



CITY COUNCIL

City Clerk's Office 5/13/2020 12:00:00 PM

Hearings Meeting Agenda~

I hereby notify you that the following items of business have been filed with this office and can be acted upon at the meeting of the City Council **Monday May 18, 2020** at 06:30 PM.

City Clerk

COVID-19 Advisory:

In order to enable municipal government to continue its important work during the COVID-19 pandemic, and to ensure that elected officials can satisfy CDC social distancing guidelines to avoid exposure to contagions, the City of Springfield is providing public notice that it will conduct this meeting utilizing remote collaboration technology in accord with Governor Baker's Order concerning the Open Meeting Law. FOCUS Springfield Community TV will continue to broadcast meetings utilizing the technology listed below.

There are three (3) methods for City residents to be present during the meeting or, in the alternative, watch the meeting at a later date:

1. Viewers used to watching "live" or "on-demand" recordings via Livestream will continue to watch meetings using the same link: <https://livestream.com/focusspringfield/citycouncil>
2. Viewers used to watching "live" or recordings played back on Springfield's Comcast Channel 17 will continue to watch meetings on the same channel, and it is repeatedly aired several times a week until the next meeting
3. At any point, City Council meetings can be viewed at the FOCUS Springfield website <http://focusspringfield.com/>

Hearings

6:30 PM Meeting called to order on May 18, 2020. THIS MEETING WILL BE HELD VIA ZOOM (remote collaboration technology).

Moment of Silence - Pledge of Allegiance

Special Permits

- (1.) For a Special Permit to Operate a Drive-Up Service Window at the Properties Known as 705 Liberty Street (07770-0525), SS Liberty Street (07770-0526), 695-697 Liberty Street (07770-0527) and NS Passageway (09547-0004), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.1(2).

Request:	See Above
Owner:	Salmar Realty, LLC
By:	Peter Martins

Petitioner: Salmar Realty, LLC
By: Peter Martins

- (2.) For a Special Permit Motor Vehicle Sales, as an Accessory Use, at the Property Known as 1103-1107 State Street (11110-0429)(Book#21733/Page#251), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.5.

Request: See Above
Owner: Amjad Hussain
By: Amjad Hussain
Petitioner: Amjad Hussain
By: Amjad Hussain

Zone Changes



City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 5553)

Meeting: 05/18/20 06:30 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 5553

For a Special Permit to Operate a Drive-Up Service Window at the Properties Known as 705 Liberty Street (07770-0525), SS Liberty Street (07770-0526), 695-697 Liberty Street (07770-0527) and NS Passageway (09547-0004), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.1(2).

Request:	See Above
Owner:	Salmar Realty, LLC
By:	Peter Martins
Petitioner:	Salmar Realty, LLC
By:	Peter Martins

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

for a special permit to operate a drive-up service window at the properties known as 705 Liberty Street (07770-0525), SS Liberty Street (07770-0526), 695-697 Liberty Street (07770-0527) and NS Passageway (09547-0004), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.1(2).

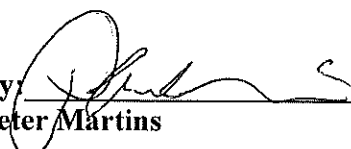
Mailing Address:

350 Cottage Street
Springfield, MA 01104

Owner & Petitioner:

Salmar Realty, LLC.

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

By: 

Peter Martins

Attachment: Liberty_St_705_Tax_Formal (5553 : 705 Liberty Street, Et.Al.)



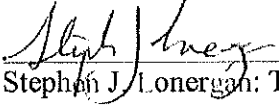
THE CITY OF
SPRINGFIELD, MASSACHUSETTS

02/18/2020

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 : 705 Liberty Street, SS Liberty Street, & 695-697 Liberty Street
Petitioner : Salmar Realty , LLC
LandLord : Salmar Realty , LLC


Stephen J. Lonergan: Treasurer/Collector

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

**705 LIBERTY STREET (07770-0525), SS LIBERTY STREET (07770-0526), 695-697
LIBERTY STREET (07770-0527) AND NS PASSAGEWAY (09547-0004)
DRIVE-UP SERVICE WINDOW**

General Information

Petitioner:	Salmar Realty, LLC
Request:	Drive-up service window
Proposed use of the property:	Dunkin Donuts
Parcel Size:	21,117 s.f.
Compatibility with current planning documents:	The Liberty Heights Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Hungry Hill Civic Association: 3-9-20
Tax Status:	SEE ATTACHED
Site Visit:	3-4-20
City Council Hearing:	3-30-20

Staff Analysis

Neighborhood characteristics:

The property is currently zoned Business A and is located in an area that has a mix of commercial and residential uses. The surrounding land uses include:

- To the north is an automotive repair/sales operation zoned Business A.
- To the south is a commercial shopping plaza zoned Business A.
- To the east is a two-family house zoned Residence B.
- To the west is a funeral home zoned Business A.

Site plan review:

The petitioner has requested a special permit to operate a drive-up service window at the properties known as 705 Liberty Street, 695-697 Liberty Street, NS Liberty Street and NS Passageway. This site previously contained a vacant motor vehicle repair shop and a two (2) family house. Both structures have been demolished. The petitioner now intends to construct a new 2,280 square foot Dunkin Donuts, with a drive-up service window. It should be noted that this special permit was originally approved back in 2018; however, since the project was not started within two (2) years, a new special permit is required.

After reviewing the proposed plans and visiting the site, the staff does not object to the proposed request,

however, the staff does have the following comments.

First, in reviewing the proposed plans, the staff is very pleased to see that the proposed building will be located up to the street line with direct pedestrian access to the building. Many times in new designs, a pedestrian is required to either walk through a parking lot or across the drive-up lane. This will not be the case at this location. Pedestrians entering/exiting that site will have direct access to Liberty Street.



As shown on the attached plans, there will be two (2) curb cuts onto the property. One (1) curb cut would be located to the south of the new building and would be used to access the parking and the drive-up service window. The proposed drive-up service lane is located to the rear of the property and will wrap around the new building. This curb cut is proposed to allow both entering and exiting traffic. The second curb cut would be located to the north of the building and would allow for exiting traffic only. This curb cut would be primarily used for the drive-up service window; however, vehicles parking in the south parking lot could also use this to exit the site as well. It should be noted that there currently is a large curb cut along Phoenix Street, however, this curb cut will be closed and there will be no vehicle access to or from Phoenix Street. Lastly, the staff has also spoken to the Department of Public Works and confirmed that there are no issues with the proposed curb cuts and/or traffic at this location.

With regards to the proposed building design, the only other comment that the staff would have is the consideration of the petitioner to adding an outdoor seating area. This has been done to a number of other Dunkin Donuts locations throughout the City and the staff firmly believes that these add a significant amenity to these developments and are used frequently by the customers.

In addition to the site plans, a full landscaping plan was also submitted. The staff has reviewed the proposed plans and is pleased with what is being proposed.

Lastly, as noted above, this proposed use will directly abut a two (2) family home. As such, the staff wants to ensure that this residential structure is properly buffered. The plans indicate that there will be an arborvitae hedge installed along the rear property line. In addition to this hedge, the plans submitted indicate that an eight (8) foot stockade fence will be installed between this new use and the existing two (2) family home.

Recommendation

Approve, with conditions.

Recommended Conditions

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely to operate a drive-up service window at the properties known as 705 Liberty Street (07770-0252), NS Liberty Street (07770-0526), 695-697 Liberty Street (07770-0527) and NS

Passageway (09547-0004).

3. The use shall be developed as per the attached site plans and elevations, dated December 7, 2017/revised February 18, 2020, with the addition of conditions #4 and #20.
4. All landscaped areas shall be installed as per the attached plans. This landscaping, as well as the entire site, shall be maintained and kept free of all overgrown vegetation, weeds, litter and/or debris.
5. In addition to the proposed arborvitae hedge, an eight (8) foot solid fence shall be installed along the rear property line, as shown on the attached plans. The "finished side" of the fencing shall face the residential abutter.
6. The public sidewalk(s) and tree belt(s) along Liberty Street and Phoenix Street shall be maintained, including snow removal.
7. All landscaped areas shall be irrigated.
8. Any and all un-used curb cuts shall be removed, as per DPW specifications, and the tree belt, if any, re-established.
9. All sidewalks shall remain at grade and shall not be depressed to accommodate the driveways.
10. All signs shall be properly permitted prior to installation.
11. There shall be no banners, streamers or pennants located on the property, with the exception of a grand opening event. Any and all temporary signage shall be properly permitted.
12. No signs or banners shall be attached to the light poles or any utility poles.
13. Any and all dumpsters shall be completely enclosed.
14. Loitering to be addressed at all times.
15. The building shall be maintained graffiti free.
16. There shall be no outdoor storage of materials.
17. The drive-up service ordering board/operation shall not be audible from the residential abutter.
18. All lighting shall be shielded from the residential abutter.
19. In addition to the special permit approval, a full review by the Department of Public Works, as per the provisions of City Ordinance, Chapter 27, Article VIII, § 27-58 through 27-63, will be required for the proposed paving.
20. An Approval Not Required Plan (ANR) plan shall be submitted to the Planning Board for approval and shall be recorded at the Hampden County Registry of Deeds combining all the existing parcels.
21. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

02/18/2020

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 : 705 Liberty Street, SS Liberty Street, & 695-697 Liberty Street
Petitioner : Salmar Realty , LLC
LandLord : Salmar Realty , LLC

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

Stephen J. Lonergan: Treasurer/Collector

Site Plans

Proposed Drive-Thru Restaurant

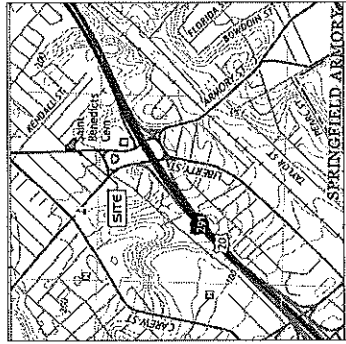
Assessors Parcels: 077700525, 077700526, 07770527 & 095470004
695, 697 & 705 Liberty Street
Springfield, MA

