



## **CITY COUNCIL**

City Clerk's Office 8/12/2020 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 August 17, 2020** at 06:30 PM.

City Clerk

### **Hearings**

6:30 PM Meeting called to order on August 17, 2020. THE MEETING WILL BE HELD VIA ZOOM (utilizing remote collaboration technology).

### ***Moment of Silence - Pledge of Allegiance***

### **Petition**

- ( ) Black Lives Matter Mural

### **Orders**

- ( ) PACE Massachusetts (Mayor Sarno, Councilor Lederman, Ward 2 Councilor Fenton)
- ( ) Election Warrant (Mayor Sarno)

### **Special Permits**

- ( ) For a Special Permit for a Temporary Truck or Truck Body Storage Lot at the Property Known as 158 Avocado Street 00845-0035) (Book#3441/Page#205), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.5(2).
  - Request: See Above
  - Owner: Springfield Cooperative Farmers Market Association, Inc.
  - By: Richard A Skypek, Esquire
  - Petitioner: Springfield Cooperative Farmers Market Association, Inc.
  - By: Richard A Skypek, Esquire
- ( ) To Amend an Existing Special Permit (Motor Vehicle Service Station), Granted July 2007, by Allowing a Change in the Site Plan at the Property Known as 740 Boston Road (01655-0126)(Book#18106/Page#199), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.3(1).
  - Request: See Above
  - Owner: GOGRI, Inc.
  - By: Hasmukh Gogri

- Petitioner: GOGRI, Inc.  
By: Hasmukh Gogri
- ( ) To Amend an Existing Special Permit (Drive-Up Service Window), Granted August 2006, by Allowing a Change to the Petitioner, at the Property Known as 381 Cooley Street (03170-0199) (Book#21176/Page#558), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 19.1(1).  
Request: See Above  
Owner: Jefferson Investors, LLC  
By: Andrew Cohen, President  
Petitioner: Walgreens S17787  
By: Robert Lauzon
- ( ) For a Special Permit for a Motor Vehicle Service Station (Gas Station/No Repair Service) and a Drive-Up Service Window at the Properties Known as 3111 Main Street (08130-0397)(Book#22005/Page#37), ES Main Street (08130-0394)(Book#22929/Page#511) and 11 Merwin Street (08580-0035)(Book#22738/Page#566), as Authorized by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.3(1) and 19.1(2).  
Request: See Above  
Owner: Zahoor UI Haq  
By: Zahoor UI Haq  
Petitioner: Zahoor UI Haq  
By: Zahoor UI Haq
- ( ) For a Special Permit for the Expansion of a Non-Conforming Use (Used Car Sales) Located at the Property Known as 724 Page Boulevard (09440-0124) (Book#15109/Page#0177) to the Property Known as 734 Page Boulevard (09440-0127) (Book#22737/Page#187), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 10, Section 10.1.30.  
Request: See Above  
Owner: Carlos G Dias  
By: Carlos G Dias  
Petitioner: Carlos G Dias  
By: Carlos G Dias
- ( ) To Amend an Existing Special Permit (Motor Vehicle Sales), Granted May 2010, by Allowing a Change in the Petitioner, at the Property Known as 193 Taylor Street (11430 0163) (Book#14035/Page#172) as Allowed by M.G.L. and the Springfield Zoning Ordinance, Table 4-4, Section 12.1.  
Request: See Above  
Owner: Samuel Springer  
By: Samuel Springer  
Petitioner: Samuel Springer  
By: Samuel Springer
- ( ) For a Special Permit for Motor Vehicle Sales at the Property Known as NS Worcester Street (A.K.A. 93 Grochmal Avenue)(12525-0150)(Book#11182/Page#387), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1.  
Request: See Above  
Owner: Hayastan Industries, Inc.  
By: Stephen Shahabian  
Petitioner: Stephen Shahabian  
By: Stephen Shahabian



**City Council**  
36 Court Street  
Springfield, MA 01103

Meeting: 08/17/20 06:30 PM  
Department: Department of Public Works  
Category: General  
Prepared By: Hector Velez  
Initiator: Hector Velez  
Sponsors: Hurst, Williams, Whitfield  
DOC ID: 5802

**COMPLETED**

**PETITION (ID # 5802)**

## **Black Lives Matter Mural**

### **ORDER FOR LOCATION**

**WHEREAS**, The Board of Public Works, to which was referred the petition of Common Wealth Murals to paint Black Lives Matter on the road in front of 36 Court St, from City Hall Place in direction to East Columbus Ave.

**WHEREAS**, said petition Black Lives Matter Mural was referred to the Board of Public Works on July 20, 2020; and

**WHEREAS**, On July 20, 2020 a Notice of a Public Hearing on Black Lives Matter Mural, to be held July 29, 2020, was sent by email, various Departments, Utility Companies, etc before the day of the hearing and posted on two public bulletin board a copy of which is attached a hearing of the Board of Public Works was held as scheduled in City Hall Room 205 by Zoom Meeting with the petitioner and interested parties.

**WHEREAS**, on August 10, 2020 the Board of Public Works reported thereon that, after careful consideration of petition of Common Wealth Murals to paint Black Lives Matter in front of 36 Court St, from City Hall Place in direction to East Columbus Ave., shown on street mockup picture:

consisting of three (3) sheet, which is incorporated herein by reference and is on file in the office of the Engineering Division of the Department of Public Works, Springfield, Massachusetts.

**WHEREAS**, petition Black Lives Matter Mural came before the City Council for a Public Hearing on this date,

#### **NOW THEREFORE, BE IT ORDERED:**

1. That due care for public safety is exercised during construction including but not limited to the use of a police officer(s) for traffic control if necessary.
2. That said works would not unnecessarily interfere with the movement of vehicular or pedestrian traffic in the area.
3. That the petitioner is permitted to place logo in front of 36 Court St, from City Hall Place in direction to East Columbus Ave., shown on street mockup picture.

b

## BLACK LIVE MATTER STREET MURAL REQUEST

### **Mission of the Event:**

City Councilors Tracye Whitfield, Justin Hurst and Marcus Williams, along with, Common Wealth Murals Director Britt Ruhe, and professional Artist Kim Carlino believe the Black Lives Matter (BLM) mural is a work of conceptual art that activates the consciousness of those who view it. Although on the ground, it can seem abstract, as the entire phrase is not visible, the impact of photography and social media work together for the effectiveness of the piece. The experience of viewing the mural symbolic of the fight for racial justice, which is long and necessitates effort and the taking of multiple perspectives in order to understand the whole.

Activating this space is a symbolic action on the part of the City, politicians, artists and the community. It is used to raise people's awareness that the Black Lives Matter fight is very significant. It symbolically stands up to the powers that be that deny black people their humanity. The mural makes the statement that the protestors and all those who fight for racial justice are being heard, and that those who are not on the side of the fight for justice for black lives, have been put on notice that the City of Springfield stands for racial and social justice. This bold statement, in the form of a mural, speaks for the voices of people who are taking bold steps to fight for justice in the mist of adversity and even in the midst of a pandemic.

### **Mission of the Organization:**

Common Wealth Murals is a non-profit in Massachusetts which fosters the creation of exceptional murals, by and for the community. Common Wealth Murals (CWM) designs and manages a community-engaged mural festival and individual mural installations, and a Community Mural Institute that trains artists in the best practices of community mural making. Common Wealth Murals produced Fresh Paint Springfield and several individual mural installations in Springfield.

Britt Ruhe is the Director of Common Wealth Murals. She holds an MBA from the University of Massachusetts and has over 25 years of experience managing nonprofit organizations and events.

Britt can be reached via email at [britt@commonwealthmurals.org](mailto:britt@commonwealthmurals.org) or by phone at (413) 230 - 8146

### **Artist:**

Kim Carlino is our lead artist. Kim Carlino received her BFA from the University of Massachusetts Amherst in 2011. Carlino has exhibited locally and nationally, including shows at the University Museum of Contemporary Art in Amherst, the 2019 Every Woman Biennial, Site Brooklyn Gallery, Garvey Simon Gallery, Alfa Gallery in Miami, the Grand Rapids ArtPrize, and a featured artist in the Pierogi Flat Files and Boston Drawing Project. Carlino was a member on the team of artists that installed the 25 year Drawing Retrospective of Sol LeWitt's Wall Drawings at MASS MoCA in North Adams, Massachusetts in 2008. Her team installed Wall Drawing #38, Wall Drawing #142, and Wall Drawing #797. Carlino's awards include the Prutting Award for Painting, Bromfield Solo Competition, Dehn Visiting Artist Fellowship, and a 2016 Massachusetts Cultural Council Fellowship in Drawing and Printmaking. Carlino has been painting murals since 2014 and has completed numerous mural commissions as well as public art projects for the City of Springfield, City of Colorado Springs, City of Northampton, Lower Eastside Business Improvement District, NYC Department of Transportation, Isenberg Projects in Boston and an upcoming project for Turning Art.

Kim was chosen as the lead artist based on the quality of her previous murals, her commitment to engaging with the community, her contribution to diversity in areas of: race, ethnicity, gender and sexual orientation. Kim also has experience painting murals on different textures including asphalt. She has experience in organizing the community in similar painting events, include but not limited to, the Fresh Paint murals.

Kim can be reached via email at [kimcarlino@gmail.com](mailto:kimcarlino@gmail.com)



b

## BLACK LIVE MATTER STREET MURAL REQUEST

### Location and Dimensions:

The proposed location for the Black Lives Matter mural is **36 Court St, Springfield MA 01103**. It will start near the Corner of **City Hall Place** and continue to the end of the road close to East Columbus Ave. Following the lead of many Black Lives Matters asphalt murals across the country, we propose the letters cover both lanes of Court Street. However, if the DPW deems it safer, we can contain the mural to one lane. If the letters cover both lanes, the size of the mural will be approximately 20' x 180'. If covering only one lane, the size of the mural will be approximately 10ft x 90ft. The mural will be painted with AmorSeal TredPlex paint which is designed for use on asphalt. (Please see attached drawings of communities that have murals stretched across both side of the road also see the proposed mural drawings)

### Date and Time:

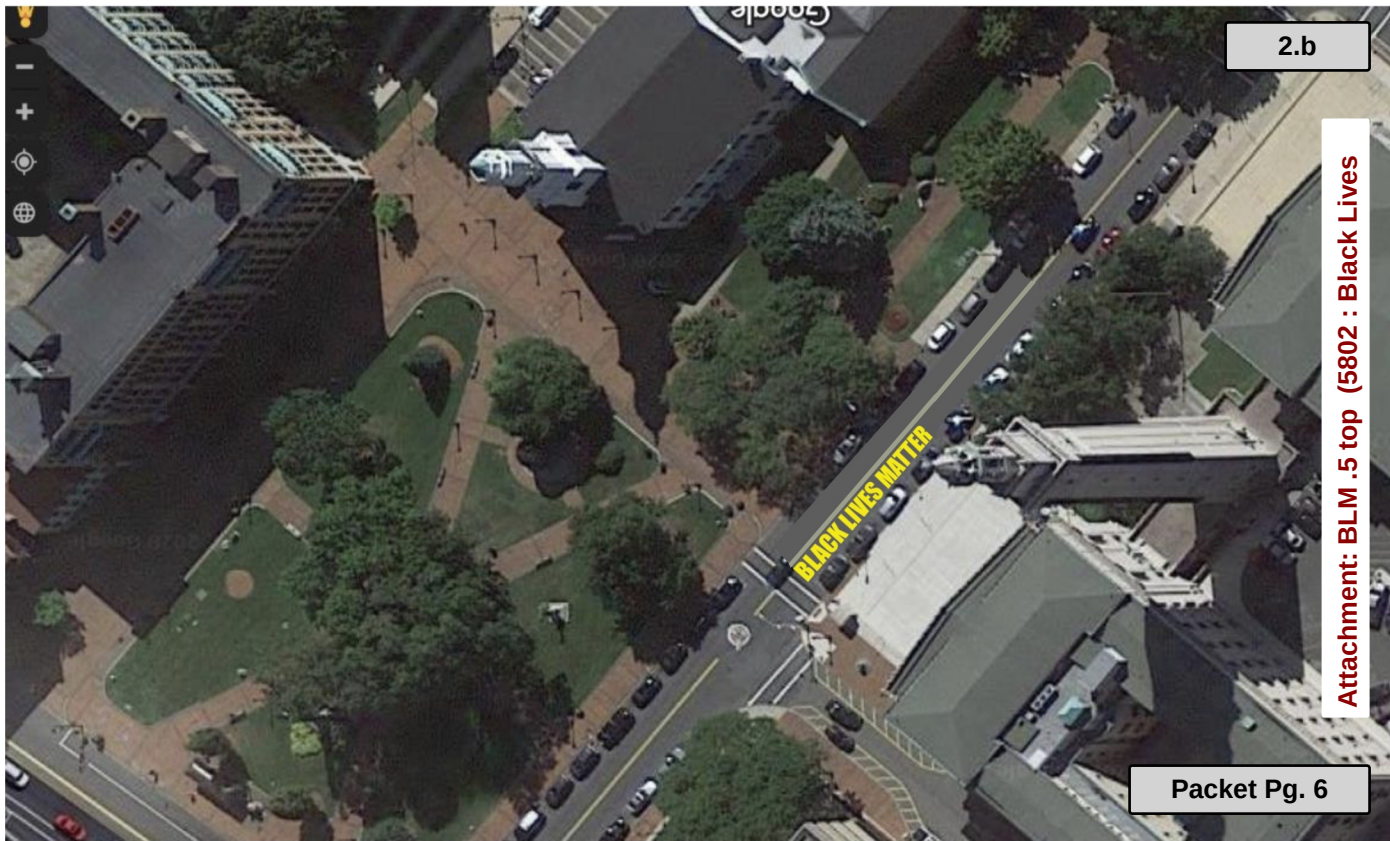
We propose a tentative date and of Saturday, September 12, 2020 to paint the mural. The painting event will be 8:00 am – 4:00 pm. The Mural takes about 16 hours to dry after that. We request Court Street is blocked off until 12:00 pm on Sunday September 13, 2020.

### Community Engagement:

The committee will engage the community in discussions about the mural upon approval of the Board of Public Works. We will host a socially distance event that will allow residents and community supporters to sign up to help fill in the BLM letter with paint. During the event, we hope Mayor Sarno will support with his presence and police presence.

### Budget:

| Black Live Matter Mural Budget                                  | Number | # of hours | Amount            | Total Amout       |
|-----------------------------------------------------------------|--------|------------|-------------------|-------------------|
| Professional Artist Stipend                                     | 3      |            | \$500.00          | \$1,500.00        |
| Police Detail                                                   | 3      | 10         | \$100.00          | \$3,000.00        |
| Paint                                                           | 1      |            | \$1,200.00        | \$1,200.00        |
| Supplies(Paint Brushes, Mask, Tape for letters, Hand Sanitizer) | 1      |            | \$600.00          | \$600.00          |
| Food (Water and Snack for community participants)               | 1      |            | \$500.00          | \$500.00          |
| Permits                                                         | 1      |            | \$200.00          | \$200.00          |
|                                                                 |        |            | <b>Total Cost</b> | <b>\$7,000.00</b> |



2.b

Attachment: BLM .5 top (5802 : Black Lives

Packet Pg. 6

2.c

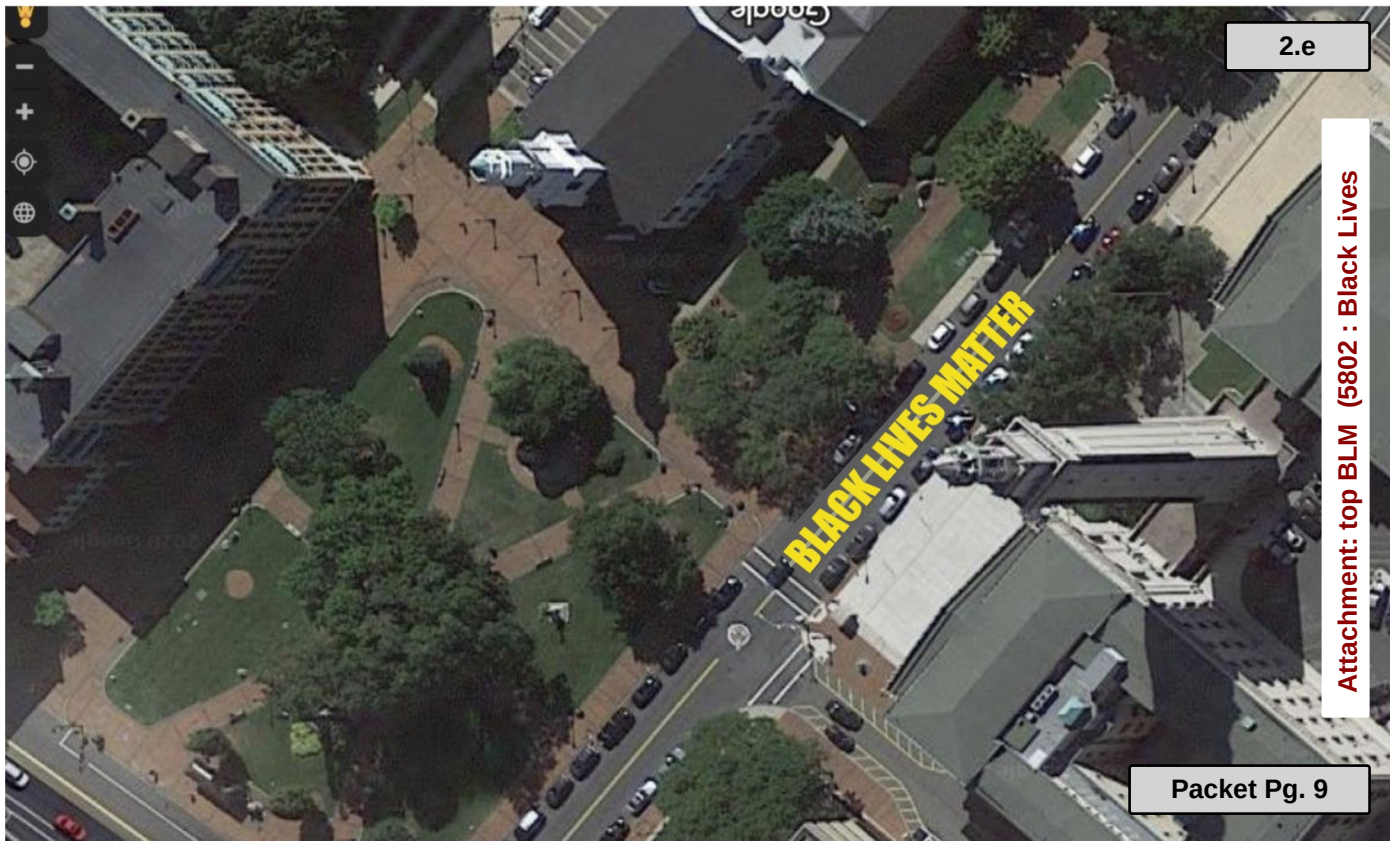
Attachment: BLM street .5 (5802 :

