



City of Springfield

Hearings Meeting

~ Draft ~

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

Linda Fitzpatrick
413-787-6559

Monday, March 30, 2015

7:00 PM

Springfield City Hall -- Council Chambers

I. Hearings

7:00 PM Meeting called to order on March 30, 2015 at Springfield City Hall -- Council Chambers, 36 Court Street, Springfield, MA.

Attendee Name	Title	Status	Arrived
Thomas M. Ashe	At-Large Councilor	Present	
Timothy C. Allen	Ward 7 Councilor	Present	
Clodo Concepcion	Ward 5 Councilor	Present	
Kenneth E. Shea	Ward 6 Councilor	Present	
Orlando Ramos	Vice President	Present	
Timothy J. Rooke	At-Large Councilor	Absent	
Bud L. Williams	At-Large Councilor	Present	
E. Henry Twiggs	Ward 4 Councilor	Present	
Justin Hurst	At Large Councilor	Present	
Melvin A. Edwards	Ward 3 Councilor	Present	
Zaida Luna	Ward 1 Councilor	Present	
Kateri B. Walsh	Vice President - At-Large Councilor	Absent	
Michael A. Fenton	President - Ward 2 Councilor	Present	

Moment of Silence - Pledge of Allegiance

II. Special Permits

1. Petition (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

HISTORY:

02/23/15 City Council LAY ON TABLE
Next: 03/30/15

COMMENTS - Current Meeting:

Read on February 23, 2015 and hearing open and Councilor Ramos made a motion to "lay on the table" until the Petitioners had an opportunity to meet with the Indian Orchard

Neighborhood Council regarding the special permit and was seconded by Councilor Hurst. The hearing was not closed.

Read and re-open hearing held on March 30, 2015 at which Petitioners Eddy Almanzar and Robinson Peralta appeared and spoke in favor of the Petitioners' request to add a used a used car sales of 5 vehicles as an accessory use to their repair business and that they had met with the Indian Orchard Neighborhood Council and they had approved used car sales. Councilor Ramos said he was present at the meeting with the Indian Orchard Neighborhood Council and the Indian Orchard Neighborhood Council did approve the used car sales and no one appeared in opposition and the hearing was closed and after debate the Special Permit with conditions was granted by the following roll call vote.

ATTACHMENTS:

- Main_St_IO_466_Tax_Formal (PDF)
- Main_St_IO_466_2015 (PDF)

RESULT:	ADOPTED [11 TO 0]
MOVER:	Orlando Ramos, Vice President
SECONDER:	Bud L. Williams, At-Large Councilor
AYES:	Ashe, Allen, Concepcion, Shea, Ramos, Williams, Twiggs, Hurst, Edwards, Luna, Fenton
ABSENT:	Timothy J. Rooke, Kateri B. Walsh

2. Petition (ID # 2967)

For a Special Permit to Allow for the Demolition of an Existing Structure, Under the Regional Shopping Center Overlay District, at the Property Known as 1719 Boston Road as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 8, Section 8.3.

Request:	See Above
Owner:	Boston Road Retail, LLC
By:	Elizabeth Lieb
Petitioner:	Boston Road Retail, LLC
By:	Elizabeth Lieb

COMMENTS - Current Meeting:

Read and Councilor Hurst recused himself and left the room and hearing held at which Melinda Graulau appeared on behalf of the Petitioner Boston Road Retail, LLC and spoke in favor of the Petitioner's request to demolish the old vacant JC Penney building at the Eastfield Mall that has become unusable in its current condition and the demolition would allow another tenant to take JC Penney space because after 2 years of marketing to other retail entities no one has signed a lease to use the space. Ms. Graulau said both the Indian Orchard Citizen Council and the Sixteen Acres Councilor are in support. Councilor Concepcion said that he fully supports the project and had no objection and no one appeared in opposition and the hearing was closed and after debate the Special Permit with conditions was granted by the following roll call vote.

ATTACHMENTS:

- 1719_Boston_Rd_Tax_Formal (PDF)

- Boston_Rd_1719_2015 (PDF)

RESULT:	ADOPTED [10 TO 0]
MOVER:	Clodo Concepcion, Ward 5 Councilor
SECONDER:	Timothy C. Allen, Ward 7 Councilor
AYES:	Ashe, Allen, Concepcion, Shea, Ramos, Williams, Twiggs, Edwards, Luna, Fenton
ABSENT:	Timothy J. Rooke, Kateri B. Walsh
RECUSED:	Justin Hurst

3. Petition (ID # 2982)

For a Special Permit to Allow the Installation of a Ground Mounted Wireless Telecommunications Facility at the Property Known as WS Dickinson Street (A.K.A. 1100) (03910-0271) as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 6, Section 6.1 and Article 4, Table 4-4, Section 15.2.

Request:	See Above
Owner:	Sinai Temple, Inc.
By:	Jeffrey Cossin, MD, President
Petitioner:	Verizon Wireless
By:	Ellen W. Freyman, Esquire

COMMENTS - Current Meeting:

Read and Councilors Hurst and Fenton both recused themselves and left the room and hearing was held at which Ellen Freyman appeared on behalf of Bell Atlantic of Massachusetts Corp, LTD, d/b/a Verizon Wireless appeared and spoke in favor of the installation of an eight (80) foot, ground mounted wireless telecommunication monopole at the Sinai Temple in the wooded section just south of the Temple and would not be visible to neighbors and was needed to provide “gap” coverage in that area of Springfield. The Forest Park Civic Association submitted a letter in support of the Petitioner's request and no one appeared in opposition and the hearing was closed and after debate the Special Permit with conditions was granted by the following roll call vote.

ATTACHMENTS:

- 1100_Dickinson_St_Tax_Formal (PDF)
- Dickinson_St_WS_1100_2015 (PDF)

RESULT:	ADOPTED [9 TO 0]
MOVER:	Kenneth E. Shea, Ward 6 Councilor
SECONDER:	Clodo Concepcion, Ward 5 Councilor
AYES:	Ashe, Allen, Concepcion, Shea, Ramos, Williams, Twiggs, Edwards, Luna
ABSENT:	Timothy J. Rooke, Kateri B. Walsh
RECUSED:	Justin Hurst, Michael A. Fenton

III. Zone Changes

4. Zoning Ordinance 2015-3

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

HISTORY:**02/23/15****City Council****RECEIVED 1ST STEP****Next: 03/30/15****COMMENTS - Current Meeting:**

Read on February 23, 2015 and the Council received the Report and Passed 1st step and was referred to the Committee on Ordinances by a majority voice vote with Councilor Rooke absent and public hearing is set for Monday, March 30, 2015. The Planning Board recommendation is to approve.

Read and hearing held on March 30, 2015 in which the Petitioner Springfield Redevelopment Authority (SRA) Executive Director Christopher Moskal appeared and spoke requesting a zone change from Business B to Business C for the development of the Union Station Intermodal Transportation Center on ES Main Street and 55 Frank B. Murray Street. Mr. Moskal said that SRA plans is to demolished the existing "baggage" building and use the bus bays for both Peter Pan and PVTA buses and build a new 6 story parking garage and to add commercial and office uses. Councilor Williams asked if the City's REO ordinance would apply to the project and Mr. Moskal said no, that under federal law which is funding 70% of the project the City's REO does not apply but the SRA has been working with general contractor to include minority, women, disadvantage and small business into the project. Councilor Williams said he was disappointed in the lack of minority, women and disadvantage worker on the project. Councilor Allen said he is concerned that we have all the project and we are not hiring Springfield residents. Dr. Andrew Fox appeared in opposition stating he has a dentist office at 1795 Main Street and he is concerned about car traffic, parking and bus traffic near and around the project and if the zone change is granted to Business C it would allow SRA to build a 40 story parking garage. Dr. Fox also said that the abutters did not have an ample opportunity to have input on the project. Councillor Ramos asked Dr. Fox if his concerns were about traffic or the possible 40 story garage and Dr. Fox said both. Councilor Allen asked Deputy Planning Director Phil Dromey if the SRA could build a 40 story parking garage and Mr. Dromey said that the plans now are for a 6 story parking garage and if the plans change SRA would have to come back to the Planning Department or the City Council to seek approval for that change. Mr. Moskal appeared in rebuttal to the opposition and said that the SRA had meetings with all the abutters and all are in support except Mr. Fox and the SRA plans are to build only a 6 story parking garage. Dr. Fox appeared in opposition to rebuttal and said that SRA did have meetings with the abutters but the plans were already done and that SRA would not make any changes and the hearing was closed.

Councilor Shea said that the SRA project was \$84 million project that has been on the drawing board for 20 years and the parking garage and adding commercial and office space would allow the project to make economic sense and he is in favor of the project. Councilor Twiggs said he had additional questions but President Fenton said the hearing had been closed but would entertain a motion to reopen the hearing and Councilor Williams made the motion to reopen the hearing but said motion failed for lack of second.

The Committee on Enrollment met on March 30, 2015 and found the zone change to be properly enrolled and referred the Zone Change to the full Council for passage and the Council passed the Zone Change by the following roll called vote.

ATTACHMENTS:

- ES MAIN ST (PDF)
- 3171_55_Frank_B_Murray_2015_CC (PDF)

RESULT:	ADOPTED [11 TO 0]
MOVER:	Timothy C. Allen, Ward 7 Councilor
SECONDER:	Kenneth E. Shea, Ward 6 Councilor
AYES:	Ashe, Allen, Concepcion, Shea, Ramos, Williams, Twiggs, Hurst, Edwards, Luna, Fenton
ABSENT:	Timothy J. Rooke, Kateri B. Walsh

5. Zoning Ordinance (ID # 2986)

For the Addition of the Casino Overlay District to the Springfield Zoning Map at the Properties Generally Bounded by State Street, Main Street, Union Street and East Columbus Avenue.

PETITIONER: Blue Tarp reDevelopment, LLC

ADDRESS: See Above

CHANGE REQUESTED: Casino Overlay District

HISTORY:

03/23/15 City Council RECEIVED 1ST STEP
Next: 03/30/15

COMMENTS - Current Meeting:

Read for first time on March 23, 2015 and the Council received the Report and Passed 1st step and was referred to the Committee on Ordinances by a majority voice vote with Councilor Twiggs absent and public hearing is set for Monday, March 30, 2015. The Planning Board recommendation is to approve.

Read on March 30, 2015 and the hearing was open and Councilor Shea made a Motion to Continue the hearing until MGM has finished its site plan review or until further notice and seconded by Councilor Williams.

ATTACHMENTS:

- 3168_Casino_Overlay_District_2015_CC (PDF)

RESULT:	MOTION TO CONTINUE	Next: 4/27/2015 7:00 PM
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Motion To: A. Motion to Continue

COMMENTS - Current Meeting:

Read and the hearing was open and Councilor Shea made a Motion to Continue the hearing until MGM has finished its site plan review or until further notice and seconded by Councilor Williams and said motion passed by a majority voice vote with Councilors Rooke and Walsh absent.

RESULT: ADOPTED VOICE

6. Zoning Ordinance 2015-4

To Change the Zoning of the Property Known as WS Elmore Avenue from Residence a to Commercial P

PETITIONER: Caring Health Center, Inc.

ADDRESS: See Above

CHANGE REQUESTED: Res A to Com P

HISTORY:

03/23/15 City Council RECEIVED 1ST STEP
Next: 03/30/15

COMMENTS - Current Meeting:

Read for first time on March 23, 2015 and the Council received the Report and Passed 1st step and was referred to the Committee on Ordinances by a majority voice vote with Councilor Twiggs absent and public hearing is set for Monday, March 30, 2015. The Planning Board recommendation is to approve.

Read and hearing held in which Arlington Duncanson appeared on behalf of the Petitioner Caring Health Center, Inc and spoke requesting a zone change from Residence A to Commercial P at WS Elmore Street on Boston Road seeking to create a parking lot to support a proposed addition to the adjacent health care facility to add dental, WIC and adult medical services and no one appeared in opposition and the hearing was closed.

The Committee on Enrollment met on March 30, 2015 and found the zone change to be properly enrolled and referred the Zone Change to the full Council for passage and the Council passed the Zone Change by the following roll called vote.

ATTACHMENTS:

- 3172_WS_Elmore_Ave_2015_CC (PDF)

RESULT: **ADOPTED [11 TO 0]**
MOVER: Bud L. Williams, At-Large Councilor
SECONDER: Justin Hurst, At Large Councilor
AYES: Ashe, Allen, Concepcion, Shea, Ramos, Williams, Twiggs, Hurst, Edwards, Luna, Fenton
ABSENT: Timothy J. Rooke, Kateri B. Walsh


City of Springfield

 36 Court Street
 Springfield, MA 01103

ADOPTED
PETITION (ID # 2932)

 Meeting: 03/30/15 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

HISTORY:
02/23/15 City Council

LAY ON TABLE
Next: 03/30/15

RESULT:	ADOPTED [11 TO 0]
MOVER:	Orlando Ramos, Vice President
SECONDER:	Bud L. Williams, At-Large Councilor
AYES:	Ashe, Allen, Concepcion, Shea, Ramos, Williams, Twiggs, Hurst, Edwards, Luna, Fenton
ABSENT:	Timothy J. Rooke, 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, 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

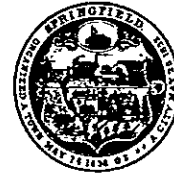
I hereby certify that I am the petitioner or acting on behalf of the petitioner.

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

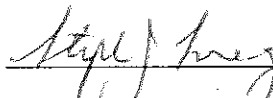
Special Permit Tax Certification

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

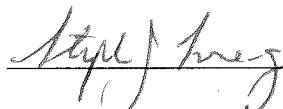
Special Permit Tax Certification

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.


City of Springfield

36 Court Street
Springfield, MA 01103

ADOPTED
PETITION (ID # 2967)

Meeting: 03/30/15 07:00 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 2967

**For a Special Permit to Allow for the Demolition of an
Existing Structure, Under the Regional Shopping Center
Overlay District, at the Property Known as 1719 Boston Road
as Allowed by M.G.L. and the Springfield Zoning Ordinance,
Article 8, Section 8.3.**

Request: See Above
Owner: Boston Road Retail, LLC
By: Elizabeth Lieb
Petitioner: Boston Road Retail, LLC
By: Elizabeth Lieb

RESULT:	ADOPTED [10 TO 0]
MOVER:	Clodo Concepcion, Ward 5 Councilor
SECONDER:	Timothy C. Allen, Ward 7 Councilor
AYES:	Ashe, Allen, Concepcion, Shea, Ramos, Williams, Twiggs, Edwards, Luna, Fenton
ABSENT:	Timothy J. Rooke, Kateri B. Walsh
RECUSED:	Justin Hurst

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

for a special permit to allow for the demolition of an existing structure, under the
Regional Shopping Center Overlay District, at the property known as 1719 Boston Road
as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 8, Section 8.3.

Mailing Address:

3 Garret Mountain Plaza, Suite 204
Woodland Park, NJ 07424

Owner & Petitioner:

Boston Road Retail, LLC

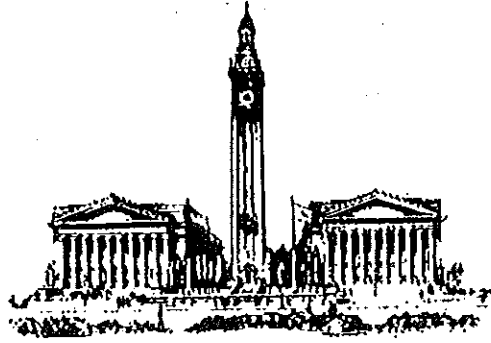
I hereby certify that I am the owner and
petitioner or I that I am acting on behalf of
the owner and petitioner.

BY: 

Elizabeth Lieb

Attachment: 1719_Boston_Rd_Tax_Formal (2967 : 1719 Boston Road)

Stephen J. Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

February 17, 2015

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: 1719 Boston Road -- 01655-0405

Petitioner: Boston Road Retail, LLC

Landlord: Boston Road Retail, LLC

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

Stephen J. Loneragan: Treasurer/Collector

Attachment: 1719_Boston_Rd_Tax_Formal (2967 : 1719 Boston Road)

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

**1719 BOSTON ROAD (01655-0405)
DEMOLITION – REGIONAL SHOPPING CENTER OVERLAY DISTRICT**

General Information

Petitioner:	Boston Road Retail, LLC
Request:	Demolition of an existing building.
Proposed use of the property:	Shopping Center
Parcel Size:	407,100 s.f.
Compatibility with current planning documents:	The Boston Road Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Indian Orchard Citizens Council: 2-18-15
Tax Status:	SEE ATTACHED
Site Visit:	3-23-15
Hearing Date:	2-30-15

Neighborhood characteristics:

This site is located along the commercial corridor of Boston Road and is part of a larger commercial shopping center. The surrounding land uses include:

- To the north is a large commercial shopping center zoned Business A.
- To the south is the Eastfield Mall zoned Business A.
- To the east are retail and residential uses zoned Business B and Residence B.
- To the west is the Eastfield Mall zoned Business A.

Site plan review:

The petitioner has requested a special permit to demolish an existing, two-story building located at the property known as 1719 Boston Road. This building is part of the larger Eastfield Mall development. The building proposed to be demolished is currently vacant and was the location of a former JC Penny. A special permit is required due to the fact that this property is located within the Regional Shopping Center Overlay District.

After a review of the proposed plans and visiting the site, the staff does not object to the proposed request. Plans have been submitted indicating that once the building is demolished, a new exterior wall and entrance will be created. The area within the existing footprint will be seeded and landscaped in anticipation of future development. The petitioner has indicated that due to the age and condition of the existing building, they

have been unable to find a suitable tenant. Therefore, the petitioner believes that by demolishing this portion of the structure will make the redevelopment of this site more marketable.