OWNED BY
Salmar Realty, LLC
4 Harding Ave
Ludlow, MA

AS PREPARED FOR
Mr. Peter Martins
350 Cottage Street
Springfield, MA 01105

ZONING REVIEW - Business A (BA)			
TYPE (MINIMUM)	REQUIRED	PROPOSED	
AREA	NO REQUIREMENT	21,117 SF	
DEVELOPMENT	NO REQUIREMENT	13,117 SF	
FRONT YARD	10 FT	11 FT	
REAR YARD	10 FT	49 FT	
REAR YARD	10 FT	24 FT	
PARKING-DECK	5 FT TO 10 FT	4 FT TO 10 FT	
HEIGHT (MAX)	40 FT (8 STOREY)	40 FT	
PERCENT COVERAGE (MAX)	75%	75%	
TOTAL NUMBER OF SPACES PER LOT	18	18	
CONTRACT	UP TO 9	3	
SIZE (FT)	8.3 FT X 18 FT	8.3 FT X 18 FT	

*AUTOMATICALLY REVIEWED BY THE DISTRICT OFFICE
*AUTOMATICALLY REVIEWED BY THE DISTRICT OFFICE



December 7, 2017
Revised: February 18, 2020



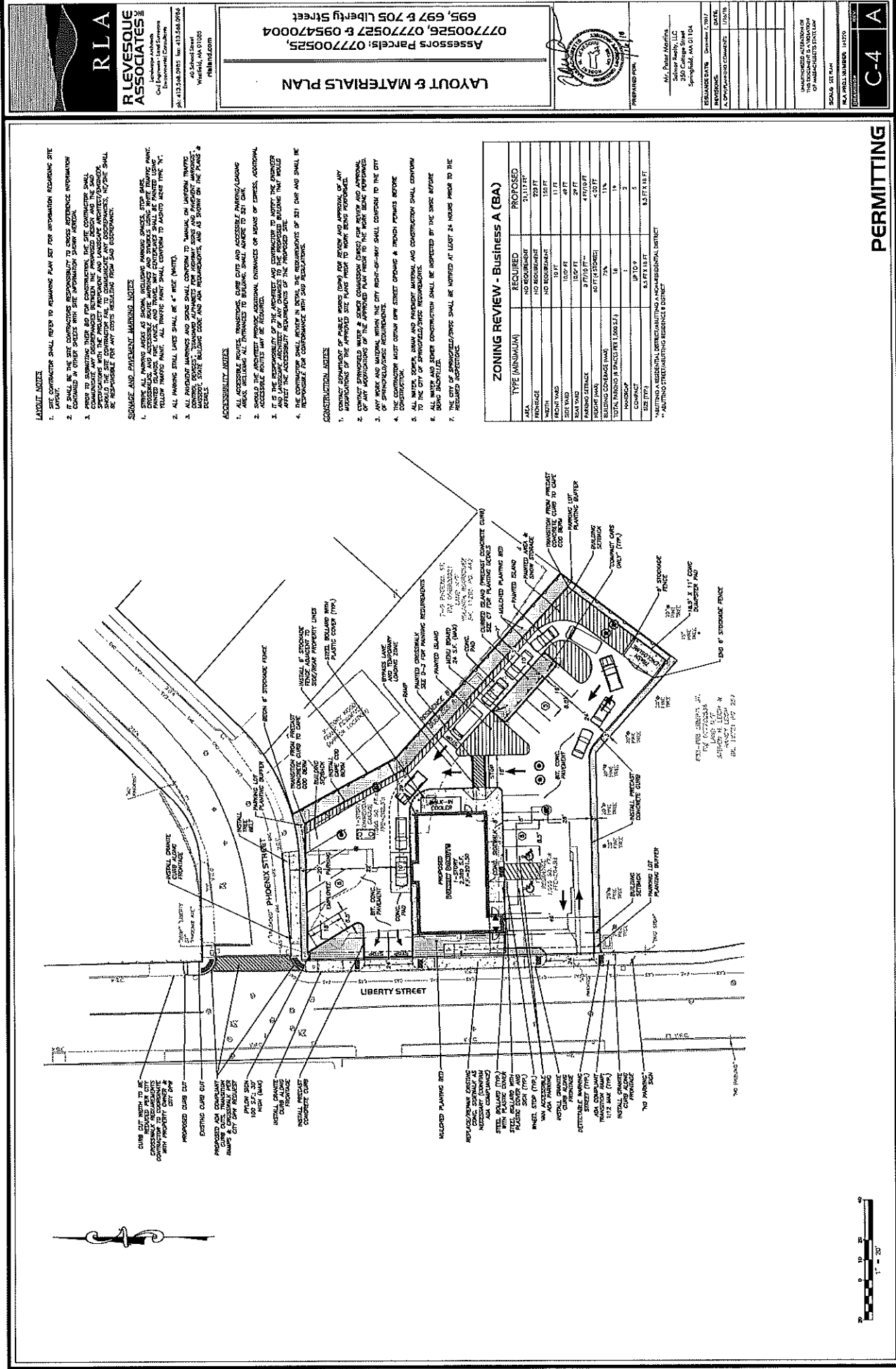
BY
R. LEVESQUE ASSOCIATES, INC.
A LAND PLANNING SERVICES COMPANY

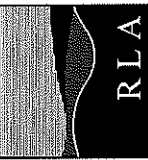
40 School Street - Westfield, MA - 01085
ph 413.568.0985 - fax 413.568.0986
www.rland.com

RLA Project Number: 161220

DRAWING INDEX			
SHEET NO.	TITLE SHEET	DATE	PROPOSED DATE
1-1		12/7/17	1/16/18
EX-1	EXISTING CONDITIONS PLAN	12/7/17	
C-1	MOBILE SERVICE & LINE LAYOUT AND AMENDMENTS	12/7/17	
C-2	CONSTRUCTION NOTES	12/7/17	
C-3	DOCKWORK & BRIDGE CONTROL PLAN	12/7/17	1/16/18
C-4	LANDSCAPE & MATERIALS PLAN	12/7/17	1/16/18
C-5	GRADING, EROSION & SEDIMENTATION CONTROL PLAN	12/7/17	1/16/18
C-6	DRAINAGE & UTILITIES PLAN	12/7/17	1/16/18
C-7	SITE LAYOUT PLAN	12/7/17	1/16/18
C-8	DETAILS	12/7/17	1/16/18
D-1	DETAILS	12/7/17	1/16/18
D-2	DETAILS	12/7/17	1/16/18
D-3	DETAILS	12/7/17	1/16/18
D-4	DETAILS	12/7/17	1/16/18
D-5	DETAILS	12/7/17	1/16/18

PERMITTING





RLA
R L VESQUE
ASSOCIATES
Civil Engineering and Surveying
Environmental Consultants
40 School Street
Wellesley, MA 01985
Tel: 413.568.9965 Fax: 413.568.9966
rla@rla.com

EXISTING CONDITIONS PLAN
Assessors' Parcels: 07700525,
695, 697 & 705 Liberty Street
07700526, 0770527 & 09547004



PREPARED FOR:
Mr. Peter Morfina
Salvage Realty, LLC
350 College Street
Springfield, MA 01104

SEQUENCE DATE	DATE
1	06/27/2017
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SCALE: SEE PLAN
PLAN NUMBER: 17-022

Packet Pg. 12

Attachment: Liberty_St_705_2020 (5553 : 705 Liberty Street, Et.Al.)

[illegible]

GENERAL CONSTRUCTION NOTES

- [illegible]

LAYOUT NOTES

1. ALL CONSTRUCTION IN CITY/TOWN ZONE-OF-CARE MUST BE IN ACCORDANCE WITH CITY/TOWN ZONING REGULATIONS.
2. IN THE EVENT OF DISCREPANCIES BETWEEN LOCAL ORDINANCES AND SITE SPECIFIC REGULATIONS, THE MORE RESTRICTIVE SHALL BE THE GOVERNING STANDARD.
3. SITE CONSTRUCTION SHALL INCLUDE ALL PROPOSED AND PROPERTY INFORMATION SHALL BE RECORDED AT THE CITY/TOWN ENGINEER'S OFFICE AND SHALL BE AVAILABLE FOR REVIEW BY THE CITY/TOWN ENGINEER.
4. ALL STOPPING, AVISORY MARKINGS, AND TRAFFIC SIGNALS SHALL BE IN ACCORDANCE WITH THE MANUAL OF TRAFFIC CONTROL DEVICES, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
5. ALL WIDE STREET PAVE KEYWAYS, EXIST AND LOCAL CUL-DE-SACS AND DRIVEWAYS SHALL BE RECONSTRUCTED TO MEET THE CITY/TOWN ENGINEER'S REQUIREMENTS. ALL THE EXISTING DRIVEWAYS SHALL BE RECONSTRUCTED TO MEET THE CITY/TOWN ENGINEER'S REQUIREMENTS. ALL NECESSARY FUTURE SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
6. ALL BUILDINGS AND CONSTRUCTIVE WORK ON THE DAMAGED AREA TO BE REPAIRED BY THE CONTRACTOR SHALL BE CONSTRUCTED TO MEET THE CITY/TOWN ENGINEER'S REQUIREMENTS TO ADDRESS THE DAMAGE TO THE DAMAGED AREA. THE PROJECT PROPERTY AND DAMAGED SHALL BE FULLY REINTEGRATED.
7. THE SITE/PROJECT CONTRACTOR AND SUBCONTRACTORS SHALL CONTACT THE CITY/TOWN ENGINEER PRIOR TO THE START OF CONSTRUCTION TO OBTAIN THE CITY/TOWN ENGINEER'S COMMENTS ON THE DRAWINGS AND LOCAL APPLICABLE CONSTRUCTION PRACTICES, OR AT THE CITY/TOWN ENGINEER'S OFFICE.
8. THE CITY/TOWN ENGINEER SHALL REVIEW ALL PROPOSED DRAWINGS SUBMITTED BY THE CONTRACTOR FOR CONFORMANCE WITH CITY/TOWN ZONING REGULATIONS. THE CITY/TOWN ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWINGS OR THE CITY/TOWN ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWINGS.
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EARTHWORK NOTES

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SITE UTILITY NOTES

- [illegible]

SITE UTILITY NOTES (CONTINUED)

9. THE ABOVE NAMED PERSONS, TOGETHER WITH AN INDIVIDUAL KNOWN AS LARRY
10. JAMES, WERE OBSERVED AT THE ABOVE NAMED BAR ON THE LAST
11. DAY OF THE MONTH OF JANUARY, 1968, AT APPROXIMATELY 10:00 P.M.
12. THE ABOVE NAMED PERSONS, TOGETHER WITH AN INDIVIDUAL KNOWN AS LARRY
13. JAMES, WERE OBSERVED AT THE ABOVE NAMED BAR ON THE LAST
14. DAY OF THE MONTH OF JANUARY, 1968, AT APPROXIMATELY 10:00 P.M.
15. THE ABOVE NAMED PERSONS, TOGETHER WITH AN INDIVIDUAL KNOWN AS LARRY
16. JAMES, WERE OBSERVED AT THE ABOVE NAMED BAR ON THE LAST
17. DAY OF THE MONTH OF JANUARY, 1968, AT APPROXIMATELY 10:00 P.M.
18. THE ABOVE NAMED PERSONS, TOGETHER WITH AN INDIVIDUAL KNOWN AS LARRY
19. JAMES, WERE OBSERVED AT THE ABOVE NAMED BAR ON THE LAST
20. DAY OF THE MONTH OF JANUARY, 1968, AT APPROXIMATELY 10:00 P.M.

