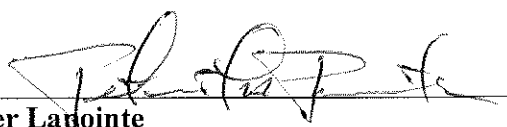
Mailing Address:

1259 East Columbus Avenue
Springfield, MA 01105

Owner & Petitioner:

Boston Road/Pasco Rt. 20 Retail, LLC

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

BY: 

Peter Lapointe



**THE CITY OF
SPRINGFIELD, MASSACHUSETTS**

4/4/2019

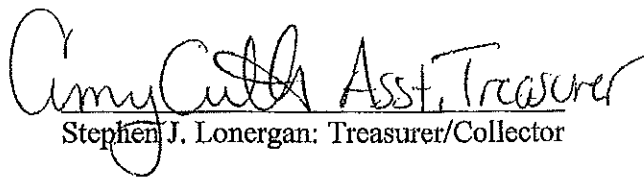
**Special Permit
Tax Certification**

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 : 1340 Boston Road

Petitioner : Boston Road/Pasco Rt. 20 Retail, LLC

Landlord : Boston Road/Pasco Rt. 20 Retail, LLC

 *Asst. Treasurer*
Stephen J. Lonergan: Treasurer/Collector

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

**1340 BOSTON ROAD (01655-0258)
DRIVE-UP SERVICE WINDOW**

General Information

Petitioner:	Boston Road/Pasco Rt 20 Retail, LLC
Request:	Drive-up service window.
Proposed use of the property:	Multi-tenant commercial building with a drive-up service window.
Parcel Size:	187,308 s.f.
Compatibility with current planning documents:	The Boston Road Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Indian Orchard Neighborhood Council: 4-9-19
Tax Status:	SEE ATTACHED
Site Visit:	4-9-19
City Council Hearing:	4-25-19

Staff Analysis

Neighborhood characteristics:

The property is currently zoned Business A and is located along the Boston Road commercial corridor.
The surrounding land uses include:

- To the north is Loon Pond.
- To the south is a restaurant zoned Business A and Business B.
- To the east are commercial uses and motel zoned Business A.
- To the west is a Kentucky Fried Chicken zoned Business A.

Site plan review:

The petitioner has requested a special permit for the redevelopment of an existing building to include a new, drive-up service window at the property known as 1340 Boston Road. This site is currently vacant and was the former location of Carpetland. The proposed development will renovate the existing building into several new storefronts, including a new Starbucks, with a drive-up service window.

After reviewing the plans and visiting the site, the staff does not oppose the proposed request. As noted above, the development will include the renovations of an existing building. These renovations will include selective demolition of the existing building and a proposed addition. The new development would create

between three (3) to six (6) new storefronts, depending on tenant needs. As shown on the attached plans, a new drive-up service window would also be created along the western side of the building which would service the proposed Starbucks.

Currently there are two (2) existing curb cuts onto Boston Road. These curb cuts will be continued to be used for this proposed development. Additional parking will also be created in the front of the property. As with all new developments, the staff wants to ensure that in addition to vehicular traffic, pedestrian traffic is also taken into



consideration. In reviewing the submitted plans, the staff was very pleased to see that a pedestrian crosswalk will be installed connecting the renovated building to the sidewalk along Boston Road.

In reviewing the proposed landscaping plan, the staff is pleased with what is being proposed, including the landscape buffer along Boston Road. A number of trees are also being proposed within the newly created parking lot. Further, the staff was also pleased to see that a patio is being installed outside of the Starbucks. This has been done at a number of other locations throughout the City and the staff firmly believes that these add a significant amenity to these developments and are used frequently by the customers.

Lastly, the petitioner has also submitted elevations of the building. After a review, the staff is pleased with what is being proposed. This newly renovated building has a unique elevation and mix of materials. Overall the staff believes that this is a creative way to use an existing vacant building and will add to continued redevelopment of this stretch of Boston Road.

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 redevelopment of an existing commercial building, to include a drive-up service window, at the property known as 1340 Boston Road (01655-0258).
3. The use shall be developed as per the attached site plans and elevations, with the addition of conditions #4 and #15.
4. All landscaped areas shall be installed as per the attached plans.
5. All landscaped areas, as well as the entire site, shall be maintained and kept free of all overgrown vegetation, weeds, litter and/or debris.

6. The public sidewalk along Boston Road shall be maintained, including snow removal.
7. All landscaped areas shall be irrigated.
8. All signs shall be properly permitted prior to installation.
9. There shall be no banners, streamers or pennants located on the property, with the exception of a grand opening event. Any and all temporary signage shall be properly permitted.
10. No signs or banners shall be attached to the light poles or any utility poles.
11. Any and all dumpsters shall be completely enclosed.
12. Loitering to be addressed at all times.
13. The building shall be maintained graffiti free.
14. There shall be no outdoor storage of materials.
15. In addition to the special permit approval, a full review by the Department of Public Works, as per the provisions of City Ordinance, Chapter 27, Article VIII, § 27-58 through 27-63, will be required. This approval must be obtained prior to the issuance of a Building Permit.
16. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

4/4/2019

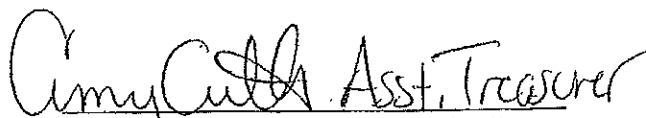
**Special Permit
Tax Certification**

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 : 1340 Boston Road

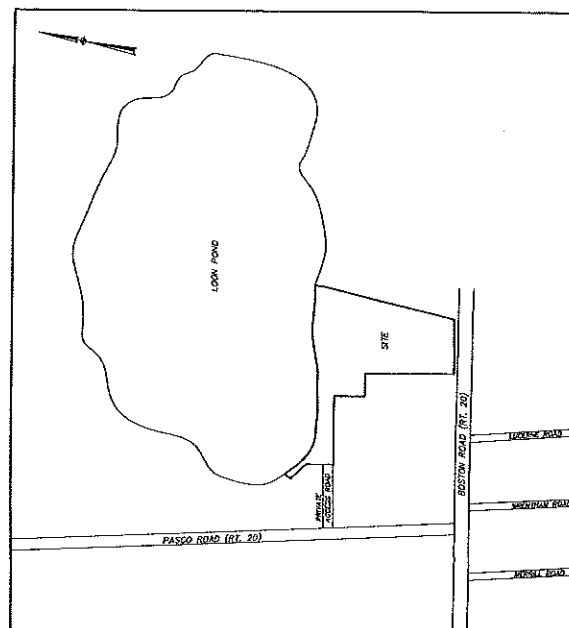
Petitioner : Boston Road/Pasco Rt. 20 Retail, LLC

Landlord : Boston Road/Pasco Rt. 20 Retail, LLC


Stephen J. Lonergan: Treasurer/Collector

Commercial Redevelopment

1340 Boston Road
Springfield, Massachusetts



KEY MAP
1"=50'

TABLE OF CONTENTS		
SHEET TITLE	SHEET NO.	LATEST REVISION
CIVIL		
COVER SHEET	1 of 7	3-23-19
OVERALL PLAN	2 of 7	3-23-19
EXISTING CONDITIONS/DEMOLITION PLAN	3 of 7	3-23-19
LAYOUT PLAN	4 of 7	3-23-19
LANDSCAPE & UTILITY PLAN	5 of 7	3-23-19
LANDSCAPE PLAN	6 of 7	3-23-19
LIGHTING PLAN	7 of 7	3-23-19

