



CITY OF SPRINGFIELD

City Clerk's Office 2/18/2015 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 **February 23, 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 February 23, 2015 at Springfield City Hall -- Council Chambers, 36 Court Street, Springfield, MA.

Informational

- (1.) Planning Board Report - E S Main St & 55 Frank B. Murray St from Business B to Business C Recommendation is to Approve Planning Board Report - ES Main St & 55 Frank B. Murray St

ATTACHMENTS:

- ES MAIN ST (PDF)

Special Permits

- (2.) For a Special Permit for Motor Vehicle Sales, as an Accessory Use, at the Property Known as 466 Main Street, IO (08132-0118), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.5.

Request:	See Above
Owner:	Richard Zarenek
By:	Richard Zarenek
Petitioner:	Eddy Almanzar & Robinson Peralta
By:	Eddy Almanzar & Robinson Peralta

ATTACHMENTS:

- Main_St_IO_466_Tax_Formal (PDF)
- Main_St_IO_466_2015 (PDF)

Zone Changes

- (3.) To Change the Zoning of the Properties Known as NS William Street (12300-0028 & 0030) from Residence C to Business A. NS William Street Recommend

PETITIONER: Joseph & Lisa Frigo

ADDRESS: NS William Street

CHANGE REQUESTED: Res C to Bus A

ATTACHMENTS:

- 3169_NS_William_St_2015_CC (PDF)

- (4.) To Change the Zoning of the Property Known as 425 Central Street (02560-0132) from Residence B to Residence C. 425 Central Street Recommend

PETITIONER: Springfield Housing Authority

ADDRESS: 425 Central Street

CHANGE REQUESTED: Res B to Res C

ATTACHMENTS:

- 3170_425_Central_St_2015_CC (PDF)

RECEIVED

To The City Council of the City of Springfield.

The undersigned respectfully petition your honorable body

CITY CLERK'S OFFICE
SPRINGFIELD, MA

to change the zoning of the properties known as ES Main Street (08130-0512) and 55 Frank B. Murray Street (05355-0055) from Business B to Business C.

Mailing Address:

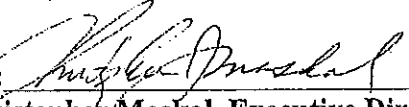
70 Tapley Street
Springfield, MA 01104

Owner & Petitioner:

Springfield Redevelopment Authority

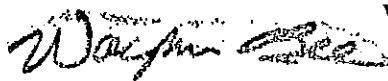
I hereby certify that I am the owner and petitioner or acting on behalf of the owner and petitioner.

BY:


Christopher Moskal, Executive Director

A true copy of a petition referred to the Planning Board on:
January 20, 2015

Attest:



Wayman Lee, Esquire

Attachment: ES MAIN ST (2968 : Planning Board Report - ES Main St & 55 Frank B. Murray St)


City of Springfield

 36 Court Street
 Springfield, MA 01103

TABLED
PETITION (ID # 2932)

 Meeting: 02/23/15 07:00 PM
 Department: Economic Development
 Category: Special Permit
 Prepared By: Phil Dromey
 Initiator: Phil Dromey
 Sponsors:
 DOC ID: 2932

**For a Special Permit for Motor Vehicle Sales, as an
 Accessory Use, at the Property Known as 466 Main Street, IO
 (08132-0118), as Allowed by M.G.L. and the Springfield
 Zoning Ordinance, Article 4, Table 4-4, Section 19.5.**

Request:	See Above
Owner:	Richard Zarenek
By:	Richard Zarenek
Petitioner:	Eddy Almanzar & Robinson Peralta
By:	Eddy Almanzar & Robinson Peralta

RESULT: LAY ON TABLE
Next: 3/30/2015 7:00 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, as an accessory use, at the property known as 466 Main Street, IO (08132-0118), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.5.

Mailing Address:

68 East Akard Street
 Ludlow, MA 01056

Owner:

Richard Zaranek

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

By: Richard Zaranek
 Richard Zaranek

Mailing Address:

144 Fountain Street
 Springfield, MA 01108

Petitioner:

Eddy Almanzar & Robinson Peralta

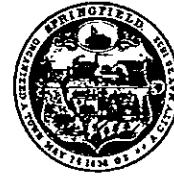
I hereby certify that I am the petitioner or acting on behalf of the petitioner.

By: Eddy Almanzar
 Eddy Almanzar

By: Robinson Peralta
 Robinson Peralta

Attachment: Main_St_IO_466_Tax_Formal (2932 : 466 Main Street, I.O.)