CONSTRUCTION NOTES

Assessors Parcels: 07700525,
07700526, 0770527 & 095470004



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[illegible]

PERMITTING

UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF HALL-SCHUBERTS SEAL LAW	SCALE: SEE PLAN	DRAWINGS	C-3	NO. 2
	PLA. PROJ. NUMBER: 161720			A

[illegible]

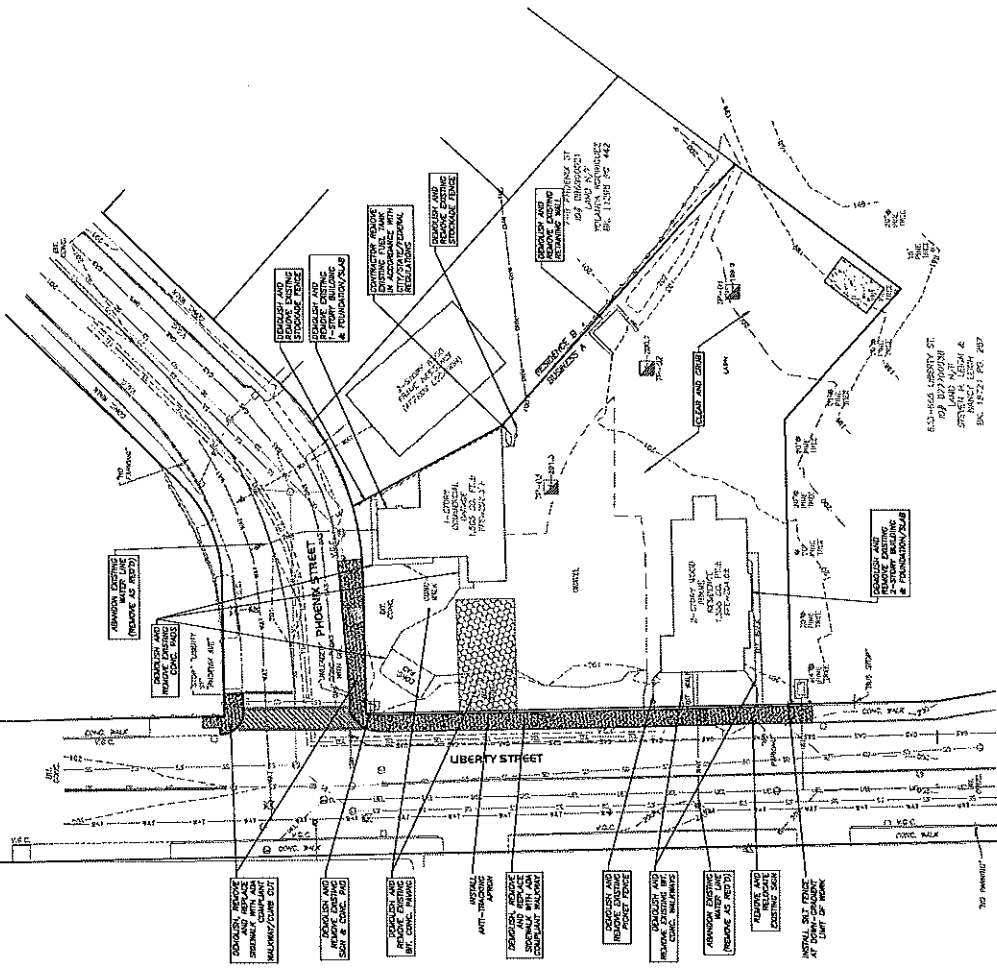
Mr. Peter Martins
Solmar Realty, LLC
350 Cottage Street
Springfield, MA 01104

PREPARED FOR:

DEMOLITION & EROSION CONTROL PLAN

R LEVESQUE ASSOCIATES
Landscape Architects
Civil Engineers • Local Surveys
Environmental Consultants
ph: 410.368.0985 fax: 410.528.0984
40 School Street
Westfield, MA 01085
rland.com

RLA



SECTION NOTES

- [illegible]

CONSTRUCTION SEQUENCE

1. CONDUCT A VISUAL INSPECTION OF THE EXISTING STRUCTURE TO DETERMINE THE EXTENT OF DAMAGE AND THE NEED FOR REPAIRS.
2. OBTAIN A PROFESSIONAL ENGINEER'S REPORT ON THE STRUCTURE'S CONDITION AND RECOMMENDATIONS FOR REPAIRS.
3. OBTAIN A PROFESSIONAL ENGINEER'S REPORT ON THE STRUCTURE'S CONDITION AND RECOMMENDATIONS FOR REPAIRS.
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12. OBTAIN A PROFESSIONAL ENGINEER'S REPORT ON THE STRUCTURE'S CONDITION AND RECOMMENDATIONS FOR REPAIRS.

RLA

R L VESQUE ASSOCIATES

City Engineer - Land Services
Environmental Consultant
PH 412.566.0945 Fax 412.566.0946

40 School Street
Westfield, MA 01085
T918.143.0000

Assessors Parcels: 07700525,
07700526, 0770527 & 09547004
695, 697 & 705 Liberty Street

Seal of the City of Westfield

Seal of the State of Massachusetts

MASSACHUSETTS
SAYBOLD & HOLCOMB
ENGINEERS & ARCHITECTS
10170
NIA PELL NUMBER

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

DATE: 11/17/20

PROJECT: 07700525, 07700526, 0770527 & 09547004

ISSUED FOR: 11/17/20

REVISIONS: 11/17/20

DESIGNED BY: 11/17/20

DRAWN BY: 11/17/20

CHECKED BY: 11/17/20

APPROVED BY: 11/17/20

Mr. Peter Marfisi
Salvino Realty, LLC
350 College Avenue
Springfield, MA 01104

PREPARED FOR:

SEDIMENTATION, EROSION &
GRADING CONTROL PLAN

07700525, 07700526, 0770527 & 09547004

CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF WESTFIELD.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY INFORMATION REGARDING EXISTING UTILITIES AND TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.
3. PRIOR TO STARTING ANY CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT A PROPOSED EROSION CONTROL PLAN TO THE CITY OF WESTFIELD FOR REVIEW AND APPROVAL.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.

PERMITTING

1. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF WESTFIELD.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF WESTFIELD.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF WESTFIELD.
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5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF WESTFIELD.
6. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF WESTFIELD.

Packet Pg. 16

Attachment: Liberty_St_705_2020 (5553 : 705 Liberty Street, Et.Al.)



RLA
RILEY ASSOCIATES
Civil Engineering and Surveying
Environmental Consultants

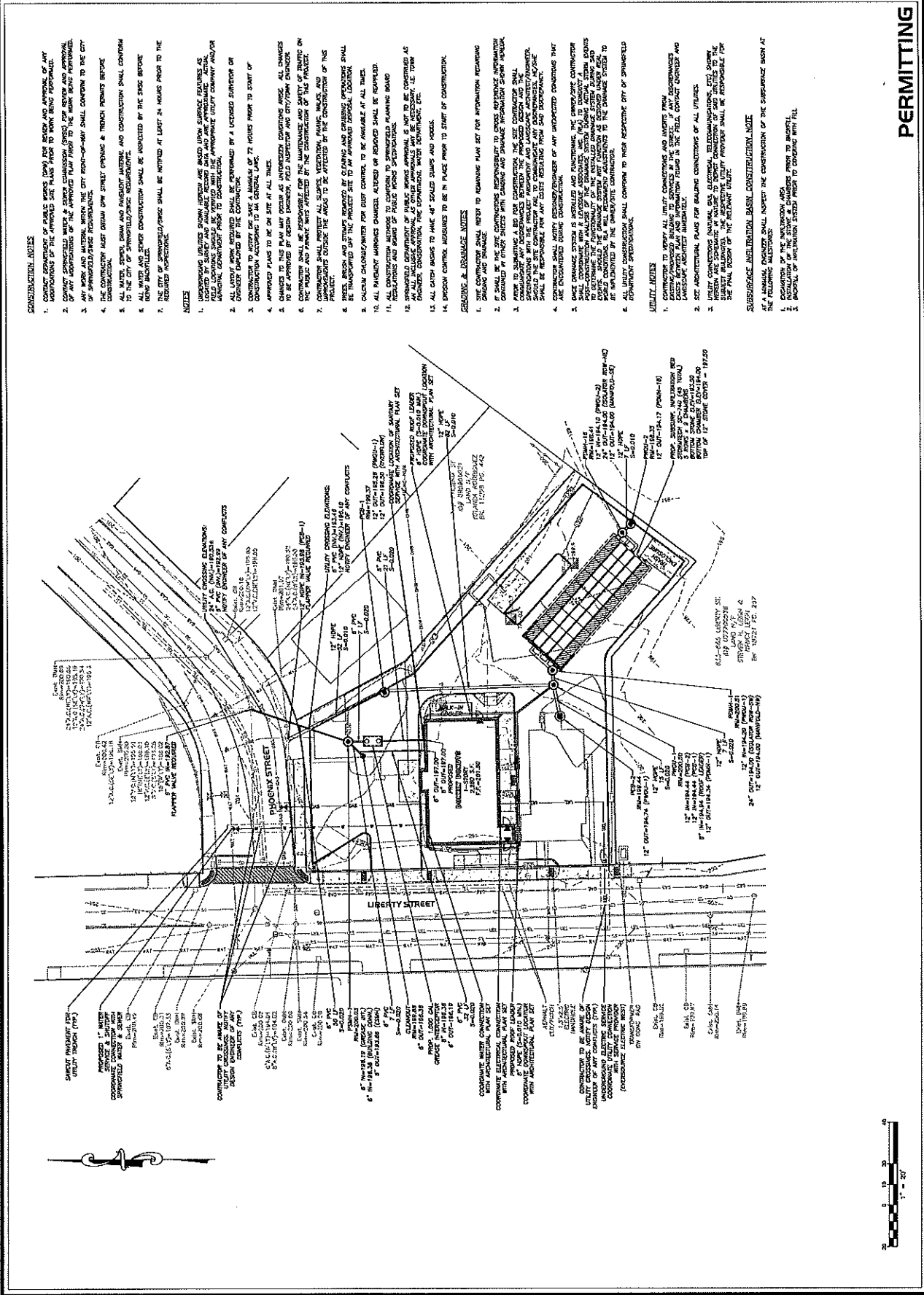
40 School Street
Weymouth, MA 01988
Tel: 413.568.0955 Fax: 413.568.0965
rla@rla.com