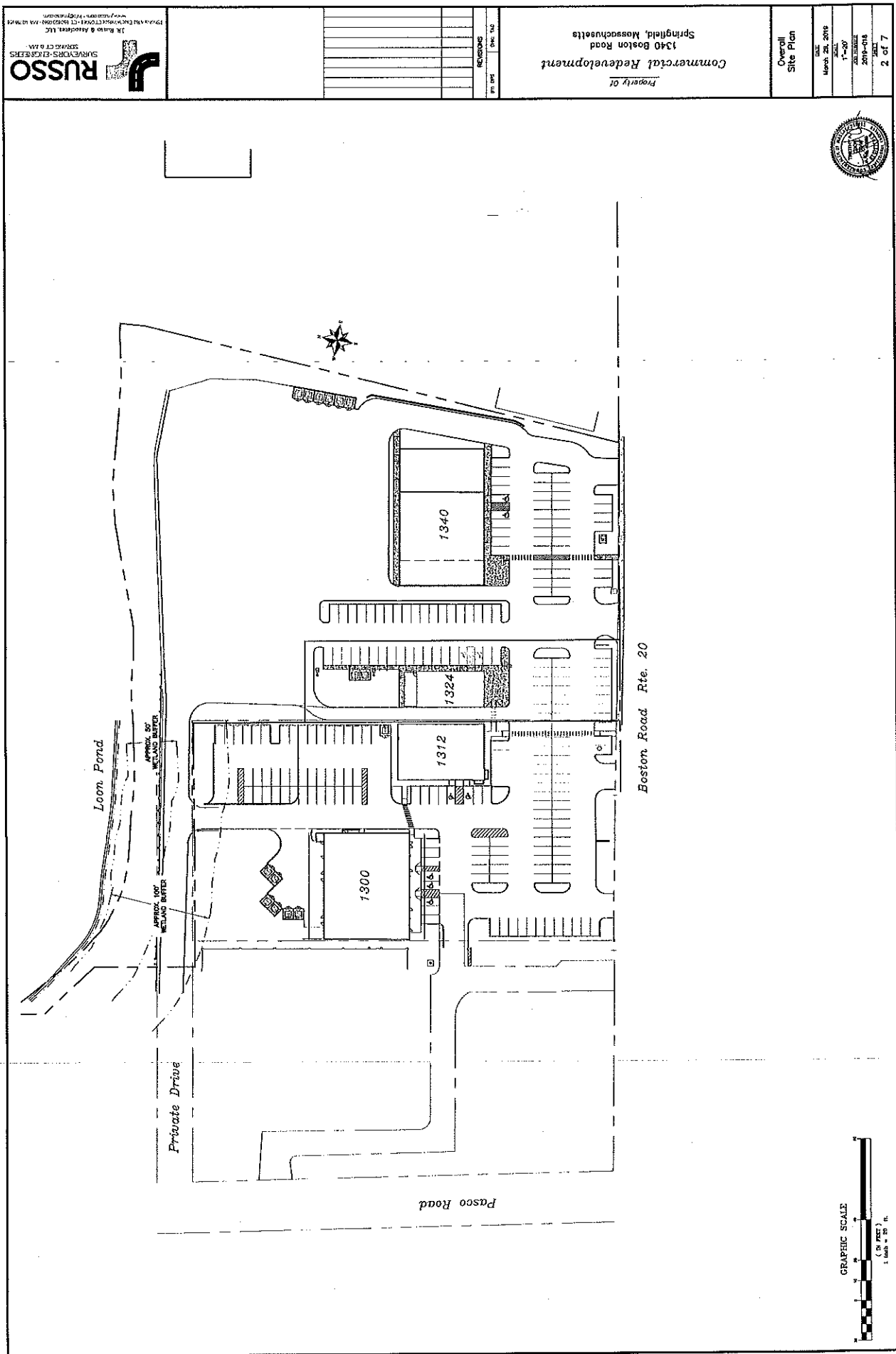
Applicant & Owner
Boston Road/Pasco RT20 Retail, LLC
1259 East Columbus Ave., Suite 201
Springfield, MA 01105

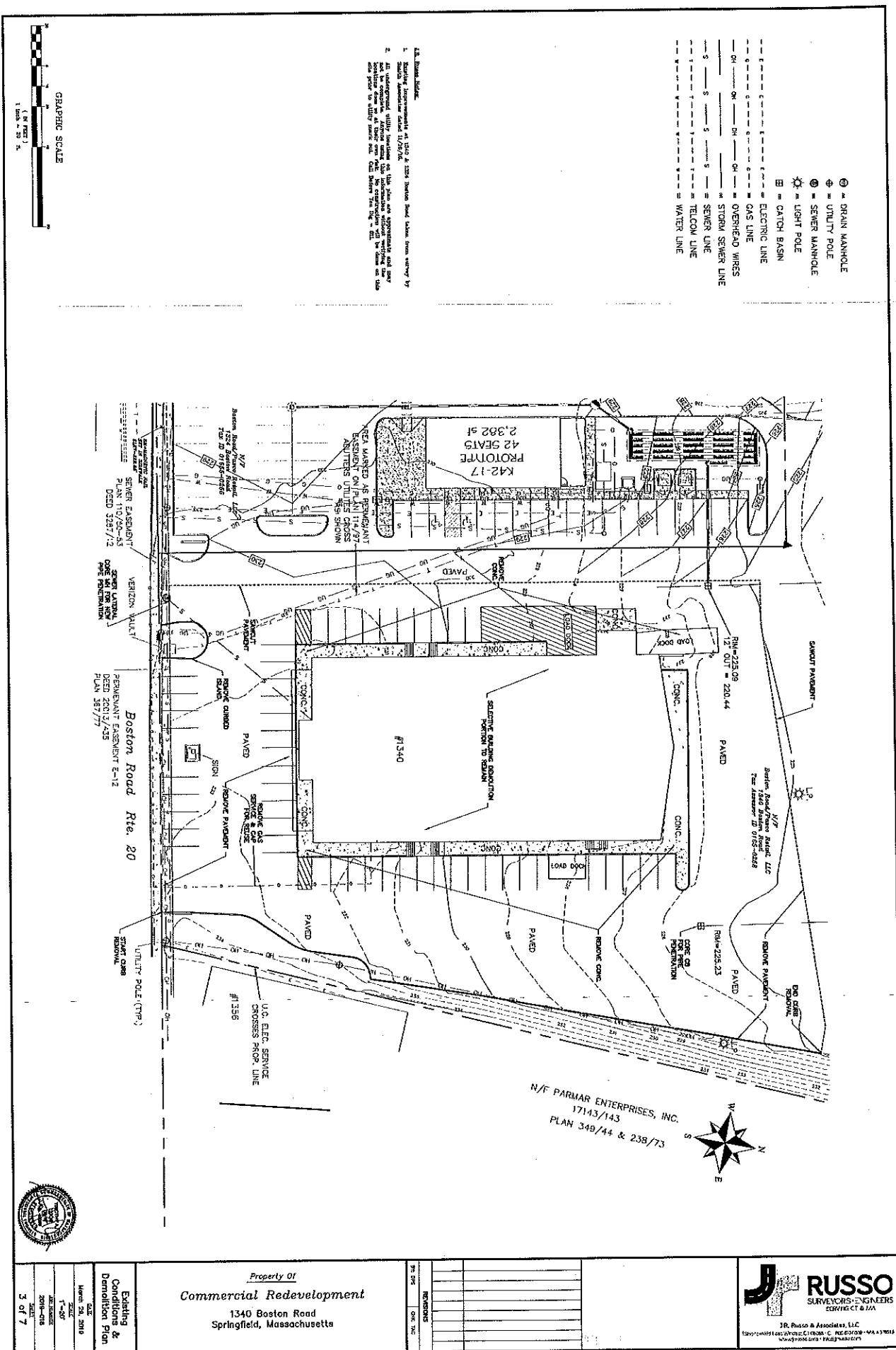
Prepared By



RUSSO
SURVEYORS-ENGINEERS
Springfield, CT & MA
J.R. Russo & Associates, LLC
177 Main Street, Suite 201, Springfield, MA 01105