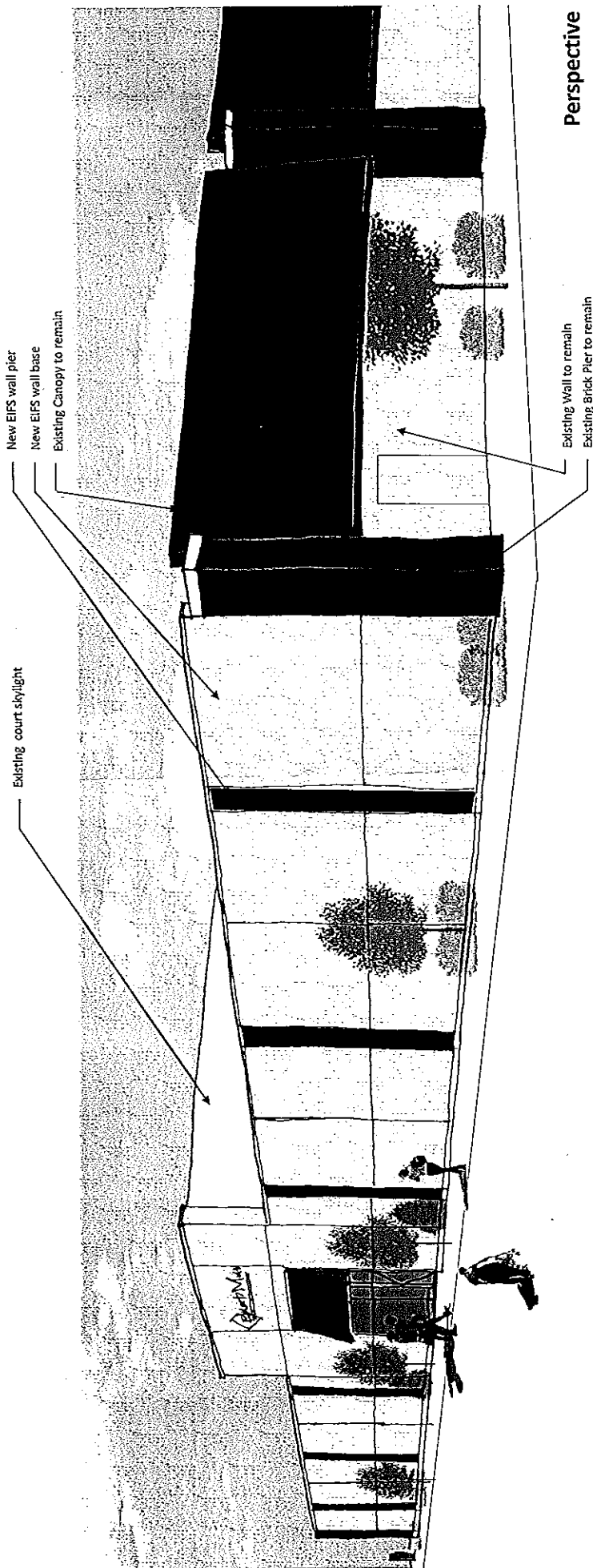


Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted for the demolition of an existing structure, under the Regional Shopping Center Overlay District, at the property known as 1719 Boston Road (01655-0405).
3. The use shall be developed as per the attached plans, with the addition of conditions #5.
4. Any and all approvals required by the Department of Public Works and the Building Department shall be obtained prior to issuing a Demolition Permit.
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.



Perspective

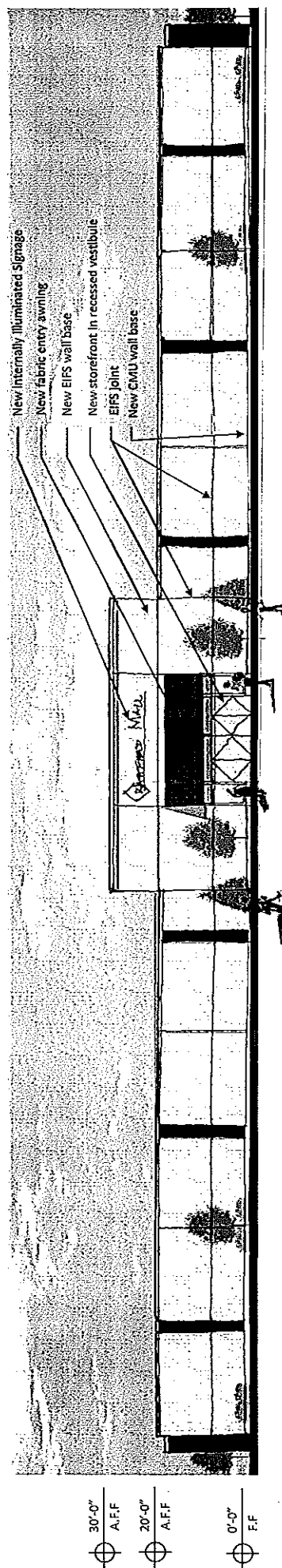
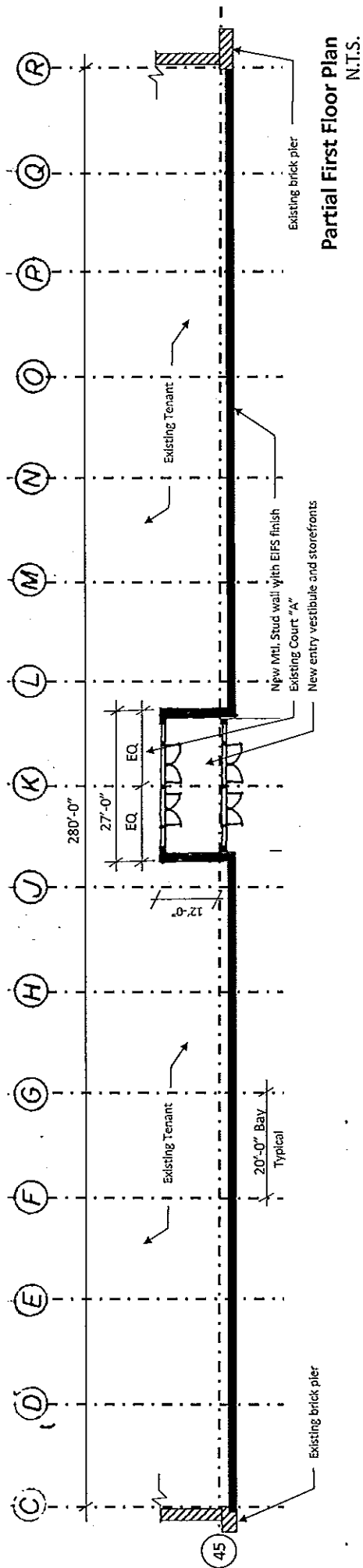
02.06.2015

phase zero
design
35 Pond Park Road
Hingham, MA 02043

EASTFIELD MALL
Springfield, MA
Attachment: Boston_Rd_1719_2015 (2967 : 1719 Boston Road)



Mour





Area of Scope



Overall Site Plan
N.T.S.

02.06.2015



phase zero
design
35 Pond Park Road
Methuen, MA 02743

EASTFIELD MALL
Springfield, MA

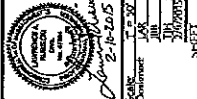
Attachment: Boston_Rd_1719_2015 (2967 : 1719 Boston Road)

Eastfield Mall - Springfield, MA
Entry Façade - 02.06.2015

Contents:

- Overall Plan and area of scope
- Partial Plan and Elevation
- Perspective



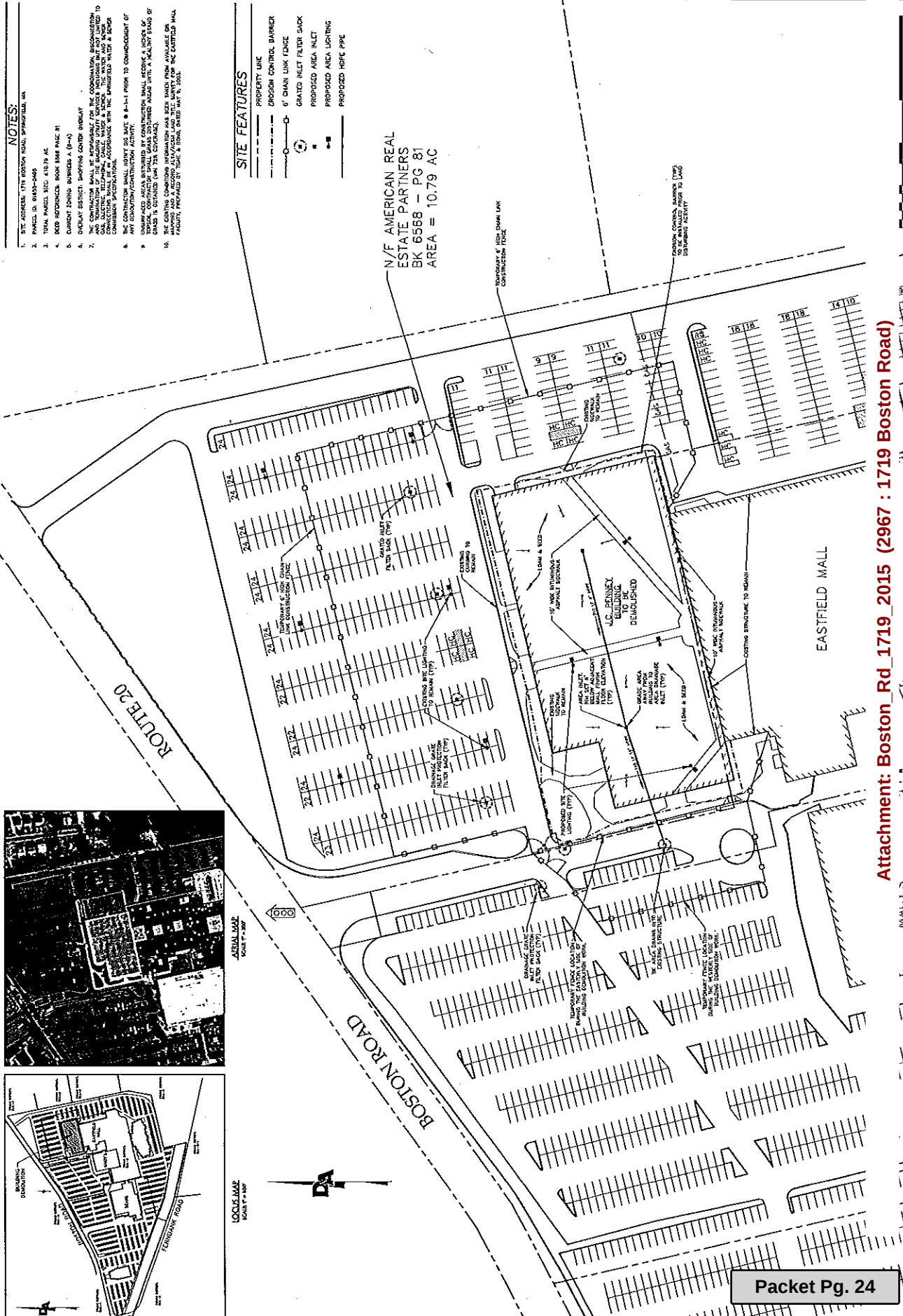


Eastfield Mall
Redevelopment Project
719 Boston Road
Springfield, MA

Special Permit
Application -
Site Plan

DA DOUCET
& ASSOCIATES
135 West Street, Suite 103
Northampton, MA 01060
Phone: (413) 517-0133
WWW.DOUCETANDASSOCIATES.COM

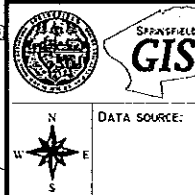
NO.	DATE	REVISION
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Attachment: Boston_Rd_1719_2015 (2967 : 1719 Boston Road)

Proposed Location

Attachment: Boston_Rd_1719_2015 (2967 : 1719 Boston Road)



City of Springfield, Massachusetts

1719 Boston Road


City of Springfield

 36 Court Street
 Springfield, MA 01103

ADOPTED
PETITION (ID # 2982)

 Meeting: 03/30/15 07:00 PM
 Department: Economic Development
 Category: Special Permit
 Prepared By: Phil Dromey
 Initiator: Phil Dromey
 Sponsors:
 DOC ID: 2982

For a Special Permit to Allow the Installation of a Ground Mounted Wireless Telecommunications Facility at the Property Known as WS Dickinson Street (A.K.A. 1100) (03910-0271) as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 6, Section 6.1 and Article 4, Table 4-4, Section 15.2.

Request:	See Above
Owner:	Sinai Temple, Inc.
By:	Jeffrey Cossin, MD, President
Petitioner:	Verizon Wireless
By:	Ellen W. Freyman, Esquire

RESULT:	ADOPTED [9 TO 0]
MOVER:	Kenneth E. Shea, Ward 6 Councilor
SECONDER:	Clodo Concepcion, Ward 5 Councilor
AYES:	Ashe, Allen, Concepcion, Shea, Ramos, Williams, Twiggs, Edwards, Luna
ABSENT:	Timothy J. Rooke, Kateri B. Walsh
RECUSED:	Justin Hurst, Michael A. Fenton

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

for a special permit to allow the installation of a ground mounted wireless telecommunications facility at the property known as WS Dickinson Street (a.k.a. 1100) (03910-0271) as allowed by M.G.L. and the Springfield Zoning Ordinance Article 6, Section 6.1 and Article 4, Table 4-4, Section 15.2.

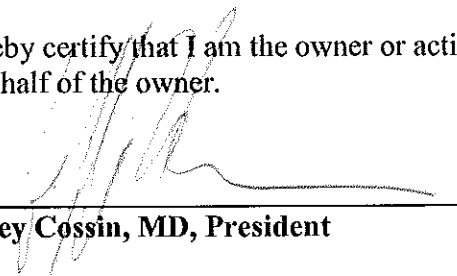
Mailing Address:

1100 Dickinson Street
 Springfield, MA 01108

Owner:

Sinai Temple, Inc.

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

By: 
 Jeffrey Cossin, MD, President

Mailing Address:

99 East River Drive
 East Hartford, CT 06108

and
 1441 main Street
 Springfield, MA 01103

Petitioner:

Verizon Wireless

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

By: 
 Ellen W. Freyman, Esquire

*as agent for Bell Atlantic
 mobile of Massachusetts, Ltd.
 d/b/a Verizon Wireless*

Attachment: 1100 Dickinson St Tax Formal (2982 : WS Dickinson Street)

Stephen J. Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

February 27, 2015

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: 1111 Dickinson Street – 03910-0271

Petitioner: Verizon Wireless

Landlord: Sinai Temple Inc

A handwritten signature in cursive script, reading "Stephen J. Loneragan".

Stephen J. Loneragan: Treasurer/Collector

Attachment: 1100_Dickinson_St_Tax_Formal (2982 : WS Dickinson Street)

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

**WS DICKINSON STREET (A.K.A. 1100) (03910-0271)
WIRELESS TELECOMMUNICATIONS FACILITY**

General Information

Petitioner:	Verizon Wireless
Request:	To install a wireless telecommunications facility (cell tower).
Current use of the property:	Sinai Temple
Parcel Size:	217,800 s.f.
Compatibility with current planning documents:	The Forest Park Neighborhood Plan does not show any changes to this area.
Neighborhood council notification:	Forest Park Civic Association: 3-4-15
Tax Status:	SEE ATTACHED SHEET
Site Visit:	3-23-15
Hearing Date:	3-30-15

Staff Analysis

Neighborhood characteristics:

The parcel is zoned Residence B and is located within a primarily residential area. The surrounding land uses include:

- To the north is Forest Park zoned Open Space.
- To the south is the Jewish Community Center zoned Residence B.
- To the east are the Georgetown condominiums zoned Residence C-1.
- To the west is an apartment complex zoned Residence C-1.

Review:

The petitioner has applied for a special permit to install a wireless telecommunications facility (cell tower) at the property known as WS Dickinson Street (a.k.a. 1100). This is currently the site of the Sinai Temple. The proposed cell tower will be located within a wooded section of the property just south of the Temple.

As with all special permits for the installation of cell towers, the staff has strong concerns about the visual impact that this tower will have on not only the direct residential butters but also the overall look of the residential neighborhood. As stated clearly in the special permit review criteria within the Zoning Ordinance,

consideration must be given to the proximity of towers to residential structures. Furthermore, consideration must be given to the design of the tower with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness including stealth designs. The design submitted with this application shows a typical monopole design with exterior antennas.

After reviewing the information submitted by the petitioner, including photo simulations, the staff has made the determination that due to the proposed location, the proposed tower will have little to no visual impact on the surrounding uses or on the neighborhood as a whole. Therefore, the staff does not oppose the proposed request.



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 an eight (80) foot, ground mounted wireless telecommunications, at the property known as WS Dickinson Street (a.k.a. 1100) (03910-0271).
3. The use shall be developed as per the attached site plans and elevations, dated 1/21/15.
4. 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.



Forest Park Civic Association
77 Firglade Avenue
Springfield, MA 01108
Forestparkcivic.spfld@gmail.com

February 24, 2015

Ellen W. Freyman, Esq.
Shatz, Schwartz and Fentin, P.C.
1441 Main Street, Ste. 1100
Springfield, Massachusetts 01103
Efreyman@ssfpc.com

Dear Atty. Freyman:

In regards to your client, Verizon Wireless, and its request for support of a Special Permit to install a cell phone tower at the Sinai Temple located at 1100 Dickinson Street, the Forest Park Civic Association Board, after hearing your request and with further discussion, voted in favor of the petition. Therefore we would recommend to the City Council that this petition be granted.

The FPCA and its members feel that the addition of this cell tower will improve communication services for neighborhood residents. The placement of the tower seems to be in area of the neighborhood that will be most beneficial and unobtrusive while at the same time providing a secure and accessible location.

We appreciate and thank you for taking the time to come before the Forest Park Civic Association regarding this matter.