Packet Pg. 7

BLM MATTERS







2.e

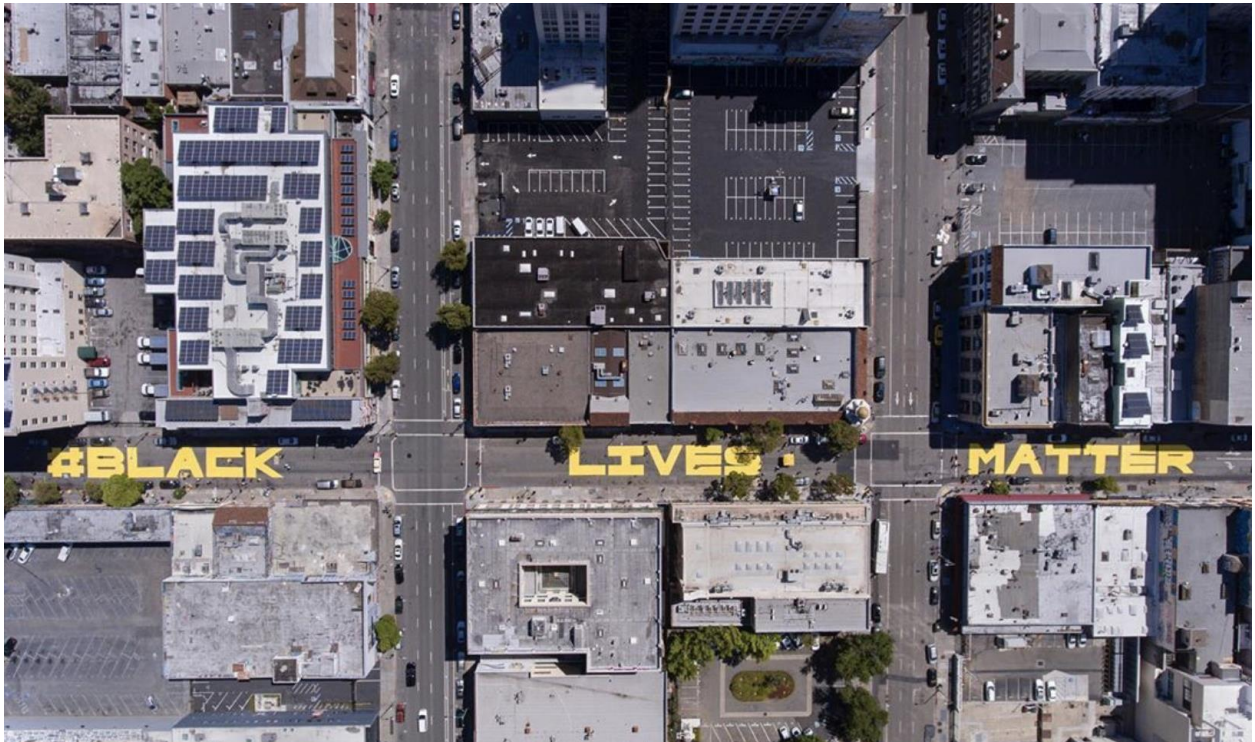
Attachment: top BLM (5802 : Black Lives

Packet Pg. 9



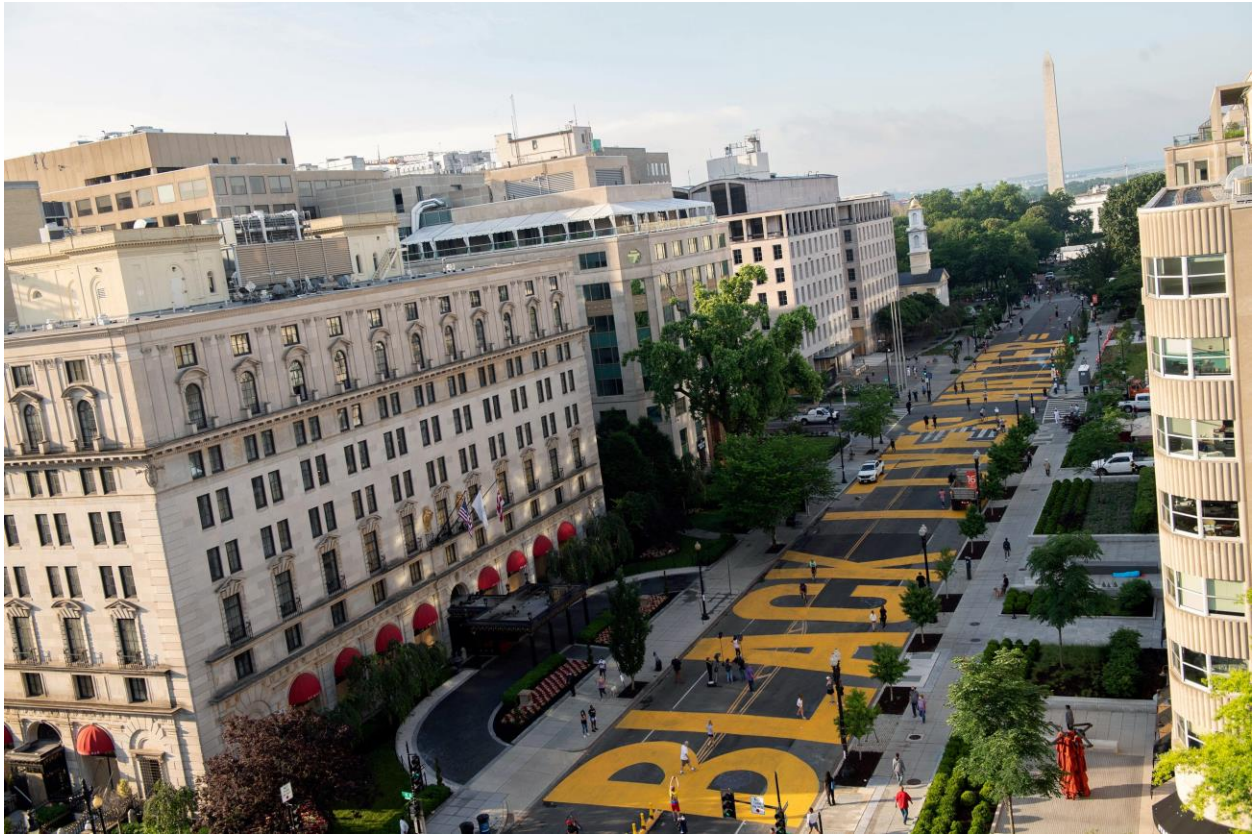


Charlotte, NC



Oakland, CA





Washington, DC



Boston, MA





Harlem, NY



Tampa Bay, FL





Seattle, WA



Manhattan, NY





Brooklyn, NY

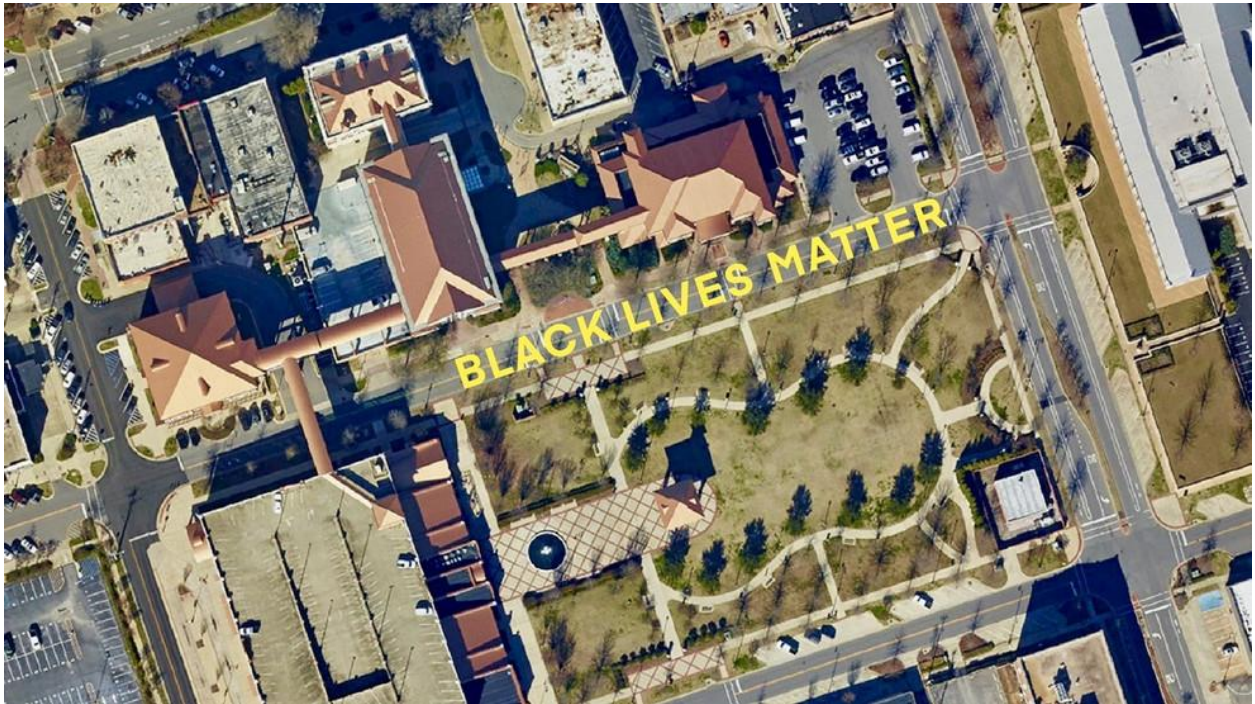


Denver, CO



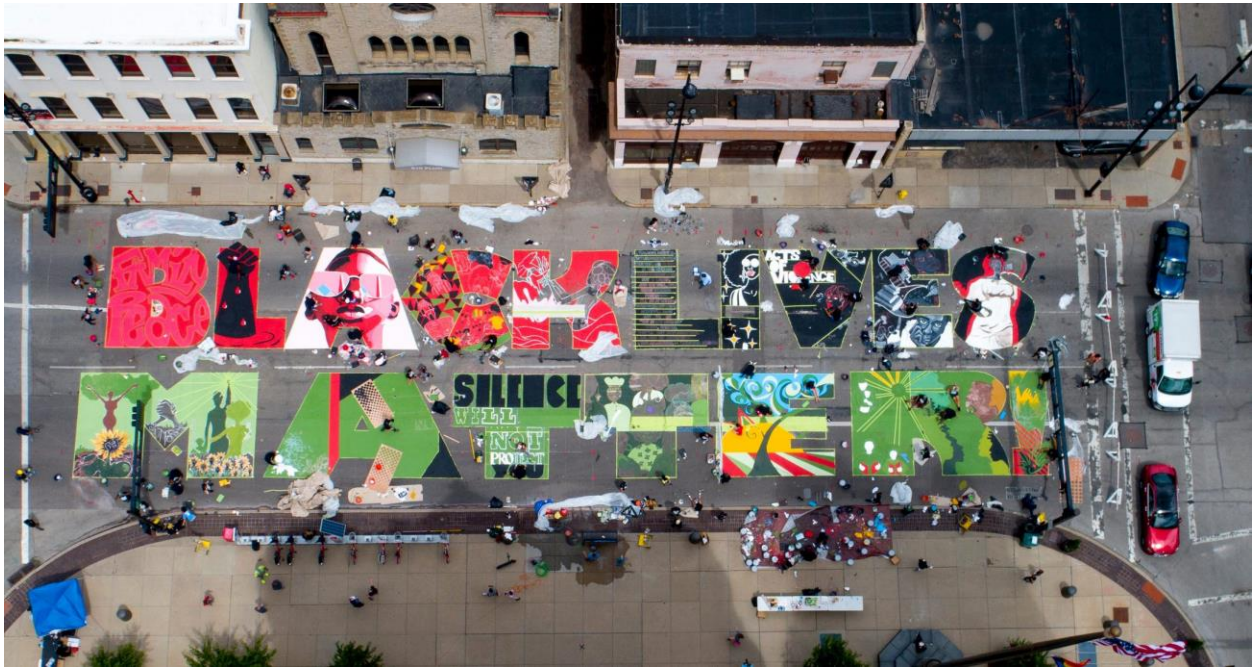


Palo Alto, CA



Tuscaloosa, AL





Cincinnati, OH

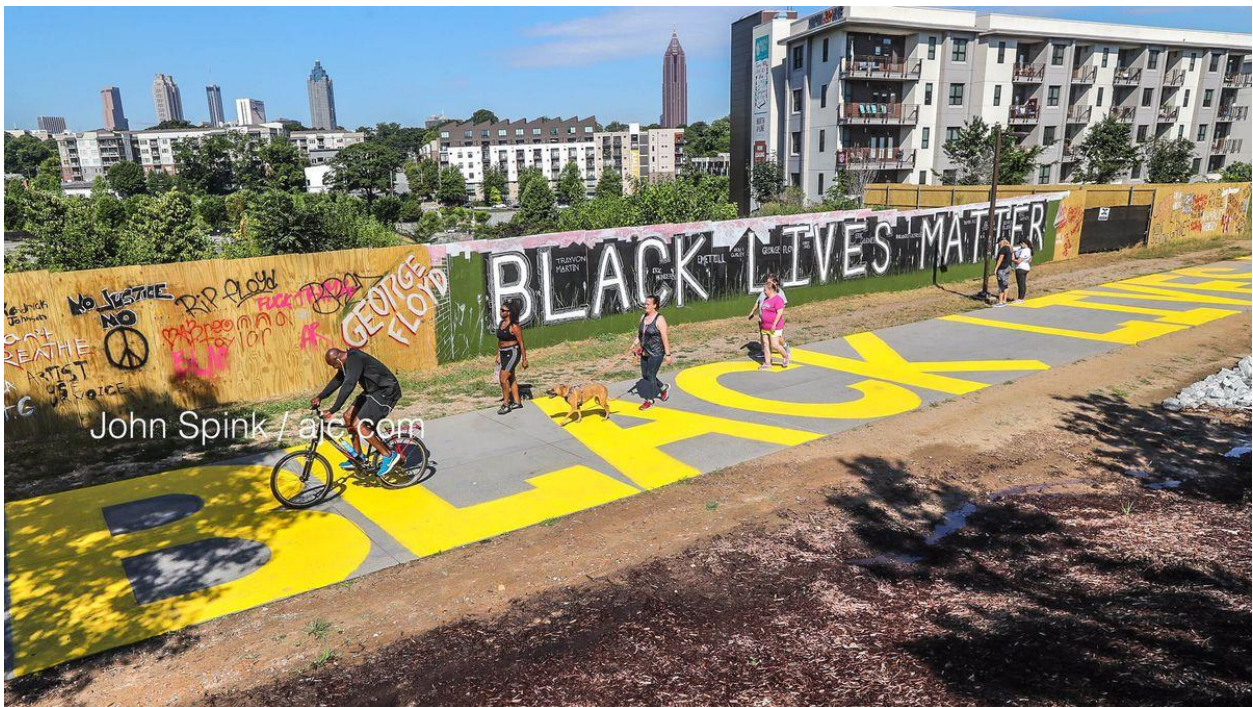


Newark, NJ





Manhattan, NY

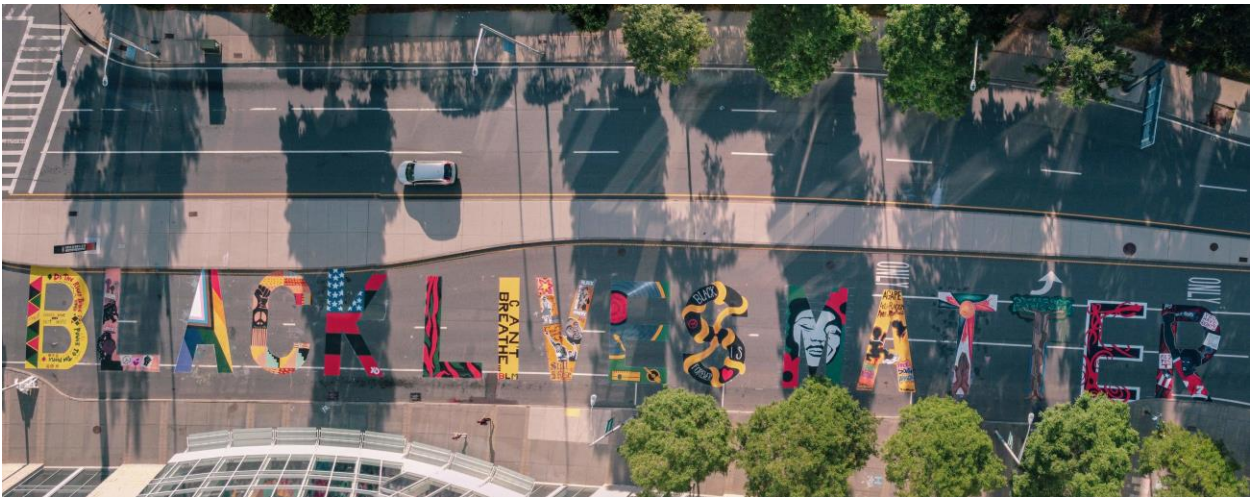


Atlanta, GA





Hollywood, CA

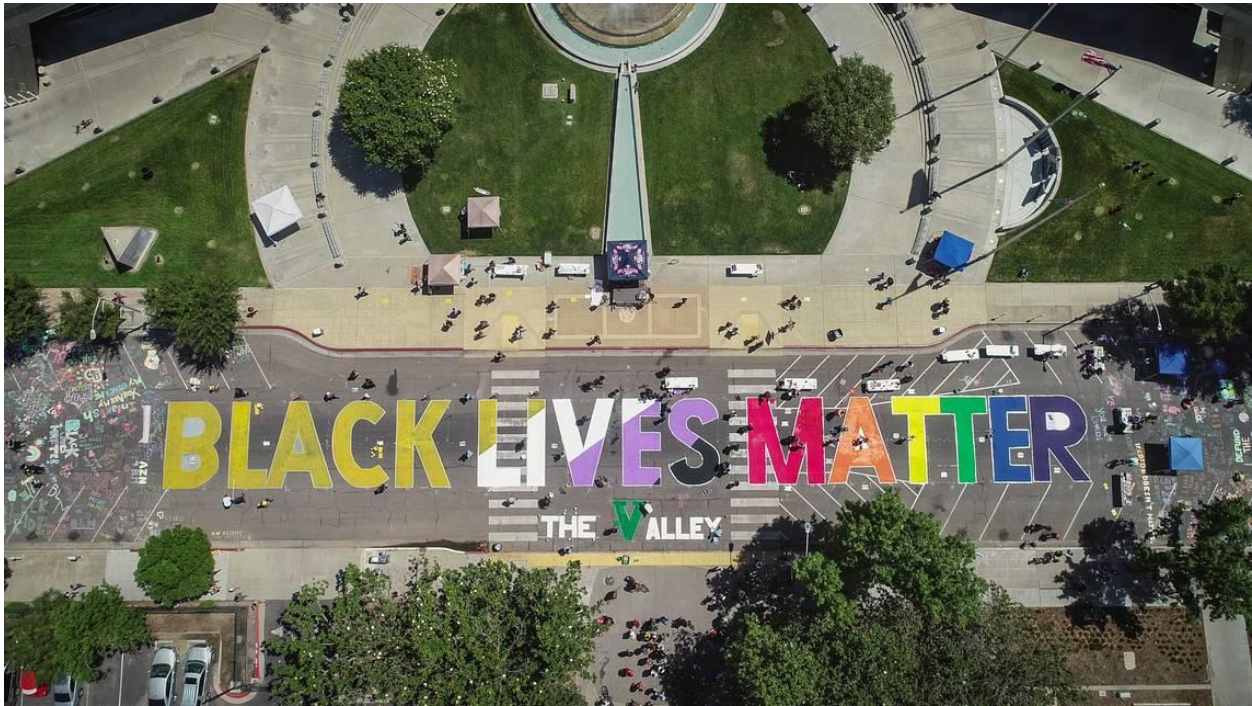


Worcester, MA





Minneapolis, MN



Fresno, CA



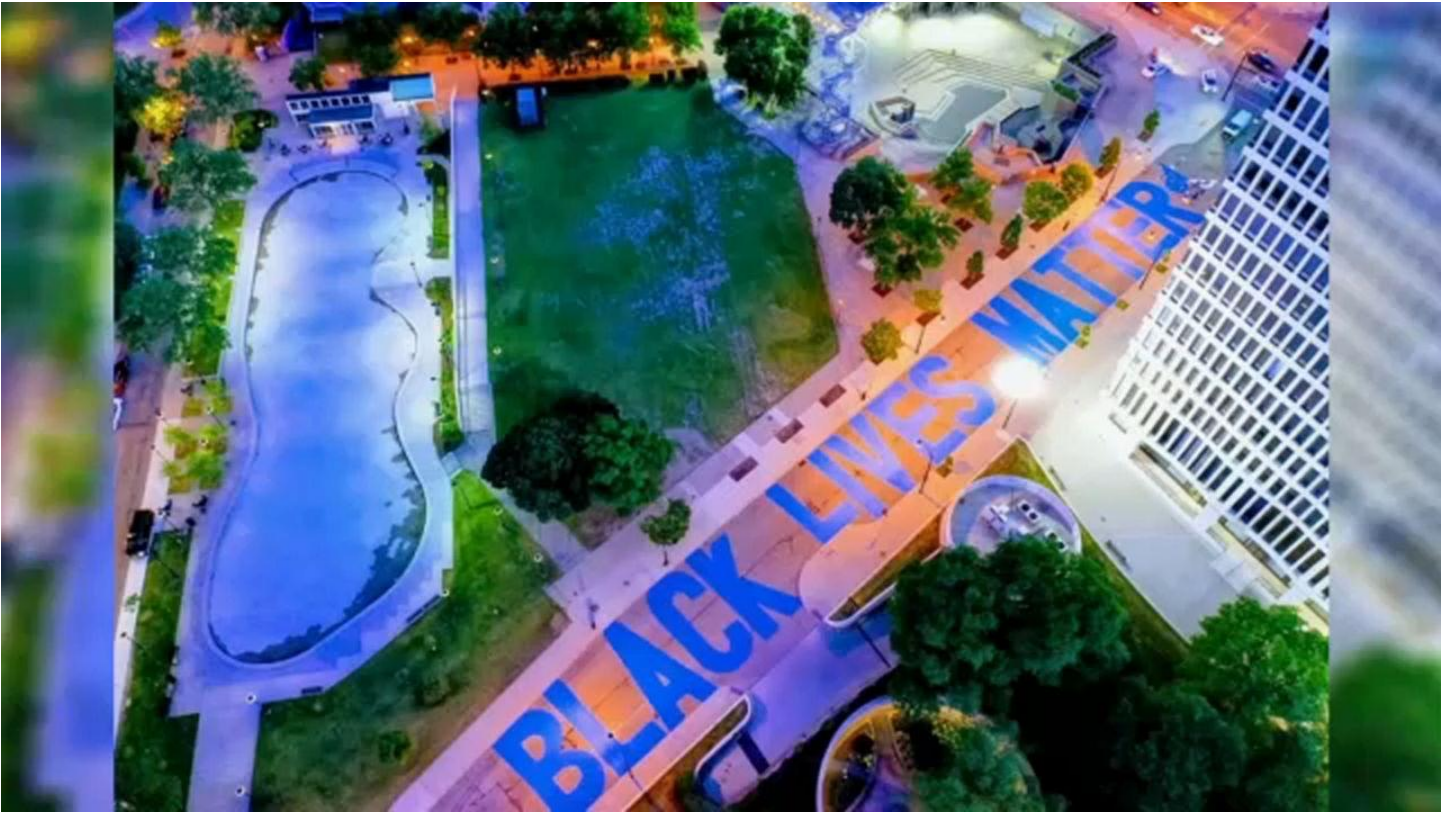


Silver Spring, MD



Tallahassee, FL





Rochester, NY

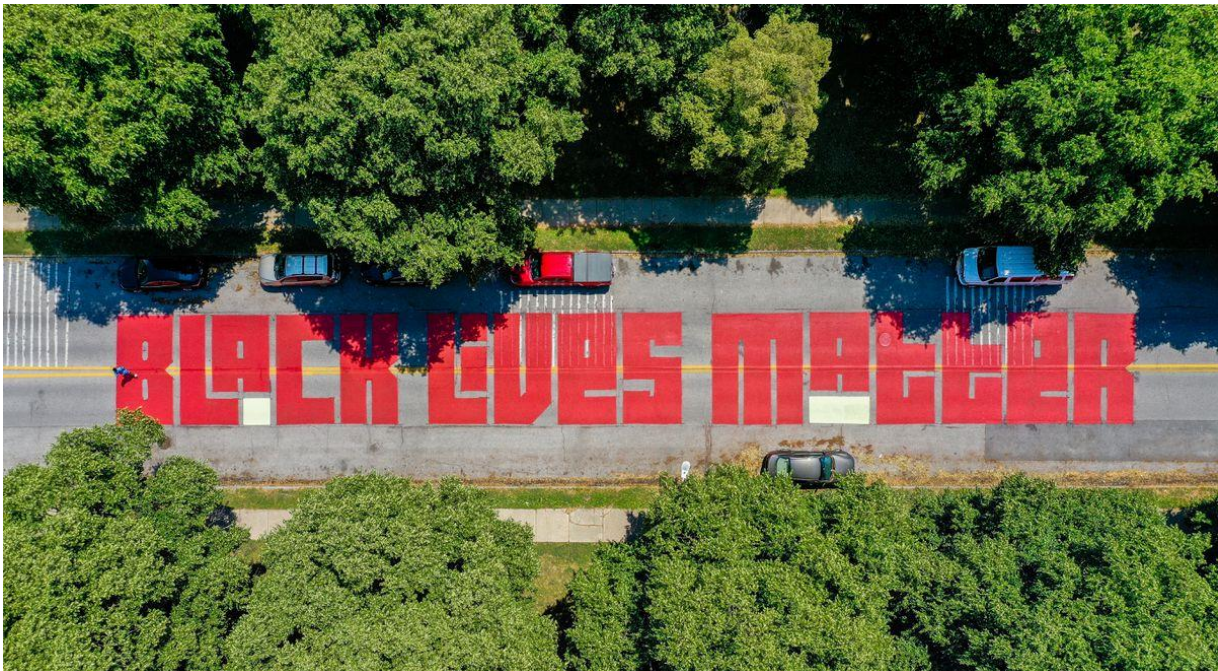


Park City, UT





Chicago, IL



Baltimore, MD





## City Council

ADOPTED

Meeting: 08/17/20 06:30 PM  
Initiator: Tasheena Davis  
Sponsors: Sarno, Lederman, Fenton  
DOC ID: 5809

### PACE Massachusetts (Mayor Sarno, Councilor Lederman, Ward 2 Councilor Fenton)

CITY OF SPRINGFIELD

In the City Council August 17, 2020

**Ordinance and Order Authorizing the City of Springfield to Participate in the  
Massachusetts  
Commercial Property Assessed Clean Energy  
Program  
(PACE  
Massachusetts  
s)**

**WHEREAS**, pursuant to M.G.L. c. 23M, as amended (the "PACE Act"), the Commonwealth has established a commercial sustainable energy program known as the Massachusetts Property Assessed Clean Energy Program ("PACE Massachusetts") to provide a financing mechanism ("PACE financing") to private owners of commercial and industrial properties for certain qualifying commercial energy improvements ("improvements"); and

**WHEREAS**, pursuant to the PACE Act, PACE Massachusetts is administered by the Massachusetts Development Finance Agency ("MassDevelopment"), in consultation with the Massachusetts Department of Energy Resources; and

**WHEREAS**, under PACE Massachusetts, the owner of the commercial or industrial property benefitting from the improvements (the "benefitted property") is required to repay the PACE financing through the payment of a betterment assessment (a "PACE betterment assessment") placed on such benefitted property by the municipality in which the benefitted property is located; and

**WHEREAS**, in order for an owner of commercial or industrial property to participate in PACE Massachusetts, Section 2 of the PACE Act requires that the municipality in which such property is located must elect to participate in PACE Massachusetts; and

**WHEREAS**, the City of Springfield (the "Municipality") has determined that it is in the best interest of the Municipality to participate in PACE Massachusetts as a "participating municipality," as provided in the PACE Act, to permit the owners of commercial and industrial properties located in the Municipality to access PACE financing for qualifying commercial energy improvements through PACE Massachusetts; and

**WHEREAS**, the PACE program provides benefits to multifamily and commercial property owners in the City of Springfield, through reduction of lost capital, no upfront costs, no money down financing. PACE can be coupled with utility rebates to reduce costs needing to be financed; and

**WHEREAS**, the PACE program can result in improved cash flow, annual energy savings from building improvements, and is considered a low-risk investment; and

**WHEREAS**, the PACE program can result in an increase in customer comfort, with energy efficient buildings being more comfortable for staff and customers, additionally, property owners can increase how 'green' a building is by accessing 20 years of energy savings to fund present building efficiency improvements and upgrades; and

**NOW THEREFORE, BE IT ORDERED**, as follows:

The City Council of the City of Springfield, with the approval of the Mayor, hereby accepts the relevant provisions of Massachusetts General Laws Chapter 23M, and approves the Municipality participating in PACE Massachusetts pursuant to the PACE Act, and authorizes the Mayor to enter into a PACE Massachusetts Municipal Assessment and Assignment Agreement (the "Agreement") with MassDevelopment, pursuant to which the Municipality will agree to (i) levy PACE betterment assessments and impose PACE betterment assessment liens on benefitted properties located in the Municipality, in the amounts determined by MassDevelopment to be sufficient to repay the PACE financing, (ii) assign the PACE betterment assessment liens to MassDevelopment, which MassDevelopment may in turn assign to the providers of the PACE financing (each a "capital provider"), as collateral for such PACE financing, (iii) include on the property tax bills for the benefitted properties the installment payments necessary to repay the PACE betterment assessments, in the amounts and at the times as determined by MassDevelopment, (iv) collect and pay over to MassDevelopment or its designee, the PACE betterment assessment installment payments, as and when collected, and (v) enforce, to the extent required by the Agreement, the PACE betterment assessments and liens; the Agreement to be substantially in the form presented to this meeting, with such changes, modifications and insertions as the Mayor may approve as being in the best interest of the Municipality. The Collector Treasurer of the City, or such other City agency as may be designated in the Agreement, is authorized to levy such PACE betterment assessments and impose the PACE betterment assessment liens on behalf of the City without further authorization by this legislative body.

Notwithstanding any other provision of law to the contrary, officers and officials of the Municipality, including, without limitation, municipal tax assessors and tax collectors, are not personally liable to MassDevelopment or to any other person for claims, of whatever kind or nature, under or related to PACE Massachusetts, including, without limitation, claims for or related to uncollected PACE betterment assessments. Other than fulfillment of the obligations specified in the Agreement, the Municipality has no liability to the owner of the benefitted property or to any capital provider related to the Municipality's participation in PACE Massachusetts.



{DRAFT AGREEMENT}

PACE MASSACHUSETTS MUNICIPAL ASSESSMENT AND ASSIGNMENT AGREEMENT

This Municipal Assessment and Assignment Agreement (this “Agreement”) is made and entered into as of the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between the [CITY/TOWN OF \_\_\_\_\_], a political subdivision of The Commonwealth of Massachusetts (the “Municipality”), and MASSACHUSETTS DEVELOPMENT FINANCE AGENCY (“MassDevelopment”), a body politic and corporate and a public instrumentality of The Commonwealth of Massachusetts (the “Commonwealth”).

**RECITALS**

WHEREAS, pursuant to M.G.L. c. 23M (the “PACE Act”), the Commonwealth has established a

commercial sustainable energy program known as the Massachusetts Property Assessed Clean Energy Program ("PACE Massachusetts") to provide a financing mechanism to private owners of qualifying commercial and industrial properties for certain qualifying commercial energy improvements ("Improvements"); and

WHEREAS, pursuant to the PACE Act, PACE Massachusetts is administered by MassDevelopment, in consultation with the Massachusetts Department of Energy Resources (the "Department"); and

WHEREAS, under PACE Massachusetts, the owner of the qualifying commercial or industrial property benefitting from the improvements (the "benefitted property") is required to repay the financing through the payment of a betterment assessment levied on such benefitted property by the municipality in which the benefitted property is located; and

WHEREAS, in order for an owner of qualifying commercial or industrial property (an "Owner") to participate in PACE Massachusetts, the PACE Act requires that the municipality in which the benefitted property is located must elect to participate in PACE Massachusetts; and

WHEREAS, the Municipality, pursuant to Ordinance No. \_\_, adopted on \_\_\_\_\_, \_\_, 20\_\_ has elected to participate in PACE Massachusetts as a "participating municipality" as provided in the PACE Act, to permit the Owners of qualifying commercial and industrial properties located in the Municipality to access financing for Improvements through PACE Massachusetts; and

WHEREAS, the Municipality and MassDevelopment desire to set forth their respective obligations with respect to the imposition of betterment assessments and liens upon benefitted properties within the Municipality to secure the financing of Improvements to such benefitted properties; and

NOW THEREFORE, for and in consideration of the mutual covenants and agreements set forth herein and in order to effectuate the purposes of the PACE Act, the Municipality and MassDevelopment hereby agree as follows:

#### Section 1. Definitions.

In addition to the terms set forth in the Recitals to this Agreement, the following terms shall have the following meanings as used in this Agreement:

- (a) "Bonds" means bonds, notes or other obligations issued or incurred by MassDevelopment in connection with providing funding for Improvements to benefitted properties within the Municipality.
- (b) "Business Day" means any day which is not (i) a Saturday, or (ii) a Sunday, or (iii) another day of the year on which banks located in Boston, Massachusetts are required or authorized by law or by executive order to close.
- (c) "Chapter 80" means M.G.L. c. 80.
- (d) "Financing Agreement" means a PACE Massachusetts Financing Agreement between the Owner of benefitted property within the Municipality and a Lender.
- (e) "Lender" means the provider of PACE financing for Improvements to benefitted property within the Municipality that has entered into a Financing Agreement with the Owner of such benefitted property.
- (f) "PACE Betterment Assessment" means a betterment assessment levied by the Municipality on



benefitted property located in the Municipality to secure the obligations of an Owner under a Financing Agreement, in accordance with the PACE Act and Chapter 80.

(g) "PACE Lien" means a lien on benefitted property imposed by the Municipality in connection with levying a PACE Betterment Assessment on such benefitted property, in accordance with the provisions of the PACE Act and Chapter 80.

(h) "Payment Schedule" has the meaning assigned to such term in Section 2(d).

(i) "Registry" means the Registry of Deeds or Registry District of the Land Court identified in Exhibit B.

(j) "Term" has the meaning assigned to such term in Section 5.

Section 2. Obligations of MassDevelopment. MassDevelopment shall:

(a) Notify the Municipality when a project proposed by an Owner who has filed an application with MassDevelopment for participation in PACE Massachusetts has been approved by the Department and MassDevelopment has found that the project complies with the financial underwriting guidelines for PACE Massachusetts established by MassDevelopment, together with an estimate of the aggregate amount of the PACE Betterment Assessment to be levied on the benefitted property;

(b) Provide to the Municipality appropriate documentation to identify the benefitted property for purposes of levying the PACE Betterment Assessment and recording the corresponding PACE Lien;

(c) Notify the Municipality that all holders of mortgage liens on the benefitted property have consented to the PACE financing and to the Municipality placing a PACE Lien upon the benefitted property to secure the respective Owner's obligations with respect to such financing, which PACE Lien shall be senior to the liens of such mortgage holders;

(d) Provide to the Municipality the amount of the PACE Betterment Assessment to be levied on each benefitted property and of the corresponding PACE Lien to be placed upon such benefitted property. The total amount of the PACE Betterment Assessment shall include the total cost of the Improvements financed, including interest on such financing, and any fees and costs to be financed through such PACE Betterment Assessment. MassDevelopment also shall provide to the Municipality a copy of the payment schedule (the "Payment Schedule") that is to be a part of the Financing Agreement, which shall indicate the portion of the PACE Betterment Assessment to be included on each property tax bill issued by the Municipality with respect to such benefitted property, including the required PACE Betterment Assessment payment date. It is expected that the Payment Schedule will indicate that the PACE Betterment Assessment shall be payable in two equal payments on February 1 and May 1 of each year so that they are due at the same time as the installments of the Municipality's real property taxes. If the Municipality changes, or is required by law to change, its practices concerning the billing of real property taxes as to the number of installments and their due dates, MassDevelopment will endeavor to change the Payment Schedule, to the extent possible, to correspond with the Municipality's practices;

(e) Notify the Municipality when the PACE Betterment Assessment is to be levied and the PACE Lien recorded, which shall not be less than 10 Business Days prior to the closing of the PACE financing secured by such assessment and lien;

(f) Provide the Municipality with a completed PACE Massachusetts Assignment and Assumption Agreement with respect to the benefitted property, in the form of Exhibit D attached hereto.

With respect to paragraphs (a) and (b) above, MassDevelopment shall provide to the Municipality a completed Notice of Benefitted Property in the form of Exhibit A attached hereto, signed by

MassDevelopment and acknowledged by the applicable Owner.

With respect to paragraphs (c), (d), and (e) above, MassDevelopment shall provide to the Municipality a completed Notice of PACE Betterment Assessment and Lien in the form of Exhibit B attached hereto, signed by MassDevelopment and consented to by the applicable Owner.

Section 3. Obligations of the Municipality.

(a) Acknowledgement of PACE Betterment Assessment. Upon receipt of a completed Exhibit A from MassDevelopment, the Municipality shall acknowledge receipt, where indicated, and return the same to MassDevelopment within ten Business Days following receipt.