Weymouth, MA 01988
rla@rla.com

DRAINAGE & UTILITIES PLAN
Assessors' Parcels: 07700525,
07700526, 0770527 & 09547004
695, 697 & 705 Liberty Street



PROJECT: Mr. Peter Morfini 350 College Street Springfield, MA 01104	
ISSUANCE DATE: December 7, 2017	DATE: 12/7/2017
REVISIONS:	DATE: 12/7/2017
1. PRELIMINARY COMMENTS	DATE: 12/7/2017
2. COMMENTS	DATE: 12/7/2017
3. COMMENTS	DATE: 12/7/2017
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PERMITTING

ISSUANCE DATE	December 7, 1987
REVISIONS	DATE
% DISMISSAL COMMENTS	1/19/88
UNANTICIPATED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW	
STOCK # SEE PAN	
RMA PRICE NUMBER: 14-2700	

ENCLOSURE

Mr. Peter Martins
Solmar Realty, LLC
350 Cottage Street



SITE LANDSCAPING PLAN

ph: 413.568.0065 fax: 413.568.0986
40 School Street
Wentfield, MA 01095
rtaland.com

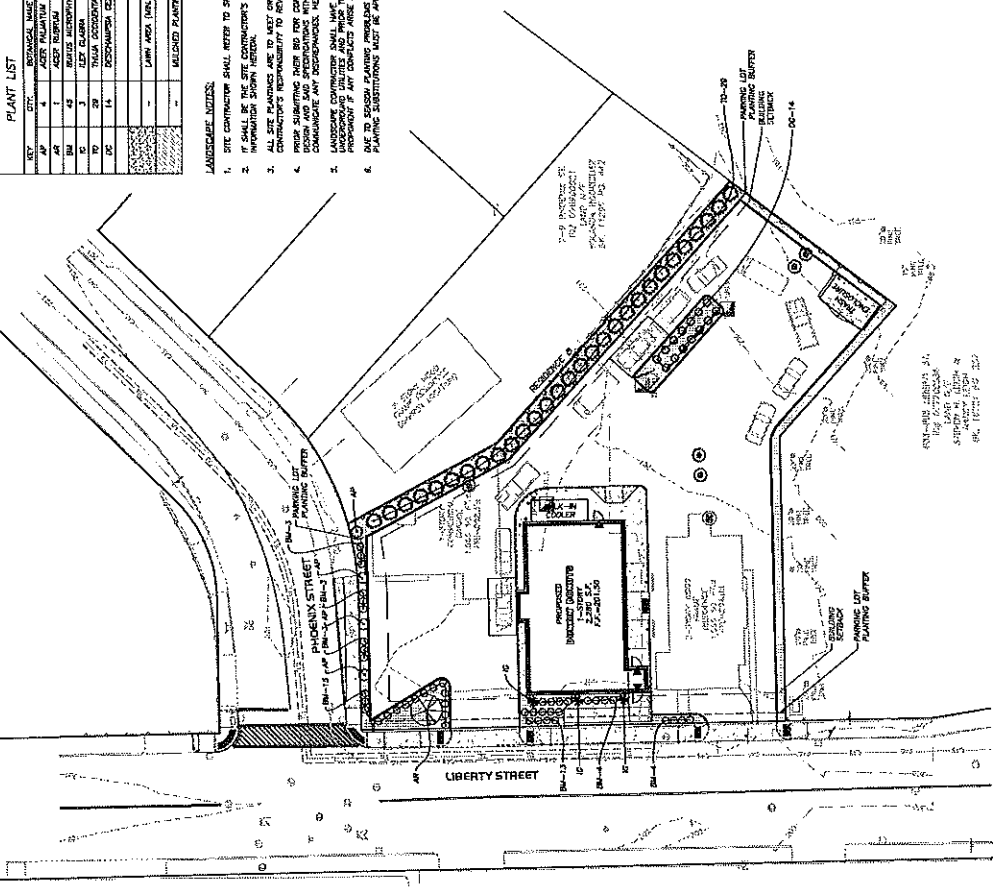
R LEVESQUE
ASSOCIATES INC.

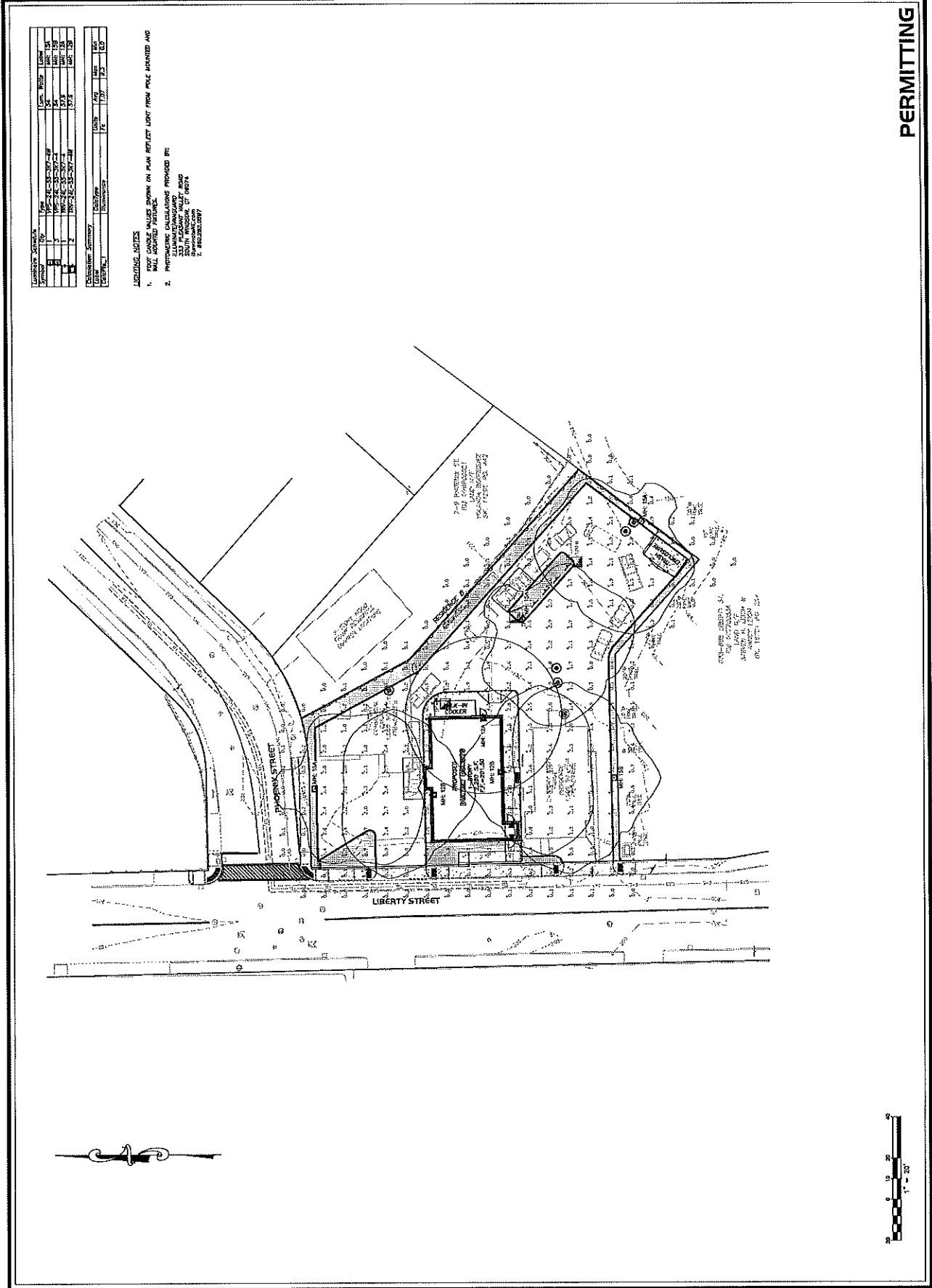
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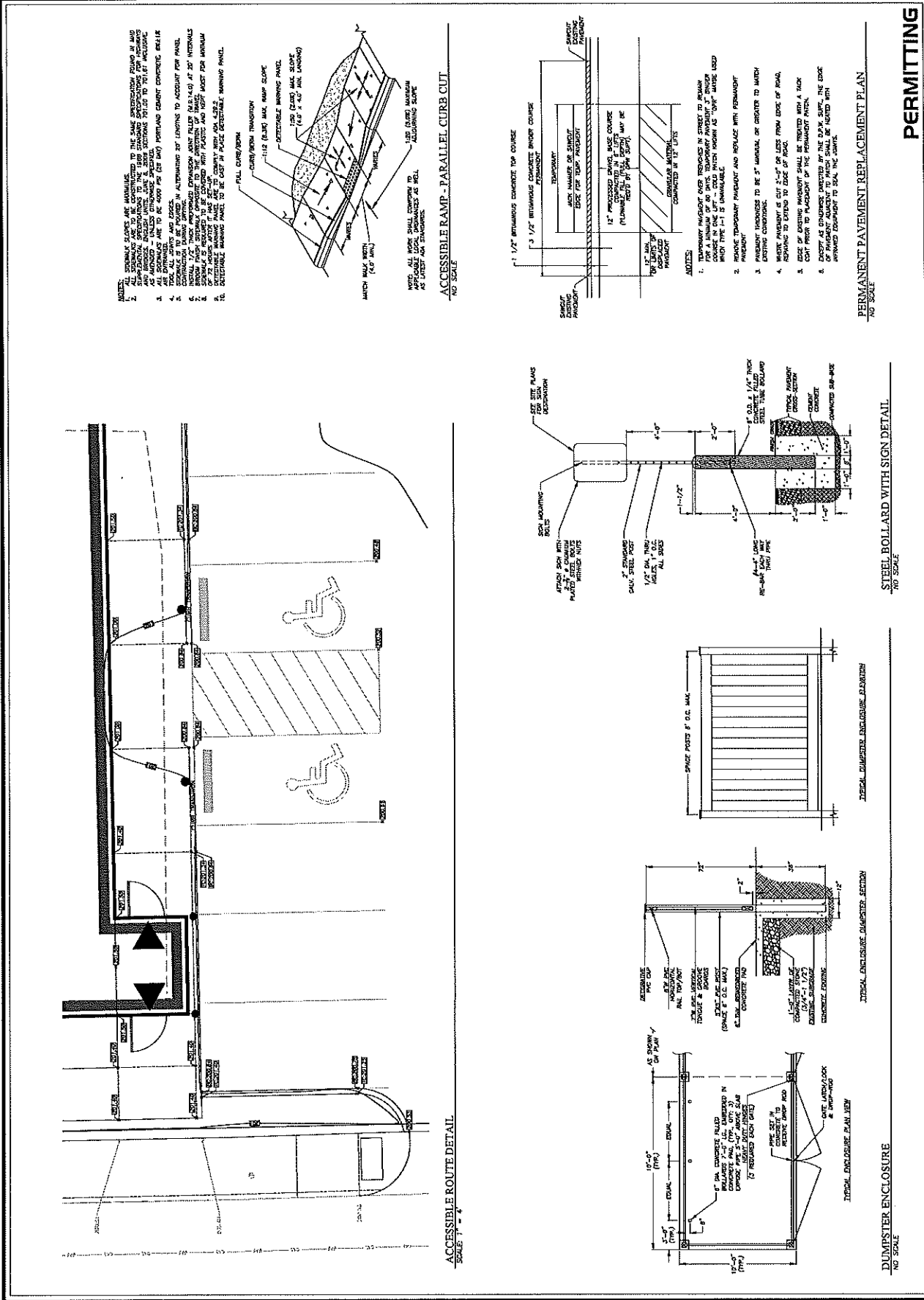
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LANDSCAPE NOTES