Sincerely,

Laura Walsh, President
77 Firglade Avenue
301-5674

CC: Springfield City Council
Springfield Office of Planning and Economic Development ✓

Attachment: Dickinson_St_WS_1100_2015 (2982 : WS Dickinson Street)

BELL ATLANTIC MOBILE OF MASSACHUSETTS CORPORATION, LTD.,

d.b.a. **verizon** wireless
WIRELESS COMMUNICATIONS FACILITY

SINAI TEMPLE 1100 DICKINSON STREET SPRINGFIELD, MA 01108



CONSULTANT TEAM

PROJECT ENGINEER
WILSON DESIGN GROUP, LLC
1100 DICKINSON STREET
SPRINGFIELD, MA 01108
TEL: 1-877-553-5553
FAX: 1-877-553-5554

MAP ENGINEER
WILSON DESIGN GROUP, LLC
1100 DICKINSON STREET
SPRINGFIELD, MA 01108
TEL: 1-877-553-5553
FAX: 1-877-553-5554

SURVEYOR
WILSON DESIGN GROUP, LLC
1100 DICKINSON STREET
SPRINGFIELD, MA 01108
TEL: 1-877-553-5553
FAX: 1-877-553-5554

PROJECT SUMMARY

SITE NAME: SINAI TEMPLE
SITE ADDRESS: 1100 DICKINSON STREET
SPRINGFIELD, MA 01108
APPLICANT: BELL ATLANTIC MOBILE OF
MASSACHUSETTS CORPORATION, LTD.
470 N. VERNON STREET
SPRINGFIELD, MA 01108

ZONING DISTRICT: NCD-1
PROPERTY OWNER: SINAI TEMPLE, INC.
1100 DICKINSON STREET
SPRINGFIELD, MA 01108

LONGITUDE: N 42° 04' 11.47"
TAX ID: W 72° 32' 22.56"
PURPOSE OF SITE PLAN: TELICOMMUNICATIONS FACILITY
DEED: DEED 1393, PAGE 40
MUNICIPALITY OF SPRINGFIELD, MA

SHEET INDEX

SHEET NO.	DESCRIPTION
1-1	TITLE SHEET
1-2	LOCATION MAP
1-3	EXISTING CONDITIONS
1-4	SITE PLAN
1-5	SETBACK PLAN
1-6	COMPOUND PLAN AND ELEVATION
1-7	SHEDDER DETAILS
1-8	DEED

FOR ZONING

PREPARED BY:

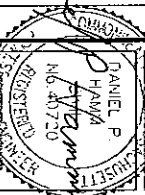
Hudson
Design Group, LLC

1400 OGDON STREET
BANGOR, ME 04401
N. ANDOVER, MA 01845

TEL: 877-553-5553
FAX: 877-553-5554

BELL ATLANTIC MOBILE OF MASSACHUSETTS
CORPORATION, LTD. D.B.A.

verizon wireless



TITLE SHEET

DATE	DESCRIPTION
02/28/14	FOR PERMITS
02/28/14	REVISED PER COMMENTS
02/28/14	REVISED PER COMMENTS
11/21/15	REVISED PER COMMENTS

DIG SAFE

3 WORKING DAYS



BEFORE YOU DIG



CALL TOLL FREE 888-DIG-SAFE

UNDERGROUND SERVICE ALERT

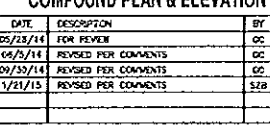
SINAI TEMPLE
1100 DICKINSON ST.
SPRINGFIELD, MA 01108

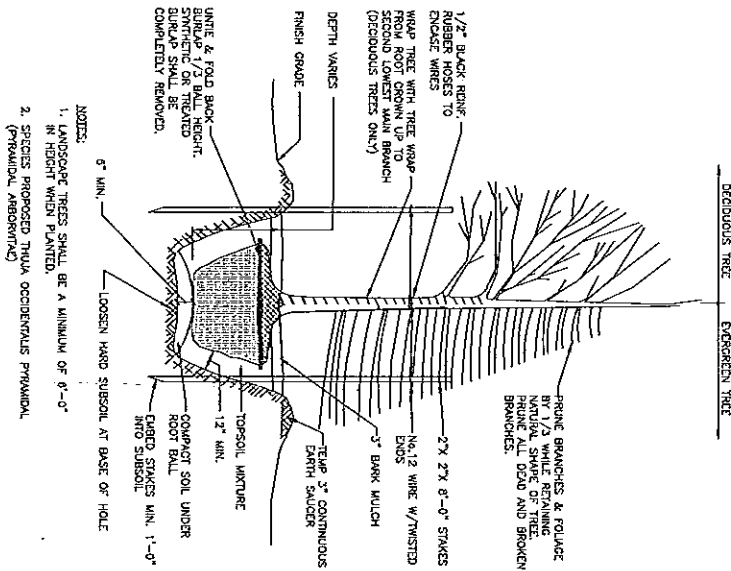
T-1











PLANTING DETAIL

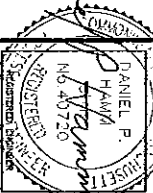
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FOR ZONING

A-3

1100 DICKINSON ST.
SPRINGFIELD, MA 01108

SHAL TEMPL



DETAIL

REV	DATE	DESCRIPTION	BY	CHK	APPD
1	05/28/14	FOR REVIEW	OC	JK	DPH
2	06/25/14	REVISED PER COMMENTS	OC	DR	DPH
3	09/23/14	REVISED PER COMMENTS	OC	DR	DPH
4	1/21/15	REVISED PER COMMENTS	SBZ	DR	DPH

PREPARED BY:

Hudson
Design Group, LLC

1000 OSGOOD STREET
BALDWIN 39 NORTH STATE ROAD
ANDOVER, MA 01810
TEL: (978) 557-5553
FAX: (978) 336-5555

BELL ATLANTIC WORLD OF MASSACHUSETTS
CORPORATION, LTD. D.B.A.





EXISTING

PHOTO

1

LOCATION

PORTER LAKE DRIVE

ORIENTATION

SOUTHWEST

DISTANCE TO SITE

+/- 0.08 MILE

VISIBILITY

YEAR ROUND



PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
1	PORTER LAKE DRIVE	SOUTHWEST	+/- 0.08 MILE	YEAR ROUND



EXISTING

PHOTO	LOCATION	HOST PROPERTY	ORIENTATION	DISTANCE TO SITE	VISIBILITY
2			SOUTHWEST	+/- 0.06 MILE	YEAR ROUND



PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
2	HOST PROPERTY	SOUTHWEST	+/- 0.06 MILE	YEAR ROUND



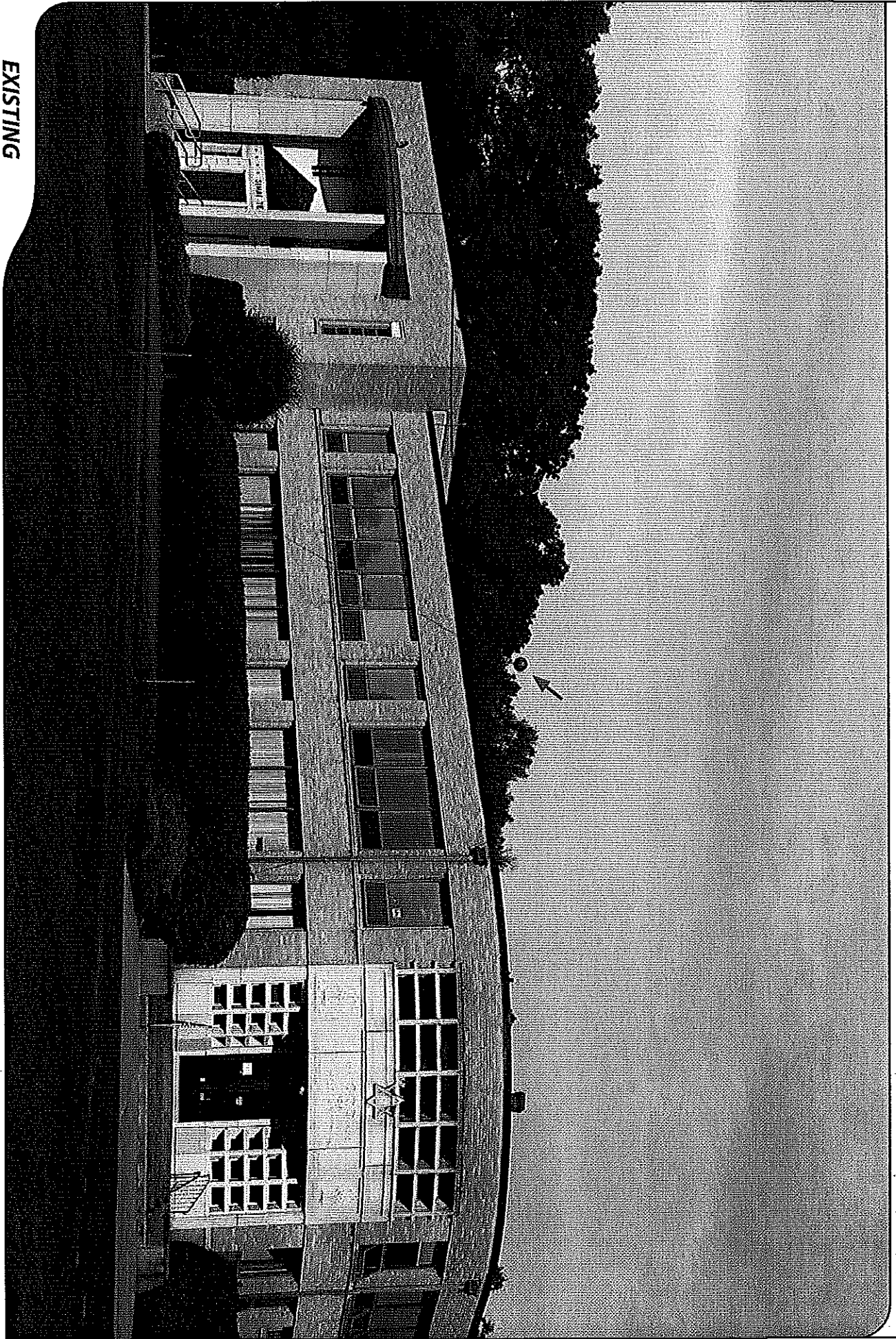
EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
3	DICKINSON STREET	SOUTHWEST	+/- 0.10 MILE	YEAR ROUND



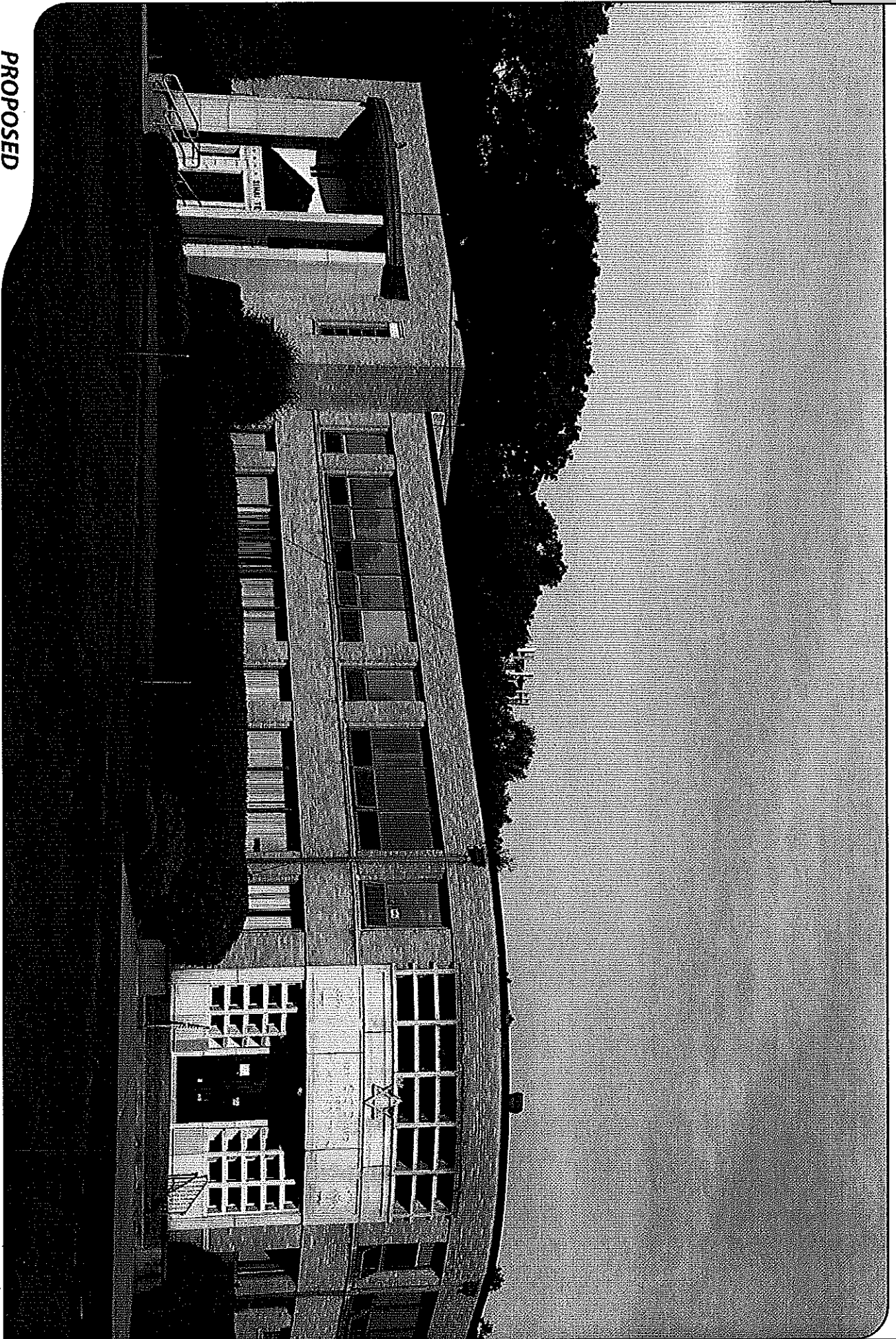
PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
3	DICKINSON STREET	SOUTHWEST	+/- 0.10 MILE	YEAR ROUND



EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
4	DICKINSON STREET	SOUTHWEST	+/- 0.08 MILE	YEAR ROUND



PROPOSED

PHOTO

4

LOCATION

DICKINSON STREET

ORIENTATION

SOUTHWEST

DISTANCE TO SITE

+/- 0.08 MILE

VISIBILITY

YEAR ROUND



EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
5	HERITAGE ACADEMY SOCCER FIELD	NORTHEAST	+/- 0.10 MILE	NOT VISIBLE



