



CITY OF SPRINGFIELD

City Clerk's Office 6/18/2014 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 June 23, 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 June 23, 2014 at Springfield City Hall -- Council Chambers, 36 Court Street, Springfield, MA.

Orders

- (1.) Order Authorizing Mayor to Execute Quitclaim Deed for Sale of 200-202 Walnut St. (11952-0049) and SS Walnut St. (11952-0051) to Gardening the Community, Inc. (Mayor Sarno)
- (2.) Collective Bargaining Ratification (Mayor Sarno)
ATTACHMENTS:
 - SPSA 2014 TA (PDF)
 - CAFO Certification SPSA CBA Contract (DOCX)
 - SPSA REPORT (PDF)
- (3.) Collective Bargaining Ratification - SPSA - Contract #2 (Mayor Sarno)
ATTACHMENTS:
 - SPSA 2014 TA (PDF)
 - CAFO Certification SPSA CBA Contract (DOCX)
 - SPSA REPORT (PDF)
- (4.) Collective Bargaining Ratification - UPSEU - Contract #1 (Mayor Sarno)
ATTACHMENTS:
 - UPSEU Signed TA 2014 (PDF)
 - UPSEU REPORT (PDF)
- (5.) Collective Bargaining Ratification - UPSEU - Contract #2 (Mayor Sarno)
ATTACHMENTS:
 - UPSEU Signed TA 2014 (PDF)
 - UPSEU REPORT (PDF)

Revocation

- (6.) Revocation Petroleum Licenses ()

Petitions

- (7.) 612 Carew Street

ATTACHMENTS:

- petro storage (PDF)
- petro storage (PDF)

(8.) Self Service Petition 612 Carew St**ATTACHMENTS:**

- self serv (PDF)

Special Permits

- (9.) To Amend an Existing Special Permit (Motor Vehicle Repair & Maintenance), by Deleting Condition #7 (Used Car Sales) and Requesting an Additional Special Permit for Used Car Sales at the Property Known as 295 Allen Street (00280-1295) as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.1.

Request: See Above
Owner: 295 Allen Street, Inc.
By: Yasir Osman
Petitioner: YMM Services, Inc.
By: Yasir Osman

ATTACHMENTS:

- Allen_St_295_Tax_Formal_2014 (PDF)
- Allen_St_295_2014 (PDF)

- (10.) To Amend an Existing Special Permit, Granted July 26, 2014, by Allowing a Change to the Approved Site Plan, at the Property Known as 630 Main Street (08130-0056), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.3(2).

Request: See Above
Owner: FL Roberts & Company, Inc.
By: Steven M. Roberts
Petitioner: FL Roberts & Company, Inc.
By: Steven M. Roberts

ATTACHMENTS:

- Main_St_630_Tax_Formal_2014 (PDF)
- Main_St_630_2014 (PDF)

- (11.) To Amend an Existing Special Permit, Granted May 20, 1999, by Allowing a Change in the Petitioner at the Property Known as 604 Boston Road (01655-0101), as Provided by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.3(3)&(4).

Request: See Above
Owner: Pan Siphanoum
By: Pan Siphanoum
Petitioner: Pan Siphanoum
By: Pan Siphanoum

ATTACHMENTS:

- Boston_Rd_604_Tax_Formal (PDF)
- Boston_Rd_604_2014(PDF)

- (12.) For a Special Permit for Motor Vehicle Sales at the Property Known as 784 Bay Street (01085-0091), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1.

Request: See Above
Owner: Joseph A. Whitton Properties, LLC
By: Barbara A. Choiniere
Petitioner: Argenis Ramos

By:

Argenis Ramos

ATTACHMENTS:

- 784_Bay_St_Tax_Formal (PDF)
- Bay_St_784_2014 (PDF)



City of Springfield

SCHEDULED

2.1

Meeting: 06/23/14 07:00 PM

Initiator: Melvyn Altman

Sponsors: Mayor Domenic J. Sarno

DOC ID: 2690

Order Authorizing Mayor to Execute Quitclaim Deed for Sale of 200-202 Walnut St. (11952-0049) and SS Walnut St. (11952-0051) to Gardening the Community, Inc. (Mayor Sarno)

WHEREAS, the City of Springfield acquired title to two parcels of land in Springfield, Massachusetts known as 200-202 Walnut Street (Parcel-ID # 11952-0049) and South Side Walnut Street (Parcel-ID # 11952-0051) through tax title foreclosure proceedings in Land Court; and

WHEREAS, the Tax Title Custodian determined that said parcels are not needed for general municipal purposes; and

WHEREAS, the Office of Procurement solicited requests for proposals for the purchase and redevelopment of said parcels pursuant to RFP Bid (Number) SPG-14-189; and

WHEREAS, the Mayor upon the recommendation of the City's RFP Review Committee has accepted the proposal submitted by Gardening The Community, Inc. who will redevelop the parcels for use as a community garden.

NOW THEREFORE BE IT ORDERED, that the Mayor be and is hereby authorized in the name of and on behalf of the City of Springfield to execute and deliver a quitclaim deed to Gardening The Community, Inc. for the transfer of title to 200-202 Walnut Street (Parcel-ID # 11952-0049) and South Side Walnut Street (Parcel-ID # 11952-0051) for consideration of Two Thousand Five Hundred and 00/100 (\$2,500.00).



City of Springfield

TABLED

Meeting: 06/23/14 07:00 PM
Initiator: Chris Kulig
Sponsors: Mayor Domenic J. Sarno
DOC ID: 2660

2.2

Collective Bargaining Ratification (Mayor Sarno)

WHEREAS, the City's Labor Relations Director has received confirmation from a representative of the Springfield Police Supervisors Association - **SPSA** - that this bargaining unit has ratified a new collective bargaining agreement for the time period of July 1, 2012 through June 30, 2013; and

WHEREAS, the Labor Relations Department is requesting that the City Council approve the terms of the Collective Bargaining Agreement, which are described in a letter from the Labor Relations Director and Memorandum from the Chief Administrative and Financial Officer, which are attached hereto; and

WHEREAS, the Agreement includes wage increases effective July 1, 2012 of zero per cent (0%); and

WHEREAS, the Chief Administrative and Financial Officer has certified that after an evaluation of all pertinent financial information reasonably available, that the City's financial resources and revenues are and will continue to be adequate to support the proposed expenditures and obligations involved in this City Council Order, without a detrimental impact on the continuous provision of the existing level of municipal services, in accordance with Section 2(f) of Chapter 656 of the Acts of 1989, as amended by Section 1 of Chapter 468 of the Acts of 2008;

NOW THEREFORE, the City Council hereby approves the report of the Labor Relations Director regarding the ratification of the collective bargaining agreement between the City of Springfield and the Springfield Police Supervisors Association - **SPSA**, and the terms thereof, as described in the attached documents, for the time period of July 1, 2012 through June 30, 2013.

MEMORANDUM OF AGREEMENT
 SPRINGFIELD POLICE SUPERVISOR ASSOCIATION
 AND
 City of Springfield
 May 30, 2014

A. DURATION OF CONTRACTS:

Contract #1: July 1, 2012 - June 30, 2013

Contract #2: July 1, 2013 - June 30, 2016

B. Wages:

Contract #1: July 1, 2012 - No increase

Contract #2: July 1, 2013 - 2% across-the-board wage increase applied to the salary schedule in effect on June 30, 2013.

July 1, 2014 - 2% across-the-board wage increase applied to the salary schedule in effect on June 30, 2014.

July 1, 2015 - 2% across-the-board wage increase applied to the salary schedule in effect on June 30, 2015.

In exchange for agreeing to the operational changes contained herein effective June 30, 2014 a 1.5% stipend shall be applied across-the-board to the salary schedule in effect on June 29, 2014.

C. MOBILE DIGITAL RECORDING SYSTEM:

The SPSA agrees to the concept of visual and audio recording systems in all SPD vehicles. In addition, the parties agree to the formulation of a Joint Study Committee comprised of four (4) members of IBPO Local 364 (appointed in accordance with the JLMC Award JLMC-13-2559), four (4) members of the SPSA appointed by the Association President and four (4) management officials appointed by the Police Commissioner.

The Joint Study Committee shall meet regularly to develop mutually agreed upon policy recommendations to be referred to the respective IBPO and SPSA Bargaining Committees in advance of the negotiations for a successor contract to the July 1, 2013 - June 30, 2016 Collective Bargaining Agreement.

D. EDUCATIONAL INCENTIVE:

Amend Article 23 (Educational Incentive) to include the following provisions:

Police Officers eligible for benefits pursuant to G.L. c. 41, §108L shall receive such benefits regardless of reimbursement by the Commonwealth of Massachusetts to the City. Police Officers not eligible for G.L. c. 41, §108L benefits shall receive 50% of such benefits, if they satisfy the degree requirements of that statute.

Police Officers eligible for benefits pursuant to G.L. C. 41, §108L shall receive the following educational incentive, regardless of the contribution by the Commonwealth of Massachusetts to the City of Springfield:

10% base salary increase for an Associate's Degree;
20% base salary increase for a Bachelor's Degree;
25% base salary increase for a Master's Degree.

Effective July 1, 2014, Police Officers not eligible for benefits pursuant to G.L. c. 41, §108L shall receive the following educational incentive benefits:

5% base salary increase for an Associate's Degree;
10% base salary increase for a Bachelor's Degree;
12.5% base salary increase for a Master's Degree.

E. INJURED -ON-DUTY:

Disputes referred to grievance arbitration.

F. SWAPS:

Swaps implemented and applied over a six (6) week cycle.

G. DRUG AND ALCOHOL TESTING:

In addition to the current Article 28 (Drug and Alcohol Testing) provisions, the SPSA agrees to accept the changes made in the Patrolman Award. The one time test shall be done at the Concentra facility within sixty (60) days of City Council funding of this Agreement.

H. STAFFING CHANGES:

1. Amend Article 6.01 as follows:

The hours of work of the Springfield Police department shall consist of three shifts:
1. Days, 6:45am to 3pm or 7:45 am to 4pm; 2. Early Nights, 2:45pm to 11pm or 3:45pm to 12am,; and Late Nights, 10:45pm to 7am or 11:45pm to 8am. These shifts shall be arranged, assigned and administered by and under the direction and sole control of the Commissioner.

The employer shall obtain volunteers for those shifts commencing one (1) hour earlier than the standard shifts which are defined as commencing at 7:45am, 3:45pm and

11:45pm. If the number of volunteers is less than the number required to man such shifts, the employer may assign employees by seniority as the shift demands.

2. Amend Article 27.01 as follows:

- a) Delete "This section shall also apply to the Traffic Division on weekend days - Saturday and Sunday, Squad "B" and Squad "C" included.
- b) Update Capt. /Lt. pay and chart

3. Amend Article 27.03 as follows:

Notwithstanding the above; The City agrees that Squads "A", "B", and "C" and the Investigations Unit, Strategic Impact Unit, Information Services and Quality Assurance shall at all times be commanded by a superior officer (Lieutenant or above). If Squads "A", "B" and "C" are not commanded by a Captain, the Superior officer regularly assigned (Lieutenant) in command shall receive Captains pay on a per shift basis. In the event that the Captains in the Investigations Unit or Strategic Impact Unit, Information Services and Quality Assurance are absent for more than ten (10) consecutive work days, the Superior officer regularly assigned (Lieutenant) in command shall receive Captains pay on a per shift basis. The Unit/Bureau captain shifts are defined as Monday through Friday day shift only.

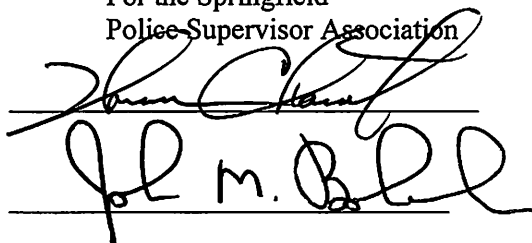
I. Pending Cases:

- 1. The SPSA agrees to withdraw, with prejudice, the grievance (Commanders Pay/Article 27.03) which is presently pending in arbitration.
- 2. The SPSA agrees to withdraw, with prejudice, the grievance (Vacation Carryover) which is presently pending in arbitration.
- 3. The SPSA agrees to withdraw, with prejudice, the unfair labor practice charge (MUP-14-3540) which is presently pending at the Division of Labor Relations.
- 4. The SPSA agrees to withdraw, with prejudice, the unfair labor practice charge (MUP-14-3541) which is presently pending at the Division of Labor Relations.

For the City of Springfield



For the Springfield
Police Supervisor Association



Attachment: SPSA 2014 TA (2660 : Collective Bargaining Ratification - SPSA - Contract #1)

Dated 6-5-14

Bria Keenan
Pat Hark

Dated _____

City of Springfield
36 Court Street
Springfield, MA 01103



Division of Administration
and Finance

To: Springfield City Council
From: Timothy J. Plante, Chief Administrative & Financial Officer
Date: June 16, 2014
Re: Order for Council Meeting – June 16, 2014
Cc: Mayor Sarno

Purpose: The purpose of this memo is to provide an explanation of the order sponsored by the Mayor for the June 16, 2014 City Council meeting regarding the Collective Bargaining Agreement for the Springfield Police Supervisors Association (SPSA).

Background: After multiple bargaining sessions, the Springfield Police Supervisors Association (SPSA) bargaining unit has ratified two new collective bargaining agreements with the City of Springfield.

The first agreement covers the time period July 1, 2012 – June 30, 2013 (Fiscal Year 2013) and includes a 0.0% wage increase.

The second agreement covers the time period July 1, 2013 – June 30, 2016 (Fiscal Years 2014 - 2016) and includes base wage increases in the amount of 2.0% for FY14 (7/1/13 - 6/30/14), 2.0% for FY15 (7/1/14 - 6/30/15), and 2.0% for FY16 (7/1/15 – 6/30/16). An additional 1.5% increase for FY15 (bringing the total increase to 3.5%) was negotiated in exchange for SPSA's agreement to a number of operational changes to shift swap policies, drug and alcohol testing, and staffing/shift changes.

The wage increase for FY14 is retroactive to July 1, 2013 and is estimated to cost \$105,763 for regular salaries and wages and \$10,000 for overtime. The corresponding increase to the Supervisors' educational benefit is estimated to cost \$22,752. These amounts are fully funded in the FY14 Adopted Budget for the Springfield Police Department.

The second agreement also includes a provision for a City-paid educational benefit to Police Supervisors that are not eligible for traditional Quinn Bill educational benefits through MGL Ch. 41, §108L. Any Supervisor receiving these benefits will be required to satisfy the educational degree requirements of MGL Ch. 41, §108L in exchange for the following monetary benefit: 5% base salary increase for an Associate's Degree, 10% base salary increase for a Bachelor's Degree, 12.5% base salary increase for a Master's Degree.

CAFO Certification: This memorandum will confirm that in my professional opinion, as the Chief Administrative and Financial Officer, after an evaluation of all pertinent financial information reasonably available, that the City's financial resources and revenues are and will continue to be adequate to support the proposed expenditures and obligations involved in this City Council Order, without a detrimental impact on the continuous provision of the existing level of municipal services, in accordance with Section 2(f) of Chapter 656 of the Acts of 1989, as added by Section 1 of Chapter 468 of the Acts of 2008.