(b) Levy of PACE Betterment Assessment. Upon receipt of a completed Exhibit B from MassDevelopment, the Assessing Board of the Municipality shall promptly levy the PACE Betterment Assessment on the benefitted property, in accordance with the provisions of Chapter 80 to the extent applicable and consistent with the PACE Act, and the shall place on and record, or cause to be recorded, in the Registry a PACE Lien on the benefitted property in the form of Exhibit C attached hereto, in accordance with Chapter 80 and the PACE Act. The PACE Lien will have three attachments: (i) the legal description of the benefitted property, (ii) the Payment Schedule, and (iii) a copy of the Financing Agreement. As provided in the PACE Act, the PACE Betterment Assessments levied pursuant to this Agreement and the interest, fees and any penalties thereon shall constitute a lien against the benefitted property on which they are made until they are paid, notwithstanding the provisions of Chapter 80, Section 12, and shall continue notwithstanding any alienation or conveyance of the benefitted property. The PACE Lien shall be collected in the same manner as the property taxes of the Municipality on real property, including, in the event of default or delinquency, with respect to any penalties, fees and remedies and lien priorities as provided by the PACE Act. The costs of recording the PACE Lien shall be paid by MassDevelopment, through its program administrative fee paid by the applicable Owner.

(c) Notification of Recording. Upon recording of the PACE Lien, the Assessing Board of the Municipality shall notify or cause to be notified the applicable Owner, providing a copy of the recorded PACE Lien. Upon agreement of the Municipality and MassDevelopment, MassDevelopment, on behalf of the Municipality, shall record the PACE Lien and provide a copy of the recorded PACE Lien to the Owner.

(d) Continuation, Recording and Release of PACE Lien. As provided in the Act, each PACE Lien shall be continued, recorded and released in the manner provided for property tax liens, subject to the consent of existing mortgage holders, and shall take precedence over all other liens or encumbrances except a lien for taxes of the Municipality on real property.

(e) Assignment of PACE Lien. The Municipality shall assign, in the form of Exhibit D attached hereto, to MassDevelopment each PACE Lien recorded by the Municipality's tax collector, as provided in this Agreement. The Municipality acknowledges and agrees that MassDevelopment may sell or assign, for consideration, any and all PACE Liens so assigned to MassDevelopment by the Municipality. MassDevelopment also may assign its rights under this Agreement and any PACE Liens to a trustee for any Bonds that MassDevelopment may issue from time to time. The assignee of a PACE Lien shall have



and possess the same powers and rights at law or in equity as MassDevelopment and the Municipality and its tax collector would have had if the PACE Lien had not been assigned with regard to the precedence and priority of such lien, the accrual of interest, and the fees and expenses of collection. The assignee shall have the same rights to enforce such PACE Lien as any private party holding a lien on real property, including, but not limited to, foreclosure in a manner consistent with the rights afforded a mortgagee under the provisions of section 21 of chapter 183 and a suit on the debt.

(f) Amendment of the PACE Betterment Assessment and Lien. Pursuant to a Financing Agreement, the final amount of a PACE Betterment Assessment may be adjusted after the levy and recording of the PACE Lien. In the event that the final PACE Betterment Assessment amount needs to be adjusted at the completion of the Improvements, or any other time, MassDevelopment will notify the Municipality of such change, and provide the Municipality with an updated Payment Schedule and new amount of the PACE Betterment Assessment and PACE Lien. The Municipality shall amend the PACE Betterment Assessment to reflect such adjustment. MassDevelopment or, if the applicable PACE Lien has been assigned by MassDevelopment, the applicable assignee will be responsible for the recording of a corresponding amendment to the PACE Lien in the Registry.

(g) Billing and Collection; Payment to MassDevelopment.

1. The Municipality shall bill the PACE Betterment Assessments in the same manner and at the same time as it bills its real property taxes. The PACE Betterment Assessment payments shall be a separate clearly defined line item on the property tax bill for the benefitted property and shall be due on the dates set forth in the Payment Schedule. The amount of the PACE Betterment Assessment will be recorded on the Municipality's tax rolls in the same manner as any other betterment assessment, such that the public will have access to its existence and payment status. The penalties and interest on delinquent PACE Betterment Assessments shall be charged in the same manner and rate as the Municipality charges for delinquent real property taxes.

2. Payments of the PACE Betterment Assessments collected by the Municipality shall be segregated from all other funds of the Municipality and deposited in a separate account for the benefit of MassDevelopment and identifying MassDevelopment as the beneficial owner. The Municipality disclaims any ownership interest or other interests in such account or the amount collected.

3. The Municipality shall pay all amounts collected with respect to the PACE Betterment Assessments to MassDevelopment or its designee, as identified in Exhibit B (the "MassDevelopment Designee") if so directed by MassDevelopment pursuant to Section 7(b) hereof, no later than 30 days after receipt of the collected amounts. The Municipality will provide collection reports MassDevelopment or the MassDevelopment Designee, if so directed by MassDevelopment pursuant to Section 7(b) hereof, and MassDevelopment and its agents, at MassDevelopment's own expense, shall have the right to audit the records relating to the PACE Betterment Assessments upon reasonable notice at reasonable times. The Municipality also will permit any assignee of a PACE Lien from MassDevelopment, at such assignee's own expense, to audit the records relating to the PACE Betterment Assessments upon reasonable notice at reasonable times. MassDevelopment and the Municipality agree to provide each other with such reasonable information as they may request and MassDevelopment and the Municipality agree to provide such information in a computer format satisfactory to the other.

(h) Collection of Delinquent Payments.

1. In the event that any Owner fails to make a PACE Betterment Assessment payment at the times and in the amounts set forth on the Payment Schedule, the Municipality shall provide written notice to MassDevelopment or the MassDevelopment Designee, if so directed by MassDevelopment pursuant to Section 7(b) hereof, of such delinquency in a reasonably timely manner, but in no event more than 30 days after the due date. After providing such notice to MassDevelopment or the MassDevelopment Designee, as applicable, the Municipality shall have no obligation to collect delinquent PACE Betterment Assessment payments unless it enters into a separate agreement with MassDevelopment described in the following paragraph 2.

2. If MassDevelopment makes a written request to the Municipality for its assistance in the collection of delinquent PACE Betterment Assessments and related charges, the Municipality, in its sole discretion, and MassDevelopment may enter into a separate agreement for those services, which agreement shall provide for compensation to be paid to the Municipality for its collection services. The agreement may provide for the Municipality to pursue the collection of any delinquent PACE Betterment Assessments with the same diligence it employs in the collection of the Municipality's real property taxes, including the commencement of foreclosure proceedings in accordance with the PACE Act, and to take such actions as are required to preserve the PACE Lien. The agreement may also provide that MassDevelopment shall have the right to take over the enforcement of any delinquent PACE Betterment Assessments upon written notice to the Municipality, and thereupon the Municipality will have no further responsibility to collect such amount.

3. The Municipality will provide written notice to MassDevelopment of any sale or assignment of its real property taxes or any institution of a foreclosure, tax taking or other proceeding against any benefitted property for delinquent real property taxes or other applicable betterment assessments. Similarly, MassDevelopment shall provide or cause to be provided written notice to the Municipality of the institution of a foreclosure or other proceeding, of which MassDevelopment has knowledge, against any benefitted property for a delinquent PACE Betterment Assessment.

(i) Promotion of Program; Assistance for PACE Financing; Payment to Municipality.

1. The Municipality shall use good faith efforts to assist MassDevelopment in local marketing efforts and outreach to the local business community to encourage participation in PACE Massachusetts, such as including PACE Massachusetts program information on the Municipality's website, distributing an informational letter from the Municipality to local businesses regarding the program, and conducting business roundtable events.

2. The Municipality shall use good faith efforts to assist in gathering and providing information to MassDevelopment for use in the offer, sale and issuance of Bonds or to otherwise assist in the obtaining of financing for Improvements to benefitted properties within the Municipality.

Section 4. No Liability.

Notwithstanding any other provision of law to the contrary, officers and officials of the Municipality,



including, without limitation, municipal tax assessors and tax collectors, are not personally liable to MassDevelopment or to any other person for claims, of whatever kind or nature, under or related to PACE Massachusetts, including, without limitation, claims for or related to uncollected PACE Betterment Assessments. Other than fulfillment of the obligations specified in this Agreement, the Municipality has no liability to any Owner or Lender.

#### Section 5. Term.

The term of this Agreement shall commence upon the date first written above and shall continue in full force and effect until the later of (i) the Municipality elects to terminate this Agreement as provided below, and (ii) all of the PACE Betterment Assessments levied by the Municipality in accordance with this Agreement have been paid in full or deemed no longer outstanding (the "Term"). The Municipality may elect to terminate its participation in PACE Massachusetts at any time on 60 days' advance notice to MassDevelopment, provided that the provisions of this Agreement shall continue with regard to PACE Betterment Assessments assessed prior to such termination until those PACE Betterment Assessments have been paid in full or are no longer outstanding.

#### Section 6. Default.

Each party shall give the other party written notice of any breach of any covenant or agreement under this Agreement and shall allow the defaulting party 30 days from the date of its receipt of such notice within which to cure any such default or, if it cannot be cured within the 30 days, to commence and thereafter diligently pursue to completion, using good faith efforts to effect such cure and to thereafter notify the other party of the actual cure of any such default. The parties shall have all other rights and remedies provided by law, including, but not limited to, specific performance, provided however, in no event shall either party have the right to terminate this Agreement prior to the expiration of the Term, except as provided in accordance with Section 5 of this Agreement.

#### Section 7. Miscellaneous Provisions.

(a) Assignment or Transfer. Except as provided in Section 3(e) hereof, a party may not assign or transfer its rights or obligations under this Agreement to another municipality, political subdivision or agency or department of the Commonwealth or to a private party or entity, without the prior written consent of the other party and, if required, the prior approval of any trustee for or holders of any Bonds outstanding. If approval of the assignment by any such trustee or holders of any such Bonds is required, such approval shall be obtained in accordance with the indenture or other documents entered into by MassDevelopment in connection with the applicable Bonds.

(b) Designation of MassDevelopment Designee. Notwithstanding the provisions of Section 7(a), MassDevelopment may designate an entity to serve as the MassDevelopment Designee for purposes of Sections 3(g) and (h), or any other provision hereof, upon written notice to the Municipality. Such notice may be included in the notice sent in accordance with Section 2(b), or at a later date.

(c) Severability. If any clause, provision or section of this Agreement is held to be illegal or invalid by any court, the invalidity of the clause, provision or section will not affect any of the remaining clauses, provisions or sections, and this Agreement will be construed and enforced as if the illegal or invalid clause, provision or section has not been contained in it.

(d) Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed, to be an original, and all of which together shall constitute but one and the same instrument.

(e) Notices. All notices, requests, consents and other communications shall be in writing and shall be delivered, mailed by first class mail, postage prepaid, or overnight delivery service, to the parties, as follows: If to the Municipality: CITY/TOWN NAME STREET ADDRESS CITY, STATE, ZIP CODE Attention: If to MassDevelopment: Massachusetts Development Finance Agency 99 High Street Boston, MA 02110 Attention:

(f) Amendment and Waivers. Except as otherwise set forth in this Agreement, any amendment to or waiver of any provision of this Agreement must be in writing and mutually agreed to by MassDevelopment and the Municipality.

(g) Applicable Law and Venue. This Agreement and its provisions shall be governed by and construed in accordance with the laws of the Commonwealth. In any action, in equity or law, with respect to the enforcement or interpretation of this Agreement, venue shall be in the City of Boston, Suffolk County, Massachusetts.

(h) Entire Agreement. This instrument constitutes the entire agreement between the parties and supersedes all previous discussions, understandings and agreements between the parties relating to the subject matter of this Agreement.

(i) Headings. The headings in this Agreement are solely for convenience, do not constitute a part of this Agreement and do not affect its meaning or construction.

IN WITNESS WHEREOF, the Municipality and MassDevelopment have each caused this Agreement to be executed and delivered as of the date indicated above:

(SEAL) ATTEST:

CITY OF SPRINGFIELD

\_\_\_\_\_  
By Its Mayor

Name:

Title:

MASSACHUSETTS DEVELOPMENT FINANCE AGENCY

\_\_\_\_\_  
By:

Name:

Title:





# PACE Massachusetts Program Information

## July 2020



# MassDevelopment

- Works with **businesses, nonprofits, financial institutions, and communities** to stimulate economic growth throughout Massachusetts
- Promotes capital investment and economic development by providing **financing and development solutions**
- FY19 Results
  - **316 projects** financed or managed
  - More than **\$2 billion invested** in the Massachusetts economy
  - Projected to create or support close to **10,000 jobs**
  - Estimated to build or preserve approx. **2,000 housing units**

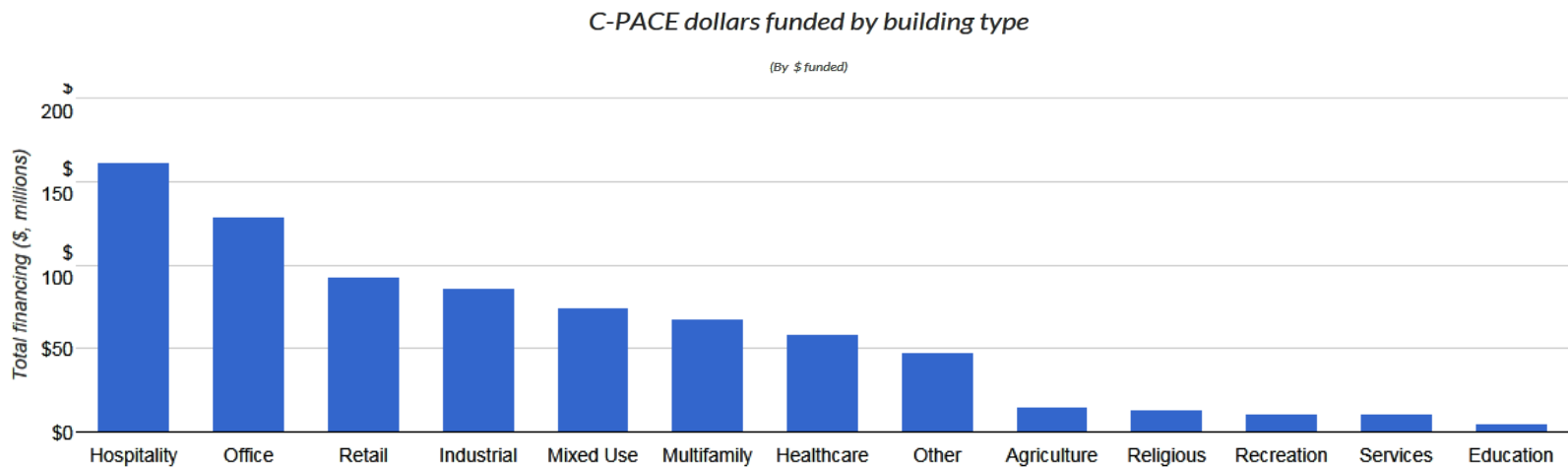


# What is PACE?

- Property Assessed Clean Energy (PACE) is a tax-based financing mechanism that enables low-cost, long-term funding for energy improvements
- PACE financing is repaid via a betterment assessment on a property's tax bill
- PACE betterment assessments work similar to improvements for public infrastructure that benefit specific properties (i.e., sidewalk or sewer)

# National Commercial PACE Market

- 20 States (plus DC) have active commercial PACE programs
- 36 states (plus DC) have PACE enabling legislation
- \$1.1 billion financed for 2,020 projects (as of 10/2019)



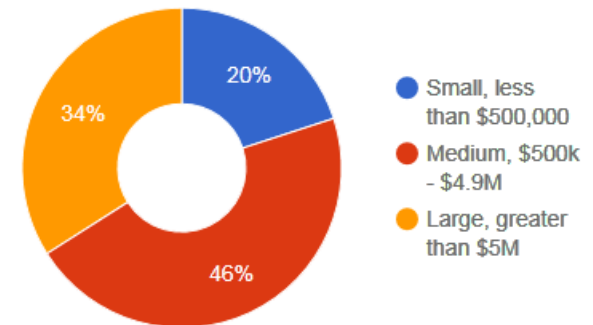


# New England Commercial PACE Programs

- Connecticut passed PACE enabling legislation in 2011 and a series of amendments in 2012 and 2015; C-PACE is administered by the Connecticut Green Bank
- Rhode Island passed PACE enabling legislation in 2016; RI C-PACE is sponsored by the RI Infrastructure Bank (SRS is administrator)
- New Hampshire passed PACE enabling legislation in 2016

*C-PACE projects by amount financed*

(By \$ funded)





# PACE in Massachusetts

- Commercial Property Assessed Clean Energy (PACE) was passed in H4568 and signed by Governor Baker in August 2016
  - Amendment for PACE technical correction signed August 2019
  - PACE Massachusetts will become available in Summer 2020
- MassDevelopment will act as Lead Program Administrator
- MassDevelopment will administer the PACE Massachusetts program in consultation with the Massachusetts Department of Energy Resources



# Eligible Properties: Existing Buildings

## Property Type

- Commercial/Industrial
- Not for profit
- Multifamily (5 units or more)

## Examples

- Office buildings
- Malls
- Hotels
- Restaurants
- Manufacturers
- YMCAs
- Schools
- Health Care
- Apartment complexes





# Eligible Measures

## Measure Type

- Energy efficiency
- Renewable energy
- Gas line extensions

## Potential Examples

- Energy management systems
- Insulation and air sealing
- HVAC systems
- Boilers and furnaces
- Lighting
- Energy Recovery and redistribution systems
- Solar panels
- Solar hot water
- Geothermal



# Key Elements of PACE Massachusetts

- Municipal opt-in (one time) required
- Maximum financing term allowed by statute is 20 years (dependent on useful life of project measures)
- Energy cost savings must exceed cost of improvements (including any financing costs and associated fees)
- Third party direct private financing (no public funds used)
- Existing mortgage holders must provide written consent to a PACE financing and lien



# Key Elements of PACE Massachusetts (continued)

- Municipal liens are senior to PACE liens; unpaid PACE assessments are senior to all other private mortgage liens in a foreclosure
- PACE assessments cannot be accelerated (only unpaid amount can be collected)
- If property is sold, the remaining PACE assessment and PACE lien stays with the property and transfers to new owner
- No limit or maximum financing cost\*
  - \* project must still meet energy cost savings requirement



# Project and Financing Steps

- Property Owner selects Capital Provider (before or after project application submission)
- Project Application submitted to MassDevelopment
- Review conducted by MassDevelopment and the DOER
- The DOER performs technical review of project energy measures and proposed energy savings

# Project and Financing Steps

- MassDevelopment
  - Verifies that municipality where project is located has authorized PACE
  - Reviews to ensure required property and financial information has been submitted by applicant
  - Verifies Mortgage holder consent was obtained (if applicable)
- If application approved, owner proceeds with Capital Provider and finalizes project details and financing terms
- Financing documents are drafted and prepared for closing

# Project and Financing Steps

- When financing closes:
  - MassDevelopment instructs Municipality to levy PACE betterment assessment and record PACE lien
  - Municipality assigns lien to MassDevelopment
  - MassDevelopment assigns lien to Capital Provider
- Municipality responsible for billing and collecting PACE assessments via municipal property tax bill and disbursing amounts collected to MassDevelopment's Paying Agent
- Once received, the Paying Agent will disburse assessment funds to each appropriate Capital Provider

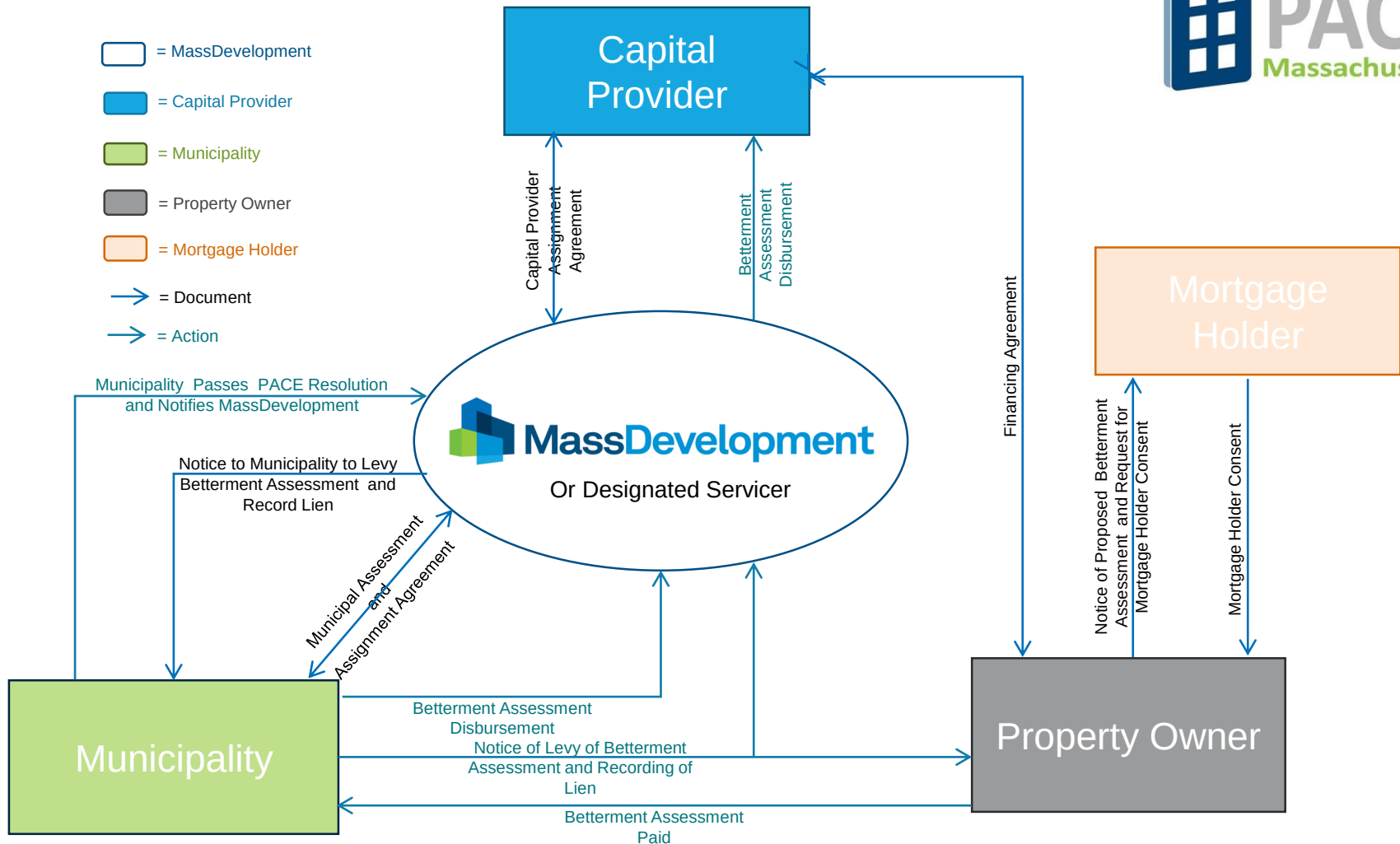




# PACE Authorized Municipalities

- Acton
- Agawam
- Amesbury
- Barnstable
- Devens
- Erving
- Fall River
- Fitchburg
- Greenfield
- Gardner
- Lexington
- New Bedford
- North Adams
- Northampton
- Orange
- Pittsfield
- Randolph
- Rockland
- Wendell
- West Springfield
- Yarmouth

# Commercial PACE Structure





## Wendy Lee O'Malley

MassDevelopment

Vice President, PACE Program Manager

99 High Street

Boston, MA 02110

phone: 617-330-2000      fax: 617-330-2001

direct: 617-330-2019

[womalley@massdevelopment.com](mailto:womalley@massdevelopment.com)





## PACE

Property Assessed Clean Energy (PACE) Massachusetts for commercial buildings is a new mechanism to finance energy improvements, such as energy-efficiency projects, renewables, and gas line extensions, on commercial and industrial properties in Massachusetts. To finance improvements, a property owner agrees to a betterment assessment on their property, which repays the financing. This approach enables owners to undertake more comprehensive energy upgrades with longer payback periods of up to 20 years. At property sale, the lien stays with the property and is transferred to subsequent property owners.

### Background

Commercial Property Assessed Clean Energy was passed as part of the energy legislation signed by Governor Baker in August 2016. MassDevelopment and the Massachusetts Department of Energy Resources (DOER) will administer the PACE program.

### Process and Eligibility

- Individual municipalities may opt into PACE one time by a majority vote of the city or town council or the board of selectmen, as appropriate.
- Properties eligible for financing through PACE include:
  - Commercial buildings
  - Industrial buildings
  - Multi-family buildings with five or more units
- Improvements eligible for financing through PACE must be permanently fixed to the property. Eligible improvements include:
  - Energy efficiency upgrades
  - Renewable energy
  - Extension of existing natural gas distribution to a property





## Benefits

- Property owners: Advantageous, non-recourse, upfront, long-term, potentially off balance sheet financing that remains with the property if sold. Capital improvements could reduce operating costs and increase property values.
- Municipalities: Job creation, business growth, and environmental benefits associated with reducing energy consumption.
- Lenders/Mortgage holders: Improved cash flow and reduced credit risk from lower operating costs via financing that cannot be accelerated. Capital improvements could also increase collateral property value.

**PACE** is an economic development tool for cities and towns across Massachusetts. Energy upgrades create a more competitive environment for attracting and retaining businesses through lower energy costs. ***Email [pace@massdevelopment.com](mailto:pace@massdevelopment.com) with your questions.***

**MassDevelopment** helps cities and towns revitalize, develop, and transform. We offer financing programs and real estate technical assistance services and have the expertise to take on your most challenging projects. ***Learn more by calling 800-445-8030 or visit [MassDevelopment.com](http://MassDevelopment.com).***

### Main office:

99 High Street, Boston, MA 02110

### Regional offices:

Devens | Fall River | Quincy | Lawrence | Springfield | Worcester





## City Council

**ADOPTED**

Meeting: 08/17/20 06:30 PM  
Initiator: Tasheena Davis  
Sponsors: Mayor Domenic J. Sarno  
DOC ID: 5810

---

### Election Warrant (Mayor Sarno)



**COMMONWEALTH OF MASSACHUSETTS**

**WILLIAM FRANCIS GALVIN  
SECRETARY OF THE COMMONWEALTH**

**WARRANT FOR 2020 STATE PRIMARY**

SS.

To the Constables of the City of SPRINGFIELD

**GREETINGS:**

In the name of the Commonwealth, you are hereby required to notify and warn the inhabitants of said city who are qualified to vote in Primaries to vote at:

**SEE ATTACHED WARD AND PRECINCT NUMBERS AND POLLING LOCATIONS**

on **TUESDAY, THE FIRST DAY OF SEPTEMBER, 2020**, from 7:00 A.M. to 8:00 P.M. for the following purpose:

To cast their votes in the State Primaries for the candidates of political parties for the following offices:

SENATOR IN CONGRESS. . . . .FOR THIS COMMONWEALTH  
 REPRESENTATIVE IN CONGRESS. . . . .FIRST DISTRICT  
 COUNCILLOR. . . . . EIGHTH DISTRICT  
 SENATOR IN GENERAL COURT . . . . .HAMPDEN DISTRICT  
 SENATOR IN GENERAL COURT . . . . . FIRST HAMPDEN & HAMPSHIRE DISTRICT  
 REPRESENTATIVE IN GENERAL COURT. . . . .SIXTH HAMPDEN DISTRICT  
 REPRESENTATIVE IN GENERAL COURT. . . . .SEVENTH HAMPDEN DISTRICT  
 REPRESENTATIVE IN GENERAL COURT. . . . .NINTH HAMPDEN DISTRICT  
 REPRESENTATIVE IN GENERAL COURT. . . . .TENTH HAMPDEN DISTRICT  
 REPRESENTATIVE IN GENERAL COURT. . . . .ELEVENTH HAMPDEN DISTRICT  
 REPRESENTATIVE IN GENERAL COURT. . . . .TWELFTH HAMPDEN DISTRICT  
  
 REGISTER OF PROBATE. . . . . HAMPDEN COUNTY

Hereof fail not and make return of this warrant with your doings thereon at the time and place of said voting.

Given under our hands this 17TH day of AUGUST, 2020.  
 (month)

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**City Council of the City of Springfield**

**By posted on the Official Bulletin Board of the Office of the City Clerk and on City's Website**

\_\_\_\_\_  
**Tasheena Davis, Esquire - City Clerk**

**A True Copy Attested**

**August 17, 2020**

Warrant must be posted by **August 25, 2020**, (at least seven days prior to the **September 1, 2020** State Primary).