EXISTING

PHOTO

6

LOCATION

HERITAGE ACADEMY TENNIS COURTS

ORIENTATION

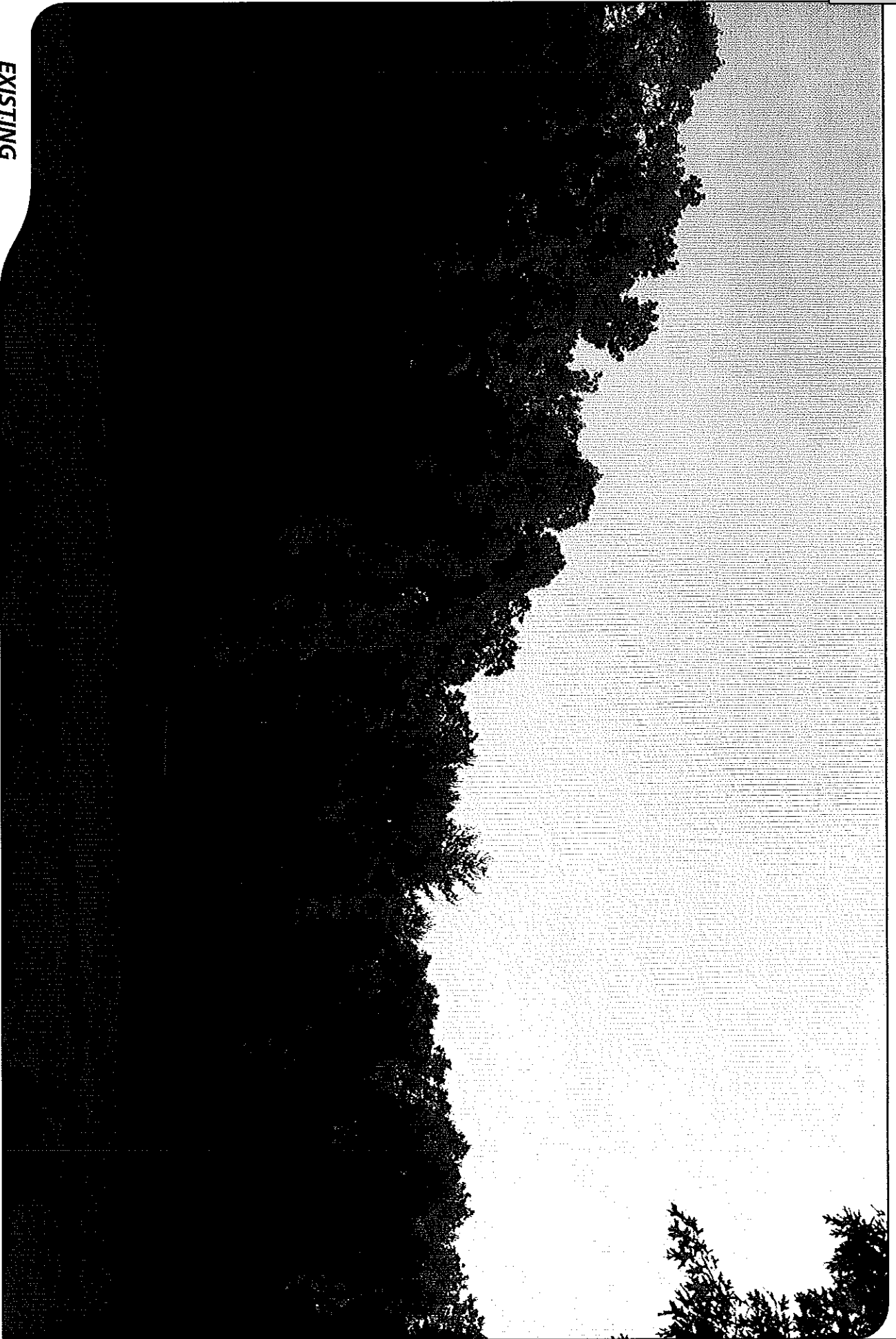
NORTHEAST

DISTANCE TO SITE

+/- 0.15 MILE

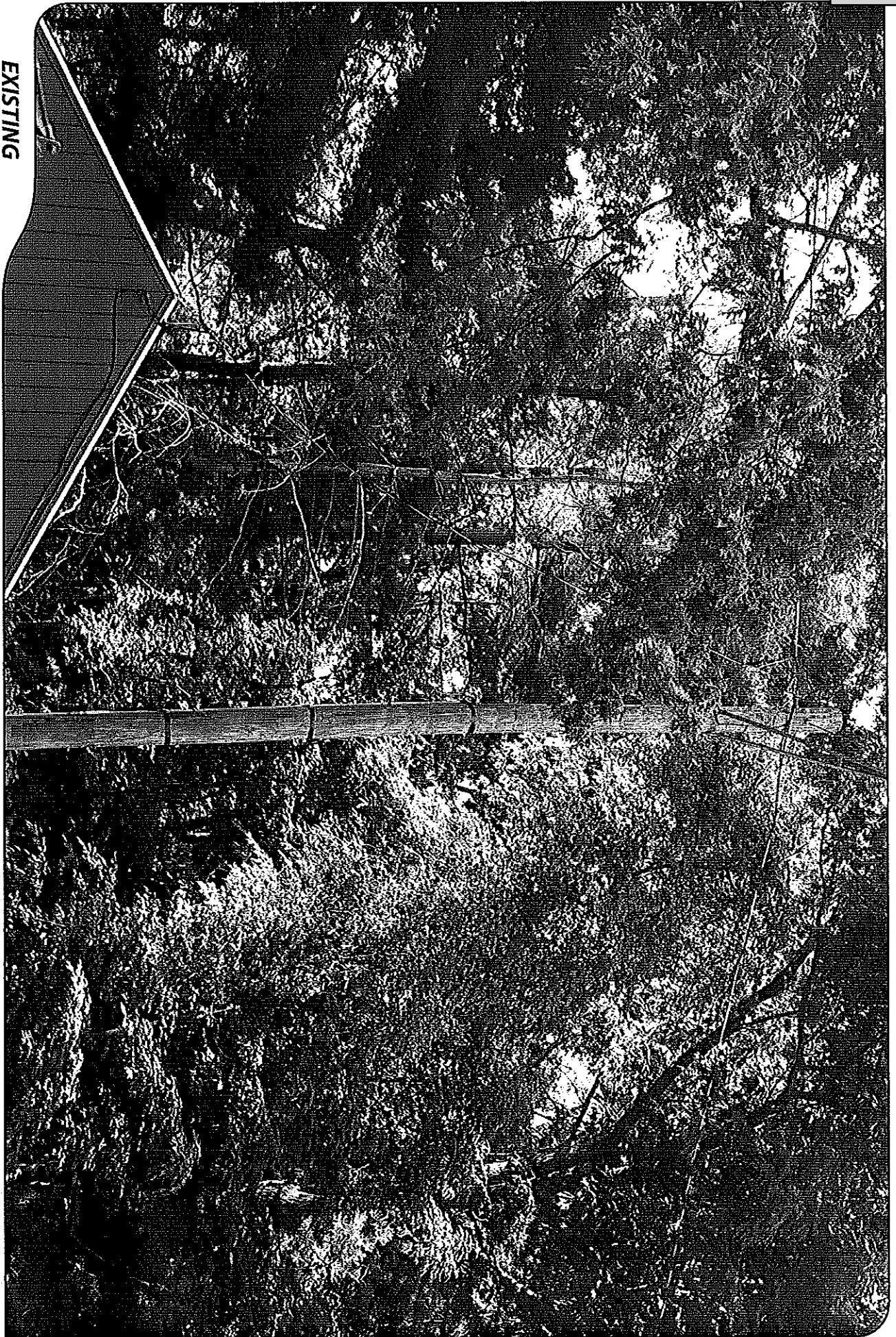
VISIBILITY

YEAR ROUND



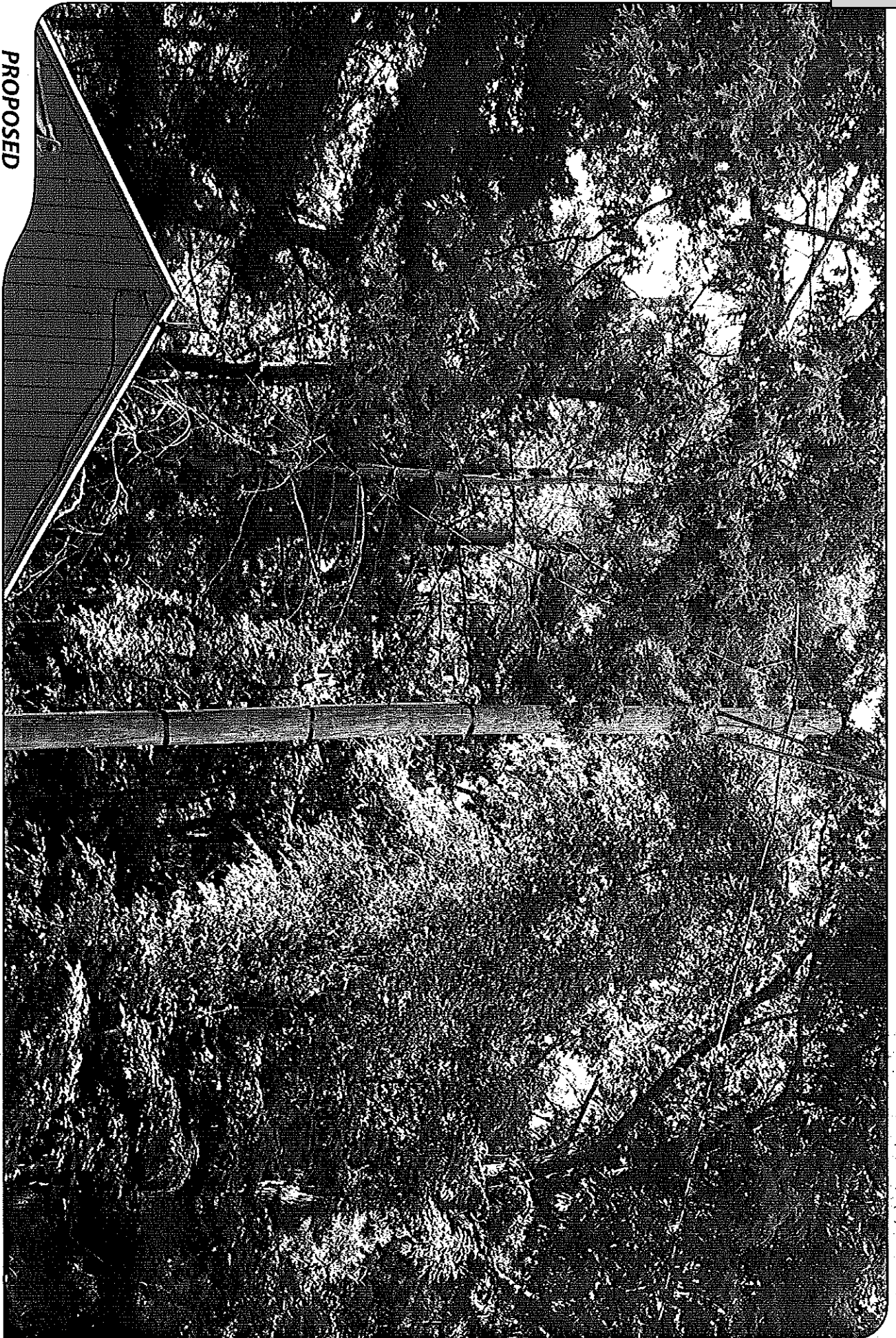
EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
7	HERITAGE ACADEMY SOCCER FIELD	NORTHEAST	+/- 0.11 MILE	NOT VISIBLE



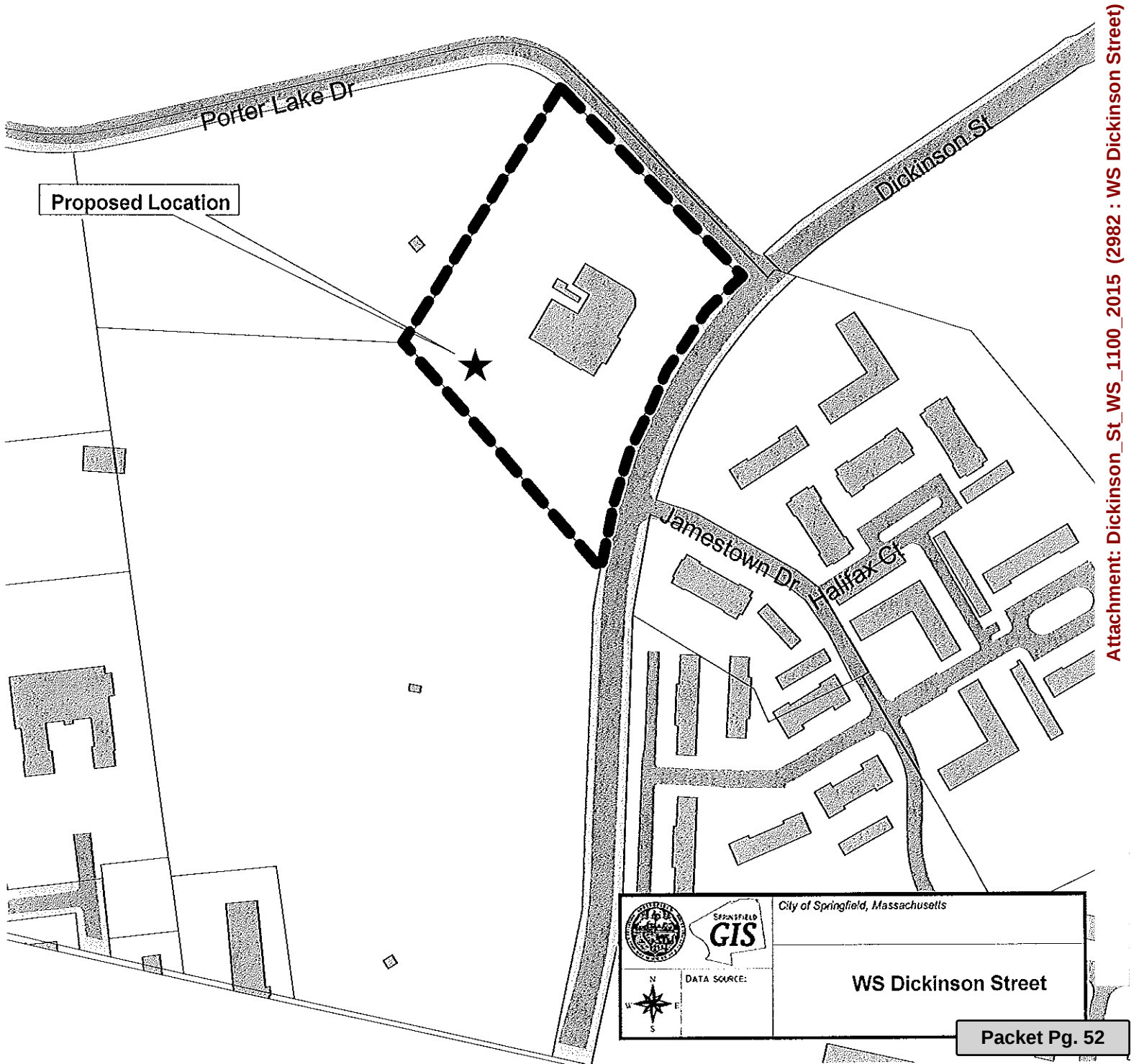
EXISTING

PHOTO	LOCATION	ADJACENT PROPERTY	ORIENTATION	DISTANCE TO SITE	VISIBILITY
8			SOUTHEAST	+/- 0.05 MILE	YEAR ROUND



PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
8	ADJACENT PROPERTY	SOUTHEAST	+/- 0.05 MILE	YEAR ROUND



Attachment: Dickinson_St_WS_1100_2015 (2982 : WS Dickinson Street)

To The City Council of the City of Springfield.

The undersigned respectfully petition your honorable body

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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.

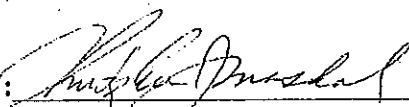
Mailing Address:

70 Tapley Street
Springfield, MA 01104

Owner & Petitioner:

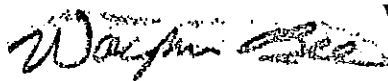
Springfield Redevelopment Authority

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 (Z-2015-3 : Planning Board Report - ES Main St & 55 Frank B. Murray St)

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

**ES MAIN STREET & 55 FRANK B. MURRAY STREET
BUSINESS B TO BUSINESS C**

GENERAL INFORMATION

Applicant:	Springfield Redevelopment Authority
Request:	Business B to Business C
Location:	ES Main Street & 55 Frank B. Murray Street
Parcel Size:	134,840 s.f.
Purpose:	Intermodal Transportation Station
Surrounding Land Use and Zoning:	The property is located in the Metro Center neighborhood and is surrounded by commercial uses. The surrounding land uses include: To the north are office buildings zoned Industrial A. To the south are rail road tracks and the Central Business District zoned Business C. To the east is a warehouse zoned Business B. To the west is the Peter Pan bus terminal zoned Business B and Industrial A.
Comprehensive/ Neighborhood Plan:	The Court Square Urban Renewal Plan identified theses parcel to be rezoned to Business C in the 1987 amendment.
Site Visit:	1-7-15
Neighborhood Council Notification:	Armoury Quadrangle Civic Association and the Springfield Business Improvement District: 1-20-15
Planning Board Hearing Date:	2-4-15

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 properties known as ES Main Street and 55 Frank B. Murray. These sites are part of the larger redevelopment of Union Station.

As the Board is aware, Union Station has been closed for a number of years and is currently undergoing major renovations. As part of the proposed redevelopment, the existing "baggage" building has been demolished and will be used for bus bays for both Peter Pan and PVT A buses. In addition, a new parking garage will be

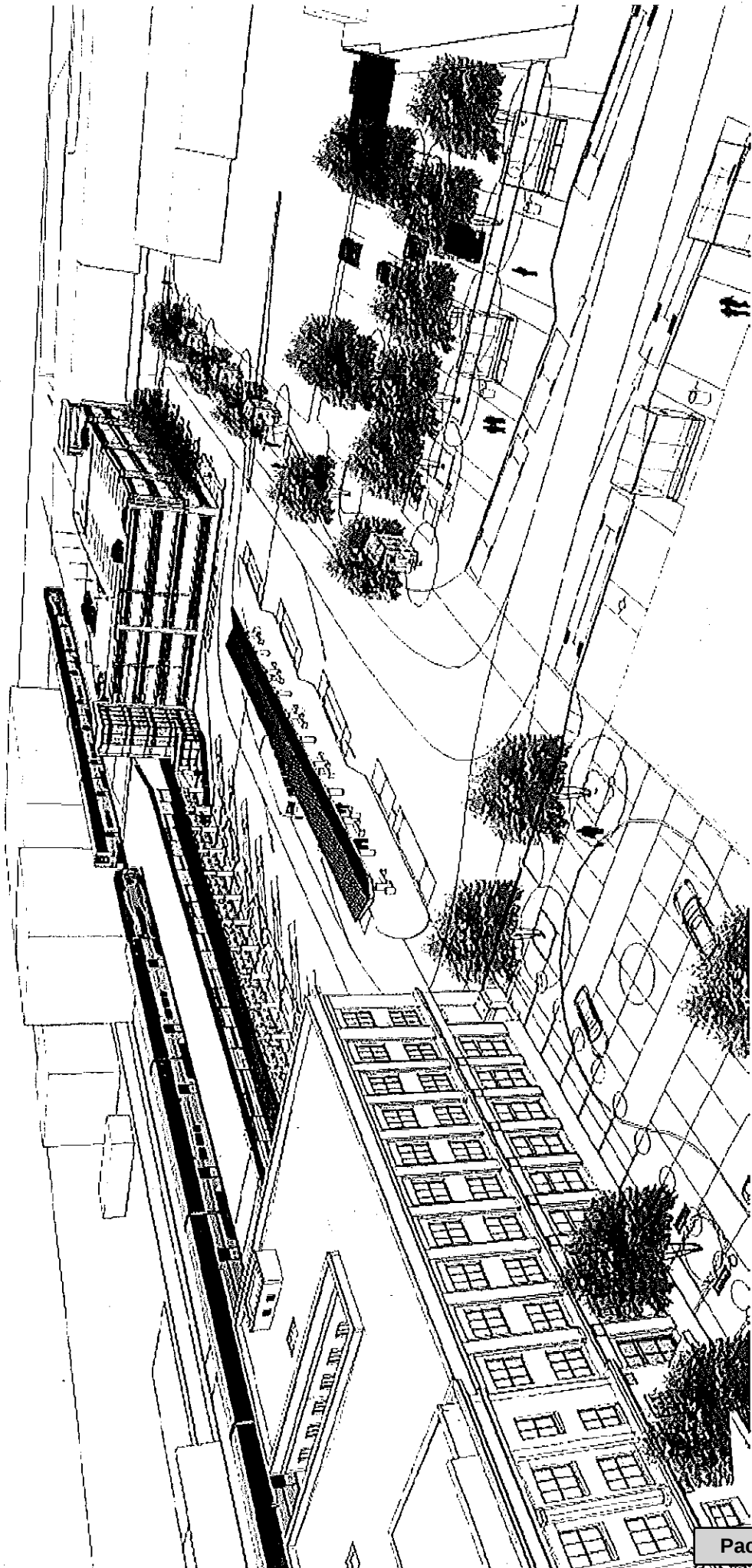
constructed on the corner of Main Street and Frank B. Murray Street. This proposed parking garage is being constructed to provide the much needed off-street parking for not only the bus functions but also for the train functions as well. Train ridership is anticipated to grow rapidly with the introduction of the commuter rail line between Springfield and New Haven, CT. Rail travel to Burlington, VT has also been recently re-established. In addition to the bus and rail service, the redevelopment of Union Station also anticipates the introduction of both commercial and office uses into the finished building. It should be noted that the garage will have a height of approximately eight (80) feet. Under Business B zoning, the height of a structure is limited to sixty (60) feet.

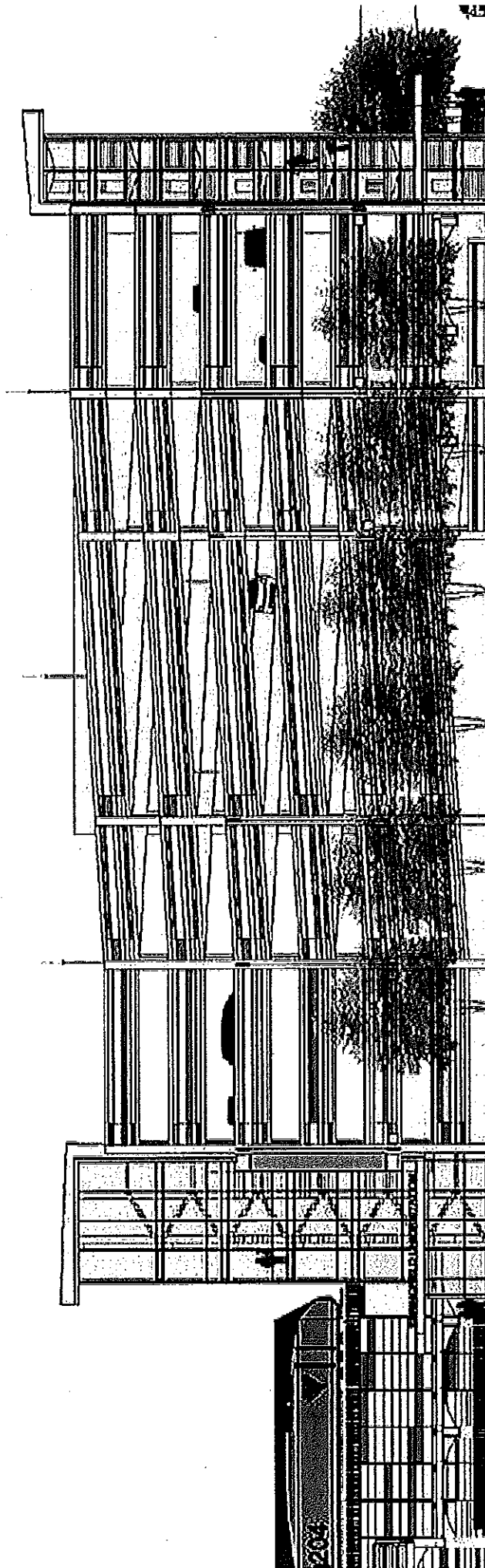
After a full review of the plans and visiting the site, the staff does not object to the proposed request. The staff believes that the change to Business C is an appropriate land use and does not believe the additional height of the parking garage will have an adverse impact on the area and will help enhance this very important economic development project. Further, as noted above, this site directly abuts the Business C zoning district which allows a building height of up to four hundred (400) feet. Again, as noted, this site was originally intended to be re-zoned to Business C when the Court Square Urban Renewal District was amended back in 1987.