This certification is made in accordance with Section 2(f) of Chapter 656 of the Acts of 1989, as added by Section 1 of Chapter 468 of the Acts of 2008.



**CITY OF SPRINGFIELD, MASSACHUSETTS
HUMAN RESOURCES AND LABOR RELATIONS
36 Court Street, Room 005
Springfield, MA 01103
413-787-6068**

June 18, 2014

To the Springfield City Council

Please be advised that this department has received confirmation from the representative of Springfield Police Supervisor's Association-SPSA, that this bargaining unit has ratified new collective bargaining agreements for the time periods of July 1, 2012 to June 30, 2013 and July 1, 2013 to June 30, 2016 with the City of Springfield.

We hereby submit to you this report for approval by the City Council which would reflect the following wage increases in SPSA's wage scale.

Contract 1

Wages Increases: Effective July 1, 2012 Zero percent (0%)

Contract 2

Wage Increases: Effective July 1, 2013 Two percent (2%)

Effective July 1, 2014 Two percent (2%)

Effective July 1, 2015 Two percent (2%)

Additionally on June 30, 2014 there will be a one and one-half percent (1.5%) increase for negotiated operational changes.

Please note that the parties also agreed on the following language.

The SPSA agrees to the concept of visual and audio recording systems in all SPD vehicles. In addition, the parties agree to the formulation of a Joint Study Committee comprised of four (4) members of IBPO Local 364 (appointed in accordance with the JLMC Award JLMC-13-2559), four (4) members of the SPSA appointed by the Association President and four (4) management officials appointed by the Police Commissioner.

The Joint Study Committee shall meet regularly to develop mutually agreed upon policy recommendations to be referred to the respective IBPO and SPSA Bargaining Committees in advance of the negotiations for a successor contract to the July 1, 2013 – June 30, 2016 Collective Bargaining Agreement.

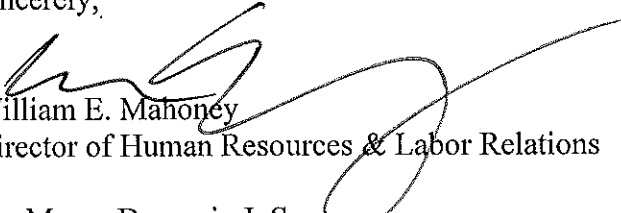
Much of this agreement tracks the arbitration award issued in the City of Springfield and IBPO Local 364 matter (JLMC case no. 13-2559) which was ratified by the City Council on February 26, 2014.

A financial order reflecting the cost of the of the wage increase for this fiscal year FY-2014 is attached

In accordance with the Acts of 656 of 1989, the Chief Financial Officer must give in writing his opinion relative to the financial impact of the agreement on the existing level of municipal services.

If any other questions exist please feel free to contact this office.

Sincerely,



William E. Mahoney
Director of Human Resources & Labor Relations

cc: Mayor Domenic J. Sarno
cc: T.J. Plante - CAFO
cc: John Barbieri, Commissioner
cc: File

Attachment: SPSA REPORT (2660 : Collective Bargaining Ratification - SPSA - Contract #1)



Collective Bargaining Ratification - SPSA - Contract #2 (Mayor Sarno)

WHEREAS, the City's Labor Relations Director has received confirmation from a representative of the Springfield Police Supervisors Association - **SPSA** - that this bargaining unit has ratified a new collective bargaining agreement for the time period of July 1, 2013 through June 30, 2016; and

WHEREAS, the Labor Relations Department is requesting that the City Council approve the terms of the Collective Bargaining Agreement, which are described in a letter from the Labor Relations Director and Memorandum from the Chief Administrative and Financial Officer, which are attached hereto; and

WHEREAS, the Agreement includes wage increases effective July 1, 2013 of two per cent (2.0%), and effective July 1, 2014 of three-and-one-half per cent (3.5%), and effective July 1, 2015 of two per cent (2.0%); and

WHEREAS, the Agreement includes a provision for City-paid educational incentive payments beginning in Fiscal Year 2015 for Police Supervisors that are not eligible for traditional Quinn Bill educational benefits; and

WHEREAS, the City's Office of Management and Budget has determined that the remaining funds in the Springfield Police Department's FY14 budget are sufficient for the retroactive wage increase in Fiscal Year 2014; and

WHEREAS, the Chief Administrative and Financial Officer has certified that after an evaluation of all pertinent financial information reasonably available, that the City's financial resources and revenues are and will continue to be adequate to support the proposed expenditures and obligations involved in this City Council Order, without a detrimental impact on the continuous provision of the existing level of municipal services, in accordance with Section 2(f) of Chapter 656 of the Acts of 1989, as amended by Section 1 of Chapter 468 of the Acts of 2008;

NOW THEREFORE, the City Council hereby approves the report of the Labor Relations Director regarding the ratification of the collective bargaining agreement between the City of Springfield and the Springfield Police Supervisors Association - **SPSA**, and the terms thereof, as described in the attached documents, for the time period of July 1, 2013 through June 30, 2016.

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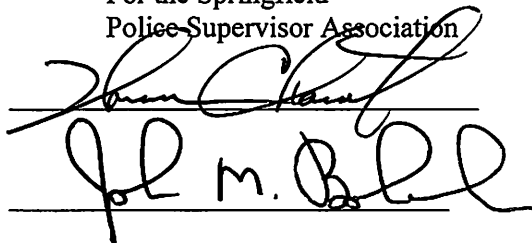
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For the City of Springfield



For the Springfield
Police Supervisor Association



Dated 6-5-14

Bria Keenan
Pat Hark

Dated _____

City of Springfield
36 Court Street
Springfield, MA 01103



Division of Administration
and Finance

To: Springfield City Council
From: Timothy J. Plante, Chief Administrative & Financial Officer
Date: June 16, 2014
Re: Order for Council Meeting – June 16, 2014
Cc: Mayor Sarno

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CITY OF SPRINGFIELD, MASSACHUSETTS
HUMAN RESOURCES AND LABOR RELATIONS
36 Court Street, Room 005
Springfield, MA 01103
413-787-6068

June 18, 2014

To the Springfield City Council

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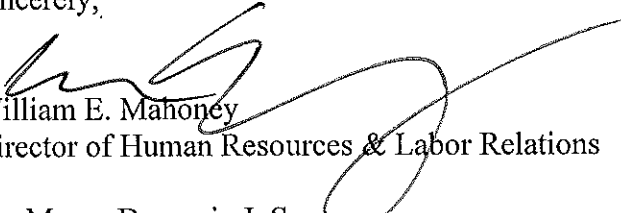
Much of this agreement tracks the arbitration award issued in the City of Springfield and IBPO Local 364 matter (JLMC case no. 13-2559) which was ratified by the City Council on February 26, 2014.

A financial order reflecting the cost of the of the wage increase for this fiscal year FY-2014 is attached

In accordance with the Acts of 656 of 1989, the Chief Financial Officer must give in writing his opinion relative to the financial impact of the agreement on the existing level of municipal services.

If any other questions exist please feel free to contact this office.

Sincerely,



William E. Mahoney
Director of Human Resources & Labor Relations

cc: Mayor Domenic J. Sarno
cc: T.J. Plante - CAFO
cc: John Barbieri, Commissioner
cc: File

Attachment: SPSA REPORT (2661 : Collective Bargaining Ratification - SPSA - Contract #2)



City of Springfield

SCHEDULED

Meeting: 06/23/14 07:00 PM
Initiator: Chris Kulig
Sponsors: Mayor Domenic J. Sarno
DOC ID: 2662

2.4

Collective Bargaining Ratification - UPSEU - Contract #1 (Mayor Sarno)

WHEREAS, the City's Labor Relations Director has received confirmation from the United Public Service Employees Union - **UPSEU** - that this bargaining unit has ratified a new collective bargaining agreement for the time period of July 1, 2012 through June 30, 2013; and

WHEREAS, the Labor Relations Department is requesting that the City Council approve the terms of the Collective Bargaining Agreement, which are described in a letter from the Labor Relations Director and Memorandum from the Chief Administrative and Financial Officer, which are attached hereto; and

WHEREAS, the Agreement includes wage increases effective July 1, 2012 of zero per cent (0%); and

WHEREAS, the Chief Administrative and Financial Officer has certified that after an evaluation of all pertinent financial information reasonably available, that the City's financial resources and revenues are and will continue to be adequate to support the proposed expenditures and obligations involved in this City Council Order, without a detrimental impact on the continuous provision of the existing level of municipal services, in accordance with Section 2(f) of Chapter 656 of the Acts of 1989, as amended by Section 1 of Chapter 468 of the Acts of 2008;

NOW THEREFORE, the City Council hereby approves the report of the Labor Relations Director regarding the ratification of the collective bargaining agreement between the City of Springfield and the United Public Service Employees Union - **UPSEU**, and the terms thereof, as described in the attached documents, for the time period of July 1, 2012 through June 30, 2013.

MEMORANDUM OF AGREEMENT

The Parties, the City of Springfield (hereinafter the "Employer") and the United Public Service Employees Union (hereinafter the "Union") hereby enter into this Memorandum of Agreement for two (2) collective bargaining agreements having as their terms July 1, 2012 through June 30, 2013 and July 1, 2013 through June 30, 2016. The terms of the current collective bargaining agreement shall remain in effect except for the following changes and subject to ratification by the Union and the Springfield City Council:

1. Art. 9.02- add "The Dispatch Department shall make daily assignments to employees based on operational need. Assignments shall be distributed by seniority "
2. Art.18.04- delete (pre-payment of vacation pay)
3. Art. 19.03- add "Employees hired after July 1, 2014 shall accrue sick leave at the rate of one (1) day per month of completed service."
4. Art. 19.04- add "Employees hired after July 1, 2014 shall accrue sick leave at the rate of one (1) day per month of completed service."
5. Art. 19.06- add "Employees hired after July 1, 2014 shall accrue sick leave at the rate of one day per month of completed service."
6. Art.24.06- add "Two (2) additional days of bereavement leave will be granted in the event of the death of a parent, spouse or child of the employee. Such leave shall not extend beyond one (1) day after the date of the funeral of the deceased relative."
7. Art.38.05- Add "Residency-The parties agree that all employees hired after July 1, 2014 are subject to the City ordinances regarding residency as revised and amended."
8. Art. 38.13- add "**Identification cards.** The employer reserves the right to provide identification cards to employees. In the event that the employer provides identification cards the employees will be required to wear same during work hours. If an employee loses an identification card, the employee will pay a fee of \$10 to replace the card. For the first replacement card there will be no charge."
9. Art. 38.14- add "**Evaluations.** Employees shall be given a copy of their evaluation form at the time they are required to sign it."
10. Art. 38.15- add "Mileage reimbursement-employees who are required to use their own automobile for City business will be reimbursed at the IRS mileage reimbursement rate."
11. Art.38.16- add "The following employee classifications shall be entitled to an annual clothing allowance of \$100. Effective 7-1-13 the clothing allowance shall be \$150.

Title	Department
Custodians	Facilities
Asst. Assessors	Assessors
Inspector	Code Enforcement
Zoning Inspector	Code Enforcement
Deputy Sealer	Weights/Measurer

12. Art. 12.09- add "Assessors office field staff will be paid a premium of \$100 per week for working a modified schedule of Tuesday, Wednesday, and Thursday 11:00 a.m.-7:00 p.m., Friday 9:00 a.m. -5:00 p.m. and Saturdays 8:00 a.m.-4:00 p.m. Employees who are interested in working this voluntary schedule shall notify their supervisor. Both the employee and employer must agree for the schedule to be put into effect.

13. Wages-

- a. Effective July 1, 2012- 0% (1st Contract)
- b. Effective July 1, 2013- 2% (retroactivity is limited to employees who were on payroll on 7-1-13 and are on payroll at the time of the contract ratification by the Springfield City Council).
- c. Effective July 1, 2014-2%
- d. Effective July 1, 2015-2%
- e. Effective June 30, 2013, upgrade police and fire dispatchers to same hourly rate as 311 customer service representatives (based on the "New Hires after July 1, 2005" rate only) (retroactivity is limited to employees who were on payroll on 6-30-2013 and are on payroll at the time of the contract ratification by the Springfield City Council).
- f. Effective June 30, 2013, upgrade Code Enforcement and Sr. Code Enforcement Inspectors by \$1,500 annually (7 positions)(retroactivity is limited to employees who were on payroll on 6-30-2013 and are on payroll at the time of the contract ratification by the Springfield City Council)
- g. Effective June 30, 2013, upgrade Weights and Measures Deputy Sealer by \$1,500 annually (2 positions) (retroactivity is limited to employees who were on payroll on 6-30-2013 and are on payroll at the time of the contract ratification by the Springfield City Council)
- h. Effective June 30, 2013, Upgrade Assessor Department staff by \$1,500 annually (8 positions) (retroactivity is limited to employees who were on payroll on 6-30-2013 and are on payroll at the time of the contract ratification by the Springfield City Council).
- i. Upgrades will be implemented before cost of living adjustments under the MOA are calculated and applied.

14. Dispatchers

- a. Dispatchers will only be paid for actual hours worked.
- b. Dispatchers will be "on call" during their meal breaks and may not leave the building however they will be paid for their lunch period.
- c. Dispatchers will work eight (8) hour shifts inclusive of a paid meal.
- d. Dispatchers will work a four (4) days on and two (2) days off schedule.
- e. There will be five (5) dispatcher positions that will work five (5) days on and two (2) days off. These shifts will be posted and filled by seniority.
- f. Dispatchers will be paid overtime wages for all hours worked outside their regular schedule.

- g. The City may eliminate the early radio shift in dispatch. In the event that it does, the City will give the Union 14 advance days' notice of same.

15. Reopener- The parties agree to reopen negotiations on the following issues upon request by either party:

- a. Implementation of Emergency Medical Dispatch program;
- b.
- c.
- d.
- e.

16. Re-opener: if mutually agreed to the parties may re-open negotiations on Code Enforcement Housing Inspectors (2880), Senior Code Enforcement Housing Division Inspectors (2883) and Weights and Measures Inspectors for upgrades and policies and work rules.

17. Art. 4.04 delete

18. Art. 11.07 delete 2d sentence

19. Art. 42 Replace with the following:” The compensation assigned to a class or position covered in this Agreement may be changed during the term of this Agreement only if:

The parties negotiate an agreement providing for a wage increase for a specific class or position. The agreement is submitted to the Personnel Review Committee and said Committee approves the wage increase. In the event that it is determined that City Council approval is required for said wage increase, said request will be submitted to the Council for their approval.”