Stephen J. Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

12/1/2014

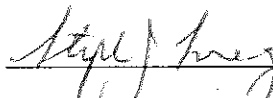
Special Permit Tax Certification

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: 466 Main Street I.O. – 08132-0118

Petitioner: Eddy Almanzar

Landlord: Richard Zaranek


Stephen J. Loneragan: Treasurer/Collector

Attachment: Main_St_IO_466_Tax_Form (2932 : 466 Main Street, I.O.)

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

**466 MAIN STREET, IO (08132-0118)
MOTOR VEHICLE SALES – ACCESSORY USE**

General Information

Petitioner:	Eddy Almanzar & Robinson Peralta
Request:	Motor vehicle sales, as an accessory use.
Proposed use of the property:	Motor vehicle repair and sales.
Parcel Size:	20,000 s.f.
Compatibility with current planning documents:	The Indian Orchard Neighborhood Plan does not show any changes to this area.
Neighborhood council notification:	Indian Orchard Neighborhood Council: 1-23-15
Tax Status:	SEE ATTACHED
Site Visit:	2-18-15
Hearing Date:	2-23-15

Staff Analysis

Neighborhood characteristics:

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

To the north is vacant land zoned Business A.

To the south is a commercial shopping center zoned Business A.

To the east is a single-family home zoned Business A.

To the west is an office building zoned Business A.

Site plan review:

The petitioner has requested a special permit for motor vehicle sales, as an accessory use, at the property known as 466 Main Street, Indian Orchard. The site is currently vacant being used for motor vehicle repairs.

As stated above, the site is currently being used for motor vehicle repairs. After visiting the site, and as can be seen by the attached photos, the site is very crowded due to the existing motor vehicle repair operation. As with all special permits, the staff wants to make sure that with the addition of used cars sales, there is still going to be room for both customer and employee parking. In this particular case, since this is a special permit for used car sales, as an accessory use, only five (5) vehicles can be displayed at any one time.

Further, as was noted in the previous staff analysis, there is currently only a four (4) foot tall, chain link fence between this property and the adjacent single-family home. If this special permit is approved, the staff would strongly recommend that this fence be required to be replaced with a new, six (6) foot, stockade fence. This

style of fencing will provide a much better buffer between these two (2) uses.

Lastly, it should be noted that the property extends beyond the rear fencing; however, this area of the parcel is not paved. Due to this fact, the staff would strongly recommend that a condition be placed on this special permit that limits the use of the property to the front (paved) portion of the parcel.



Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted for motor vehicle sales, as an accessory use, at the property known as 466 Main Street, Indian Orchard (08132-0118).
3. The use shall be developed as per the attached site plan with the addition of conditions #4 through #13.
4. There shall be no more than five (5) vehicles displayed or stored for sale on site.
5. There shall be no storage of unregistered or junk vehicles located on the site or in the public way.
6. There shall be no autobody work completed at this location.
7. Any and all dumpsters shall be completely enclosed.
8. The building and fencing shall be maintained free of all graffiti.
9. The existing chain link fencing located on the eastern property line shall be replaced with a six (6) foot, stockade fence. The finished side of the fencing shall face the residential abutter.
10. The site, including all landscaped areas, shall be maintained free of all weeds and debris.
11. The public tree belt and sidewalk shall be maintained including snow removal.
12. There shall be no banners, streamers, pennants, or non-accessory signs located on the property.
13. Only the paved portion of the property shall be used in conjunction with this automotive repair operation. Any expansion of such use shall require review and approval by the City Council.
14. 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

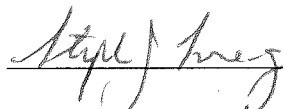
Special Permit Tax Certification

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: 466 Main Street I.O. – 08132-0118

Petitioner: Eddy Almanzar

Landlord: Richard Zaranek



Stephen J. Lonergan: Treasurer/Collector

Attachment: Main_St_IO_466_2015 [Revision 1] (2932 : 466 Main Street, I.O.)



Proposed Location

Main St IO

 SPRINGFIELD GIS	City of Springfield, Massachusetts	
	DATA SOURCE:	466 Main Street, I.O.

To The City Council of the City of Springfield:

The undersigned respectfully petition your honorable body

RECEIVED

to change the zoning of the properties known as NS Williams Street (12300-0028 & 0030) from
Residence C to Business A.