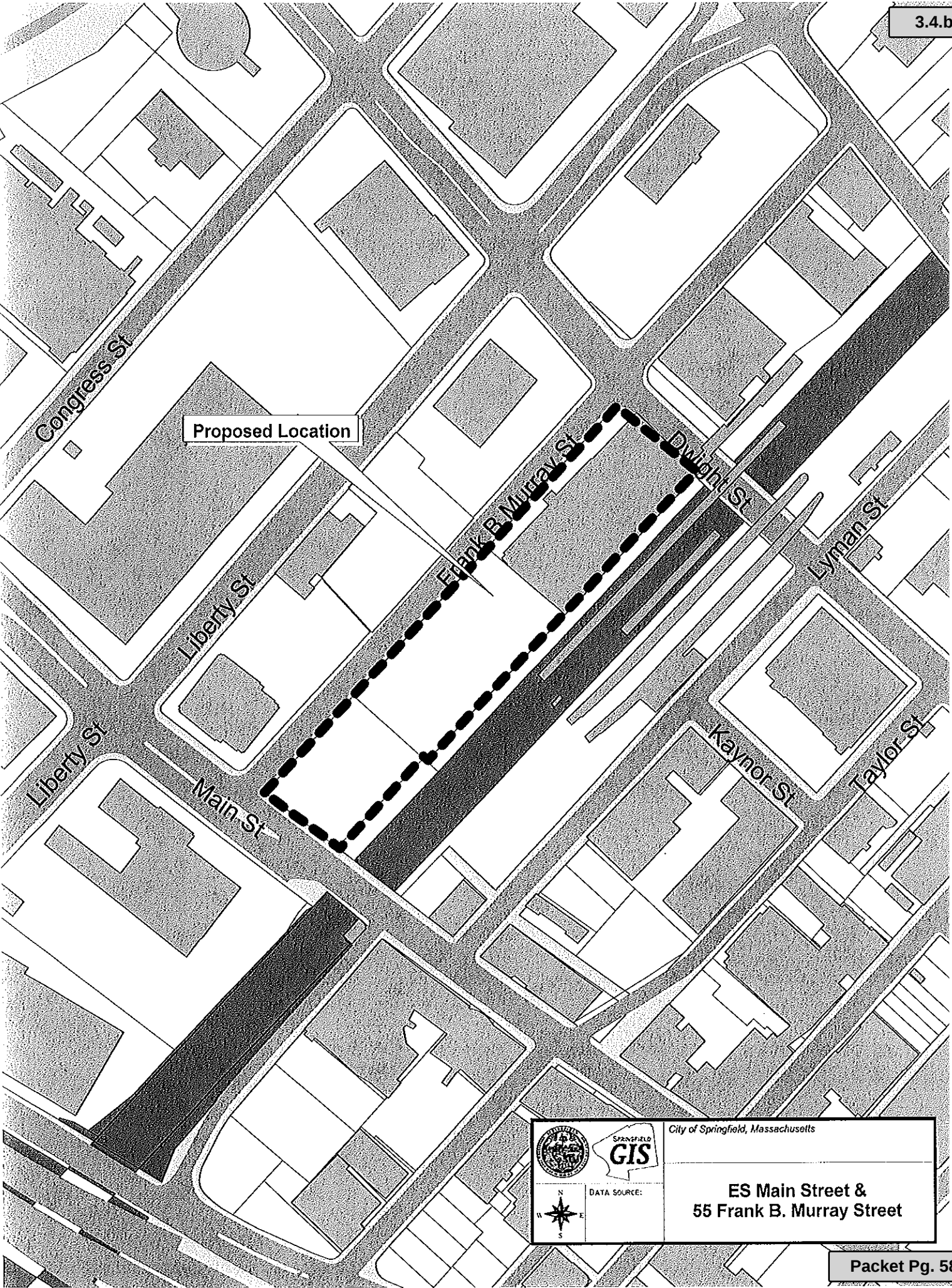
Lastly, it should be noted that this site was the former location of the Hotel Charles which had a height of approximately one hundred and twenty five (125) feet. The parking structure being proposed will be well below the height of this former hotel.

RECOMMENDATION

Approve.

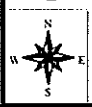






SPRINGFIELD
GIS

City of Springfield, Massachusetts



DATA SOURCE:

**ES Main Street &
55 Frank B. Murray Street**



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND FIFTEEN

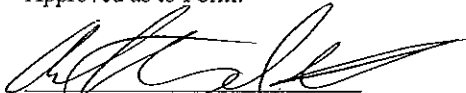
AN ORDINANCE

AMENDING SECTION 54 OF THE BUILDING ZONE MAP

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

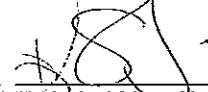
SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled "An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City", text enacted, May 28, 2013, as amended, is hereby further amended by changing from Business B to Business C the zoning on Plot #3171, Section 54 of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked "Section 54 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 February 4, 2015 regarding the above Ordinance amendment.

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


Katie Stebbins, Chairperson

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SPRINGFIELD, MA



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND FIFTEEN

AN ORDINANCE

AMENDING SECTION 54 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 B** to **Business C** the zoning on **Plot #3171, Section 54** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked "**Section 54 Building Zone Map of the City of Springfield.**"

**REPORT TO CITY COUNCIL
ZONE CHANGE HEARING**

PETITION: #3171
SECTION: 54

DATE: February 5, 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 Redevelopment Authority

ADDRESS: ES Main Street & 55 Frank. B Murray Street

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

PETITIONER'S PURPOSE STATEMENT: Construction of a new parking garage.

DATE OF PUBLIC HEARING: February 4, 2015

DATE OF FINAL DECISION: February 4, 2015

BOARD MEMBERS PRESENT and COUNT: five (5): Ms. Morin, Mr. Danielle, Mr. Swan, Mr. Cignoli, and Ms. Stebbins

FINAL MOTION: APPROVE

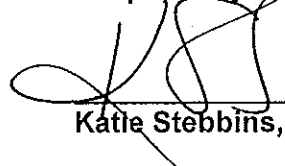
IN FAVOR: five (5): Ms. Morin, Mr. Danielle, Mr. Swan, Mr. Cignoli and Ms. Stebbins

OPPOSED: zero (0)

ABSTAINED: N/A

RECOMMENDATION: APPROVE

Respectfully submitted,

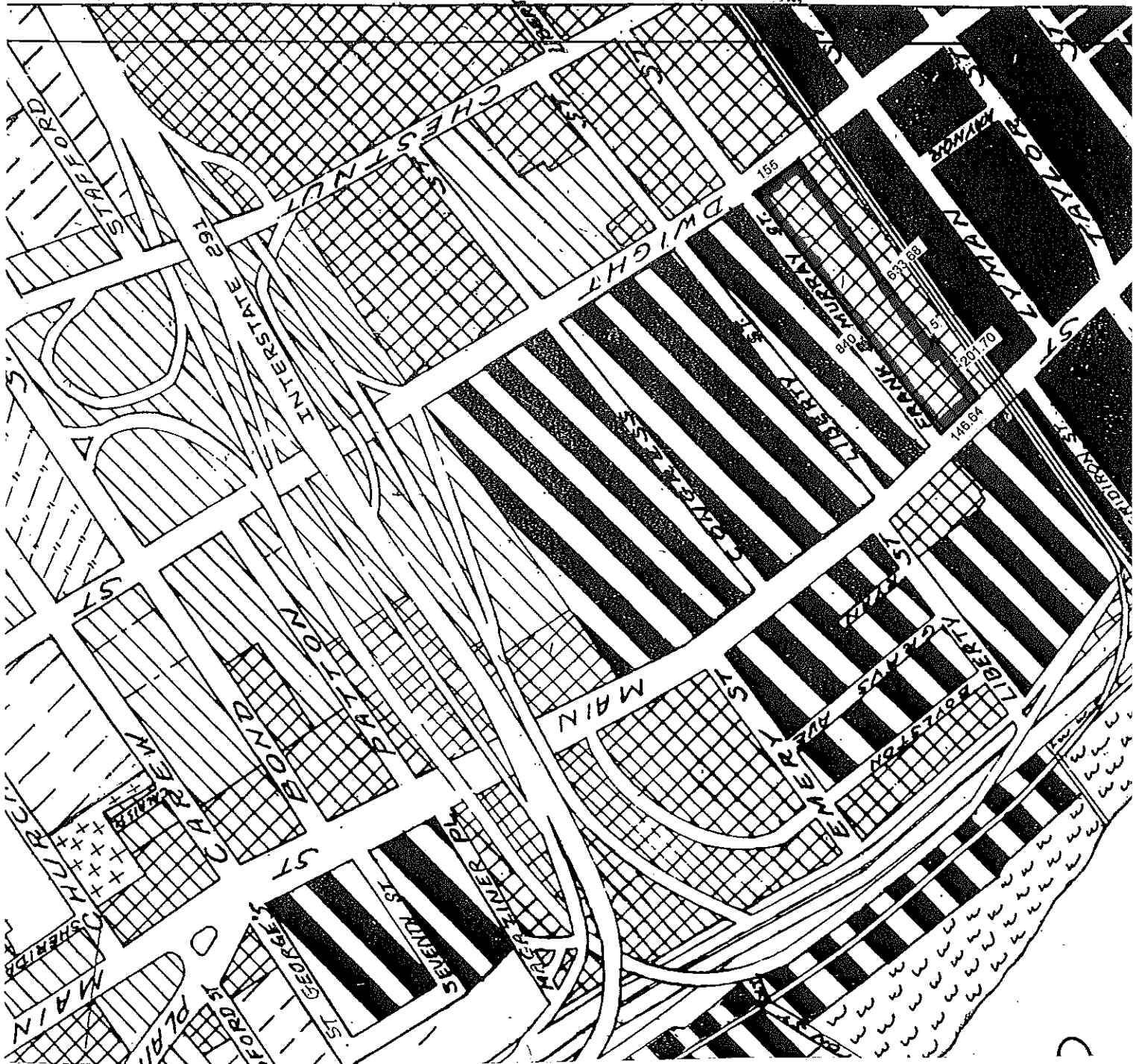

Katie Stebbins, Chairperson

Attachment: 3171_55_Frank_B_Murray_2015_CC (Z-2015-3 : Planning Board Report - ES Main St & 55 Frank B. Murray St)

SCALE
CH = 400 FEET

SEC. 54 PLOT 3171

BUILDING ZONE MAP
OF THE CITY OF SPRINGFIELD
REVISED TO 3.4.b



PLOT _____ SECTION _____

0 400
200
SCALE - 1 INCH = 400 FEET

RES A		RES C1		BUS B	
RES B		RES C2		BUS C	
RES C		COM A		IND A	
RES A1		BUS A		IND PK	
				COM P	
				OFF A	

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT ANALYSIS FOR A ZONE CHANGE

CASINO OVERLAY DISTRICT

GENERAL INFORMATION

Petitioner:	Blue Tarp reDevelopment, LLC
Request:	Proposed zone change for the addition of the Casino Overlay District of the Springfield Zoning Map.
Location:	Properties generally bounded by State Street, Main Street, Union Street and East Columbus Avenue
Parcel Size:	Approximately 14.5 acres.
Purpose:	The Casino Overlay District's purpose is to facilitate the location of licensed casinos and casino complexes within the boundaries established by the City of Springfield for casino gaming activities.
Surrounding Land Use and Zoning:	N/A
Comprehensive/ Neighborhood Plan:	N/A
Planning Board Hearing:	3-4-15

SPECIAL INFORMATION

Traffic & Parking:	n/a
Physical Characteristics:	n/a
Other Notes:	n/a

ANALYSIS

The petitioner has requested to amend the existing Springfield Zoning Map by the addition of the Casino Overlay District. The proposed district will be generally bounded by State Street, Main Street, Union Street and East Columbus Avenue. The Casino Overlay District regulations were adopted by the City Council in May 2013.

As noted above, the Casino Overlay District's purpose is to facilitate the location of a licensed casino and casino complex within the boundaries established by the City of Springfield and the State of Massachusetts for casino gaming activities. The Casino Overlay District will focus on urban entertainment and recreational activities that will enhance the area as a desirable location for tourists, conventions, and urban life. The provisions of the district encourage pedestrian and transit-oriented linkages between the casino and casino complex and other activities and venues within the City. The Casino Overlay District regulations are designed to ensure that the casino and casino complex contributes positively to the built environment, that the operation of the casino and casino complex will help to enhance, expand, and stabilize employment and the

local economy while simultaneously ensuring effective public services and a high quality of life for nearby businesses, institutions and residents.

As noted in the Casino Overlay District regulations, the proposed development is subject to the provisions of a Host Community Agreement (HCA) which was approved by the City Council in May 2014. The HCA established a baseline site plan, design elevations, uses, program, signage concept, lighting concept, landscaping and streetscape plan and related information for the development. However, it should be noted that once the Casino Overlay District has been approved, a detailed Site Plan Review will be required. This Site Plan Review will be completed by the City Council as per the standards outlined within the Casino Overlay District regulations.

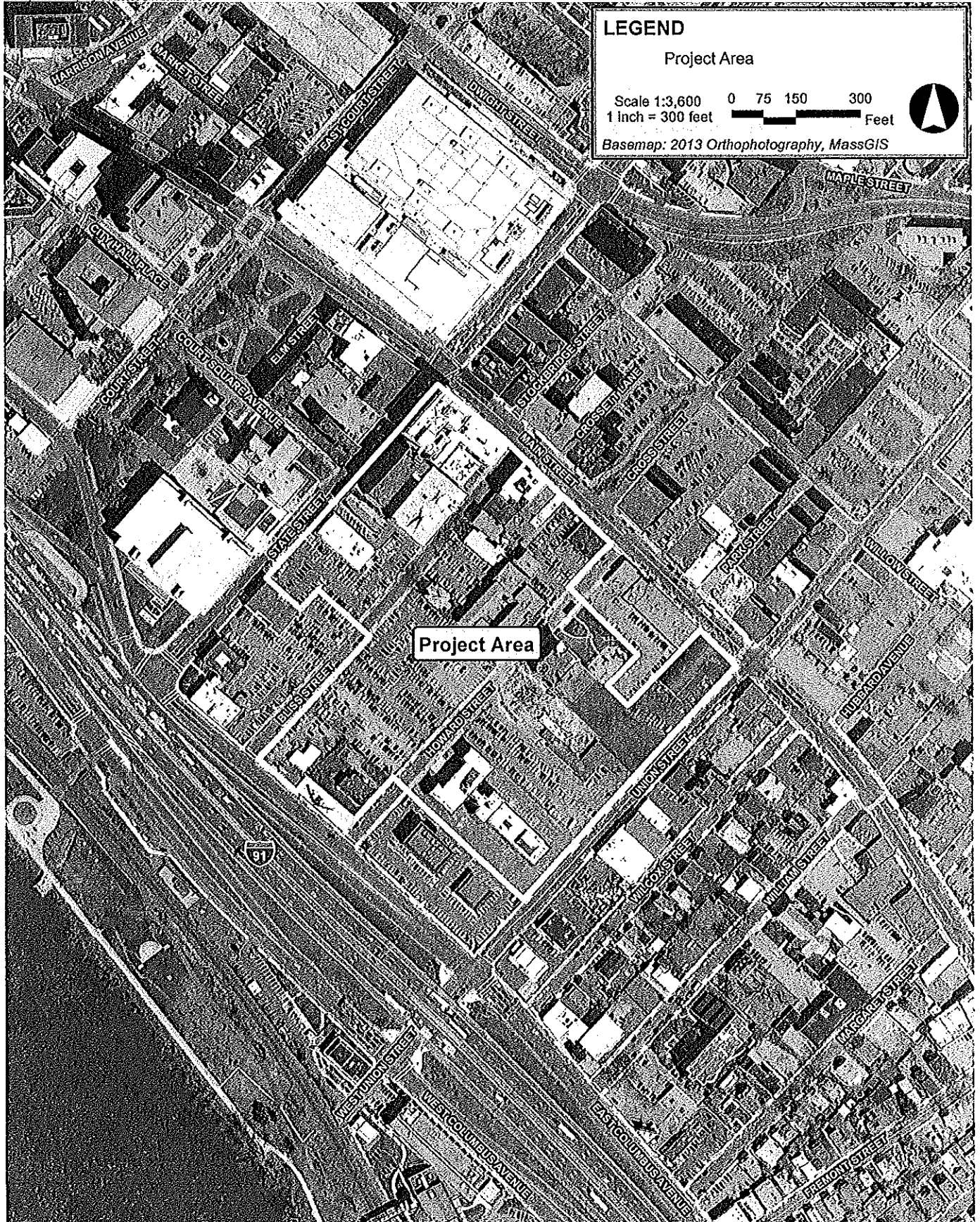
It is important to note that the Casino Overlay District and its provisions will only apply to the specific properties so designated by the City Council as allowing a casino and related uses with a valid and current gaming license issued by the Commonwealth. Should a property so designated lose its gaming license at any point, the City Council may revoke the overlay designation and revert the property to its underlying zoning.

Overall, the staff believes that the mapping of the Casino Overlay District will provide the City with a much needed tool for the efficient development of this extremely important economic development project.

RECOMMENDATION

Approve.