Art. 38.06 change “Worked” to “Work” in section title

20. Cover-Delete reference to AFSCME and replace with UPSEU

21. Cover-change effective and expiration dates

22. Table of Contents-delete reference to “Local 1596”

23. Page 1-change dates of contract and reference to “AFSCME Council 93, Local 1596B”

24. Art. 1 delete reference to “AFSCME” replace with “UPSEU”

25. Art. 2.01 delete reference to “AFSCME” replace with “UPSEU” include appropriate DLR certification # _____

26. Art. 5 delete AFSCME withholding form, include UPSEU withholding form

27. Art. 5.02 delete reference to “AFSCME” replace with “UPSEU”, delete AFSCME agency fee withholding form, include UPSEU withholding form

28. Art. 11.01 delete reference to “Local 1596”

29. Art. 19.05 delete “Personnel Policy Board” and replace with “Human Resources and Labor Relations Director”

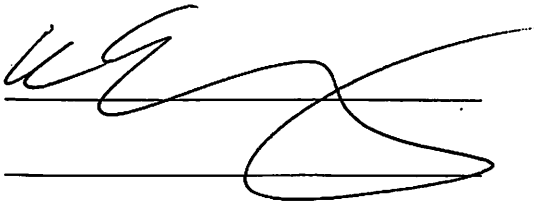
30. Art. 19.08 reverse the words “new/her”

31. Art. 38.03 delete reference to “AFSCME” replace with “UPSEU”

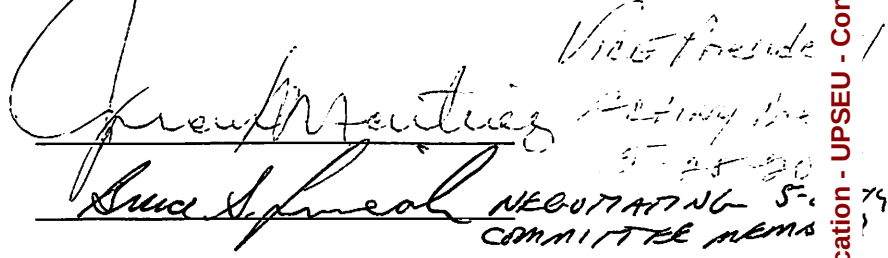
32. Art. 43.01 Contract #1 Delete “2000” and replace with “2012”. Delete “2003” and replace with “2013”. Delete 2d paragraph.

33. Art.43.01 Contract #2 Delete 2012 and replace with 2013. Delete 2013 and replace with 2016.
34. Signature page Delete reference to Mayor Albano and replace with Mayor Sarno. Delete reference to "AFSCME" replace with "UPSEU"

The City of Springfield



United Public Service Employees Union



Vice President
NEGOIATING STAFF
COMMITTEE MEMBERS



**CITY OF SPRINGFIELD, MASSACHUSETTS
HUMAN RESOURCES AND LABOR RELATIONS
36 Court Street, Room 005
Springfield, MA 01103
413-787-6068**

June 19, 2014

To the Springfield City Council

Please be advised that this department has received confirmation from the representative of United Public Service Employees Union Local 424-UPSEU, that this bargaining unit has ratified new collective bargaining agreements for the time periods of July 1, 2012 to June 30, 2013 and July 1, 2013 to June 30, 2016 with the City of Springfield.

We hereby submit to you this report for approval by the City Council which would reflect the following wage increases in **UPSEU's wage scale**.

Contract 1

Wage Increases: Effective July 1, 2012 Zero percent (0%)

Contract 2

Wage Increases: Effective July 1, 2013 Two percent (2%)
Effective July 1, 2014 Two percent (2%)
Effective July 1, 2015 Two percent (2%)

Additionally on June 30, 2013 a total of 17 positions were upgraded by \$1,500.00.

Please note that the parties also agreed on the following language.

"Art. 38.05 –Add Residency -The parties agree that all employees hired after July 1, 2014 are subject to the City ordinances regarding residency as revised and amended."

A financial order reflecting the cost of the of the wage increase for this fiscal year FY-2014 is attached.

In accordance with the Acts of 656 of 1989, the Chief Financial Officer must give in writing his opinion relative to the financial impact of the agreement on the existing level of municipal services.

If any other questions exist please feel free to contact this office.

Sincerely,

William E. Mahoney
Director of Human Resources & Labor Relations

Attachment: UPSEU REPORT (2662 : Collective Bargaining Ratification - UPSEU - Contract #1)

cc: Mayor Domenic J. Sarno
cc: T.J. Plante - CAFO
cc: Department Heads
cc: File



Collective Bargaining Ratification - UPSEU - Contrat #2 (Mayor Sarno)

WHEREAS, the City's Labor Relations Director has received confirmation from the United Public Service Employees Union - **UPSEU** - that this bargaining unit has ratified a new collective bargaining agreement for the time period of July 1, 2013 through June 30, 2016; and

WHEREAS, the Labor Relations Department is requesting that the City Council approve the terms of the Collective Bargaining Agreement, which are described in a letter from the Labor Relations Director and Memorandum from the Chief Administrative and Financial Officer, which are attached hereto; and

WHEREAS, the Agreement includes wage increases effective July 1, 2013 of two per cent (2%), and effective July 1, 2014 of two per cent (2%), and effective July 1, 2015 of two per cent (2%) and includes a requirement that all employees hired after July 1, 2014 are subject to the City ordinances regarding residency, as revised and amended; and

WHEREAS, the City's Office of Management and Budget has determined that the remaining funds in departmental FY14 budgets are sufficient for the retroactive wage increase in Fiscal Year 2014; and

WHEREAS, the Chief Administrative and Financial Officer has certified that after an evaluation of all pertinent financial information reasonably available, that the City's financial resources and revenues are and will continue to be adequate to support the proposed expenditures and obligations involved in this City Council Order, without a detrimental impact on the continuous provision of the existing level of municipal services, in accordance with Section 2(f) of Chapter 656 of the Acts of 1989, as amended by Section 1 of Chapter 468 of the Acts of 2008;

NOW THEREFORE, the City Council hereby approves the report of the Labor Relations Director regarding the ratification of the collective bargaining agreement between the City of Springfield and the United Public Service Employees Union - **UPSEU**, and the terms thereof, as described in the attached documents, for the time period of July 1, 2013 through June 30, 2016.

MEMORANDUM OF AGREEMENT

The Parties, the City of Springfield (hereinafter the "Employer") and the United Public Service Employees Union (hereinafter the "Union") hereby enter into this Memorandum of Agreement for two (2) collective bargaining agreements having as their terms July 1, 2012 through June 30, 2013 and July 1, 2013 through June 30, 2016. The terms of the current collective bargaining agreement shall remain in effect except for the following changes and subject to ratification by the Union and the Springfield City Council:

1. Art. 9.02- add "The Dispatch Department shall make daily assignments to employees based on operational need. Assignments shall be distributed by seniority "
2. Art.18.04- delete (pre-payment of vacation pay)
3. Art. 19.03- add "Employees hired after July 1, 2014 shall accrue sick leave at the rate of one (1) day per month of completed service."
4. Art. 19.04- add "Employees hired after July 1, 2014 shall accrue sick leave at the rate of one (1) day per month of completed service."
5. Art. 19.06- add "Employees hired after July 1, 2014 shall accrue sick leave at the rate of one day per month of completed service."
6. Art.24.06- add "Two (2) additional days of bereavement leave will be granted in the event of the death of a parent, spouse or child of the employee. Such leave shall not extend beyond one (1) day after the date of the funeral of the deceased relative."
7. Art.38.05- Add "Residency-The parties agree that all employees hired after July 1, 2014 are subject to the City ordinances regarding residency as revised and amended."
8. Art. 38.13- add "**Identification cards.** The employer reserves the right to provide identification cards to employees. In the event that the employer provides identification cards the employees will be required to wear same during work hours. If an employee loses an identification card, the employee will pay a fee of \$10 to replace the card. For the first replacement card there will be no charge."
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Asst. Assessors	Assessors
Inspector	Code Enforcement
Zoning Inspector	Code Enforcement
Deputy Sealer	Weights/Measurer

12. Art. 12.09- add "Assessors office field staff will be paid a premium of \$100 per week for working a modified schedule of Tuesday, Wednesday, and Thursday 11:00 a.m.-7:00 p.m., Friday 9:00 a.m. -5:00 p.m. and Saturdays 8:00 a.m.-4:00 p.m. Employees who are interested in working this voluntary schedule shall notify their supervisor. Both the employee and employer must agree for the schedule to be put into effect.

13. Wages-

- a. Effective July 1, 2012- 0% (1st Contract)
- b. Effective July 1, 2013- 2% (retroactivity is limited to employees who were on payroll on 7-1-13 and are on payroll at the time of the contract ratification by the Springfield City Council).
- c. Effective July 1, 2014-2%
- d. Effective July 1, 2015-2%
- e. Effective June 30, 2013, upgrade police and fire dispatchers to same hourly rate as 311 customer service representatives (based on the "New Hires after July 1, 2005" rate only) (retroactivity is limited to employees who were on payroll on 6-30-2013 and are on payroll at the time of the contract ratification by the Springfield City Council) .
- f. Effective June 30, 2013, upgrade Code Enforcement and Sr. Code Enforcement Inspectors by \$1,500 annually (7 positions)(retroactivity is limited to employees who were on payroll on 6-30-2013 and are on payroll at the time of the contract ratification by the Springfield City Council)
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- f. Dispatchers will be paid overtime wages for all hours worked outside their regular schedule. .

- g. The City may eliminate the early radio shift in dispatch. In the event that it does, the City will give the Union 14 advance days' notice of same.

15. Reopener- The parties agree to reopen negotiations on the following issues upon request by either party:

- a. Implementation of Emergency Medical Dispatch program;
- b.
- c.
- d.
- e.

16. Re-opener: if mutually agreed to the parties may re-open negotiations on Code Enforcement Housing Inspectors (2880), Senior Code Enforcement Housing Division Inspectors (2883) and Weights and Measures Inspectors for upgrades and policies and work rules.

17. Art. 4.04 delete

18. Art. 11.07 delete 2d sentence

19. Art. 42 Replace with the following:” The compensation assigned to a class or position covered in this Agreement may be changed during the term of this Agreement only if:

The parties negotiate an agreement providing for a wage increase for a specific class or position. The agreement is submitted to the Personnel Review Committee and said Committee approves the wage increase. In the event that it is determined that City Council approval is required for said wage increase, said request will be submitted to the Council for their approval.”

Art. 38.06 change “Worked” to “Work” in section title

20. Cover-Delete reference to AFSCME and replace with UPSEU

21. Cover-change effective and expiration dates

22. Table of Contents-delete reference to “Local 1596”

23. Page 1-change dates of contract and reference to “AFSCME Council 93, Local 1596B”

24. Art. 1 delete reference to “AFSCME” replace with “UPSEU”

25. Art. 2.01 delete reference to “AFSCME” replace with “UPSEU” include appropriate DLR certification # _____

26. Art. 5 delete AFSCME withholding form, include UPSEU withholding form

27. Art. 5.02 delete reference to “AFSCME” replace with “UPSEU”, delete AFSCME agency fee withholding form, include UPSEU withholding form

28. Art. 11.01 delete reference to “Local 1596”

29. Art. 19.05 delete “Personnel Policy Board” and replace with “Human Resources and Labor Relations Director”

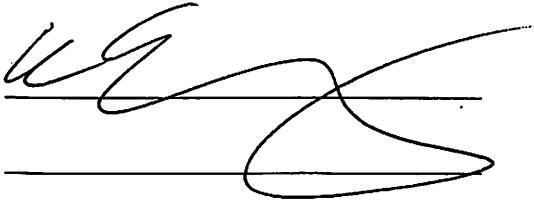
30. Art. 19.08 reverse the words “new/her”

31. Art. 38.03 delete reference to “AFSCME” replace with “UPSEU”

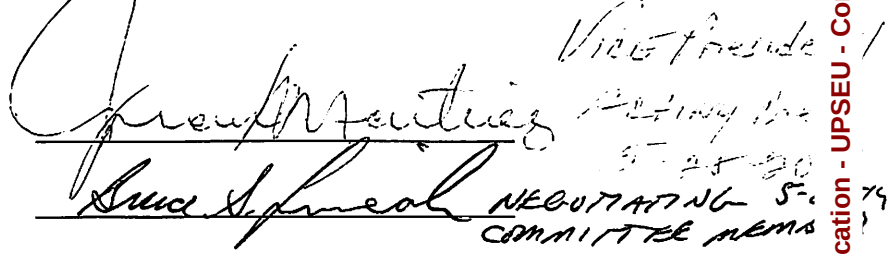
32. Art. 43.01 Contract #1 Delete “2000” and replace with “2012”. Delete “2003” and replace with “2013”. Delete 2d paragraph.

33. Art.43.01 Contract #2 Delete 2012 and replace with 2013. Delete 2013 and replace with 2016.
34. Signature page Delete reference to Mayor Albano and replace with Mayor Sarno. Delete reference to "AFSCME" replace with "UPSEU"

The City of Springfield



United Public Service Employees Union



Vice President
NEGOIATING STAFF
COMMITTEE MEMBERS

Attachment: UPSEU Signed TA 2014 (2663 : Collective Bargaining Ratification - UPSEU - Contrat #2)



**CITY OF SPRINGFIELD, MASSACHUSETTS
HUMAN RESOURCES AND LABOR RELATIONS
36 Court Street, Room 005
Springfield, MA 01103
413-787-6068**

June 19, 2014

To the Springfield City Council

Please be advised that this department has received confirmation from the representative of United Public Service Employees Union Local 424-UPSEU, that this bargaining unit has ratified new collective bargaining agreements for the time periods of July 1, 2012 to June 30, 2013 and July 1, 2013 to June 30, 2016 with the City of Springfield.

We hereby submit to you this report for approval by the City Council which would reflect the following wage increases in **UPSEU's wage scale**.

Contract 1

Wage Increases: Effective July 1, 2012 Zero percent (0%)

Contract 2

Wage Increases: Effective July 1, 2013 Two percent (2%)

Effective July 1, 2014 Two percent (2%)

Effective July 1, 2015 Two percent (2%)

Additionally on June 30, 2013 a total of 17 positions were upgraded by \$1,500.00.

Please note that the parties also agreed on the following language.

"Art. 38.05 –Add Residency -The parties agree that all employees hired after July 1, 2014 are subject to the City ordinances regarding residency as revised and amended."

A financial order reflecting the cost of the of the wage increase for this fiscal year FY-2014 is attached.

In accordance with the Acts of 656 of 1989, the Chief Financial Officer must give in writing his opinion relative to the financial impact of the agreement on the existing level of municipal services.

If any other questions exist please feel free to contact this office.

Sincerely,

William E. Mahoney
Director of Human Resources & Labor Relations

cc: Mayor Domenic J. Sarno
cc: T.J. Plante - CAFO
cc: Department Heads
cc: File



City of Springfield

SCHEDULED

Meeting: 06/23/14 07:00 PM

Initiator: Wayman Lee

Sponsors:

DOC ID: 2691

3.6

Revocation Petroleum Licenses ()

Ordered, that a hearing be given on **Monday evening, June 23, 2014** at 7:00 o'clock P.M., to the owners or occupants of property listed below relative to the revocation of licenses granted to them for keeping, storage, use or sale of petroleum and its products and the maintaining of garages. Said hearings to be held in accordance with Chapter 148, Section 13 of the General Laws, as amended.