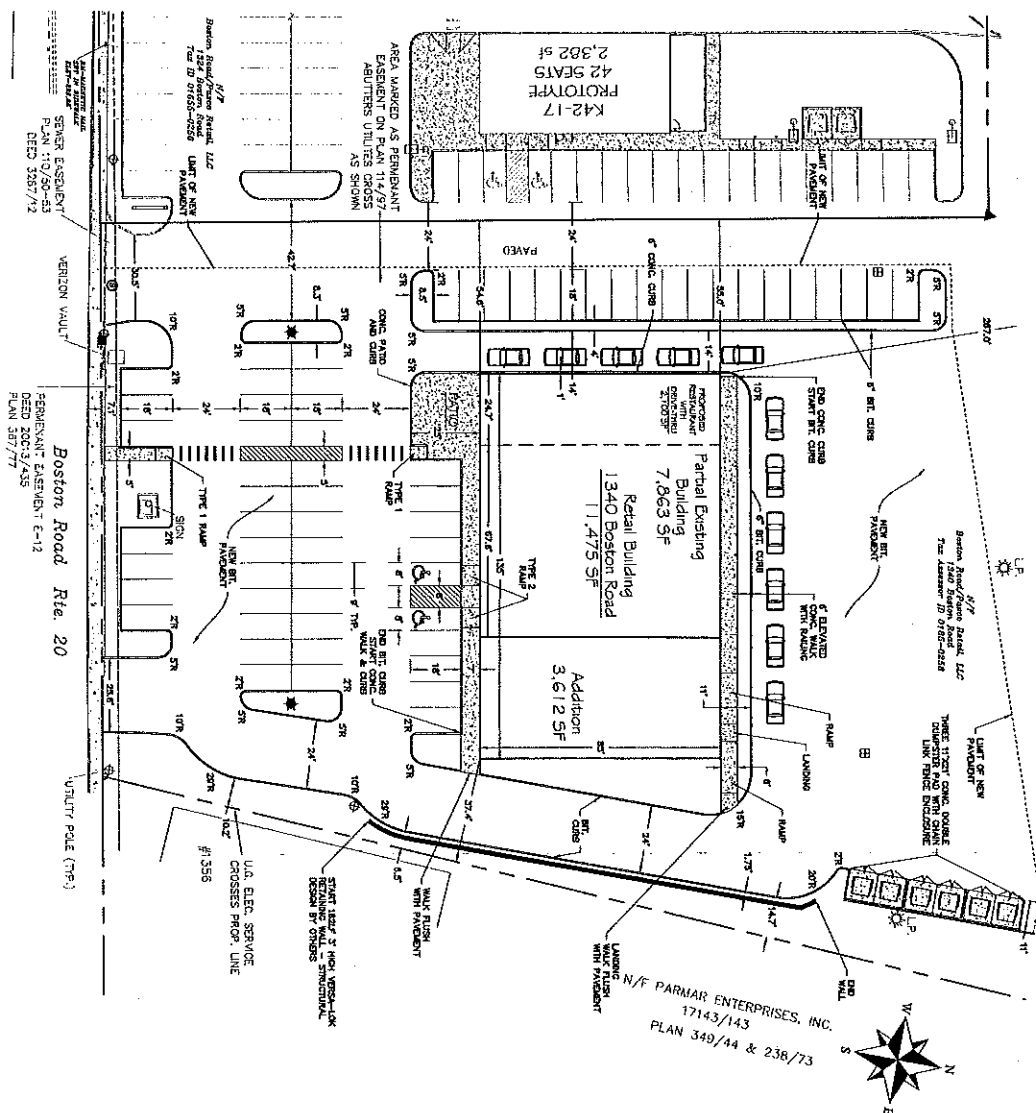


Section 5310 Dimensional & Inventory Requirements (Accessories A)	
	Required
Low back, minimum (in.)	18.00/20.00
Seat height, minimum (in.)	17.50
Seat depth, minimum (in.)	15.25
Seat width, min. (in.)	15.25
Seat back, min. (in.)	10
Front fork, min. (in.)	13.46
Seat fork min. extending rearward (in.)	32.5
Seat fork min. extending rearward (in.)	28.75
Reaching height, min. (feet/in.)	4' 0"
Reaching height, min. (feet/in.)	4' 0"
Reaching clearance, min. (in.)	75
Reaching clearance, min. (in.)	75

	Area	Required	Provided
Initial Sales and Samples (4 per 1,000 a.d.)	8,275	37.5	42
Restaurants (6 per 1,000 a.d.)	2,100	16.8	20
TOTAL		54.3	62

1. Reaching improvements at 1946 & 1974 Sanborn Road shown from survey by John Associates dated 11/25/76.
2. All underground utility locations on this plan are approximate and may not be accurate. In setting out the locations, reflect existing conditions. No construction will be shown on this plan prior to utility locate. Call before you dig - 811.