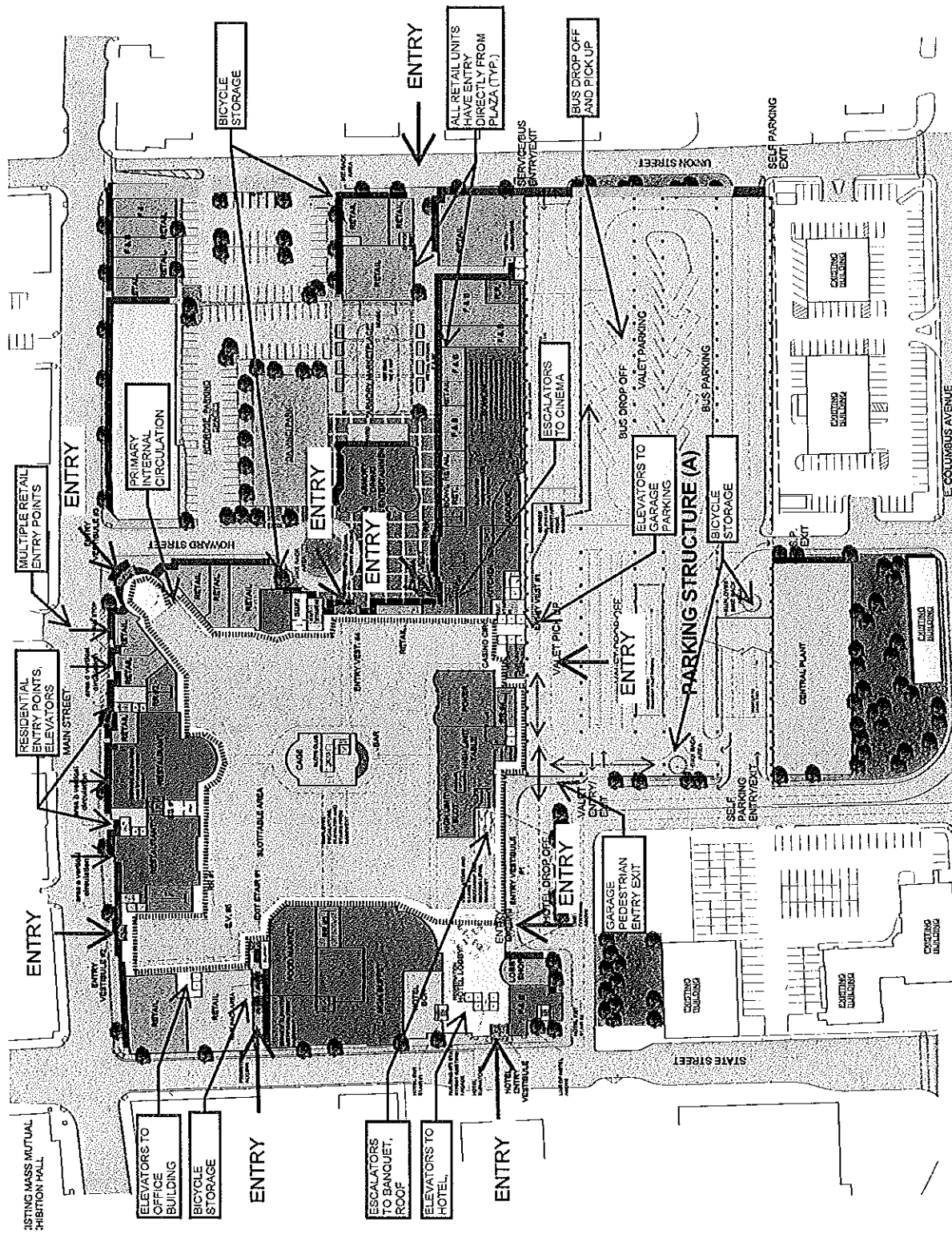
G:\Projects\2\MA\Springfield\35592\FEIR\Aerial.mxd



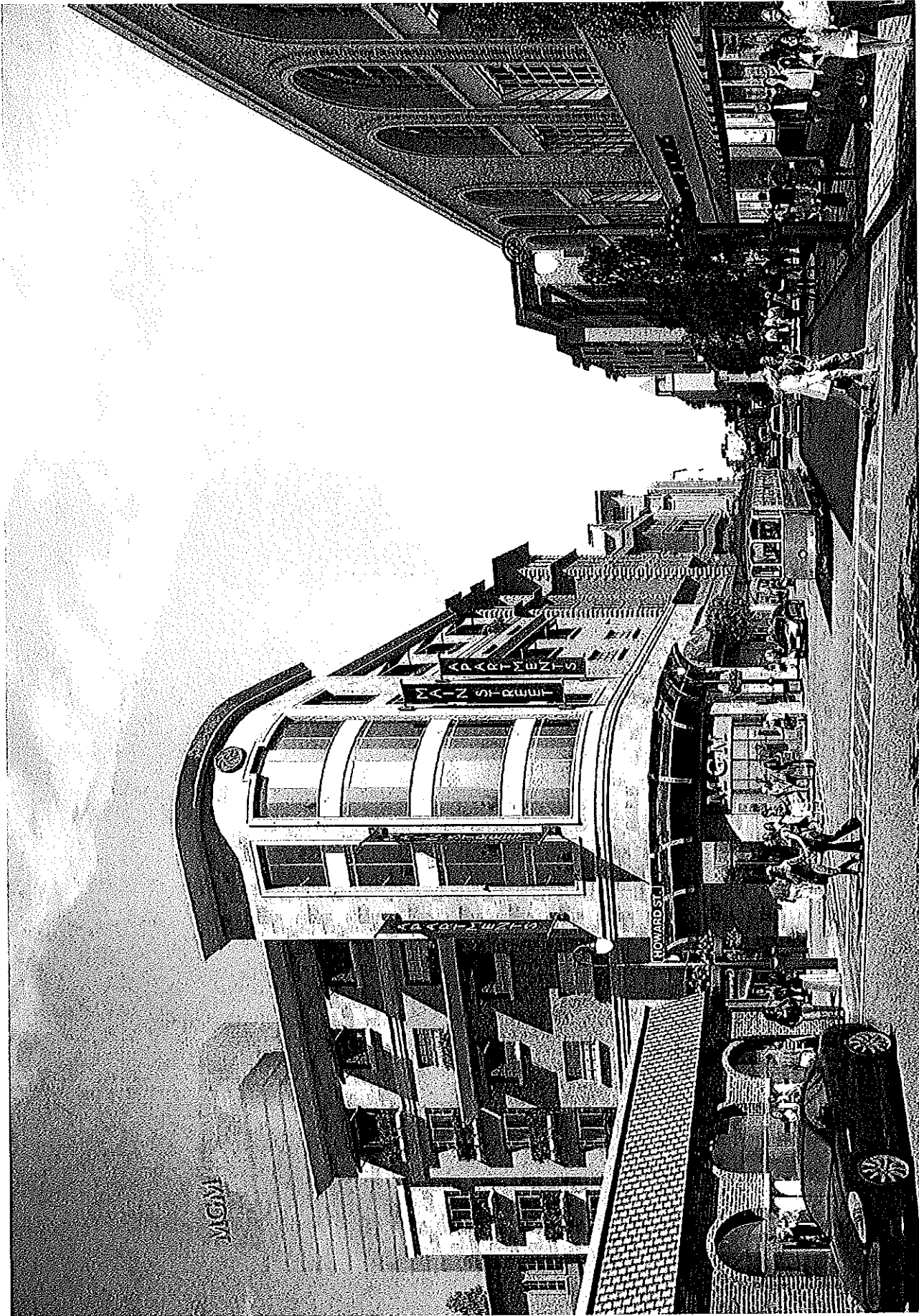
MGM Springfield Springfield, Massachusetts

epsilon
ASSOCIATES INC.

Figure 2-2
Aerial Locus Map



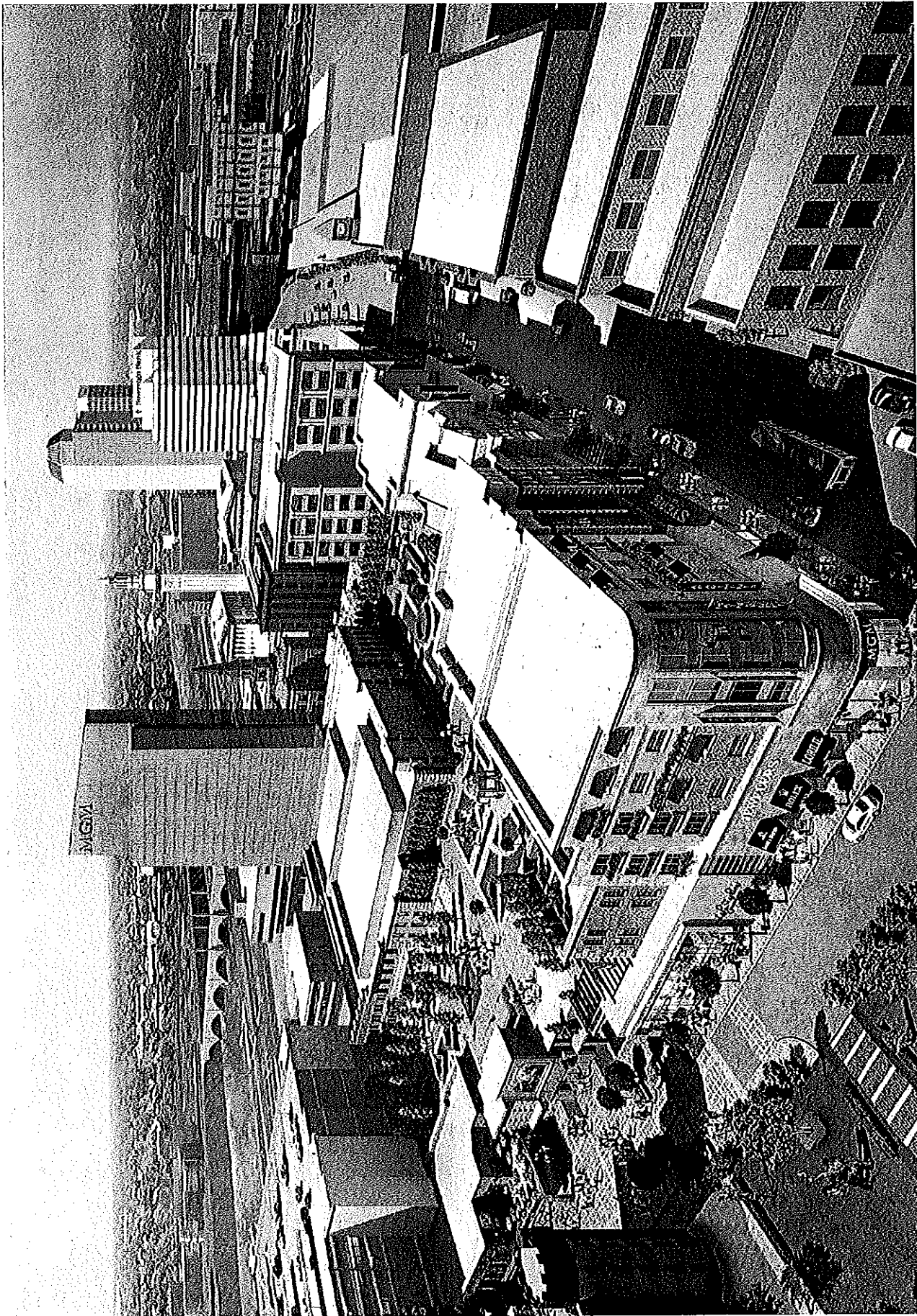




MGM Springfield Springfield, Massachusetts

Figure 2-4
View from Main Street

Attachment: 3168_Casino_Overlay_District_2015_CC (2986 : State Street, Main Street, Union Street, East Columbus Avenue)



MGM Springfield Springfield, Massachusetts

Figure 2-5
Aerial Perspective

Epsilon
ASSOCIATES, INC.

Attachment: 3168_Casino_Overlay_District_2015_CC (2986 : State Street, Main Street, Union Street, East Columbus Avenue)

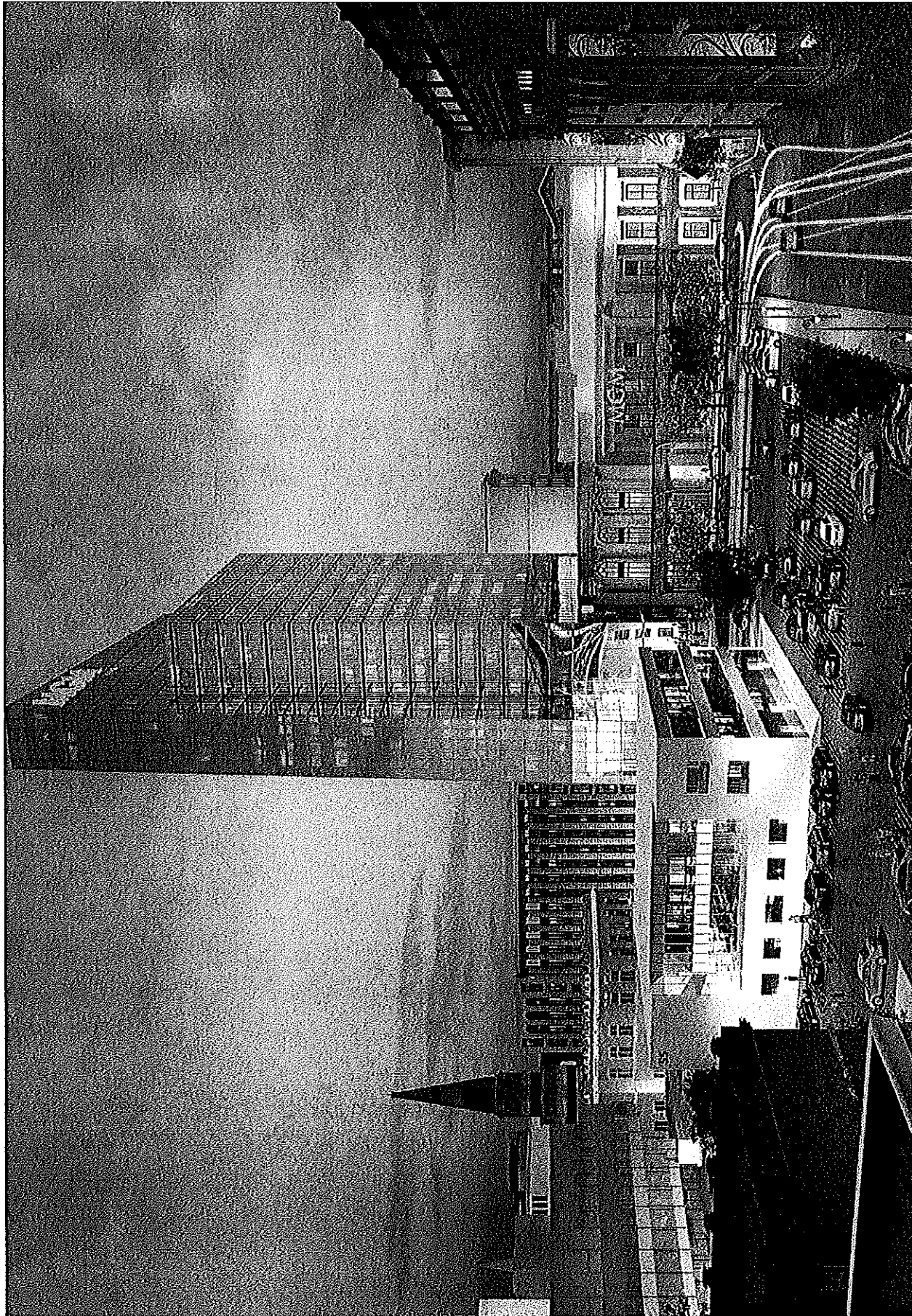


MGM Springfield Springfield, Massachusetts

Figure 2-6

View of the Plaza

Attachment: 3168_Casino_Overlay_District_2015_CC (2986 : State Street, Main Street, Union Street, East Columbus Avenue)



MGM Springfield Springfield, Massachusetts

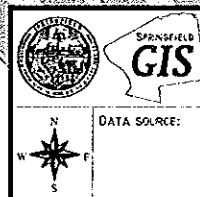
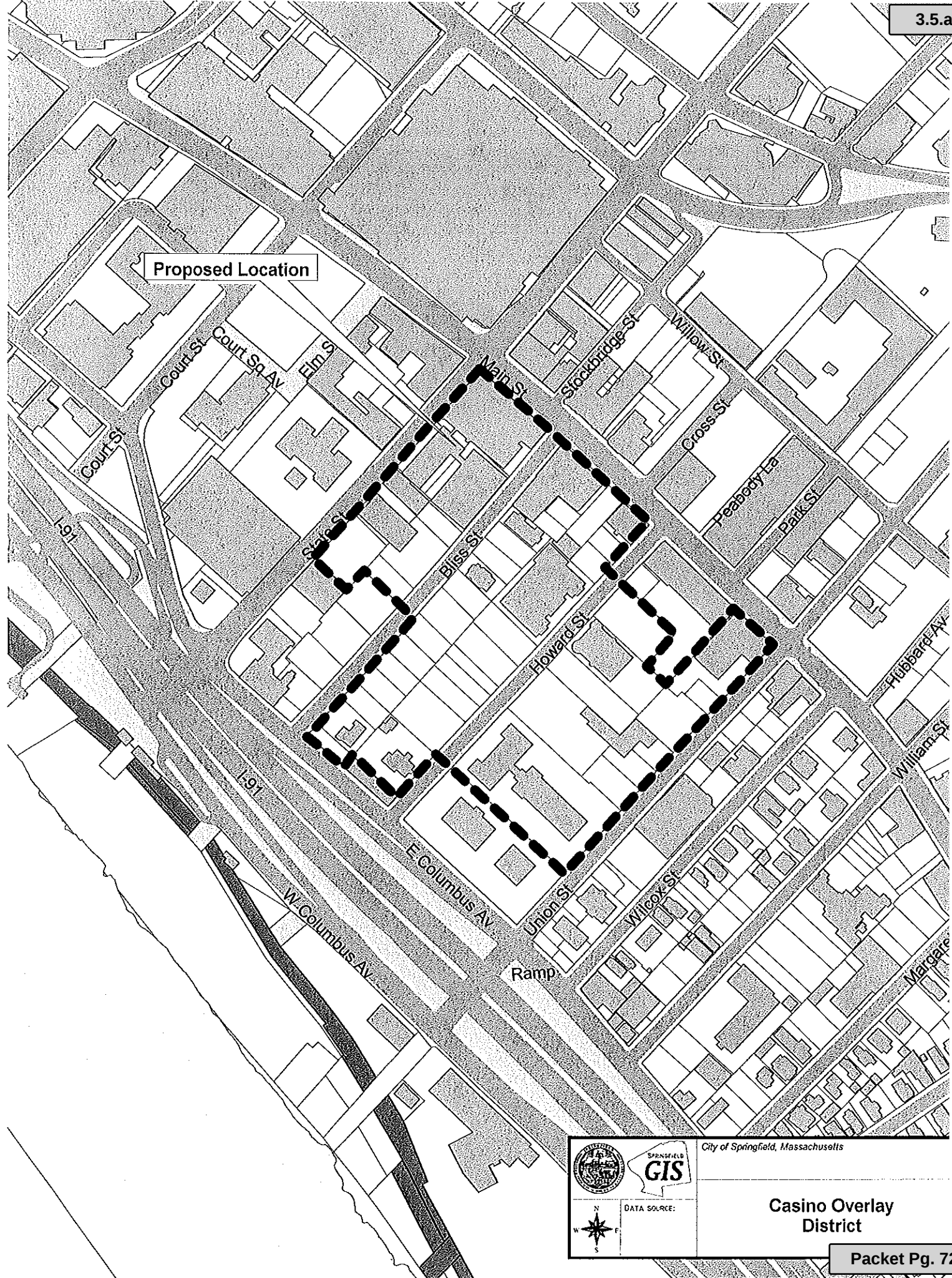
epsilon
ASSOCIATES, LLC

Figure 2-7

View of Hotel Tower

Attachment: 3168_Casino_Overlay_District_2015_CC (2986 : State Street, Main Street, Union Street, East Columbus Avenue)

Proposed Location



City of Springfield, Massachusetts

Casino Overlay District



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND FIFTEEN

AN ORDINANCE

AMENDING SECTION 14 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 A to Commercial P the zoning on Plot #3172, Section 14 of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked "Section 14 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 March 4, 2015 regarding the above Ordinance amendment.