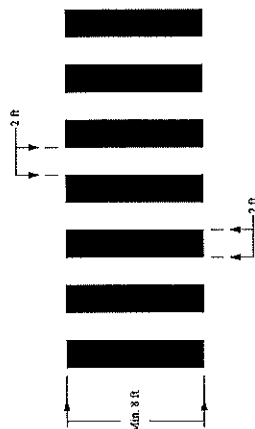
1. THE CONTRACTOR SHALL RETURN TO SHEET 1-1, 1-2, 1-3, 1-4, 1-5, 1-6, 1-7, 1-8, 1-9, 1-10, 1-11, 1-12, 1-13, 1-14, 1-15, 1-16, 1-17, 1-18, 1-19, 1-20, 1-21, 1-22, 1-23, 1-24, 1-25, 1-26, 1-27, 1-28, 1-29, 1-30, 1-31, 1-32, 1-33, 1-34, 1-35, 1-36, 1-37, 1-38, 1-39, 1-40, 1-41, 1-42, 1-43, 1-44, 1-45, 1-46, 1-47, 1-48, 1-49, 1-50, 1-51, 1-52, 1-53, 1-54, 1-55, 1-56, 1-57, 1-58, 1-59, 1-60, 1-61, 1-62, 1-63, 1-64, 1-65, 1-66, 1-67, 1-68, 1-69, 1-70, 1-71, 1-72, 1-73, 1-74, 1-75, 1-76, 1-77, 1-78, 1-79, 1-80, 1-81, 1-82, 1-83, 1-84, 1-85, 1-86, 1-87, 1-88, 1-89, 1-90, 1-91, 1-92, 1-93, 1-94, 1-95, 1-96, 1-97, 1-98, 1-99, 1-100, 1-101, 1-102, 1-103, 1-104, 1-105, 1-106, 1-107, 1-108, 1-109, 1-110, 1-111, 1-112, 1-113, 1-114, 1-115, 1-116, 1-117, 1-118, 1-119, 1-120, 1-121, 1-122, 1-123, 1-124, 1-125, 1-126, 1-127, 1-128, 1-129, 1-130, 1-131, 1-132, 1-133, 1-134, 1-135, 1-136, 1-137, 1-138, 1-139, 1-140, 1-141, 1-142, 1-143, 1-144, 1-145, 1-146, 1-147, 1-148, 1-149, 1-150, 1-151, 1-152, 1-153, 1-154, 1-155, 1-156, 1-157, 1-158, 1-159, 1-160, 1-161, 1-162, 1-163, 1-164, 1-165, 1-166, 1-167, 1-168, 1-169, 1-170, 1-171, 1-172, 1-173, 1-174, 1-175, 1-176, 1-177, 1-178, 1-179, 1-180, 1-181, 1-182, 1-183, 1-184, 1-185, 1-186, 1-187, 1-188, 1-189, 1-190, 1-191, 1-192, 1-193, 1-194, 1-195, 1-196, 1-197, 1-198, 1-199, 1-200, 1-201, 1-202, 1-203, 1-204, 1-205, 1-206, 1-207, 1-208, 1-209, 1-210, 1-211, 1-212, 1-213, 1-214, 1-215, 1-216, 1-217, 1-218, 1-219, 1-220, 1-221, 1-222, 1-223, 1-224, 1-225, 1-226, 1-227, 1-228, 1-229, 1-230, 1-231, 1-232, 1-233, 1-234, 1-235, 1-236, 1-237, 1-238, 1-239, 1-240, 1-241, 1-242, 1-243, 1-244, 1-245, 1-246, 1-247, 1-248, 1-249, 1-250, 1-251, 1-252, 1-253, 1-254, 1-255, 1-256, 1-257, 1-258, 1-259, 1-260, 1-261, 1-262, 1-263, 1-264, 1-265, 1-266, 1-267, 1-268, 1-269, 1-270, 1-271, 1-272, 1-273, 1-274, 1-275, 1-276, 1-277, 1-278, 1-279, 1-280, 1-281, 1-282, 1-283, 1-284, 1-285, 1-286, 1-287, 1-288, 1-289, 1-290, 1-291, 1-292, 1-293, 1-294, 1-295, 1-296, 1-297, 1-298, 1-299, 1-300, 1-301, 1-302, 1-303, 1-304, 1-305, 1-306, 1-307, 1-308, 1-309, 1-310, 1-311, 1-312, 1-313, 1-314, 1-315, 1-316, 1-317, 1-318, 1-319, 1-320, 1-321, 1-322, 1-323, 1-324, 1-325, 1-326, 1-327, 1-328, 1-329, 1-330, 1-331, 1-332, 1-333, 1-334, 1-335, 1-336, 1-337, 1-338, 1-339, 1-340, 1-341, 1-342, 1-343, 1-344, 1-345, 1-346, 1-347, 1-348, 1-349, 1-350, 1-351, 1-352, 1-353, 1-354, 1-355, 1-356, 1-357, 1-358, 1-359, 1-360, 1-361, 1-362, 1-363, 1-364, 1-365, 1-366, 1-367, 1-368, 1-369, 1-370, 1-371, 1-372, 1-373, 1-374, 1-375, 1-376, 1-377, 1-378, 1-379, 1-380, 1-381, 1-382, 1-383, 1-384, 1-385, 1-386, 1-387, 1-388, 1-389, 1-390, 1-391, 1-392, 1-393, 1-394, 1-395, 1-396, 1-397, 1-398, 1-399, 1-400, 1-401, 1-402, 1-403, 1-404, 1-405, 1-406, 1-407, 1-408, 1-409, 1-410, 1-411, 1-412, 1-413, 1-414, 1-415, 1-416, 1-417, 1-418, 1-419, 1-420, 1-421, 1-422, 1-423, 1-424, 1-425, 1-426, 1-427, 1-428, 1-429, 1-430, 1-431, 1-432, 1-433, 1-434, 1-435, 1-436, 1-437, 1-438, 1-439, 1-440, 1-441, 1-442, 1-443, 1-444, 1-445, 1-446, 1-447, 1-448, 1-449, 1-450, 1-451, 1-452, 1-453, 1-454, 1-455, 1-456, 1-457, 1-458, 1-459, 1-460, 1-461, 1-462, 1-463, 1-464, 1-465, 1-466, 1-467, 1-468, 1-469, 1-470, 1-471, 1-472, 1-473, 1-474, 1-475, 1-476, 1-477, 1-478, 1-479, 1-480, 1-481, 1-482, 1-483, 1-484, 1-485, 1-486, 1-487, 1-488, 1-489, 1-490, 1-491, 1-492, 1-493, 1-494, 1-495, 1-496, 1-497, 1-498, 1-499, 1-500, 1-501, 1-502, 1-503, 1-504, 1-505, 1-506, 1-507, 1-508, 1-509, 1-510, 1-511, 1-512, 1-513, 1-514, 1-515, 1-516, 1-517, 1-518, 1-519, 1-520, 1-521, 1-522, 1-523, 1-524, 1-525, 1-526, 1-527, 1-528, 1-529, 1-530, 1-531, 1-532, 1-533, 1-534, 1-535, 1-536, 1-537, 1-538, 1-539, 1-540, 1-541, 1-542, 1-543, 1-544, 1-545, 1-546, 1-547, 1-548, 1-549, 1-550, 1-551, 1-552, 1-553, 1-554, 1-555, 1-556, 1-557, 1-558, 1-559, 1-560, 1-561, 1-562, 1-563, 1-564, 1-565, 1-566, 1-567, 1-568, 1-569, 1-570, 1-571, 1-572, 1-573, 1-574, 1-575, 1-576, 1-577, 1-578, 1-579, 1-580, 1-581, 1-582, 1-583, 1-584, 1-585, 1-586, 1-587, 1-588, 1-589, 1-590, 1-591, 1-592, 1-593, 1-594, 1-595, 1-596, 1-597, 1-







