



City Council

Hearings Meeting

~ Draft ~

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

Tasheena Davis
4137876589

Wednesday, September 25, 2019

6:30 PM

City Hall -- Room 200

I. Hearings

6:30 PM Meeting called to order on September 25, 2019 at City Hall -- Room 200, 36 Court Street, Springfield, MA.

Attendee Name	Title	Status	Arrived
Tracye Whitfield	Councilwoman	Present	
Adam Gomez	Ward 1 Councilor	Present	
Timothy Ryan		Present	
Michael A. Fenton	Ward 2 Councilor	Present	
Melvin A. Edwards	Ward 3 Councilor	Present	
E. Henry Twiggs	Ward 4 Councilor	Absent	
Kenneth E. Shea	Ward 6 Councilor	Absent	
Orlando Ramos	Vice President - Ward 8 Councilor	Present	
Jesse Lederman		Present	
Marcus J Williams	vice-president	Absent	
Timothy C. Allen	Ward 7 Councilor	Present	
Kateri B. Walsh	At-Large Councilor	Absent	
Justin Hurst	President	Present	

Moment of Silence - Pledge of Allegiance

II. Special Permits

1. Petition (ID # 5268)

For a Special Permit for Motor Vehicle Sales (Motorcycles), as an Accessory Use, at the Property Known as 879 Boston Road (01655-0597)(Book#7957/Page#472), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.5.

Request: See Above
Owner: Boston Road Associates, LLC
By: Gene Niksa
Petitioner: Damaris Rodriguez
By: Damaris Rodriguez

COMMENTS - Current Meeting:

Damaris Rodriguez spoke as the Petitioner. She stated she and her husband are requesting the special permit to sell motorcycles and motorcycle accessories.

Councilor Ramos asked for clarification on what the special permit was for.

Phil Dromey, Planning Director, stated it is based on the accessory use.

Councilor Ramos asked what the location was exactly.

Mr. Dromey stated it was at the corner of Wallace St. & Boston Rd.

Councilor Ramos asked if the Petitioner spoke with the Neighborhood Council.

Ms. Rodriguez stated they canceled the meeting due to the Election.

Councilor Ramos asked if it was going where the church is.

The owner of the building, Gene Niksa, stated the Petitioner occupies the left side of the building. The right side used to be a church that is no longer there.

Councilor Ramos suggested the item be tabled until the Petitioner goes to the Pine Point Neighborhood Council.

Councilor Ramos made a motion to continue the item, seconded by Councilor Ryan. All being in favor, the item was continued to the next meeting.

ATTACHMENTS:

- Boston_Rd_879_Tax_Formal (PDF)
- Boston_Rd_879_2019 (PDF)

RESULT: CONTINUE

Next: 10/28/2019 6:30 PM

2. Petition (ID # 5289)

To Allow for the Re-Use of an Existing Structure for the Development of a Multi-Family Apartment Building, Containing More Than Twenty Six (26) Units, at the Property Known as 391 Hancock Street (06250-0157)(Book# 22225/Page#320) (A.K.A. 367 Hancock Street), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-2.

Request:	See Above
Owner:	HC Brookings, LLC
By:	Thomas Kegelman
Petitioner:	HC Brookings, LLC
By:	Thomas Kegelman

COMMENTS - Current Meeting:

The Petitioner was not present.

Councilor Edwards made a motion to continue, seconded by Councilor Whitfield. All being in favor, the item was continued to the next meeting.

ATTACHMENTS:

- Hancock_St_391_Tax_Formal (PDF)
- Hancock_St_391_2019 (PDF)

RESULT: CONTINUE**Next: 10/7/2019 6:30 PM****3. Petition (ID # 5252)**

For a Special Permit for Motor Vehicle Sales at the Property Known as 32 Leslie Street (A.K.A. 33 Stafford Street)(07720-0012) (Book#19339/Page#148), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1.

Request:	See Above
Owner:	Lamontage Property Group, LLC
By:	Glen Lamontage
Petitioner:	Richard D Manning
By:	Richard D Manning

COMMENTS - Current Meeting:

Glen Lamontage, owner of the body shop, spoke on behalf of the Petitioner, Richard Manning. Mr. Lamontage stated the business wants to expand beyond doing body shop work and wants to purchase cars at auction. The previous Petitioner had a special permit but they are non-transferable.

Jim O'Connor, a neighborhood resident, spoke in favor of the petition. He stated the shop has been very good neighbors and the owners are charitable people.

Councilor Fenton stated the shop is on a boundary of Wards 1 and 2, Hungry Hill and Liberty Heights. He stated the Petitioner has widespread support. He asked if the cars parked on the unpaved portion of the lot will remain there.

Mr. Lamontage stated they are being picked up by customers.

Councilor Fenton asked if the Petitioner had enough paved space on the lot.

Mr. Lamontage stated cars that are total losses will be towed if they are not picked up to provide space for parking.

ATTACHMENTS:

- Leslie_St_32_Tax_Formal (PDF)
- Leslie_St_32_2019 (PDF)

RESULT: APPROVED [9 TO 0]

AYES: Whitfield, Gomez, Ryan, Fenton, Edwards, Ramos, Lederman, Allen, Hurst

ABSENT: E. Henry Twiggs, Kenneth E. Shea, Marcus J Williams, Kateri B. Walsh

4. Petition (ID # 5256)

For a Special Permit for an Accessory Wall Sign, Above the First Floor, at the Property Known as 1500 Main Street (08130-0132)(Book#222120/Page#549), as Authorized by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.8.17.

Request:	See Above
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Owner: Mittas Hospitality & DD
Development & Rudra Realty, LLC
& Sai Raj, LLC

By: Fred Christensen

Petitioner: Mittas Hospitality & DD
Development & Rudra Realty, LLC
& Sai Raj, LLC

By: Fred Christensen

COMMENTS - Current Meeting:

Walter Kroll, representing the McMillan Group, spoke on behalf of the owners of 1500 Main Street. The new tenant will be Wellfleet as an anchor tenant. They would like a sign on the west side of the building. The Petitioner has a letter of support from the Armory Quadrangle Neighborhood Council.

Councilor Ryan asked if the rendering showed where the sign will go.

Mr. Kroll stated the colored version would now be given to the Council. The colored version of the sign was given to the Council. He stated it is an aluminum sign being done by Agnoli Sign.

Councilor Allen asked if Wellfleet was a new tenant and how many employees they have.

Councilor Whitfield asked what type of business Wellfleet was in.

Jennifer Pickard, a representative of Wellfleet, stated they are an insurance company that mainly caters to the college market.

Mr. Kroll explained they are a new tenant and they have around 200 employees.

ATTACHMENTS:

- Main_St_1500_Tax_Formal (PDF)
- Main_St_1500_2019 (PDF)

RESULT: APPROVED [9 TO 0]

AYES: Whitfield, Gomez, Ryan, Fenton, Edwards, Ramos, Lederman, Allen, Hurst

ABSENT: E. Henry Twiggs, Kenneth E. Shea, Marcus J Williams, Kateri B. Walsh

5. Petition (ID # 5259)

To Amend an Existing Special Permit (Used Car Sales), Granted January 2016, by Allowing a Change in the Petitioner, at the Properties Known as 556 St James Ave (11170-0068) (Book#17490/Page#0353) and NS St James Avenue (11170-0065) (Book#17490/Page#0353), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1.

Request: See Above

Owner: 556-562 MJ Real Estate, LLC

By: Jon Skrabely
 Petitioner: Cecilio Rivera
 By: Cecilio Rivera

COMMENTS - Current Meeting:

Cecilio Rivera spoke as the Petitioner. He explained he is a long-time business owner, Chico's Towing Service. He explained a special permit already exists and they would like to amend it to sell used cars.

Walter Kroll, representative of the McKnight Neighborhood Council, stated the Neighborhood Council has given a letter of support.

Councilor Gomez stated he has known Mr. Rivera for half of his life and he is happy to support a business owner.

Councilor Ryan stated he supports the petition as the Petitioner has bought the building and has an existing special permit and an existing business.

ATTACHMENTS:

- St_James_556_Tax_Formal (PDF)
- St_James_Ave_556_2019 (PDF)

RESULT: APPROVED [9 TO 0]

AYES: Whitfield, Gomez, Ryan, Fenton, Edwards, Ramos, Lederman, Allen, Hurst

ABSENT: E. Henry Twiggs, Kenneth E. Shea, Marcus J Williams, Kateri B. Walsh

III. Zone Changes

1. Zoning Ordinance (ID # 5203)

To Change the Zoning of the Property Known as 1685 Boston Road (01655-0415) and a Portion of the Property Known as 1655 Boston Road (01655-0425) from Business a to Industrial A.

PETITIONER: 1685 Boston Road, LLC & Eastfield Associates, LLC

ADDRESS: 1685 Boston Road & 1655 Boston Road

CHANGE REQUESTED: Bus A to Ind A

HISTORY:

07/15/19	City Council	RECEIVED 1ST STEP
Next: 08/19/19		
07/17/19	Planning Board	APPROVED
08/19/19	City Council	MEETING CANCELED
Next: 09/25/19		

President Hurst explained that the Petitioner requested the item be continued.
 Councilor Fenton abstained from the matter.
 Councilor Gomez made a motion to continue, seconded by Councilor Edwards.
 The motion to continue passed by voice vote.

COMMENTS - Current Meeting:

Motion to continue the item was made by Councilor Gomez and seconded by Councilor Whitfield. All being in favor, the item was continued to the next meeting.

ATTACHMENTS:

- 3208_1685_Boston_Rd_2019 (PDF)
- PB_Report_3208_1685_Boston_Rd_2019 (PDF)

RESULT: MEETING CANCELED

Next: 11/25/2019 6:30 PM

2. Zoning Ordinance (ID # 5251)

To Change the Zoning of the Property Known as 19 Grosvenor Street (06090-0026) from Residence B to Business A.

PETITIONER: 1492 reDevelopment, LLC

ADDRESS: 19 Grosvenor Street

CHANGE REQUESTED: Res B to Bus A

HISTORY:

09/03/19	City Council	
09/04/19	Planning Board	APPROVED

COMMENTS - Current Meeting:

Frank Cataldo spoke in favor of the Petitioner, 1492 reDevelopment. He explained the address is a medical development and they would like to re-zone the parcel for accessory parking.

Councilor Gomez stated he remembers the groundbreaking after the Springfield Redevelopment Authority sold the property. He explained it has been a problem site for the area so he is excited for the new development. He stated the parcel is at the corner of Carew and Dwight Streets, was an old church and he is happy to see Mr. Cataldo moving toward the future.

Councilor Lederman asked if the property was previously vacant.

Mr. Cataldo stated the property was vacant.

Councilor Fenton stated he supports the initiative. He explained he drives by this site five times a week and this will be a positive redevelopment. He stated the Council may recall Mr. Cataldo also acquired the former Albano's and he has done a great job.

ATTACHMENTS:

- 3209_19_Grosvenor_St_Formal (PDF)
- 3209_19_Grosvsvenor_St_2019 (PDF)
- 3209_19_Grosvenor_St_2019_PB_Reoprt (PDF)

RESULT: APPROVED [9 TO 0]**AYES:** Whitfield, Gomez, Ryan, Fenton, Edwards, Ramos, Lederman, Allen, Hurst**ABSENT:** E. Henry Twiggs, Kenneth E. Shea, Marcus J Williams, Kateri B. Walsh



City Council
36 Court Street
Springfield, MA 01103

Meeting: 09/25/19 06:30 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 5268

COMPLETED

PETITION (ID # 5268)

**For a Special Permit for Motor Vehicle Sales (Motorcycles),
as an Accessory Use, at the Property Known as 879 Boston
Road (01655-0597)(Book#7957/Page#472), as Allowed by
M.G.L. and the Springfield Zoning Ordinance, Article 4, Table
4-4, Section 19.5.**

Request:	See Above
Owner:	Boston Road Associates, LLC
By:	Gene Niksa
Petitioner:	Damaris Rodriguez
By:	Damaris Rodriguez

COMMENTS - Current Meeting:

Damaris Rodriguez spoke as the Petitioner. She stated she and her husband are requesting the special permit to sell motorcycles and motorcycle accessories.

Councilor Ramos asked for clarification on what the special permit was for.

Phil Dromey, Planning Director, stated it is based on the accessory use.

Councilor Ramos asked what the location was exactly.

Mr. Dromey stated it was at the corner of Wallace St. & Boston Rd.

Councilor Ramos asked if the Petitioner spoke with the Neighborhood Council.

Ms. Rodriguez stated they canceled the meeting due to the Election.

Councilor Ramos asked if it was going where the church is.

The owner of the building, Gene Niksa, stated the Petitioner occupies the left side of the building. The right side used to be a church that is no longer there.

Councilor Ramos suggested the item be tabled until the Petitioner goes to the Pine Point Neighborhood Council.

Councilor Ramos made a motion to continue the item, seconded by Councilor Ryan. All being in favor, the item was continued to the next meeting.

RESULT: CONTINUE

Next: 10/28/2019 6:30 PM

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

for a special permit for motor vehicle sales (motorcycles), as an accessory use, at the property known as ~~879~~ 879 Boston Road (01655-0597)(Book#7957/Page#472), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.5.

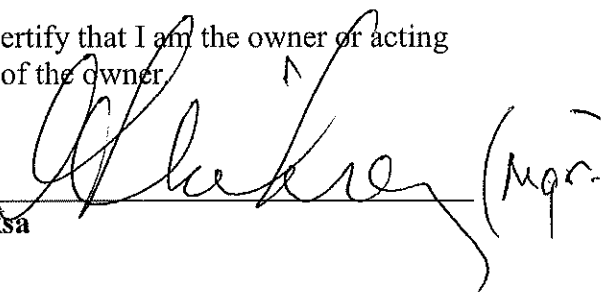
Mailing Address:

879 Boston Road
 Springfield, MA 01119

Owner:

Boston Road Associates, LLC

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

BY: 
 Gene Niksa

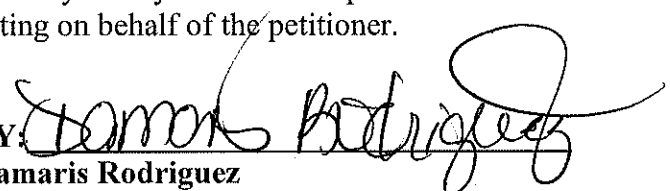
Mailing Address:

87 Florence Street
 Springfield, MA 01105

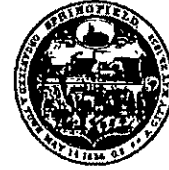
Petitioner:

Damaris Rodriguez

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

BY: 
 Damaris Rodriguez

Attachment: Boston_Rd_879_Tax_Formal (5268 : 879 Boston Road)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

8/13/2019

Special Permit Tax Certification

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

Special Permit : 879 Boston Road
Petitioner : Damaris Rodriguez
Landlord : Boston Road Associates, LLC


Peter L. Sygnator Assistant Collector

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

**879 BOSTON ROAD (01655-0597)
ACCESSORY USE MOTOR VEHICLE SALES (MOTORCYCLES)**

General Information

Petitioner:	Damaris Rodriguez
Request:	Motor vehicle sales as an accessory use.
Proposed use of the property:	Sale of motorcycles and accessories.
Property Size:	16,024 s.f.
Compatibility with current planning documents:	The Boston Road Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Pine Point Neighborhood Council: 9-10-19
Tax Status:	SEE ATTACHED
Site Visit:	9-16-19
Hearing Date:	9-25-19

Staff Analysis

Neighborhood characteristics:

The parcel is currently spilt zoned between Businesses A and is located along the Boston Road commercial corridor. The area that has a mix of commercial and residential uses. The surrounding land uses include:

- To the north is a used car lot zoned Business B.
- To the south is a single-family house zoned Residence A.
- To the east is a church zoned Business A.
- To the west is an auto repair facility zoned Business B.

Site plan review:

The petitioner has requested a special permit for the sale of motor vehicles (motorcycles), as an accessory use at the property known as 879 Boston Road. This site is the current location of the Body Shop, an auto body repair facility. This site is the current location of Galley Motorsports and Signarama.

After review of the plans and visiting the site, the staff does not object to the proposed use. As noted above, the petitioner intends to sell motorcycles in conjunction with its existing motorsports operation. Due to the fact that this property is zoned Business A, the sales of vehicles is only allowed as an accessory use and, as such, is limited to no more than five (5) vehicles.

As noted above, the staff does not oppose the special permit. After visiting the site, it was noted that the property is being maintained in very good condition. Due to the fact that this is for motorcycles sales as well, the staff does believe the existing parking could accommodate the display of these vehicles as well as customers and/or employees.



Recommendation

Approve, with conditions.

Recommended Conditions

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the operation of motor vehicle sales, as an accessory use, at the property known as 879 Boston Road (01655-0597).
3. The use shall be developed in accordance with the attached site plan, with the additions of conditions #4 through #8.
4. There shall be no more than five (5) vehicles displayed for sale and/or stored, outside of the building at any one time.
5. The site shall be maintained free of all weeds, trash and debris.
6. The building shall be maintained graffiti free.
7. The public sidewalk along Boston Road shall be maintained, including snow removal.
8. There shall be no banners, streamer or other promotional materials located on the exterior of the building.
9. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

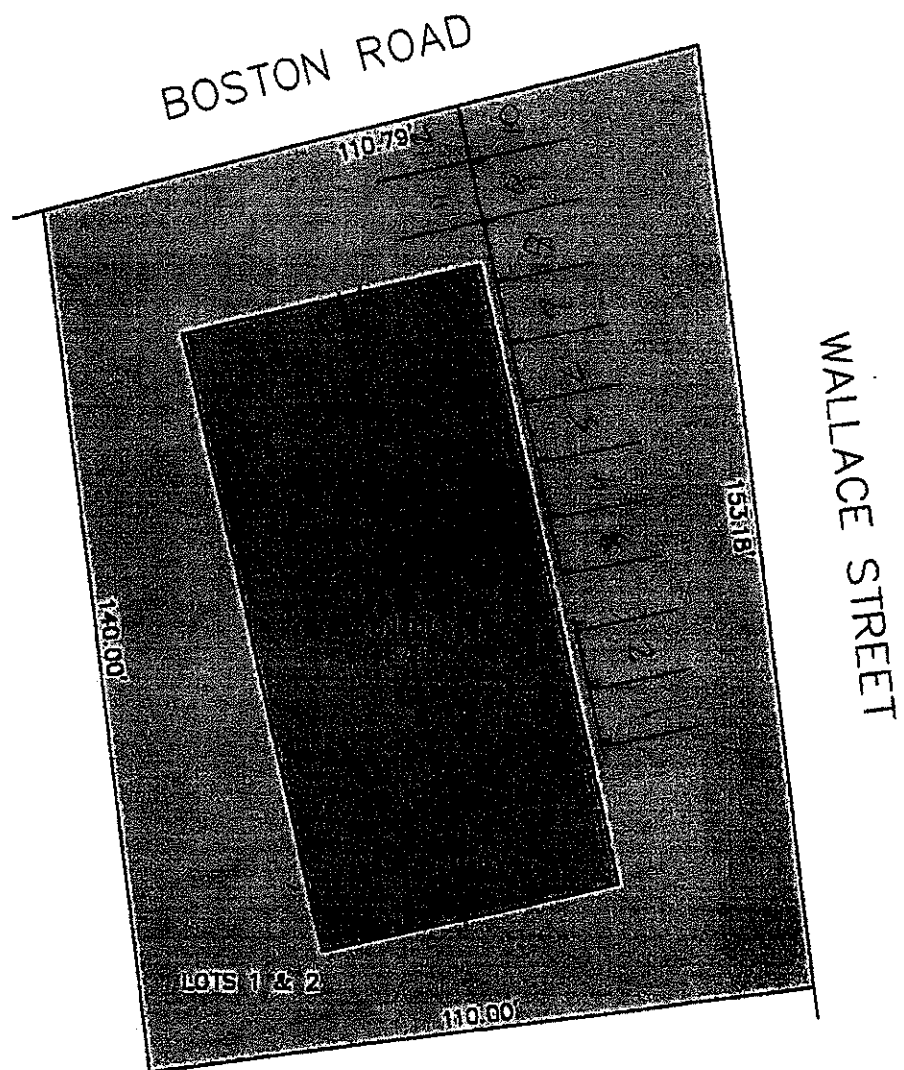
8/13/2019

Special Permit Tax Certification

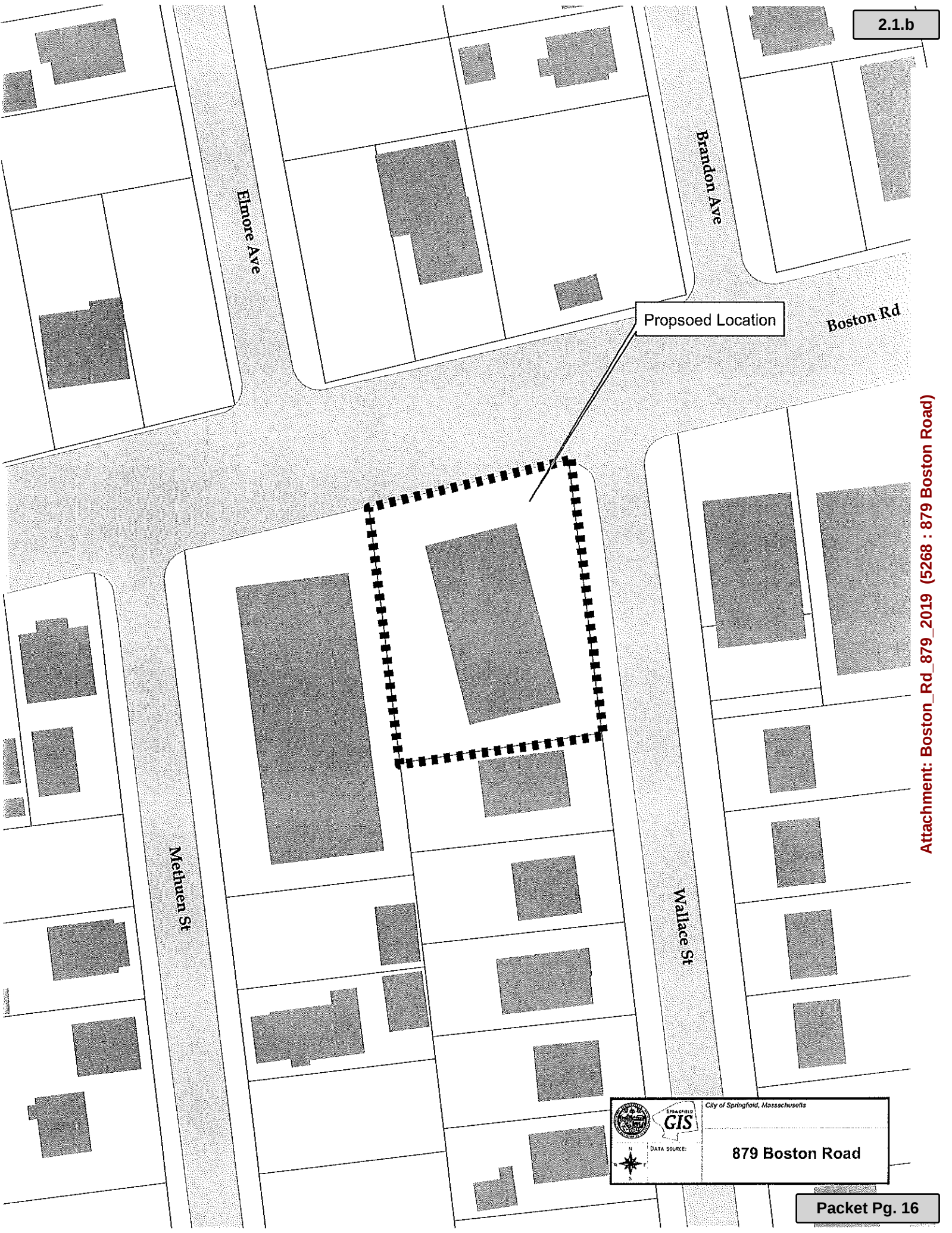
I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 879 Boston Road
Petitioner : Damaris Rodriguez
Landlord : Boston Road Associates, LLC


Peter L. Sygnator Assistant Collector



Attachment: Boston_Rd_879_2019 (5268 : 879 Boston Road)



Proposed Location

Boston Rd

Methuen St

Elmore Ave

Brandon Ave

Wallace St



City of Springfield, Massachusetts

DATA SOURCE:

879 Boston Road

Attachment: Boston_Rd_879_2019 (5268 : 879 Boston Road)



City Council
36 Court Street
Springfield, MA 01103

COMPLETED

PETITION (ID # 5289)

Meeting: 09/25/19 06:30 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 5289 A

**To Allow for the Re-Use of an Existing Structure for the
Development of a Multi-Family Apartment Building,
Containing More Than Twenty Six (26) Units, at the Property
Known as 391 Hancock Street (06250-0157)(Book#
22225/Page#320) (A.K.A. 367 Hancock Street), as Allowed by
M.G.L. and the Springfield Zoning Ordinance Article 4, Table
4-2.**

Request:	See Above
Owner:	HC Brookings, LLC
By:	Thomas Kegelman
Petitioner:	HC Brookings, LLC
By:	Thomas Kegelman

COMMENTS - Current Meeting:

The Petitioner was not present.

Councilor Edwards made a motion to continue, seconded by Councilor Whitfield. All being in favor, the item was continued to the next meeting.

RESULT: CONTINUE

Next: 10/7/2019 6:30 PM

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

to allow for the re-use of an existing structure for the development of a multi-family apartment building, containing more than twenty six (26) units, at the property known as 391 Hancock Street (06250-0157)(Book# 22225/Page#320) (a.k.a. 367 Hancock Street), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-2.

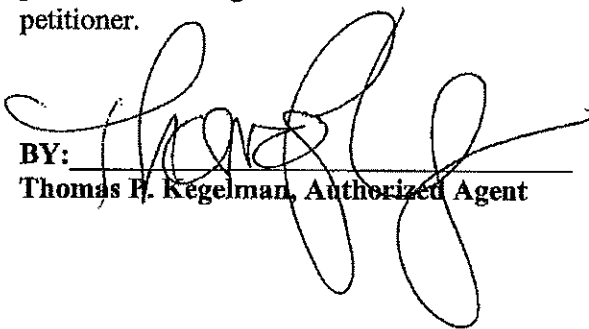
Mailing Address:

261 Oak Grove Avenue
Springfield, MA 01109

Owner and Petitioner:

HC Brookings, LLC

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

BY: 
Thomas H. Kegelman, Authorized Agent

Attachment: Hancock_St_391_Tax_Formal (5289 : 391 Hancock Street-Special Permit)



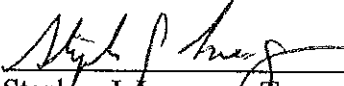
THE CITY OF
SPRINGFIELD, MASSACHUSETTS

8/27/2019

Special Permit Tax Certification

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

Special Permit : 391 Hancock Street
Petitioner : HC Brookings, LLC
Landlord : HC Brookings, LLC


Stephen J. Lonergan Treasurer/Collector

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

**391 HANCOCK STREET (06250-0517)
RESIDENTIAL DEVELOPMENT (MORE THAN TWENTY-SIX UNITS)**

General Information

Petitioner:	HC Brookings, LLC
Request:	Re-use of an existing building for the development of an apartment building with a total of forty-four (44) units.
Proposed use of the property:	Multi-family development
Parcel Size:	77,903 s.f.
Compatibility with current planning documents:	The Six Corners Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Maple High/Six Corners Neighborhood Council: 9-10-19
Tax Status:	SEE ATTACHED
Site Visit:	9-16-19
Hearing Date:	9-25-19

Neighborhood characteristics:

The property is located in the Six Corners Neighborhood and is located in an area that has primarily residential uses. The surrounding land uses include:

- To the north is a single-family house zoned Residence B.
- To the south is Ruth Elizabeth Park zoned Open Space.
- To the east is Ruth Elizabeth Park zoned Open Space.
- To the west are single and two-family homes zoned Residence B.

Site plan review:

The petitioner has requested a special permit to allow for the redevelopment of an existing building at the property known as 391 Hancock Street. This was the former location of the Brookings Elementary School. It should be noted that this special permit was approved back in October 2017. Due to the fact that the project has not commenced within two (2) years, a new special permit is required.

As was noted in the previous special permit review, this building sustained significant damage as a result of the 2011 tornado. This property then became surplus property when the school was closed and a new Brookings School was constructed on Walnut Street.

In March 2017, the City of Springfield through the Office of Planning & Economic Development issued a Request for Proposals (RFP) for this property. Two (2) proposals were received for the redevelopment of the property. After a full review by the RFP committee, which included representatives of the neighborhood, HC Brookings, LLC was chosen as the preferred developer.



As can be seen by the attached plans, the existing building is proposed to be renovated to accommodate forty-five (45) residential units. The units would be a mix of two (2) and three (3) bedroom units. The proposed renovations would also include significant exterior renovations as well as overall site renovations. With regards to the exterior renovations, the petitioner intends to maintain and restore the existing historic façades, including the front façade along Hancock Street.

The site renovations include landscaping, including the removal of the existing paved area currently located in the front of the building. The existing parking lot located to the north of the building will remain and additional parking will be created to the south of the building as well as the rear of the building. It should be noted that the existing play-scape currently located on this property will be moved to the adjacent Ruth Elizabeth Park.

After a full review of the plans submitted, the staff does not object to the proposed request. Due to the unique nature of this building and the strong redevelopment plan put forth by the petitioner, the staff believes that this proposed redevelopment will not negatively affect the surrounding neighborhood and would provide for the redevelopment of this vacant and damaged property. Further, the petitioner currently owns and operates a number of large housing developments within City of Springfield as well as surrounding communities and has a very good management track record.

Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the re-use of an existing building for the development of a multi-family apartment building with a total of forty-five (45) units, at the property known as 391 Hancock Street (06250-0157).
3. The use shall be developed as per the attached plans and elevations, with the addition of condition #4 though #15.
4. All landscaping shall be installed as per the attached plans.
5. The proposed landscaped area to be located in the front of the building shall be irrigated.
6. All landscaped areas shall be maintained.

7. In addition to the special permit approval, a full review by the Department of Public Works, as per the provisions of City Ordinance, Chapter 27, Article VIII, § 27-58 through 27-63, will be required. This approval must be obtained prior to the issuance of a Building Permit.
8. Any and all signage shall be fully permitted through the Building Department, prior to installation.
9. The site shall be maintained free of all litter, trash and overgrown vegetation.
10. The building shall be maintained free of all graffiti.
11. Management information shall be provided to the Springfield Police Department and the Building Department.
12. Any and all variance from the Board of Appeals shall be obtained, prior to the issuance of a Building Permit.
13. The dumpster shall be completely enclosed by a wooden structure.
14. The existing playscape shall be moved to the adjacent Ruth Elizabeth Park.
15. The public sidewalk along Hancock Street shall be maintained, including snow removal.
16. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.



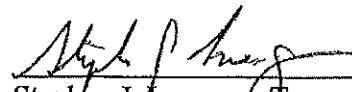
THE CITY OF
SPRINGFIELD, MASSACHUSETTS

8/27/2019

Special Permit Tax Certification

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

Special Permit : 391 Hancock Street
Petitioner : HC Brookings, LLC
Landlord : HC Brookings, LLC


Stephen J. Loneragan Treasurer/Collector

CITY OF SPRINGFIELD
MASSACHUSETTS

2017 - 1729

TO:

DATE: November 14, 2017

DEPARTMENT:

FROM: Anthony I Wilson, Esq.

COPIES TO:

DEPARTMENT: City Clerk

SUBJECT: 391 Hancock St

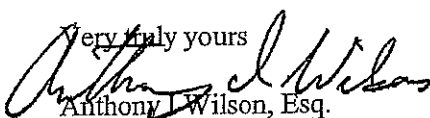
This is to inform you that at a meeting of the City Council held on Monday, October 23, 2017, it was voted by the City Council according to law to grant a special permit to Owner: City of Springfield By: Stephen Lonergan, City Treasurer and Petitioner: HC Brookings, LLC By: Thomas P Kegelman, Exec Director, to allow the re-use of an existing structure for the development of a multi-family building containing more than twenty six (26) units, at the property known as **391 Hancock Street** as allowed by M.G.L and the Springfield Zoning Ordinance Article 4, Table 4-2 with the following conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the re-use of an existing building for the development of a multi-family apartment building with a total of forty-five (45) units, at the property known as 391 Hancock Street (06250-0157).
3. The use shall be developed as per the attached plans and elevations, with the addition of condition #4 though #15.
4. All landscaping shall be installed as per the attached plans.
5. The proposed landscaped area to be located in the front of the building shall be irrigated.
6. All landscaped areas shall be maintained.
7. In addition to the special permit approval, a full review by the Department of Public Works, as per the provisions of City Ordinance, Article VIII, §27-29, will be required. This approval must be obtained prior to the issuance of a Building Permit.
8. Any and all signage shall be fully permitted through the Building Department, prior to installation.
9. The site shall be maintained free of all litter, trash and overgrown vegetation.
10. The building shall be maintained free of all graffiti.
11. Management information shall be provided to the Springfield Police Department and the Building Department.
12. Any and all variance from the Board of Appeals shall be obtained, prior to the issuance of a Building Permit.
13. The dumpster shall be completely enclosed. The dumpster shall be allowed to be enclosed by a wooden structure.
14. The existing playscape shall be moved to the adjacent Ruth Elizabeth Park.
15. The public sidewalk along Hancock Street shall be maintained, including snow removal.
16. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.

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 November 14, 2017

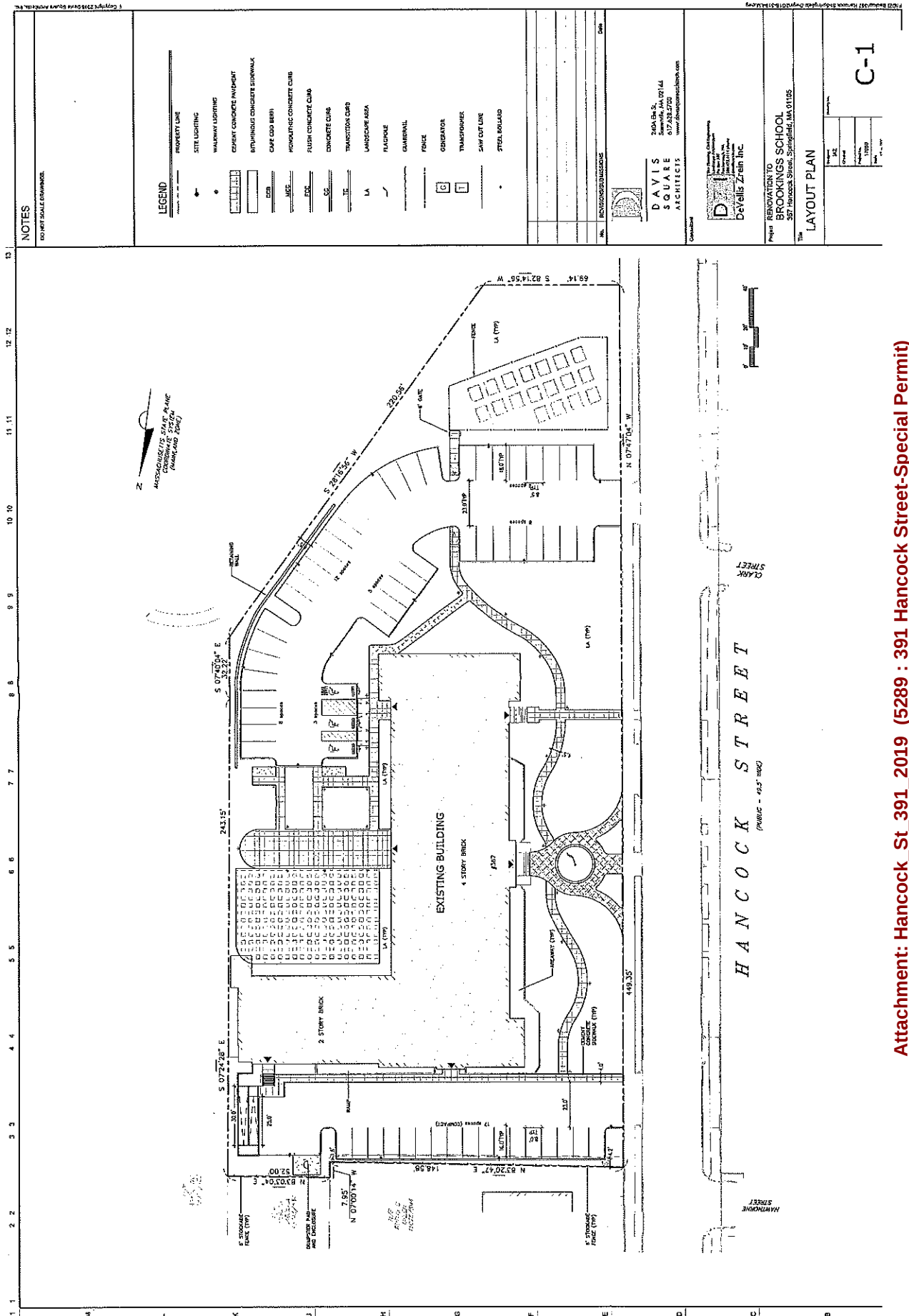
Very truly yours

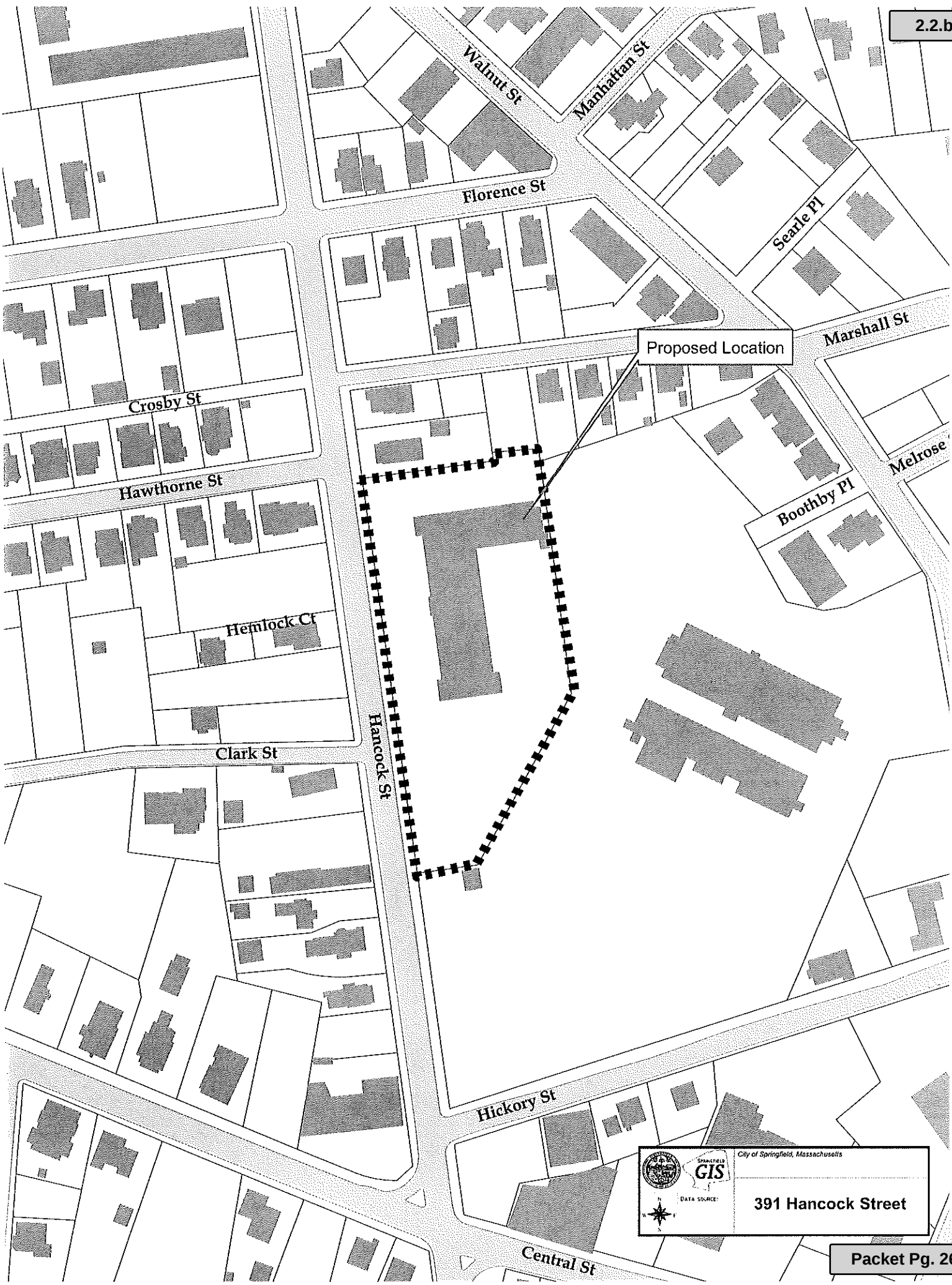


Anthony I Wilson, Esq.

City Clerk

Attachment: Hancock_St_391_2019 (5289 : 391 Hancock Street-Special Permit)





City of Springfield, Massachusetts

391 Hancock Street

DATA SOURCE:

Attachment: Hancock_St_391_2019 (5289 : 391 Hancock Street-Special Permit)



City Council
36 Court Street
Springfield, MA 01103

Meeting: 09/25/19 06:30 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 5252

COMPLETED

PETITION (ID # 5252)

For a Special Permit for Motor Vehicle Sales at the Property Known as 32 Leslie Street (A.K.A. 33 Stafford Street)(07720-0012) (Book#19339/Page#148), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1.

Request:	See Above
Owner:	Lamontage Property Group, LLC
By:	Glen Lamontage
Petitioner:	Richard D Manning
By:	Richard D Manning

COMMENTS - Current Meeting:

Glen Lamontage, owner of the body shop, spoke on behalf of the Petitioner, Richard Manning. Mr. Lamontage stated the business wants to expand beyond doing body shop work and wants to purchase cars at auction. The previous Petitioner had a special permit but they are non-transferable.

Jim O'Connor, a neighborhood resident, spoke in favor of the petition. He stated the shop has been very good neighbors and the owners are charitable people.

Councilor Fenton stated the shop is on a boundary of Wards 1 and 2, Hungry Hill and Liberty Heights. He stated the Petitioner has widespread support. He asked if the cars parked on the unpaved portion of the lot will remain there.

Mr. Lamontage stated they are being picked up by customers.

Councilor Fenton asked if the Petitioner had enough paved space on the lot.

Mr. Lamontage stated cars that are total losses will be towed if they are not picked up to provide space for parking.

RESULT:	APPROVED [9 TO 0]
AYES:	Whitfield, Gomez, Ryan, Fenton, Edwards, Ramos, Lederman, Allen, Hurst
ABSENT:	E. Henry Twiggs, Kenneth E. Shea, Marcus J Williams, Kateri B. Walsh

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 32 Leslie Street (a.k.a. 33 Stafford Street)(07720-0012) (Book#19339/Page#148), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1.

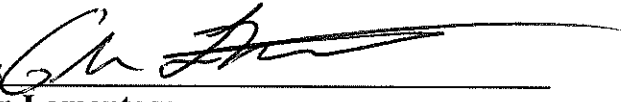
Mailing Address:

33 Stafford Street
 Springfield, MA 01104

Owner:

Lamontage Property Group, LLC

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

BY: 
 Glen Lamontage

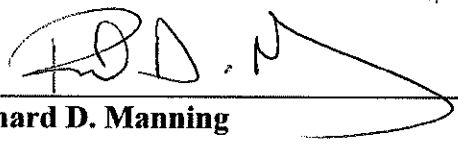
Mailing Address:

12 Grant Drive
 Somers, CT 06071

Petitioner:

Richard D. Manning

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

BY: 
 Richard D. Manning

Attachment: Leslie_St_32_Tax_Formal (5252 : 32 Leslie Street (Aka 33 Stafford Street))



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

7/22/2019

Special Permit Tax Certification

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

Special Permit : 32 Leslie Street (aka 33 Stafford St.)

Petitioner : Richard D. Manning

Landlord : Lamontage Property Group, LLC

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

Attachment: Leslie_St_32_Tax_Formal (5252 : 32 Leslie Street (Aka 33 Stafford Street))

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

**32 LESLIE STREET (A.K.A. 33 STAFFORD STREET)(07720-0012)
MOTOR VEHICLE SALES**

General Information

Petitioner:	Richard D. Manning
Request:	Motor vehicle sales
Proposed use of the property:	Motor vehicle sales
Property Size:	58,631 s.f.
Compatibility with current planning documents:	The Liberty Heights Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Hungry Hill Neighborhood Council: 9-10-19
Tax Status:	SEE ATTACHED
Site Visit:	9-16-19
Hearing Date:	9-25-19

Staff Analysis

Neighborhood characteristics:

The parcel is currently spilt zoned between Business A, Business B and Commercial P. The site is located in an area that has a mix of commercial and residential uses. The surrounding land uses include:

- To the north is an office building zoned Business A.
- To the south are single-family homes zoned Residence B.
- To the east are Armory Street and the I-291 interchange.
- To the west is Edward P. Boland School zoned Residence B and Business A.

Site plan review:

The petitioner has requested a special permit to sell used motor vehicles at the property known as 32 Leslie Street. This site is the current location of the Body Shop, an auto body repair facility.

After review of the plans and visiting the site, the staff does not object to the proposed use. As noted above, this site is currently being used for auto body repairs and has been for several years. The plans submitted by the petitioner shows that they intend to display five (5) vehicles on the property. While the staff does not object to this proposed use, it should be noted that the plan submitted indicated that these display vehicles are proposed to be stored on the large lawn area located in front of the existing building. As per the Zoning Ordinance, Article 7, Section 7.1.55, areas to be used for the parking of vehicles must be paved with

bituminous concrete, or its approved equal. As such, these vehicles cannot be parked on the lawn area. Either the vehicles will need to be stored at a different location on the property, or the area for the display of vehicles must be paved.



Recommendation

Approve, with conditions.

Recommended Conditions

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the operation of motor vehicle sales at the property known as 32 Leslie Street (a.k.a. 33 Stafford Street)(07720-0012).
3. The use shall be developed in accordance with the attached site plan, with the additions of conditions #4 through #10.
4. There shall be no more than five (5) vehicles displayed for sale and/or stored, outside of the building at any one time.
5. The proposed vehicles shall not be parked on the lawn.
6. The site shall be maintained free of all weeds, trash and debris.
7. The building shall be maintained graffiti free.
8. The public sidewalk along Stafford Street shall be maintained, including snow removal.
9. There shall be no banners, streamer or other promotional materials located on the exterior of the building, fencing or property.
10. The landscaped area, outside the existing fencing along Armory Street, shall be maintained.
11. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

7/22/2019

Special Permit Tax Certification

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

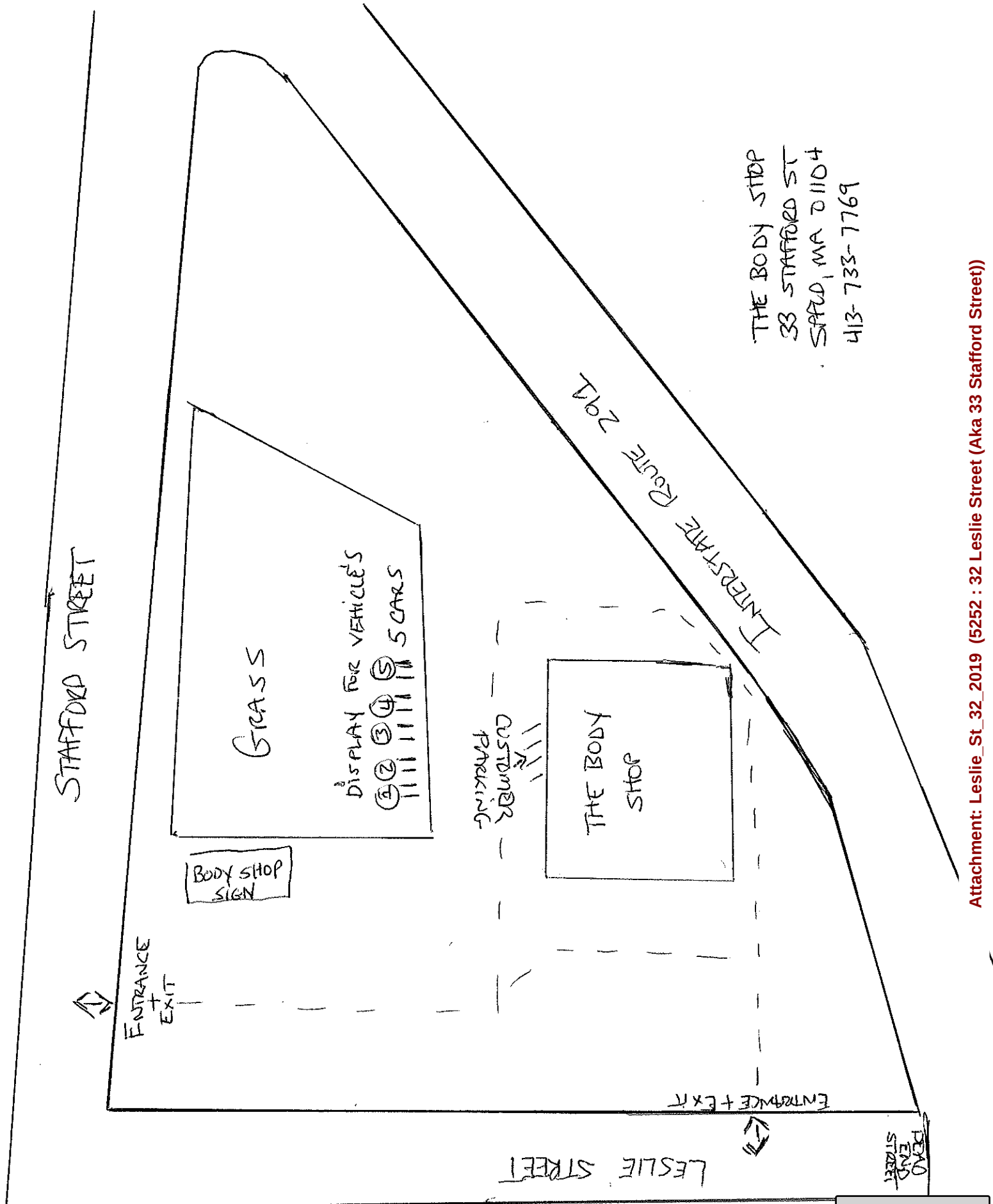
Special Permit : 32 Leslie Street (aka 33 Stafford St.)

Petitioner : Richard D. Manning

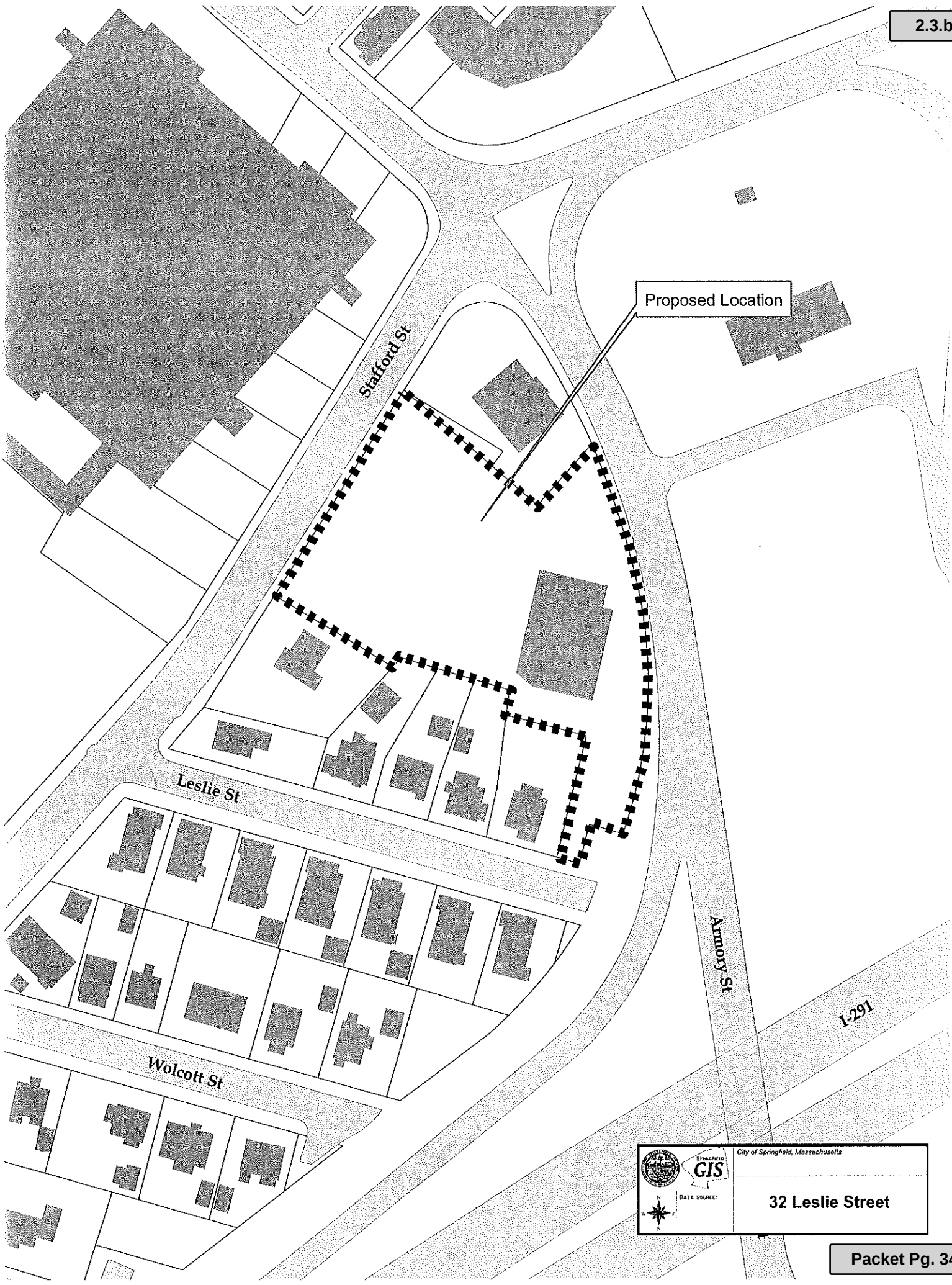
Landlord : Lamontage Property Group, LLC

Cathy C. Asst. Treasurer
Stephen J. Lonergan: Treasurer/Collector

Attachment: Leslie St 32_2019 (5252 : 32 Leslie Street (Aka 33 Stafford Street))



THE BODY SHOP
33 STAFFORD ST
SPRD, MA 01104
413-733-7769



Attachment: Leslie St_32_2019 (5252 : 32 Leslie Street (Aka 33 Stafford Street))

 SPRINGFIELD GIS DATA SOURCE:	City of Springfield, Massachusetts
	32 Leslie Street



City Council
36 Court Street
Springfield, MA 01103

Meeting: 09/25/19 06:30 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 5256

COMPLETED

PETITION (ID # 5256)

For a Special Permit for an Accessory Wall Sign, Above the First Floor, at the Property Known as 1500 Main Street (08130-0132)(Book#222120/Page#549), as Authorized by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.8.17.

Request:	See Above
Owner:	Mittas Hospitality & DD Development & Rudra Realty, LLC & Sai Raj, LLC
By:	Fred Christensen
Petitioner:	Mittas Hospitality & DD Development & Rudra Realty, LLC & Sai Raj, LLC
By:	Fred Christensen

COMMENTS - Current Meeting:

Walter Kroll, representing the McMillan Group, spoke on behalf of the owners of 1500 Main Street. The new tenant will be Wellfleet as an anchor tenant. They would like a sign on the west side of the building. The Petitioner has a letter of support from the Armory Quadrangle Neighborhood Council.

Councilor Ryan asked if the rendering showed where the sign will go.

Mr. Kroll stated the colored version would now be given to the Council. The colored version of the sign was given to the Council. He stated it is an aluminum sign being done by Agnoli Sign.

Councilor Allen asked if Wellfleet was a new tenant and how many employees they have.

Councilor Whitfield asked what type of business Wellfleet was in.

Jennifer Pickard, a representative of Wellfleet, stated they are an insurance company that mainly caters to the college market.

Mr. Kroll explained they are a new tenant and they have around 200 employees.

RESULT: **APPROVED [9 TO 0]****AYES:** Whitfield, Gomez, Ryan, Fenton, Edwards, Ramos, Lederman, Allen,
 Hurst**ABSENT:** E. Henry Twiggs, Kenneth E. Shea, Marcus J Williams, Kateri B. Walsh

To The City Council of the City of Springfield:

The undersigned respectfully petition your honorable body

for a special permit for an accessory wall sign, above the first floor, at the property known as 1500 Main Street (08130-0132)(Book#222120/Page#549), as authorized by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.8.17.

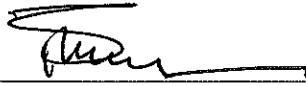
Mailing Address

1500 Main Street
Springfield, MA 01105

Owner & Petitioner:

**Mittas Hospitality & DD Development &
Rudra Realty, LLC & Sai Raj, LLC**

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

BY: 

Fred Christensen

Attachment: Main_St_1500_Tax_Formal (5256 : 1500 Main Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

7/26/2019

Special Permit Tax Certification

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

Special Permit : 1500 Main Street

Petitioner : Mittas Hospitality & DD Development & Ruda Realty, LLC & Sai Raj, LLC

Landlord : Mittas Hospitality & DD Development & Ruda Realty, LLC & Sai Raj, LLC

Stephen J. Loneragan: Treasurer/Collector

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

**1500 MAIN STREET (08130-0132)
WALL SIGN (ABOVE THE FIRST FLOOR)**

General Information

Petitioner:	Mittas Hospitality & DD Development & Rudra Realty, LLC & Sai Raj, LLC
Request:	Erect a wall sign above the first floor.
Proposed use of the property:	Office building
Parcel Size:	Approx. 173,804 s.f.
Compatibility with current planning documents:	The Metro Center Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Armoury Quadrangle Civic Association: 9-10-19
Tax Status:	SEE ATTACHED
Site Visit:	9-16-19
Hearing Date:	9-25-19

Neighborhood characteristics:

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

- To the north are a parking garage and office building zoned Business C.
- To the south are a hotel and office building zoned Business C.
- To the west is Interstate 91.
- To the east is an office building zoned Business C.

Site plan review:

The petitioner has requested a special permit to install a wall sign, above the first floor, at the property known as 1500 Main Street. This site is the current location of Tower Square. The proposed sign would be for the offices of Wellfleet Insurance. The proposed sign would be located on the western side of the building, facing Interstate 91.

After visiting the site and reviewing the submitted plans, the staff does not object to the proposed request. As the Council is aware, there was previous signage at the top of this building for MassMutual, but that signage has been removed.

Again, after reviewing the proposed plans, the staff believes the proposed sign is in context and in scale with the overall architecture of the building. As such, the staff does not believe the sign will have a negative impact on the surrounding businesses or on the overall skyline of the City.



Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the installation of one (1) accessory wall sign, above the first floor, at the property known as 1500 Main Street (08130-0132).
3. The use shall be developed as per the attached plans and elevations, with the addition of condition #4.
4. All signage shall be fully permitted through the Building Department, prior to installation.
5. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

7/26/2019

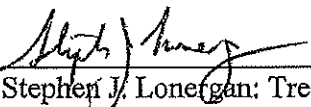
Special Permit Tax Certification

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

Special Permit : 1500 Main Street

Petitioner : Mittas Hospitality & DD Development & Ruda Realty, LLC & Sai Raj, LLC

Landlord : Mittas Hospitality & DD Development & Ruda Realty, LLC & Sai Raj, LLC


Stephen J. Lonergan: Treasurer/Collector

Agnoli Sign
Company Inc.

AGNOLI SIGN COMPANY, INC.
722 WORTHINGTON STREET
SPRINGFIELD, MA 01105
TEL (413) 732-5111

CUSTOMER:
WELLFLEET
1500 MAIN STREET
SPRINGFIELD, MA

LOCATION:
AS ABOVE

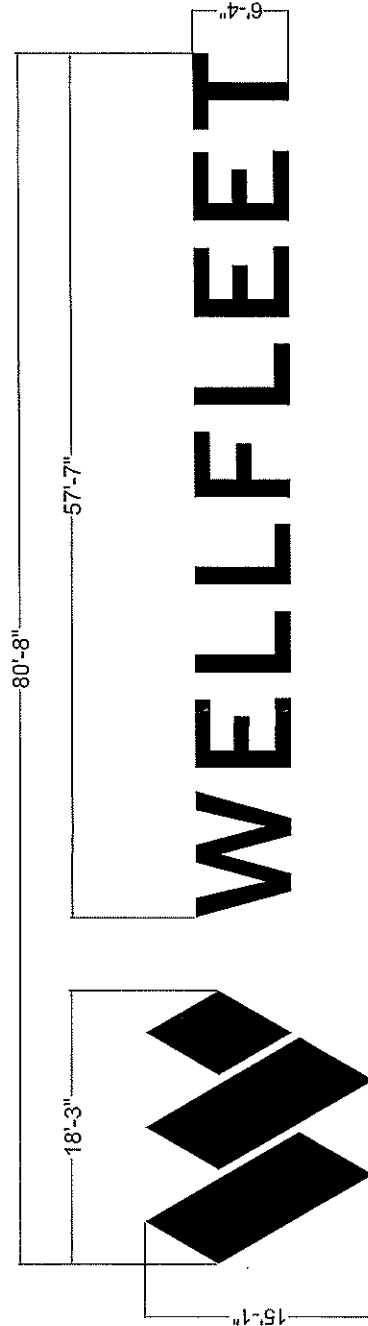
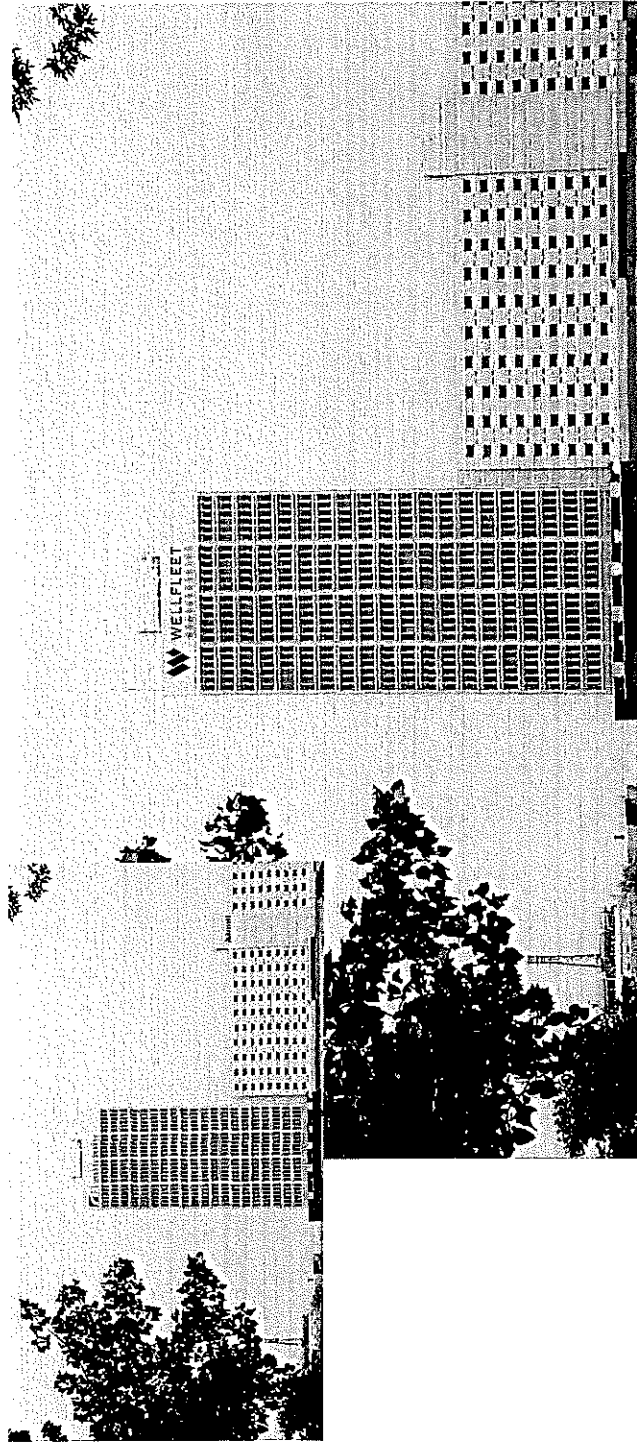
STORE:
#000

CONTACT:
BEN LARSEN
SALES PERSON:
GUNNAR
DESIGNER:
LANCE

ORIG. DATE: 04-10-19
REV. DATE: 04-11-19 Jgm
05-02-19V
5-15-2019 Jgm
05-22-19B

SCALE:
1/8" = 1'-0"

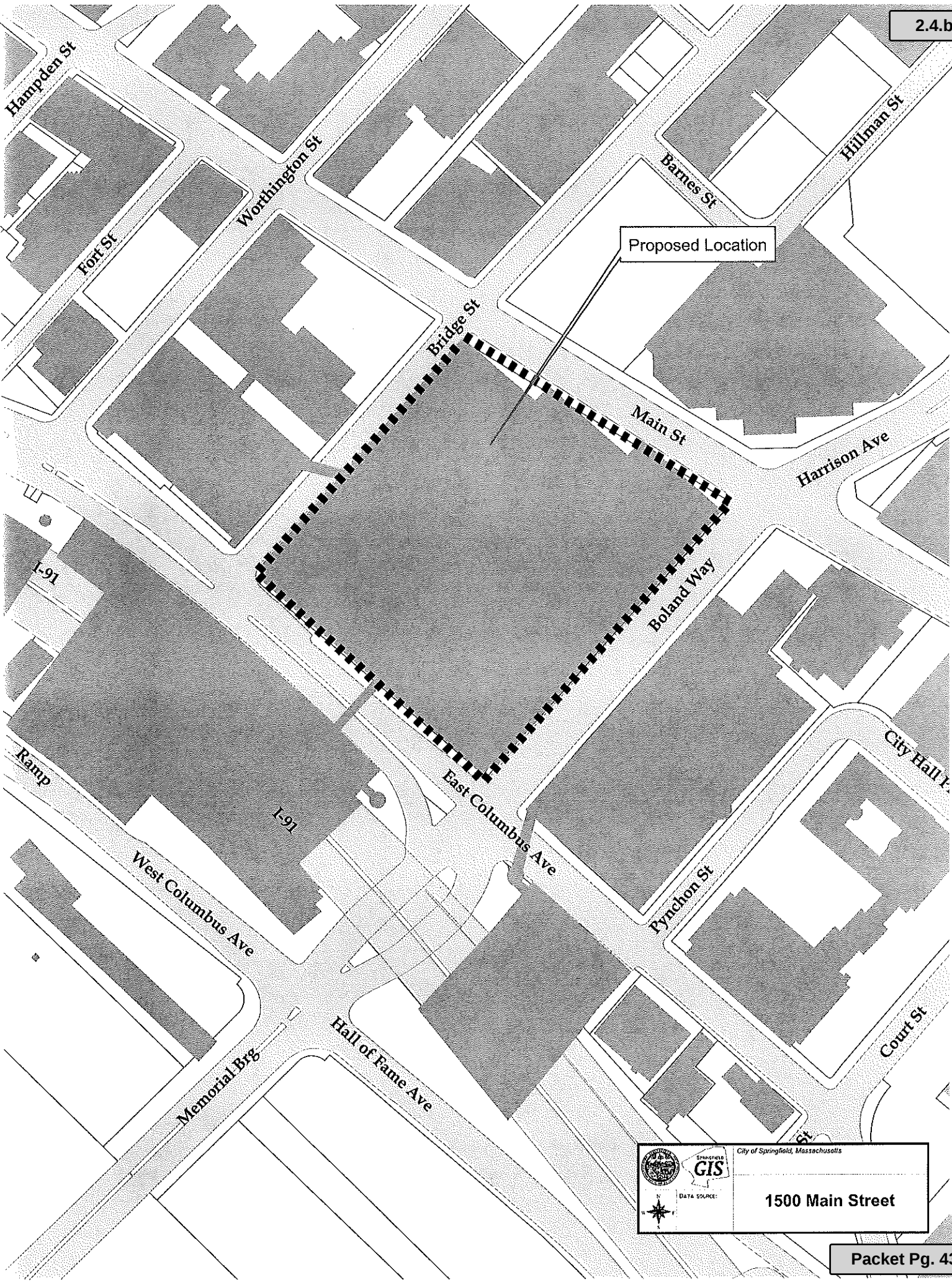
THIS DESIGN IS THE EXCLUSIVE
PROPERTY OF AGNOLI SIGN
COMPANY INCORPORATED
AND ALL RIGHTS TO ITS USE
OR REPRODUCTION ARE
RESERVED.



1/4" FLAT CUT ALUMINUM LETTERS

W-MISC/WELLFLEET-SPRINGFIELD, MA-1500 MAIN STREET.PLT
WELLFLEET-SPRINGFIELD, MA-1500 MAIN STREET.CDR

Attachment: Main_St_1500_2019 (5256 : 1500 Main Street)



Attachment: Main_St_1500_2019 (5256 : 1500 Main Street)



City of Springfield, Massachusetts

DATA SOURCE:

1500 Main Street



City Council
36 Court Street
Springfield, MA 01103

Meeting: 09/25/19 06:30 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 5259

COMPLETED

PETITION (ID # 5259)

**To Amend an Existing Special Permit (Used Car Sales),
Granted January 2016, by Allowing a Change in the
Petitioner, at the Properties Known as 556 St James Ave
(11170-0068) (Book#17490/Page#0353) and NS St James
Avenue (11170-0065) (Book#17490/Page#0353), as Allowed by
M.G.L. and the Springfield Zoning Ordinance, Article 4, Table
4-4, Section 12.1.**

Request:	See Above
Owner:	556-562 MJ Real Estate, LLC
By:	Jon Skrabely
Petitioner:	Cecilio Rivera
By:	Cecilio Rivera

COMMENTS - Current Meeting:

Cecilio Rivera spoke as the Petitioner. He explained he is a long-time business owner, Chico's Towing Service. He explained a special permit already exists and they would like to amend it to sell used cars.

Walter Kroll, representative of the McKnight Neighborhood Council, stated the Neighborhood Council has given a letter of support.

Councilor Gomez stated he has known Mr. Rivera for half of his life and he is happy to support a business owner.

Councilor Ryan stated he supports the petition as the Petitioner has bought the building and has an existing special permit and an existing business.

RESULT:	APPROVED [9 TO 0]
AYES:	Whitfield, Gomez, Ryan, Fenton, Edwards, Ramos, Lederman, Allen, Hurst
ABSENT:	E. Henry Twiggs, Kenneth E. Shea, Marcus J Williams, Kateri B. Walsh

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

to amend an existing special permit (used car sales), granted January 2016, by allowing a change in the petitioner, at the properties known as 556 St James Ave (11170-0068) (Book#17490/Page#0353) and NS St James Avenue (11170-0065) (Book#17490/Page#0353), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1.

Mailing Address:

313 St James Avenue
 Springfield, MA 01109

Owner:

556-562 MJ Real Estate, LLC

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

By: Jon Skrabely
 Jon Skrabely

Mailing Address:

25 Bancroft Street
 Springfield, MA 01107

Petitioner:

Cecilio Rivera

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

By: Cecilio Rivera
 Cecilio Rivera

Attachment: St_James_556_Tax_Form (5259 : 556 St James Avenue)



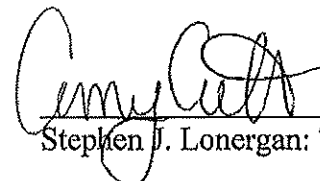
THE CITY OF
SPRINGFIELD, MASSACHUSETTS

7/22/2019

Special Permit Tax Certification

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

Special Permit : 556 St. James Ave & NS St. James Ave
Petitioner : Cecilio Rivera
Landlord : 556-562 MJ Real Estate, LLC

 *Ass't. Treasurer*
Stephen J. Loneragan: Treasurer/Collector

Attachment: St_James_556_Tax_Form (5259 : 556 St James Avenue)

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

**556 ST JAMES AVENUE (11170-0068) & NS ST JAMES AVENUE (11170-0065)
AMEND AN EXISTING SPECIAL PERMIT (USED CAR SALES)**

General Information

Petitioner:	Cecilio Rivera
Request:	To amend an existing special permit, originally granted in January 2011 (used car sales), by allowing a change in the petitioner.
Current use of the property:	Used car sales.
Size:	121,130 s.f.
Compatibility with current planning documents:	The McKnight Neighborhood Plan does not show any changes to this area.
Neighborhood council notification:	McKnight Neighborhood Council: 9-10-19
Tax Status:	SEE ATTACHED SHEET
Site Visit:	9-16-19
Hearing Date:	9-25-19

Staff Analysis

Neighborhood characteristics:

The parcel is zoned Industrial A and Business B. The site is located within an area that has a mixture of residential, commercial and industrial uses. The surround land uses include:

- To the north are the railroad tracks zoned Industrial A.
- To the south are a warehouse and gas station zoned Business B.
- To the east is a manufacturing operation zoned Industrial A and Business B.
- To the west is a vacant lot zoned Industrial A and Business B.

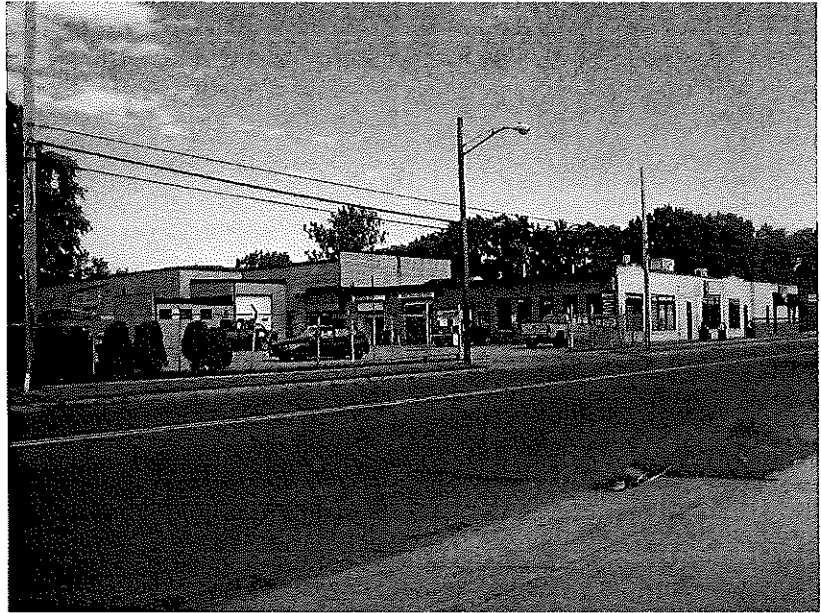
Review:

The petitioner has requested to amend an existing special permit (used car sales), originally granted in January 2011, by allowing a change in the petitioner at the property known as 556 St James Avenue. This is currently the location of a number of automotive related uses.

After reviewing the application and visiting the site, the staff does not object to the proposed request. As was noted above, this site has been used for this use for a number of years. After visiting the site, it was noted that the property is currently being maintained. Further, it should also be noted that petitioner had previously run a

similar use on the corner of Central Street and Hancock Street but is now being required to relocate due to the reconfiguration of Central Street.

If this special permit is approved, the staff would recommend that all conditions placed on the previous special permit remain.



Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the sale of used vehicles at the property known as 556 St James Avenue (11170-0068) & NS St James Avenue (11170-0065).
3. The use shall be developed in accordance with the plans with the additions of conditions #4 though #9.
4. All conditions placed on the January 2011 special permit shall remain in effect.
5. All landscaped areas, including the public tree belt and sidewalk (including snow removal) shall be maintained by the petitioner.
6. All parking for employees and customers shall be clearly marked.
7. There shall be no storage of junk vehicles or parts located outside the building.
8. The building shall be kept graffiti free.
9. There shall be no banners, streamers, pennants, or additional signs located on the property.
10. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.



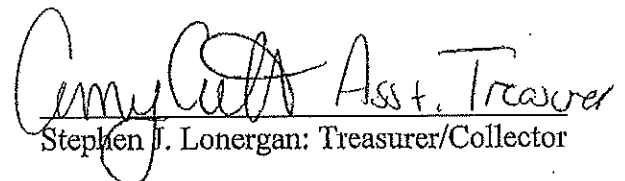
THE CITY OF
SPRINGFIELD, MASSACHUSETTS

7/22/2019

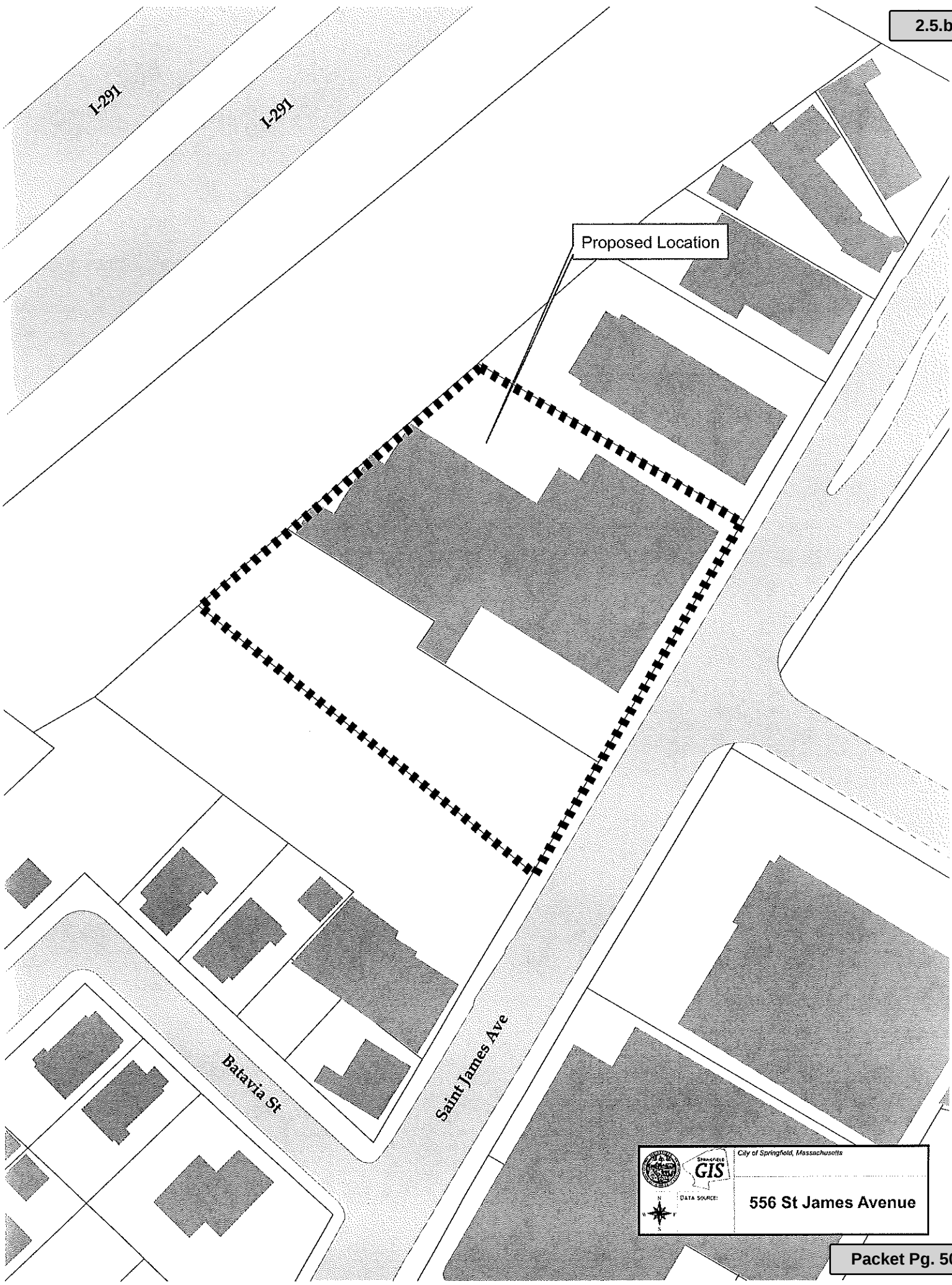
Special Permit Tax Certification

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

Special Permit : 556 St. James Ave & NS St. James Ave
Petitioner : Cecilio Rivera
Landlord : 556-562 MJ Real Estate , LLC

 Ass't. Treasurer
Stephen J. Lonergan: Treasurer/Collector

Attachment: St_James_Ave_556_2019 (5259 : 556 St James Avenue)



Proposed Location

Attachment: St_James_Ave_556_2019 (5259 : 556 St James Avenue)



City of Springfield, Massachusetts



DATA SOURCE:

556 St James Avenue

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

**1685 BOSTON ROAD & A PORTION OF 1655 BOSTON ROAD
BUSINESS A TO INDUSTRIAL A**

GENERAL INFORMATION

Applicant:	1685 Boston Road, LLC & Eastfield Associates, LLC
Request:	Business A to Industrial A
Location:	1685 Boston Road and a portion of 1655 Boston Road
Parcel Size:	307,272 s.f. (approximately 7 acres)
Purpose:	Adult Use Marijuana Manufacturing/Cultivation
Surrounding Land Use and Zoning:	The property is zoned Business A and is located in the Boston Road Neighborhood. This site is in an area with primarily commercial uses. The surrounding land uses include: To the north is a large commercial shopping plaza zoned Business A. To the south is a portion of the Eastfield Mall complex zoned Business A. To the east is a portion of the Eastfield Mall complex zoned Business A. To the west is a portion of the Eastfield Mall complex zoned Business A.
Comprehensive/ Neighborhood Plan:	The Boston Road Neighborhood Plan shows no changes to this area.
Site Visit:	7-1-19
Neighborhood Council Notification:	Sixteen Acres Civic Association/Indian Orchard Citizens Council: 7-2-19
Planning Board Hearing Date:	7-17-19

SPECIAL INFORMATION

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

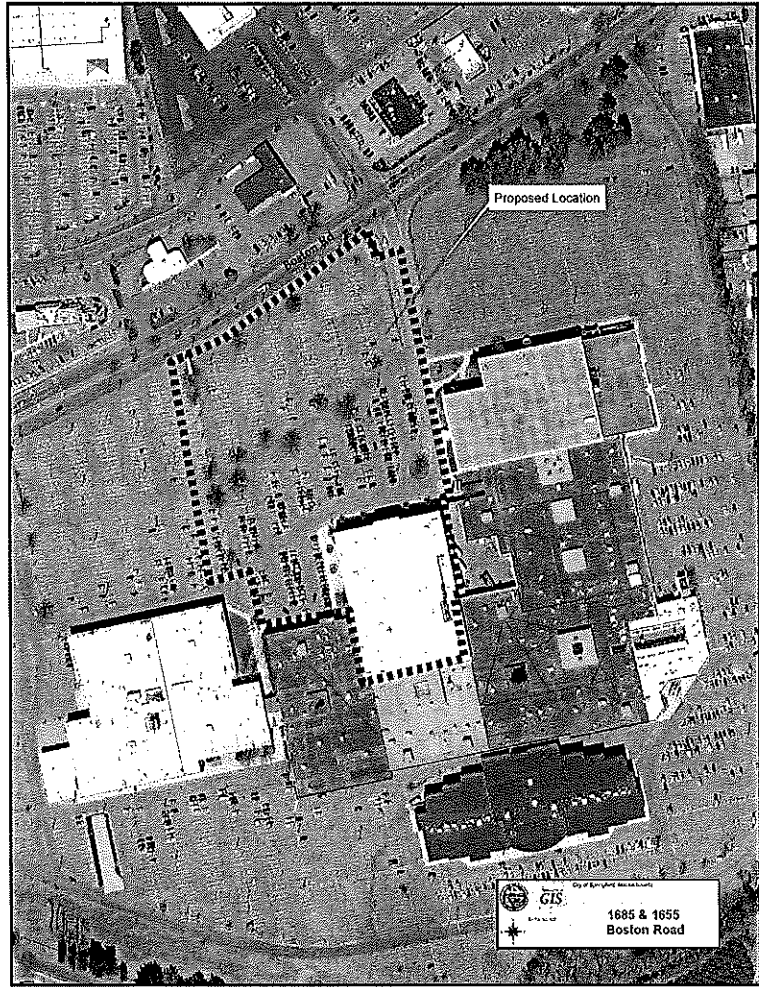
ANALYSIS

The petitioner has requested to change the zoning of the property known as 1685 Boston Road and a portion of the property known as 1655 Boston Road from Business A to Industrial A. 1685 Boston Road is the site of the former Macy's and is now vacant. The portion of the property to be rezoned at 1655 Boston Road would include the main access way onto the mall property. The petitioner has proposed to re-use this property for an Adult Use

Marijuana Retail, Manufacturing and Cultivation operation. Under the current zoning regulations, Adult Use Marijuana Manufacturing and Cultivation is only allowed in Industrial A with a special permit from the City Council.

As noted above, this site is currently vacant and is part of the larger Eastfield Mall complex. In reviewing the proposed request, the staff has strong concerns about a change to Industrial A at this location. First and foremost, while the staff does believe that this may be a unique way to re-use a former large commercial building, the staff believes the proposed zone change is extremely premature.

As the Board and Council are aware, the City of Springfield just recently completed its review of submissions for the Phase 1 of the Adult Use Marijuana Request for Proposals (RFP). This process was being used by the City to help vet and evaluate proposals for Adult Use Marijuana Establishments. This RFP included all forms of Adult Use Marijuana Establishments, including retail, cultivation and manufacturing. The proposed operator for this Adult Use Marijuana location (Cannaworld/Cannamundo, Inc.) had submitted a proposal for this location as part of the Phase 1 RFP process. The proposal included a retail component use as well as manufacturing and cultivation. As per the recent announcement, this location was not one of the four (4) locations chosen to move forward with the Host Community Agreement (HCA) as part of the Phase 1 RFP process.



As noted above, under the current zoning regulations, manufacturing and cultivation would not be allowed at this location, however, a retail operation would be allowed with a special permit from the City Council. As such, before a zone change to Industrial A should be considered for this large parcel (over 7 acres), the staff would strongly recommend that the petitioner's wait until they see if they are going to be successful with the retail component of this project. While this site was not chosen to move forward in Phase 1, additional phases of the RFP are being planned and the petitioner can re-apply for a retail operation at that time. As noted, in the staff's opinion, it should be only after the retail portion of this business has successfully received all the required permits from both the City and the Cannabis Control Commission (CCC), should a re-zoning to Industrial A even be considered. Further, the staff would also suggest that before a parcel of this size is re-zoned, the petitioner/operator should be looking at other areas of the City and other underutilized buildings already zoned for industrial uses.

Second, it is extremely important to note that unlike a special permit, a zone change cannot be conditionally approved. What this means is that while the Board/Council is reviewing a proposed zone change to allow an Adult Use Marijuana operation, once the zone has been changed to Industrial A, it opens the door to all the other Industrial A uses allowed under this zone. Again, the Board/Council cannot condition the approval to only allow the proposed Adult Use Marijuana operation and nothing else.

While the applicant has stated that the proposed change will not be "...undermining the present use of the Eastfield Mall as a shopping center", the Industrial A zoning classification allows a number of intense uses that,

in the opinion of the staff, would indeed undermine the present use and would be inappropriate for the Boston Road corridor. These uses include junk yards, truck stops, car storage lots, temporary truck storage, recycling centers, trash hauling and a number of high hazard uses. Due to this fact, the Board/Council needs to carefully consider not only the potential benefits outlined by the petitioner for this project but also the potential negative impacts a zone change of this size could have on not only this property but the abutting properties as well.

Lastly, if this zone change is not approved, no other applications for a zone change to Industrial A, at this location, could be submitted for two (2) years.

Overall, the staff believes that the proposed zone change is premature and should not be approved at this time.

RECOMMENDATION

Not to Approve.

REQUEST FOR ZONE CHANGE

APPLICANT: 1685 Boston Road LLC
Eastfield Associates, LLC

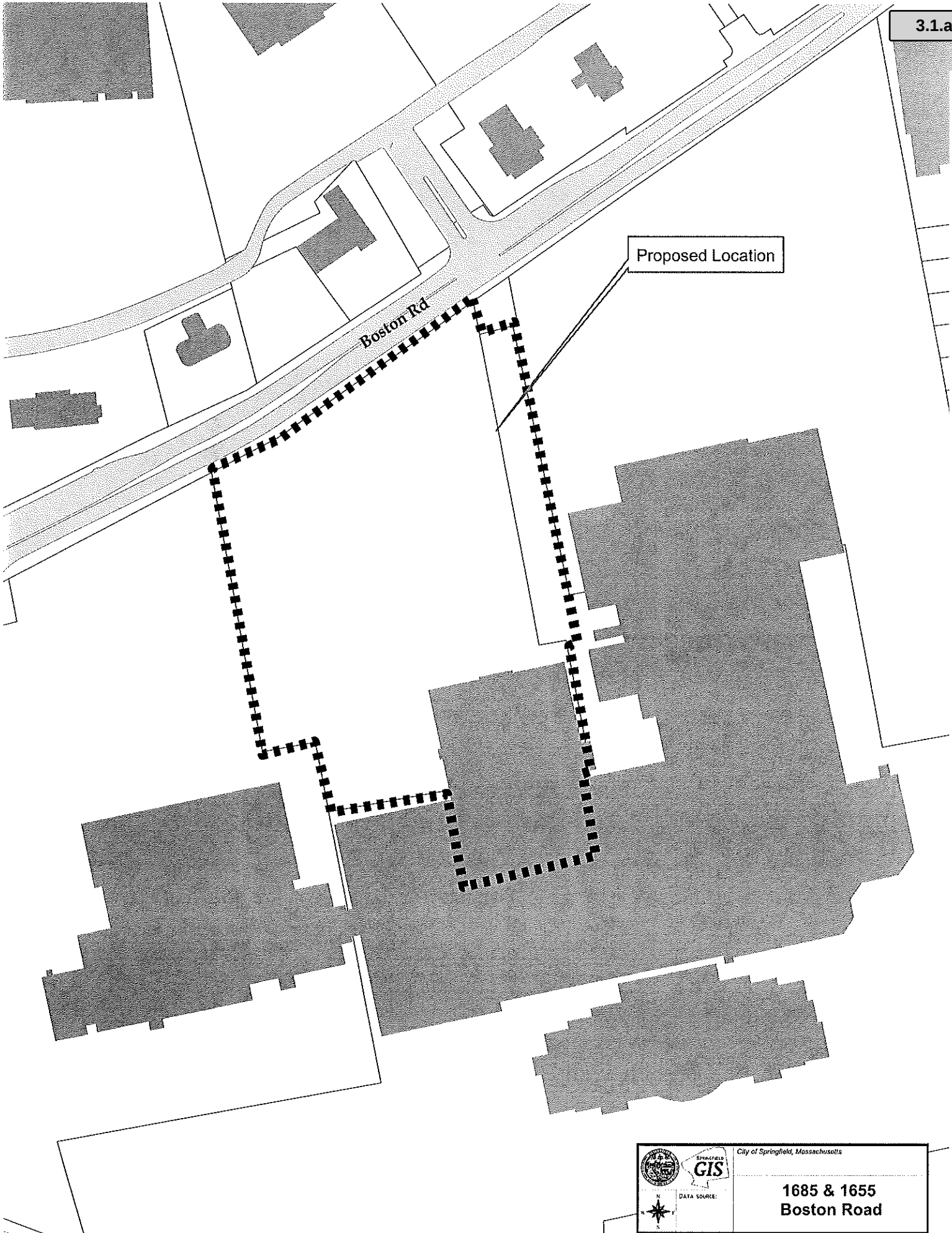
PROPERTY: 1685 Boston Road, Springfield (Parcel No.: 016550415)
Portion of 1655 Boston Road, Springfield (Parcel No.: 016550425)

RELIEF SOUGHT: Rezoning of above properties from Business A to Industrial A

1685 Boston Road LLC, owner of 1685 Boston Road, and Eastfield Associates, LLC, owner of 1655 Boston Road, both being related entities (hereafter, collectively referred to as "Petitioner"), respectfully request a zone change for 1685 Boston Road (the "1685 Parcel") and the portion of 1655 Boston Road set forth in the legal description attached hereto (the "1655 Parcel"), from Business A to Industrial A. The 1685 and 1655 Parcels are part of the greater Eastfield Mall complex; however, the proposed zone change is strictly limited to these parcels and will not affect the greater Eastfield Mall complex.

The purpose of this zone change is to permit the redevelopment of the 1685 Parcel as a recreational marijuana retail and cultivation facility and to allow the access drive that serves the 1685 Parcel, which is located on the 1655 Parcel, to serve this proposed use.

In requesting a zone change to Industrial A, Petitioner will not be undermining the present use of the Eastfield Mall as a shopping center or its proposed redevelopment for mixed-use; rather, instead, Petitioner's proposed use will be in keeping with the retail and entertainment oriented purpose of the mall complex and its future mixed-use redevelopment. Notably, the proposed zone change will allow Petitioner to enhance the appeal of the mall as a shopping and entertainment destination at a time when retail opportunities are steadily contracting. The proposed zone change will also allow for the revitalization and beautification of a currently underutilized space which had previously been occupied by an anchor tenant of the Eastfield Mall, and, in so doing, will encourage economic development in the area through the increase of tax revenues and the creation of new job opportunities for Springfield residents.



Proposed Location

Boston Rd

Attachment: 3208_1685_Boston_Rd_2019 (5203 : 1685 & 1655 Boston Road)

	City of Springfield, Massachusetts
	1685 & 1655 Boston Road



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND NINETEEN

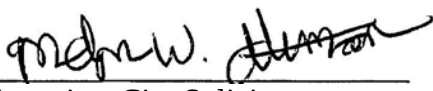
AN ORDINANCE

AMENDING SECTION 3 OF THE BUILDING ZONE MAP

Be it ordained by the City Council of the City of Springfield as follows:

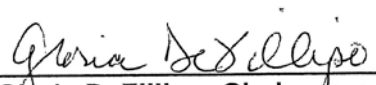
SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City”, text enacted, May 28, 2013, as amended, is hereby further amended by changing from **Business A to Industrial A** the zoning on **Plot #3208, Section 3** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “**Section 3 Building Zone Map of the City of Springfield.**”

Approved as to Form;


Associate City Solicitor

In accordance with Mass. Gen. Laws c. 40A, section 5, the Planning Board held a hearing on July 17, 2019 regarding the above Ordinance amendment.

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


Gloria DeFillipo, Chairperson



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND NINETEEN

AN ORDINANCE

AMENDING SECTION 3 BUILDING ZONE MAP

SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City”, text enacted, May 28, 2013, as amended, is hereby further amended by changing from **Business A to Industrial A** the zoning on **Plot #3208, Section 3** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “**Section 3 Building Zone Map of the City of Springfield.**”

Attachment: PB_Report_3208_1685_Boston_Rd_2019 (5203 : 1685 & 1655 Boston Road)

**REPORT TO CITY COUNCIL
ZONE CHANGE HEARING**

PETITION: #3208
SECTION: 3

DATE: July 22, 2019

To the Honorable Mayor and City Council of the City of Springfield, Massachusetts, the Planning Board submits the following report on the Zone Change Petition, which was referred to the Board for its recommendation:

PETITIONER: 1685 Boston Road, LLC & Eastfield Associates, LLC

ADDRESS: 1685 Boston Road (01655-0415) and 1655 Boston Road (01655-0425)

CHANGE REQUESTED: Proposed zone change from Business A to Industrial A

PETITIONER'S PURPOSE STATEMENT: Adult Use Marijuana Manufacturing/Cultivation

DATE OF PUBLIC HEARING: July 17, 2019

DATE OF FINAL DECISION: July 17, 2019

BOARD MEMBERS PRESENT and COUNT: eight (8): Mr. Daniele, Mr. Mineo, Mr. Cunningham, Ms. Choi, Ms. Morin, Mr. Florian, Ms. McQuade and Ms. DeFillipo

FINAL MOTION: APPROVE

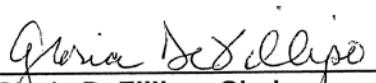
IN FAVOR: four (4): Mr. Daniele, Mr. Mineo, Mr. Cunningham and Ms. McQuade

OPPOSED: three (3) Ms. Choi, Ms. Morin and Ms. DeFillipo

ABSTAINED: one (1): Mr. Florian

RECOMMENDATION: APPROVE

Respectfully submitted,



Gloria DeFillipo, Chairperson

Attachment: PB_Report_3208_1685_Boston_Rd_2019 (5203 : 1685 & 1655 Boston Road)

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

to change the zoning of the property known as 19 Grosvenor Street (06090-0026) from Residence B to Business A.

Mailing Address:

1 Monarch Place, 25th Floor
Springfield, MA 01144

Owner & Petitioner:

1492 reDevelopment, LLC

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

BY: _____

Fran Cataldo

A handwritten signature in black ink, appearing to read 'Fran Cataldo', is written over a horizontal line.

Attachment: 3209_19_Grosvenor_St_Formal (5251 : 19 Grosvenor Street)

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

**19 GROSVENOR STREET (06090-0026)
RESIDENCE B TO BUSINESS A**

GENERAL INFORMATION

Applicant:	1492 reDevelopment, LLC
Request:	Residence B to Business A
Location:	19 Grosvenor Street
Parcel Size:	6,020 s.f.
Purpose:	Commercial medical office
Surrounding Land Use and Zoning:	The property is located in the Memorial Square neighborhood and is located in an area with primarily residential uses. The surrounding land uses include: To the north are vacant parcels zoned Business A and Residence B. To the south are vacant parcels zoned Business A. To the east is a vacant parcel zoned Residence B. To the west is a vacant parcel zoned Business A.
Comprehensive/ Neighborhood Plan:	The Memorial Square Neighborhood Plan shows no changes to this area.
Site Visit:	8-26-19
Neighborhood Council Notification:	New North Citizens Council: 8-20-19
Planning Board Hearing Date:	9-4-19

SPECIAL INFORMATION

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

ANALYSIS

The petitioner has requested to change the zoning of the property known as 19 Grosvenor Street from Residence B to Business A. This site is currently the location of a two-family home. The petitioner intends to demolish the existing structure and use the parcel for parking for an adjacent commercial development.

As noted above, this site is currently the location of a two-family home. This home is proposed to be demolished and a new, 13,325 square foot medical office building constructed, and associated parking, will be constructed. This new development will take place on a number of former city owned parcels located on the corners of

Dwight Street, Carew Street and Grosvenor Street. Plans for the proposed development have been attached. It should be noted that there was also an existing church on this site that had been previously demolished.

With regards to the proposed structure at 19 Grosvenor Street, due to the fact that this structure is over one hundred (100) years old, it falls under the City's Demo Delay Ordinance which establishes a nine (9) month delay on the demolition of the structure, unless a waiver is issued by the Springfield Historic Commission. In this case, the petitioner did apply for and was granted a waiver by the Commission which allows the building to be immediately removed.



After visiting the site and reviewing the submitted plans, the staff does not oppose the request. While this zone change does extend the Business A zoning further onto Grosvenor Street, the adjacent parcel is currently vacant and owned by the church fronting on Carew Street. The property directly across the street is also vacant as well. Further, this parcel is also only being proposed to be used for accessory parking.

Lastly, as per the attached plans, the required seven (7) foot buffer, up against the residentially zoned property, is being installed. This proposed buffer will also include arborvitae shrubs. It should be noted that the plans also show a solid fence, however, this proposed fence is shown to be only four (4) feet in height. As per the Zoning Ordinance, a buffer planting strip is to include plantings and solid fencing, not less than six (6) feet in height. As such, the proposed fencing will need to meet that requirement. It would also be the staff's recommendation that this fencing run along the entire length of the eastern property line.

RECOMMENDATION

Approve.

Site Plans

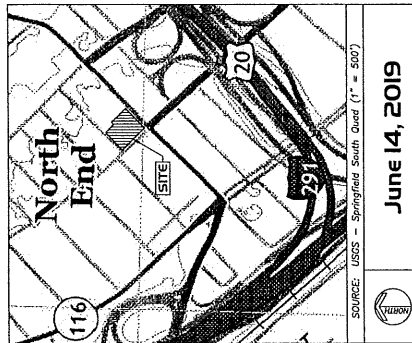
PROPOSED MEDICAL OFFICE BUILDING

90 Carew Street
Springfield, MA
Parcel ID: 0609000026, 0609000027, 042220296,
0236000017, 0236000018, 0236000019 & 0236000021

AS PREPARED FOR
1492 Redevelopment, LLC
c/o Fran Cataldo

101 State Street, Suite 501
Springfield, MA 01103

ZONING REVIEW - Business A			
TYPE (MINIMUM)	REQUIRED	PROPOSED	
AREA	10,000	10,000	
PERCENTAGE	10%	10%	
WIDTH	N/A	7.168'	
FRONT YARD	10'	10'	
SIDE YARD	10'0"	10'	
REAR YARD	10'0"	10'	
HEIGHT MAX	4 STORY/60'	BLD	
BUILDING COVERAGE MAX	75%	75%	
LANDSCAPED RESIDENTIAL BUFFER MAX	7'	7'	
LANDSCAPED BUFFER MAX	10'	10'	
* MEETING A RESIDENTIAL OFFICIAL/PLANNING A NON-RESIDENTIAL DISTRICT			



SHEET NO.	TITLE SHEET	SHEET NAME	ISSUE DATE	REVISION DATE
11			6/14/19	
12			6/14/19	
13			6/14/19	
14			6/14/19	
15			6/14/19	
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100			6/14/19	

BY
R LEVESQUE ASSOCIATES
A LAND PLANNING SERVICES COMPANY

40 School Street • Westfield, MA • 01085
ph 413.568.0985 • fax 413.568.0986
www.rland.com

RLA Project Number: 190212

PERMITTING



R LEVESQUE ASSOCIATES
Civil Engineering
1499 Bedford Street
Springfield, MA 01103
Tel: 413.548.0885 Fax: 413.548.0886
rla@rla.com
www.rla.com

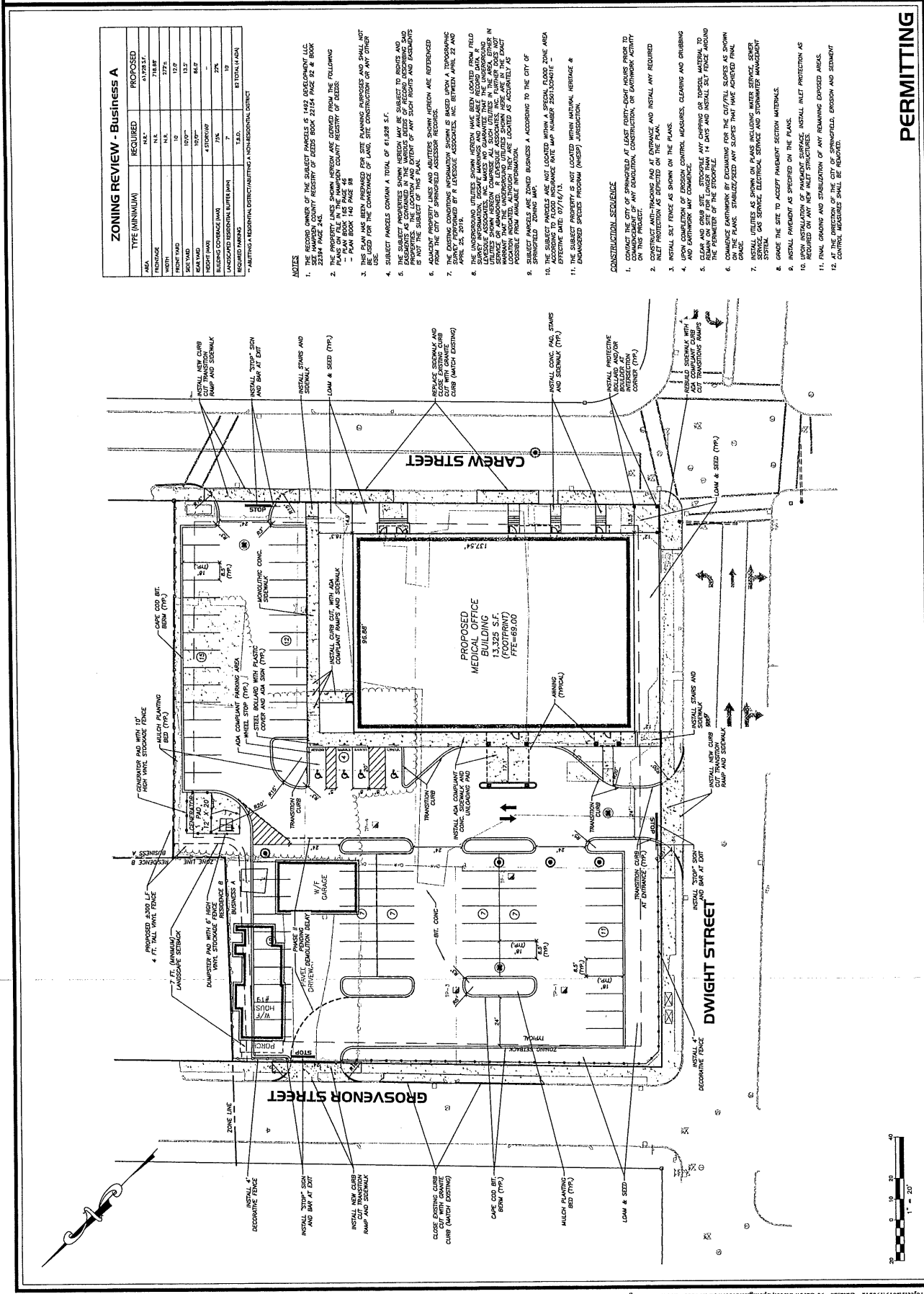
LAYOUT & MATERIALS PLAN
90 Carew Street
Springfield, Mass.

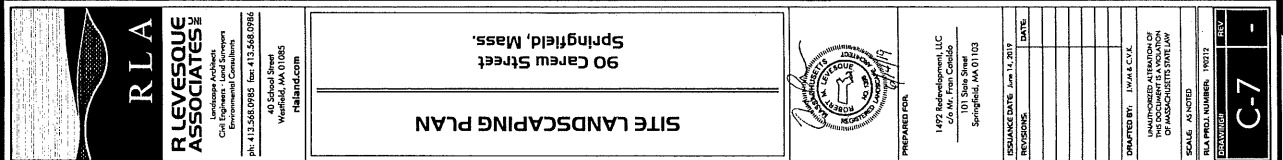


PREPARED FOR:
1499 Bedford Street
Springfield, MA 01103
DATE: 10/11/2019
INVESTIGATOR:
SCALE: AS NOTED
PLA PROJ. NUMBER: 190713
DRAWN BY: JAVIA C. LEE
CHECKED BY: JAVIA C. LEE
ISSUED DATE: 10/11/2019

C-4

PERMITTING





A300

EXTERIOR ELEVATION
(SHELL)

Christopher D. Kild, AIA, AIA, RIBA
Architect
18100-01
August 31, 2019

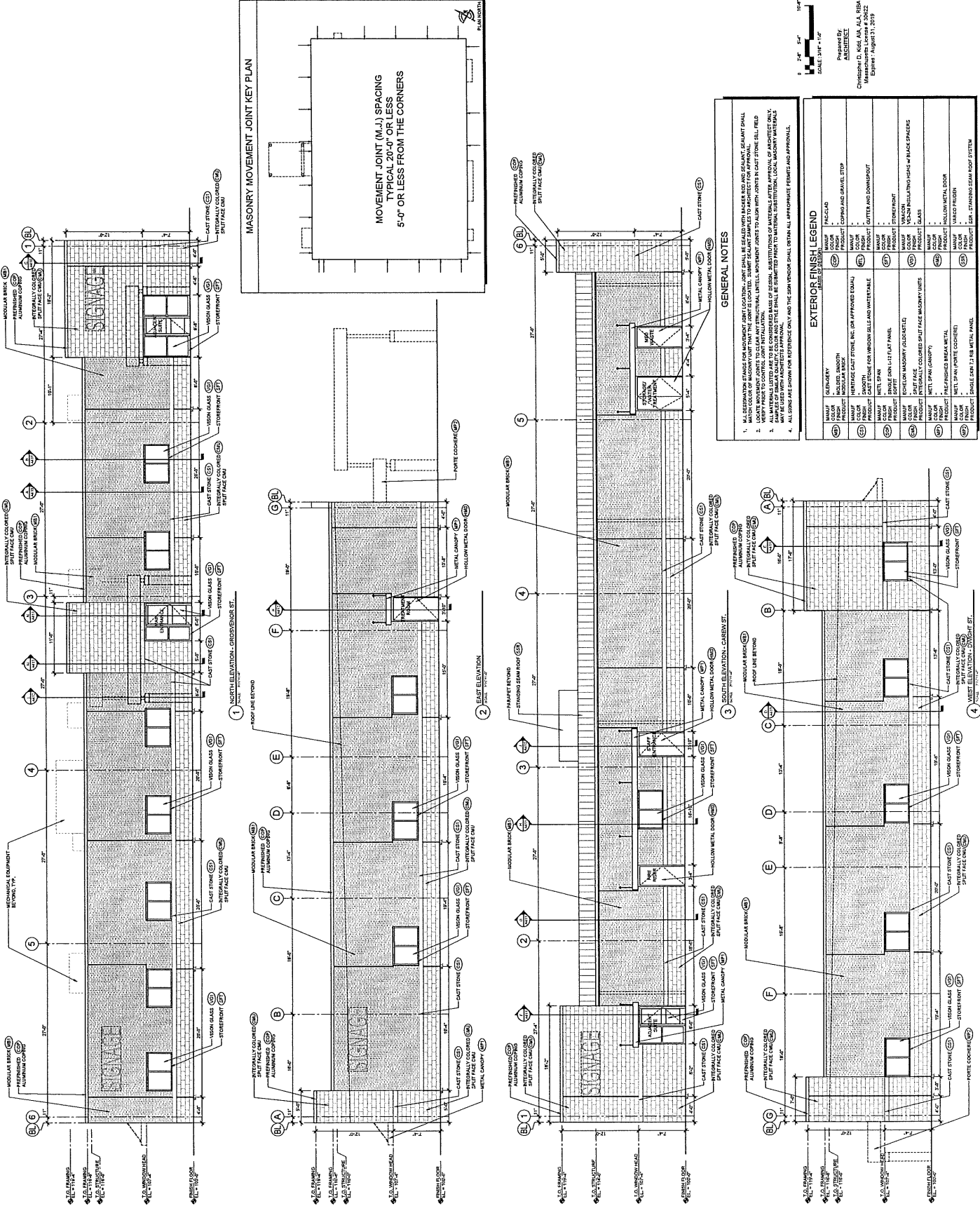
Checked By: JAP
Date: 8/21/19
Project: 18100-01

These drawings, as indicated
by the title block, are the property
of the Architect. They are to be
used only for the project and
site indicated. Any changes, additions, or
deletions must be approved by
the Architect.

Proposed Medical Office Building for:
Bear Properties
90 Carew Street
Springfield, MA 01104

Christopher D. Kild
AIA, AIA, RIBA

REVISION DESCRIPTION	DATE
PRELIMINARY NOT FOR CONSTRUCTION	



Proposed Zone Change

Grosvenor St

Larger Development Parcel

Dwight St

Carew St

 SPRINGFIELD GIS	City of Springfield, Massachusetts
	19 Grosvenor Street

DATA SOURCE:



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND NINETEEN

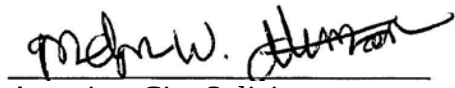
AN ORDINANCE

AMENDING SECTION 53 OF THE BUILDING ZONE MAP

Be it ordained by the City Council of the City of Springfield as follows:

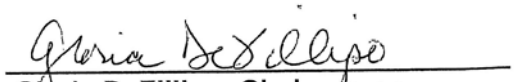
SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City”, text enacted, May 28, 2013, as amended, is hereby further amended by changing from **Residence B to Business A** the zoning on **Plot #3209, Section 53** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “**Section 53 Building Zone Map of the City of Springfield.**”

Approved as to Form;


Associate City Solicitor

In accordance with Mass. Gen. Laws c. 40A, section 5, the Planning Board held a hearing on September 4, 2019 regarding the above Ordinance amendment.

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


Gloria DeFillipo, Chairperson

Attachment: 3209_19_Grosvenor_St_2019_PB_Reoprt (5251 : 19 Grosvenor Street)



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND NINETEEN

AN ORDINANCE

AMENDING SECTION 53 BUILDING ZONE MAP

SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City”, text enacted, May 28, 2013, as amended, is hereby further amended by changing from **Residence B to Business A** the zoning on **Plot #3209, Section 53** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “**Section 53 Building Zone Map of the City of Springfield.**”

Attachment: 3209_19_Grosvenor_St_2019_PB_Reoprt (5251 : 19 Grosvenor Street)

**REPORT TO CITY COUNCIL
ZONE CHANGE HEARING**

PETITION: #3209
SECTION: 53

DATE: September 5, 2019

To the Honorable Mayor and City Council of the City of Springfield, Massachusetts, the Planning Board submits the following report on the Zone Change Petition, which was referred to the Board for its recommendation:

PETITIONER: 1492 reDevelopment, LLC

ADDRESS: 19 Grosvenor Street (06090-0026)

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

PETITIONER'S PURPOSE STATEMENT: Medical office building and accessory parking

DATE OF PUBLIC HEARING: September 4, 2019

DATE OF FINAL DECISION: September 4, 2019

BOARD MEMBERS PRESENT and COUNT: eight (8): Mr. Daniele, Mr. Mineo, Mr. Cunningham, Ms. Choi, Ms. Morin, Mr. Florian, Ms. McQuade and Ms. DeFillipo

FINAL MOTION: APPROVE

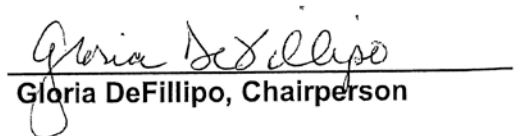
IN FAVOR: eight (8): Mr. Daniele, Mr. Mineo, Mr. Cunningham, Ms. Choi, Ms. Morin, Mr. Florian, Ms. McQuade and Ms. DeFillipo

OPPOSED: zero (0)

ABSTAINED: N/A

RECOMMENDATION: APPROVE

Respectfully submitted,


Gloria DeFillipo, Chairperson

Attachment: 3209_19_Grosvenor_St_2019_PB_Reoprt (5251 : 19 Grosvenor Street)