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

Ben Swan Jr., Vice Chairperson



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND FIFTEEN

AN ORDINANCE

AMENDING SECTION 14 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 A to Commercial P the zoning on Plot #3172, Section 14 of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked "Section 14 Building Zone Map of the City of Springfield."

REPORT TO CITY COUNCIL
ZONE CHANGE HEARING

PETITION: #3172
SECTION: 14

DATE: March 5, 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: Caring Health Center, Inc.

ADDRESS: WS Elmore Avenue (04580-0004)

CHANGE REQUESTED: Proposed zone change from Residence A to Commercial P

PETITIONER'S PURPOSE STATEMENT: Provide off-street parking.

DATE OF PUBLIC HEARING: March 4, 2015

DATE OF FINAL DECISION: March 4, 2015

BOARD MEMBERS PRESENT and COUNT: six (6): Ms. Morin, Mr. Danielle, Ms. DeFillipo, Mr. Swan, Mr. Florian and Mr. Cignoli

FINAL MOTION: APPROVE

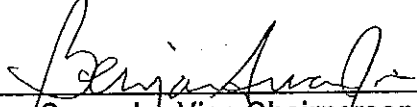
IN FAVOR: six (6): Ms. Morin, Mr. Danielle, Ms. DeFillipo, Mr. Swan, Mr. Florian and Mr. Cignoli

OPPOSED: zero (0)

ABSTAINED: N/A

RECOMMENDATION: APPROVE

Respectfully submitted,


Ben Swan Jr., Vice Chairperson

SCALE

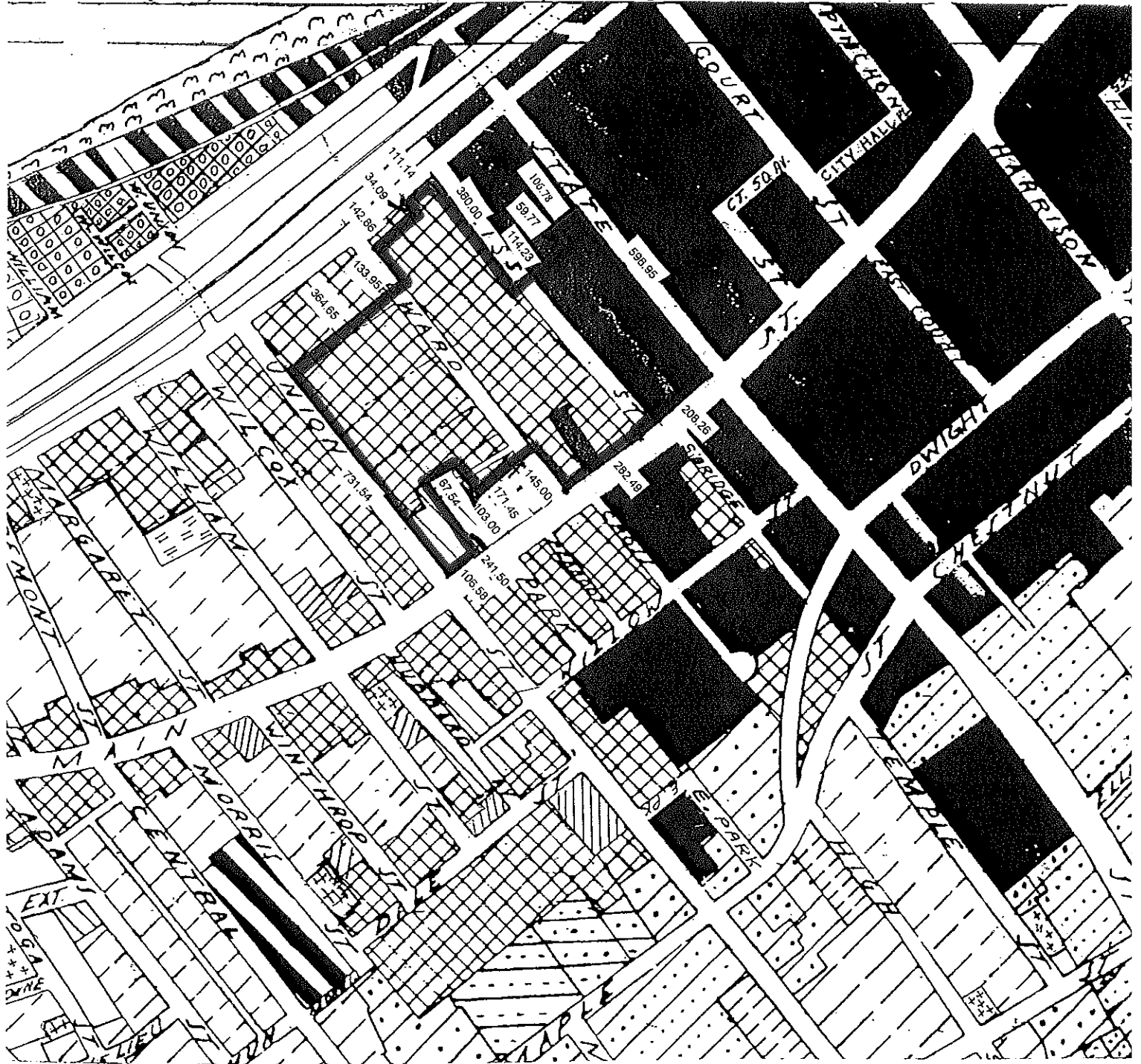
H = 400 FEET

SEC. 47 PLOT 3168

BUILDING ZONE MAP

3.5.a

OF THE CITY OF SPRINGFIELD
REVISED TO



PLOT _____ SECTION _____

0 400
200

SCALE - 1 INCH = 400 FEET

RES A		RES C1		BUS B			
RES B		RES C2		BUS C		COM P	
RES C		COM A		IND A		OFF A	
RES A1		BUS A		IND PK			

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

WS ELMORE AVENUE (04580-0004)

GENERAL INFORMATION

Applicant:	Caring Health Center, Inc.
Request:	Residence A to Commercial P
Location:	WS Elmore Avenue (04580-0004)
Parcel Size:	5,000 s.f.
Purpose:	Commercial parking lot.
Surrounding Land Use and Zoning:	The property is located in the Boston Road Neighborhood and is located in an area that has a mixture of both commercial and residential uses. To the north is a single-family house zoned Business A. To the south is the Caring Health facility zoned Business A. To the east is an auto-repair facility zoned Business B. To the west is a large retail plaza zoned Business A.
Comprehensive/ Neighborhood Plan:	The Boston Road Neighborhood Plan shows no changes to this area.
Site Visit:	2-26-15
Neighborhood Council Notification:	Pine Point Community Council: 2-10-15
Planning Board Hearing Date:	3-4-15

SPECIAL INFORMATION

Traffic & Parking:	N/A
Physical Characteristics:	Existing vacant lot and the site is flat.
Other Notes:	N/A

ANALYSIS

The petitioner has requested to change the zoning of the property known as WS Elmore Avenue from Residence A to Commercial P. The property is currently vacant. The petitioner intends to create a parking lot to support a proposed addition to the adjacent Caring Health facility.

As noted in similar requests, Commercial P is considered a transitional zone used between business zoned properties and abutting residentially zoned properties. The intent is to allow for the property to be used for commercial parking only. Commercial P does not allow for the expansion of the existing use or buildings. Due to this fact, the staff does not oppose the proposed zone change as the staff does not believe the proposed change will have a negative effect on the surrounding neighborhood and provides the much needed parking for this business.

As per the Zoning Ordinance, a ten (10) foot buffer planting strip will need to be provided along the rear property line which abuts the residential district. In reviewing the proposed plans, it appears that there is only a five (5) to six (6) foot buffer being proposed. A reduction of the required buffer can only be allowed through a variance from the Board of Appeals. Additionally, as per the Zoning Ordinance, this planting buffer strip must consist of dense evergreen plantings and an appropriate wall or solid fence. The purpose for this is to provide the maximum protection for the abutting residential property.

Lastly, it should also be noted that the petitioner must contact the Department of Public Works as they are going to have to approve the proposed paving/drainage plans and curb cuts.

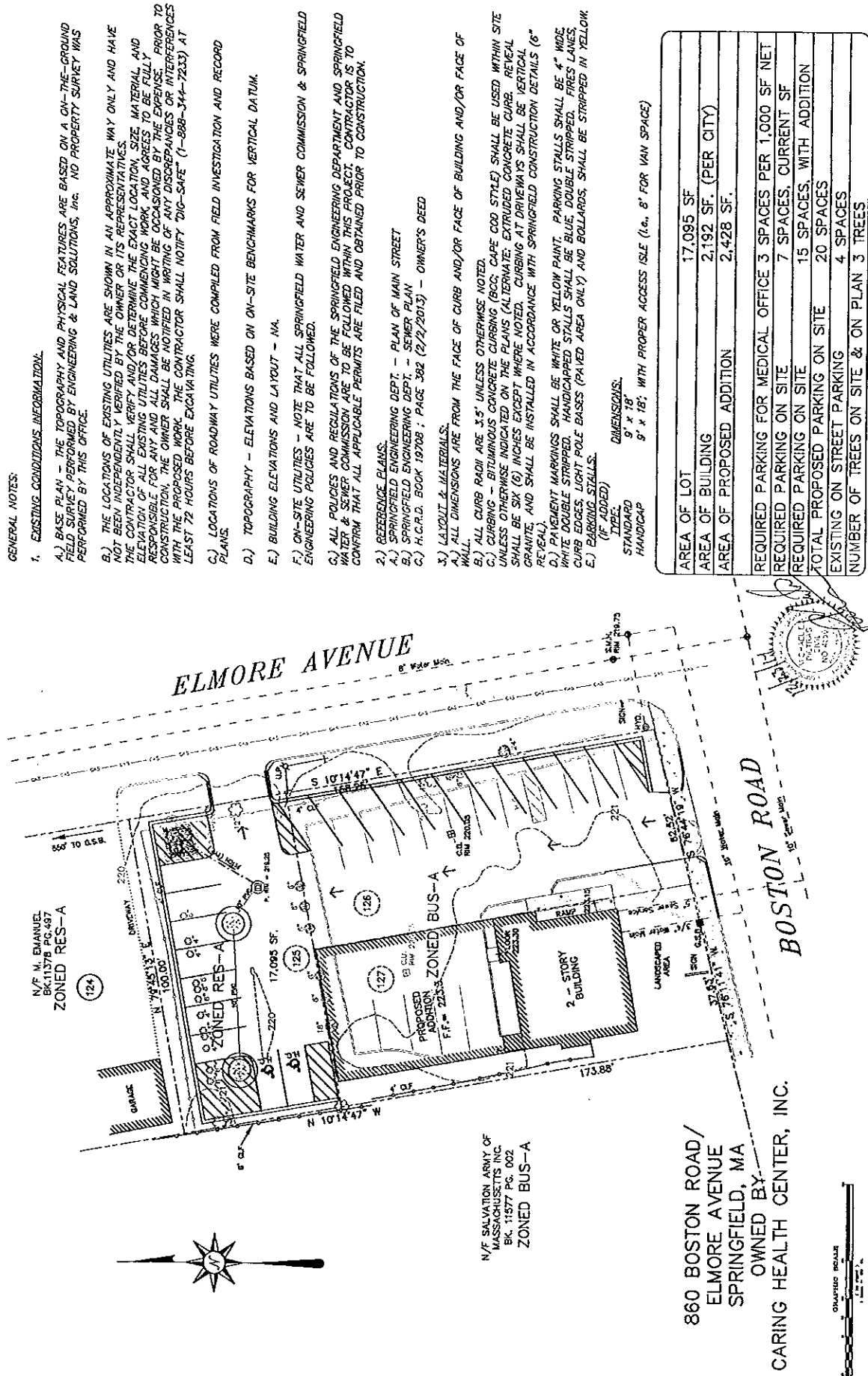


RECOMMENDATION

Approve.



 ENGINEERING & LAND SOLUTIONS, INC. CONSULTING ENGINEERS & Environmental Specialists P.O. Box 11 • Ludlow, MA 01056 P. 413 - 547-8686 F. 413 - 642-0654 C. INFO@ELSNOW.COM		Existing Conditions Site Plan		860 BOSTON ROAD SPRINGFIELD, MA for CARING HEALTH CENTER INC.		SHEET NO. 1 of 4
HORIZONTAL: 1"=20'		VERTICAL: SF/FLD				
DESIGN BY: MP		DATE: 12/29/2014				
DRAWN BY: PS/MP		PROJECT NO.: 14-216				
CHECKED BY: MP		SURVEY BOOK: SMITH				





ENGINEERING & LAND SOLUTIONS, INC.

CONSULTING ENGINEERS & Environmental Specialists

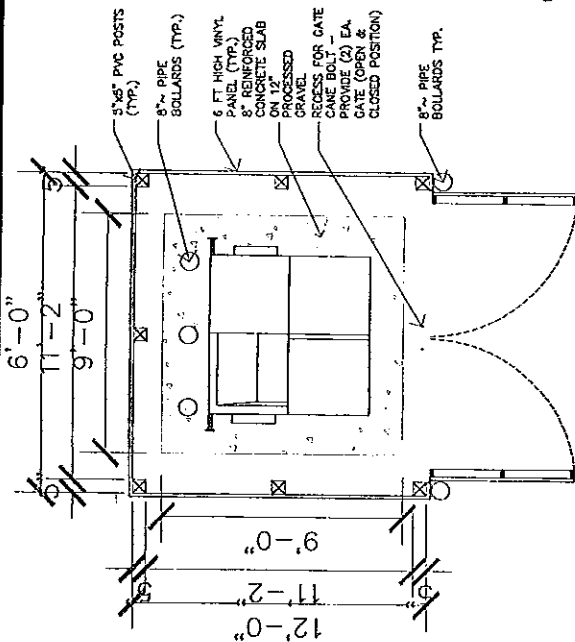
P.O. Box 11 Loudon, MA 01860
P. 413-547-6888 F. 413-546-0484 E. INFO@LSNOW.COM

HORIZONTAL 1"=20'	VERTICAL SFFLD
DESIGN BY MP	DATE 12/23/2014
DRAWN BY PS/MP	PROJECT NO. 14-216
CHECKED BY MP	SURVEY BOOK SMITH

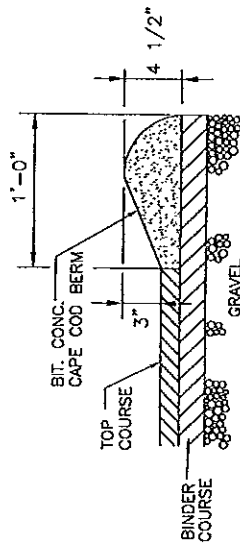
Proposed Conditions Site Plan	860 BOSTON ROAD SPRINGFIELD, MA for CARING HEALTH CENTER INC.	
	SHEET No.	2 of 4

5. GENERAL NOTES.

- A.) CONTRACTOR TO REMOVE ALL EXISTING MAINTENANCE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING PAVEMENTS, SLABS, CURBS, FENCES, UTILITY POLES, SIGNS, ETC., UNLESS SUCH ITEMS ARE TO BE INCORPORATED INTO THE COMPLETE PROJECT. IF REPLACEMENT IS NEEDED, CONTRACTOR TO CONFORM TO LINE CONSTRUCTION AND/OR MATERIALS.
- B.) CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. ALL CONSTRUCTION ACTIVITY SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND REGULATIONS.
- C.) ALL HANDICAP ACCESSIBLE PARKING SPACES, RAMPS AND SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE AMERICANS WITH DISABILITIES ACT AND THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (WHICHEVER IS MORE STRINGENT).
- D.) AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITHIN IMPROVED SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE SIX (6) INCHES OF LOAM & SEED.
- E.) THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL STANDARDS. THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED IN THE LATEST EDITION OF THE MHD STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES. UPON AWARD OF THE MHD CONTRACT, CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY PERMITS. ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS.
- F.) SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- G.) ALL WORK AND MATERIALS FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE DRAWINGS, ACCOMPANYING SPECIFICATIONS, M.A.D.M. STANDARDS, THE M.A. ENVIRONMENTAL CODE AND AS REQUIRED BY THE ENGINEER AND THE LOCAL ENGINEERING DEPARTMENT/AGENCY.
- H.) THE DESIGN ENGINEER SHALL BE NOTIFIED, IN WRITING, WITHIN 48 HOURS OF ANY PLAN REVISIONS, OMISSIONS OR ERRORS DUE TO UNCHANGED SUBSURFACE CONDITIONS OF ANY OTHER REASON. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SITE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT PRIOR TO CONSTRUCTION. IF THE CONTRACTOR DISCOVERS A CONFLICT WITH THE DRAWINGS RELATIVE TO THE SPECIFICATIONS OF APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROMPTLY NOTIFY THE ENGINEER IN WRITING, PRIOR TO CONSTRUCTION. FAILURE TO NOTIFY, IN WRITING, THE ENGINEER SHALL CONSTITUTE ACCEPTANCE OF RESPONSIBILITY BY THE CONTRACTOR TO THE DESIGN OF THE PROJECT AND ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.
- I.) CONTRACTOR IS TO GIVE SPECIAL ATTENTION TO COMPLIANCE WITH THE AMERICAN WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN (ADAAG) AND THE REQUIREMENTS OF THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD REGULATIONS.
- J.) SLOPES ALL WALKWAYS AS DEFINED BY SECTION 22.1 OF S21 CAR SHALL BE GRADUATED TO A MAXIMUM OF 4.5% (1" IN 22"). THE CROSS-PITCH (PERPENDICULAR TO TRAVEL) FOR ALL WALKWAYS SHALL BE 1% (1" IN 100'). ALL SLOPES OF ALL CURBS, RAMPS AND SIDE WALKS SHALL BE GRADUATED AS DEFINED IN SECTION 22.1 OF S21 CAR. S21 CAR SHALL BE CONSTRUCTED AT THE MAXIMUM RAMP AS DEFINED IN SECTION 24.1 OF S21 CAR. "SMART LEVEL" - THE CONTRACTOR IS TO ASSUME THAT ALL SIDEWALK GRADES SHALL BE VERIFIED/CHECKED WITH A 2-FOOT LONG ELECTRONIC "SMART LEVEL".
- K. LEVEL ENTRANCES: A 3'-0" MINIMUM LEVEL (1/8" INCH PITCH) AREA SHALL BE PROVIDED AT ALL ENTRANCES TO BUILDINGS. FLOODING OF WATER AT THE ENTRANCES WILL NOT BE TOLERATED.
- L. REQUIREMENTS: THE ABOVE REQUIREMENTS SHALL SUPERSEDE THE GRADES SHOWN ON THE PLANS. IF THESE REQUIREMENTS CANNOT BE MET WITH THE GRADES SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED, IN WRITING, IMMEDIATELY FOR DIRECTION.