Attachment: SEPTEMBER PRIMARY WARRANT 2020 (5810 : Election Warrant)

| WARD | PRECINCT | POLLING PLACE                      | ADDRESS                             |
|------|----------|------------------------------------|-------------------------------------|
| 1    | A        | RIVERVIEW ADMIN BUILDING           | 82 DIVISION ST                      |
| 1    | B        | RIVERVIEW ADMIN BUILDING           | 82 DIVISION ST                      |
| 1    | C        | NORTH END YOUTH CENTER             | 1774 DWIGHT ST                      |
| 1    | D        | BAY STATE PLACE                    | 414 CHESTNUT ST                     |
| 1    | E        | BAY STATE PLACE                    | 414 CHESTNUT ST                     |
| 1    | F        | HOBBY CLUB                         | 309 CHESTNUT ST                     |
| 1    | G        | FIRE DEPT. HEADQUARTERS            | 605 WORTHINGTON ST                  |
| 1    | H        | THE GOOD LIFE CENTER               | 1600 EAST COLUMBUS AVE              |
| 2    | A        | SPRINGFIELD BOYS & GIRLS CLUB      | 481 CAREW ST                        |
| 2    | B        | SPRINGFIELD BOYS & GIRLS CLUB      | 481 CAREW ST                        |
| 2    | C        | SPRINGFIELD BOYS & GIRLS CLUB      | 481 CAREW ST                        |
| 2    | D        | VAN SICKLE SCHOOL, GYM             | 1170 CAREW ST                       |
| 2    | E        | VAN SICKLE SCHOOL, GYM             | 1170 CAREW ST                       |
| 2    | F        | SAFETY COMPLEX                     | 1212 CAREW ST                       |
| 2    | G        | BOWLES SCHOOL                      | 24 BOWLES PARK                      |
| 2    | H        | VAN SICKLE SCHOOL, GYM             | 481 CAREW ST                        |
| 3    | A        | MASON WRIGHT                       | 74 WALNUT ST                        |
| 3    | B        | GENTILE APARTMENTS, COMMUNITY ROOM | 85 WILLIAM ST                       |
| 3    | C        | GENTILE APARTMENTS, COMMUNITY ROOM | 85 WILLIAM ST                       |
| 3    | D        | JC WILLIAMS COMMUNITY CENTER       | 116 FLORENCE ST                     |
| 3    | E        | JC WILLIAMS COMMUNITY CENTER       | 116 FLORENCE ST                     |
| 3    | F        | HOLY NAME CHURCH - SOCIAL CENTER   | 323 DICKINSON ST                    |
| 3    | G        | HOLY NAME CHURCH - SOCIAL CENTER   | 323 DICKINSON ST                    |
| 3    | H        | HOLY NAME CHURCH - SOCIAL CENTER   | 323 DICKINSON ST                    |
| 4    | A        | REBECCA JOHNSON SCHOOL             | 55 CATHARINE ST                     |
| 4    | B        | REBECCA JOHNSON SCHOOL             | 55 CATHARINE ST                     |
| 4    | C        | MASON SQUARE LIBRARY               | 765 STATE ST                        |
| 4    | D        | HIGHLAND HOUSE, INC.               | 250 OAK GROVE AVE                   |
| 4    | E        | MASON SQUARE FIRE STATION          | 33 EASTERN AVE                      |
| 4    | F        | AIC SPRAGUE ARTS CENTER            | 1053 STATE ST (Corner of Homer St.) |
| 4    | G        | INDEPENDENCE HOUSE                 | 1475 ROOSEVELT AVE                  |
| 4    | H        | AIC SPRAGUE ARTS CENTER            | 1053 STATE ST (Corner of Homer St.) |

Attachment: POLLING PLACES 2020 EXCEL (5810 : Election Warrant)

| WARD | PRECINCT | POLLING PLACE | ADDRESS |
|------|----------|---------------|---------|
|------|----------|---------------|---------|

|   |   |                                           |                               |
|---|---|-------------------------------------------|-------------------------------|
| 5 | A | HIGH SCHOOL OF SCIENCE & TECH             | 1250 STATE ST. (ALTON STREET) |
| 5 | B | HIGH SCHOOL OF SCIENCE & TECH             | 1250 STATE ST. (ALTON STREET) |
| 5 | C | MARY LYNCH SCHOOL                         | 315 NORTH BRANCH PKWY         |
| 5 | D | GREENLEAF (CLODO CONCEPCION) COMM. CENTER | 1188 PARKER ST                |
| 5 | E | PINE POINT LIBRARY                        | 204 BOSTON RD                 |
| 5 | F | DUGGAN SCHOOL                             | 1015 WILBRAHAM RD             |
| 5 | G | GREENLEAF (CLODO CONCEPCION) COMM. CENTER | 1188 PARKER ST                |
| 5 | H | CHURCH OF THE ACRES                       | 1383 WILBRAHAM RD             |

|   |   |                                |                  |
|---|---|--------------------------------|------------------|
| 6 | A | FOREST PARK LIBRARY COMM. ROOM | 380 BELMONT AVE  |
| 6 | B | FOREST PARK LIBRARY COMM. ROOM | 380 BELMONT AVE  |
| 6 | C | FOREST PARK COMMUNITY ROOM     | 25 BARNEY LANE   |
| 6 | D | ALICE BEAL SCHOOL              | 285 TIFFANY ST   |
| 6 | E | HOLY NAME CHURCH/SOCIAL CENTER | 323 DICKINSON ST |
| 6 | F | ALICE BEAL SCHOOL              | 285 TIFFANY ST   |
| 6 | G | MLK CHARTER SCHOOL             | 285 DORSET ST    |
| 6 | H | MLK CHARTER SCHOOL             | 285 DORSET ST    |

|   |   |                         |                     |
|---|---|-------------------------|---------------------|
| 7 | A | MARY DRYDEN SCHOOL      | 190 SURREY ROAD     |
| 7 | B | FREDERICK HARRIS SCHOOL | 58 HARTFORD TERRACE |
| 7 | C | FREDERICK HARRIS SCHOOL | 58 HARTFORD TERRACE |
| 7 | D | TALMADGE SCHOOL         | 1395 ALLEN ST       |
| 7 | E | BRUNTON SCHOOL          | 1801 PARKER ST      |
| 7 | F | KILEY MIDDLE SCHOOL     | 180 COOLEY ST       |
| 7 | G | BRUNTON SCHOOL          | 1801 PARKER ST      |
| 7 | H | GLICKMAN SCHOOL         | 120 ASHLAND AVE     |

|   |   |                                  |                       |
|---|---|----------------------------------|-----------------------|
| 8 | A | MARY MOTHER OF HOPE CHURCH       | 840 PAGE BLVD         |
| 8 | B | MARY LYNCH SCHOOL                | 315 NORTH BRANCH PKWY |
| 8 | C | CENTRAL HIGH SCHOOL              | 1840 ROOSEVELT AVE    |
| 8 | D | UP ACADEMY KENNEDY               | 1385 BERKSHIRE AVE    |
| 8 | E | INDIAN ORCHARD CITIZEN'S COUNCIL | 117 MAIN ST, I.O.     |
| 8 | F | UP ACADEMY KENNEDY               | 1385 BERKSHIRE AVE    |
| 8 | G | WARNER SCHOOL                    | 493 PARKER ST         |
| 8 | H | PINE POINT LIBRARY               | 204 BOSTON RD         |

Attachment: POLLING PLACES 2020 EXCEL (5810 : Election Warrant)





**City Council**  
36 Court Street  
Springfield, MA 01103

Meeting: 08/17/20 06:30 PM  
Department: Economic Development  
Category: Special Permit  
Prepared By: Phil Dromey  
Initiator: Phil Dromey  
Sponsors:  
DOC ID: 5657

**TABLED**

**PETITION (ID # 5657)**

**For a Special Permit for a Temporary Truck or Truck Body Storage Lot at the Property Known as 158 Avocado Street 00845-0035) (Book#3441/Page#205), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.5(2).**

|             |                                                             |
|-------------|-------------------------------------------------------------|
| Request:    | See Above                                                   |
| Owner:      | Springfield Cooperative Farmers<br>Market Association, Inc. |
| By:         | Richard A Skypek, Esquire                                   |
| Petitioner: | Springfield Cooperative Farmers<br>Market Association, Inc. |
| By:         | Richard A Skypek, Esquire                                   |

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

for a special permit for a temporary truck or truck body storage lot at the property known as 158 Avocado Street 00845-0035) (Book#3441/Page#205), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.5(2).

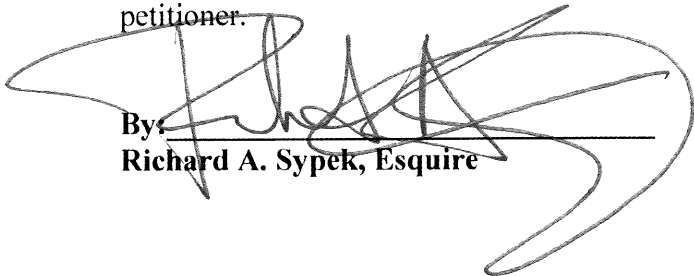
**Mailing Address:**

158 Avocado Street  
Springfield, MA 01104

**Owner & Petitioner:**

**Springfield Cooperative Farmers Market  
Association, Inc.**

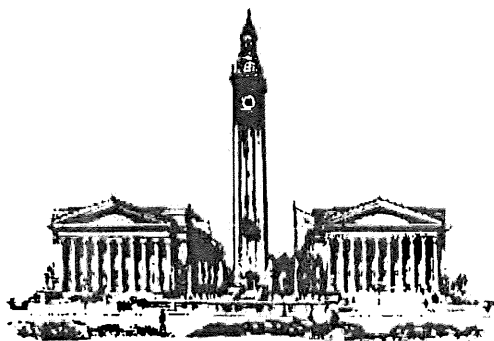
I hereby certify that I am the owner and  
petitioner or acting on behalf of the owner and  
petitioner.

By: 

**Richard A. Sypek, Esquire**

Attachment: Avocado St 158 Tax Formal (5657 : 158 Avocado Street)

Stephen J. Lonergan  
*Collector/Treasurer*



THE CITY OF  
SPRINGFIELD, MASSACHUSETTS



May 13, 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: 158 Avocado St -- (00845-0035)

Petitioner and Property Owner: Springfield Cooperative Farmer's Market Association, Inc.  
158 Avocado Street  
Springfield, MA 01104

Representative: Richard A. Sypek, Esquire

A handwritten signature in cursive script, reading "Stephen J. Lonergan", is written over a horizontal line.

Stephen J. Lonergan: Treasurer/Collector

Attachment: Avocado St\_158\_Tax\_Formal (5657 : 158 Avocado Street)

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

---

**158 AVOCADO STREET (00845-0035)  
TEMPORARY TRUCK/TRUCK BODY STORAGE**

*General Information*

---

|                                                       |                                                                 |
|-------------------------------------------------------|-----------------------------------------------------------------|
| <b>Petitioner:</b>                                    | Springfield Cooperative Farmers Market Association, Inc.        |
| <b>Request:</b>                                       | Temporary truck/truck body storage                              |
| <b>Proposed use of the property:</b>                  | Temporary truck/truck body storage                              |
| <b>Property Size:</b>                                 | 87,120 s.f.                                                     |
| <b>Compatibility with current planning documents:</b> | The Brightwood Neighborhood Plan shows no changes to this area. |
| <b>Neighborhood council notification:</b>             | New North Citizens Council: 7-14-20                             |
| <b>Tax Status:</b>                                    | SEE ATTACHED                                                    |
| <b>Site Visit:</b>                                    | 7-29-20                                                         |
| <b>Hearing Date:</b>                                  | 8-17-20                                                         |

*Staff Analysis*

---

**Neighborhood characteristics:**

The parcel is currently zoned Industrial A and located in an area consisting of primarily commercial/industrial uses. The surrounding land uses include:

- To the north is a warehouse operation zoned Industrial A.
- To the south is a warehouse operation zoned Industrial A.
- To the east is a truck terminal zoned Industrial A.
- To the west is the Connecticut River.

**Site plan review:**

The petitioner has requested a special permit for the temporary storage of truck and/or truck bodies at the property known as 158 Avocado Street. This is the current location of S.T.S Trucking Services.

After review of the plans and visiting the site, the staff does not object to the proposed request. As noted above, this site is located within an industrial area of the Brightwood neighborhood and is surrounded by other industrial uses including warehouse operations and a truck terminal located directly across the street. There are also no residential abutters within this area. As such, the staff believes that the proposed use is an



appropriate use for this area and will not have any adverse effects on the abutters or on the neighborhood as a whole.



### Recommendation

Approve, with conditions.

### Recommended Conditions

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the operation of temporary truck and/or truck body storage at the property known as 158 Avocado Street (00845-0035).
3. The use shall be developed in accordance with the attached site plan, with the additions of conditions #4 through #8.
4. The site shall be maintained free of all weeds, trash and debris.
5. There shall be no storage of junk vehicles and/or parts at this location.
6. There shall be no dumping at this location.
7. The building shall be maintained graffiti free.
8. The existing landscaped area shall be maintained and kept free of litter, trash, debris and overgrown vegetation.
9. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.

Stephen J. Lonergan  
*Collector/Treasurer*



THE CITY OF  
SPRINGFIELD, MASSACHUSETTS

May 13, 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: 158 Avocado St – (00845-0035)

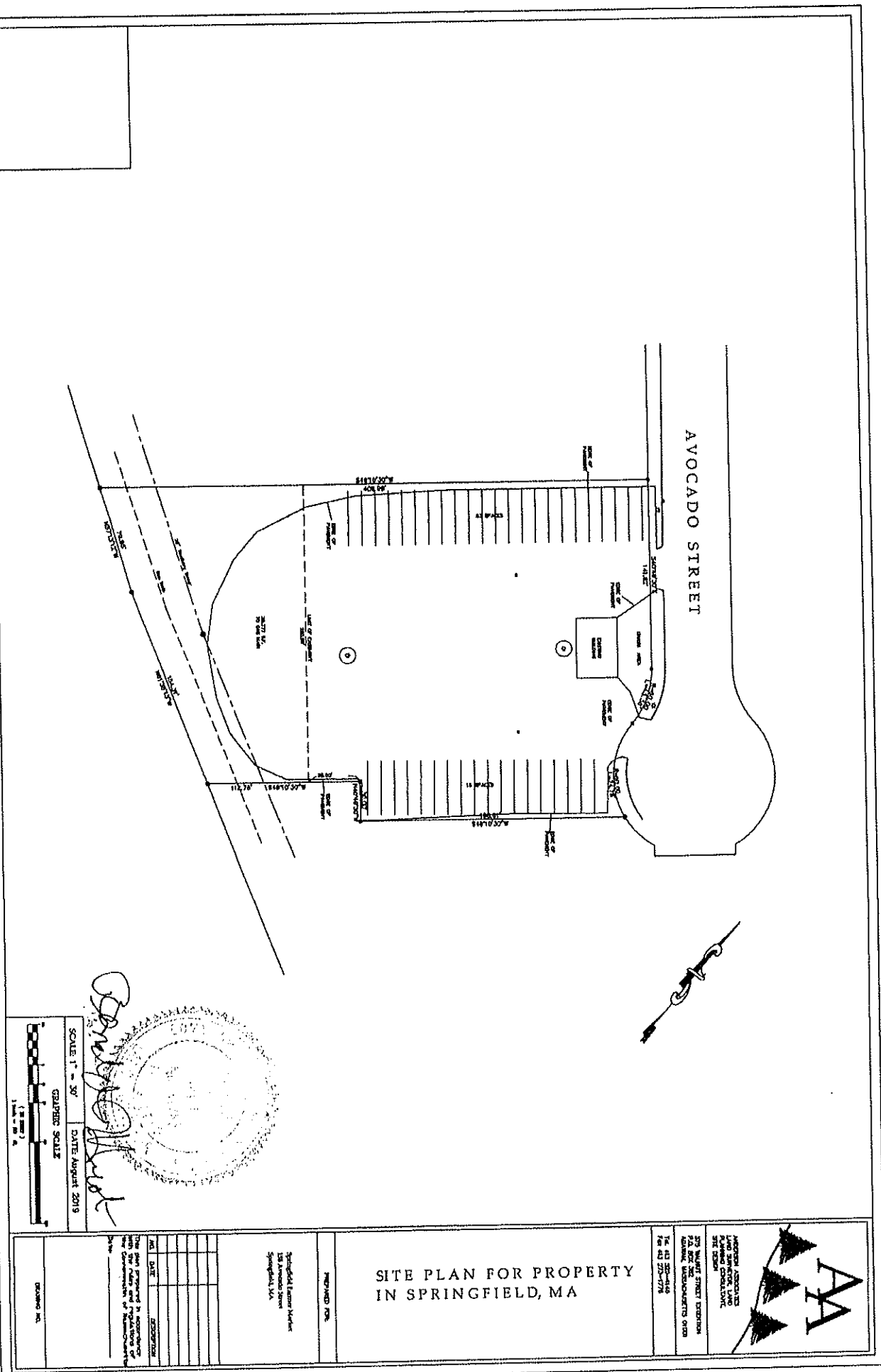
Petitioner and Property Owner: Springfield Cooperative Farmer's Market Association, Inc.  
158 Avocado Street  
Springfield, MA 01104

Representative: Richard A. Sypek, Esquire

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

Stephen J. Lonergan: Treasurer/Collector

Attachment: Avocado St 158 2020 (5657 : 158 Avocado Street)





West Columbus Ave

Avocado St

Propsoed Location

Attachment: Avocado St 158 2020 (5657 : 158 Avocado Street)

|                                                                                                                          |                                    |
|--------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| <br><b>SPRINGFIELD</b><br><b>GIS</b> | City of Springfield, Massachusetts |
|                                                                                                                          | DATA SOURCE:                       |
|                                      | <b>158 Avocado Street</b>          |





**City Council**  
36 Court Street  
Springfield, MA 01103

Meeting: 08/17/20 06:30 PM  
Department: Economic Development  
Category: Special Permit  
Prepared By: Phil Dromey  
Initiator: Phil Dromey  
Sponsors:  
DOC ID: 5788

**TABLED**

**PETITION (ID # 5788)**

**To Amend an Existing Special Permit (Motor Vehicle Service Station), Granted July 2007, by Allowing a Change in the Site Plan at the Property Known as 740 Boston Road (01655-0126)(Book#18106/Page#199), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.3(1).**

|             |               |
|-------------|---------------|
| Request:    | See Above     |
| Owner:      | GOGRI, Inc.   |
| By:         | Hasmukh Gogri |
| Petitioner: | GOGRI, Inc.   |
| By:         | Hasmukh Gogri |

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

to amend an existing special permit (motor vehicle service station), granted July 2007, by allowing a change in the site plan at the property known as 740 Boston Road (01655-0126)(Book#18106/Page#199), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.3(1).

**Mailing Address:**

61 Appaloosa Lane  
West Springfield, MA 01119

**Petitioner:**

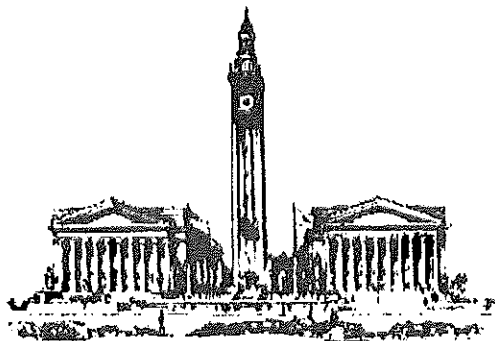
**GOGRI, Inc.**

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

By: \_\_\_\_\_

Hasmukh Gogri

Attachment: Boston\_Rd\_740\_Tax\_Formal (5788 : 740 Boston Road)



THE CITY OF  
SPRINGFIELD, MASSACHUSETTS

07/09/2020

## 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 : 740 Boston Road

Petitioner : GOGRI, INC.

Landlord : GOGRI, INC.

A handwritten signature in cursive script, reading "Christopher A. Caputo".

Christopher A. Caputo: Treasurer Collector

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

---

**740 BOSTON ROAD (01655-0126)  
AMEND AN EXISTING SPECIAL PERMIT (MOTOR VEHICLE SERVICE STATION)**

*General Information*

---

|                                                       |                                                                                                                                                      |
|-------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Petitioner:</b>                                    | GOGRI, Inc.                                                                                                                                          |
| <b>Request:</b>                                       | To amend an existing special permit (motor vehicles service station/gas station), granted July 2007, by allowing a change in the approved site plan. |
| <b>Proposed use of the property:</b>                  | Gas station.                                                                                                                                         |
| <b>Size:</b>                                          | 18,613 s.f.                                                                                                                                          |
| <b>Compatibility with current planning documents:</b> | The Pine Point Neighborhood Plan shows no changes to this area.                                                                                      |
| <b>Neighborhood council Notification:</b>             | Pine Point Community Council: 7-7-20                                                                                                                 |
| <b>Tax Status:</b>                                    | SEE ATTACHED                                                                                                                                         |
| <b>Site Visit:</b>                                    | 7-23-20                                                                                                                                              |
| <b>Hearing Date:</b>                                  | 8-17-20                                                                                                                                              |

*Staff Analysis*

---

**Neighborhood characteristics:**

The parcel is currently zoned Business A. The area has a mix of commercial and residential uses. The surrounding land uses include:

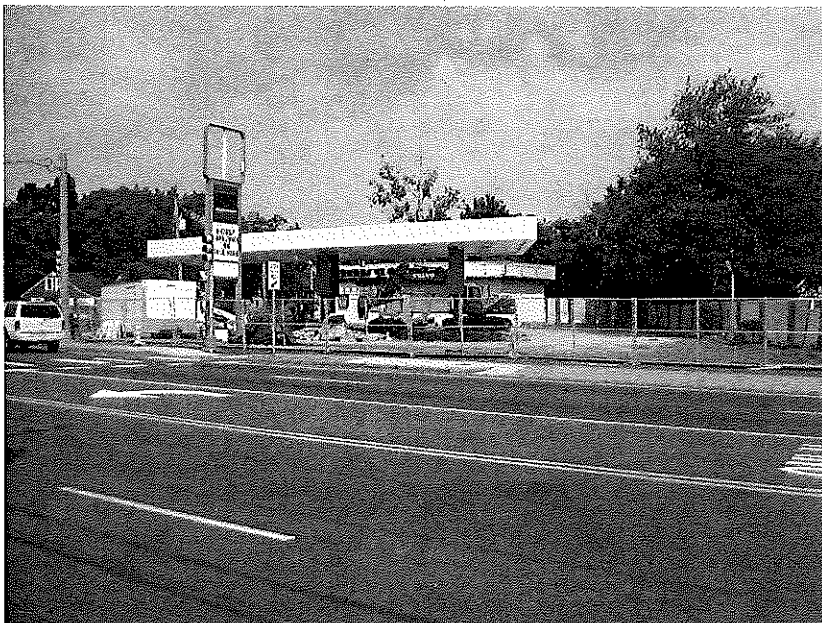
- To the north is a vacant property zoned Business B.
- To the south are a car wash and fast food restaurant zoned Business A and Business B.
- To the east are a single-family house and restaurant zoned Residence B and Business A.
- To the west is a used car dealership zoned Business A.

**Site plan review:**

The petitioner has requested to amend an existing special permit, granted July 2007 for an existing Citgo gas station by allowing a change to the approved site plan at the property known as 740 Boston Road. The proposed change to the site plan is for a new 1,632 square foot addition to the rear of the existing building. It should be noted that this site also obtained a special permit for a drive-up service window in 2010, however, that project was never completed.



After visiting the site and reviewing the plans, the staff does not object to the proposed request. The only comment that staff has is that the existing landscaping along the side and rear of the property is in need of maintenance. The existing vegetation in these areas is minimal and in poor shape. As part of this approval, the staff would strongly recommend that new landscaping be installed along both the side and rear of the property. Lastly, the existing fencing along the side and rear property is in need of repair.



### *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 motor vehicle service station (gas station) at the property known as 740 Boston Road (01655-0126).
3. The use shall be developed as per the attached site plans and elevations, with the addition of conditions #4 and #11.
4. All other conditions placed on the special permit, granted May 26, 2007, shall remain in effect.
5. The existing fence located along the side and rear property lines shall be repaired or replaced.
6. The proposed landscaping shall be completed as per the attached plans and new vegetation shall be installed.
7. All landscaped areas shall be maintained and kept free of all trash and debris.
8. There shall be no additional signage located on the property.
9. There shall be no non-accessory signs located on the parcel.
10. There shall be no banner, streamers or other promotional materials placed on the building or in outside areas.
11. In addition to the special permit approval, a full review by the Department of Public Works, as per the provisions of City Ordinance, Chapter 27, Article VIII, § 27-58 through 27-63, will be required. This approval must be obtained prior to the issuance of a Building Permit.
12. 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

07/09/2020

## 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 : 740 Boston Road

Petitioner : GOGRI, INC.

Landlord : GOGRI, INC.

A handwritten signature in cursive script, reading "Christopher A. Caputo".

Christopher A. Caputo; Treasurer Collector

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE  
CITY OF SPRINGFIELD  
MASSACHUSETTS

4.b

2007-0725

TO: DATE : July 26, 2007  
DEPARTMENT: FROM: Wayman Lee, Esq.  
COPIES TO: DEPARTMENT: City Clerk  
SUBJECT: 740 Boston Road

This is to inform you that at a meeting of the City Council held on Monday evening June 25, 2007, it was voted by the Council in accordance with law to grant a Special Permit on the petition of Owner: BDMG, LLC by: Michael McCarthy & Petitioner: Gogri Family Inc. By: Hasmukh Gogri to amend a special permit (gas station) granted on October 2, 1990, by allowing a change in the petitioner at the property known as **740 Boston Road** (01655-0126) (f/n/a 736-740 Boston Road) and ES Harvey Street (06385-0038) as allowed by Massachusetts General Laws and the Springfield Zoning Ordinance, Article X-D, Section 1001-D.10.a. with the following conditions:

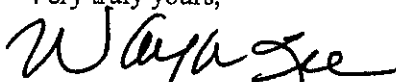
1. This special permit is granted to this petitioner only.
2. This special permit is granted solely to operate a gas station at the property known as 740 Boston Road (01655-0126) & ES Harvey Street (06385-0038).
3. All other conditions placed on the special permit, granted October 2, 1990, shall remain in effect.
4. The existing fence located along the northern property line shall be repaired or replaced.
5. All landscaped areas shall be maintained and kept free of all trash and debris.
6. There shall be no additional signage located on the property.
7. There shall be no non-accessory signs located on the parcel.
8. There shall be no banner, streamers or other promotional materials placed on the building or in outside areas.
9. The existing chain link fence shall be painted.
10. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by a fine of up to \$50 per day for each day a violation exists

A copy of this decision and all plans referred to in the decision have been filed with the Planning Board and City Clerk.

REASONS: (1) The specific site is an appropriate location for such a use, structure, or condition. (2) The use as developed will not adversely affect the neighborhood. (3) Adequate and appropriate facilities will be provided for the proper operation of the proposed use.

This permit becomes effective on July 26, 2007.