CROSSWALK DETAIL CONTINENTAL STYLE

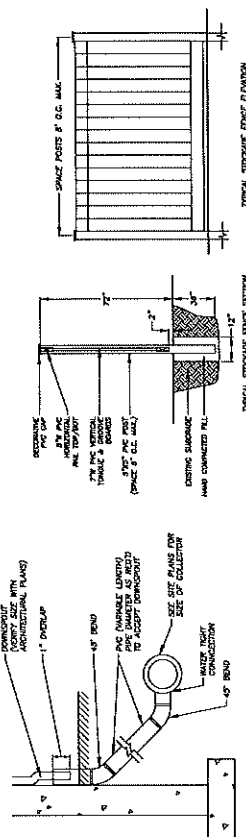


- CITY OF SPRINGFIELD STANDARD CROSSWALK DETAIL.
- THIS DETAIL TO BE USED ON ALL NEW PAVEMENT PROJECTS
- ALL CROSSWALKS SHALL HAVE A MINIMUM WIDTH OF 8 FT

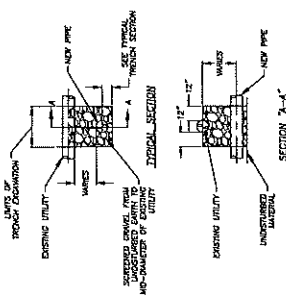
SPRINGFIELD, MA DPW 9-01-2017

ID # 0073

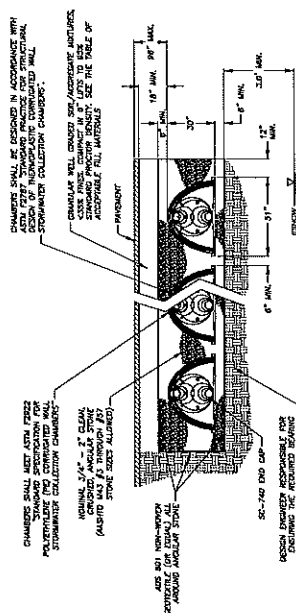
CROSSWALK DETAIL
 NO SCALE



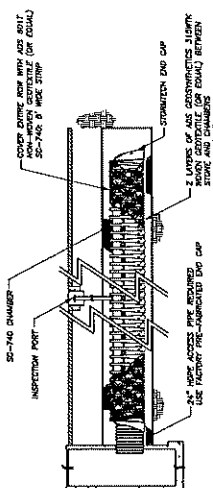
DOWNSPOUT COLLECTOR DETAIL
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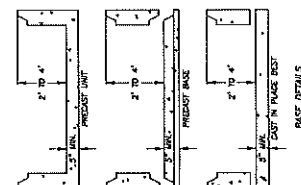
UTILITY CROSSING DETAIL
 NO SCALE



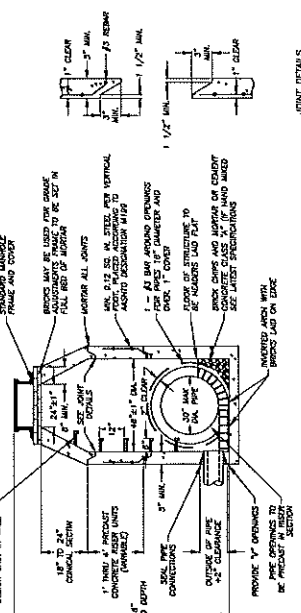
STORMTECH SC-740 CROSS-SECTION
 NO SCALE



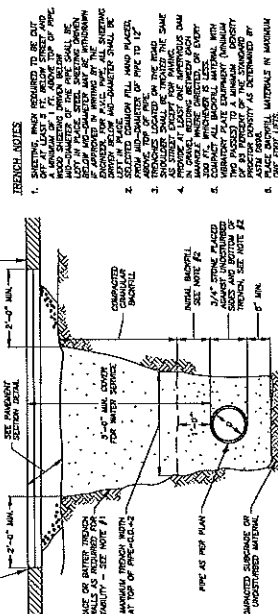
STORMTECH SC-740 ISOLATOR ROW DETAIL
 NO SCALE



BASE DETAILS
 NO SCALE



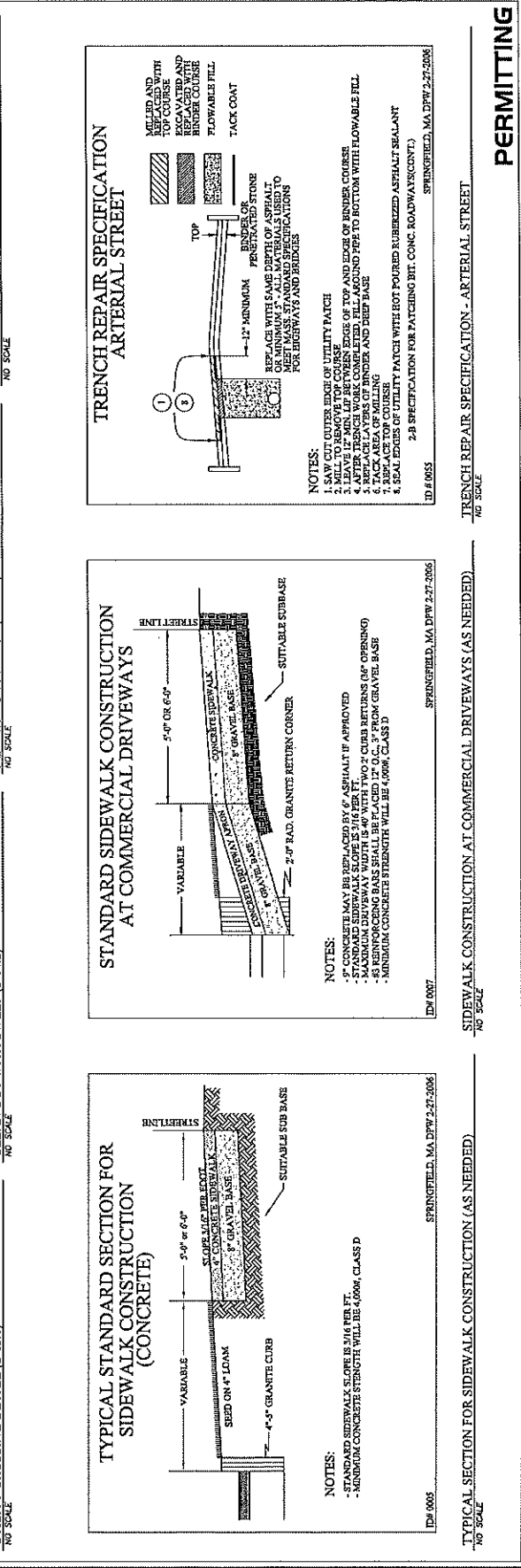
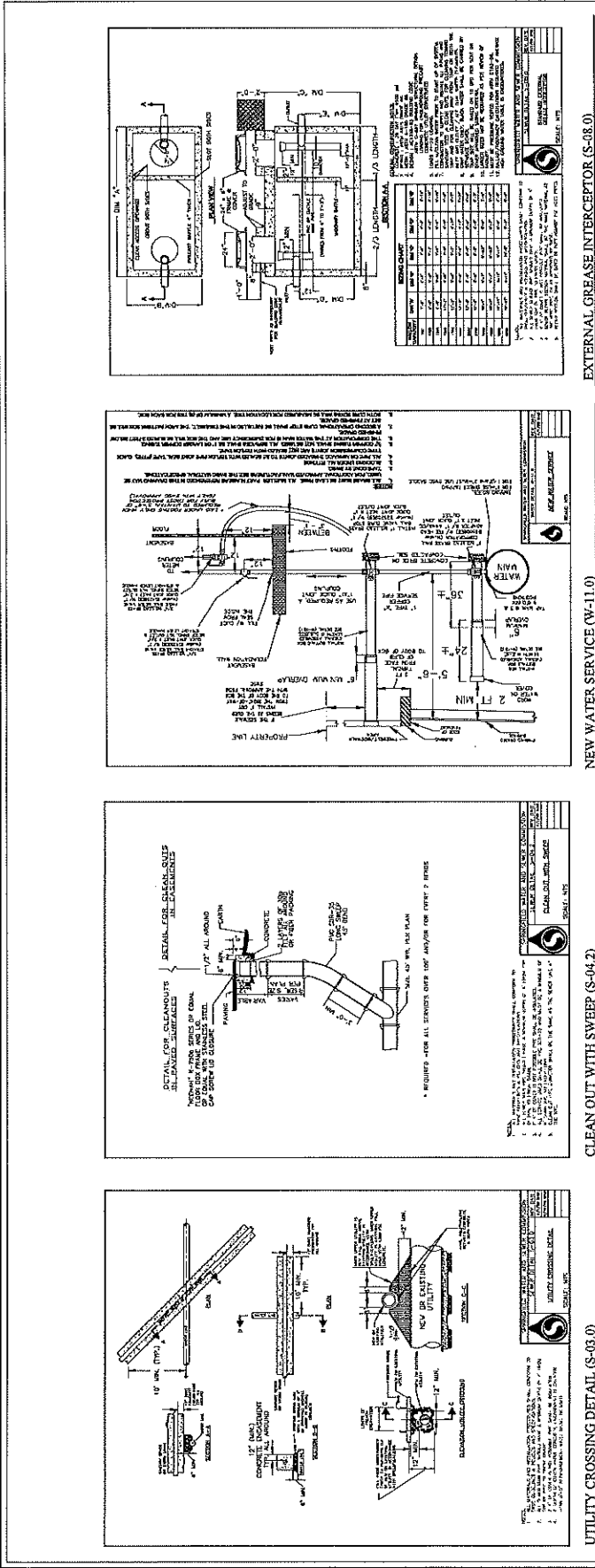
PRECAST CONCRETE MANHOLE
 NO SCALE