GRAPHIC SCALE



Property Of
Commercial Redevelopment
1340 Boston Road
Springfield, Massachusetts

Layout Plan

March 20, 2019

 $r = 20^\circ$ 2015-018
210-018

4 of 7



RUSSO
SURVEYORS-ENGINEERS
SERVING CT & MA

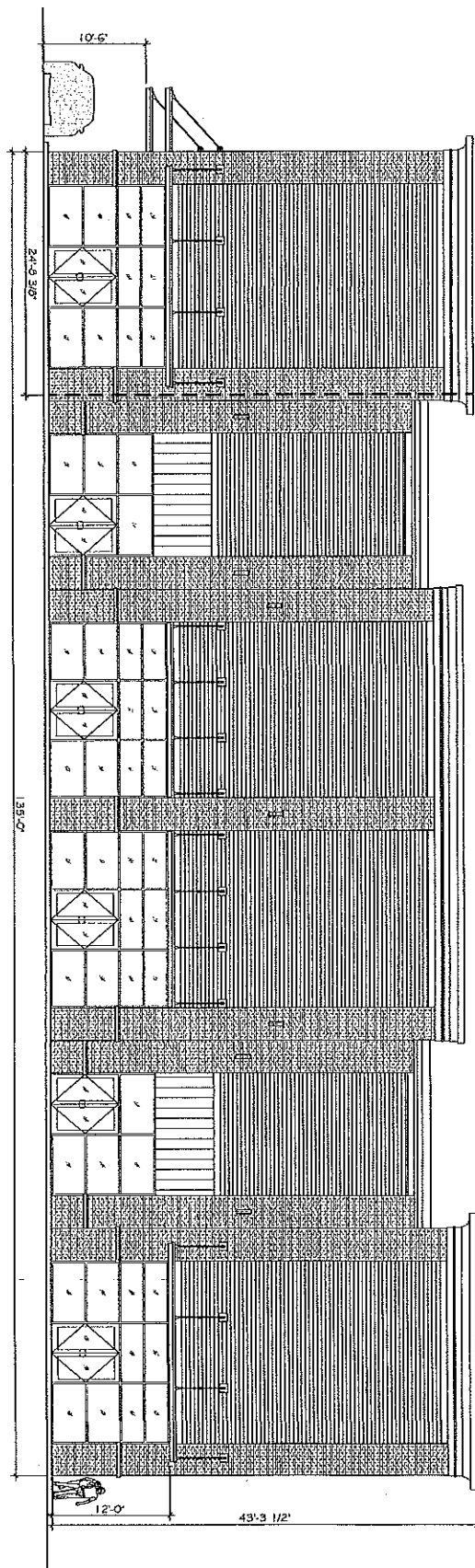
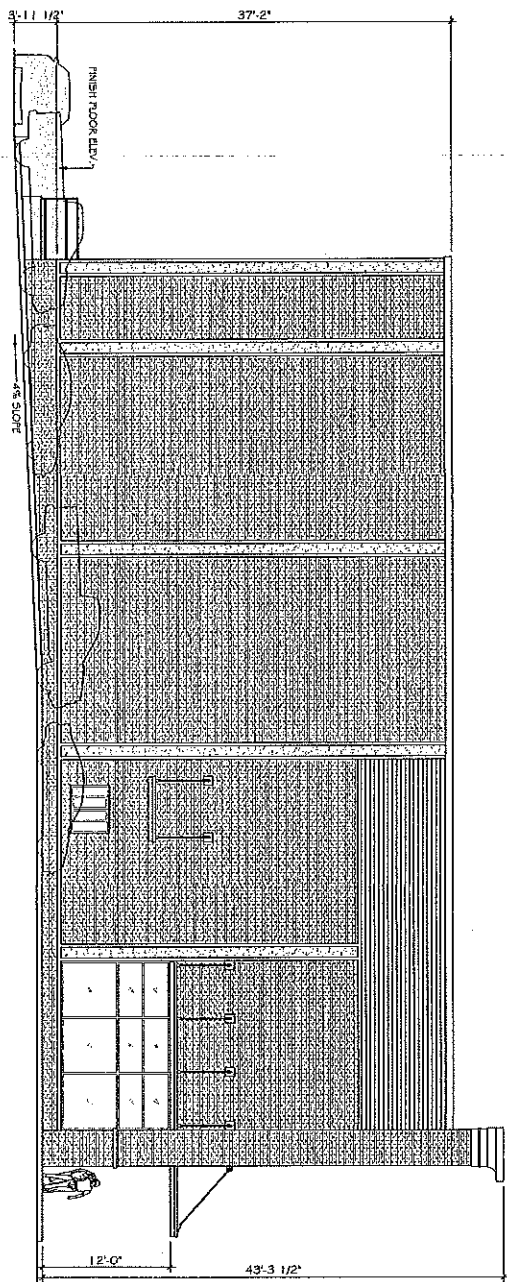
JR, Russo & Associates, LLC
150 Wrentham Rd., Wrentham, CT 06093 • C. 860-330-0309 • FAX 860-330-1123
www.jr-russo.com • info@jr-russo.com





Packet Pg. 46





CE-1

DRAWING NO.

SCALE

3/16" = 1'-0"

DATE

2019-02-27

DRAWN BY

XX

PROJECT NO.

XXXX

DATE MADE

Combined Proposed Building Development

1340 BOSTON RD

SPRINGFIELD, MA

BUILDING

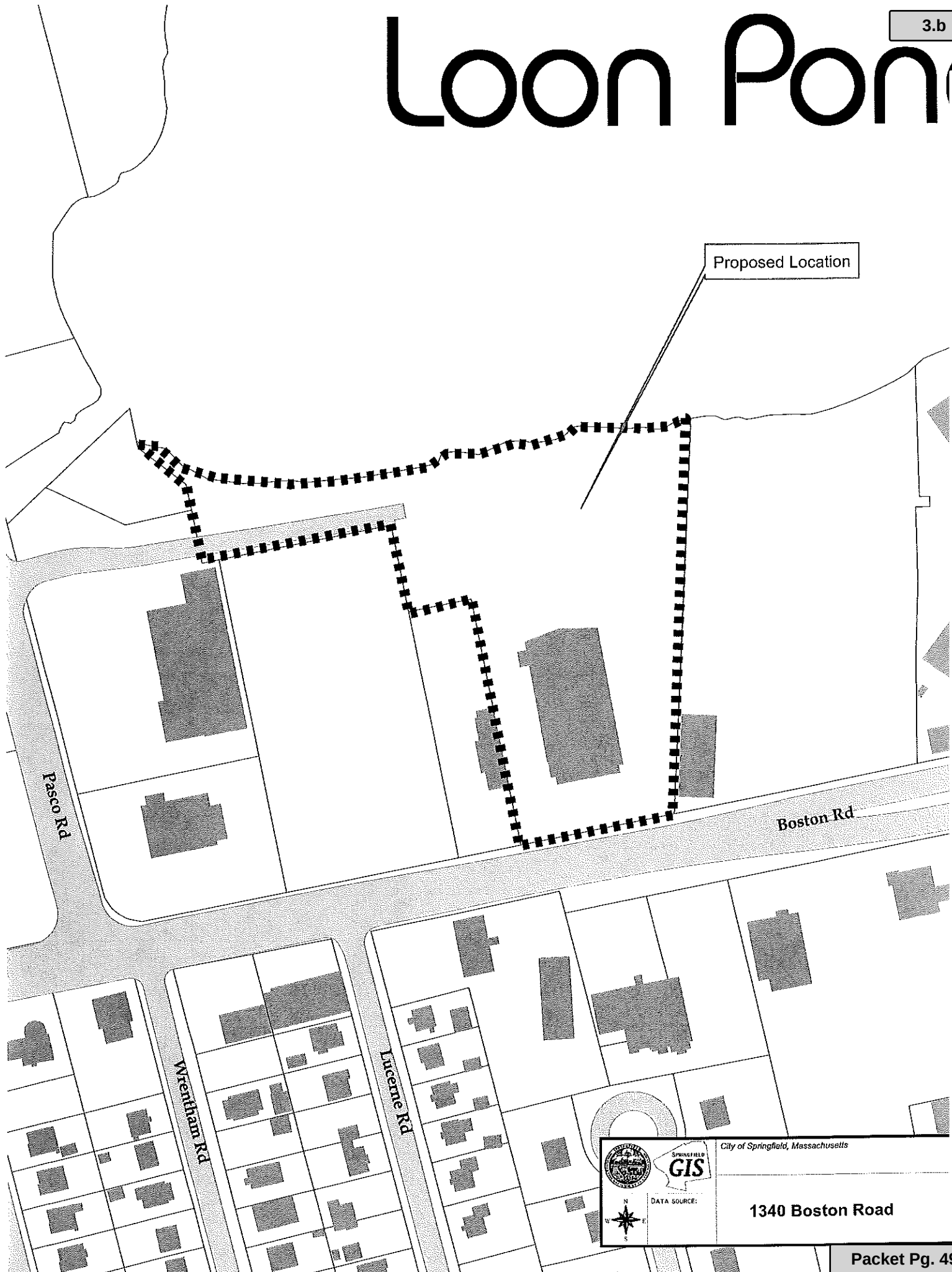
CONCEPTUAL ELEVATION

LOCATION:

DRAWING NAME:

COLVEST GROUP
1259 East Columbus Avenue - Suite 201
Springfield, Massachusetts 01105
P. 413.363.9793 - F. 413.363.2643

Loon Pond



Proposed Location

Pasco Rd

Boston Rd

Wrentham Rd

Lucerne Rd



SPRINGFIELD
GIS

City of Springfield, Massachusetts

DATA SOURCE:

1340 Boston Road

Attachment: Boston_Rd_1340_2019 (5081 : 1340 Boston Road)



City Council
36 Court Street
Springfield, MA 01103

Meeting: 04/29/19 06:30 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 5013

TABLED

PETITION (ID # 5013)

**For a Special Permit Motor Vehicle Repairs (Heavy) at the
Property Known as 150 Switzer Street (11350-0030)
(Book#18886/Page#355), as Allowed by M.G.L. and the
Springfield Zoning Ordinance, Article 4, Table 4-4, Section
12.3(4).**

Request:	See Above
Owner:	E&R Realty, LLC
By:	Brian Neeld
Petitioner:	Daniel Chraplak
By:	Daniel Chraplak

HISTORY:

03/25/19 City Council

CONTINUE

Next: 04/29/19

The hearing was opened.