Be it Further Ordered, that the licenses granted to the owners or occupants of property listed below for permission to keep, use store and sell petroleum and its products and to maintain garages, be and the same are hereby **revoked**, subsequent to said hearing.

<u>NAME</u>	<u>LOCATION</u>
A & S Chaudary Enterprises LLC	1390 Allen Street
Leonard's Auto Repair Inc	288 Allen Street
New England Farmworkers Council	1624 Main Street

**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 2635)**

Meeting: 06/23/14 07:00 PM

Department: City Clerk

Category: General

Prepared By: Linda Fitzpatrick

Initiator: Linda Fitzpatrick

Sponsors:

DOC ID: 2635

612 Carew Street

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

Joseph A. Conant
Commissioner

April 29, 2014

To: City Council

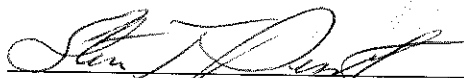
License to keep, store and use petroleum products in quantities not exceeding 30,000 gallons with the installation of (2) aboveground storage tank at 612 Carew Street, Kayrouz Realty, LLC
Kind of fluid to be stored in Tanks: Gasoline.

Application is outlined above:

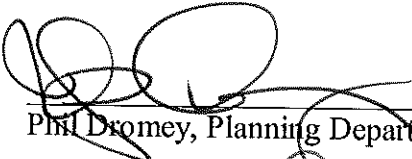
Investigated by Joseph A. Conant, Commissioner
Steven Desilets, Building Commissioner
Phil Dromey, Planning Department
Al Chwalek, Director of Public Works



Joseph A. Conant, Fire Commissioner



Steven Desilets, Building Commissioner



Phil Dromey, Planning Department



Al Chwalek, Director of Public Works

Attachment: petro storage (2635 : 612 Carew Street - Petro Storage Petition)

CITY OF SPRINGFIELD



CITY CLERK'S OFFICE

SPRINGFIELD, MASSACHUSETTS

TO THE CITY COUNCIL OF THE CITY OF SPRINGFIELD:

April 3, 2014

Date

The undersigned respectfully petition your honorable body for a license to keep, store, use and sell petroleum and its products in quantities not exceeding 30,000

Gallons in underground tanks
(Underground or Above Ground)

(New or Existing)
(Circle One)

Location of Land: 612 Carew Street
Number Street

612 Carew Street (02360-0092) and NS Carew Street (02360-0094)

Nearest Cross Street: Armory Street

Owner of Land: Kayrouz Realty, LLC, 16 East Main Street, Westborough, MA 01581
Attention: Johnny T. Kayrouz, Manager

Number of Buildings or Other Structures to Which This Application Applies: one (1)

Occupancy or Use of Such Buildings: pending occupancy/self-service gas station

Total Current Capacity of Tanks: ABOVEGROUND: none (0) UNDERGROUND 30,000

Kind of Fluid to be Stored in Tanks: gasoline

*Kayrouz Realty, LLC by
Johnny T. Kayrouz, Manager*
Signature of Applicant

16 E. Main St., Westborough, MA 01581
Address

APPROVED - DISAPPROVED
(Circle One)

Date

Fire Commissioner of the Fire Department

Application Fee: \$250.00

License Fee: \$

Advertisement Fee: \$60.00

Total: \$

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

Joseph A. Conant
Commissioner

April 29, 2014

To: City Council

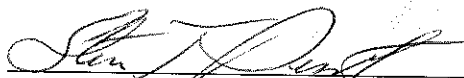
License to keep, store and use petroleum products in quantities not exceeding 30,000 gallons with the installation of (2) aboveground storage tank at 612 Carew Street, Kayrouz Realty, LLC
Kind of fluid to be stored in Tanks: Gasoline.

Application is outlined above:

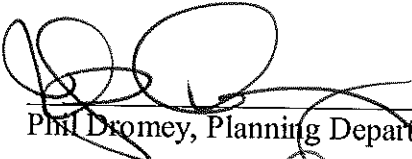
Investigated by Joseph A. Conant, Commissioner
Steven Desilets, Building Commissioner
Phil Dromey, Planning Department
Al Chwalek, Director of Public Works



Joseph A. Conant, Fire Commissioner



Steven Desilets, Building Commissioner



Phil Dromey, Planning Department



Al Chwalek, Director of Public Works

Attachment: petro storage (2635 : 612 Carew Street - Petro Storage Petition)

CITY OF SPRINGFIELD



CITY CLERK'S OFFICE

SPRINGFIELD, MASSACHUSETTS

TO THE CITY COUNCIL OF THE CITY OF SPRINGFIELD:

April 3, 2014

Date

The undersigned respectfully petition your honorable body for a license to keep, store, use and sell petroleum and its products in quantities not exceeding 30,000

Gallons in underground tanks
(Underground or Above Ground)

(New or Existing)
(Circle One)

Location of Land: 612 Carew Street
Number Street

612 Carew Street (02360-0092) and NS Carew Street (02360-0094)

Nearest Cross Street: Armory Street

Owner of Land: Kayrouz Realty, LLC, 16 East Main Street, Westborough, MA 01581
Attention: Johnny T. Kayrouz, Manager

Number of Buildings or Other Structures to Which This Application Applies: one (1)

Occupancy or Use of Such Buildings: pending occupancy/self-service gas station

Total Current Capacity of Tanks: ABOVEGROUND: none (0) UNDERGROUND 30,000

Kind of Fluid to be Stored in Tanks: gasoline

*Kayrouz Realty, LLC by
Johnny T. Kayrouz, Manager*
Signature of Applicant

16 E. Main St., Westborough, MA 01581
Address

APPROVED - DISAPPROVED
(Circle One)

Date

Fire Commissioner of the Fire Department

Application Fee: \$250.00

License Fee: \$ _____

Advertisement Fee: \$60.00

Total: \$ _____

**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 2636)**

Meeting: 06/23/14 07:00 PM

Department: City Clerk

Category: General

Prepared By: Linda Fitzpatrick

Initiator: Linda Fitzpatrick

Sponsors:

DOC ID: 2636

Self Service Petition 612 Carew St

CITY OF SPRINGFIELD



CITY CLERK'S OFFICE

SPRINGFIELD, MASSACHUSETTS

TO THE CITY COUNCIL OF THE CITY OF SPRINGFIELD:

The undersigned respectfully petition your honorable body for a license to operate a self-service gasoline station in accordance with Section 7.12.050 of the Revised Ordinances of the City of Springfield, 1986 as amended at: 612 Carew Street (02360-0092) and NS Carew Street (02360-0094) Springfield, Massachusetts.

All petitions granted in accordance with the aforesaid ordinance shall contain the following conditions:

1. The license can be revoked for just cause after proper notice and hearing.
2. A running water line and at least one portable fire extinguisher and a compressed air dispenser for the convenience of the public shall be located at the site.
3. Self-Service stations must have an attendant at the gasoline dispensing console, this attendant: (a) Must have unobstructed eye contact with the pumps while gas is being dispensed (this may include an electronic television monitor); (b) Must not leave the console while gas is being dispensed; (c) Will shut down the gasoline dispensing console if required to leave the console; (d) Must have a two-way communication system between the islands and the console; (e) Failure to comply with these restrictions will be deemed just cause for revocation of the self-service license.
4. There shall be no vehicle parking allowed in the same area between the console and the pump islands at any time.
5. All oversized vehicles shall use the pump furthest to the end of the island.
6. Should this site be repaved at any future date, adequate on-site drainage must be installed and additional approval of the Department of Public Works will be required.

Name: Kayrouz Realty LLC

By: Thomas John Rooke, Esq., Designee

Mailing Address: 73 Chestnut St., Springfield, MA 01103

Telephone No.: 413-731-9000

Approved:

Joseph A. Conant
Fire Commissioner of the Fire Department

Application Fee: \$250.00

License Fee: \$

Advertisement Fee: \$60.00

Total: \$

Attachment: self serv (2636 : Self Service Petition 612 Carew St)

**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 2624)**

Meeting: 06/23/14 07:00 PM
Department: Planning and Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 2624

To Amend an Existing Special Permit (Motor Vehicle Repair & Maintenance), by Deleting Condition #7 (Used Car Sales) and Requesting an Additional Special Permit for Used Car Sales at the Property Known as 295 Allen Street (00280-1295) as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.1.

Request:	See Above
Owner:	295 Allen Street, Inc.
By:	Yasir Osman
Petitioner:	YMM Services, Inc.
By:	Yasir Osman

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

to amend an existing special permit (motor vehicle repair & maintenance), by deleting condition #7 (used car sales) and requesting an additional special permit for used car sales at the property known as 295 Allen Street (00280-1295) as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.1.

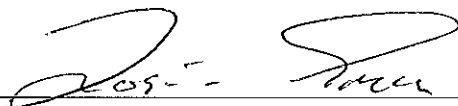
Mailing Address:

295 Allen Street
 Springfield, MA 01108

Owner:

295 Allen Street, Inc.

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

By: 
 Yasir Osman

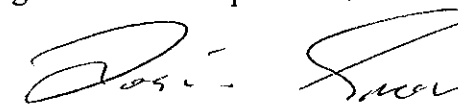
Mailing Address:

295 Allen Street
 Springfield, MA 01108

Petitioner:

YMM Services, Inc.

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

By: 
 Yasir Osman

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

5/13/14

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: 295 Allen Street -- 00280-1295

Petitioner: YMM Services Inc

Landlord: 295 Allen Street Inc

Stephen J. Lonergan: Treasurer/Collector

Attachment: Allen_St_295_Tax_Formal_2014 (2624 : 295 Allen Street)

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

**295 ALLEN STREET (00280-1295)
AMEND AN EXISTING SPECIAL PERMIT TO ALLOW FOR USED CAR SALES**

General Information

Petitioner:	YMM Services, Inc.
Request:	To amend an existing special permit by deleting condition #7 (no used car sales) and further requesting an additional special permit for used car sales.
Proposed use of the property:	Motor vehicle repairs/gas station.
Parcel Size:	16,851 s.f.
Compatibility with current planning documents:	The Forest Park Neighborhood Plan does not show any changes to this area.
Neighborhood council notification:	Forest Park Civic Association: 5-14-14
Tax Status:	SEE ATTACHED
Urban Renewal Status:	This parcel is not located within an urban renewal area.
Site Visit:	6-3-14
Hearing Date:	6-23-14

Staff Analysis

Neighborhood characteristics:

The parcel is currently split zoned between Business A and Industrial A. The area has a mix of both commercial and residential uses.

To the north is vacant land zoned Industrial A.
 To the south is a motor vehicle service station zoned Business A.
 To the east is a single-family home zoned Business A.
 To the west is a mixed use building zoned Business A.

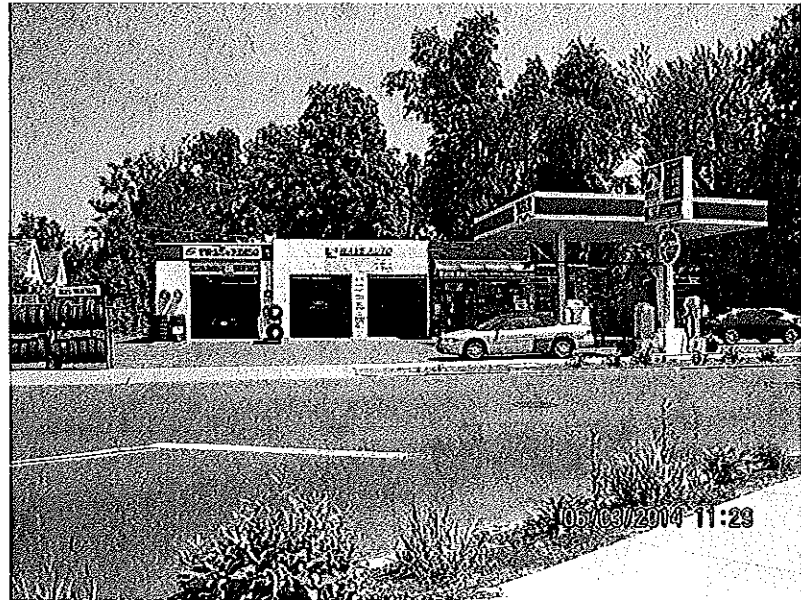
Site plan review:

The petitioner has requested to amend an existing special permit, granted May 28, 2010, by allowing the deletion of the condition limiting used car sales (condition #7). An additional special permit has also been requested to allow for the issuance of a Class II used car sales license at this location. The site is currently being used as a gas station and motor vehicle repairs.

As noted above, s special permit for a motor vehicle service station was issued to this petitioner back in May

Attachment: Allen_St_295_2014 (2624 : 295 Allen Street)

2010. As part of that approval, a condition was placed on the special permit which prohibited the sale of used vehicles. The petitioner has now requested to have this condition deleted so that a Class II license can be issued in order to be able to purchase used vehicles for the petitioner's taxi company. In speaking with the petitioner, and as noted in the attached letter dated March 21, 2014, it was stressed that this special permit would only be used for the purpose of purchasing vehicles for the taxi company and that no vehicles would be displayed at this location.



At the time this special permit was originally issued back in 2010, the main concern for limiting used car sales at this location was the lack of available parking. As noted above, the site is currently being used as a gas station as well as motor vehicle repairs. Therefore, the staff wanted to ensure that there would be adequate on-site parking for both customers and employees of these intense uses. Since the petitioner has indicated that no vehicles will be displayed at this location, the staff does not believe that allowing a "dealers" license at this location will have a detrimental effect on the available parking or on the neighborhood as a whole. However, if approved, the staff would strongly recommend that a condition be placed on the special permit which specifically prohibits the display of vehicles at this location. Lastly, after visiting the site, the staff was pleased to see that the property is being maintained in a good condition. However, the landscape buffer along the western property line needs to be re-established (condition #10).

Recommendation

Approve, with conditions.

Recommended Conditions: (Amendment of Existing Special Permit)

1. This special permit is granted to this petitioner only.
2. This special permit is granted for a motor vehicle repair facility to include lubrication, service of electronic systems, engine tune-ups and tire services (not to include tire recapping or retreading) at the property known as 295 Allen Street (00280-1295).
3. The use shall be developed according to the attached site plan with the addition of conditions #4 through #15.
4. There shall be no storage of automotive parts outside the building
5. There shall be no storage of unregistered or junk vehicles located on the site or in the public way.
6. There shall be no autobody work completed at this location.
7. There shall be no work completed to any vehicle outside the building.
8. Any and all dumpsters shall be completely enclosed.
9. The building and fencing shall be maintained free of all graffiti.
10. The western property line shall be re-planted with arborvitae shrubs, or approved equal, at a minimum height of three (3) feet at the time of planting and planted three (3) feet on center.
11. The public tree belt shall be re-established and maintained by the petitioner.

12. The petitioner shall contact the City Forester to determine the feasibility of installing a street tree along the frontage of Allen Street.
13. All landscaped areas shall be maintained free of all weeds and debris.
14. The public sidewalk shall be maintained including snow removal.
15. There shall be no banners, streamers, pennants, or non-accessory signs located on the property.
16. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by fine of up to \$50 per day for each day a violation exists.