2015 JAN -2 P 1:18
CITY CLERK'S OFFICE
SPRINGFIELD, MA

Mailing Address:

14 Forge Street
Feeding Hills, MA 01030

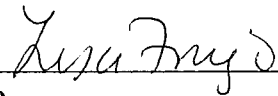
Owner & Petitioner:

Joseph & Lisa Frigo

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

BY: 

Joseph Frigo

BY: 

Lisa Frigo

Attachment: 3169_NS_William_St_2015_CC (Z-2015-1 : NS William Street)

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

**NS WILLIAM STREET (12300-0028 & 0030)
RESIDENCE C TO BUSINESS A**

GENERAL INFORMATION

Applicant:	Joseph & Lisa Frigo
Request:	Residence C to Business A
Location:	NS William Street
Parcel Size:	8,150 s.f.
Purpose:	Garage/Residences
Surrounding Land Use and Zoning:	The property is located in the South End neighborhood and has a mix of commercial and residential uses. The surrounding land uses include: To the north are two-family homes zoned Residence C. To the south is an office building zoned Office A. To the east is a four-family house zoned Residence C. To the west is a commercial operation zoned Business A.
Comprehensive/ Neighborhood Plan:	The South End Neighborhood Plan shows no changes to this area.
Site Visit:	1-7-15
Neighborhood Council Notification:	South End Citizens Council: 1-6-15
Planning Board Hearing Date:	1-21-15

SPECIAL INFORMATION

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

ANALYSIS

The petitioner has requested to change the zoning of two (2) properties known as NS William Street from Residence C to Business A. These parcels are currently vacant and will be used in conjunction with the petitioner's adjacent business known as Frigo's.

As noted above, the proposed parcels to be re-zoned are vacant and currently being used for off-street parking. The petitioner has submitted plans indicating that a new structure will be constructed which will be utilized for both garage space and residential units on the upper floors. In reviewing the schematic plans, the staff was pleased to see that the proposed structure will be located up to the street line. As per the new Zoning Ordinance, the location of a new building is dependent on the "predominant character" of the street.

In this case, the predominant character of William Street is buildings up to the street line and parking located to the side or rear. When the petitioner is ready to proceed with this new development, a full set of plans will need to be submitted to review.

It should be noted that the plans submitted do not show a buffer along the rear or side of the property. As per the Zoning Ordinance, a seven (7) foot buffer is required along each side of the property which abuts a residentially zoned district.

While the staff always continues to have concerns about the encroachment of business zoning into residential areas, the staff does believe that this rezoning will not have an adverse impact on the surrounding neighborhood and also provides the opportunity for expansion for this well established neighborhood business. The staff also believes that the proposed “mixed” use building also maintains the residential feel of William Street.



RECOMMENDATION

Approve.

Date: 12/05/14
File Name: File Name
Project: 3169 NS William St
Revised: 06/21/15
Scale: 3/32"=1'-0"

Drawing No.



JABLONSKI | DEVRIESE
ARCHITECTS
www.jablonskiarchitects.com
member: American Institute of Architects
29 Elliot Street | Springfield, MA 01105
T 413.747.5285