The proponents were given 20 minutes to speak.

Daniel Chraplak, the petitioner, spoke in support of the petition. He stated that it will be one man automotive repair. He will repair breaks, front-ends, exhausts, etc.

The opponents were given 20 minutes to speak.

Stowton Smead spoke in opposition. He stated that the street can not handle the additional traffic. He also stated that there is limited parking at the location.

Julio Santana, 139 Switzer Street, spoke in opposition. He had concerns about traffic coming up and down the street.

Ray Diaz, 131 Switzer Ave, spoke in opposition. He had concerns about the traffic. He stated that there is not enough parking on the street.

Ruth Rodriguez, 131 Switzer Street, spoke in opposition. She stated that she had concerns about traffic.

Ray Schafer, 145 Schafer Street, spoke in opposition. He had concerns about the traffic.

The proponents were given 5 minute for rebuttal.

Tanya Berafaldi, the fiance of petitioner, explained that they are a small business. She stated that there will be no 18 wheelers coming to the business.

Mr. Chraplak sated that he only fixes one or two cars a day. He state that 95% of his business is by appointment only.

Mr. Chraplak stated he is a one man, one lift operation.

He stated that he gets the vehicles in an out the same day.

Mr. Chraplak states that the law considers his operation to be heavy vehicle repair because he works on breaks.

No opponents spoke in rebuttal.

Councilor Williams stated that the Pine Point neighborhood council approved the petition at their meeting.

Councilor Williams also brought the council's attention to an email from the Department of Public Works asking that the item be continued so that they could look at the impact of the business on the road.

Mr. Dromey stated that this is an existing building and therefore DPW would not have anything to review. The petitioner is not digging up any road or doing any paving. He stated that he believed that there was some miscommunication with DPW

Councilor Williams motion to continue. The motion was seconded by Councilor Allen.

Councilor Ramos spoke in opposition to the motion.

In response to questions from Councilor Ramos, Mr. Dromey stated that restaurants and retail can go into this location by right.

Councilor Ramos confirmed that businesses with similar traffic levels can go into that location by right.

Councilor Ryan stated that he wants the planning department to look into the existing car-hauling/junk yard at the end of the street.

Councilor Edwards spoke opposition to the motion to committee.

Councilor Lederman stated that he supported the motion to continue.

The motion passed by the following roll call vote:

Whitfield	Y
Gomez	N
Ryan	Y
Fenton	N
Edwards	N
Twiggs	N
Shea	Y
Ramos	N
Lederman	Y
Williams	Y
Allen	Y
Walsh	Y
Hurst	Y

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

for a special permit motor vehicle repairs (heavy) at the property known as 150 Switzer Street (11350-0030) (Book#18886/Page#355), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.3(4).

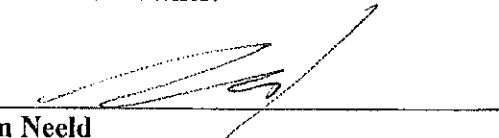
Mailing Address:

705 Meadow Street
Chicopee, MA 01013

Owner:

E&R Realty, LLC

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

BY: 

Brian Neeld

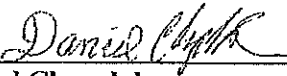
Mailing Address:

1379 Piper Road
West Springfield, MA 01089

Petitioner:

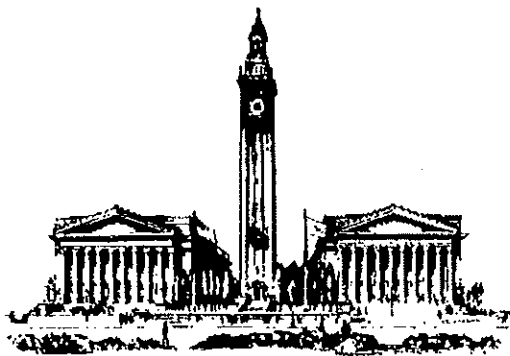
Daniel Chraplak

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

By: 

Daniel Chraplak

Attachment: 150_Switzer_St_Tax_Formal (5013 : 150 Switzer Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

1/22/2019

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 : 150 Switzer Street
Petitioner : Daniel Chraplak
Landlord : E & R Realty LLC (Brian Neeld)

 *Asst. Treas.*
Stephen J. Lonergan: Treasurer/Collector

Attachment: 150_Switzer_St_Tax_Formal (5013 : 150 Switzer Street)

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

**150 SWITZER STREET (11350-0030)
MOTOR VEHICLE REPAIR**

General Information

Petitioner:	Daniel Chraplak
Request:	For motor vehicle repairs
Proposed use of the property:	Motor vehicle repairs
Property Size:	11,865 s.f.
Compatibility with current planning documents:	The Pine Point Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Pine Point Citizens Council: 3-25-19
Tax Status:	SEE ATTACHED
Site Visit:	3-8-19
Hearing Date:	3-25-19

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Business B and is located in an area that has a mix of commercial/industrial and residential uses. The adjacent land uses include:

- To the north is a storage/warehouse operation zoned Industrial A.
- To the south are single-family dwellings zoned Residence A.
- To the west is a manufacturing operation zoned Industrial A.
- To the east is an automotive repair facility zoned Business B.

Site plan review:

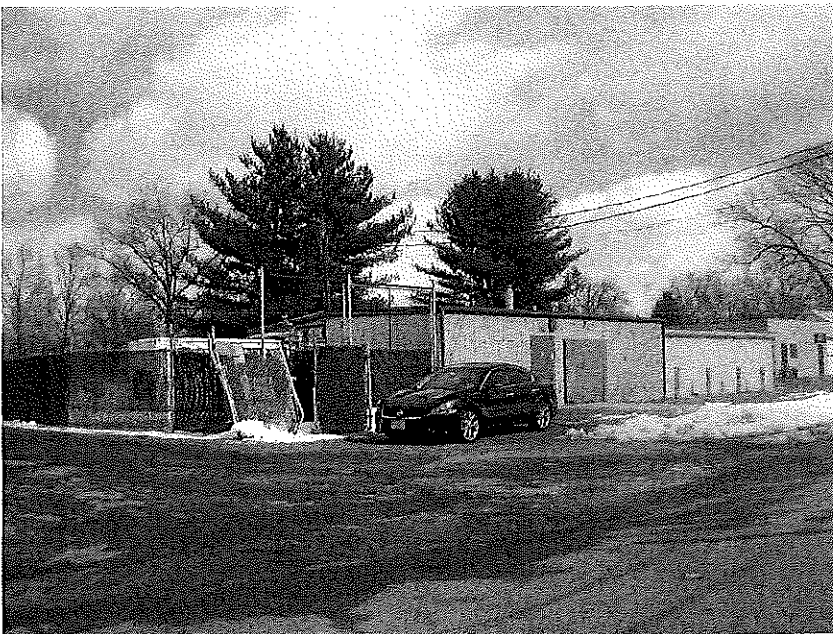
The petitioner has requested a special permit to operate a motor vehicle repair operation at the property known as 150 Switzer Street. This site is currently vacant and had been used as a manufacturing operation.