Recommended Conditions: (Motor Vehicle Sales)

1. This special permit is granted to this petitioner only.
2. This special permit is granted for motor vehicle sales at the property known as 295 Allen Street (00280-1295).
3. The use shall be developed according to the attached site plan with the addition of conditions #4 through #8.
4. All conditions associated with the original special permit, granted May 2010 and amended June 2014, shall remain in effect.
5. There shall be no display of vehicles for sale at this location.
6. All landscaped areas shall be maintained free of all weeds and debris.
7. The public sidewalk shall be maintained including snow removal.
8. There shall be no banners, streamers, pennants, or non-accessory signs located on the property.
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

5/13/14

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: 295 Allen Street – 00280-1295

Petitioner: YMM Services Inc

Landlord: 295 Allen Street Inc

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

Stephen J. Lonergan: Treasurer/Collector

Attachment: Allen_St_295_2014 (2624 : 295 Allen Street)

Mulberry Law Group

51 TAYLOR STREET, 3RD FLOOR
SPRINGFIELD, MASSACHUSETTS 01103
TEL: (413) 732-3320 FAX: (413) 781-8553
EMAIL: CARUSO@AOL.COM

*Frank A. Caruso
*Christopher J. Brown

March 21, 2014

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

Attn: Mr. Phillip Dromney

Re: Preliminary Application Form for Special Permit

Dear Mr. Dromney:

In regard to the above-captioned matter, enclosed please a copy of the Preliminary Application Form for the Special Permit requested for 295 Allen Street, Springfield, Massachusetts, by YMM Services, Inc.

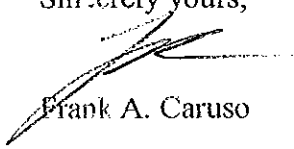
I have also enclosed the site plan for the premises and a copy of the proposed application which we will be filing with the City of Springfield if this is approved.

As we have spoken about previously and you can see from the Application, it is the intent of the Petitioner to get the Class II License in order to purchase vehicle for his taxi company. Under the Special Permit he will agree not to display cars for sale on the premises.

Also, as you are aware we have forwarded a copy of this to the neighborhood council and advised them there will be no cars on site. We did advise them that we would willing to come into a meeting with the neighborhood council if they had questions or concerns this plan. To date, we have no response from them with respect to any meeting.

If you have any other questions regarding this matter, please feel free to contact the undersigned.

Sincerely yours,



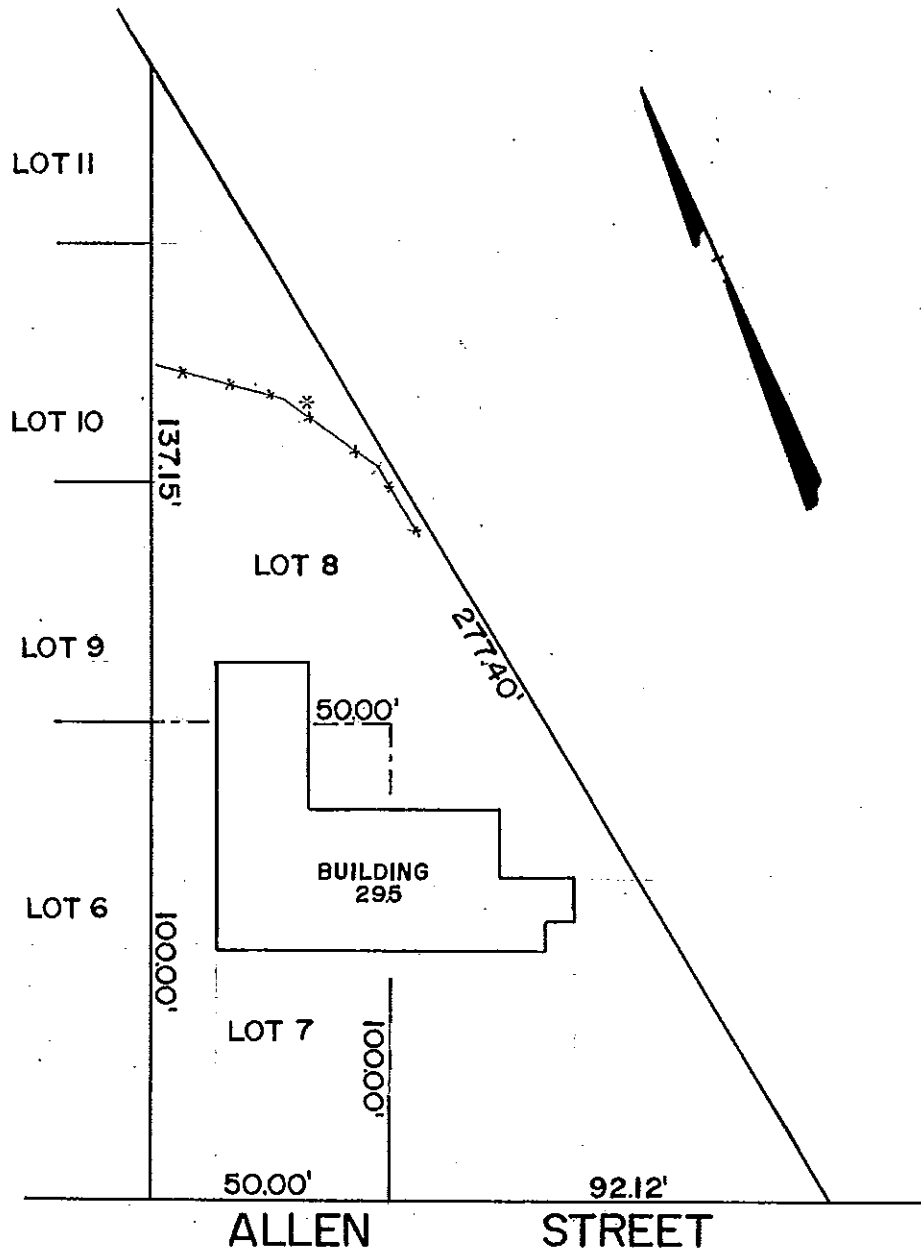
Frank A. Caruso

FAC/ald

Enclosures

Attachment: Allen St 295 2014 (2624 : 295 Allen Street)

*NOTE: APPROXIMATE FENCE LOCATION, OWNERSHIP UNKNOWN.
AN INSTRUMENT SURVEY IS RECOMMENDED TO VERIFY THE EXACT BUILDING, FENCES, AND
PROPERTY LINE LOCATIONS TO IDENTIFY ANY POSSIBLE ENCROACHMENTS.



Attachment: Allen St 295 2014 (2624 : 295 Allen Street)

I HAVE EXAMINED THE PREMISES AND TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL EASEMENTS, ENCROACHMENTS AND BUILDINGS ARE LOCATED AS SHOWN. THIS PROPERTY IS NOT LOCATED WITHIN THE ESTABLISHED 100 YEAR FLOOD HAZARD ZONE.

THIS IS A TAPE INSPECTION PREPARED FROM DEEDS AND PLANS OF RECORD FOR MORTGAGE PURPOSES ONLY AND NOT TO BE USED FOR RECORDING OR THE ESTABLISHING OF PROPERTY LINES.

MORTGAGE INSPECTION PLAN

295 ALLEN STREET INC.

SCALE : 1" = 40'

DATE: DEC. 18, 2010

LOT NO: 7 & 8

ADDRESS: 295 ALLEN STREET

SPRINGFIELD, MA

FRANK A. RUELI JR
PROFESSIONAL LAND SURVEYOR
12 CENTERWOOD DRIVE
AGAWAM, MA

HAMPDEN COUNTY REGISTRY

DEED BOOK: 17603

PLAN BOOK: 538

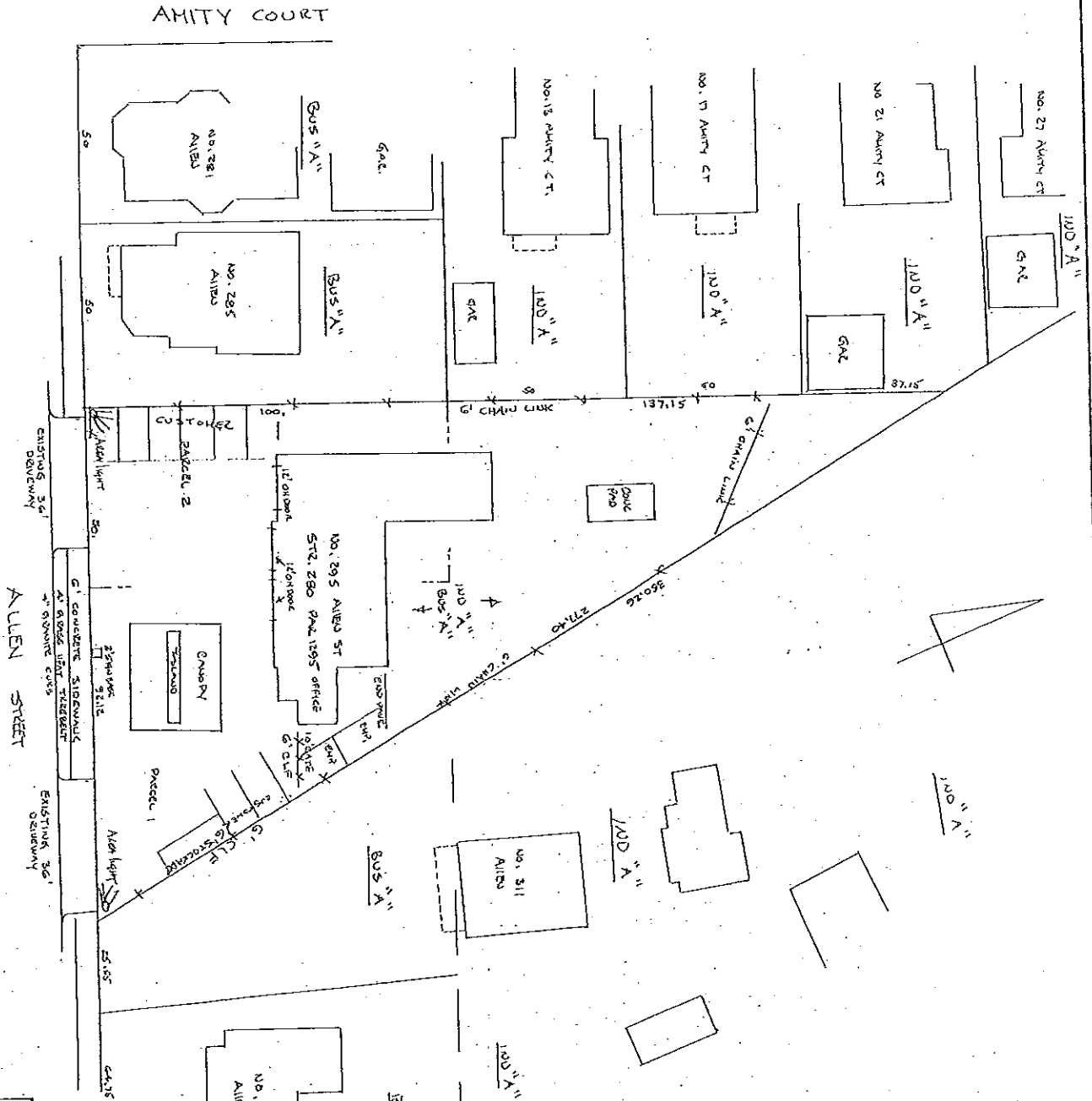
PAGE: 372

PAGE: 603

PLAN NO. 14010



Frank A. Rueli, Jr.

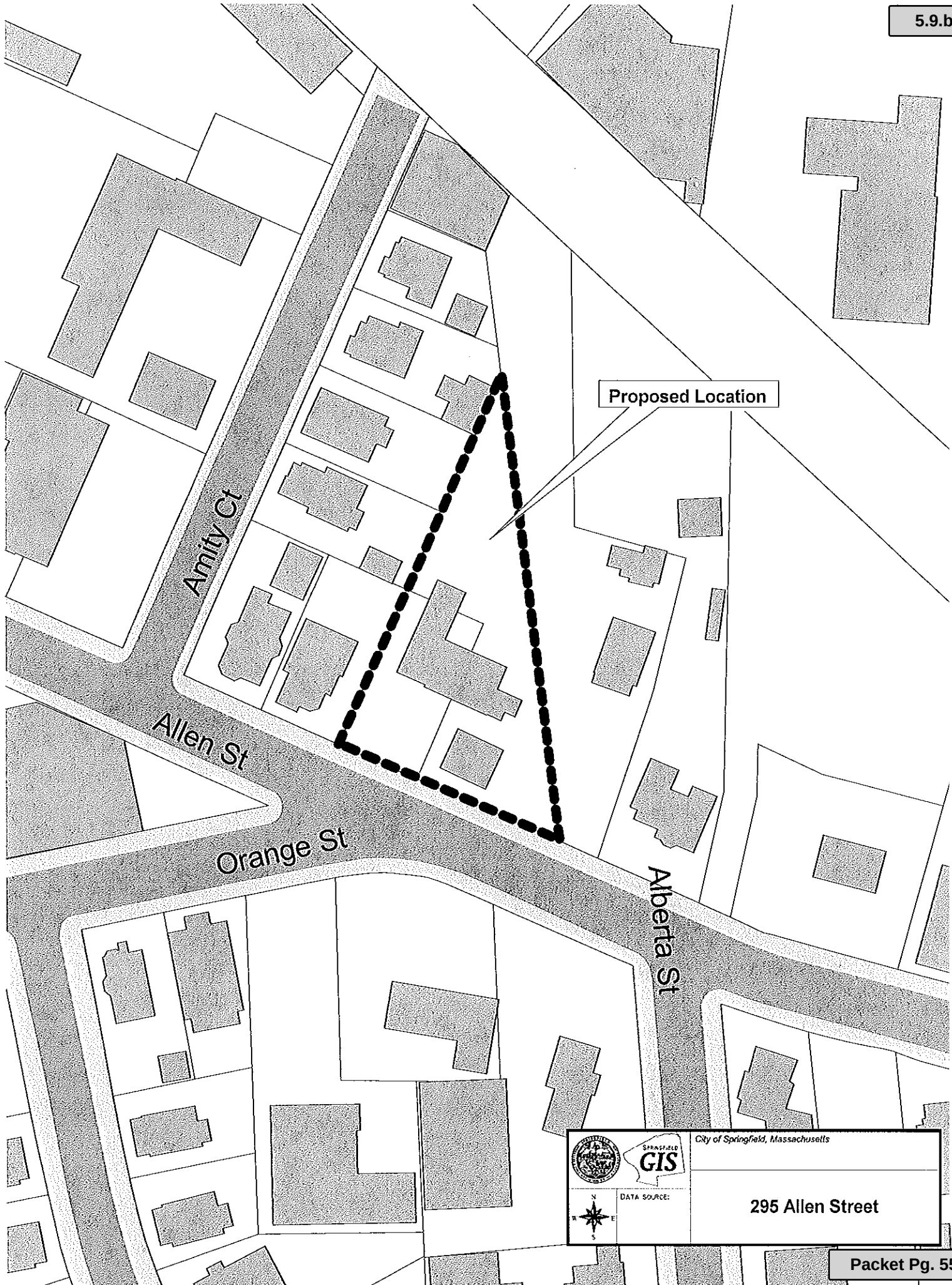


SITE PLAN

EXISTING CONDITIONS
295 ALLEN STREET
SPRINGFIELD, MA.