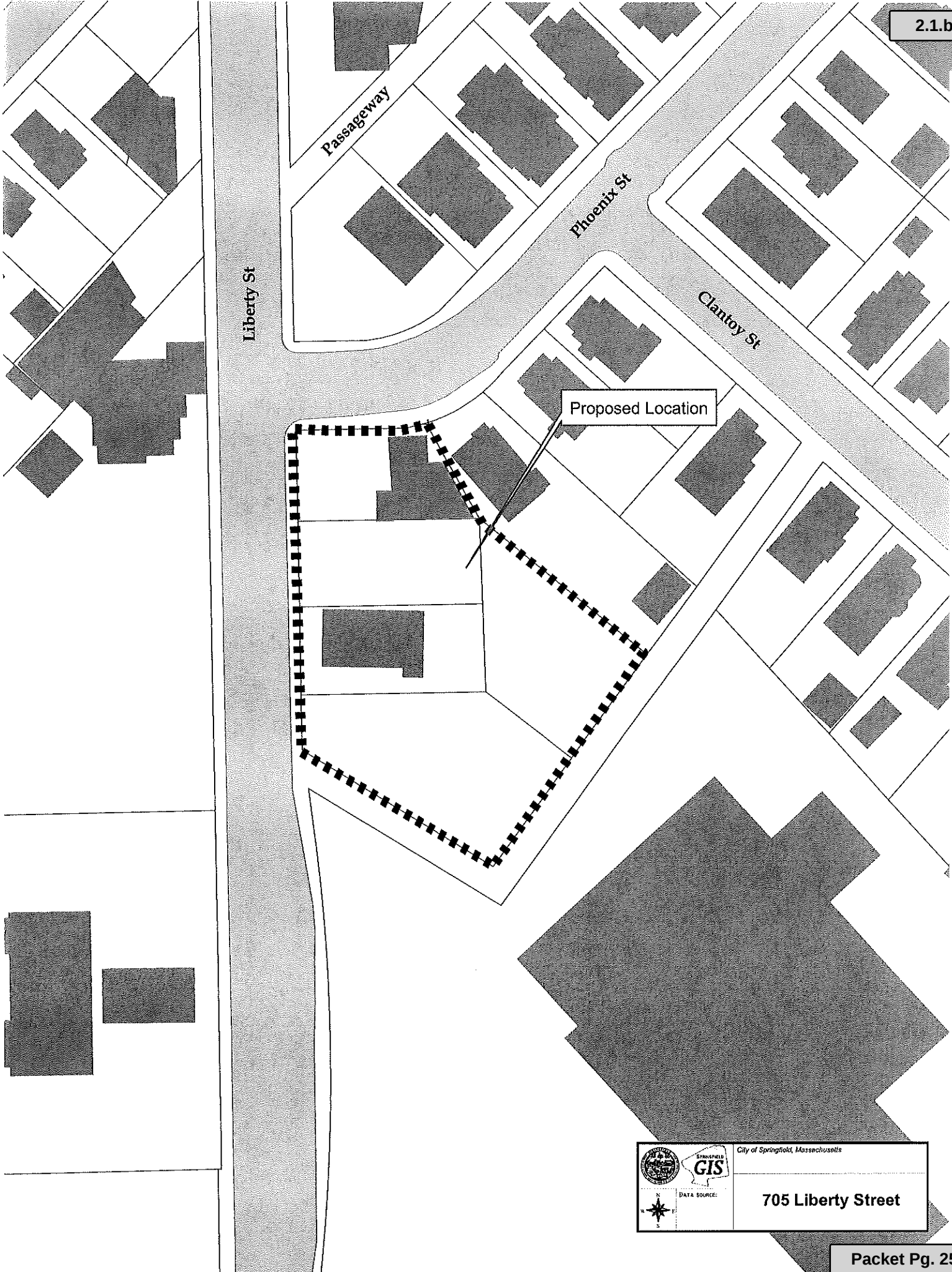


PIPE TRENCH DETAIL (STANDARD)
 NO SCALE

- TRENCH NOTES**
1. SLOPING, WHEN REQUIRED TO BE CUT OFF AT LEAST 4\"/>

PERMITTING





Attachment: Liberty_St_705_2020 (5553 : 705 Liberty Street, Et.Al.)

 N E S W	City of Springfield, Massachusetts
	705 Liberty Street



City Council
36 Court Street
Springfield, MA 01103

Meeting: 05/18/20 06:30 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 5558

SCHEDULED

PETITION (ID # 5558)

For a Special Permit Motor Vehicle Sales, as an Accessory Use, at the Property Known as 1103-1107 State Street (11110-0429)(Book#21733/Page#251), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.5.

Request:	See Above
Owner:	Amjad Hussain
By:	Amjad Hussain
Petitioner:	Amjad Hussain
By:	Amjad Hussain

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

for a special permit motor vehicle sales, as an accessory use, at the property known as 1103-1107 State Street (11110-0429)(Book#21733/Page#251), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.5.

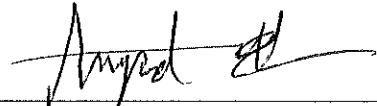
Mailing Address:

37 Mohave Road
Worcester, MA 01606

Owner & Petitioner:

Amjad Hussain

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

BY: 
Amjad Hussain

Attachment: State_St_1103_Tax_Formal (5558 : 1103-1107 State Street)



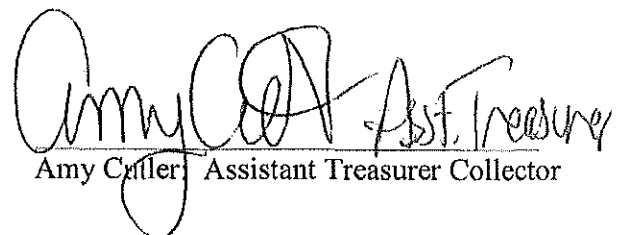
THE CITY OF
SPRINGFIELD, MASSACHUSETTS

02/24/2020

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 : 1103-1107 State Street
Petitioner : Amjad Hussain
LandLord : Amjad Hussain


Amy Culler Assistant Treasurer Collector

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

**1103-1107 STATE STREET (11110-0429)
MOTOR VEHICLES SALES (ACCESSORY USE)**

General Information

Petitioner:	Amjad Hussain
Request:	Motor vehicles sales – as an accessory use
Proposed use of the property:	Gas station/convenience store/automotive repair
Parcel Size:	20,548 s.f.
Compatibility with current planning documents:	The Upper Hill Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Upper Hill Residents Council: 3-9-20
Tax Status:	SEE ATTACHED
Site Visit:	3-4-20
City Council Hearing:	3-30-20

Staff Analysis

Neighborhood characteristics:

The property is currently zoned split zoned between Business A and Business B and is located in an area that has a mix of commercial and residential uses. The surrounding land uses include:

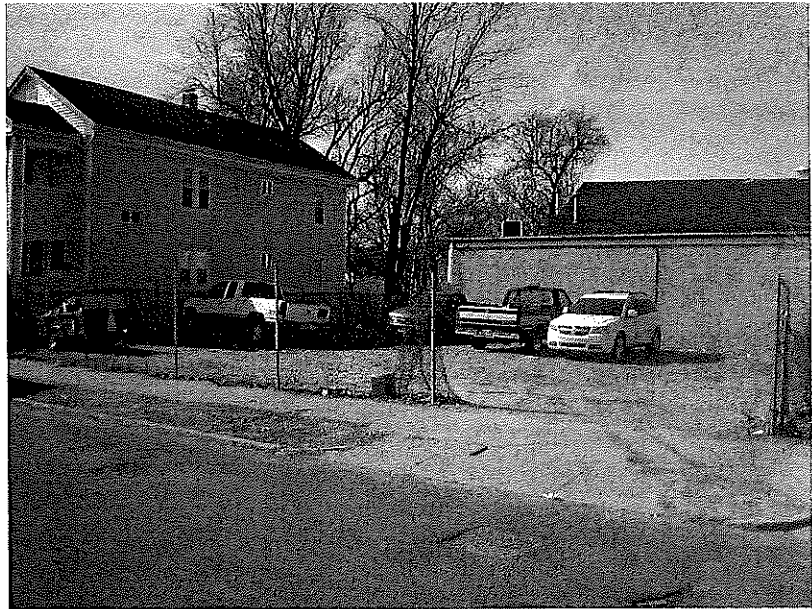
- To the north are a number of mixed-use buildings zoned Business A.
- To the south is a two-family dwelling zoned Residence B.
- To the east are a retail operation and a single-family house zoned Business A and Residence B.
- To the west is a commercial building zoned Business A.

Site plan review:

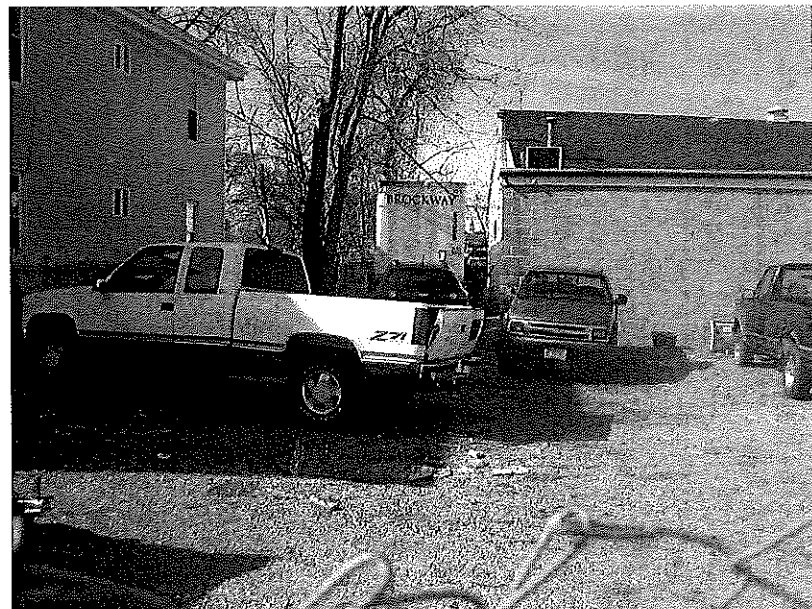
The petitioner has requested a special permit to sell used cars, as an accessory use, at the property known as 1103-1107 State Street. This is the current location of an Express Gas Station and convenience store and JST Automotive Center. The petitioner has submitted indicating the proposed sales of used cars on the area located behind the existing convenience store. The property is accessed off Dresden Street. Due to the fact that this property is zoned Business A, the petitioner is limited to no more than five (5) motor vehicles for sale at any one time.

After reviewing the proposed plans and visiting the site, the staff has very strong concerns about the proposed use. First and foremost, after visiting the site, it was noted that the area where the cars are to be located is in

very poor condition. The existing fencing along Dresden Street is in falling over and the property itself is covered in trash and debris. There are also several vehicles being parked on this property that appear to have been there for a long period of time. It was also unclear to the staff, at the time of the visit, if these vehicles were all properly registered. It should also be noted that the property is not currently paved and, as such, should not be being used for parking until the proper paving has been installed. Additionally, it was noted that there is also a lot of trash and debris, including piles of tires, located behind the building. There is also a tractor trailer body being stored behind the building, which is in violation of the Zoning Ordinance.