After review of the plans and visiting the site, the staff does not object to the proposed use. As noted above, this site is located within an area that has similar use. In visiting the site it was noted that the current fencing is in need of repairs. If approved, the staff would recommend that this be added as a condition of the special permit.

Further, as noted above, this site currently abuts a number of single family dwellings. As such, the staff would

recommend that the hours of operation be limited. Further, the staff would also recommend that any and all inoperable vehicles, waiting for repairs, be stored within the fenced area or at the rear of the parcel. These vehicles should not be stored in the front of the building.

Lastly, in speaking with the petitioner, it was noted the existing garaged door, located at the front of the building will be relocated to the side of the building. The staff believes that this relocation makes sense for the overall use of the building as well as for the residential abutters. As with all building renovations, a full review and permits will be required by the Building Department.



Recommendation

Approve, with conditions.

Recommended Conditions

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for motor vehicle repairs and used car sales at the property known as 93 Wilbraham Road (12282-0999).
3. The use shall be developed in accordance with the attached site plan, with the additions of conditions #4 through #12.
4. The site shall be maintained free of all weeds, trash and debris.
5. There shall be no auto body work, including painting of vehicles, done at this location.
6. All repair work to vehicles shall be completed inside the building.
7. There shall be no storage of junk vehicles and/or parts located on the property.
8. The building shall be maintained graffiti free.
9. The hours of operation shall be between the hours of 8:00AM and 6:00PM.
10. The existing fencing shall be repaired and painted.
11. Any and all privacy slat which are damaged, shall be replaced.
12. There shall be no banners, streamer or other promotional materials located on the exterior of the building, fencing or property.
13. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

1/22/2019

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:

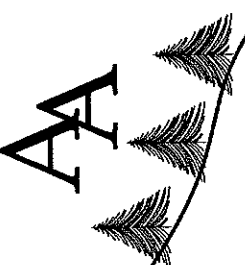
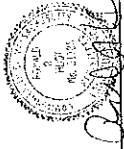
Special Permit : 150 Switzer Street

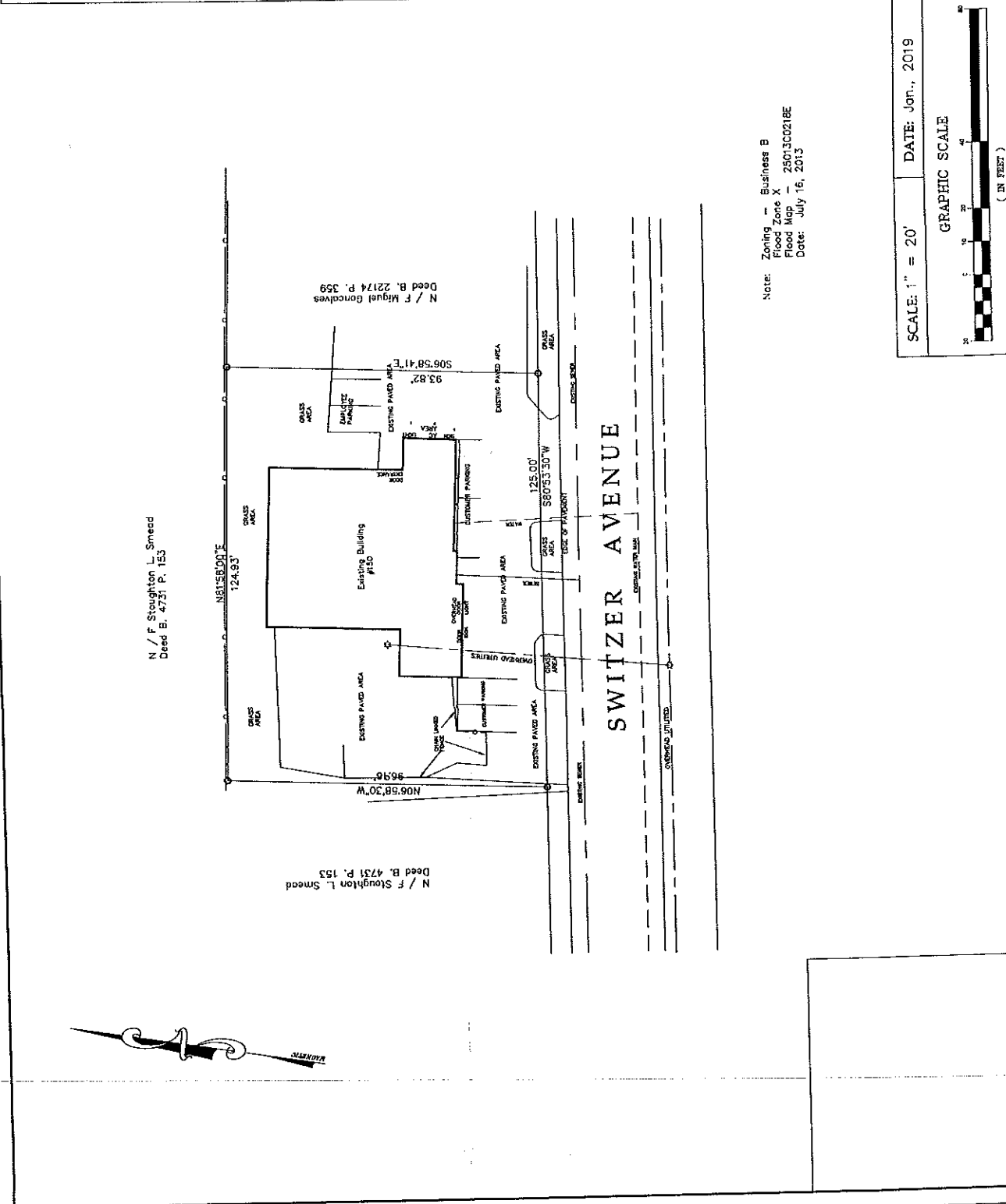
Petitioner : Daniel Chraplak

Landlord : E & R Realty LLC (Brian Neeld)

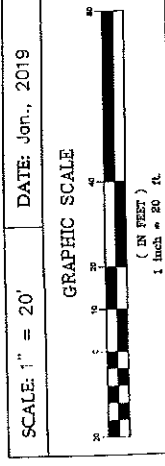
Amy Cutler Asst. Treas.
Stephen J. Lonergan: Treasurer/Collector

Attachment: Switzer_St_150_2019 (5013 : 150 Switzer Street)

	
ANDERSON ASSOCIATES LAND SURVEYING AND PLANNING CONSULTANT SITE DESIGN	
375 WALNUT STREET EXTENSION P.O. BOX 382 SPRINGFIELD, MASSACHUSETTS 01101 Tel. 413 625-4145 Fax 413 273-1776	
SITE PLAN FOR PROPERTY IN SPRINGFIELD, MA	
PREPARED FOR: Daniel Chrapak 150 Switzer Street Springfield, MA	
NO.	DATE
DESCRIPTION This plan prepared in accordance with the regulations of the Commonwealth of Massachusetts	
Date: <u>FEB 16, 2019</u>	
	
DRAWING NO.	