DATE: 11/27/2014
DRAWN BY: [Signature]
APPROVED BY: [Signature]
STREET 295 PAVEMENT 12'95'

DESIGN ENGINEER



Attachment: Allen_St_295_2014_(2624 : 295 Allen Street)

 SPRINGFIELD GIS	City of Springfield, Massachusetts
	295 Allen Street
 N S E W	DATA SOURCE:

**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 2626)**

Meeting: 06/23/14 07:00 PM
Department: Planning and Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 2626

**To Amend an Existing Special Permit, Granted July 26, 2014,
by Allowing a Change to the Approved Site Plan, at the
Property Known as 630 Main Street (08130-0056), as Allowed
by M.G.L. and the Springfield Zoning Ordinance Article 4,
Table 4-4, Section 12.3(2).**

Request:	See Above
Owner:	FL Roberts & Company, Inc.
By:	Steven M. Roberts
Petitioner:	FL Roberts & Company, Inc.
By:	Steven M. Roberts

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

to amend an existing special permit, granted July 26, 2014, by allowing a change to the approved site plan, at the property known as 630 Main Street (08130-0056), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.3(2).

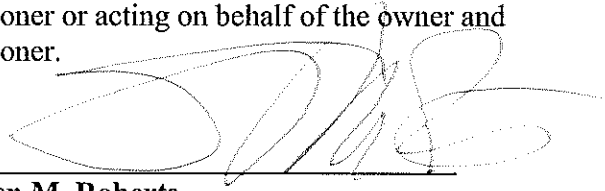
Mailing Address:

PO Box 1964
Springfield, MA 01102

Owner & Petitioner:

F.L. Roberts & Company, Inc.

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

By: 
Steven M. Roberts

Attachment: Main_St_630_Tax_Formal_2014 (2626 : 630 Main Street)

Stephen J. Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

5/13/14

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: 630 Main Street – 08130-0056

Petitioner: Steven M Roberts

Landlord: F.L. Roberts & Company Inc

A handwritten signature in cursive script, reading "Steph J Loneragan". The signature is written in black ink and is positioned above a horizontal line.

Stephen J. Loneragan: Treasurer/Collector

Attachment: Main_St_630_Tax_Formal_2014 (2626 : 630 Main Street)

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

**630 MAIN STREET (08130-0056)
AMEND AN EXISTING SPECIAL PERMIT (MECHANICAL PUBLIC CARWASH)**

General Information

Petitioner:	FL Roberts & Company, Inc.
Request:	To amend an existing special permit, granted July 26, 2013, by allowing a change in the approved site plan.
Proposed use of the property:	Public Carwash
Size:	45,794 s.f.
Compatibility with current planning documents:	The South End Neighborhood Plan shows no changes to this area.
Neighborhood council Notification:	South End Citizens Council: 5-14-14
Tax Status:	SEE ATTACHED
Site Visit:	6-3-14
Urban Renewal Status:	This parcel is not located within an urban renewal area.
Hearing Date:	6-23-14

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Business B and is in an area that has a mix of commercial and residential uses.

To the north are offices, retail and single-family homes zoned Business B.

To the south are a Hampton Inn and commercial grocery store zoned Business B.

To the east are retail operations zoned Business B.

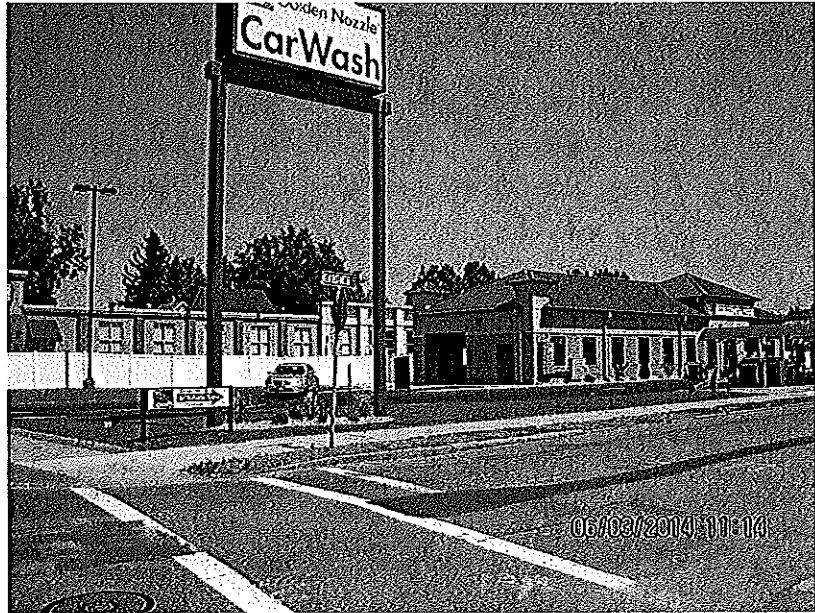
To the west is Interstate 91.

Site plan review:

The petitioner has requested to amend an existing special permit, granted July 26, 2013, to allow a change to the approved site plan at the property known as 630 Main Street. The property is currently being used as a public car wash and detailing center.

As noted above, the petitioner is requesting to amend the approved site plan by allowing an additional curb cut onto Gardner Street. Currently, there are two (2) curb cuts onto Gardner Street but both are located at the eastern side of the property, closer to Main Street. One of the curb cuts is for the main access to the car wash

facility and the second access allows for an entrance and exit from the detailing operation. As currently designed, a patron who is only using the car wash and not opting for the detailing operation, has to exit onto East Columbus Avenue. The proposed additional curb cut would now allow these patrons to exit onto Gardner Street, thus providing access back to Main Street.



After a review of the proposed plans, the staff does not object to the proposed change. The staff has also spoken to the Department of Public Works and they do not have any concerns as well. It should be noted, however, that as per the Zoning Ordinance (Article 7, Section 7.3.11[b]), it states that "...no lot shall have more than two (2) access ways to any one (1) public street for each five hundred (500) feet of frontage". Since this proposed curb cut would be in violation of that section, in addition to the special permit, a variance will also have to be obtained through the Board of Appeals.

Lastly, although the staff is pleased with the overall appearance of this development, it should be noted that as per the approved plans a landscape buffer was to be installed along the Gardner Street frontage. This buffer was to include a combination of shrubs and shade trees. After visiting the site, it was noted that this buffer has not been installed and only a stone gravel buffer has been installed in its place. Since this is the location of a number of large electrical boxes, the staff believes that this buffer is important to the overall streetscape and should be required to be installed, as originally proposed and approved.

Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely to amend an existing special permit, granted July 26, 2013, by allowing a third curb cut onto Gardner Street at the property known as 630 Main Street (08130-0056).
3. The use shall be developed in accordance to the attached site plans and elevations with the additions of conditions #4 through #7.
4. All conditions place on the original special permit, approved July 26, 2013, shall remain in effect.
5. A variance from the Board of Appeals shall be obtained prior to the start of any work.
6. All approvals shall be obtained from the Department of Public Works prior to the start of any work.
7. Any and all sidewalks shall be replaced in kind and shall not be depressed to accommodate the curb cut entrances.
8. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by fine of up to \$50 per day for each day a violation exists.

Stephen J. Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

5/13/14

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: 630 Main Street -- 08130-0056

Petitioner: Steven M Roberts

Landlord: F.L. Roberts & Company Inc

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

Stephen J. Loneragan: Treasurer/Collector

Attachment: Main_St_630_2014 (2626 : 630 Main Street)

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

2013-1314

TO:

DATE: July 26, 2013

DEPARTMENT:

FROM: Wayman Lee, Esq.

COPIES TO:

DEPARTMENT: City Clerk

SUBJECT: 630 Main Street

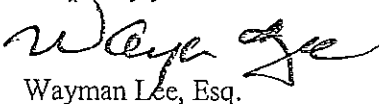
This is to inform you that at a meeting of the City Council held on Owner: 630 Main Street, LLP By: Mark E. Benoit and Petitioner: FL Roberts & Company, Inc, By: Richard Smith to operate a mechanical public car wash at the property known as 630 Main Street (08130-0056) as allowed by M.G.L and the Springfield Zoning Ordinance Article XI, Section 1101.11.a with the following conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely to operate a mechanical public car wash at the property known as 630 Main Street (08130-0056).
3. The use shall be developed in accordance with the attached site plans and elevations with the additions of conditions #4 through #15.
4. The petitioner shall submit a revised landscape plan shall be submitted to the Office of Planning & Economic Development showing additional evergreen plantings along the northern property line. Additionally, three (3) additional tree plantings shall be installed within the same landscape buffer.
5. The existing stockade fence running along the northern property line shall be replaced with a new, six (6) foot, "good neighbor" stockade fence.
6. Full site plans shall be submitted to the Department of Public Works for review and approval, prior to issuing a building permit.
7. Any and all sidewalks shall be replaced in kind and shall not be depressed to accommodate the curb cut entrances.
8. There shall be no on-street parking of customers or employees.
9. The use shall not be open prior to 7:00 am and shall close no later than 10:00 pm.
10. The site, including the landscape areas, shall be maintained and kept free of all trash, weeds and debris.
11. The public sidewalk and tree belt shall be maintained by the petitioner, including snow removal.
12. The existing brick wall along Main Street shall not be removed.
13. The building and fencing shall be maintained free of all graffiti.
14. There shall be no banners, streamers or other promotional materials placed on the building or in outside areas.
15. Any and all lighting shall be shielded from the residential abutters on Arlington Court.
16. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by a fine of up to \$50 per day for each day a violation exists.

REASONS: (1) The specific site is an appropriate location for such a use, structure, or condition. (2) The use as developed will not adversely affect the neighborhood. (3) Adequate and appropriate facilities will be provided for the proper operation of the proposed use. (4.) To incorporate the Planning Staff Analysis into the decision at the basis of the findings.

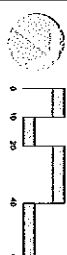
This permit becomes effective on July 26, 2013

Very truly yours



Wayman Lee, Esq.
City Clerk

Attachment: Main St 630 2014 (2626 : 630 Main Street)



1. Do not use numbers for quality, quantity, or composition. Use only qualitative units. If quantitative units are used, they must be clearly stated. For example, "100 mg" is acceptable; "100 mg/kg" is unacceptable. Do not use "mg/kg" for concentration.
2. Do not use "in" for population or animal. Use "from" (see Table 1). For example, "data from 100 subjects" is acceptable; "data in 100 subjects" is unacceptable.
3. Do not use "with" and "only" as limiting, describing, or qualifying. Use "and" instead. For example, "the study was conducted with 100 subjects" is unacceptable; "the study was conducted and 100 subjects" is acceptable.
4. Do not use "of" as a limiting, describing, or qualifying unit. Use "from" instead. For example, "data of 100 subjects" is unacceptable; "data from 100 subjects" is acceptable.
5. Do not use "in" as a limiting, describing, or qualifying unit. Use "from" instead. For example, "data in 100 subjects" is unacceptable; "data from 100 subjects" is acceptable.
6. Do not use "with" as a limiting, describing, or qualifying unit. Use "and" instead. For example, "the study was conducted with 100 subjects" is unacceptable; "the study was conducted and 100 subjects" is acceptable.
7. Do not use "of" as a limiting, describing, or qualifying unit. Use "from" instead. For example, "data of 100 subjects" is unacceptable; "data from 100 subjects" is acceptable.
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9. Do not use "with" as a limiting, describing, or qualifying unit. Use "and" instead. For example, "the study was conducted with 100 subjects" is unacceptable; "the study was conducted and 100 subjects" is acceptable.
10. Do not use "of" as a limiting, describing, or qualifying unit. Use "from" instead. For example, "data of 100 subjects" is unacceptable; "data from 100 subjects" is acceptable.

5. An owner of a car stopped at a red traffic light. The car behind it, a company truck, was stuck in traffic and stopped at the light. The driver saw the car in front of him stop and decided to stop as well. The car behind the truck was stuck in traffic and stopped at the light. The driver saw the car in front of him stop and decided to stop as well. The car behind the truck was stuck in traffic and stopped at the light. The driver saw the car in front of him stop and decided to stop as well.
6. A car was stuck in traffic and stopped at a red traffic light. The car behind it, a company truck, was stuck in traffic and stopped at the light. The driver saw the car in front of him stop and decided to stop as well. The car behind the truck was stuck in traffic and stopped at the light. The driver saw the car in front of him stop and decided to stop as well.
7. A car was stuck in traffic and stopped at a red traffic light. The car behind it, a company truck, was stuck in traffic and stopped at the light. The driver saw the car in front of him stop and decided to stop as well. The car behind the truck was stuck in traffic and stopped at the light. The driver saw the car in front of him stop and decided to stop as well.
8. A car was stuck in traffic and stopped at a red traffic light. The car behind it, a company truck, was stuck in traffic and stopped at the light. The driver saw the car in front of him stop and decided to stop as well. The car behind the truck was stuck in traffic and stopped at the light. The driver saw the car in front of him stop and decided to stop as well.
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10. A car was stuck in traffic and stopped at a red traffic light. The car behind it, a company truck, was stuck in traffic and stopped at the light. The driver saw the car in front of him stop and decided to stop as well. The car behind the truck was stuck in traffic and stopped at the light. The driver saw the car in front of him stop and decided to stop as well.

[illegible]

FOR PERMIT REVIEW ONLY
NOT FOR CONSTRUCTION

*New Car Wash
Springfield, MA*

The
Berkshire
Design
Group, Inc.