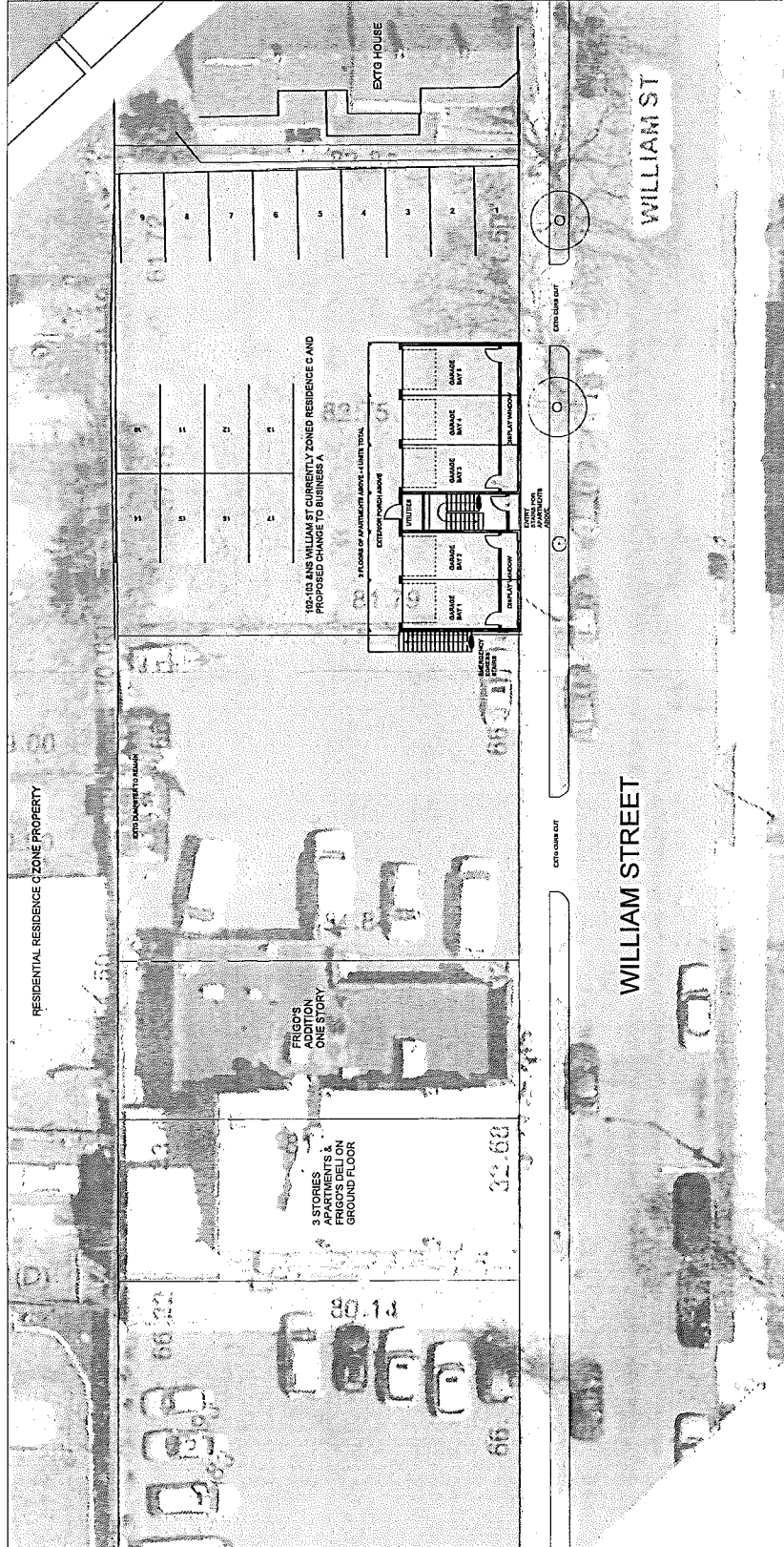


Consultants

FRIGO'S EXPANSION
SPRINGFIELD
102-104 WILLIAM ST

SITE PLAN

Revisions:



Proposed Location

William St

Attachment: 3169_NS_William_St_2015_CC (Z-2015-1 : NS William Street)

 SPRINGFIELD GIS	City of Springfield, Massachusetts
	NS William Street
 N S E W	DATA SOURCE:



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND FIFTEEN

AN ORDINANCE

AMENDING SECTION 47 OF THE BUILDING ZONE MAP

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

SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled "An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City", text enacted, May 28, 2013, as amended, is hereby further amended by changing from **Residence C** to **Business A** the zoning on **Plot #3169, Section 47** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked "**Section 47 Building Zone Map of the City of Springfield.**"

Approved as to Form:

Associate City Solicitor

In accordance with Mass. Gen. Laws c. 40A, section 5, the Planning Board held a hearing on January 21, 2014 regarding the above Ordinance amendment.

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

Katie Stebbins, Chairperson



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND FIFTEEN

AN ORDINANCE

AMENDING SECTION 47 BUILDING ZONE MAP

SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled "An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City", text enacted, May 28, 2013, as amended, is hereby further amended by changing from **Residence C to Business A** the zoning on **Plot #3169, Section 47** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked "**Section 47 Building Zone Map of the City of Springfield.**"

**REPORT TO CITY COUNCIL
ZONE CHANGE HEARING**

PETITION: #3169
SECTION: 47

DATE: January 22, 2015

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: Joseph & Lisa Frigo

ADDRESS: NS William Street (12300-0028 & 0030)

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

PETITIONER'S PURPOSE STATEMENT: Expansion of existing business

DATE OF PUBLIC HEARING: January 21, 2015

DATE OF FINAL DECISION: January 21, 2015

BOARD MEMBERS PRESENT and COUNT: seven (7): Ms. Morin, Mr. Danielle, Ms. DeFillipo, Mr. Swan, Mr. Florian, Mr. Cignoli and Ms. Stebbins

FINAL MOTION: APPROVE

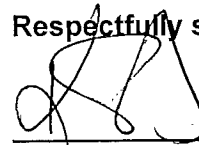
IN FAVOR: seven (7): Ms. Morin, Mr. Danielle, Ms. DeFillipo, Mr. Swan, Mr. Florian, Mr. Cignoli and Ms. Stebbins

OPPOSED: zero (0)

ABSTAINED: N/A

RECOMMENDATION: APPROVE

Respectfully submitted,



Katie Stebbins, Chairperson

Attachment: 3169_NS_William_St_2015_CC (Z-2015-1 : NS William Street)

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 425 Central Street (02560-0132) from
Residence B to Residence C.