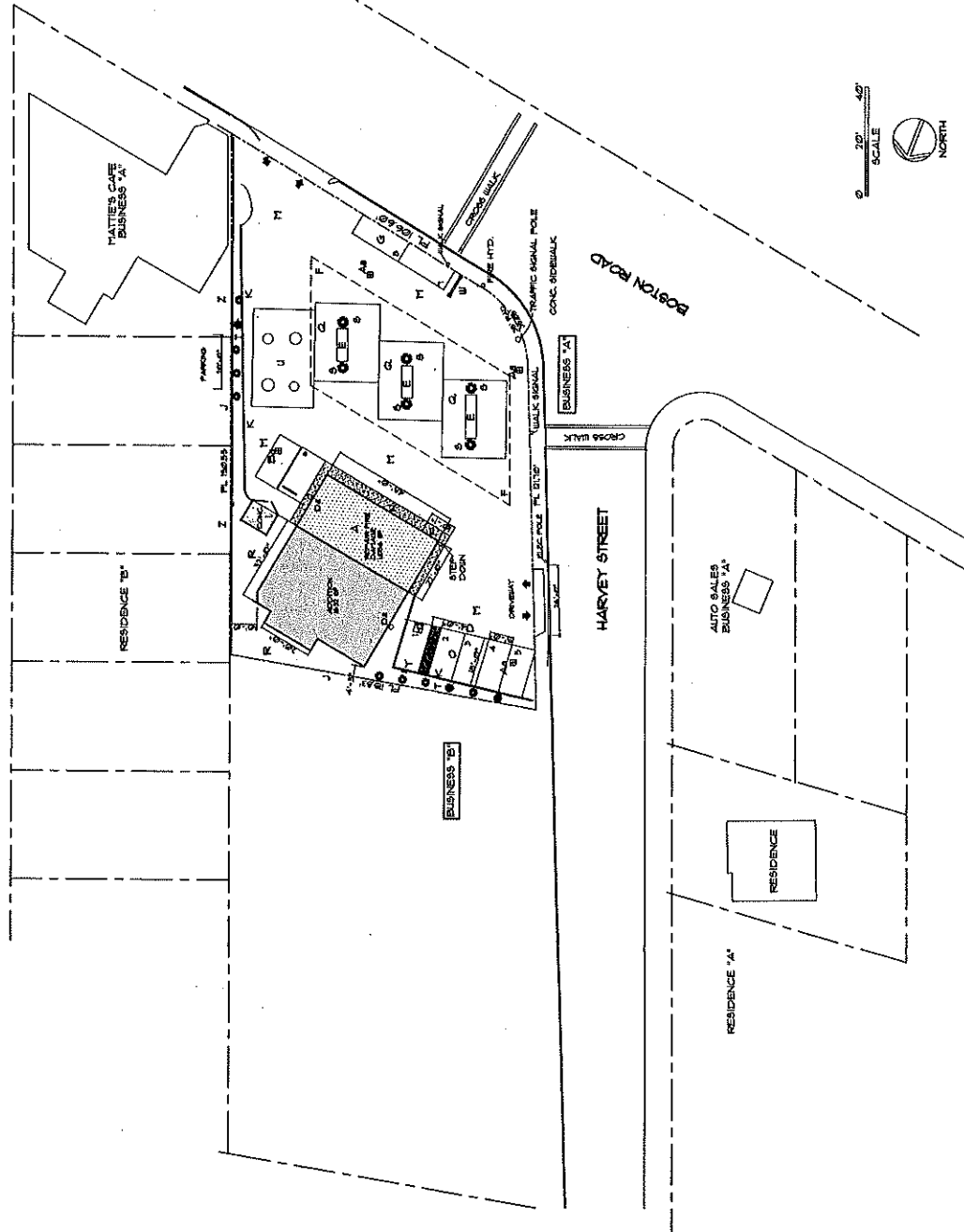
Very truly yours,

  
Wayman Lee, Esquire  
City Clerk

WL/laf

Attachment: Boston\_Rd\_740\_2020 (5788 : 740 Boston Road)

SEWELL STREET



- PLAN NOTES:**
- A. EXISTING GAS SERVICE AND CONVENIENCE STORE BUILDING 1096 SF.
  - B. ADDITION FOR CONVENIENCE STORE EXPANSION AND COFFEE SHOP TAKE OUT DRIVE THROUGH WINDOW 1950 SF, 27' X 48' (WINDOW PROJECTION 35 SF).
  - C. DRIVE THROUGH WINDOW.
  - D. PARKING SPACES.
  - E. GAS PUMP ISLAND.
  - F. ROOF CANOPY.
  - G. PARALLEL PARKING 3 CARS 20'-0" X 5'-0".
  - ITEM ELIMINATED
  - H. EXISTING DRIVEWAY ENCLOSURE.
  - I. EXISTING CHAIN LINK FENCE WITH VINYL SLATS 6' HIGH, PROVIDE NEW FENCE.
  - K. EXISTING BITUMINOUS CURB.
  - M. EXISTING BITUMINOUS CONCRETE, PROVIDE SEAL COAT.
  - N. 4'-0" WIDE CONCRETE WALK.
  - O. 4" WIDE PAINTED WHITE LINES.
  - P. HC RAP.
  - Q. ISLAND CONCRETE MAT.
  - R. GRASS.
  - S. FIRE CAST CONCRETE PLANTER BY WALSLEY TILE.
  - T. JUNCTION CHIMNEY'S COLUMNS AT 3'-0" O.C. NARROW AND COLUMNS SPREAD 2'.
  - U. CONCRETE SLAB, FUEL TANKS BELOW.
  - ITEM ELIMINATED
  - W. EXISTING SIGN POLES.
  - X. ITEM ELIMINATED
  - Y. HANDICAPPED PARKING, PROVIDE POST SIGN 84" HIGH, AND GROUND ID.
  - Z. ENGLISH IVY, "N.A. BRIDGE", GROUND ON NEW FENCE.
  - AA. EXISTING CATCH BASIN.
  - BB. NEW CATCH BASIN IN ACCORDANCE WITH EPA AND CITY DRU STANDARDS.
  - ITEM ELIMINATED
  - CC. CUT OFF WALL PERMIT 100 W/ HIGH PRESSURE SODIUM, ELIMINATES GLARE AND PREVENTS LIGHT SPILL LIGHTING EXISTS FOR FRONT SERVICE AREA.
- NOTE: PARKING SPACES REQUIRED FOR RETAIL - 300 SF BUILDING AREA PER CAR - 2650 SF / 300 - 8.5 FT SPACES, 9 SPACES PROVIDED.

24" x 36"

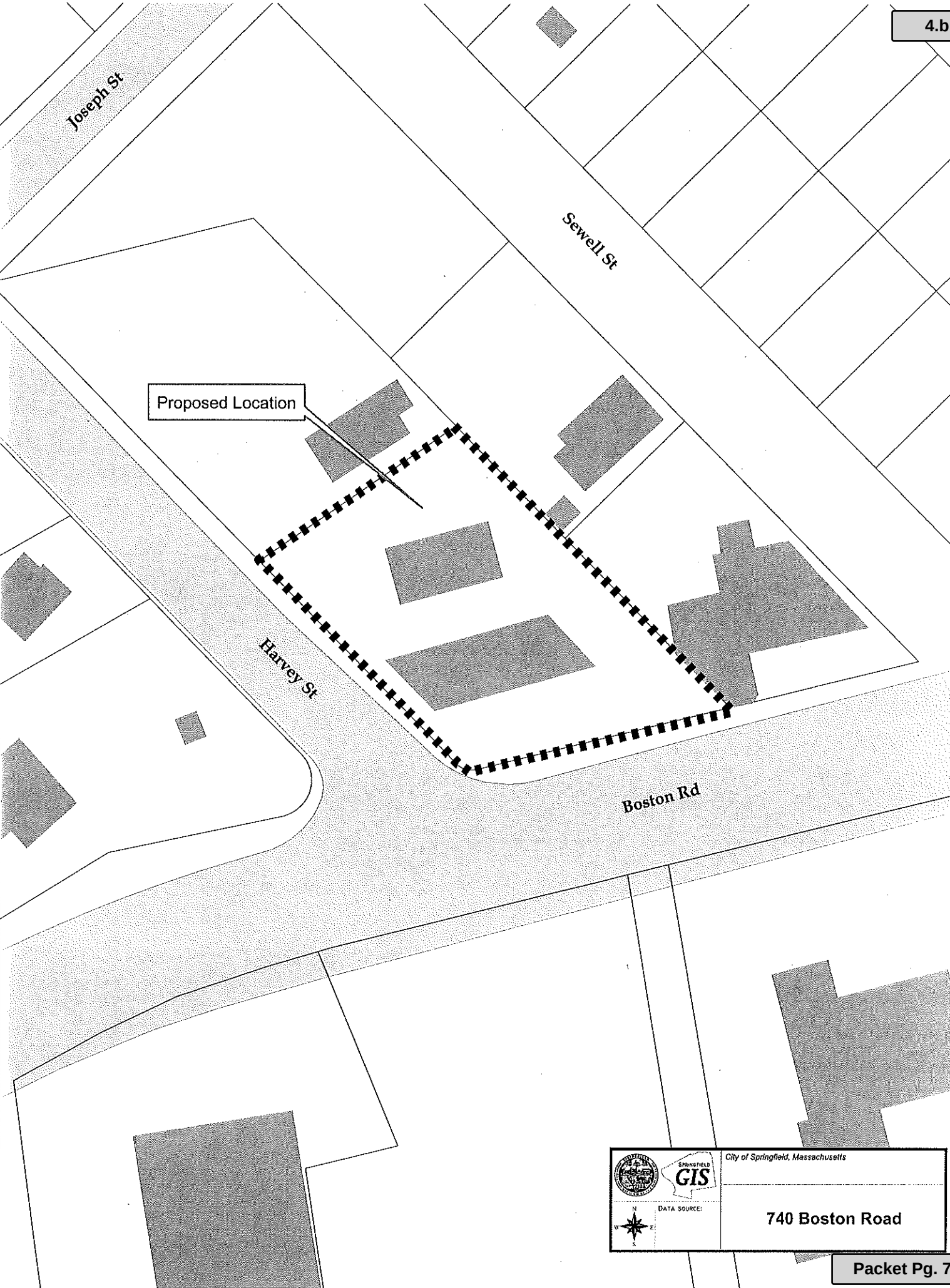
**CHARTER ASSOCIATES**  
121 CHESTNUT STREET  
SPRINGFIELD, MA 01103  
(413) 732-1495

**ADDITION & FIRE DAMAGE REPAIR  
H & M FOOD & FUEL GOGRI, INC.**  
740 BOSTON ROAD, SPRINGFIELD, MASSACHUSETTS

**SITE PLAN**

DATE: 11/15/20  
SCALE: 1" = 40'  
PROJECT: 11/15/20  
SHEET: 1 OF 1





Attachment: Boston\_Rd\_740\_2020 (5788 : 740 Boston Road)

|                                                                                                                   |                                    |
|-------------------------------------------------------------------------------------------------------------------|------------------------------------|
| <br>SPRINGFIELD<br><b>GIS</b> | City of Springfield, Massachusetts |
|                                                                                                                   | 740 Boston Road                    |

DATA SOURCE:



**City Council**  
36 Court Street  
Springfield, MA 01103

Meeting: 08/17/20 06:30 PM  
Department: Economic Development  
Category: Special Permit  
Prepared By: Phil Dromey  
Initiator: Phil Dromey  
Sponsors:  
DOC ID: 5603

**TABLED**

**PETITION (ID # 5603)**

**To Amend an Existing Special Permit (Drive-Up Service Window), Granted August 2006, by Allowing a Change to the Petitioner, at the Property Known as 381 Cooley Street (03170-0199) (Book#21176/Page#558), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 19.1(1).**

|             |                          |
|-------------|--------------------------|
| Request:    | See Above                |
| Owner:      | Jefferson Investors, LLC |
| By:         | Andrew Cohen, President  |
| Petitioner: | Walgreens S17787         |
| By:         | Robert Lauzon            |

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

to amend an existing special permit (drive-up service window), granted August 2006, by allowing a change to the petitioner, at the property known as 381 Cooley Street (03170-0199) (Book#21176/Page#558), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 19.1(1).

**Mailing Address:**

18 Genevieve Place  
 Great Neck, NY 11021

**Owner:**

**Jefferson Investors, LLC**

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

By:   
 Andrew Cohen, President

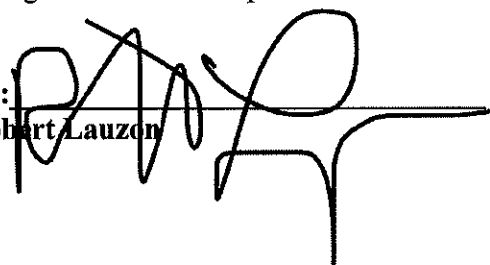
**Mailing Address:**

381 Cooley Street  
 Springfield, MA 01128

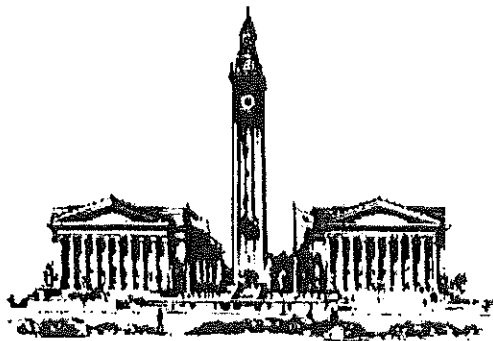
**Petitioner:**

**Walgreens S17787**

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

By:   
 Robert Lauzon

Attachment: Cooley\_St\_381\_Tax\_Formal (5603 : 381 Cooley Street)



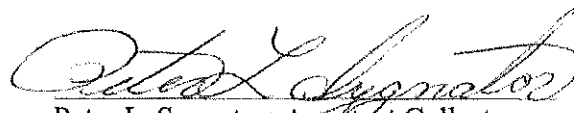
THE CITY OF  
SPRINGFIELD, MASSACHUSETTS

03/26/2020

## 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 : 381 Cooley Street  
Petitioner : Walgreens S17787  
LandLord : Jefferson Investors, LLC

  
Peter L. Sygnator: Assistant Collector



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

---

**381 Cooley Street (03170-0199)  
AMEND AN EXISTING SPECIAL PERMIT (DRIVE-UP SERVICE WINDOW)**

*General Information*

---

|                                                       |                                                                                                                                                                           |
|-------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Petitioner:</b>                                    | Walgreens S17787                                                                                                                                                          |
| <b>Request:</b>                                       | To amend an existing special permit (drive-up service window), granted October 9, 2000 and amended August 2006 and November 2008, by allowing a change in the petitioner. |
| <b>Proposed use of the property:</b>                  | Walgreens                                                                                                                                                                 |
| <b>Size:</b>                                          | 152,024 s.f.                                                                                                                                                              |
| <b>Compatibility with current planning documents:</b> | The Sixteen Acres Neighborhood Plan shows no changes to this area.                                                                                                        |
| <b>Neighborhood council Notification:</b>             | Outerbelt Civic Association: 4-16-20                                                                                                                                      |
| <b>Tax Status:</b>                                    | SEE ATTACHED                                                                                                                                                              |
| <b>Site Visit:</b>                                    | 7-23-20                                                                                                                                                                   |
| <b>Hearing Date:</b>                                  | 8-17-20                                                                                                                                                                   |

*Staff Analysis*

---

**Neighborhood characteristics:**

The parcel is currently zoned Business A.

To the north are single family houses zoned Residence A.

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

To the west is a commercial shopping center zoned Residence A and Business A.

To the east is vacant land zoned Residence A1.

**Site plan review:**

The petitioner has requested to amend an existing special permit, granted October 9, 2000, by allowing a change in the petitioner at the property known as 381 Cooley Street. This was the former location of a Rite Aid Pharmacy and is now the location of a Walgreens.

After visiting the site, the staff does not object to the proposed request. As noted above, this has been an existing drive-up pharmacy for several years. The staff has also reviewed the conditions and although the staff is pleased with the overall condition of the property, it should be noted that condition #4 of the 2006 special

permit has not yet been completed. This condition requires that the tree belt along Cooley Street be loamed and seeded. The tree belt is currently mulched. As part of the approval of this amendment, completion of this condition should be required or the condition removed by the City Council.



#### Recommendation

Approve, with conditions.

#### Suggested 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 property known as 381 Cooley Street (03170-0199).
3. All conditions placed on the original special permits, granted October 9, 2000 and amended August 2006 and November 2008, shall remain in effect.
4. 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.



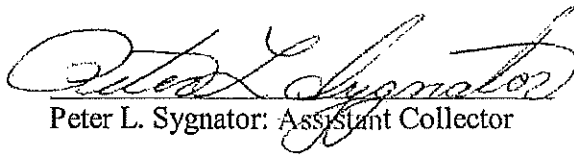
THE CITY OF  
SPRINGFIELD, MASSACHUSETTS

03/26/2020

## 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 : 381 Cooley Street  
Petitioner : Walgreens S17787  
LandLord : Jefferson Investors, LLC



Peter L. Sygnator: Assistant Collector

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE  
CITY OF SPRINGFIELD  
MASSACHUSETTS

2006-0624

TO:

DATE : August 10, 2006

DEPARTMENT:

FROM: Wayman Lee

COPIES TO:

DEPARTMENT: City Clerk

SUBJECT: Special Permit  
381 Cooley Street

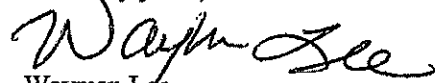
This is to inform you that at a meeting of the City Council held on Monday evening, July 17, 2006, it was voted by the Council in accordance with law to grant a Special Permit on the petition of Owner & Petitioner: P.J.C Realty Co., Inc, By: Howard Nobleman to amend an existing special permit, October 9, 2000 by allowing a change in the site plan, at the property known as 381 Cooley Street (03170-0199) (formally known as ES Cooley Street), as allowed by Massachusetts General Laws and the Springfield Zoning Ordinance, Article XI, Section 1101.11.d with the following conditions:

1. This special permit is granted to this petitioner only.
  2. This special permit is granted solely for the operation of a Brooks drive-up service window at the property known as 381 Cooley Street (03170-0035)
  3. The use shall be developed according to the attached site plans, dated May 19, 2006, with the addition of condition #4 through #10.
  4. All previous special permit conditions granted on October 9, 2000 shall remain in effect.
  5. The treebelt shall be loamed and seeded.
  6. The sidewalks along Cooley Street shall remain at the same grade and the same materials as the adjacent sidewalks. The sidewalk shall not be depressed to accommodate the driveway.
  7. All landscaped areas shall be maintained and kept free of all trash and debris.
  8. There shall be no non-accessory signs on the premises.
  9. There shall be no banners, streamers, pennants or additional signs located on the property.
  10. Compliance with these conditions, as well as any and all zoning regulations, is required.
- Failure to comply may result in enforcement by the Code Enforcement Department punishable by fine of up to \$50.00 per day for each day a violation exists

REASONS: (1) The specific site in an appropriate location for such a use, structure, or condition. (2) The use as developed will not adversely affect the neighborhood. (3) Adequate and appropriate facilities will be provided for the proper operation of the proposed use.

This permit becomes effective on August 10, 2006.

Very truly yours,

  
Wayman Lee  
City Clerk

WL/laf

Attachment: Cooley\_Sy\_381\_2020 (5603 : 381 Cooley Street)



DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE  
CITY OF SPRINGFIELD  
MASSACHUSETTS

4.b

2008-0827

TO: DATE: Nov. 19, 2008

DEPARTMENT: FROM: Wayman Lee, Esq.

COPIES TO: DEPARTMENT: City Clerk

SUBJECT: 381 Cooley St

This is to inform you that at a meeting of the City Council held on Monday, October 27, 2008, it was voted by the Council in accordance with law to grant a Special Permit on the petition of Owner & Petitioner: Sovereign RA II, LLC By: Richard A. Sypek, Esquire, for a special permit to amend an existing special permit granted October 9, 2000 and amended August 10, 2006, by allowing a change in the petitioner at the property known as **381 Cooley Street** (03170-0199) as allowed by Massachusetts General Laws and the Springfield Zoning Ordinance, Article XI, Section 1001.11.d with the following 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 property known as 381 Cooley Street (03170-0199).
3. All conditions placed on the original special permits, granted October 9, 2000 and amended August 10, 2006, shall remain in effect.
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.

.REASONS: (1) The specific site is an appropriate location for such a use, structure, or condition. (2) The use as developed will not adversely affect the neighborhood. (3) Adequate and appropriate facilities will be provided for the proper operation of the proposed use.

This permit becomes effective on November 19, 2008.

Very truly yours



Wayman Lee, Esquire  
City Clerk

WL/laf

Attachment: Cooley\_Sy\_381\_2020 (5603 : 381 Cooley Street)

Proposed Location

Cooley St

Catalina Dr

Malibu Dr

Devine St

Allen St

ndale Cr

Attachment: Cooley Sy 381 2020 (5603 : 381 Cooley Street)



Springfield  
City of Springfield, Massachusetts

DATA SOURCE:

381 Cooley Street



**City Council**  
36 Court Street  
Springfield, MA 01103

Meeting: 08/17/20 06:30 PM  
Department: Economic Development  
Category: Special Permit  
Prepared By: Phil Dromey  
Initiator: Phil Dromey  
Sponsors:  
DOC ID: 5702

**TABLED**

**PETITION (ID # 5702)**

**For a Special Permit for a Motor Vehicle Service Station (Gas Station/No Repair Service) and a Drive-Up Service Window at the Properties Known as 3111 Main Street (08130-0397)(Book#22005/Page#37), ES Main Street (08130-0394)(Book#22929/Page#511) and 11 Merwin Street (08580-0035)(Book#22738/Page#566), as Authorized by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.3(1) and 19.1(2).**

|             |               |
|-------------|---------------|
| Request:    | See Above     |
| Owner:      | Zahoor UI Haq |
| By:         | Zahoor UI Haq |
| Petitioner: | Zahoor UI Haq |
| By:         | Zahoor UI Haq |

## To The City Council of the City of Springfield:

*The undersigned respectfully petition your honorable body*

for a special permit for a motor vehicle service station (gas station/no repair service) and a drive-up service window at the properties known as 3111 Main Street (08130-0397)(Book#22005/Page#37), ES Main Street (08130-0394)(Book#22929/Page#511) and 11 Mcrwin Street (08580-0035)(Book#22738/Page#566), as authorized by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.3(1) and 19.1(2).

**Mailing Address**

3111 Main Street  
Springfield, MA 01107

**Owner & Petitioner:**

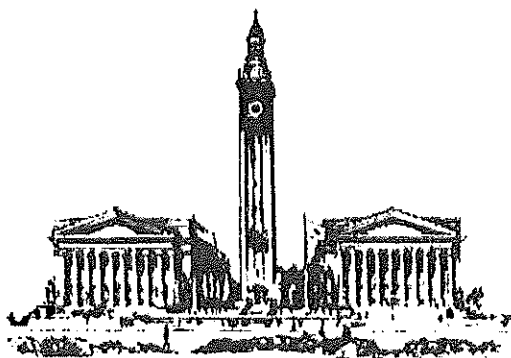
**Zahoor UI Haq**

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

BY:   
**Zahoor UI Haq**

Attachment: Main\_St\_3111\_Tax\_Formal (5702 : 3111 Main Street)





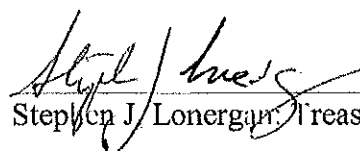
THE CITY OF  
SPRINGFIELD, MASSACHUSETTS

06/12/2020

## 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 : 3111 Main Street  
Petitioner : Zahoor UI Haq  
Landlord : Zahoor UI Haq

  
Stephen J. Lonergan, Treasurer Collector

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

---

**3111 MAIN STREET (08130-0397). ES MAIN STREET (08130-0394) &  
11 MERWIN STREET (08580-0035)  
GAS STATION/DRIVE-UP SERVICE WINDOW**

*General Information*

---

|                                                       |                                                                      |
|-------------------------------------------------------|----------------------------------------------------------------------|
| <b>Petitioner:</b>                                    | Zahoor Haq                                                           |
| <b>Request:</b>                                       | Gas station/drive-up service window.                                 |
| <b>Proposed use of the property:</b>                  | Gas station/drive-up service window.                                 |
| <b>Parcel Size:</b>                                   | 49,324 s.f.                                                          |
| <b>Compatibility with current planning documents:</b> | The Memorial Sqaure Neighborhood Plan shows no changes to this area. |
| <b>Neighborhood council notification:</b>             | New North Citizens Council: 6-15-20                                  |
| <b>Tax Status:</b>                                    | SEE ATTACHED                                                         |
| <b>Site Visit:</b>                                    | 7-29-20                                                              |
| <b>City Council Hearing:</b>                          | 8-17-20                                                              |

*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 three-family house zoned Residence B.
- To the south is an automotive sales/service operation zoned Business B.
- To the east are a two-family house and apartment building zoned Residence B and Residence C.
- To the west is Interstate 91.

**Site plan review:**

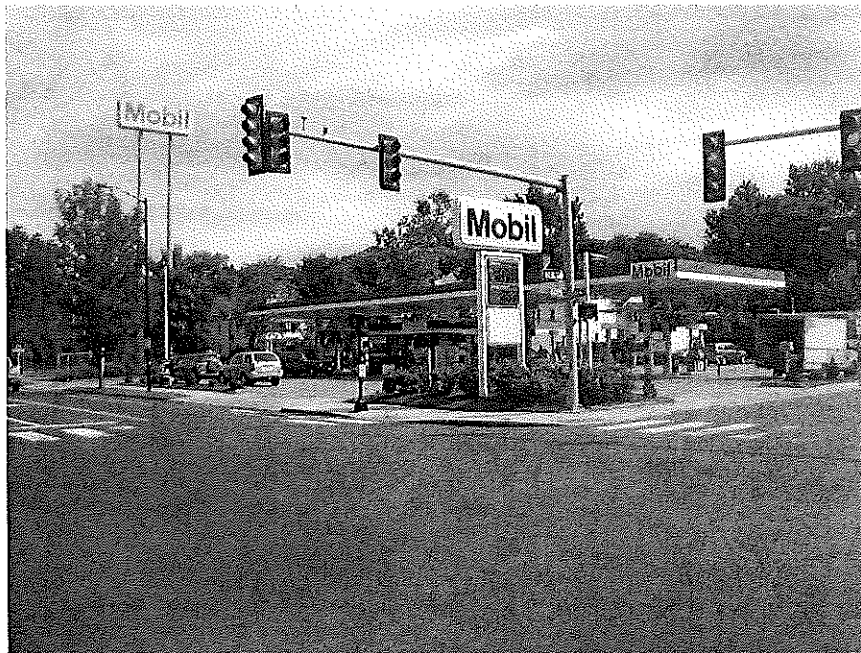
The petitioner has requested a special permit for the redevelopment of an existing site to include a new gas station/convenience store with a drive-up service window at the properties known as 3111 Main Street, ES Main Street and 11 Merwin Street. This site is located at the intersection of Main Street and Dover Street and is currently the location of a Mobile gas station. The petitioner intends to demolish the existing structures, including the car wash and construct a new 5,600±, square foot building with a new convenience store, gas pumps and a drive-up service window.

After reviewing the plans and visiting the site, the staff does not oppose the proposed request. As noted

above, there currently is a gas station as this location. With regards to the proposed development, the staff has the following comments.

First, as noted above, the development will include a number of parcels including a parcel on Merwin Street. As the Council is aware, this property was recently approved to be rezoned to Business A. The development will also include a vacant parcel along Main Street that was sold to the developer as part of an Request for Proposal (RFP) process.

As noted above, the existing structures will be demolished, including the car wash building located at the rear of the property, and a new building will be constructed. The new building will house a convenience store as well as a new, drive-up service window. The development also includes new gas pumps and canopy structure.



Currently there are a total of seven (7) existing curb cuts. Those include the curb cut which current access the vacant Main Street property and the Merwin Street property. The existing gas station has four (4) existing curb cuts; two (2) along Main Street and two (2) along Dover Street. As per the submitted plans, the new development will now only have a total of four (4) curb cuts to access the site. There will be one (1) curb cut on Main Street, two (2) remaining along Dover Street and one (1) to be located on Merwin Street. As with all new developments, a full review for traffic and drainage issues will be required from the Department of Public Works (DPW) prior to the issuance of a Building Permit. The staff has spoken with DPW and while a full review has not yet been completed, they do not have any issues with the overall site plan.

As with all new developments, the staff wants to ensure that in addition to vehicular traffic, pedestrian traffic is also taken into consideration. In reviewing the submitted plans, the staff did note that there are no pedestrian access point from either Main Street, Dover Street or Merwin Street. Due to the fact that this development directly abuts residences, pedestrian access from all the surrounding streets to the building, should be installed.

In reviewing the proposed landscaping plan, overall the staff is pleased with what is being proposed. It was noted that the required seven (7) foot buffer along the rear of the property is being installed, however, while plantings are being proposed, it was unclear to the staff if fencing was also being installed. It needs to be stressed to the petitioner that along with the proposed planting, a solid fence must also be installed. This is especially important as the rear of the property does abut residential uses. Lastly, the staff would also like to see additional shade trees planted, especially within the large grass area being proposed along the Main Street frontage. This will help provide much needed shade for the larger development site. The staff will also be recommending that all landscaped areas be irrigated.

Lastly, it should be noted that there is an existing billboard located on the vacant property on Main Street. In reviewing the proposed plans it was noted that it appears that this billboard was to be retained. However, as part of the RFP process that was completed by the City for the disposition of this property, a condition was

placed on the final disposition agreement (see attached) that the billboard was to be removed and could not be relocated elsewhere on the property. As such, the staff will be recommending a condition requiring the removal of this billboard.