4 Merr. Place, Northwoking, Massachusetts 01860
(415) 362-7000 • Fax (415) 342-7000
E-mail: info@schubertshelley.com
Web: <http://www.schubertshelley.com>

Packet Pg. 63

PERMITTING PLANS

630 Main Street
Springfield, MA

Layout Plan

PERMITTING PLANS

630 Main Street
Springfield, MA

Layout Plan

PERMITTING PLANS

630 Main Street
Springfield, MA

Layout Plan

PERMITTING PLANS

630 Main Street
Springfield, MA

Layout Plan

PERMITTING PLANS

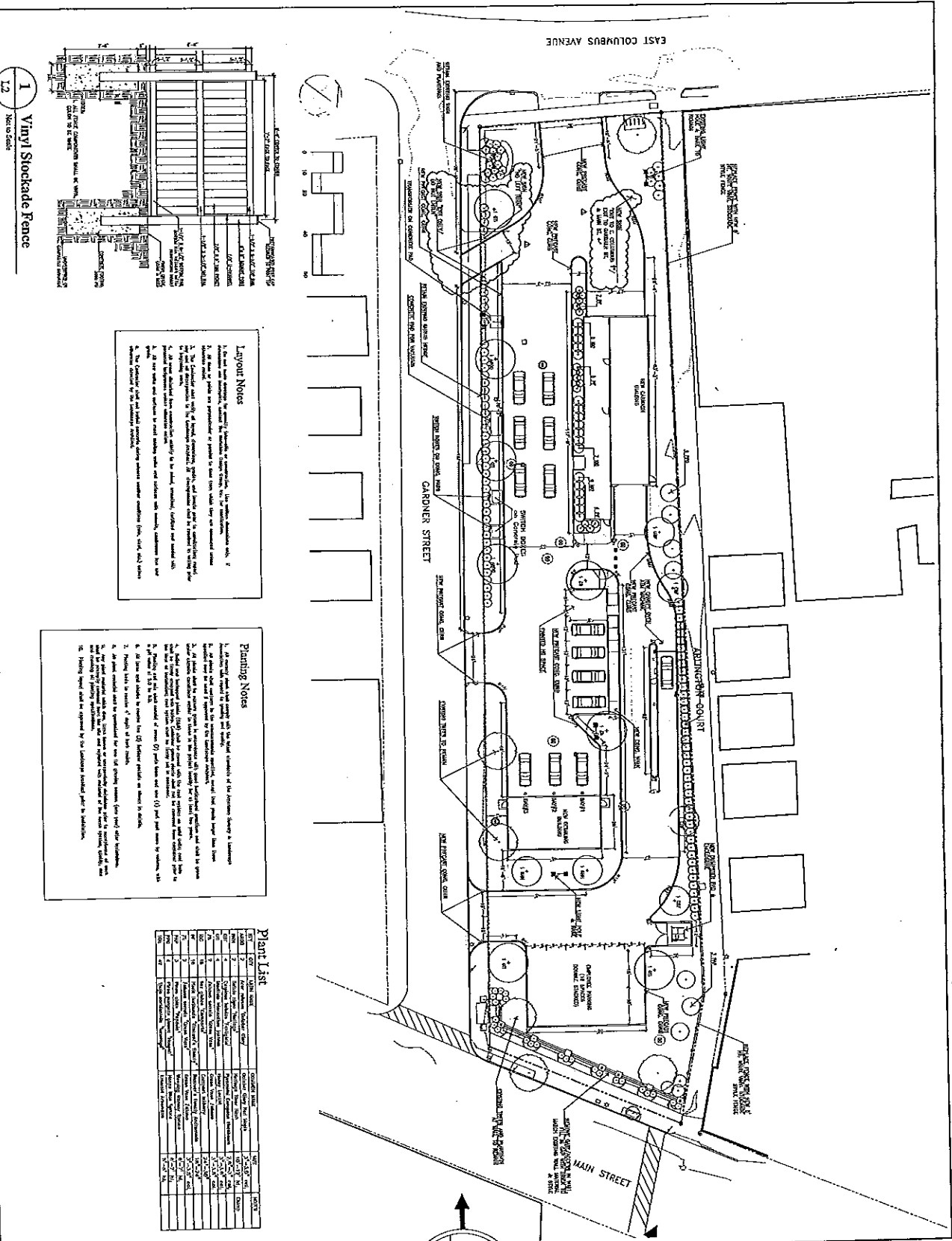
630 Main Street
Springfield, MA

Layout Plan

PERMITTING PLANS

630 Main Street
Springfield, MA

Layout Plan



Plant List

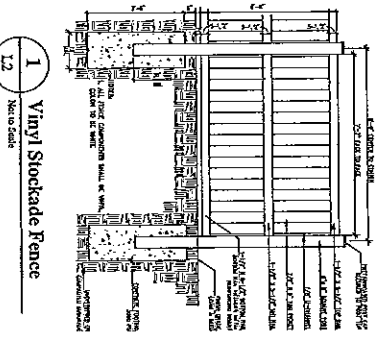
NO.	QTY	PLANT NAME	SIZE	NOTES
1	1	Red Maple	12" DBH	Plant in front of building
2	1	White Birch	12" DBH	Plant in front of building
3	1	Red Maple	12" DBH	Plant in front of building
4	1	White Birch	12" DBH	Plant in front of building
5	1	Red Maple	12" DBH	Plant in front of building
6	1	White Birch	12" DBH	Plant in front of building
7	1	Red Maple	12" DBH	Plant in front of building
8	1	White Birch	12" DBH	Plant in front of building
9	1	Red Maple	12" DBH	Plant in front of building
10	1	White Birch	12" DBH	Plant in front of building
11	1	Red Maple	12" DBH	Plant in front of building
12	1	White Birch	12" DBH	Plant in front of building
13	1	Red Maple	12" DBH	Plant in front of building
14	1	White Birch	12" DBH	Plant in front of building
15	1	Red Maple	12" DBH	Plant in front of building
16	1	White Birch	12" DBH	Plant in front of building
17	1	Red Maple	12" DBH	Plant in front of building
18	1	White Birch	12" DBH	Plant in front of building
19	1	Red Maple	12" DBH	Plant in front of building
20	1	White Birch	12" DBH	Plant in front of building

Layout Notes

1. The site plan shows the proposed layout of the building, parking areas, and landscaping. The building layout is shown in the center of the plan, with parking areas to the north and south. Landscaping is shown in the areas between the building and the streets.
2. The building layout is shown in the center of the plan, with parking areas to the north and south. Landscaping is shown in the areas between the building and the streets.
3. The building layout is shown in the center of the plan, with parking areas to the north and south. Landscaping is shown in the areas between the building and the streets.
4. The building layout is shown in the center of the plan, with parking areas to the north and south. Landscaping is shown in the areas between the building and the streets.
5. The building layout is shown in the center of the plan, with parking areas to the north and south. Landscaping is shown in the areas between the building and the streets.
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20. The building layout is shown in the center of the plan, with parking areas to the north and south. Landscaping is shown in the areas between the building and the streets.

Planting Notes

1. All planting shall be done in accordance with the Massachusetts Department of Transportation (MassDOT) specifications for planting.
2. All planting shall be done in accordance with the Massachusetts Department of Transportation (MassDOT) specifications for planting.
3. All planting shall be done in accordance with the Massachusetts Department of Transportation (MassDOT) specifications for planting.
4. All planting shall be done in accordance with the Massachusetts Department of Transportation (MassDOT) specifications for planting.
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19. All planting shall be done in accordance with the Massachusetts Department of Transportation (MassDOT) specifications for planting.
20. All planting shall be done in accordance with the Massachusetts Department of Transportation (MassDOT) specifications for planting.



1 Vinyl Stockade Fence
See to detail

Proposed Location

Lombard St

E Columbus Av

Gardner St

Montpelier St

Main St

Norwood St Marble

  DATA SOURCE:	City of Springfield, Massachusetts
	630 Main Street

Attachment: Main St 630_2014 (2626 : 630 Main Street)

**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 2653)**

Meeting: 06/23/14 07:00 PM
Department: Planning and Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 2653

**To Amend an Existing Special Permit, Granted May 20, 1999,
by Allowing a Change in the Petitioner at the Property Known
as 604 Boston Road (01655-0101), as Provided by M.G.L. and
the Springfield Zoning Ordinance, Article 4, Table 4-4,
Section 12.3(3)&(4).**

Request:	See Above
Owner:	Pan Siphanoum
By:	Pan Siphanoum
Petitioner:	Pan Siphanoum
By:	Pan Siphanoum

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

to amend an existing special permit, granted May 20, 1999, by allowing a change in the petitioner at the property known as 604 Boston Road (01655-0101), as provided by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.3(3)&(4).

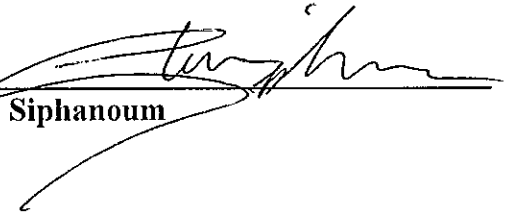
Mailing Address:

106 Emerson Street
Springfield, MA 01118

Owner & Petitioner:

Pan Siphanoum

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

By: 

Pan Siphanoum

Attachment: Boston_Rd_604_Tax_Formal (2653 : 604 Boston Road)

Stephen J. Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

5/30/14

Special Permit Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner associated with the special permit request shown below:

Special Permit: 604 Boston Road 01655-0101

Petitioner: Pan Siphonoum

Landlord: Walter J. Grzebien

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

Stephen J. Loneragan: Treasurer/Collector

Attachment: Boston_Rd_604_Tax_Formal (2653 : 604 Boston Road)

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

**604 BOSTON ROAD (01655-0101)
MOTOR VEHICLE REPAIR & MAINTENANCE (AMEND)**

General Information

Petitioner:	Pan Siphanoum
Request:	To amend an existing special permit (motor vehicle repair and maintenance), granted May 20, 1999, by allowing a change in the petitioner.
Proposed use of the property:	Motor vehicle repair.
Parcel Size:	13,998 s.f.
Compatibility with current planning documents:	The Pine Point Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Pine Point Community Council: 6-3-14
Tax Status:	SEE ATTACHED
Urban Renewal Status:	This parcel is not located within an urban renewal area.
Site Visit:	6-3-14
Hearing Date:	6-23-14

Neighborhood characteristics:

This site is located along the commercial corridor of Boston Road and is zoned Business A. The surrounding land uses include:

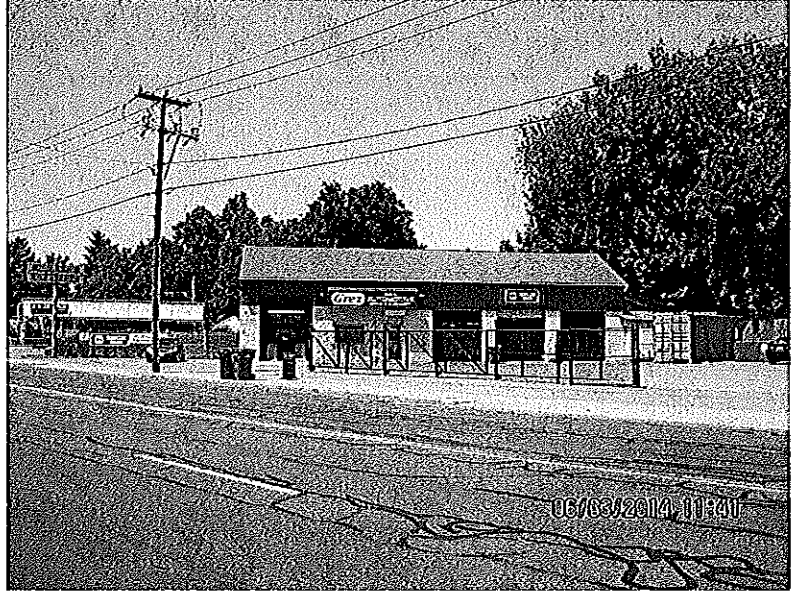
- To the north are single family homes zoned Residence A.
- To the south are a vacant lot and office building zoned Commercial P and Business A.
- To the east is a manufacturing operation zoned Business A.
- To the west is a retail operation zoned Business A.

Site plan review:

The petitioner has requested to amend an existing special permit for motor vehicle repairs operation, by allowing a change in the petitioner, at the property known as 604 Boston Road. As noted above, the original special permit was granted in May 1999.

After reviewing the site plan and visiting the site, the staff does not object to the proposed change. The property is being well maintained, however, it should be noted that as part of the original special permit, there was a requirement for two (2) trees to be planted in the "grassed" areas on the parcel. As can be seen in the attached photo, there does not appear to be a grassed area on this site. As such, the staff would recommend

that the petitioner be required to install planters along the front of the property in lieu of the tree plantings.



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 repair and maintenance (heavy) at the property known as 604 Boston Road (01655-0101).
3. All conditions placed on the original special permit, granted May 20, 1999, shall remain in effect, with the exception of the landscaping requirement.
4. In lieu of the tree plantings, the petitioner shall be required to install two (2) landscape planters along the front of the property. These planters are to be painted with flowers or a similar landscaping treatment.
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 or in the public way.
7. There shall be no on-street parking.
8. There shall be no auto body work, including painting, completed at this location.
9. There shall be no work completed to any vehicle outside the building.
10. Any and all dumpsters shall be completely enclosed.
11. The building shall be maintained free of all graffiti.
12. The site, including all landscaped areas, shall be maintained free of all weeds and debris.
13. The public sidewalk shall be maintained, including snow removal.
14. There shall be no banners, streamers, pennants, or non-accessory signs located on the property.
15. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by fine of up to \$50 per day for each day a violation exists.

Stephen J. Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

5/30/14

Special Permit Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner associated with the special permit request shown below:

Special Permit: 604 Boston Road 01655-0101

Petitioner: Pan Siphonoum

Landlord: Walter J. Grzebien

A handwritten signature in black ink, appearing to read "Stephen J. Loneragan". The signature is written in a cursive style and is positioned above a horizontal line.

Stephen J. Loneragan: Treasurer/Collector

Attachment: Boston_Rd_604_2014 (2653 : 604 Boston Road)

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

5.11.b

TO: Building
Planning
Assessors
DEPARTMENT: D.P.W.
Police/Lt. McAleer
COPIES TO:

DATE: May 20, 1999
FROM: William J. Metzger
DEPARTMENT: City Clerk
SUBJECT: Special Permit:
604 Boston Road

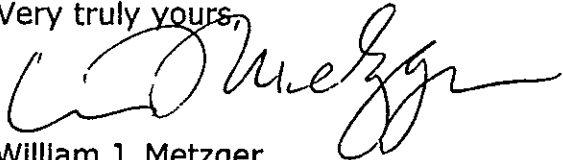
This is to inform you that at a meeting of the City Council held on Monday evening, April 26, 1999, it was voted by the Council in accordance with law to grant a Special Permit on the petition of Owner & Petitioner: Grez Automotive By: Vincent R. DeStefano, for an alteration/extension of a pre-existing non-conforming use at **604 Boston Road**, as provided by Massachusetts General Law and the Springfield Zoning Ordinance, with the following conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the operation of an auto repair facility and for no other purpose.
3. The use shall be developed in accordance with the attached site plan except as noted herein.
4. The frontage areas marked "grass" shall be improved as follows: Two (2) trees shall be planted, one in each grass area. These trees shall be Linden tree of a caliper not less than 3" at planting.
5. There shall be no new accessory ground signs on the property. Existing signage is allowed to remain; however, there shall be no new accessory signs.
6. There shall be no non-accessory signs on the property.
7. There shall be no banners, streamers, or other promotional materials hanging on site.
8. There shall be no used car sales on the site.
9. There shall be no barbed wire or razor wire on the property. All existing barbed and razor wire shall be removed.
10. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by fine of up to \$50 per day for each day a violation exists.

REASONS: (1) The specific site is an appropriate location for such a use, structure, or condition. (2) The use as developed will not adversely affect the neighborhood. (3) Adequate and appropriate facilities will be provided for the proper operation of the proposed use. (4) The extension, alteration or change shall not be substantially more detrimental to the neighborhood than the existing nonconforming use.