Mailing Address:

60 Congress Street
PO Box 1609
Springfield, MA 01101

Owner & Petitioner:

Springfield Housing Authority

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

BY: William W. Abrashkin
William H. Abrashkin, Executive Director

RECEIVED
2014 DEC 31 A 11:26
CITY CLERK'S OFFICE
SPRINGFIELD, MA

Attachment: 3170_425_Central_St_2015_CC (Z-2015-2 : 425 Central Street)

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

**425 CENTRAL STREET (02560-0132)
RESIDENCE B TO RESIDENCE C**

GENERAL INFORMATION

Applicant:	Springfield Housing Authority
Request:	Residence B to Residence C
Location:	425 Central Street
Parcel Size:	17,627 s.f.
Purpose:	Two (2), two-family dwellings
Surrounding Land Use and Zoning:	The property is located in the Six Corners neighborhood and is surrounded by residential uses. The surrounding land uses include: To the north is a three-family house zoned Residence B. To the south is a large apartment complex zoned Residence C. To the east is a two-family house zoned Residence B. To the west is a two-family house zoned Residence B.
Comprehensive/ Neighborhood Plan:	The Six Corners Plan shows no changes to this area.
Site Visit:	1-7-15
Neighborhood Council Notification:	Maple High/Six Corners Neighborhood Council: 1-6-15
Planning Board Hearing Date:	1-21-15

SPECIAL INFORMATION

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

ANALYSIS

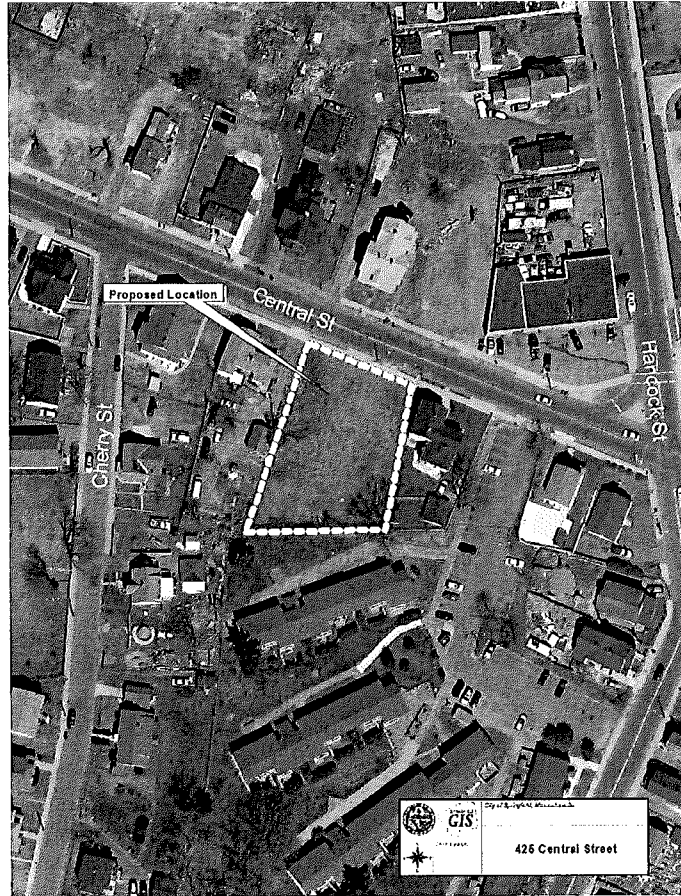
The petitioner has requested to change the zoning of the property known as 425 Central Street from Residence B to Residence C. The site is currently vacant and was the former location of an apartment building. The petitioner intends to construct two (2), two-family dwellings on the property.

As noted above, the site is currently vacant and was the former location of an eight (8) unit apartment building. This building was severely damaged as a result of the 2011 tornado and was demolished. The petitioner now intends to construct two (2), two-family homes on the site. As per the Zoning Ordinance, in order to have multiple dwelling on one parcel, a change to Residence C is required.