### *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 redevelopment of an existing property, to include a new gas station/convenience store and drive-up service window, at the properties known as 3111 Main Street (08130-0397), ES Main Street (08130-0394) and 11 Merwin Street (08580-0035).
3. The use shall be developed as per the attached site plans and elevations, with the addition of conditions #4 and #23.
4. The drive-up window activity, including the ordering kiosk, shall not be audible from the residential abutters.
5. Any and all lighting shall be shielded from the residential abutters.
6. All landscaped areas shall be installed as per the attached plans.
7. Two (2) additional shade trees shall be installed along the Main Street frontage.
8. A six (6) foot, solid fence shall be installed along the full length of the rear property line.
9. All landscaped areas, as well as the entire site, shall be maintained and kept free of all overgrown vegetation, weeds, litter and/or debris.
10. The public sidewalks along Main Street, Dover Avenue and Merwin Street shall be maintained, including snow removal.
11. All landscaped areas shall be irrigated.
12. All signs shall be properly permitted prior to installation.
13. 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.
14. No signs or banners shall be attached to the light poles or any utility poles.
15. Any and all dumpster(s) shall be completely enclosed.
16. Loitering to be addressed at all times.
17. The building shall be maintained graffiti free.
18. There shall be no outdoor storage of materials.
19. A pedestrian access to the site shall be provided.
20. The existing billboard located on the property known as ES Main Street shall be removed and shall not be located elsewhere on the property.
21. Any and all curb cuts to be closed shall be closed as per DPW standards and the treebels, if any, shall be re-established.
22. In addition to the special permit approval, a full review by the Department of Public Works, as per the provisions of City Ordinance, Chapter 27, Article VIII, § 27-58 through 27-63, will be required. This approval must be obtained prior to the issuance of a Building Permit.
23. An Approval Not Required (ANR) plan shall be completed to the Planning Board combining all the parcels. Once approved, a copy of the plan shall be recorded in the Hampden County Registry of Deeds.
24. 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

06/12/2020

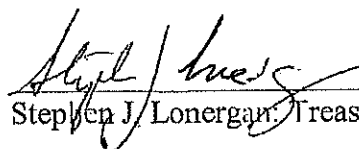
## Special Permit Tax Certification

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 : 3111 Main Street

Petitioner : Zahoor UI Haq

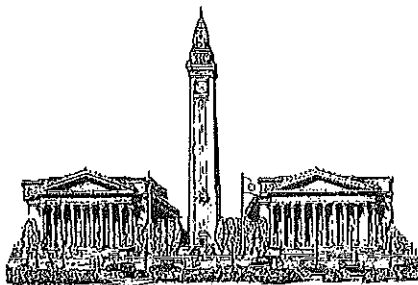
Landlord : Zahoor UI Haq

  
Stephen J. Loneragan, Treasurer Collector

**OFFICE OF PLANNING &  
ECONOMIC DEVELOPMENT**

70 TAPLEY STREET  
SPRINGFIELD, MA 01104

413-787-6020 413-787-6524 FAX



May 29, 2019

Zahoor Haq  
3111 Main Street  
Springfield, Ma 01107

RE: RFP 19– 121; Redevelopment of E S Main Street

Dear Mr. Haq:

This letter is to let you know that the review committee has reviewed your proposal and they would like to name you as the Preferred Developer for the Redevelopment of ES Main Street. There are still a few issues that need to be addressed prior transferring the parcels to.

**The Committee recommends the project with the following conditions:**

1. In accordance with the developers proposed project, a special permit (drive-thru) and zone change are required and shall be applied for through the Office of Planning and Economic Development.
2. A definitive/scaled site plan for this parcel must be submitted to the Office of Planning and Economic Development, which this plan should indicate the following:
  - Location of driveways, parking areas, sidewalks, and storage of garbage/refuse;
  - Location of fencing to be installed (following the aforementioned zone change, the Zoning Ordinance requires solid fencing be installed along any residential abutter); and
  - Landscaping, including the Zoning Ordinance requirement of a seven feet landscaped/screening buffer, for Business A, along adjacent residential lots.
3. In addition, a full review by the Department of Public Works, as per the provisions of City Ordinance, Chapter 27, Article VIII, § 27-58 through 27-63, will

be required. This approval must be obtained prior to the issuance of a Building Permit.

4. The developer shall submit an ANR plan to the Office of Planning & Economic Development to combine all acquired lots for the overall project.
5. As per submitted plans, the billboard shall be removed. It should be noted that once removed, the billboard cannot be relocated elsewhere on the site.
6. If the existing/vacant car wash structure is to remain, the developer shall submit elevation plans to the Office of Planning & Economic Development, displaying the structure in a revitalized state for it's new use and the new use shall be identified.
7. All exterior signage must be approved by the Building Department.
8. As the structure, located at 11 Merwin Street, is proposed to be demolished by the developer, it should be noted that the structure is over 100 years of age (built in 1911); as such, the Preservation of Historically Significant Buildings (Demo Delay) Ordinance is triggered. If it is the developer's intent to request a waiver of the Demo Delay Ordinance, an application for a waiver should be filed with the Springfield Historical Commission.
9. The property must be transferred from the City to Mr. Haq within 90 days of the City Council's approval.
10. The property will be conveyed with a reverter clause which will require completion of development within 12 months of conveyance of the deed.
11. The bank has to be more committed to the project and produce a Commitment Letter for the project.

The Review Committee is in full agreement and recommends your proposal with the above mentioned conditions.

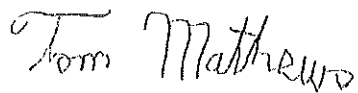
Congratulations and we wish you all the success on your project.

The next step is to go in front of the City Council and get their approval.

You can contact me at 413.787.6665 or by email at [tmathews@springfieldcityhall.com](mailto:tmathews@springfieldcityhall.com).

We look forward to working with you on this important project!

Sincerely,

A handwritten signature in black ink that reads "Tom Mathews". The signature is written in a cursive, slightly slanted style.

Thomas Mathews  
Project Manager

CC: The RFP 19 - 121 Review Committee

Attachment: Main\_St\_3111\_2020 (5702 : 3111 Main Street)



# Proposed Commercial Development

**Parcel ID's: 081300394, 081300397 & 085800035**

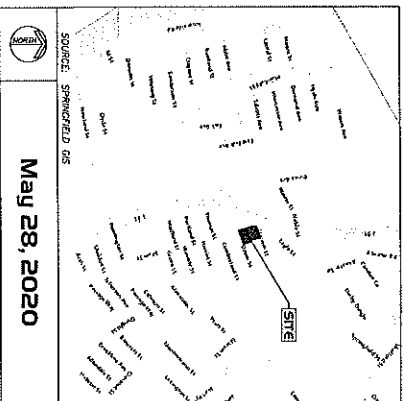
**3111 Main Street  
Springfield, Mass.**

AS PREPARED FOR

**Zahoor U Haq**

**551 Main Street  
Agawam, MA 01001**

| ZONING REVIEW - Business A (BA) |          |            |
|---------------------------------|----------|------------|
| TYPE PARTICIPATING              | REQUIRED | PROCESSED  |
| ADA                             | N/A      | COMPL      |
| Historic                        | N/A      | ADDITIONAL |
| Neighborhood                    | N/A      | 2-2        |
| State and Local                 | 100%*    | 2-2        |
| County (local)                  | 100%*    | 2-2        |
| Ballot box covered              | 75%      | 1-1 (1-1)  |
| Unincorporated                  | 75%      | 1-1 (1-1)  |
| Unincorporated                  | 75%      | 2-2        |
| Unincorporated                  | 75%      | 2-2        |



By



**R L EVESQUE  
ASSOCIATES**  
A LAND PLANNING SERVICES COMPANY

40 School Street • Westfield, MA • 01085  
ph 413.568.0985 • fax 413.568.0986  
[www.flaland.com](http://www.flaland.com)

| DRAWING INDEX |                                                 |            |               |
|---------------|-------------------------------------------------|------------|---------------|
| SHEET NO.     | SHEET NAME                                      | ISSUE DATE | REVISION DATE |
| T-1           | TITLE SHEET                                     | 05/27/20   |               |
| B-1           | EXISTING CONDITIONS PLAN                        | 05/27/20   |               |
| C-1           | NOTES, SYMBOL, & LINE LEGEND, AND ABBREVIATIONS | 05/27/20   |               |
| C-2           | CONSTRUCTION NOTES                              | 06/04/20   |               |
| C-3           | DEMOLITION AND REMOVAL PLAN                     | 05/27/20   |               |
| C-4           | LANDSCAPE AND MATERIALS PLAN                    | 06/08/20   |               |
| C-5           | GRADING, EROSION & SEDIMENTATION CONTROL PLAN   | 05/27/20   |               |
| C-6           | DRAINAGE & UTILITY PLAN (UNDER SEPARATE COVER)  | -          |               |
| C-7           | LANDSCAPING PLAN                                | 5/26/20    |               |
| C-8           | PHOTOMETRIC PLAN (UNDER SEPARATE COVER)         | -          |               |
| D-1           | DETAILS                                         | 05/27/20   |               |

**RLA Project Number: 200106**

## PERMITTING



- SYMBOL & LINE LEGEND

3111 Main Street  
Parcel ID's 081300394, 081300397 & 085800035  
Springfield, Mass.

**RLA**  
**RELIEVESQUE**  
**ASSOCIATES**  
London Architects

[illegible]R LEVESQUE  
ASSOCIATES INC.

Landscape Architects  
Civil Engineers - Local Suppliers  
Environmental Consultants  
Tel: 415.568.0985 Fax: 415.568.0988  
40 School Street  
Westfield, MA 01085

**NOTES, SYMBOL & LINE  
LEGEND AND ABBREVIATIONS**

---

3111 Main Street  
ID's 081300394, 081300397 & 085800035  
Springfield, Mass.

RECEIVED FOR  
5/28/00

[illegible]



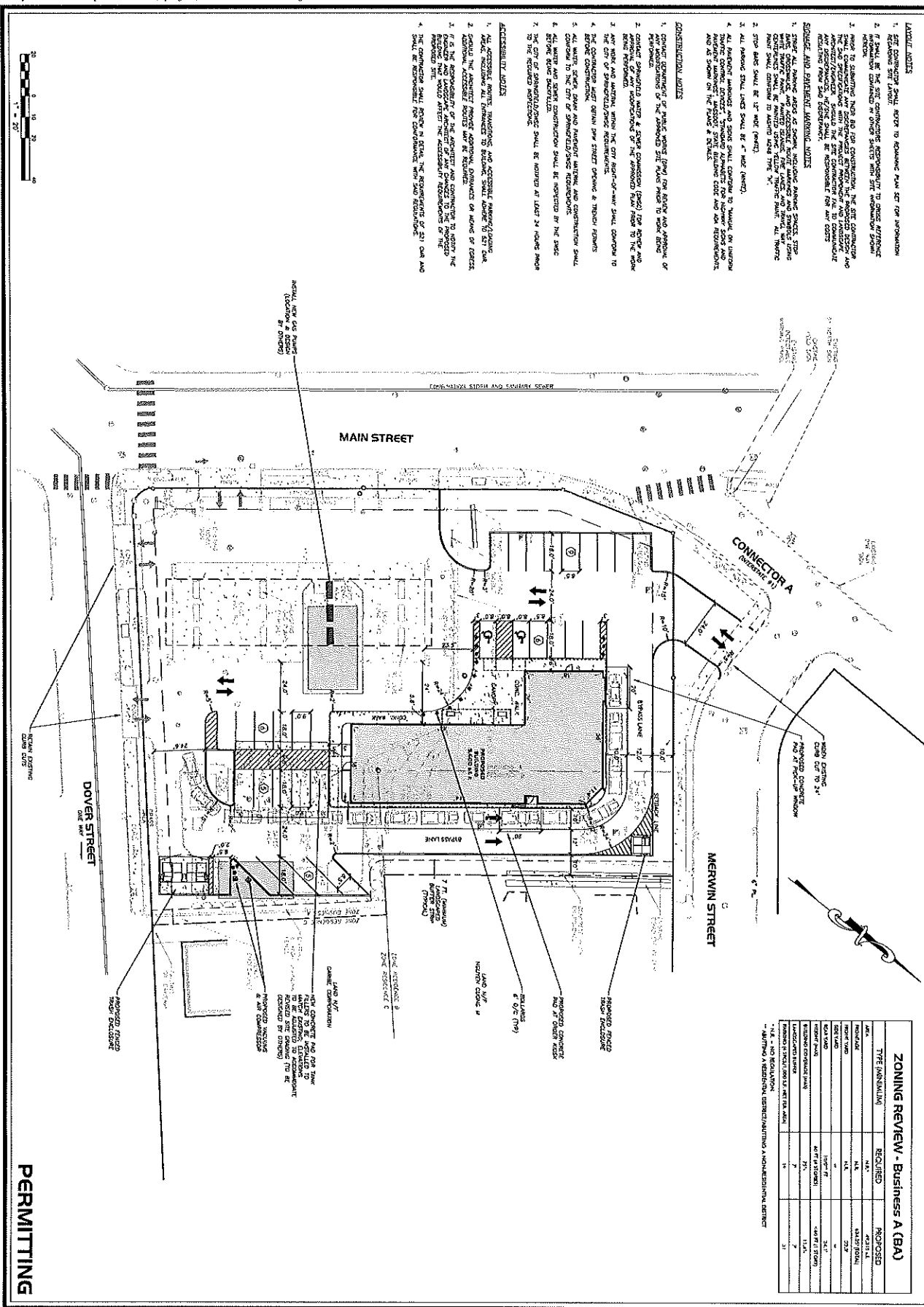
[illegible][illegible][illegible][illegible]

## C-2

|                                                                                                                                                                                             |                                                                                                                           |                                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div style="text-align: center;">  <p>COMMONWEALTH OF MASSACHUSETTS<br/>DEPARTMENT OF REVENUE</p> </div> | <p>RECEIVED BY: <u>John Doe</u><br/>         SSN: <u>999-99-9999</u><br/>         Acquisition Date: <u>01/01/2025</u></p> | <p><b>CONSTRUCTION NOTES</b></p> <p>3111 Main Street<br/>         Parcel ID's 081300394, 081300397 &amp; 085800035<br/>         Springfield, Mass.</p> |
| <p>DATE: <u>01/01/2025</u></p>                                                                                                                                                              | <p>RECEIVED BY: <u>John Doe</u><br/>         SSN: <u>999-99-9999</u><br/>         Acquisition Date: <u>01/01/2025</u></p> |                                                                                                                                                        |







**PROPOSED**

**REQUIREMENTS**

**NOTES**

**CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SPRINGFIELD.**

**LAYOUT & MATERIALS PLAN**

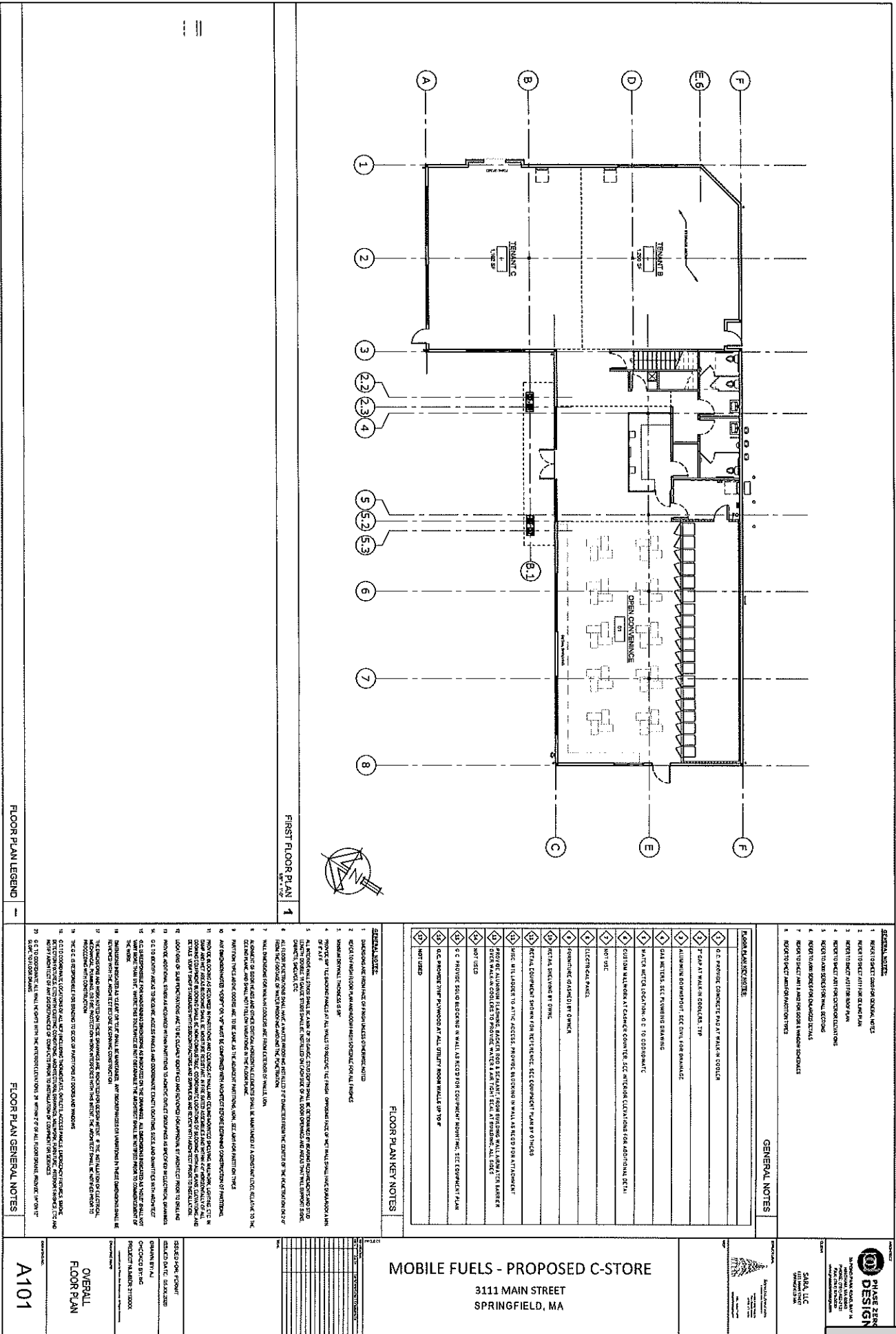
3111 Main Street  
Parcel ID's 0813000394, 0813000397 & 0858000035  
Springfield, Mass.

**PROPOSED**

**REQUIREMENTS**

**NOTES**

**CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SPRINGFIELD.**







**Singapore** *(Singapore)*

**1. Name of the institution:**

**2. Address:**

**3. Contact person:**

**4. Telephone:**

**5. Fax:**

**6. E-mail:**

**7. Website:**

**8. Other information:**

| FLOOR PLAN LEGEND |                   |
|-------------------|-------------------|
| 01                | WINDOW NUMBER TAG |
| 02                | DOOR NUMBER TAG   |
| STUD WALL         |                   |
| STUD ABOVE        |                   |



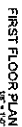
### FLOOR PLAN LEGEND

### FLOOR PLAN KEY NOTES

- | FLOOR PLAN KEY SYMBOLS |                                                                              |
|------------------------|------------------------------------------------------------------------------|
| 1                      | 0 = REINFOR CONCRETE FLOOR AT WALLS DOUBLE                                   |
| 2                      | 2" SLAB AT WALLS IN EXTERIOR TYPE                                            |
| 3                      | ALUMINUM DOWNPOUT SET ON 1/4" DIA. BRASS SET                                 |
| 4                      | GRASS MATS SET PLUMBING DRAINAGE                                             |
| 5                      | WATER WETTED LEAD PIPE 6" TO CONCRETE                                        |
| 6                      | CUTTING WATER AT FLOOR DOUBLE SET INTERIOR ELECTRICAL FOR ADDITIONAL SETTING |
| 7                      | NOT SET                                                                      |
| 8                      | ELECTRICAL PANEL                                                             |
| 9                      | PLUMBING DRAINAGE BY GRAVEL                                                  |
| 10                     | SET IN EXISTING SET BY GRASS                                                 |
| 11                     | SET IN EXISTING DOWNPOUT FOR EXISTENCE, SET EXISTING PLUMBING DRAINAGE       |
| 12                     | WATER ALUMINUM ALUMINUM DOWNPOUT DRAINAGE IN WALLS AS REINFOR FOR PLUMBING   |
| 13                     | WATER ALUMINUM ALUMINUM DOWNPOUT DRAINAGE IN WALLS AS REINFOR FOR PLUMBING   |
| 14                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 15                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 16                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 17                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 18                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 19                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 20                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 21                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 22                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 23                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 24                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 25                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 26                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 27                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 28                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 29                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 30                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 31                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 32                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 33                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 34                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 35                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 36                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 37                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 38                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 39                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 40                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 41                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 42                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 43                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 44                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 45                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 46                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 47                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 48                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 49                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 50                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 51                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 52                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 53                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 54                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 55                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 56                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 57                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 58                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 59                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 60                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 61                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 62                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 63                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 64                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 65                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 66                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 67                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 68                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 69                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 70                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 71                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 72                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 73                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 74                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 75                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 76                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 77                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 78                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 79                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 80                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 81                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 82                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 83                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 84                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 85                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 86                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 87                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 88                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 89                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 90                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 91                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 92                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 93                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 94                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 95                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 96                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 97                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 98                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 99                     | DOWNPOUT DRAINAGE BY GRAVEL                                                  |
| 100                    | DOWNPOUT DRAINAGE BY GRAVEL                                                  |

**FLOOR PLAN GENERAL NOTES**

A102



|     |                   |
|-----|-------------------|
| 01  | WINDOW NUMBER TAG |
| 102 | DOOR NUMBER TAG   |
| --- | STUD WALL         |
| --- | LINE ABOVE        |

DESIGN BUILD CONTRACTOR TO PROVIDE ALL ENGINEERING FOR ALL MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SCOPE WORK REQUIRED TO PERMIT AND COMPLETE THE SCOPE OF THE PROJECT.

### FLOOR PLAN LEGEND

**FIRST FLOOR PLAN**

**FLOOR PLAN KEY NOTES**

MOBILE FUELS - PROPOSED C-STORE  
3111 MAIN STREET  
SPRINGFIELD, MA

FLOOR PLAN GENERAL NOTES

A101

OVERALL  
FLOOR PLAN



\* THE COMMITTEES ON EDUCATION AND LABOR OF THE HOUSE OF REPRESENTATIVES

- [illegible]

3111 Main Street  
Parcel ID's 081300394, 081300397 & 085800035  
Springfield, Mass.

**RLA**  
**RELIEVES ASSOCIATES**  
Landscapes Architects  
Civil Engineers Land Surveyors  
Environmental Consultants  
ph. 415.566.0785 fax: 415.566.0799  
40 Spoor Street  
Westfield, MA 01085  
rla@land.com

DECLASSIFIED AUTHORITY: 6880  
DATE: 1/26/00

Zachary W. Heng  
551 Major Street  
Agawam MA, 01001

| DATE | TIME |
|------|------|
|------|------|

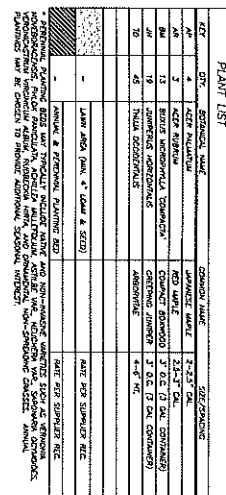
|  |  |
|--|--|
|  |  |
|--|--|

0071 1W/AA

MASSACHUSETTS STATE BAR

|    |      |
|----|------|
| 50 | REV. |
|----|------|

---



**Attachment: Main\_St\_3111\_2020 (5702 : 3111 Main Street)**

## PERMITTING

## SITE LANDSCAPING PLAN

**3111 Main Street  
Parcel ID's 081300394, 081300397 & 085800035  
Springfield, Mass.**

40 School Street  
Wenfield, MA 01085  
r1ajlsan@4.com

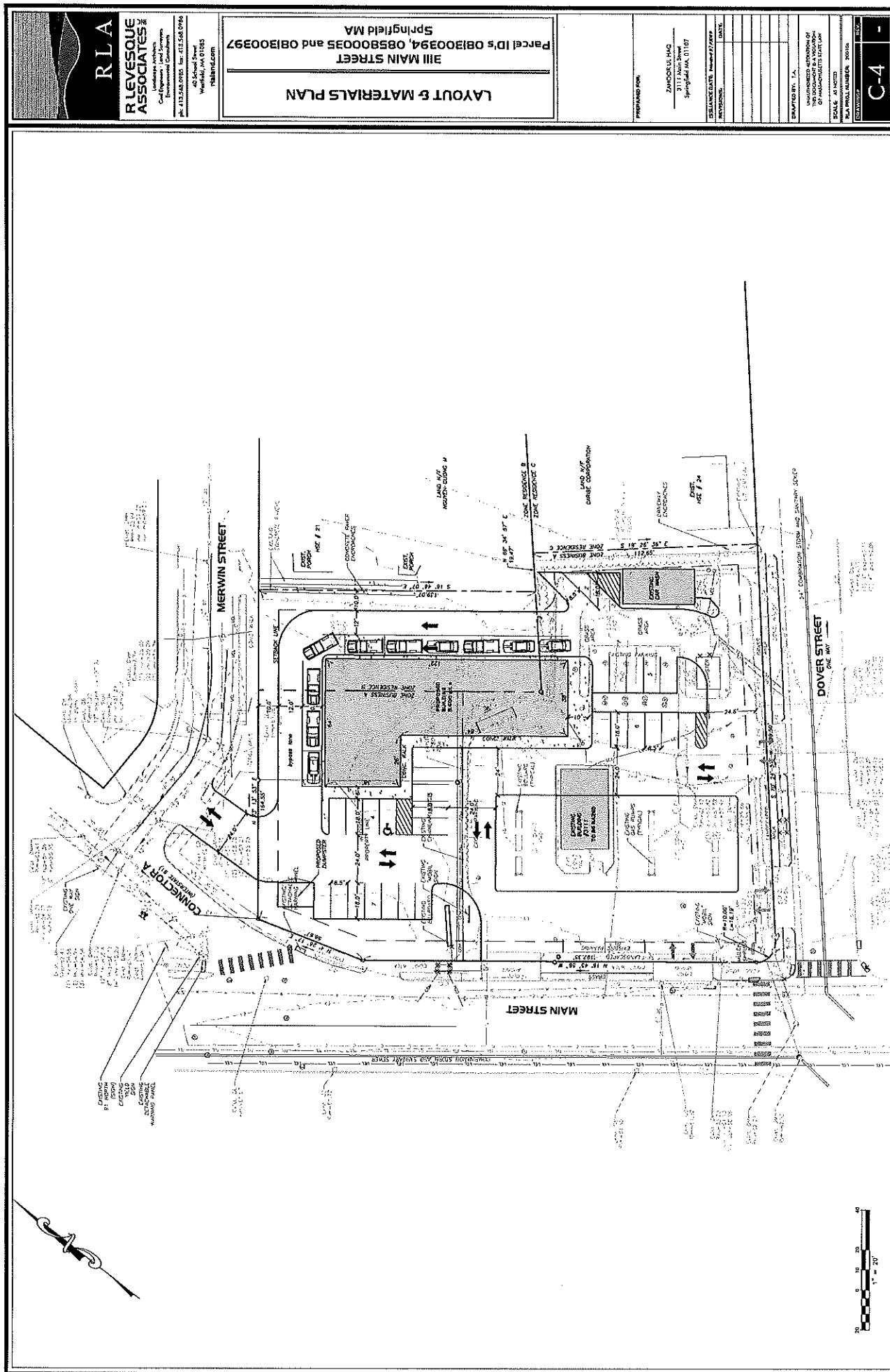
**RELEVESQUE ASSOCIATES**  
Laurence Archambault