Note: Zoning - Business B
 Flood Zone X
 Flood Map - 25013C0218E
 Date: July 16, 2013



Proposed Location

Switzer St



SPRINGFIELD
GIS

City of Springfield, Massachusetts

DATA SOURCE:



150 Switzer Street

Attachment: Switzer_St_150_2019 (5013 : 150 Switzer Street)



City Council
36 Court Street
Springfield, MA 01103

Meeting: 04/29/19 06:30 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 4989

TABLED

PETITION (ID # 4989)

**For a Special Permit to Operate a Recycling Center, in
Conjunction with a Full Service Tree Operation/Wood Waste
Processing Center, at the Properties Known as NS Tapley
Street (11415-0001) (Book#18064/Page#581), NWS Bay Street
(01085-0081) (Book#16794/Page#226), NS Bay Street (01085-
0105) (Book#16057/Page#0414) and NS Bay Street (01085-
0110) (Book#18327/Page#203), as Authorized by M.G.L. and
the Springfield Zoning Ordinance, Article 4, Table 4-4,
Section 15.4.**

Request:	See Above
Owner:	City of Springfield
By:	Stephen Lonergan, City Collector- Treasurer
Petitioner:	Northern Tree Services, Inc.
By:	Philip S. Cambo, CEO

HISTORY:

03/25/19 City Council

CONTINUE

Next: 04/29/19

To The City Council of the City of Springfield:

The undersigned respectfully petition your honorable body

for a special permit to operate a recycling center, in conjunction with a full service tree operation/wood waste processing center, at the properties known as NS Tapley Street (11415-0001) (Book#18064/Page#581), NWS Bay Street (01085-0081) (Book#16794/Page#226), NS Bay Street (01085-0105) (Book#16057/Page#0414) and NS Bay Street (01085-0110) (Book#18327/Page#203), as authorized by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 15.4.

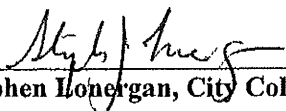
Mailing Address

36 Court Street
Springfield, MA 01103

Owner:

City of Springfield

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

BY: 
Stephen Honerigan, City Collector-
Treasurer

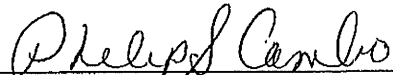
Mailing Address

1290 Park Street
Palmer, MA 01039

Petitioner:

Northern Tree Service, Inc.

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

BY: 
Philip S. Cambo, CEO



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

12/23/2019

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 : NS Tapley Street & NWS Bay Street
Petitioner : Northern Tree Service, Inc.
Landlord : City of Springfield

Stephen J. Loneragan: Treasurer/Collector

Northern Tree Service Inc.

P.O. BOX 790 - PALMER, MA 01069 - (413) 596-6132 (800) 232-6132 FAX (413) 283-5132

March 20, 2019

City of Springfield
Office of the City Clerk
36 Court Street
Springfield, MA 01103
Attn: Anthony Wilson, Clerk

Re: Special Permit – Northern Tree Service, Inc.

Dear Mr. Wilson:

I am the principal of the Northern Tree Service, Inc., the Petitioner in the application for a Special Permit regarding the properties known as NS Tapley Street, NWS Bay Street, NS Bay Street and NS Bay Street.

Unfortunately, due to unforeseen personal reasons, I am unable to attend the March 25th meeting. Please consider this letter a formal request to postpone the Special Permit Hearing to the April 29, 2019 City Council Hearings Meeting. I would appreciate the opportunity to personally attend the hearings meeting and to answer any questions which may arise.

I apologize for any inconvenience this may have caused. Thank you in advance for your understanding.

Sincerely,



Philip S. Cambo

Attachment: request to continue (4989 : NS Tapley Street)

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

**NS TAPLEY STREET (11415-0001) & NS BAY STREET (01085-0081, 0105 & 0110)
RECYCLING CENTER (FULL SERVICE TREE OPERATION)**

General Information

Petitioner:	Northern Tree Service, Inc.
Request:	Recycling operation, in conjunction with a full service tree operation
Proposed use of the property:	Tree service company
Parcel Size:	601,996 s.f. (approx. 13.8 acres)
Compatibility with current planning documents:	The Bay neighborhood plan shows no changes to this area.
Neighborhood Council Notification:	Bay Area Neighborhood Council: 1-29-19
Tax Status:	SEE ATTACHED
Site Visit:	3-8-19
City Council Hearing Date:	3-25-19

Staff Analysis

Neighborhood characteristics:

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

To the north are rail road tracks.

To the south are single-family homes, a restaurant, manufacturing operation, car redemption center and auto repair facility zoned Residence A and Business B.

To the west is a truck terminal zoned Industrial A.

To the east is a building used for retail (former produce store) zoned Business B.

Site plan review:

The petitioner has requested a special permit to operate a recycling center operation, in conjunction with a full serviced tree operation, at the properties known as NS Tapley Street and NS Bay Street. These sites are currently vacant and were the former location of a junk yard. The site will be used by a full service tree service known as Northern Tree.

As noted above, the property is currently vacant and has been for several years. The City of Springfield obtained the property through the tax title process and has been actively trying to sell the property. Over the

last few years, the City has put this property out for RFP's several times but has received no viable submittals. The latest RFP was issued by the City back in October 2018 with Northern Tree Service being the only bidder.

After reviewing the plans and visiting the site, the staff does not oppose the proposed request. As noted per the plans submitted, the main operation will be located on the larger parcel located at the intersection of Bay Street and Tapley Street, known as NS Tapley Street. This site will be used for parking area, storage of finished product, processing area and raw material storage area. The proposed recycling operation would include the processing of trees into a mulch product. It should be noted that access to the property will be from the signalized intersection of Bay and Tapley Street. With regards to traffic into and out of the site, the staff has been in contact with DPW and while they have no significant concerns, a traffic plan will need to be submitted for review and approval.

While this site is located along an industrial corridor, as noted above there are some residential abutters located on Bay Street and Oakwood Terrace. As such, the staff would recommend that there be no late night operations at this location. Further, due to the recent issues that residential abutters have had with a similar use, specifically odor issues associated with a composting operation (materials such as grass, leaves, etc.), the staff did request information from the petitioner to verify whether composting would be done at this location as well. After speaking with the petitioner, they have specifically indicated that composting is not part of their overall operation. Their operation will strictly contain wood products.

Overall, the staff recommends approval of the proposed project. As noted above, this property has been vacant for a number of years and has not been providing the city with any tax revenue. Additionally, due to the previously use, there have been a number of challenges in trying to dispose of these properties.

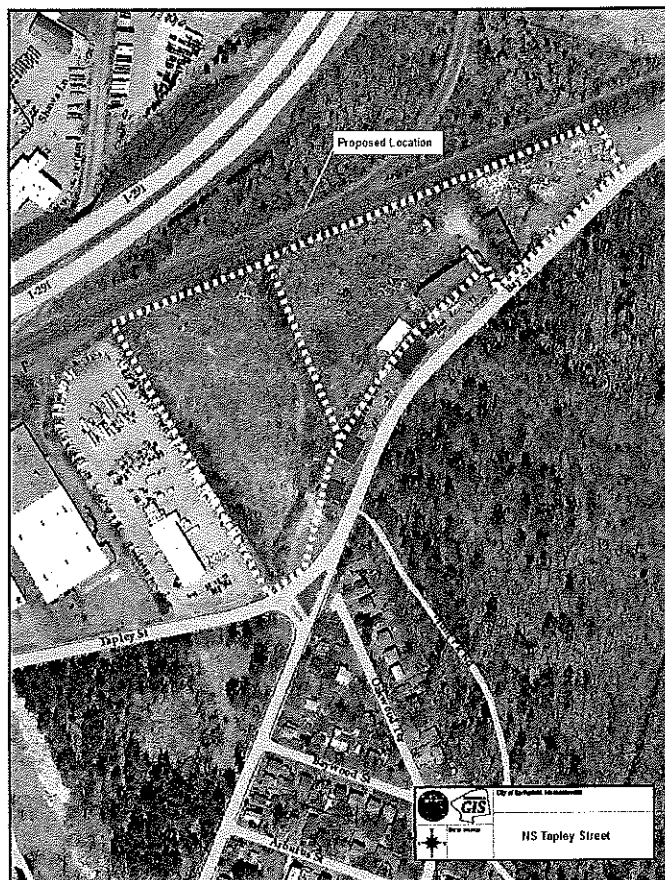
Lastly, in addition to the revenue generated through the sale of the property, an agreement has been reached that will allow the City's Forestry Department to dispose of their annual tree waste, at no charge, for five (5) years. As per the agreement, this will save the City between \$50,000 and \$100,000 per year.