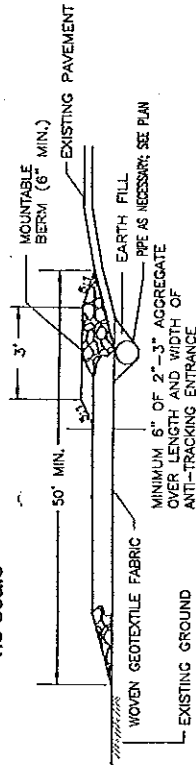


VEHICULAR BITUMINOUS CONCRETE
NTS

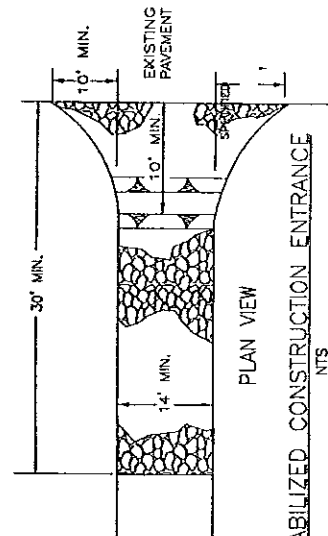


CAPE COD BERM DETAIL
NTS

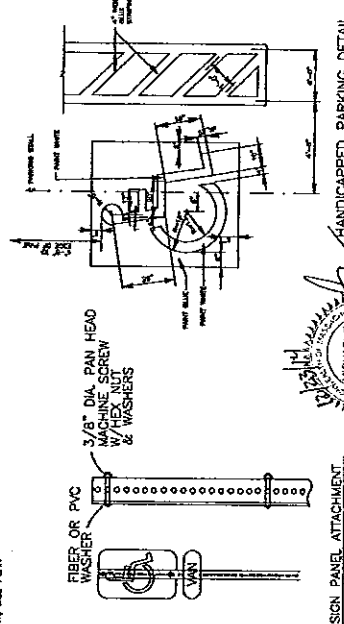
DUMPSTER DETAIL
no scale



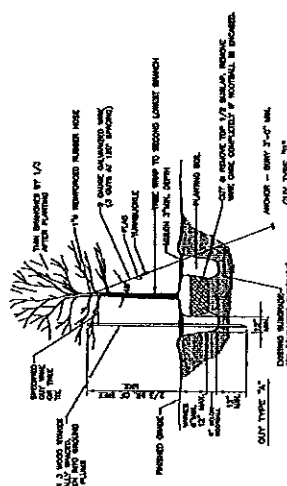
PROFILE



STABILIZED CONSTRUCTION ENTRANCE
NTS



HANDICAPPED PARKING DETAIL
N.T.S.



STREET TREE PLANTING DETAIL
NTS



ENGINEERING & LAND SOLUTIONS, INC.
CONSULTING ENGINEERS & Environmental Specialists
P.O. Box 11 • Ludlow, MA 01068
P. 413-547-8988 F. 413-842-0454 E. INFO@ELSONOW.COM

SIZES	
HORIZONTAL: N.T.S.	VERTICAL: NA
DESIGN BY: MP	DATE: 12/23/2014
DRAWN BY: MP	PROJECT NO.: 14-216
CHECKED BY: MP	SURVEY BOOK: SMITH

Details & Specifications

860 BOSTON ROAD
SPRINGFIELD, MA
for
CARING HEALTH CENTER INC.

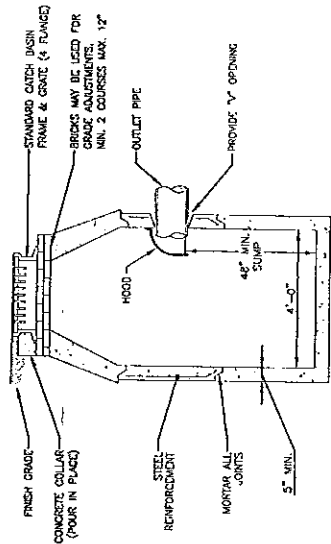
SHEET NO.

3 of 4

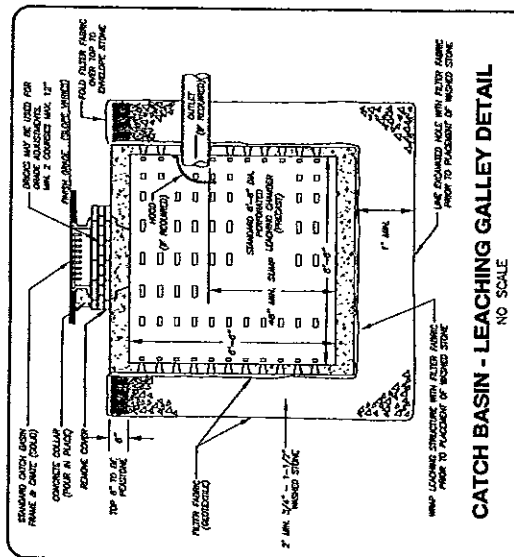
3.6.a

GENERAL NOTES:

4. UTILITIES:
 - A.) PROPOSED RIM ELEVATIONS ARE APPROXIMATE. SET BASIN RIM GRADES IN ACCORDANCE WITH GRADING PLAN CONCEPT. ADJUST ELEVATIONS OF EXISTING UTILITIES, GASES, ETC., WHICH ARE TO REMAIN TO BE FLUSH WITH FINISHED PAVERMENT GRADES.
 - B.) THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LOCATIONS TO BE COORDINATED WITH THE OWNER AND ALL OTHER PRIVATE UTILITIES.
 - C.) THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS AND SHALL BE RESPONSIBLE FOR PAYING ANY FEES FOR ANY POLE RELOCATION AND FOR THE ALTERATION OF EXISTING UTILITIES.
 - D.) THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, DEPTHS, AND TYPES OF EXISTING UTILITIES BY ALL PROPOSED PRINTS OF CONSTRUCTION AND RECORD DRAWINGS. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK OR DIFFER FROM RECORDED DATA, THE LOCATION, ELEVATION, TYPE, AND SIZE OF UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LOCATIONS TO BE COORDINATED WITH THE OWNER AND ALL OTHER PRIVATE UTILITIES.
 - E.) UTILITIES FROM BUILDING (SEWER AND DRAIN) SHALL BE SCH. 40 WITHIN TEN (10) FEET OF BUILDING.
 - F.) WATER
 - G.) SANITARY SEWER:
 - PIPE AND FITTINGS SHALL BE PVC (POLYVINYL CHLORIDE) SEWER PIPE, TYPE RSM, SCH. 40.
 - SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH CITY OF SPRINGFIELD ENGINEERING DEPARTMENT STANDARDS.

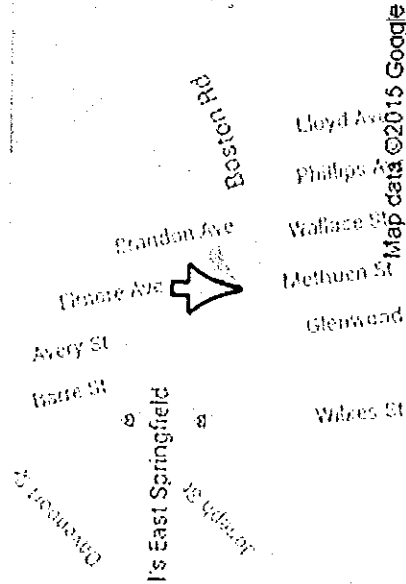


STANDARD PRECAST CONCRETE CATCH BASIN
NO SCALE



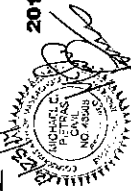
CATCH BASIN - LEACHING GALLEY DETAIL
NO SCALE

LOCUS:



2015 GOOGLE

PVC AND HDPE PIPE BEDDING DETAIL
NTS

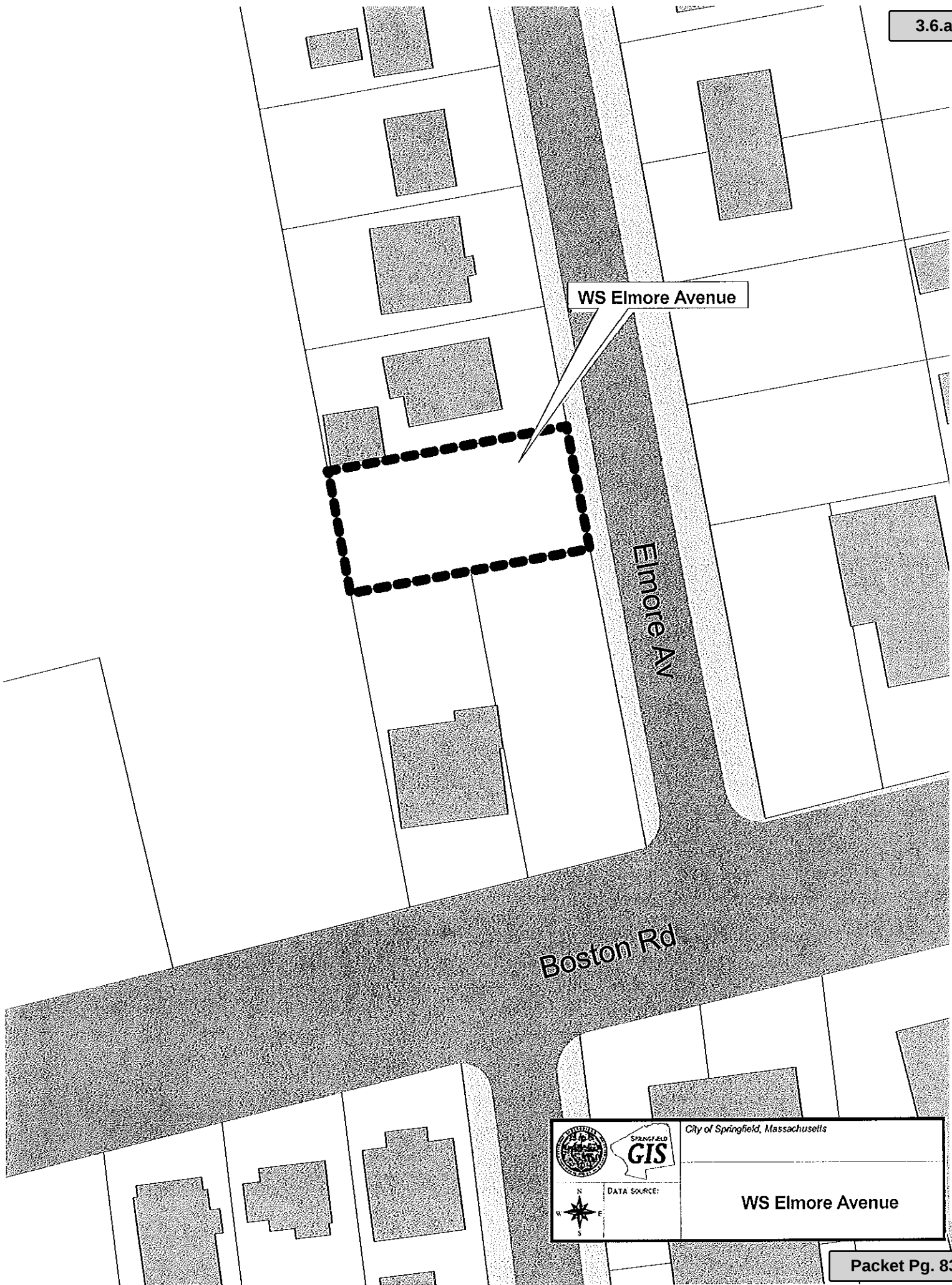


Details & Specifications

SCALES	
HORIZONTAL: N.T.S.	VERTICAL: N.A.
DESIGN BY: MP	DATE: 12/23/2014
DRAWN BY: MP	PROJECT NO.: 14-216
CHECKED BY: MP	SURVEY BOOK: SMITH

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CONSULTING ENGINEERS & Environmental Specialists
P.O. Box 11 • Ludlow, MA 01056
P. 413-547-0988 F. 413-842-0454 E. INFO@ELSNOV.COM





WS Elmore Avenue

Elmore Av

Boston Rd

 City of Springfield, Massachusetts	DATA SOURCE:
	WS Elmore Avenue

Attachment: 3172_WS_Elmore_Ave_2015_CC (Z-2015-4 : WS Elmore Avenue)



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 mapping the Casino Overlay District on Plot #3168, 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 March 4, 2015 regarding the above Ordinance amendment.

3 Person(s) appeared in favor, and 3 Person(s) appeared in opposition.

Ben Swan Jr., Vice 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 mapping the Casino Overlay District on Plot #3168, 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: #3168
SECTION: 47

DATE: March 5, 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: Blue Tarp reDevelopment, LLC

ADDRESS: Land generally bounded by State Street, Main Street, Union Street and East Columbus Avenue

CHANGE REQUESTED: Proposed mapping of the Casino Overlay District

PETITIONER'S PURPOSE STATEMENT: The Casino Overlay District's purpose is to facilitate the location of licensed casinos and casino complexes within the boundaries established by the City of Springfield for casino gaming activities.

DATE OF PUBLIC HEARING: March 5, 2015

DATE OF FINAL DECISION: March 5, 2015

BOARD MEMBERS PRESENT and COUNT: six (6): Ms. Morin, Mr. Danielle, Ms. DeFillipo, Mr. Swan, Mr. Florian and Mr. Cignoli

FINAL MOTION: APPROVE

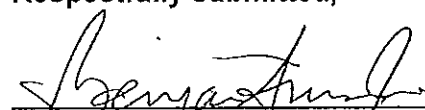
IN FAVOR: six (6): Ms. Morin, Mr. Danielle, Ms. DeFillipo, Mr. Swan, Mr. Florian and Mr. Cignoli

OPPOSED: zero (0)

ABSTAINED: N/A

RECOMMENDATION: APPROVE

Respectfully submitted,


Ben Swan Jr., Vice Chairperson

Attachment: 3172_WS_Elmore_Ave_2015_CC (Z-2015-4 : WS Elmore Avenue)

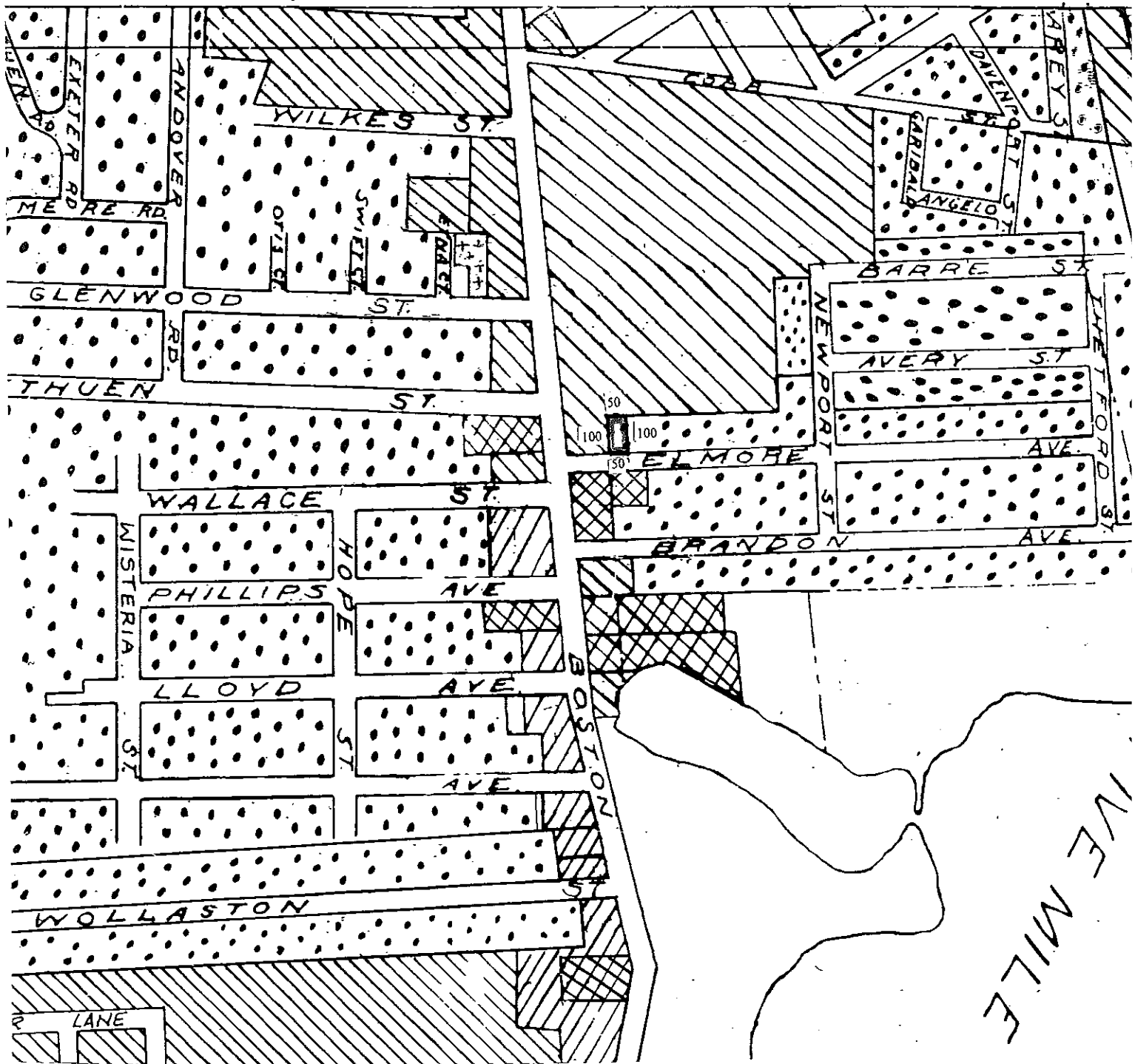
SCALE

1 INCH = 400 FEET

SEC 14
PLOT

3172

BUILDING ZONE MAP
OF THE CITY OF SPRINGFIELD
REVISED TO 3.6.a



PLOT _____ SECTION _____

0 400
200
SCALE - 1 INCH = 400 FEET

RES A		RES C1		BUS B	
RES B		RES C2		BUS C	
RES C		COM A		IND A	
RES A1		BUS A		IND PK	
				COM P	
				OFF A	