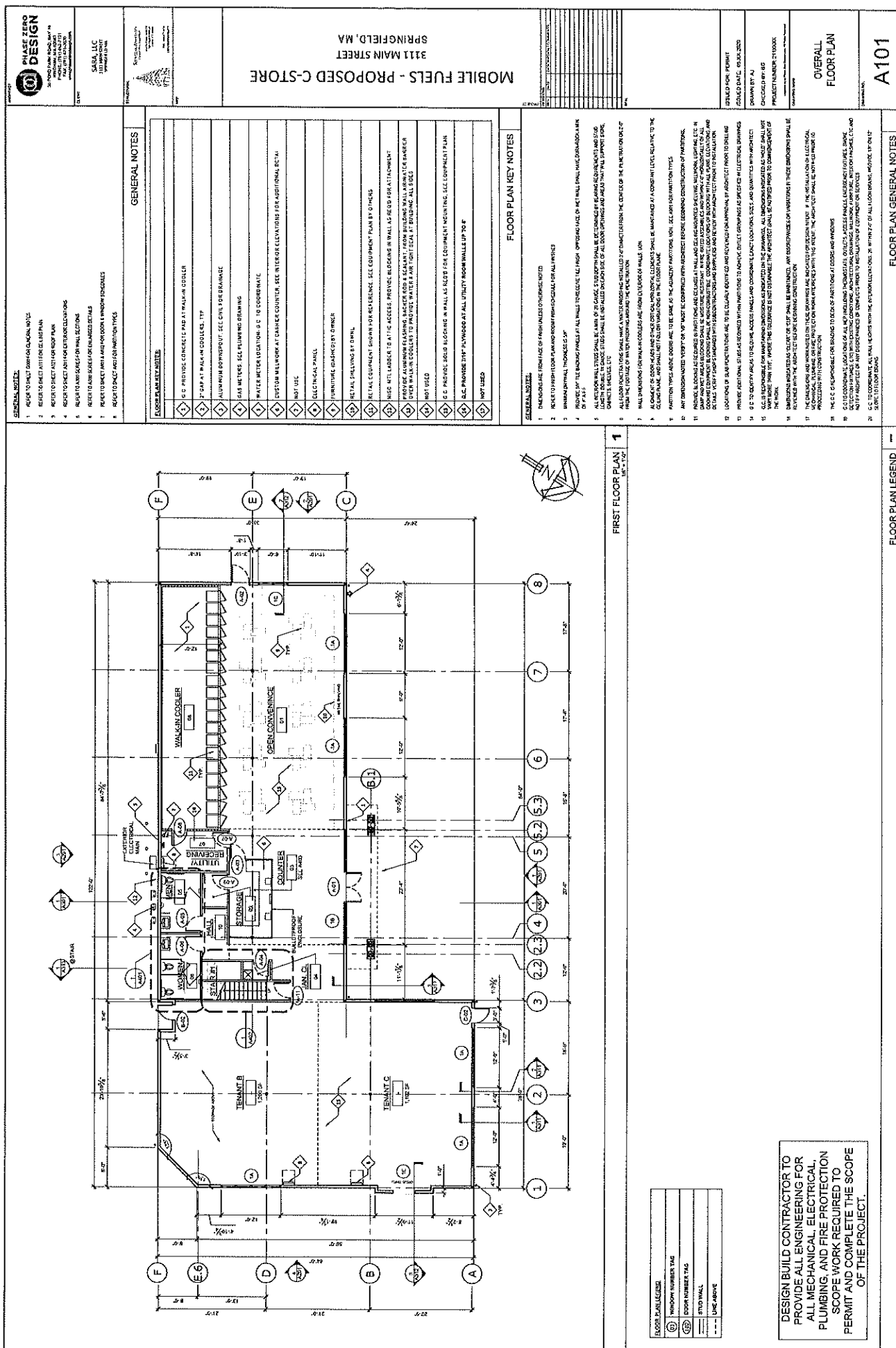
RLA

Packet Pg. 102

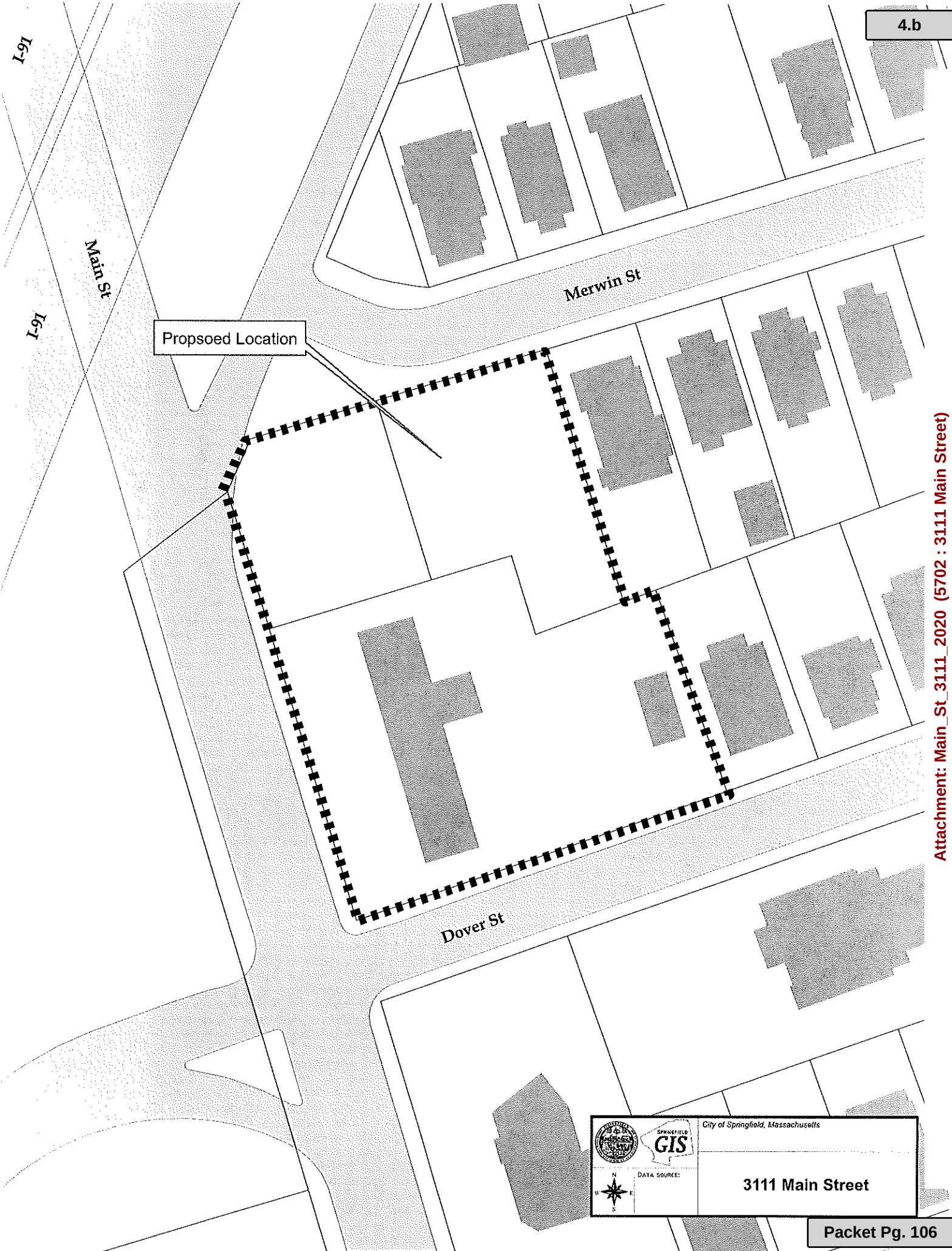












Propsoed Location

Merwin St

Dover St

Attachment: Main St 3111 2020 (5702 : 3111 Main Street)

|                                                                                                                                          |                         |
|------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| <br><b>GIS</b><br>City of Springfield, Massachusetts | DATA SOURCE:            |
|                                                                                                                                          | <b>3111 Main Street</b> |





**City Council**  
36 Court Street  
Springfield, MA 01103

Meeting: 08/17/20 06:30 PM  
Department: Economic Development  
Category: Special Permit  
Prepared By: Phil Dromey  
Initiator: Phil Dromey  
Sponsors:  
DOC ID: 5693

**TABLED**

**PETITION (ID # 5693)**

**For a Special Permit for the Expansion of a Non-Conforming Use (Used Car Sales) Located at the Property Known as 724 Page Boulevard (09440-0124) (Book#15109/Page#0177) to the Property Known as 734 Page Boulevard (09440-0127) (Book#22737/Page#187), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 10, Section 10.1.30.**

|             |               |
|-------------|---------------|
| Request:    | See Above     |
| Owner:      | Carlos G Dias |
| By:         | Carlos G Dias |
| Petitioner: | Carlos G Dias |
| By:         | Carlos G Dias |

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

for a special permit for the expansion of a non-conforming use (used car sales) located at the property known as 724 Page Boulevard (09440-0124) (Book#15109/Page#0177) to the property known as 734 Page Boulevard (09440-0127) (Book#22737/Page#187), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 10, Section 10.1.30.

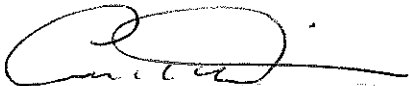
**Mailing Address:**

203 James Street  
Ludlow, MA 01056

**Owner & Petitioner:**

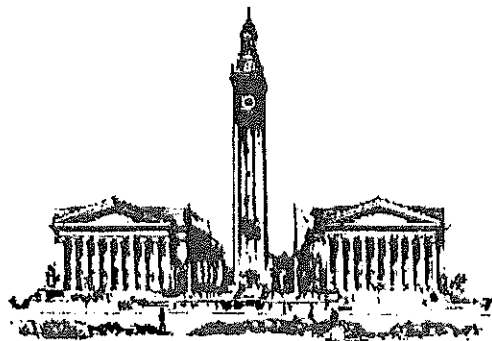
**Carlos G. Dias**

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

BY: 

**Carlos G. Dias**

Attachment: Page BI\_724\_734\_Tax\_Formal (5693 : 724-734 Page Boulevard)



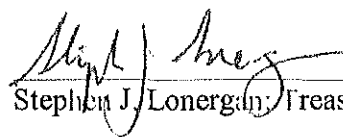
THE CITY OF  
SPRINGFIELD, MASSACHUSETTS

06/01/2020

## 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 : 724 Page Boulevard & 734 Page Boulevard  
Petitioner : Carlos G. Dias  
Landlord : Carlos G. Dias

  
Stephen J. Lonergan, Treasurer Collector

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

---

**734 PAGE BOULEVARD (09440-0127)**  
**EXPANSION OF A NON-CONFORMING USE (MOTOR VEHICLE SALES)**

*General Information*

---

|                                                       |                                                                        |
|-------------------------------------------------------|------------------------------------------------------------------------|
| <b>Petitioner:</b>                                    | Carlos G Dias                                                          |
| <b>Request:</b>                                       | Expansion of a pre-existing, non-conforming use (motor vehicle sales). |
| <b>Proposed use of the property:</b>                  | Motor vehicle sales                                                    |
| <b>Property Size:</b>                                 | 13,428 s.f.                                                            |
| <b>Compatibility with current planning documents:</b> | The East Springfield Neighborhood Plan shows no changes to this area.  |
| <b>Neighborhood council notification:</b>             | East Springfield Neighborhood Council: 6-1-20                          |
| <b>Tax Status:</b>                                    | <b>SEE ATTACHED</b>                                                    |
| <b>Site Visit:</b>                                    | 7-23-20                                                                |
| <b>Hearing Date:</b>                                  | 8-17-20                                                                |

*Staff Analysis*

---

**Neighborhood characteristics:**

The parcel is currently zoned Business A and is located in an area that has primarily commercial uses.  
The surrounding land uses include:

- To the north is an American Legion Post zoned Business A.
- To the south is a manufacturing operation zoned Industrial A.
- To the east is a retail operation zoned Business A.
- To the west is a used car sales operation zoned Business A.

**Site plan review:**

The petitioner has requested a special permit to allow for the expansion of a pre-existing, non-conforming use (used car sales) located at 724 Page Boulevard and expand it onto the adjacent property known as 724 Page Boulevard. This site at 724 Page Boulevard is the current location of New England Auto Wholesalers.

After review of the plans and visiting the site, the staff does not object to the proposed use, however, the staff does have the following concern with regards to the existing location at 724 Page Boulevard. Specially, it has been brought to the attention of the staff by the Department of Public Works (DPW) and the neighborhood council, that the petitioner has been parking vehicles for sale at 724 Page Boulevard within the public way and



across the existing sidewalk located along East Street.

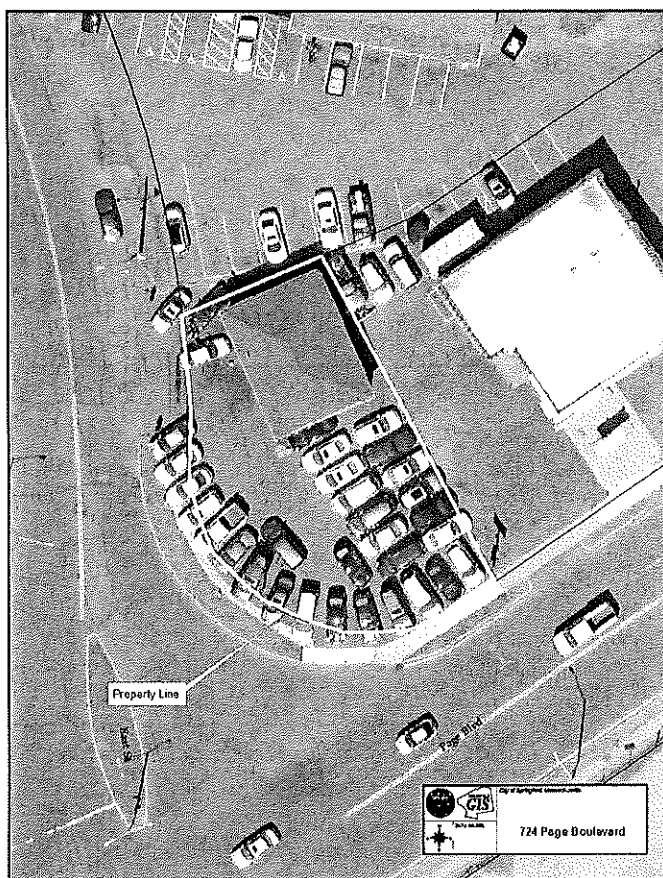
In speaking directly with the Director of DPW, the staff was informed that this has been an issue that has he has been trying to resolve for some time. In fact, DPW indicated that the sidewalk along East Street has been painted black in order to make it appear part of the property. The owner of the property has indicated to DPW that they own this portion of the property but a property survey has never been provided which verifies this assertion. If a survey is provided to the DPW that shows ownership of this area, then the issue would be resolved.



As can be seen in the attached aerial photo, the vehicles can clearly be seen being parked into what appears to be the public way. Due to the fact that this special permit will be tied directly to this property at 724 Page Boulevard, the staff is recommending that this special permit not be approved until this issue is resolved.

Additionally, it was noted on the site plan submitted for 734 Page Boulevard it shows that some of the parking spaces located behind the building are partially located on the adjacent property known as 290 East Street. It needs to be stressed to the petitioner that this property is not part of the special permit and cannot be used to store or park vehicles.

Lastly, due to the number of vehicles currently being stored at 724 Page Boulevard it appears that customer and employee parking is limited. As such, it is essential that the area identified on the submitted site plan is left open for customer and employee parking and not used for the display or storage of vehicles for sale.



### Recommendation

CONTINUE

*Recommended Conditions (IF APPROVED)*

---

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the expansion of a pre-existing, non-conforming use (used car sales) at the property known as 724 Page Boulevard (09440-0124) onto the property known as 724 Page Boulevard (09440-0127).
3. The use shall be developed in accordance with the attached site plan, with the additions of conditions #4 through #11.
4. There shall be no display of vehicles parked within the public way or over the public sidewalks on either 724 or 734 Page Boulevard.
5. The vehicles currently being parked into the public way along East Street shall be relocated unless a legal property boundary survey is submitted to the Department of Public Works showing private ownership of this area.
6. The black paint used to cover the sidewalk along East Street shall be removed and the sidewalk re-established unless it is determined this area of the property is privately owned.
7. The site shall be maintained free of all weeds, trash and debris.
8. The building shall be maintained graffiti free.
9. The public sidewalks along Page Boulevard and East Street shall be maintained, including snow removal.
10. There shall be no vehicles parked and/or stored on the property known as 290 East Street.
11. There shall be no banners, streamer or other promotional materials located on the exterior of the building, fencing or property.
12. 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.



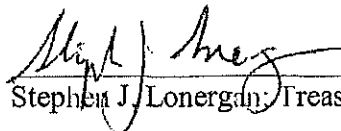
THE CITY OF  
SPRINGFIELD, MASSACHUSETTS

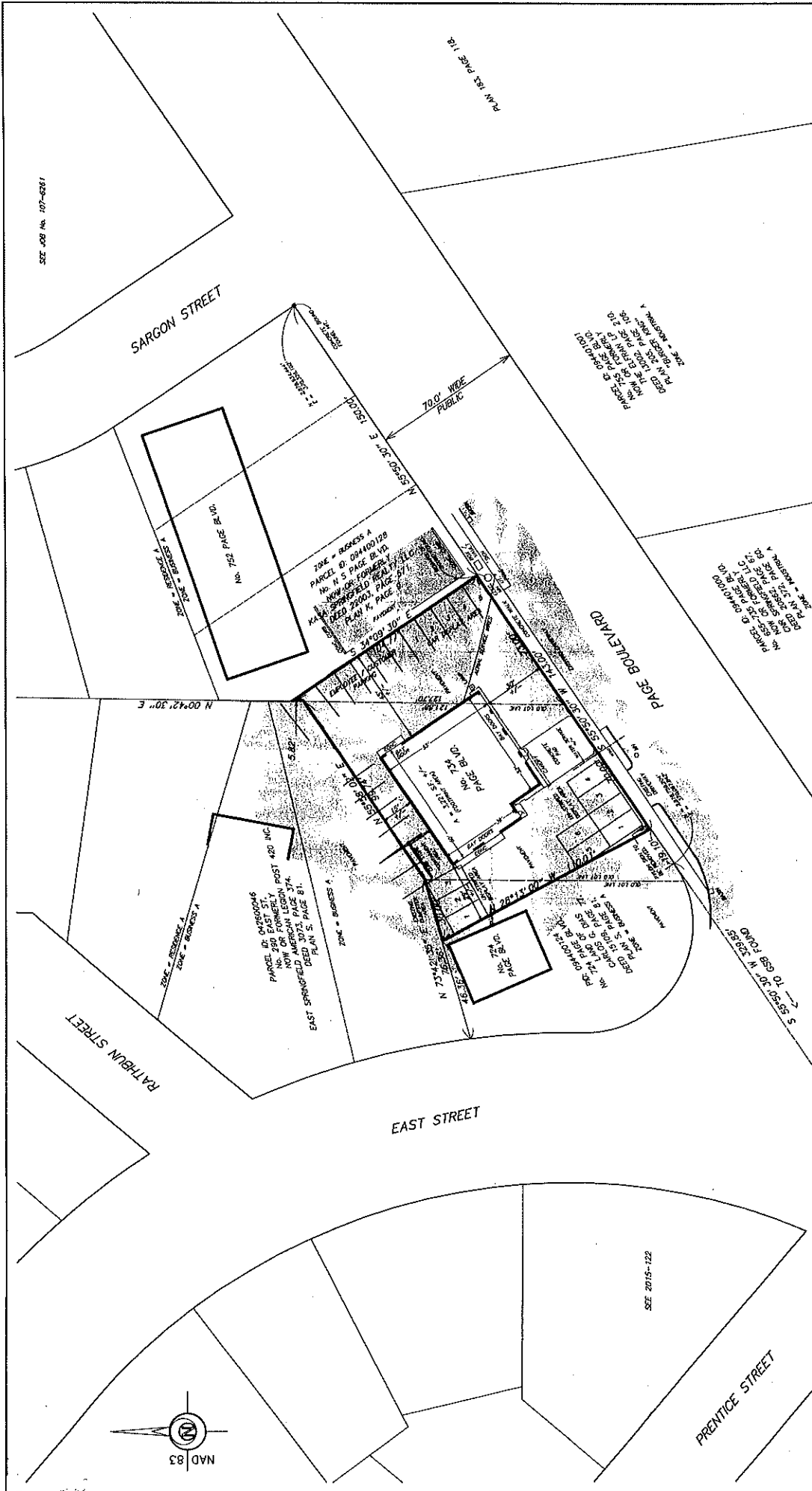
06/01/2020

## 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:

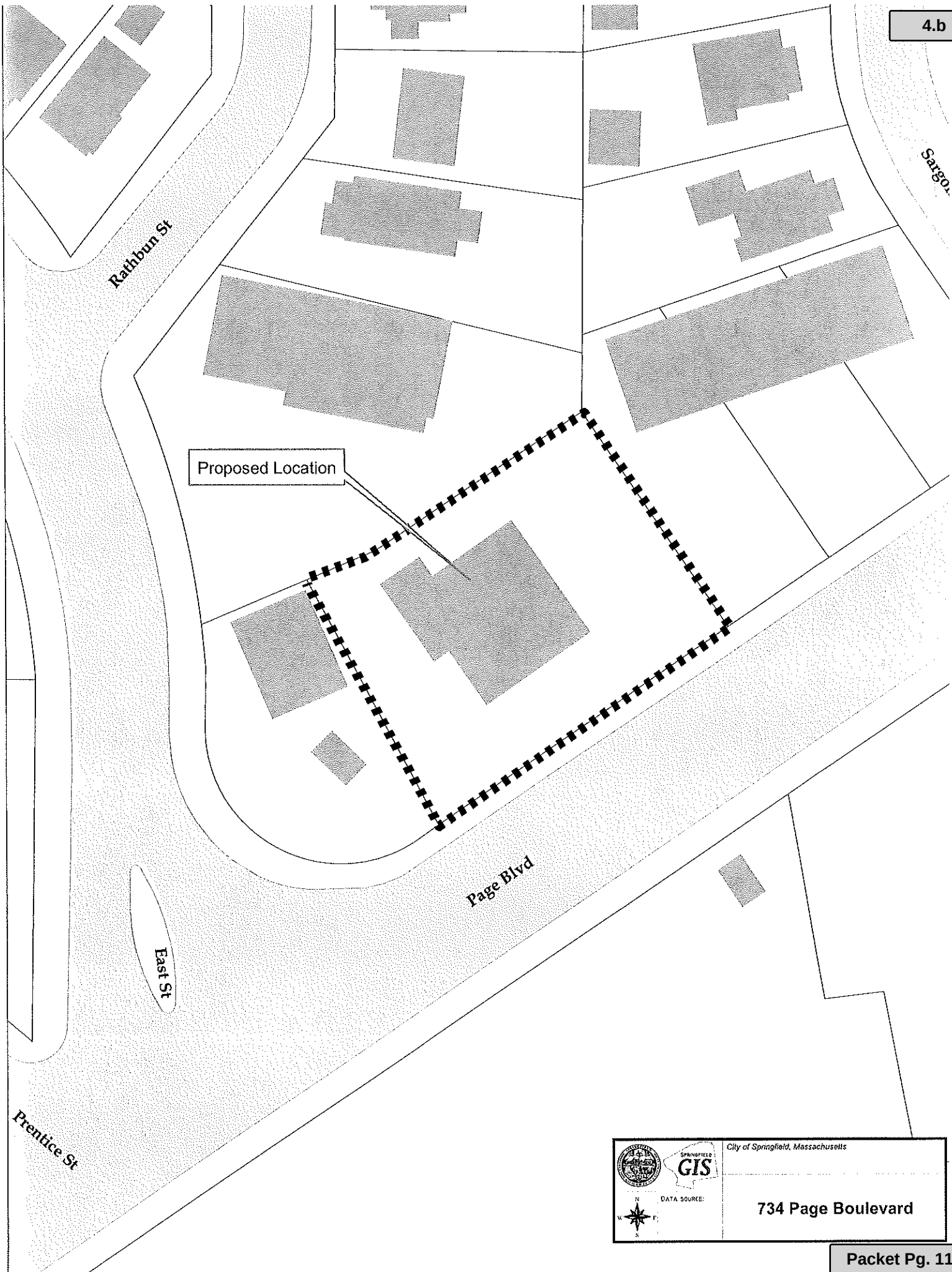
Special Permit : 724 Page Boulevard & 734 Page Boulevard  
Petitioner : Carlos G. Dias  
Landlord : Carlos G. Dias

  
Stephen J. Lonergan, Treasurer Collector



|                                                                                                                                                                                                                                                                                                       |  |                                                                                                                                                       |  |                                                                                                                                                                                                                                                                                                                     |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| DATE: _____<br>NOTE: CONTACT DIS-SAFE PRIOR TO ANY REVISIONS.<br>NOTE: SUBJECT TO EASEMENTS, RESTRICTIONS AND R.O.W.'S OF RECORD, IF ANY AND APPLICABLE.                                                                                                                                              |  | NOTES / REVISIONS<br>SEE 2015-122                                                                                                                     |  | SCALE 1" = 20'<br>0' 10' 20' 30' 40' 50'                                                                                                                                                                                                                                                                            |  |
| I HEREBY CERTIFY THAT THE PROPERTY LINES, EASEMENTS, AND LOTS SHOWN ON THIS PLAN ARE TRUE AND CORRECTLY LOCATED. I HAVE BEEN AIDED BY THE SURVEYOR IN THE PREPARATION OF THIS PLAN. I CERTIFY THAT THIS PLAN WAS MADE IN ACCORDANCE WITH THE MINIMUM RULES AND REGULATIONS OF THE REGISTRAR OF DEEDS. |  | SIGNED: _____<br>EDWARD J. CHAPPELLE<br>MASS. REG. NO. 30578                                                                                          |  | CITY COUNCIL SPECIAL PERMIT (TIER 3) REVIEW PLAN<br>Motor Vehicle Sales (14) & Motor Vehicle Services Permit Plan                                                                                                                                                                                                   |  |
| APPLICANT -<br>CARLOS DIAS - DBA<br>NEW ENGLAND AUTO WHOLESALERS, LLC<br>724 PAGE BOULEVARD<br>SPRINGFIELD, MA 01104<br>PHONE (413) 736-9602                                                                                                                                                          |  | OWNER OF RECORD -<br>PARCEL ID: 094400127<br>No. 734 PAGE BOULEVARD<br>CARLOS G. DIAS<br>DEED 22737, PAGE 187.<br>PLAN K, PAGE 9.<br>PLAN S, PAGE 81. |  | SITE PLAN - 734 PAGE BOULEVARD<br>PLAN OF LAND IN THE CITY OF<br>CHICOPEE, MASSACHUSETTS<br>HAMPSHIRE COUNTY - PREPARED FOR<br>CARLOS G. DIAS / NEW ENGLAND WHOLESALERS<br>DURKEE WHITE, TOWN AND CHAPPELLE<br>CIVIL ENGINEERS AND LAND SURVEYORS<br>266 FRONT STREET<br>CHICOPEE, MA 01013<br>PHONE (413) 992-6164 |  |
| DRAWN BY: L.S.<br>CHECKED BY: E.C.<br>SHEET 1 OF 1<br>15-000-11580                                                                                                                                                                                                                                    |  | DATE: 02/30/2020<br>SCALE: 1" = 20'<br>98-5601<br>502P-1413                                                                                           |  | 4.b                                                                                                                                                                                                                                                                                                                 |  |





Attachment: Page BI\_734\_2020 (5693 : 724-734 Page Boulevard)

|                                                                                                                                                                                                                                                                       |                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| <br><br> | City of Springfield, Massachusetts |
|                                                                                                                                                                                                                                                                       | <b>734 Page Boulevard</b>          |

DATA SOURCE:



**City Council**  
36 Court Street  
Springfield, MA 01103

Meeting: 08/17/20 06:30 PM  
Department: Economic Development  
Category: Special Permit  
Prepared By: Phil Dromey  
Initiator: Phil Dromey  
Sponsors:  
DOC ID: 5692

**TABLED**

**PETITION (ID # 5692)**

**To Amend an Existing Special Permit (Motor Vehicle Sales),  
Granted May 2010, by Allowing a Change in the Petitioner, at  
the Property Known as 193 Taylor Street (11430 0163)  
(Book#14035/Page#172) as Allowed by M.G.L. and the  
Springfield Zoning Ordinance, Table 4-4, Section 12.1.**

|             |                 |
|-------------|-----------------|
| Request:    | See Above       |
| Owner:      | Samuel Springer |
| By:         | Samuel Springer |
| Petitioner: | Samuel Springer |
| By:         | Samuel Springer |

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

to amend an existing special permit (motor vehicle sales), granted May 2010, by allowing a change in the petitioner, at the property known as 193 Taylor Street (11430 0163) (Book#14035/Page#172) as allowed by M.G.L. and the Springfield Zoning Ordinance, Table 4-4, Section 12.1.