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 operation of a recycling center, in conjunction with a full service tree operation only, at the properties known as NS Tapley Street (114151-0001), NWS Bay Street (01085-0081) and NS Bay Street (01085-0105 & 0110).
3. The use shall be developed in accordance to the attached site plan with additional conditions #4 through #10.
4. The existing fencing running along the front of the property shall be replaced with new, six (6) foot, black vinyl chain link fencing.
5. All chipping/grinding operations shall be completed as far away from the residential abutters as possible.
6. No chipping/grinding of wood shall be done prior to 8:00AM or after 6:00PM.
7. No composting of materials such as grass, leaves or other similar materials shall be allowed on site.
8. Landscaping shall be installed as per the attached plan.
9. All landscaped areas shall be maintained and kept free of all litter, debris and overgrown vegetation.
10. In addition to the special permit approval, a full review by the Department of Public Works, as per the provisions of City Ordinance, Chapter 27, Article VIII, § 27-58 through 27-63, will be required. This approval must be obtained prior to the issuance of a Building Permit and/or Certificate of Occupancy.
11. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.



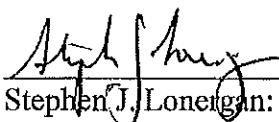
THE CITY OF
SPRINGFIELD, MASSACHUSETTS

12/23/2019

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 : NS Tapley Street & NWS Bay Street
Petitioner : Northern Tree Service, Inc.
Landlord : City of Springfield


Stephen J. Loneragan: Treasurer/Collector

Attachment: Tapley_St_NS_2019 (4989 : NS Tapley Street)

BAY AREA NEIGHBORHOOD COUNCIL

December 12, 2018

Thomas Mathews
Office of Planning & Economic Development
70 Tapley Street
Springfield, MA 01109

Re: RFP - Bay Street & Tapley Street

Dear Mr. Matthews:

Please note that this letter acknowledges that the Bay Area Neighborhood Council (BANC) supports the proposal from Northern Tree Services for the Tree Recycling Plant on Bay Street.

In addition: Could there be a stipulation that somewhere within the next 2 to 5 years that it can be reviewed that there can be a designated day in which Residents of The Bay Area would be able to bring their trees for recycling?

If there are any additional questions or concerns feel free to contact the BANC at 413-733-9192.

Sincerely,

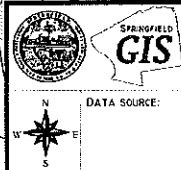
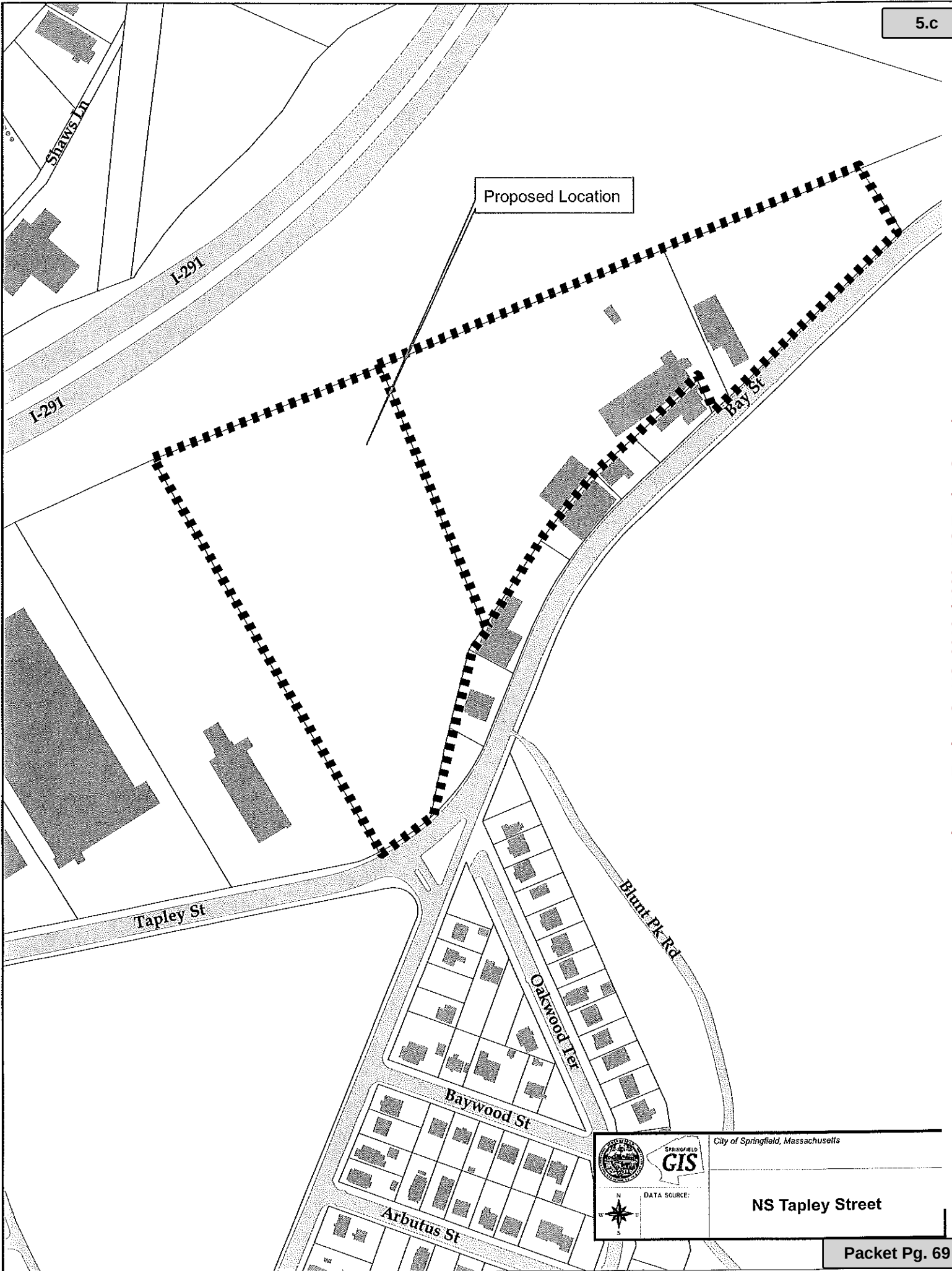


Cathy Paquin
Vice President of BANC

Cc: Mr. Ken Barnett
President of BANC

POST OFFICE BOX 91066, SPRINGFIELD, MA 01109

Attachment: Tapley_St_NS_2019 (4989 : NS Tapley Street)



City of Springfield, Massachusetts

NS Tapley Street