As the Board is aware, Central Street has been undergoing a number of renovations. This includes a number

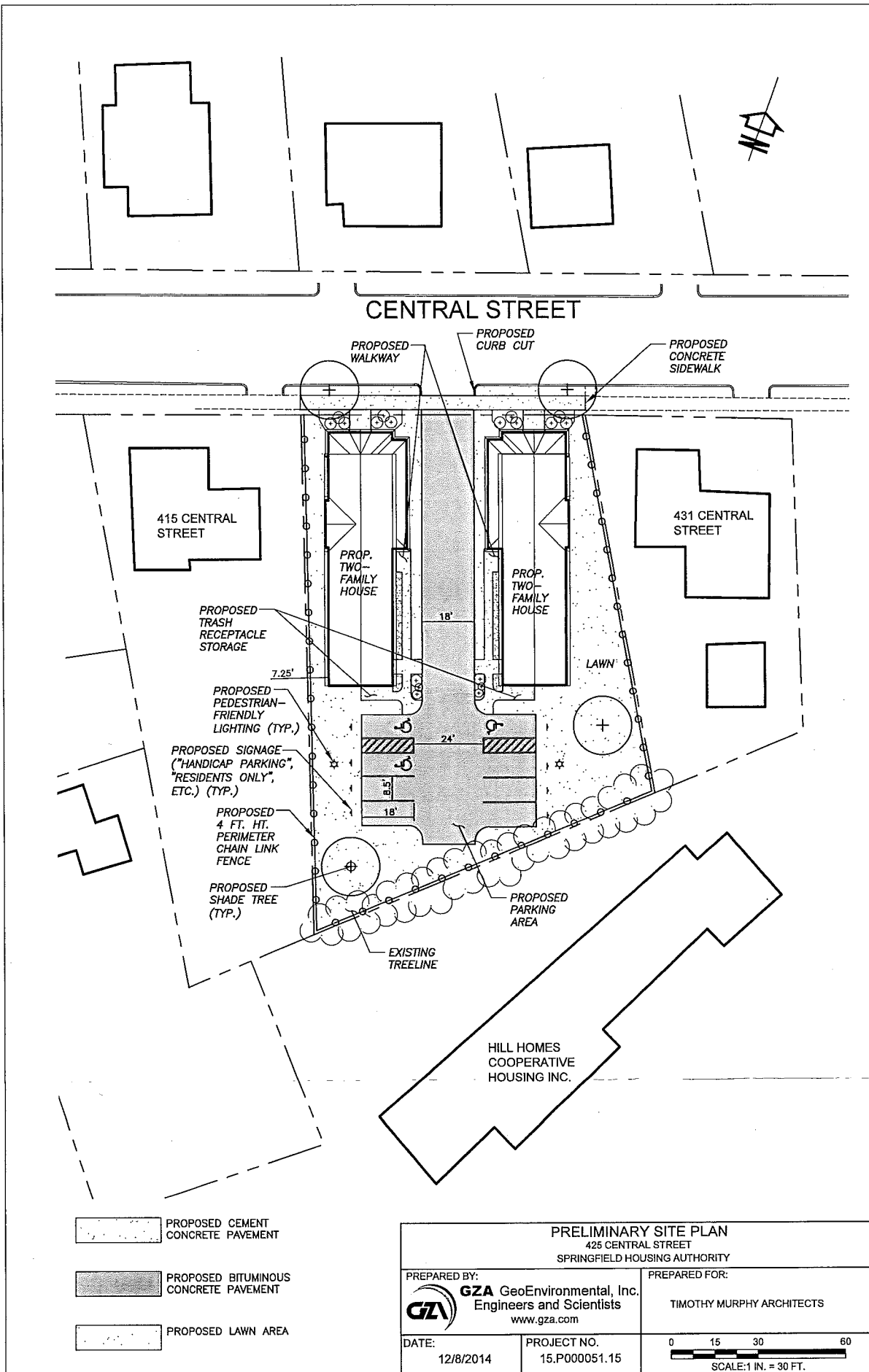
of new homes that have been constructed on the northern side of Central Street. Further streetscape improvements to Central Street are also being implemented.