This permit becomes effective on May 20, 1999.

Very truly yours,


William J. Metzger
City Clerk
WJM/laf

HY-57-RETAIL
STONE

NORTH

100.0

AREA = 13,998 S.F.

5. 50225.

125-EX117-

O 0741 11-1962 W A L K -

FACT.

BOSTON ROAD

FIRST FLOOR 553.3 S.F.
SECOND FLOOR 502.9 S.F.

TOTAL 113625.55

SITE PLAN
1"=20'

PO5: A

$10Z=11$

AREN LOT

13990.5f.

EXIST'G BLDG.

5

Pr. 66.

۵۵۵

% of Lot: 11.1

75% or .10550512

PARKING SPACES

76

*** JUNIPER PLANTING**



SHEET TITLE: SITE PLAN - FOUNDATION PLAN

1ST FLOOR PLAN--2ND FLOOR PLAN

ROOF FRAMING PLAN - SECTION 2

PROJECT: AUTOMOTIVE STATION

604 BOSTON ROAD

SPRINGFIELD, MA

VINCENT P. DOSTEANO, P.F.

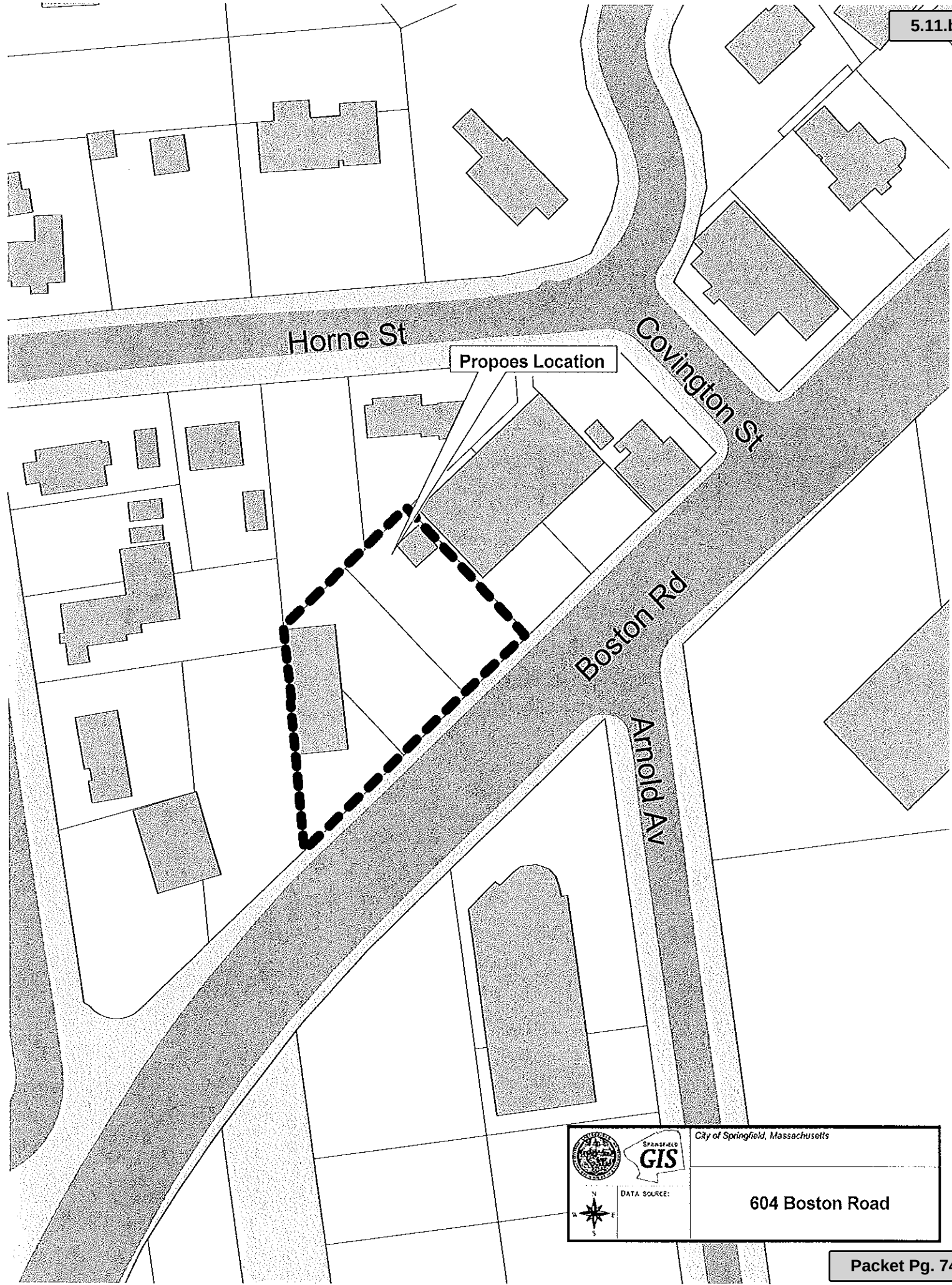
ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 08-22-2011 BY 60322
UCBAW

V.R.D. ASSOCIATES

Consulting Engineers
74 Biltmore Drive, Southfield, MI 48033-1202

Ordering Information: MA-01128-1202

11



Attachment: Boston_Rd_604_2014 (2653 : 604 Boston Road)

 	City of Springfield, Massachusetts
	604 Boston Road

**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 2655)**

Meeting: 06/23/14 07:00 PM
Department: Planning and Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 2655

**For a Special Permit for Motor Vehicle Sales at the Property
Known as 784 Bay Street (01085-0091), as Allowed by M.G.L.
and the Springfield Zoning Ordinance, Article 4, Table 4-4,
Section 12.1.**

Request:	See Above
Owner:	Joseph A. Whitton Properties, LLC
By:	Barbara A. Choiniere
Petitioner:	Argenis Ramos
By:	Argenis Ramos

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

for a special permit for motor vehicle sales at the property known as 784 Bay Street (01085-0091), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1.

Mailing Address:

229 Warren Road
Brimfield, MA 01010

Owner:

Joseph A. Whitton Properties, L.L.C.

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

BY: Barbara A. Choiniere
Barbara A. Choiniere, Managing Partner

Mailing Address:

311 Hancock Street
Springfield, MA 01105

Petitioner:

Argenis Ramos

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

BY: Argenis Ramos
Argenis Ramos

Attachment: 784_Bay_St_Tax_Formal (2655 : 784 Bay Street)

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: 784 Bay Street - 01085-0091

Petitioner: Argenis Ramos

Landlord: Joseph A. Whitton Properties, LLC

Stephen J. Lonergan: Treasurer/Collector

Attachment: 784_Bay_St_Tax_Form (2655 : 784 Bay Street)

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

**784 BAY STREET (01085-0091)
MOTOR VEHICLE SALES**

General Information

Petitioner:	Argenis Ramos
Request:	Motor vehicle sales.
Proposed use of the property:	Motor vehicle repairs and sales.
Parcel Size:	18,678 s.f.
Compatibility with current planning documents:	The Bay Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Bay Area Neighborhood Council: 6-3-14
Tax Status:	SEE ATTACHED
Site Visit:	6-3-14
Urban Renewal Status:	This parcel is not located within an urban renewal area.
Hearing Date:	6-23-14

Staff Analysis

Neighborhood characteristics:

The property is located in the Bay Neighborhood and is located in an area with primarily commercial and industrial uses.

To the north is a warehouse operation zoned Business B.

To the south is a restaurant zoned Business B.

To the east is Blunt Park zoned Residence B.

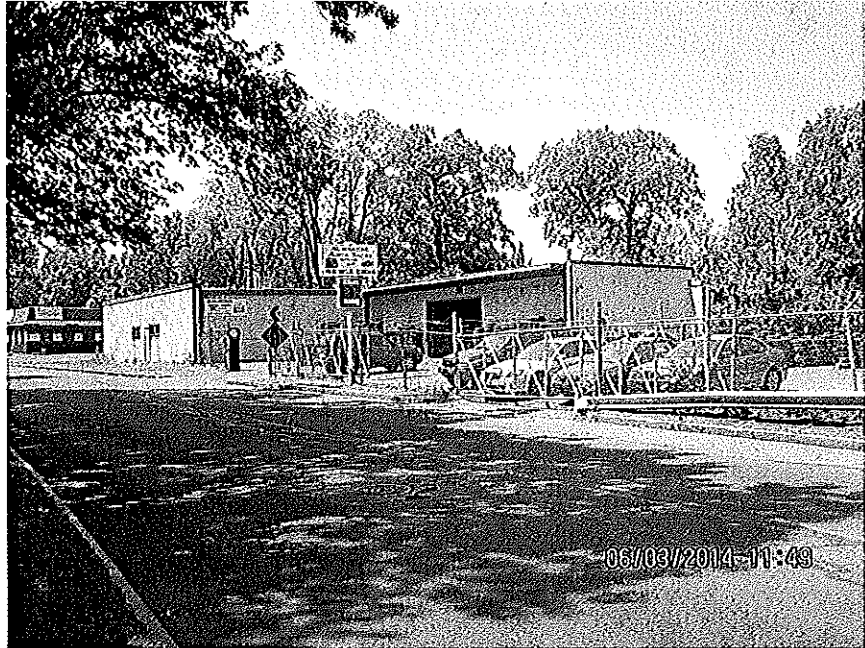
To the west is vacant land zoned Industrial A.

Site plan review:

The petitioner has requested a special permit for motor vehicle sales at the property known as 784 Bay Street. This is the current site of a motor vehicle repair operation as well as used car sales.

As with the special permit for Allen Street, the petitioner has indicated that this special permit is only to allow him to buy vehicles at auction and will not be storing vehicles for sale at this location. Due to the fact that this site already is the location of a motor vehicle repair operation and used car dealership, the staff would recommend that, if approved, a condition be placed on the special permit which specifically prohibits the display of vehicles at this location.

After visiting the site, it was noted that this site is being maintained, however, the public tree belt needs to be mowed and maintained by the petitioner. There are also weeds in the front of the building that need to be removed.



Recommendation

Approve, with conditions.

Recommended Conditions

1. This special permit is granted to this petitioner only.
2. This special permit is granted for use car sales at the property known as 784 Bay Street (01085-0091).
3. This special permit is to allow for the issuance of a Class II license only. There shall be no display of vehicles for sale at this location associated with this special permit.
4. All conditions placed on the special permits for this location, granted March 25, 2014, shall remain in effect.
5. The public tree belt shall be maintained.
6. There shall be no banners, streamers, pennants, or non-accessory signs 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 fines of up to \$50 per day for each day a violation exists.



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: 784 Bay Street - 01085-0091

Petitioner: Argenis Ramos

Landlord: Joseph A. Whitton Properties, 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: Bay_St_784_2014 (2655 : 784 Bay Street)

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

2013-1305

TO:

DATE: March 25, 2013

DEPARTMENT:

FROM: Wayman Lee, Esq.

COPIES TO:

DEPARTMENT: City Clerk

SUBJECT: 784 Bay St - Sales

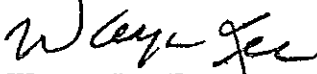
This is to inform you that at a meeting of the City Council held on Monday, February 25, 2013 it was voted by the City Council according to law to grant a special permit to Owner: Joseph A. Whitton Properties, LLC By: Barbara A. Choiniere, Managing Partner and Petitioner: Eddy Almanzas for motor vehicle sales at the property known as 784 Bay Street (01085-0091) as allowed by M.G.L and the Springfield Zoning Ordinance Article XI, Section 1101.11.f with the following conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for motor vehicle sales at the property known as 784 Bay Street (01085-0091).
3. The use shall be developed as per the attached site plan with the addition of condition #4- through #14.
4. There shall be no more than ten (10) vehicles displayed or stored for sale at any one time.
5. There shall be stored of automotive parts outside the building.
6. There shall be no storage of junk or inoperable vehicles located outside the building. There shall be no storage of junk or inoperable vehicles located outside the building..
7. There shall be no auto-body work completed at this location.
8. All work to vehicles shall take place inside the building.
9. Any and all dumpsters shall be completely enclosed.
10. The building shall be maintained free of all graffiti.
11. There shall be no parking of customers or employees on Bay Street
12. The site, including any and all landscaped areas, shall be maintained free of all weed and debris.
13. There shall be no banners, streamers, pennants or additional signs located on the property or the vehicles.
14. There shall be no signs located on the public sidewalk or the existing chain link fencing.
15. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by a fine of up to \$50 per day for each day a violation exists

REASONS: (1) The specific site is an appropriate location for such a use, structure, or condition. (2) The use as developed will not adversely affect the neighborhood. (3) Adequate and appropriate facilities will be provided for the proper operation of the proposed use. (4.) To incorporate the Planning Staff Analysis into the decision at the basis of the findings.

This permit becomes effective on March 25, 2013

Very truly yours



Wayman Lee, Esq.
City Clerk

Attachment: Bay St 784 2014 (2655 : 784 Bay Street)

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

2013-1306

TO:

DATE: March 25, 2013

DEPARTMENT:

FROM: Wayman Lee, Esq.

COPIES TO:

DEPARTMENT: City Clerk

SUBJECT: 784 Bay St - Service

This is to inform you that at a meeting of the City Council held on Monday, February 25, 2013 it was voted by the City Council according to law to grant a special permit to Owner: Joseph A. Whitton Properties, LLC By: Barbara A. Choiniere, Managing Partner and Petitioner: Eddy Almanzas for a motor vehicle service station at the property known as 784 Bay Street (01085-0091) as allowed by M.G.L and the Springfield Zoning Ordinance Article XI, Section 1101.11.f with the following conditions:

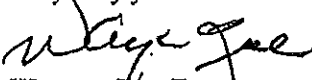
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1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for motor vehicle sales at the property known as 784 Bay Street (01085-0091).
3. The use shall be developed as per the attached site plan with the addition of condition #4- through #12.
4. There shall be stored of automotive parts outside the building.
5. There shall be no storage of junk or inoperable vehicles located outside the building.
6. There shall be no auto-body work completed at this location.
7. All work to vehicles shall take place inside the building.
8. Any and all dumpsters shall be completely enclosed.
9. The building shall be maintained free of all graffiti.
10. The site, including any and all landscaped areas, shall be maintained free of all weed and debris.
11. There shall be no banners, streamers, pennants or additional signs located on the property or the vehicles.
12. There shall be no signs located on the public sidewalk or the existing chain link fencing.
13. 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 a fine of up to \$50 per day for each day a violation exists

REASONS: (1) The specific site is an appropriate location for such a use, structure, or condition. (2) The use as developed will not adversely affect the neighborhood. (3) Adequate and appropriate facilities will be provided for the proper operation of the proposed use. (4.) To incorporate the Planning Staff Analysis into the decision at the basis of the findings.

This permit becomes effective on March 25, 2013

Very truly yours


Wayman Lee, Esq.
City Clerk

Attachment: Bay_St_784_2014 (2655 : 784 Bay Street)

Propoes Location

Bay St

 SPRINGFIELD GIS	City of Springfield, Massachusetts
	784 Bay Street

DATA SOURCE:

