



CITY OF SPRINGFIELD

City Clerk's Office 1/21/2015 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 January 26, 2015** 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 January 26, 2015 at Springfield City Hall -- Council Chambers, 36 Court Street, Springfield, MA.

Special Permits

- (1.) For a Special Permit to Relocate an Existing, Static, Non-Accessory Sign and Convert it to a Digital, Non-Accessory Sign, at the Property Known as SS Clinton Street (02900-0050), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 9, Section 9.9.24 and 9.9.30.

Request: See Above
Owner: Park View South, LLC
By: Peter Picknelly, Manager
Petitioner: Lamar Central Outdoor, LLC
By: Stephen E. Hebert, Vice President/General Manager

ATTACHMENTS:

- Clinton_St_SS_Formal_Tax (PDF)
- Clinton_St_SS_2014 (PDF)
- SS CLINTON BB TAXES (PDF)
- SS CLINTON MAPS (PDF)
- SS Clinton ST (PDF)

- (2.) For a Special Permit to Relocate an Existing, Static, Non-Accessory Sign and Convert it to a Digital, Non-Accessory Sign, at the Property Known as 6 Liberty Street (07770-0001), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 9, Section 9.9.24 and 9.9.30.

Request: See Above
Owner: 6 Liberty Street, LLC
By: Hansraj Gada, Manager
Petitioner: Lamar Central Outdoor, LLC
By: Stephen E. Hebert, Vice President/General Manager

ATTACHMENTS:

- Liberty_St_6_Formal_Tax (PDF)
- Liberty_St_6_2014 (PDF)
- 6 Liberty ST NNCC (PDF)

- (3.) For a Special Permit for the Expansion of a Pre-Existing Use (High Hazard "B" Industrial Use) through the Construction of a 27,100 Square Foot Addition at the Property Known as 126 Memorial Drive (08532-0015), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 10, Section 10.3.

Request: See Above
Owner: Astro Logistics, LLC
By: Ellen W. Fryman, Esquire
Petitioner: Astro Logistics, LLC
By: Ellen W. Fryman, Esquire

ATTACHMENTS:

- Memorial_Drive_126_Tax_Formal (PDF)
- Memorial_Dr_126_2015 (PDF)

- (4.) To Amend an Existing Special Permit (Automotive Sales), Granted December 26, 2013, by Allowing a Change in the Petitioner at the Property Known as 712 Boston Road (01655-0121), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1.

Request: See Above
Owner: James Fiore
By: James Fiore
Petitioner: Eliesel Santini
By: Eliesel Santini

ATTACHMENTS:

- Boston_Rd_712_Tax_Formal (PDF)
- Boston_Rd_712_2015(PDF)


City of Springfield

36 Court Street
Springfield, MA 01103

TABLED

PETITION (ID # 2827)

Meeting: 01/26/15 07:00 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 2827

For a Special Permit to Relocate an Existing, Static, Non-Accessory Sign and Convert it to a Digital, Non-Accessory Sign, at the Property Known as SS Clinton Street (02900-0050), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 9, Section 9.9.24 and 9.9.30.

Request:	See Above
Owner:	Park View South, LLC
By:	Peter Picknelly, Manager
Petitioner:	Lamar Central Outdoor, LLC
By:	Stephen E. Hebert, Vice President/General Manager

HISTORY:

11/24/14 **City Council**

REFER TO COMMITTEE

Next: 01/26/15

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

for a special permit to relocate an existing, static, non-accessory sign and convert it to a digital, non-accessory sign, at the property known as SS Clinton Street (02900-0050), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 9, Section 9.9.24 and 9.9.30.

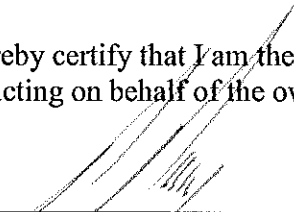
Mailing Address:

1776 Main Street
 Springfield, MA 01002

Owner:

Park View South, LLC

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

BY: 

Peter Picknelly, Manager

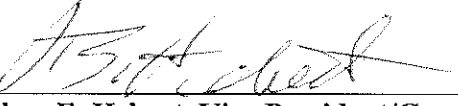
Mailing Address:

32 Midland Street
 Windsor, CT 06095

Petitioner:

Lamar Central Outdoor, LLC.

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

BY: 

Stephen E. Hebert, Vice President/General Manager

Attachment: Clinton_St_SS_Formal_Tax (2827 : SS Clinton Street)

Stephen J. Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

10/22/2014

Special Permit Tax Certification

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

Special Permit: SS Clinton Street -- 02900-0050

Petitioner: Lamar Central Outdoor LLC

Landlord: Park View South LLC

Stephen J. Loneragan: Treasurer/Collector

Attachment: Clinton_St_SS_Formal_Tax (2827 : SS Clinton Street)

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

**SS CLINTON STREET (02900-0050)
DIGITAL NON-ACCESSORY SIGN (BILLBOARD)**

General Information

Petitioner:	Lamar Central Outdoor, LLC.
Request:	To allow a digital billboard.
Proposed use of the property:	Billboard
Parcel Size:	57,159 s.f.
Neighborhood council Notification:	New North Citizens Council: 9-10-14
Tax Status:	SEE ATTACHED
Site Visit:	11-18-14
Urban Renewal Status:	This parcel is not located within an urban renewal plan.
Hearing Date:	11-24-14

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Industrial A and is located in an area that has a mix of commercial and industrial uses.

To the north is Interstate 91.

To the south are rail road tracks and an electrical sub-station zoned Industrial A.

To the west is vacant land zoned Industrial A and Connecticut Riverfront.

To the east are rail road tracks and a bus maintenance facility zoned Industrial A.

Site plan review:

The petitioner has requested a special permit to convert an existing, static non-accessory (billboard) sign into a digital non-accessory sign at the property known as SS Clinton Street. As part of the conversion to a digital non-accessory sign, the petitioner has indicated that the sign will be move slightly to the northwest to ensure that it is outside of the five hundred (500) foot radius of another non-accessory sign.

Understanding that this new technology is being implemented around the country, the City of Springfield recently amended the Zoning Ordinance to include a new section which regulates the installation of digital billboards (Article 9, Section 9.9.30).

As noted in the previous analysis for this proposed request, during the drafting of these new digital billboard regulations, the staff reviewed other city policies to see how this issue of digital billboards has been handled in

other communities. After completing this review, the staff found that in many communities, a requirement has been put into place which requires billboard companies to remove a number of existing billboards for each digital billboard installed. An example of this is in Marietta, Georgia. This community has implemented a new ordinance that requires billboard companies to remove four (4) existing billboard panels for every one (1) digital billboard installed.

However, after meeting with representatives of Lamar, it was determined that a number of billboards have already been removed over the last few years. These include smaller billboards as well as the larger highway signs. While the staff will always continue to advocate for the continued removal of billboards throughout Springfield, especially along the I-91 corridor, the staff does believe that credit should be given to Lamar for the number of billboards already removed.



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), two (2) panel, digital, non-accessory sign at the property known as SS Clinton Street (02900-0050).
3. The use shall be developed as per the attached site plan and elevations, with the addition of conditions #4 and #5.
4. The proposed sign shall meet all underlying regulations as outlined in Article 9, Section 9.9.30 of the Springfield Zoning Ordinance and the regulations outlined in the Massachusetts Department of Transportation, 700 CMR 3.00: Control and Restrictions of Billboards, Signs and Other Advertising Devices, as amended.
5. A sign permit shall be obtained through the Springfield Building Department and the Massachusetts Department of Transportation prior to installation.
6. 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

10/22/2014

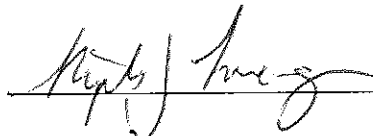
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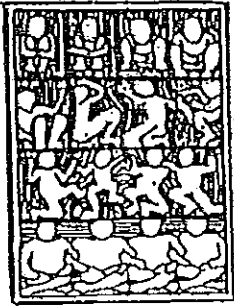
Special Permit: SS Clinton Street – 02900-0050

Petitioner: Lamar Central Outdoor LLC

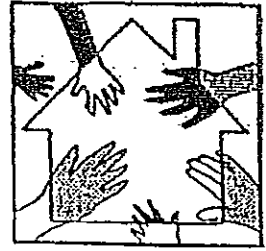
Landlord: Park View South LLC


Stephen J. Lonergan: Treasurer/Collector

Attachment: Clinton_St_SS_2014 (2827 : SS Clinton Street)



New North Citizens' Council, Inc.
 El Instituto
 de La Familia, Inc.



2383 Main Street • Springfield, Massachusetts 01107-1907
 (413) 747-0090 • (413) 746-4885 • Fax (413) 737-2321

September 10, 2014

Mr. Wayman Lee, Esquire
 City Clerk
 Springfield City Hall
 36 Court Street, Room 123
 Springfield, MA 01103

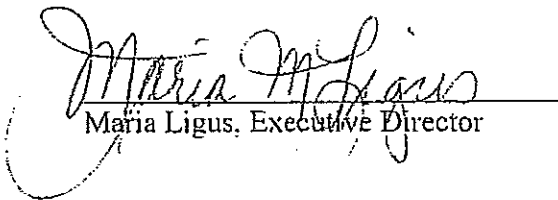
Dear Clerk Lee,

At the New North Citizens Council Board of Directors meeting held on September 10, 2014 it was voted to support Lamar Central Outdoor, LLC for a special permit to install an electronic (digital) sign at the property known as South Side Clinton Street, MAP # 1010, Parcel # 50, as allowed by M.G.L. and the Springfield Zoning Ordinance, Article XVIII-A, Non-Accessory (Billboard) Sign Regulations.

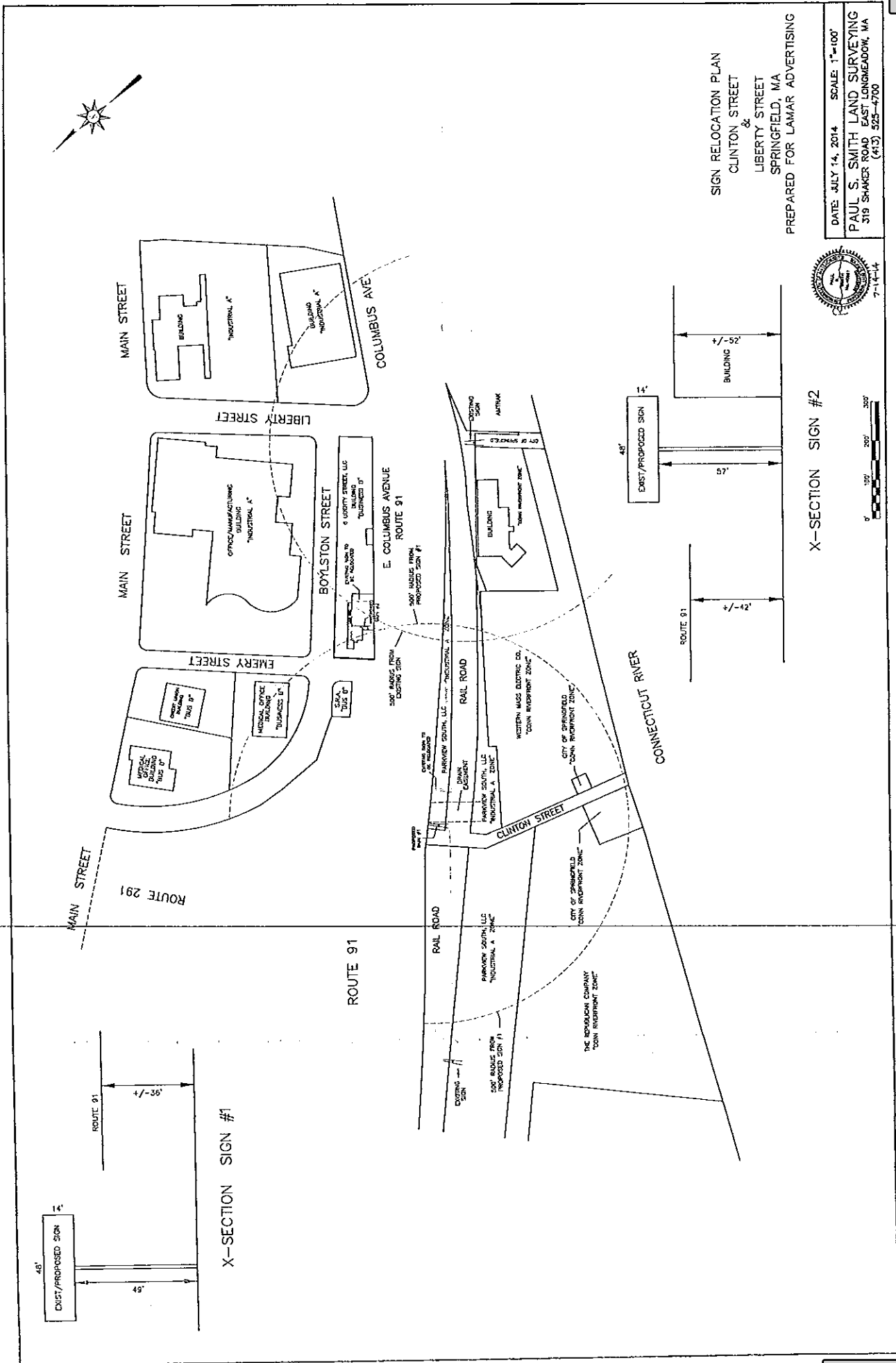
Lamar Central Outdoor LLC has met with Board members to discuss the conversion of this existing sign to a digital sign and they have answered all questions and concerns to the satisfaction of the Board members. The sign will not have an adverse effect on the neighborhood and if successful will have a positive impact both esthetically in addition to enhancing the public safety of the community.

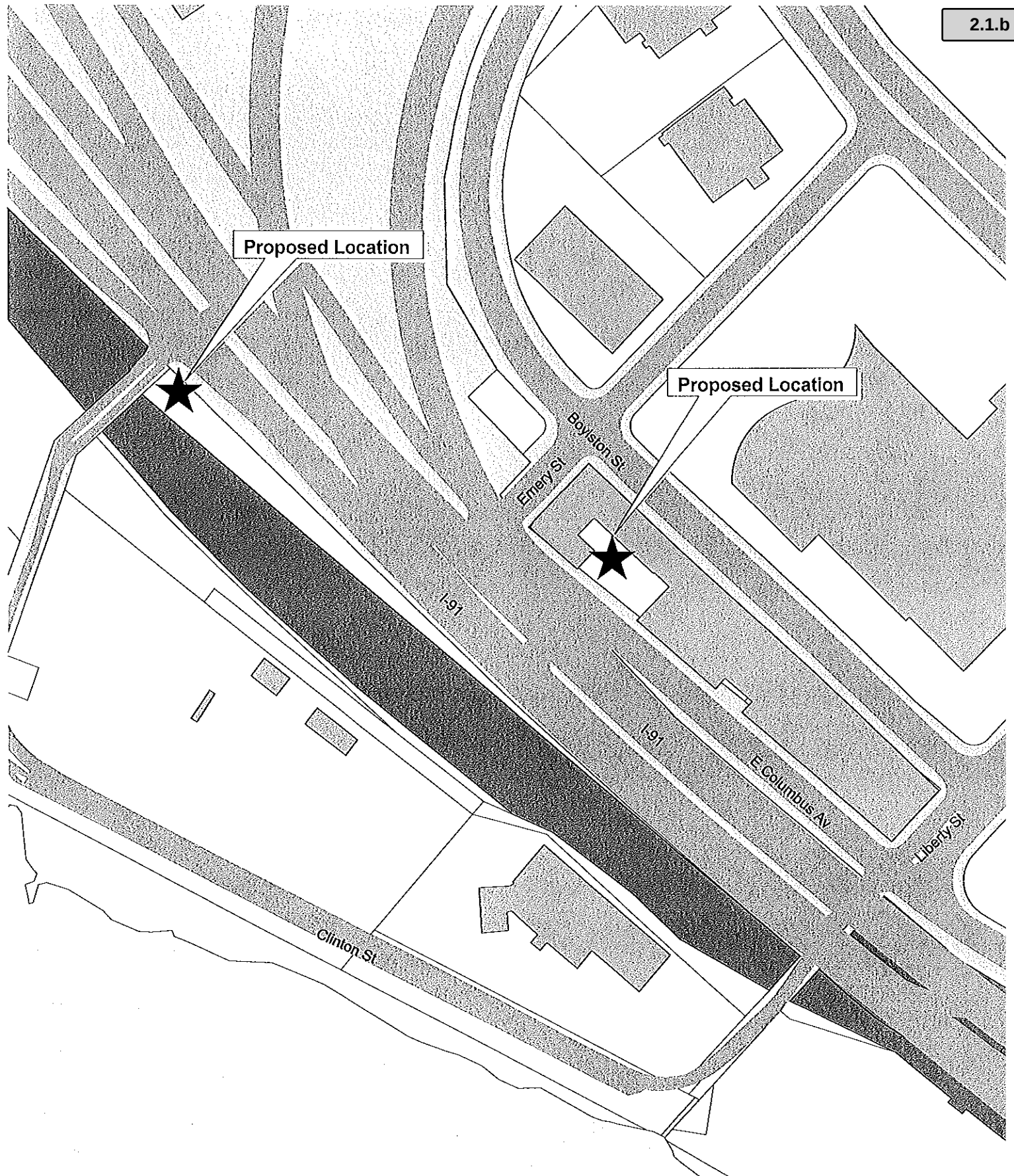
Again, we support this request.

Sincerely,


 Maria Ligus, Executive Director

Attachment: Clinton_St_SS_2014 (2827 : SS Cliton Street)





		City of Springfield, Massachusetts
	DATA SOURCE:	6 Liberty Street/ SS Clinton Street

SPRINGFIELD BULLETIN BY PANEL EVALUATION AND TAX

Year	Valuation	Tax Rate	Tax Amount
2006	200,000	33.02	136,281.00
2007	200,000	31.91	141,021.00
2008	200,000	32.04	140,449.00
2009	200,000	36.98	147,780.00
2010	325,000	39.25	292,410.00
2011	325,000	38.97	285,030.00
2012	325,000	39.99	292,410.00
2013	325,000	38.98	285,030.00
2014	426,000	39.04	379,462.00

Attachment: SS CLINTON BB TAXES (2827 : SS Cliton Street)

The Clinton Street billboard sign does not conform to local zoning as it is within 500 feet of the Connecticut River Walk and Bikeway path which runs along the our American Heritage River. The Clinton Street billboard is also within 500 feet of the shores of the Connecticut River.

*(The photos below are intended to show the bike path
and do not represent the exact billboard location in question)*



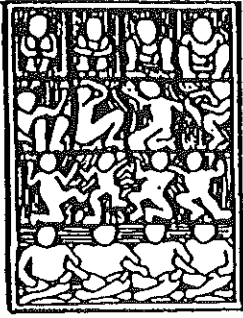




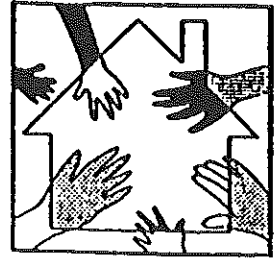
Clinton Street

401 feet from billboard to bike path

Bike Path Recreation



New North Citizens' Council, Inc.
El Instituto
de La Familia, Inc.



2383 Main Street • Springfield, Massachusetts 01107-1907
 (413) 747-0090 • (413) 746-4885 • Fax (413) 737-2321

September 10, 2014

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 36 Court Street, Room 123
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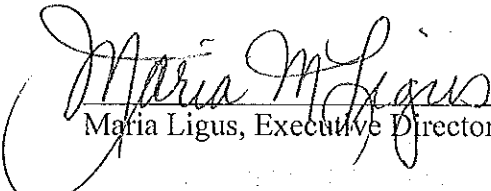
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Again, we support this request.

Sincerely,


 Maria Ligus, Executive Director


City of Springfield

36 Court Street
Springfield, MA 01103

TABLED

PETITION (ID # 2828)

Meeting: 01/26/15 07:00 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 2828

For a Special Permit to Relocate an Existing, Static, Non-Accessory Sign and Convert it to a Digital, Non-Accessory Sign, at the Property Known as 6 Liberty Street (07770-0001), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 9, Section 9.9.24 and 9.9.30.

Request:	See Above
Owner:	6 Liberty Street, LLC
By:	Hansraj Gada, Manager
Petitioner:	Lamar Central Outdoor, LLC
By:	Stephen E. Hebert, Vice President/General Manager

HISTORY:

11/24/14 **City Council**

LAY ON TABLE

Next: 01/26/15

To The City Council of the City of Springfield:
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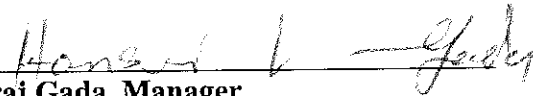
Mailing Address:

15 Millbrook Circle
 Agawam, MA 01001

Owner:

6 Liberty Street, L.L.C.

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

BY: 

Hansraj Gada, Manager

Mailing Address:

32 Midland Street
 Windsor, CT 06095

Petitioner:

Lamar Central Outdoor, LLC.

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

BY: 

Stephen E. Hebert, Vice President/General Manager

Stephen J. Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

10/22/2014

Special Permit Tax Certification

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

Special Permit: 6 Liberty Street – 07770-0001

Petitioner: Lamar Central Outdoor LLC

Landlord: 6 Liberty Street LLC

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

Stephen J. Loneragan: Treasurer/Collector

Attachment: Liberty_St_6_Formal_Tax (2828 : 6 Liberty Street)

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

**6 LIBERTY STREET (07770-0001)
DIGITAL NON-ACCESSORY SIGN (BILLBOARD)**

General Information

Petitioner:	Lamar Central Outdoor, LLC.
Request:	To allow a digital billboard.
Proposed use of the property:	Billboard
Parcel Size:	24,142 s.f.
Neighborhood council Notification:	New North Citizens Council: 9-10-14
Tax Status:	SEE ATTACHED
Site Visit:	11-18-14
Urban Renewal Status:	This parcel is not located within an urban renewal plan.
Hearing Date:	11-24-14

Staff Analysis

Neighborhood characteristics:

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

To the north is a warehouse zoned Business B.

To the south is the Peter Pan Bus maintenance operation zoned Industrial A.

To the west is Interstate 91.

To the east is the Republican Newspaper zoned Industrial A.

Site plan review:

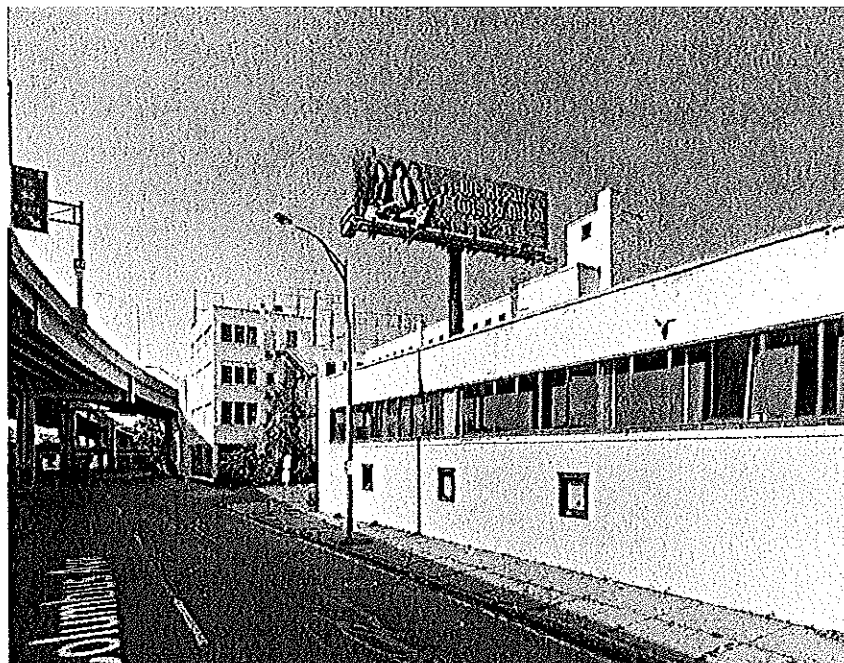
The petitioner has requested a special permit to convert an existing, static non-accessory (billboard) sign into a digital non-accessory sign at the property known as 6 Liberty Street. As part of the conversion to a digital non-accessory sign, the petitioner has indicated that the sign will be move slightly to the north to ensure that it is outside of the five hundred (500) foot radius of another non-accessory sign.

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As noted in the previous analysis for this proposed request, during the drafting of these new digital billboard regulations, the staff reviewed other city policies to see how this issue of digital billboards has been handled in

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as well as the larger highway signs. While the staff will always continue to advocate for the continued removal of billboards throughout Springfield, especially along the I-91 corridor, the staff does believe that credit should be given to Lamar for the number of billboards already removed.

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), one (1) panel, digital, non-accessory sign at the property known as 6 Liberty Street (07770-0001).
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Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

10/22/2014

Special Permit Tax Certification

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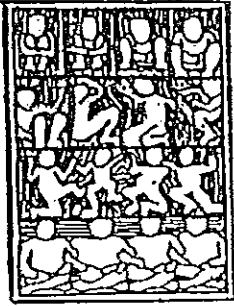
Special Permit: 6 Liberty Street – 07770-0001

Petitioner: Lamar Central Outdoor LLC

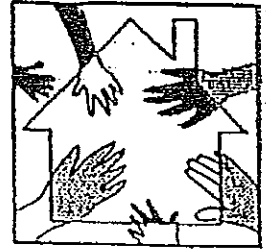
Landlord: 6 Liberty Street LLC

Stephen J. Lonergan: Treasurer/Collector

Attachment: Liberty_St_6_2014 (2828 : 6 Liberty Street)



New North Citizens' Council, Inc.
**El Instituto
 de La Familia, Inc.**



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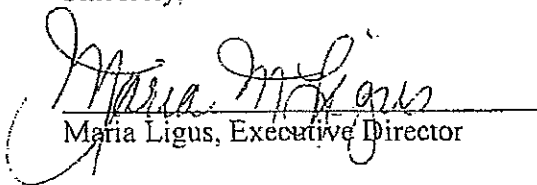
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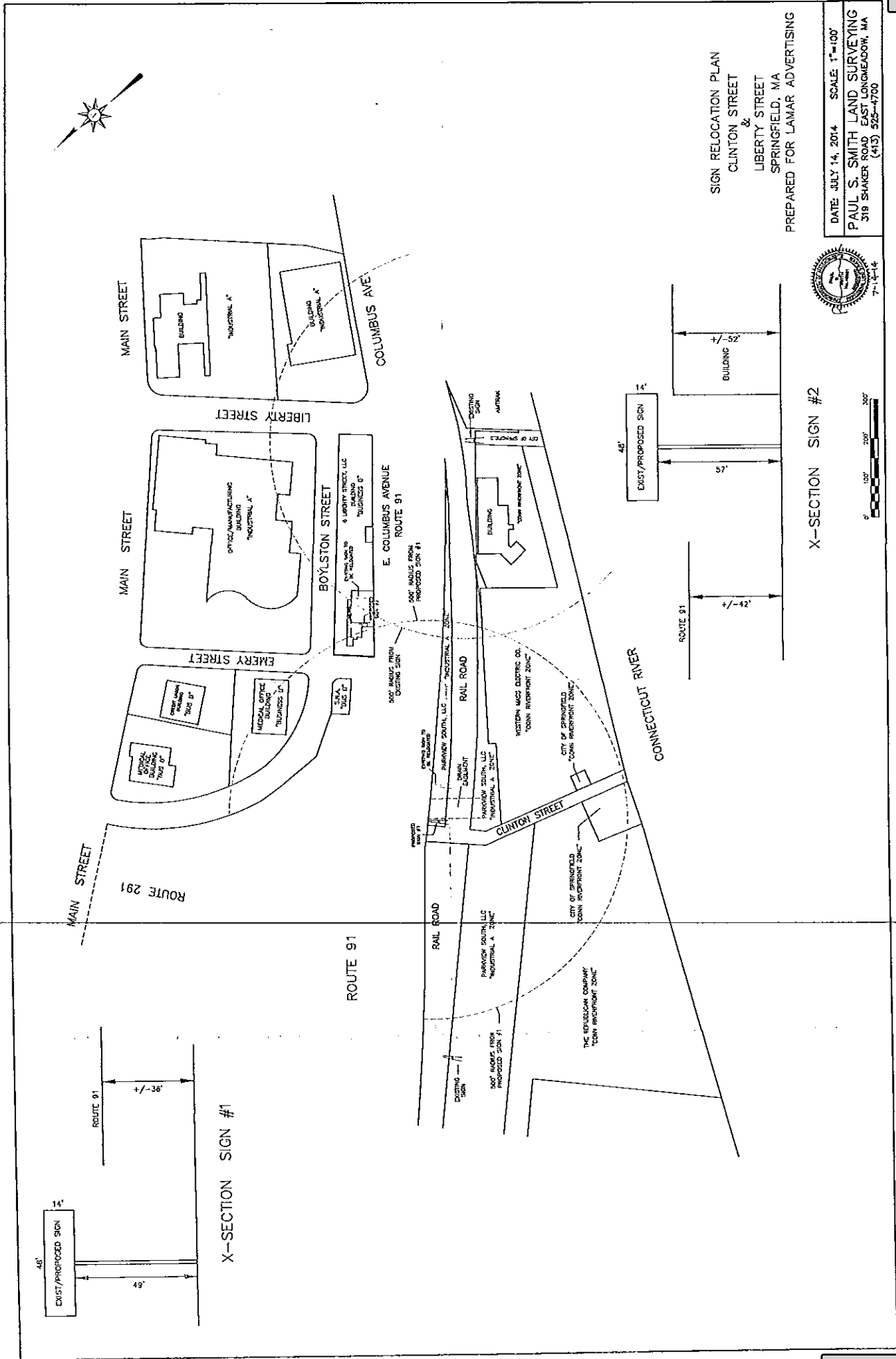
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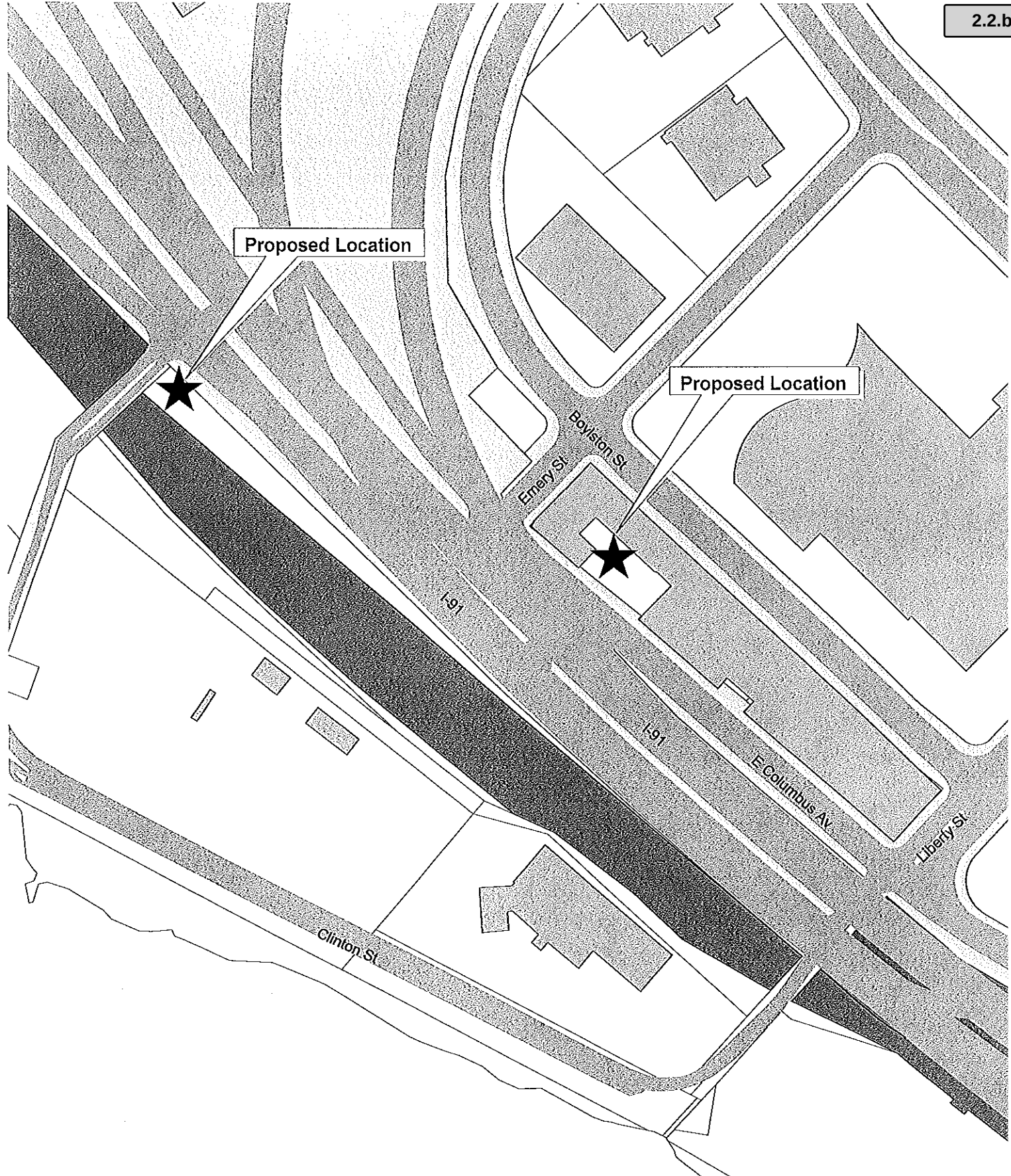
Again, we support this request.

Sincerely,


 Maria Ligus, Executive Director

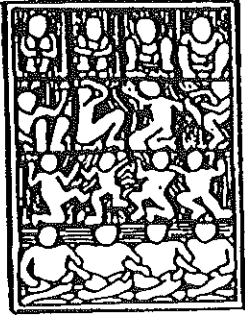
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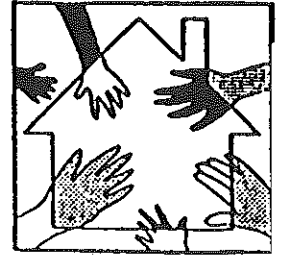


Attachment: Liberty St 6 2014 (2828 : 6 Liberty Street)

 SPRINGFIELD GIS N W E S DATA SOURCE:	City of Springfield, Massachusetts 6 Liberty Street/ SS Clinton Street
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New North Citizens' Council, Inc.
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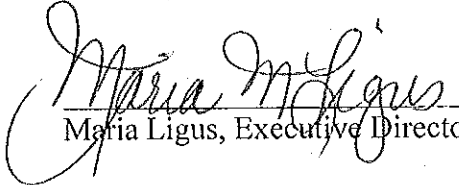
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Again, we support this request.

Sincerely,


 Maria Ligus, Executive Director

RECEIVED
 2014 SEP 19 P 2:49
 CITY CLERK
 SPRINGFIELD, MA

Attachment: 6 Liberty ST NNCC (2828 : 6 Liberty Street)

**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 2899)**

Meeting: 01/26/15 07:00 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 2899

For a Special Permit for the Expansion of a Pre-Existing Use (High Hazard "B" Industrial Use) through the Construction of a 27,100 Square Foot Addition at the Property Known as 126 Memorial Drive (08532-0015), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 10, Section 10.3.

Request:	See Above
Owner:	Astro Logistics, LLC
By:	Ellen W. Fryman, Esquire
Petitioner:	Astro Logistics, LLC
By:	Ellen W. Fryman, Esquire

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

for a special permit for the expansion of a pre-existing use (High Hazard "B" Industrial Use) through the construction of a 24,624 square foot addition at the property known as 126 Memorial Drive (08532-0015), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 10, Section 10.3.

Mailing Address:

126 Memorial Drive
Springfield, MA 01104

Owner & Petitioner:

Astro Logistics, LLC

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

BY: 
Ellen W. Fryman, Esquire

Attachment: Memorial_Drive_126_Tax_Formal (2899 : 126 Memorial Drive)

Stephen J. Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

12/16/14

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: 126 Memorial Drive – 08532-0015

Petitioner: Astro Logistics LLC

Landlord: Astro Logistics LLC

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

Stephen J. Loneragan: Treasurer/Collector

Attachment: Memorial_Drive_126_Tax_Formal (2899 : 126 Memorial Drive)

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

**126 MEMORIAL DRIVE (08532-0015)
EXPANSION OF A PRE-EXISTING USE (HIGH HAZARD B – INDUSTRIAL USE)**

General Information

Petitioner:	Astro Logistics, LLC.
Request:	For the expansion of a pre-existing use (High Hazard B – Industrial Use) through the construction of a 24,624 square foot addition.
Proposed use of the property:	Expansion of the Astro Chemical company.
Size:	336,719 s.f.
Compatibility with current planning documents:	The property is zoned Industrial Park and is within the Cottage Street Industrial Park area. The East Springfield Neighborhood Plan does not show any changes to this area.
Neighborhood council notification:	East Springfield Neighborhood Council: 12-22-14
Tax Status:	SEE ATTACHED
Site Visit:	1-8-15
Scheduled Hearing Date:	1-26-15

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Industrial Park. The surrounding land uses include:

- To the north is an office building zoned Industrial Park.
- To the south are warehouse uses zoned Industrial Park.
- To the west is a manufacturing operation zoned Industrial Park.
- To the east are a credit union and a union hall zoned Industrial Park.

Site plan review:

The petitioner has requested a special permit for the expansion of a pre-existing use at the property known as 126 Memorial Drive. This is the current location of Astro Chemical. The petitioner has submitted plans for the construction of a 24,624 addition to the rear of the building.

It should be noted that under the new Zoning Ordinance, a "High Hazard" use is now required to obtain a special permit from the City Council. The "High Hazard" use is determined through a Building Department review using the State Building Codes to determine which category the use would fall under. In this case, it was determined that this is a "High Hazard B". The definition for a "High Hazard B" use is as follows:

"...a use which contains materials that readily support combustion or a physical hazard (Use Group H-3), or which contain materials that are a health hazard (Use Group H-4)."



After reviewing the plans and visiting the site, the staff does not object to the proposed request. Astro Chemical has been in operation at this location for several years and is a well-established company. The staff also does not believe the proposed addition will have any negative effect on the surrounding area or on the neighborhood as a whole.

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 expansion of the pre-existing use (High Hazard B) at the property known as 126 Memorial Drive.
3. The use shall be developed according to the attached site plans, with the addition of conditions #4.
4. Any and all Building Permits shall be obtained prior to any construction.
5. 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

12/16/14

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: 126 Memorial Drive – 08532-0015

Petitioner: Astro Logistics LLC

Landlord: Astro Logistics LLC

Stephen J. Lonergan: Treasurer/Collector

Attachment: Memorial_Dr_126_2015 (2899 : 126 Memorial Drive)

UTILITY COMPANIES -

DIG-SAFE

PHONE 1-888-344-7233

CABLE TV - PRIVATE

COLUMBIA GAS OF MASSACHUSETTS

EMERGENCY NUMBER 1-800-425-8222

2025 ROOSEVELT AVENUE

SPRINGFIELD, MA 01101

PHONE (413) 781-9200

ELECTRIC - PRIVATE

NORTHEAST UTILITIES / WESTERN

MASSACHUSETTS ELECTRIC COMPANY

CADDIS DRIVE

SPRINGFIELD, MA

PHONE (413) 785-5871

TELEPHONE - PRIVATE

VERIZON

CABLE TV - PRIVATE

COMCAST COMMUNICATIONS

3303 MAIN STREET

SPRINGFIELD, MA 01107

PHONE 1-800-286-2278

WATER - PUBLIC

CITY OF SPRINGFIELD

WATER AND SEWER COMMISSION

SPRINGFIELD, MA 01109

PHONE (413) 787-6256

SEWER - PUBLIC

CITY OF SPRINGFIELD

WATER AND SEWER COMMISSION

SPRINGFIELD, MA 01109

PHONE (413) 787-6256

BOARD OF PUBLIC WORKS - PUBLIC

CITY OF SPRINGFIELD

SPRINGFIELD, MA 01104

PHONE (413) 787-6260

CITY OF SPRINGFIELD

ENGINEERING DEPARTMENT - PUBLIC

SPRINGFIELD, MA 01104

PHONE (413) 787-6260

CITY OF SPRINGFIELD

PLANNING BOARD - PUBLIC

SPRINGFIELD, MA 01104

PHONE (413) 787-6020

CITY OF SPRINGFIELD

CONSERVATION COMMISSION - PUBLIC

SPRINGFIELD, MA 01104

PHONE (413) 787-6020

MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL

PROTECTION - PUBLIC

436 DWIGHT STREET

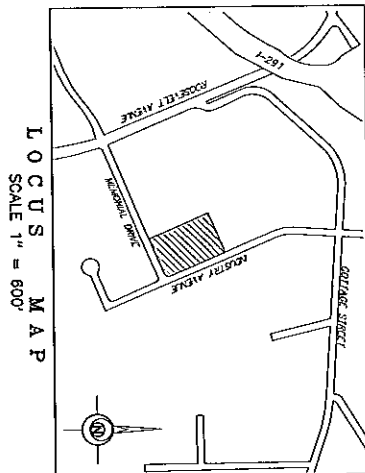
SPRINGFIELD, MA 01103

PHONE (413) 784-1100

ASTRO LOGISTICS LLC

126 MEMORIAL DRIVE

SPRINGFIELD, MASSACHUSETTS



INDEX -

SHEET 1	COVER
SHEET 2	NOTES - LEGEND
SHEET 3	PROPOSED SITE PLAN
SHEET 4	PROPOSED SITE PLAN

CONTRACTOR -

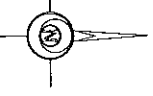
FORISH CONSTRUCTION COMPANY, INC.

21 MAINE DRIVE

WESTFIELD, MA 01086

PHONE No. (413) 562-9924

FAX No. (413) 562-7136

ERIC FORISH - eric@forishconstruction.com
JEFF CASEY - jeff.casey@forishconstruction.comASSUMED AS PER
CITY OF SPRINGFIELD
GPS CONTROL POINTS.

DATE	NOTES / REVISIONS
NOTE	CONTACT DGC-SAFE PRIOR TO ANY
NOTE	EXCAVATIONS, SEWER REVISIONS
NOTE	AND ROW'S OF RECORD, IF ANY AND
NOTE	APPLICABLE.

OWNER OF RECORD -
ASTRO LOGISTICS LLC 174452-1
LAND COURT DOC. NO. 30350-0
LAND AREA = 317,745 S.F.

STORMWATER ENGINEER -
ANALYTICAL ENGINEERING, INC.
WILLIAM A. SPAREEN P.E., P.E.
49 SOUTH STREET
GRANBY, MA 01033

SITE PLAN - 126 MEMORIAL DRIVE

PLAN OF LAND IN THE CITY OF

SPRINGFIELD, MASSACHUSETTS

FORISH CONSTRUCTION COMPANY, INC.

DUNKER, JAMES, JAMES LAND SURVEYOR

CHICOPPEE, MASSACHUSETTS 01013

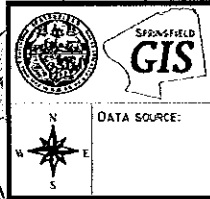
DATE: 09/26/2014 134-1414

DRAWING NO. 52014-0004.1



Proposed Location

Attachment: Memorial_Dr_126_2015 (2899 : 126 Memorial Drive)



City of Springfield, Massachusetts

DATA SOURCE:

126 Memorial Drive

**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 2900)**

Meeting: 01/26/15 07:00 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 2900

**To Amend an Existing Special Permit (Automotive Sales),
Granted December 26, 2013, by Allowing a Change in the
Petitioner at the Property Known as 712 Boston Road (01655-
0121), as Allowed by M.G.L. and the Springfield Zoning
Ordinance, Article 4, Table 4-4, Section 12.1.**

Request:	See Above
Owner:	James Fiore
By:	James Fiore
Petitioner:	Eliesel Santini
By:	Eliesel Santini

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

to amend an existing special permit (automotive sales), granted December 26, 2013, by allowing a change in the petitioner at the property known as 712 Boston Road (01655-0121), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1.

Mailing Address:

24 McIntosh Drive
 Wilbraham, MA 01095

Owner:

James Fiore

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

BY: 
 James Fiore

Mailing Address:

140 Brewster Street
 Springfield, MA 01119

Petitioner:

Eliesel Santini

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

BY: 
 Eliesel Santini

RECEIVED
 2014 DEC -4 A 11:20
 CITY CLERK'S OFFICE
 SPRINGFIELD, MA

Attachment: Boston_Rd_712_Tax_Formal (2900 : 712 Boston Road)

Stephen J. Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

12/1/2014

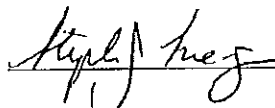
Special Permit Tax Certification

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

Special Permit: 712 Boston Road: 01655-0121

Petitioner: Eliesel Santini

Landlord: James W. Fiore Trustee


Stephen J. Loneragan: Treasurer/Collector

Attachment: Boston_Rd_712_Tax_Formal (2900 : 712 Boston Road)

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

**712 BOSTON ROAD (01655-0121)
AMEND EXISTING SPECIAL PERMIT (MOTOR VEHICLE SALES)**

General Information

Petitioner:	Eliesel Santini
Request:	To amend an existing special permit for used cars sales, granted December 2013, by allowing a change in the petitioner.
Proposed use of the property:	Motor vehicle sales
Size:	19,983 s.f.
Compatibility with current planning documents:	The property is zoned Business A. The Pine Point Neighborhood Plan does not show any changes to this area.
Neighborhood council notification:	Pine Point Community Council: 12-4-14
Tax Status:	SEE ATTACHED
Site Visit:	1-8-15
Scheduled Hearing Date:	1-26-15

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Business A.

To the north are single family houses zoned Residence A.
 To the south are retail stores zoned Business A.
 To the west are a mix of commercial and residential uses zone Business A and Residence A.
 To the east are an automobile repair facility and a gas station zoned Business B and Business A.

Site plan review:

The petitioner has requested to amend an existing special permit for used car sales, granted December 2013, by allowing a change in the petitioner at the property known as 712 Boston Road. A number of special permits for the sale of used cars have been issued at this location.

As was stated above, this site has been issued several special permits over the last several years. In reviewing the proposed request, the staff would strongly recommend, that as with the previous special permit, the

number of cars be limited to no more than forty (40). This number would allow for the needed customer and employee parking.

Again, as was noted in the previous review, the repair of vehicles to be sold is currently allowed as an accessory use. However, at this particular location there are currently no adequate indoor facilities located on this property which could be used for this purpose. Therefore, in order to ensure that repair work will not be done within the parking areas, the staff strongly recommends that the condition prohibiting motor vehicle repairs remain.



Lastly, there were also a number of landscaping requirements which were attached to the previous special permit. These improvements were included at the request of the Pine Point Neighborhood Council. If this special permit is approved, the staff would strongly recommend that these conditions remain as part of the approval.

Recommendation

Approve, with conditions.

Recommended Conditions

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for a used car dealership at the property known as 712 Boston Road (01655-0121).
3. The use shall be developed according to the attached site plans and elevations with the addition of conditions #4 through #16.
4. There shall be no more than forty (40) vehicles at this location at any one time.
5. There shall be landscaping on the premises to include hanging flowering plants from both buildings and continued maintenance of the landscaped area around the main building and window boxes on the first floor from May 1st until October 31st.
6. All parking, including display, employee and customer spaces shall be clearly marked and striped.
7. A detailed sign plan shall be submitted to the Office of Planning & Economic Development for review and approval prior to the issuance of any sign permits.
8. There shall be no motor vehicle repairs at this location.
9. The existing fencing shall be maintained.
10. The petitioner shall remove the vinyl strips located on the chain link fence only on the right side of the property.
11. This special permit shall be reviewed in six (6) months.
12. There shall be no car haulers located on Baltimore Street, Harvey Street or Boston Road.
13. There shall be no banners, streamers, pennants, or additional signs located on the property.

14. There shall be no non-accessory signs located on the property.
15. There shall be no storage of inoperable or junk vehicles or parts located on the property.
16. There shall be no elevated displays of vehicles.
17. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by fine of up to \$50 per day for each day a violation exists.

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

12/1/2014

Special Permit Tax Certification

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

Special Permit: 712 Boston Road: 01655-0121

Petitioner: Eliesel Santini

Landlord: James W. Fiore Trustee

Stephen J. Lonergan: Treasurer/Collector

Attachment: Boston_Rd_712_2015 (2900 : 712 Boston Road)

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

2.4.b

2013-1322

TO: DATE: December 26, 2013

DEPARTMENT: FROM: Wayman Lee, Esq.

COPIES TO: DEPARTMENT: City Clerk

SUBJECT: 712 Boston Road

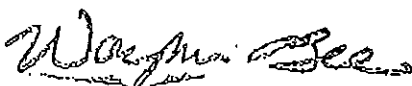
This is to inform you that at a meeting of the City Council held on Monday, November 18, 2013, it was voted by the City Council according to law to grant a special permit to Owner James W. Fiore and Petitioner: Rafael Dominguez to operate a used car dealership as a pre-existing, non-conforming use at the property known as 712 Boston Road (01655-0121) as allowed by M.G.L and the Springfield Zoning Ordinance Article 10, Section 10.1.20 with the following conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for a used car dealership at the property known as 712 Boston Road (01655-0121).
3. The use shall be developed according to the attached site plan with the addition of condition #4 through #16.
4. There shall be no more than forty (40) vehicles at this location at any one time.
5. There shall be landscaping on the premises to include hanging flowering plants from both buildings and continued maintenance of the landscaped area around the main building and window boxes on the first floor from May 1st until October 31st.
6. All parking, including, display, employee and customer spaces shall be clearly marked and striped.
7. A detailed sign plan shall be submitted to the Office of Planning & Economic Development for review and approval prior to the issuance of any sign permits.
8. There shall be no motor vehicle repairs at this location.
9. The existing fencing shall be maintained.
10. The petitioner shall remove the vinyl strips located on the chain link fence only on the right side of the property.
11. The special permit shall be reviewed in six (6) months.
12. There shall be no car haulers located on Baltimore Street, Harvey Street, or Boston Road.
13. There shall be no banners, streamers, pennants, or additional signs located on the property.
14. There shall be no non-accessory signs located on the property.
15. There shall be no storage of inoperable or junk vehicles or parts on the property.
16. There shall be no elevated displays of vehicles.
17. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by 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.

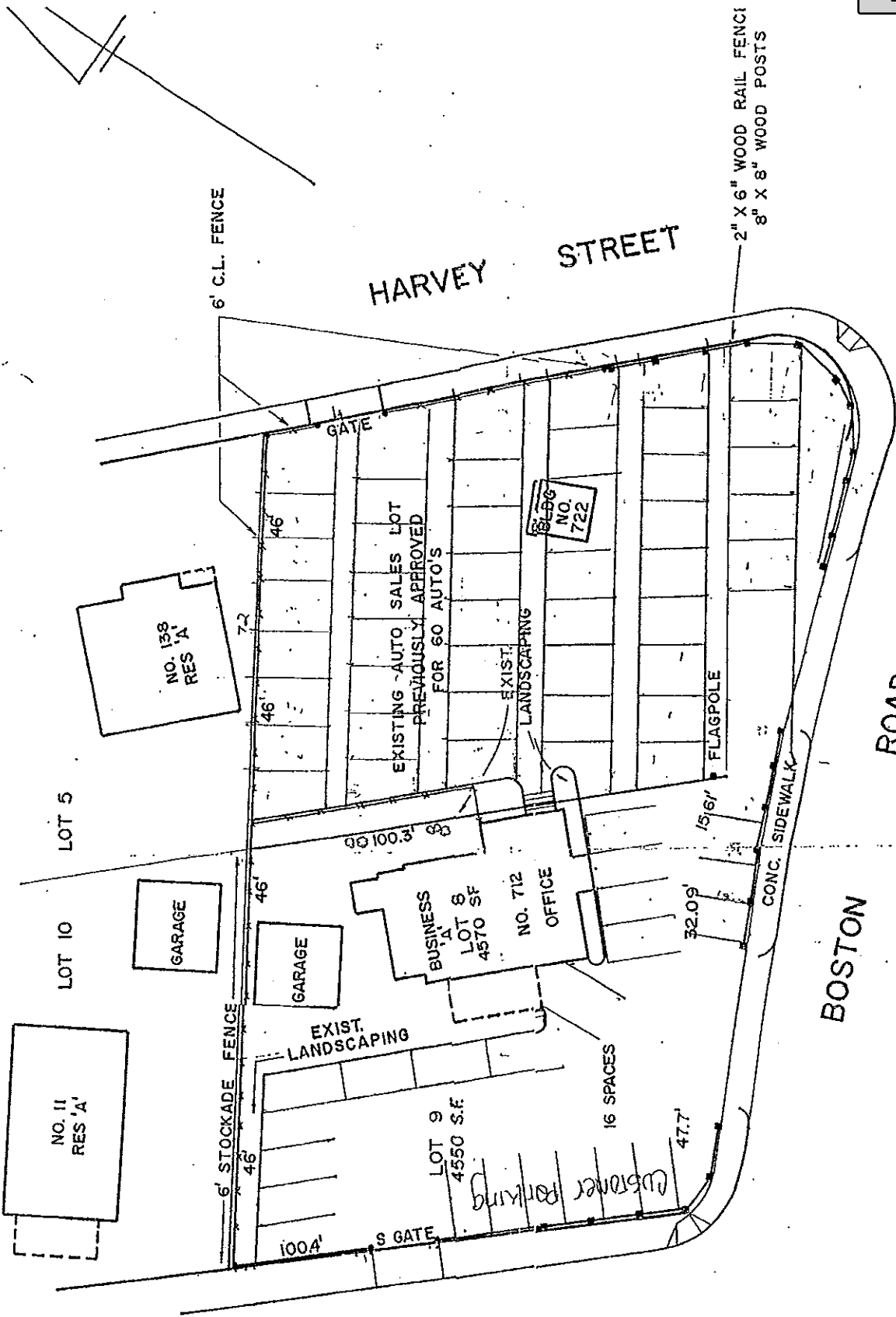
This permit becomes effective on December 26, 2013

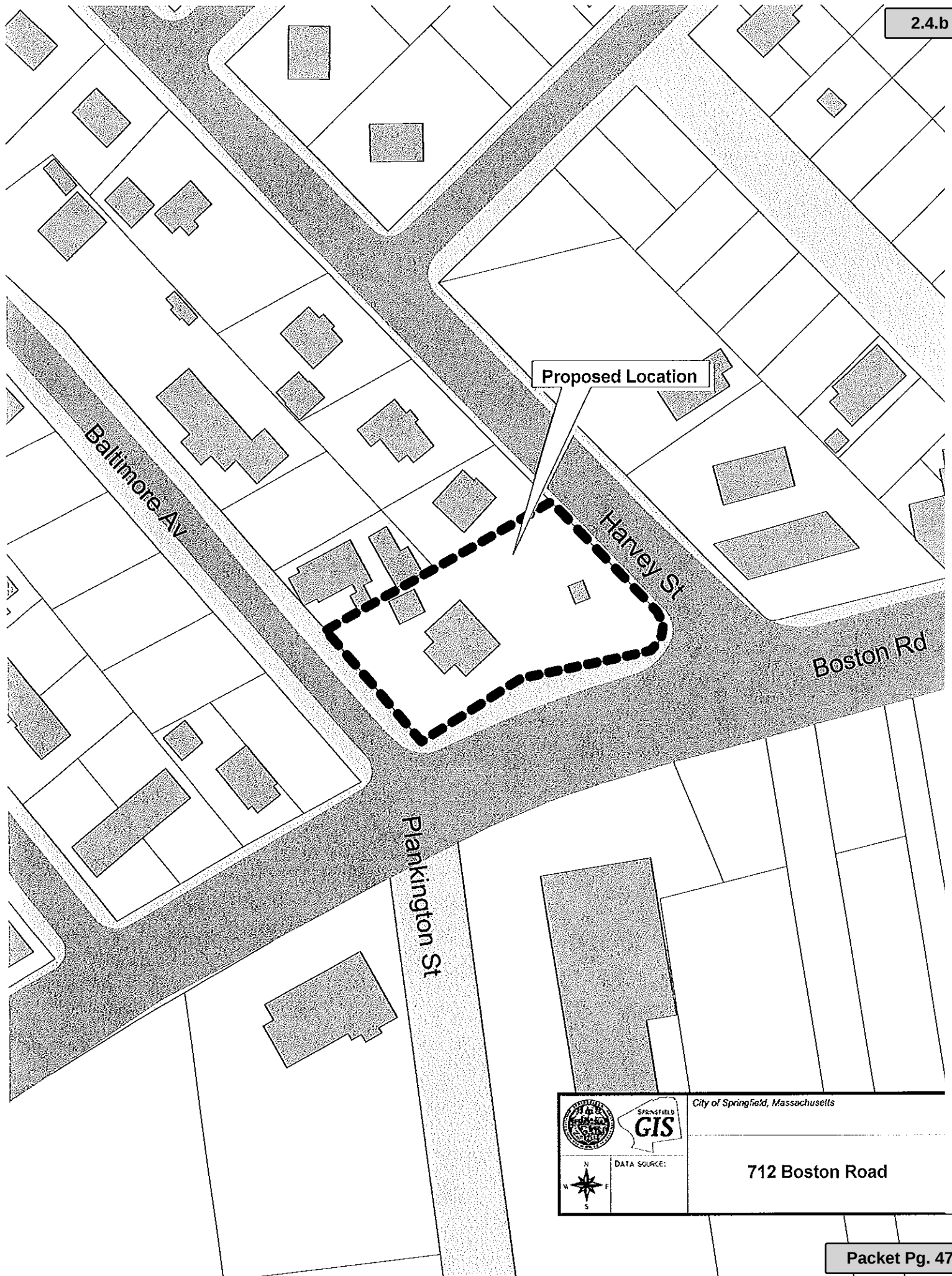
Very truly yours



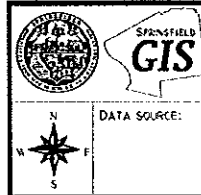
Wayman Lee, Esq.
City Clerk

Attachment: Boston_Rd_712_2015 (2900 : 712 Boston Road)





Attachment: Boston_Rd_712_2015 (2900 : 712 Boston Road)



City of Springfield, Massachusetts

DATA SOURCE:

712 Boston Road