After completing the site visit, the staff also conferred with the Code Enforcement Department and confirmed that this property has been cited in the past for zoning violations and specifically notified the owner back in October 2019 that the tractor trailer body had to be removed. As can be seen by the attached photo, the tractor trailer body has not yet been removed.



Due to the fact that this property directly abuts residential uses, the staff is very concerned with the overall condition of this property.

While the petitioner has submitted a plan which shows that paving and landscaping will be installed, it would be the staff's strong recommendation that this item be continued until all code issues have been addressed. The staff also plans to re-inspect the property before the City Council meeting, scheduled for March 30th, and if no progress has been made to rectify these code issues, it would be the staff's recommendation that the special permit be denied.

Recommendation

Continue. Due to the overall condition of the property it would be the staff's recommendation that this special permit not be approved until all of the issues have been addressed. However, if no progress has been made to rectify the outstanding code violations by March 30th, it would be the staff's recommendation that this special permit not be approved.

IF APPROVED*Recommended Conditions*

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for motor vehicle sales, as an accessory use, at the property known as 1103-1107 State Street (11110-0429).
3. The use shall be developed as per the attached site plan, with the addition of conditions #4 and #18.
4. There shall be no more than five (5) vehicles for sale parked and/or displayed at this property at any one time.
5. In addition to the special permit approval, a full review by the Department of Public Works, as per the provisions of City Ordinance, Chapter 27, Article VIII, § 27-58 through 27-63, will be required for the proposed paving. This approval shall be obtained prior to the start of any paving.
6. All landscaped areas shall be installed as per the attached plans. This landscaping, as well as the entire site, shall be maintained and kept free of all overgrown vegetation, weeds, litter and/or debris.
7. The tractor trailer body located behind the building shall be removed.
8. The existing fencing along Dresden Street shall be replaced with a new, black vinyl, chain link fence. New fencing shall be no higher than six (6) feet.
9. There shall be no barbed and/or razor wire located on the fencing,
10. There shall be no storage of junk vehicles located on the property.
11. The public sidewalk(s) and tree belt(s) along Dresden Street and State Street shall be maintained, including snow removal.
12. All signs shall be properly permitted prior to installation.
13. There shall be no banners, streamers or pennants located on the property. Any and all temporary signage shall be properly permitted.
14. Any and all dumpsters shall be completely enclosed.
15. The building shall be maintained graffiti free.
16. There shall be no outdoor storage of materials, including tires.
17. Any and all lighting shall be shielded from the residential abutter.
18. Any and all Code violations shall be rectified prior to the issuance of the vehicle sales license.
19. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.



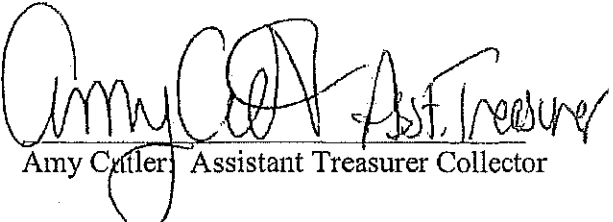
THE CITY OF
SPRINGFIELD, MASSACHUSETTS

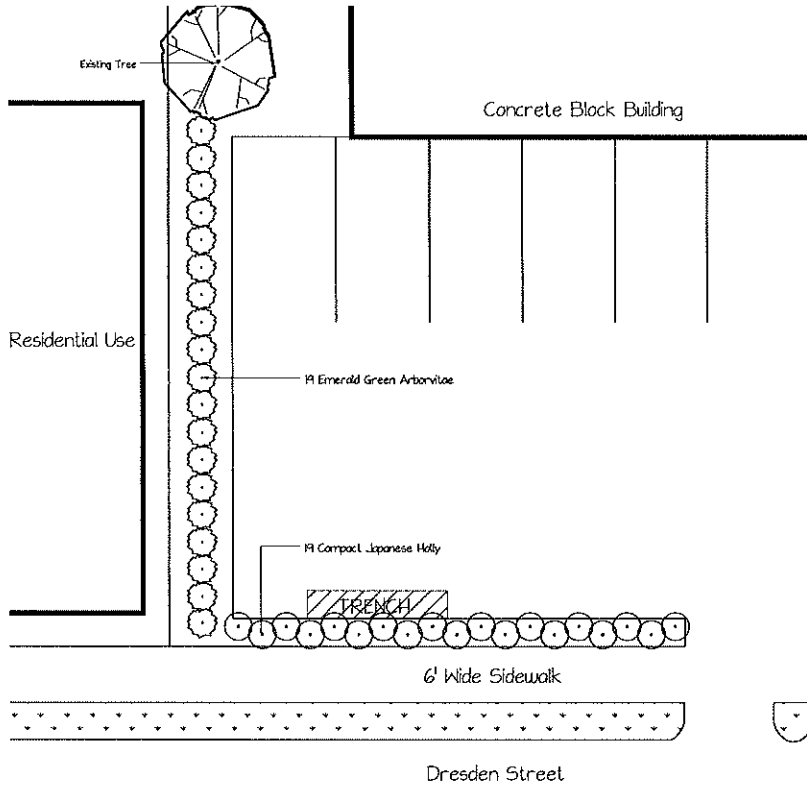
02/24/2020

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 : 1103-1107 State Street
Petitioner : Amjad Hussain
LandLord : Amjad Hussain


Amy Cutler Assistant Treasurer Collector



Existing Gas Station

PLANT SCHEDULE

Key	Qty	Botanical Name	Common Name	Size/Condition
Trees				
T05	11	Thuja Occidentalis 'Emerald Green'	Emerald Green Arborvitae	3'-4'
Shrubs				
EC	11	Ilex Crenata Compacta	Compact Japanese Holly	18"-24"

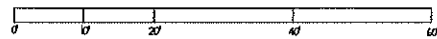
PLANTING PLAN

AMJAD HUSSAN

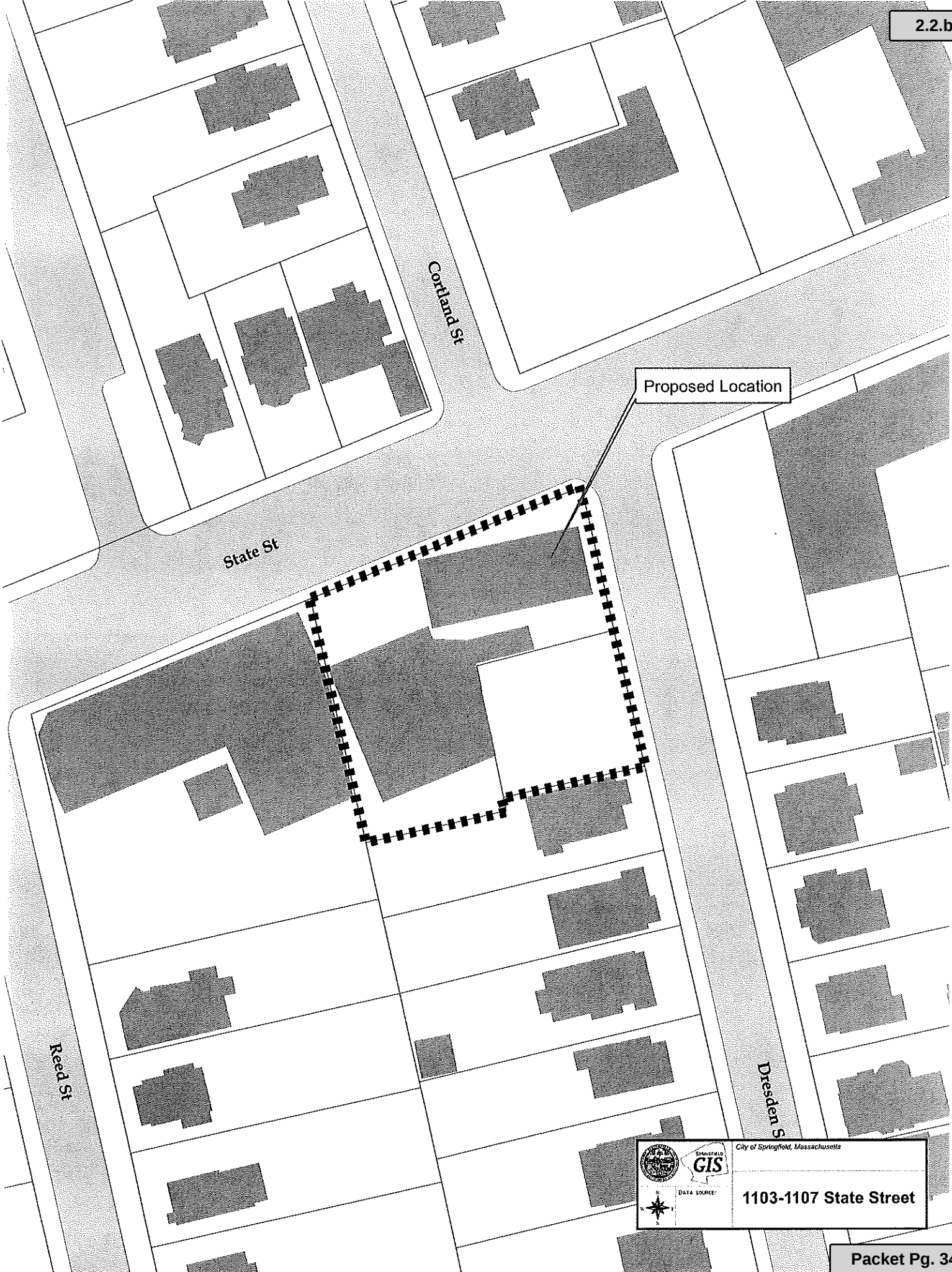
DESIGNED BY:



SCALE: 1" = 10'-00"

1103-1107 STATE STREET
SPRINGFIELD, MA 01104
 110 BAY ST. SPRINGFIELD, MA 01104
 PHONE # 413-244-6440
 EMAIL: stephen@stephenjroberts.com
 stephenjroberts.com
 DATE: 1/17/2020

Attachment: State St 1103 1107 2020 (5558 - 1103-1107 State Street)



Proposed Location

State St

Cortland St

Reed St

Dresden St



City of Springfield, Massachusetts



DATA SOURCE:

1103-1107 State Street

Attachment: State St_1103_1107_2020 (5558 : 1103-1107 State Street)