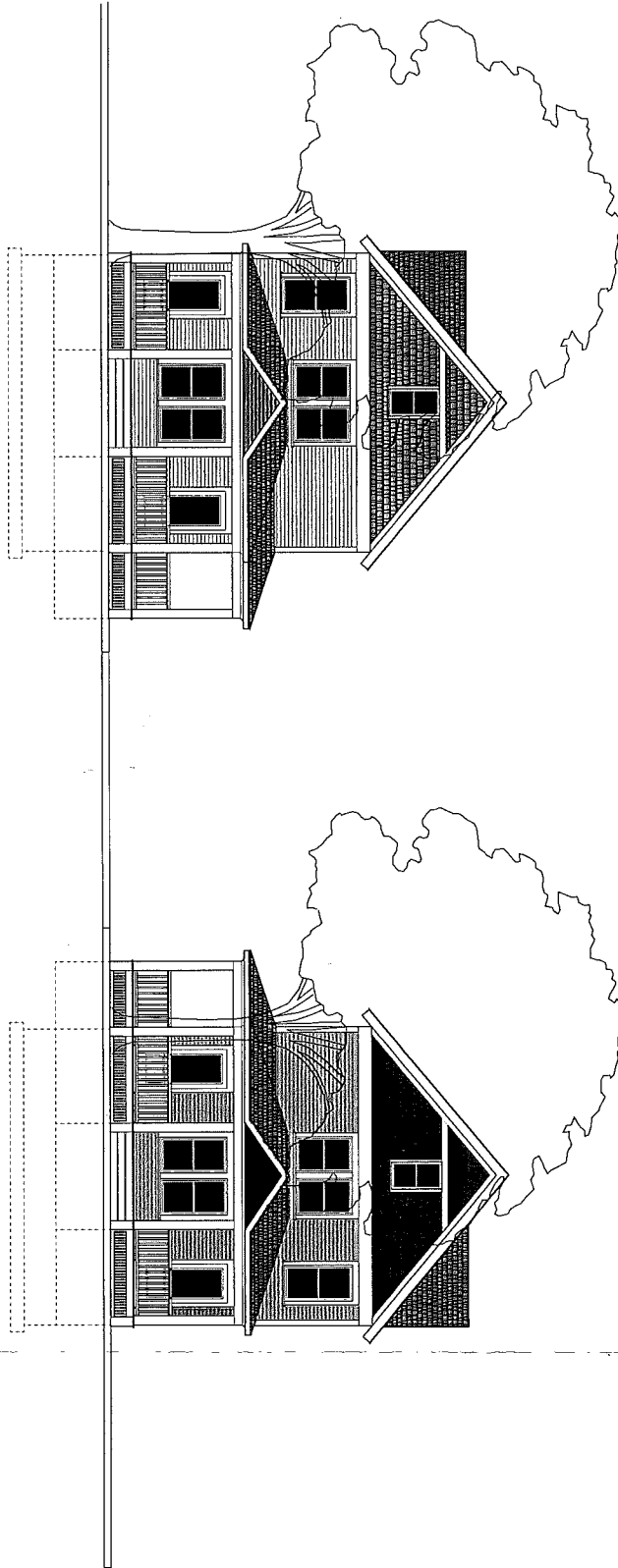
After a review of the proposed plans, the staff does not object to the proposed change. As noted above, the site directly abuts a parcel which is currently zoned Residence C. Further, the staff strongly believes that the structures being proposed are architecturally appropriate for this neighborhood and will complement the new construction already being completed on Central Street. Lastly, it should be noted that with this new construction, the density will be half of what it previously had been on this parcel.



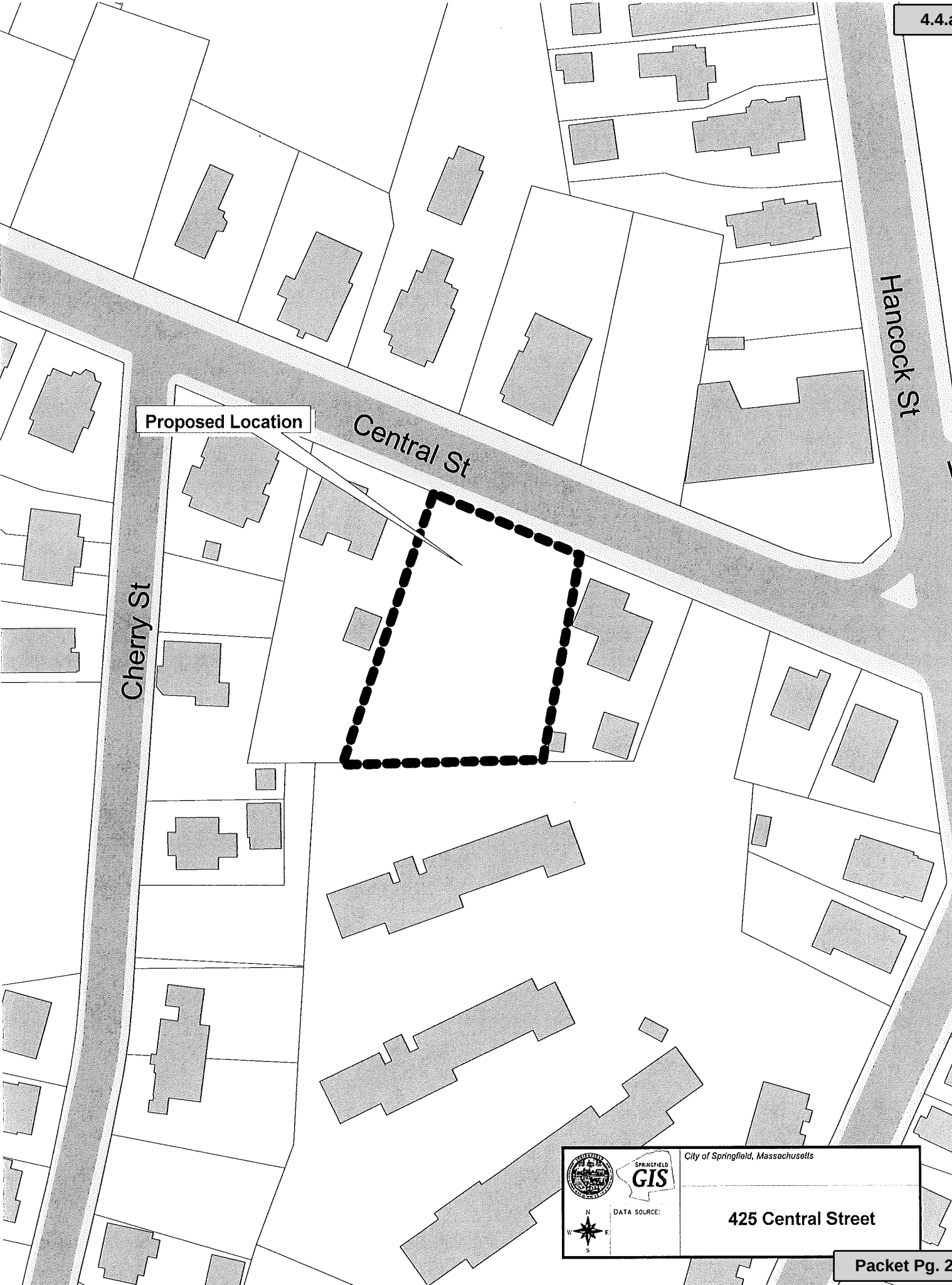
RECOMMENDATION

Approve.





425 CENTRAL STREET, SPRINGFIELD HOUSING AUTHORITY
TIMOTHY MURPHY ARCHITECTS
OCTOBER 14, 2014



Proposed Location

Central St

Cherry St

Hancock St



City of Springfield, Massachusetts



DATA SOURCE:

425 Central Street



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND FIFTEEN

AN ORDINANCE

AMENDING SECTION 39 & 40 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 Residence C** the zoning on **Plot #3170, Section 39 & 40** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked "**Section 39 & 40 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 January 21, 2014 regarding the above Ordinance amendment.

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

Katie Stebbins, Chairperson



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND FIFTEEN

AN ORDINANCE

AMENDING SECTION 39 & 40 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 **Residence C** the zoning on Plot #3170, **Section 39 & 40** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “**Section 39 & 40 Building Zone Map of the City of Springfield.**”

**REPORT TO CITY COUNCIL
ZONE CHANGE HEARING**

PETITION: #3170
SECTION: 39 & 40

DATE: January 22, 2015

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

PETITIONER: Springfield Housing Authority

ADDRESS: 425 Central Street (02560-0132)

CHANGE REQUESTED: Proposed zone change from Residence B to Residence C

PETITIONER'S PURPOSE STATEMENT: Construction of two (2), two-family dwellings

DATE OF PUBLIC HEARING: January 21, 2015

DATE OF FINAL DECISION: January 21, 2015

BOARD MEMBERS PRESENT and COUNT: seven (7): Ms. Morin, Mr. Danielle, Ms. DeFillipo, Mr. Swan, Mr. Florian, Mr. Cignoli and Ms. Stebbins

FINAL MOTION: APPROVE

IN FAVOR: seven (7): Ms. Morin, Mr. Danielle, Ms. DeFillipo, Mr. Swan, Mr. Florian, Mr. Cignoli and Ms. Stebbins

OPPOSED: zero (0)

ABSTAINED: N/A

RECOMMENDATION: APPROVE

Respectfully submitted,



Katie Stebbins, Chairperson

Attachment: 3170_425_Central_St_2015_CC (Z-2015-2 : 425 Central Street)