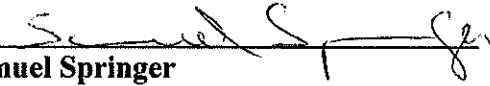
**Mailing Address:**

538 Page Boulevard  
Springfield, MA 01104

**Owner & Petitioner:**

**Samuel Springer**

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

By:   
Samuel Springer

Attachment: Taylor\_St\_193\_Tax\_Formal (5692 : 193 Taylor Street)

Stephen J. Lonergan  
Collector/Treasurer



THE CITY OF  
SPRINGFIELD, MASSACHUSETTS

May 13, 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: 158 Avocado St – (00845-0035)

Petitioner and Property Owner: Springfield Cooperative Farmer's Market Association, Inc.  
158 Avocado Street  
Springfield, MA 01104

Representative: Richard A. Sypek, Esquire

Stephen J. Lonergan: Treasurer/Collector

Attachment: Taylor\_St\_193\_Tax\_Formal (5692 : 193 Taylor Street)



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

---

**193 TAYLOR STREET (11430-0163)  
MOTOR VEHICLE SALES**

*General Information*

---

|                                                       |                                                                                                                |
|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| <b>Petitioner:</b>                                    | Samuel Springer                                                                                                |
| <b>Request:</b>                                       | To amend an existing special permit, granted May 2010 (used car sales) by allowing a change in the petitioner. |
| <b>Proposed use of the property:</b>                  | Used car sales.                                                                                                |
| <b>Size:</b>                                          | 9,241 s.f.                                                                                                     |
| <b>Compatibility with current planning documents:</b> | The Downtown Master Plan shows no changes to this area.                                                        |
| <b>Neighborhood council Notification:</b>             | Armoury Quadrangle Civic Association: 5-11-20                                                                  |
| <b>Tax Status:</b>                                    | SEE ATTACHED                                                                                                   |
| <b>Site Visit:</b>                                    | 7-23-20                                                                                                        |
| <b>Hearing Date:</b>                                  | 8-17-20                                                                                                        |

*Staff Analysis*

---

**Neighborhood characteristics:**

The parcel is zoned Business B. The area has a mix of commercial uses. The surrounding land uses include:

- To the north is an auto repair operation zoned Business B.
- To the south is a commercial parking lot zoned Business A.
- To the east is a used car dealership zoned Business B.
- To the west is a manufacturing operation zoned Business B.

**Site plan review:**

The petitioner has requested to amend an existing special permit for used car sales, granted May 2010, by allowing a change in the petitioner at the property known as 193 Taylor Street. This was the former location of an auto repair operation.

After reviewing the application and visiting the site, the staff does not object to the proposed request. As noted, this has been used for automotive sales for a number of years and the staff is not aware of any issues arising from this use. The only concern the staff does have is with the existing signage located on the side of the building. As can be seen by the attached photo, the existing wall sign has just been painted over. As part of this approval, the staff would strongly recommend that a condition be placed that requires the existing sign to be completely repainted or replaced as part of the new use and ownership. As with all signage, permits must be obtained by the Building Department before any new signage can be installed.

Lastly, as per the existing special permit, only seven (7) vehicles are allowed to be displayed on this site at any one time.



Attachment: Taylor St 193 2020 (5692 : 193 Taylor Street)

### Recommendation

Approved, with conditions.

### Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the operation of motor vehicle sales at the property known as 193 Taylor Street (11430-0163).
3. The use shall be developed according to the attached plan, with the addition of conditions #4 and #5.
4. All conditions placed on the May 28, 2010 special permit shall remain in effect.
5. The existing wall sign shall be completely repainted or replaced.

6. 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

05/26/2020

## 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 : 193 Taylor Street  
Petitioner : Samuel Springer  
Landlord : Samuel Springer

Stephen J. Lonergan, Treasurer Collector



DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE  
CITY OF SPRINGFIELD  
MASSACHUSETTS

4.b

2010-1016

TO:

DATE: May 28, 2010

DEPARTMENT:

FROM: Wayman Lee, Esq.

COPIES TO:

DEPARTMENT: City Clerk

SUBJECT: 193 Taylor Street

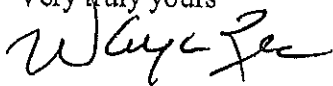
This is to inform you that at a meeting of the City Council held on Monday, April 26, 2010 it was voted by the City Council according to law to grant a special permit to Owner: Daigle Realty, LLC By: Diane Scavotto and Petitioner: Jimmy J. Moore to allow used car sales at the property known as 193 Taylor Street (11430-0163) as allowed by Massachusetts General Laws and the Springfield Zoning Ordinance, Article XI, Section 1101.11.d with the following conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the operation of motor vehicle sales at the property known as 193 Taylor Street (11430-0163).
3. The use shall be developed according to the attached site plan and elevations, with the addition of conditions #4 through #10.
4. There shall be no more than seven (7) vehicles displayed or stored for sale at any one time.
5. The public sidewalk shall be maintained by petitioner including the removal of snow.
6. A full sign plan shall be submitted to the Office of Planning & Economic Development for review and approval prior to issuing a sign permit.
7. There shall be no outdoor storage of inoperable or junk vehicles or parts stored at this location.
8. There shall be no banners, streamers or additional signs located on the property or the vehicles.
9. There shall be no signs located on the public treebelt or public sidewalk.
10. The existing razor wire shall be removed.
11. 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 \$100 per day for each day a violation exists.

REASONS: (1) The specific site is an appropriate location for such a use, structure, or condition. (2) The use as developed will not adversely affect the neighborhood. (3) Adequate and appropriate facilities will be provided for the proper operation of the proposed use.

This permit becomes effective on May 28, 2010.

Very truly yours



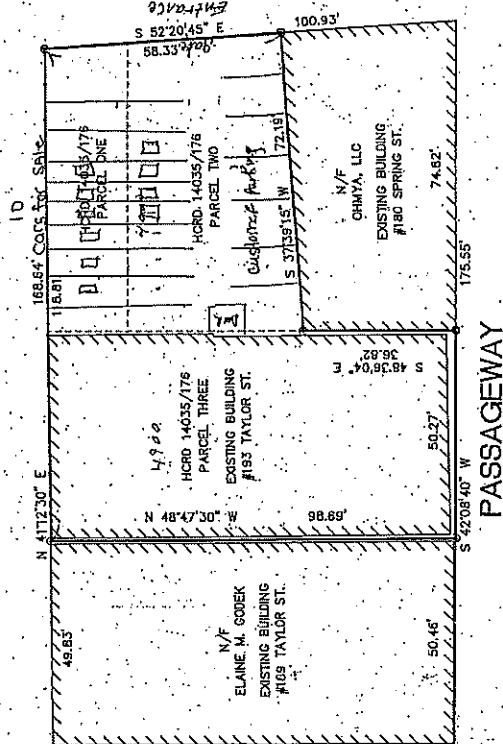
Wayman Lee, Esq.  
City Clerk

WL/laf

Attachment: Taylor St 193 2020 (5692 : 193 Taylor Street)

TAYLOR STREET

SPRING STREET



PASSAGEWAY

- LEGEND
- EXISTING IRON PIN
  - EXISTING BOUND (AS NOTED)
  - EXISTING DRILL HOLE
  - IRON PIN TO BE SET
  - INTERIOR PARCEL LINE TO BE REMOVED
  - HCR HAMPDEN COUNTY REGISTRY OF DEEDS

PLAN OF LAND

TAYLOR + SPRING STREETS  
SPRINGFIELD, MA

OWNED BY

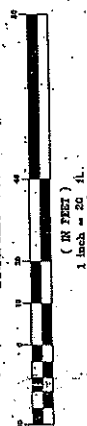
DAIGLE'S STEER-O-MASTER  
REALTY, LLC

SCALE: 1" = 20' DATE: JULY 18, 2006

SMITH ASSOCIATES  
SURVEYORS, INC.

165 SHAKER ROAD, EAST LONGMEADOW, MA 01028

GRAPHIC SCALE



FAIRBANKS PLACE

## NOTES

1. THE PURPOSE OF THIS PLAN IS TO COMBINE SEVERAL PARCELS OF LAND AS DESCRIBED IN DEED RECORDED IN HCR BOOK 14035, PAGE 176 INTO A SINGLE TRACT HAVING A TOTAL AREA OF 9,241 SQUARE FEET OR 0.212 ACRES.
2. THE PARCEL LINES SHOWN HEREON ARE BASED ON VARIOUS SOURCES OF INFORMATION INCLUDING CALLS IN THE VARIOUS DEEDS AND NOTES-ON-FILE WITH THE CITY OF SPRINGFIELD ENGINEERING DEPARTMENT. AN ATTEMPT HAS BEEN MADE TO BEST FIT THE AFOREMENTIONED CALLS ETC. AND THE EXISTING LOCATION OF LONG STANDING BUILDINGS ON THE SHOWN PARCELS. DUE TO THE LACK OF MONUMENTATION AND THE UNCERTAINTY OF THE VARIOUS CALLS ETC. IT IS RECOMMENDED THAT BOUNDARY LINE AGREEMENTS BE PURSUED WITH THE ADJUTING PROPERTY OWNERS.
3. ALL OF THE PARCELS SHOWN HEREON ARE SUBJECT TO ALL ENCUMBRANCES AND RESTRICTIONS OF RECORD IF IN FORCE AND APPLICABLE.

I CERTIFY THAT I HAVE CONFORMED WITH THE  
RULES AND REGULATIONS OF THE REGISTRARS OF  
DEEDS IN PREPARING THIS PLAN.

DANIEL W. O'BRIEN

P.L.S. #26386

APPROVAL UNDER THE  
SUBDIVISION CONTROL  
LAW NOT REQUIRED  
CITY OF SPRINGFIELD  
PLANNING BOARD

REGISTRY USE ONLY

w/recorded  
Book: 542 Page: 497/20/06  
DATE



**City Council**  
36 Court Street  
Springfield, MA 01103

Meeting: 08/17/20 06:30 PM  
Department: Economic Development  
Category: Special Permit  
Prepared By: Phil Dromey  
Initiator: Phil Dromey  
Sponsors:  
DOC ID: 5655

**TABLED**

**PETITION (ID # 5655)**

---

**For a Special Permit for Motor Vehicle Sales at the Property  
Known as NS Worcester Street (A.K.A. 93 Grochmal  
Avenue)(12525-0150)(Book#11182/Page#387), as Allowed by  
M.G.L. and the Springfield Zoning Ordinance, Article 4, Table  
4-4, Section 12.1.**

|             |                           |
|-------------|---------------------------|
| Request:    | See Above                 |
| Owner:      | Hayastan Industries, Inc. |
| By:         | Stephen Shahabian         |
| Petitioner: | Stephen Shahabian         |
| By:         | Stephen Shahabian         |

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

for a special permit for motor vehicle sales at the property known as NS Worcester Street (a.k.a. 93 Grochmal Avenue)(12525-0150)(Book#11182/Page#387), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1.

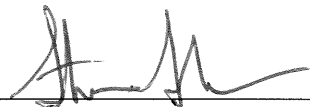
**Mailing Address:**

64 Cedar Street  
 Foxboro, MA 02035

**Owner:**

**Hayastan Industries, Inc.**

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

BY: 

\_\_\_\_\_  
**Stephen Shahabian**

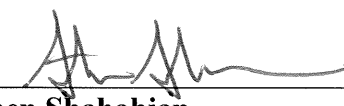
**Mailing Address:**

64 Cedar Street  
 Foxboro, MA 02035

**Petitioner:**

**Stephen Shahabian**

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

BY: 

\_\_\_\_\_  
**Stephen Shahabian**

Attachment: Worcester\_St\_NS\_Tax\_Formal (5655 : NS Worcester Street (A.K.A. 93 Grochmal Avenue))



Stephen J. Loneragan  
Collector/Treasurer



THE CITY OF  
SPRINGFIELD, MASSACHUSETTS

May 12, 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: NS Worcester St (aka 93 Grochmal Ave) – (12525-0150)

Petitioner: Stephen Shahabian  
64 Cedar Street  
Foxboro, MA 02035

Property Owner: Hayastan Industries, Inc  
64 Cedar Street  
Foxboro, MA 02035

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

Stephen J. Loneragan: Treasurer/Collector

Attachment: Worcester\_St\_NS\_Tax\_Formal (5655 : NS Worcester Street (A.K.A. 93 Grochmal Avenue))

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

---

**NS WORCESTER STREET (A.K.A. 93 GROCHMAL AVENUE)(12525-0150)  
MOTOR VEHICLE SALES**

*General Information*

---

|                                                       |                                                                     |
|-------------------------------------------------------|---------------------------------------------------------------------|
| <b>Petitioner:</b>                                    | Stephen Shahabian                                                   |
| <b>Request:</b>                                       | Motor vehicle sales                                                 |
| <b>Proposed use of the property:</b>                  | Motor vehicle sales                                                 |
| <b>Parcel Size:</b>                                   | 608,098 s.f.                                                        |
| <b>Compatibility with current planning documents:</b> | The Indian Orchard Neighborhood Plan shows no changes to this area. |
| <b>Neighborhood council Notification:</b>             | Indian Orchard Citizens Council: 5-14-20                            |
| <b>Tax Status:</b>                                    | SEE ATTACHED                                                        |
| <b>Site Visit:</b>                                    | 7-23-20                                                             |
| <b>Hearing Date:</b>                                  | 8-17-20                                                             |

*Staff Analysis*

---

**Neighborhood characteristics:**

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

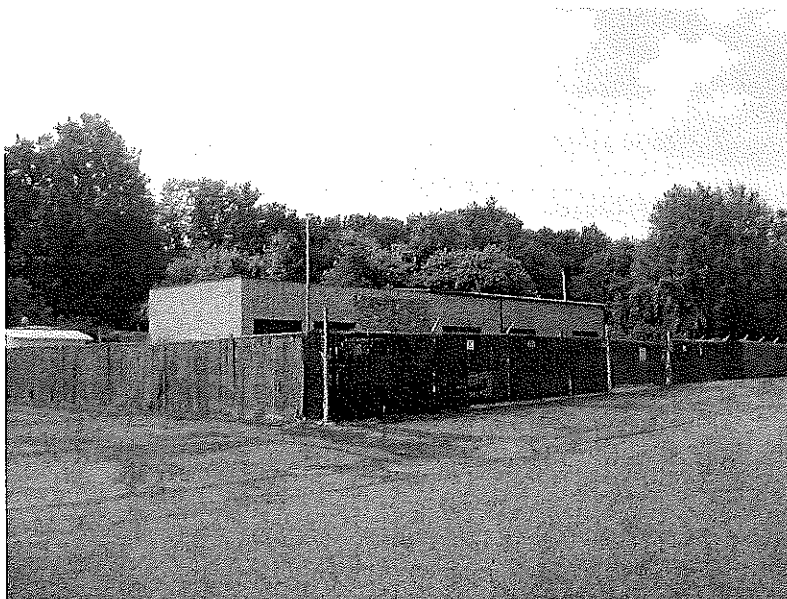
- To the north is the City's fire training operation zoned Residence B.
- To the south are single family homes zoned Residence A and Residence B.
- To the west are self-storage units zoned Business B.
- To the east are mobile homes zoned Business A.

**Site plan review:**

The petitioner has requested a special permit to allow for motor vehicles sales on a portion of the property known as NS Worcester Street (a.k.a. 93 Grochmal Avenue). This site is currently being used for a garage area for the adjacent mobile home park.

After reviewing the plans and visiting the site, the staff does not object to the proposed request. As noted above, this site is currently being used in conjunction with the adjacent mobile home park and is currently fenced. In speaking with the petitioner, he has indicated that he only sells a few cars a years and would agree

to limit the amount of vehicles to no more than five (5) at any one time. He has also indicated that no repair work to vehicles would be done at this location.



### *Recommendation*

---

Approve, with conditions.

### *Recommended Conditions:*

---

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for motor vehicle sales at the property known as NS Worcester Street (a.k.a. 93 Grochmal Avenue)(12525-0150).
3. The use shall be developed as per the attached site plan, with the addition of conditions #4 through #7.
4. There shall be no more than five (5) vehicles stored/displayed for sale at any one time.
5. There shall be no automotive repairs completed at this location.
6. There shall be no storage of junk vehicles and/or parts located at this location.
7. Any and all signage shall be permitted through the Building Department prior to installation.
8. 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.

Stephen J. Lonergan  
Collector/Treasurer



THE CITY OF  
SPRINGFIELD, MASSACHUSETTS

May 12, 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: NS Worcester St (aka 93 Grochmal Ave) – (12525-0150)

Petitioner: Stephen Shahabian  
64 Cedar Street  
Foxboro, MA 02035

Property Owner: Hayastan Industries, Inc  
64 Cedar Street  
Foxboro, MA 02035

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

Stephen J. Lonergan: Treasurer/Collector

Attachment: Worcester\_St\_NS\_2020 (5655 : NS Worcester Street (A.K.A. 93 Grochmal Avenue))



# INDIAN ORCHARD CITIZEN'S COUNCIL

March 30, 2020

To whom it may concern:

The Indian Orchard Citizens Council is in support of the request for Stephen Shahabian to have a used car lot at the Bircham Bend mobile home park.

Mr. Shahabian attended and presented at our council meeting on 3/11/2020. We had a site visit with neighbors at the park on 3/20/2020 at 5 Pm. There were about 10 residents who were able to ask questions and voice their opinions and concerns. The main concern was of the amount of cars that would be on the lot and if there was going to be any auto work being done. Mr. Shahabian agreed to no more than 5 cars at a time and no work would be done on the cars on the premises.

Should you need to follow up on my letter of support for this project please do not hesitate to contact me. [Zaida.govan@yahoo.cm](mailto:Zaida.govan@yahoo.cm) or 413-301-2533.

In Service,

Zaida Govan, President

117 Main Street P. O. Box 51593 Indian Orchard, MA 01151 413-209-8240  
[iocc.council@gmail.com](mailto:iocc.council@gmail.com)

Attachment: Worcester\_St\_NS\_2020 (5655 : NS Worcester Street (A.K.A. 93 Grochmal Avenue))

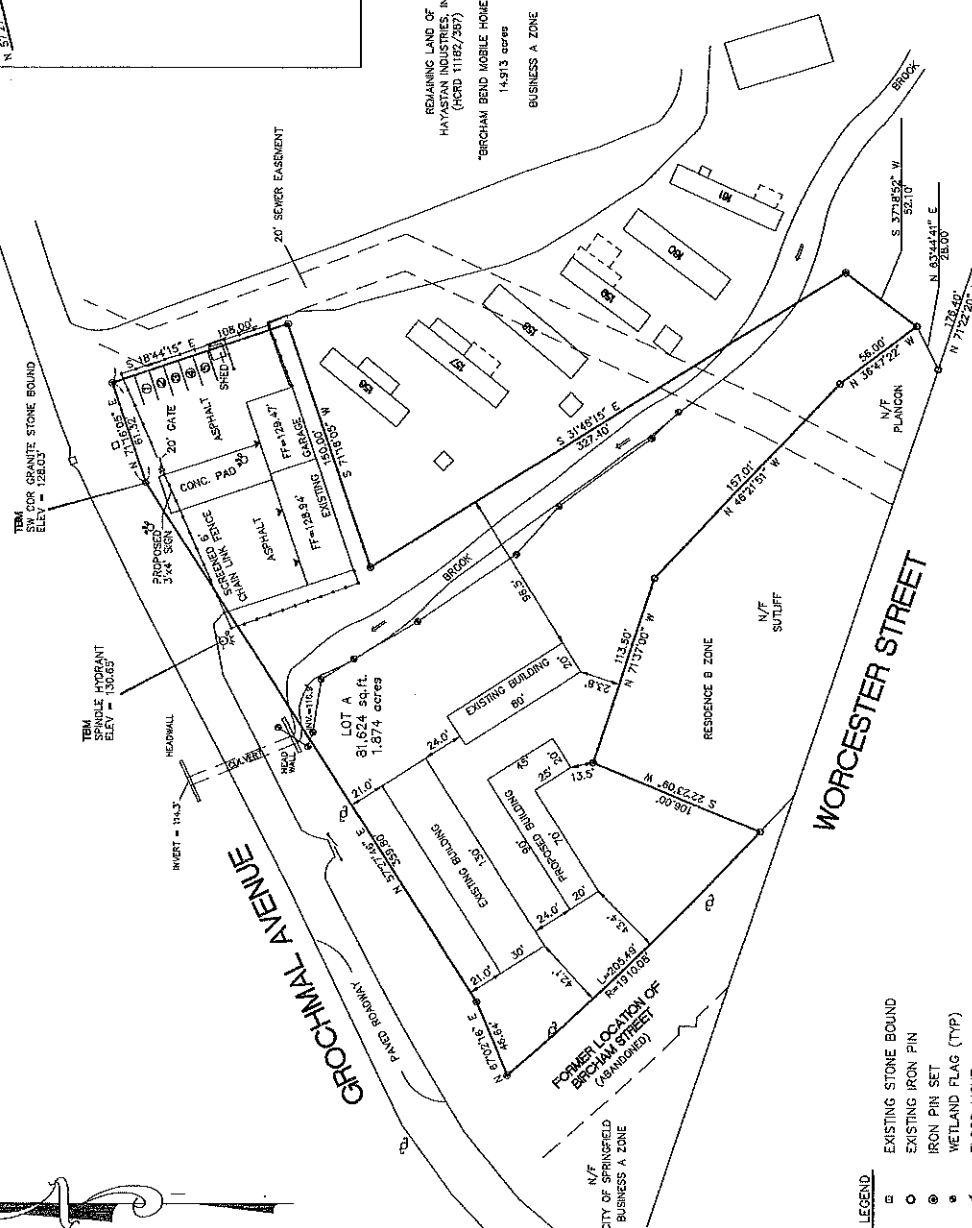
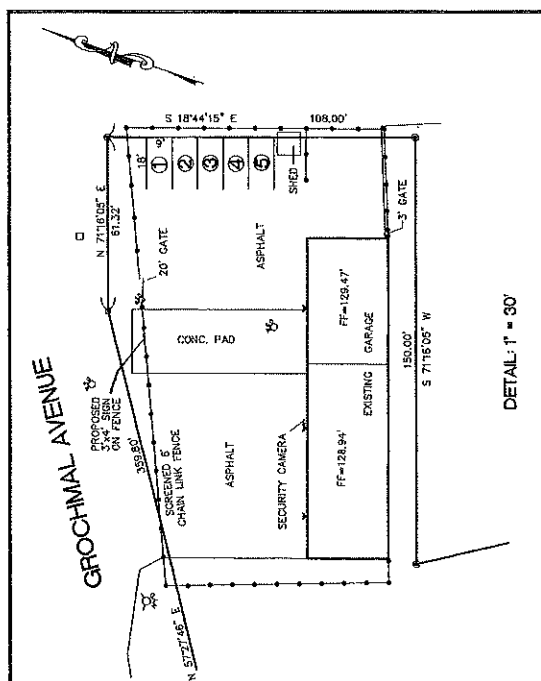












1. THE TITLE TO THE PREMISES HEREON REFERRED TO FROM STANLEY R. BROCHMAN, JR. AND MARK P. BROCHMAN, TO HAVASTAN INDUSTRIES, INC. AS SHOWN IN PLANS 316, PAGE 1182, PAGE 307, SEE ALSO PLAN RECORDED IN HORD BOOK OF PLANS 316, PAGE 118, LOT "A" AS SHOWN IN ZONED BUSINESS B.

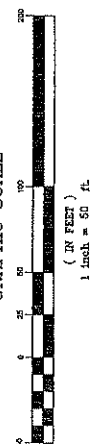
2. THE WETLAND FLAGS HEREON WERE PLACED BY BAYSTATE ENVIRONMENTAL CONSULTANTS AND FIELD LOCATED BY THIS OFFICE ON JUNE 26, 2016.

3. REFERENCE IS MADE TO A "SITE PLAN PROPOSED SELF-STORAGE FACILITY, BROCHMAN AVENUE, HAVASTAN INDUSTRIES, INC. - OTHER", DATED FEBRUARY 6, 2016 REVISED 7/14/17 BY GARY P. WERNER, P.E.

HAYASTAN INDUSTRIES, INC.

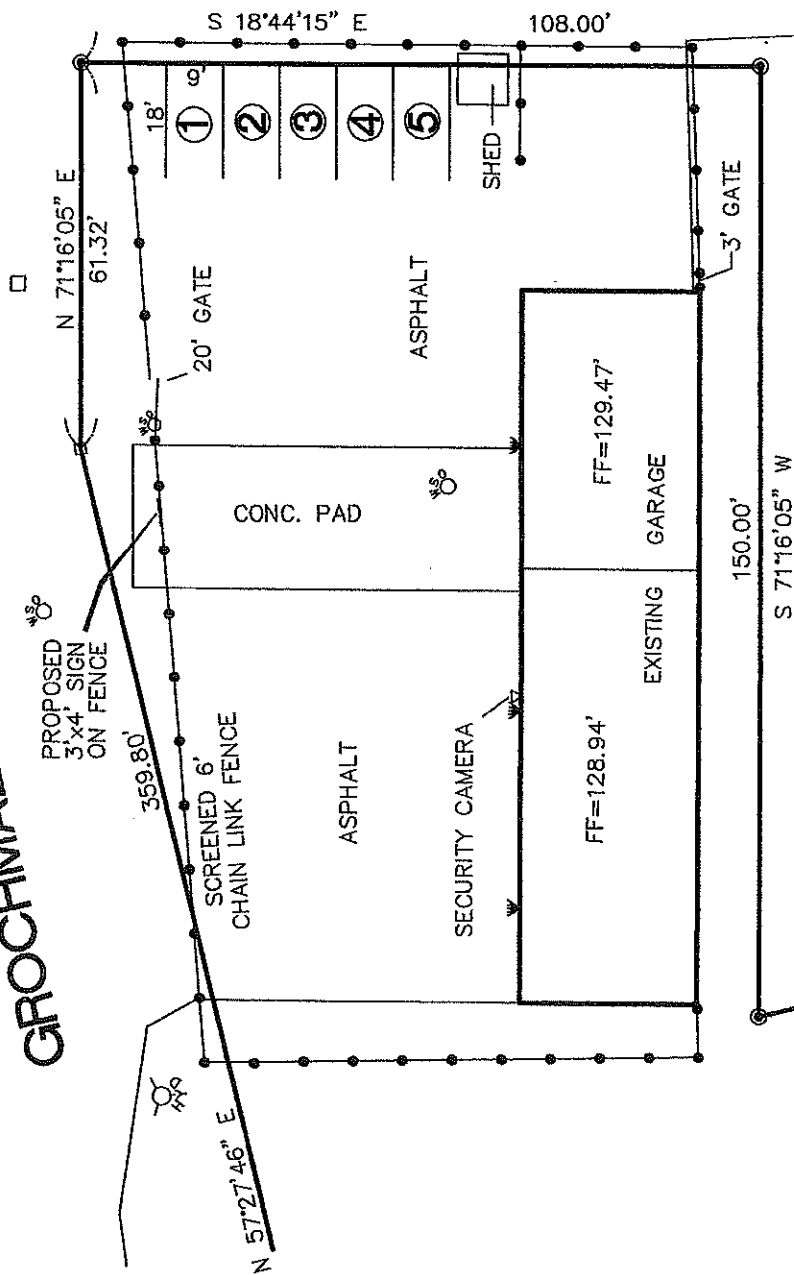
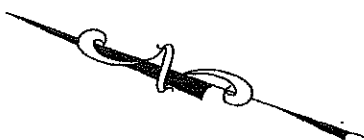
SMITH ASSOCIATES  
SURVEYORS, INC.

459 BALDWIN STREET EAST LONGMEADOW, MA 01028 (413) 525-5801





# GROCHMAL AVENUE



DETAIL: 1" = 30'

20' SEWER EASEMENT

*Inset*

REMAINING LAND OF  
HAYASTAN INDUSTRIES, INC.  
(LDCN 11189 / 187)

Attachment: Worcester\_St\_NS\_2020 (5655 : NS Worcester Street (A.K.A. 93 Grochmal Avenue))

Proposed Location

Grochmal Ave

Worcester St

|                                                                                      |                                                                          |
|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
|  | <p>SPRINGFIELD<br/><b>GIS</b><br/>City of Springfield, Massachusetts</p> |
|  | <p>DATA SOURCE:<br/><b>NS Worcester Street</b></p>                       |

Attachment: Worcester St NS 2020 (5655 : NS Worcester Street (A.K.A. 93 Grochmal Avenue))