



CITY OF SPRINGFIELD

City Clerk's Office 4/22/2015 12:00:00 PM

Hearings Meeting Agenda~

I hereby notify you that at twelve o'clock noon today the following items of business had been filed with this office and can be acted upon at the meeting in City Council Chambers, Room 200 at City Hall, 36 Court Street **Monday evening April 27, 2015** at 07:00 PM according to Section 12, Rules and Orders of the City Council.

City Clerk

Hearings

7:00 PM Meeting called to order on April 27, 2015 at Springfield City Hall -- Council Chambers, 36 Court Street, Springfield, MA.

Moment of Silence - Pledge of Allegiance

Special Permits

- (1.) For a Special Permit to Operate a Drive-Up Service Window at the Property Known as 487 East Columbus Avenue (04303-0612) in Accordance with the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.1.3 and M.G.L.

Request: See Above
Owner: FL Roberts & Company, Inc.
By: Steven M. Roberts
Petitioner: FL Roberts & Company, Inc.
By: Steven M. Roberts

ATTACHMENTS:

- 487_E_Columbus_Ave_Tax_Formal (PDF)
- E_Columbus_Ave_487_2015 (PDF)

- (2.) For a Special Permit for Motor Vehicle Repairs & Maintenance (Light & Heavy) at the Property Known as 961 East Columbus Avenue (04303-0548), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.3(3) & (4).

Request: See Above
Owner: Robert Ober
By: Robert Ober
Petitioner: Robert Ober
By: Robert Ober

ATTACHMENTS:

- 961_E_Columbus_Ave_Tax_Formal (PDF)
- E_Columbus_Ave_961_2015 (PDF)

**City of Springfield**

36 Court Street
Springfield, MA 01103

REVIEWED**PETITION (ID # 3014)**

Meeting: 04/27/15 07:00 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 3014

**For a Special Permit to Operate a Drive-Up Service Window
at the Property Known as 487 East Columbus Avenue (04303-
0612) in Accordance with the Springfield Zoning Ordinance,
Article 4, Table 4-4, Section 19.1.3 and M.G.L.**

Request:	See Above
Owner:	FL Roberts & Company, Inc.
By:	Steven M. Roberts
Petitioner:	FL Roberts & Company, Inc.
By:	Steven M. Roberts

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

for a special permit to operate a drive-up service window at the property known as 487 East Columbus Avenue (04303-0612) in accordance with the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.1.3 and M.G.L.

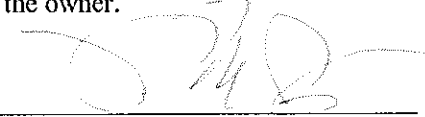
Mailing Address:

93 West Broad Street
 Springfield, MA 01105

Owner:

F.L. Roberts & Company, Inc.

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

BY: 

Steven M. Roberts

Mailing Address:

56 Main Street
 Springfield, MA 01105

Petitioner:

F.L. Roberts & Company, Inc.
 c/o Cabbe Realty, LLC.

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

BY: 

Steven M. Roberts

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

March 25, 2015

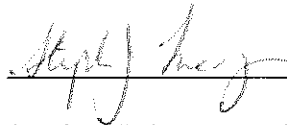
Special Permit Tax Certification

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

Special Permit: 487 East Columbus Avenue 04303-0612

Petitioner: F.L. Roberts and Co., Inc.

Landlord: F.L. Roberts and Co., Inc. and Cabbe Realty, LLC



Stephen J. Lonergan: Treasurer/Collector

Attachment: 487_E_Columbus_Ave_Tax_Form (3014 : 487 East Columbus Avenue)

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

**487 EAST COLUMBUS AVENUE (04303-0612)
DRIVE-UP SERVICE WINDOW**

General Information

Petitioner:	FL Roberts & Company, Inc.
Request:	Drive-up service window (Dunkin Donuts)
Proposed use of the property:	Gas station/Dunkin Donuts
Size:	54,668 s.f.
Compatibility with current planning documents:	The South End Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	South End Citizens Council: 4-3-15
Tax Status:	SEE ATTACHED
Site Visit:	4-14-15
City Council Hearing:	4-27-15

Staff Analysis

Neighborhood characteristics:

The property is currently zoned Industrial A and is located in an area that is primarily commercial uses. The surrounding land uses include:

- To the north is an office complex zoned Industrial A.
- To the south are a restaurant and vacant lot zoned Business A and Residence B.
- To the east are a warehouse and manufacturing operation zoned Industrial A.
- To the west are East Columbus Avenue and Interstate 91.

Site plan review:

The petitioner has requested a special permit to operate a drive-up service window at the property known as 487 East Columbus Avenue. The site is currently the location of a FL Roberts gas station, convenience store and car wash. The petitioner intends to construct a 774 (18' x 43') square foot addition to the existing building to accommodate a new Dunkin Donuts restaurant with a drive-up service window.

In reviewing the proposed plans and visiting the site, the staff does not object to the proposed request. As can be seen on the attached plans, the proposed addition to the existing building will be located on the northern side of the building. There is currently a drive lane located along the rear of the building that is used in

conjunction with the existing car wash. A number of existing parking spaces will be reconfigured to accommodate the new drive-up window and a new landscape island will also be installed. No other changes are being proposed to the site.

It should be noted that as designed, this development also adheres to the new Zoning Ordinance requirement which prohibits the placing of the drive-up facilities within the required front yard. As designed, the drive up window will be located on the side of the building with the drive-up lane located in the rear. The plan also appears to provide adequate stacking for vehicles waiting for service.



In addition to the special permit approval, a full DPW site plan review is also required. The petitioner has submitted plans to DPW but has not yet obtained approval. One of the items DPW is awaiting is a traffic study. If this special permit is approved, the staff would strongly recommend that a condition be placed on the approval requiring that all approvals required from DPW be obtained prior to issuing a Building Permit.

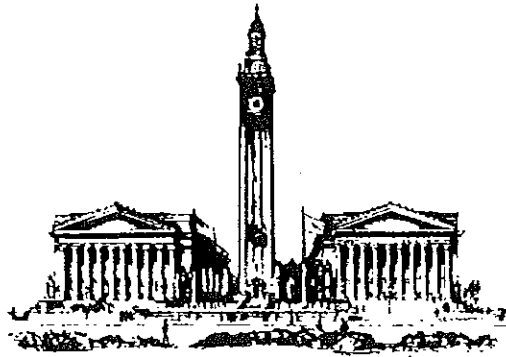
Recommendation

Approve, with conditions.

Recommended Conditions

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely to operate a drive-up service window at the property known as 487 East Columbus Avenue (04303-0612).
3. The use shall be developed as per the attached site plans and elevations, dated March 5, 2014, with the addition of conditions #4 and #11.
4. Any and all approvals required by the Department of Public Works shall be obtained prior to the issuance of a Building Permit.
5. All landscaped areas and the site shall be maintained and kept free of all debris, weeds and trash.
6. The public treebelt and sidewalks shall be maintained by the petitioner, including snow removal.
7. All signs shall be properly permitted prior to installation.
8. Any and all dumpsters shall be completely enclosed.
9. There shall be no banners, streamers, pennants, or additional signs located on the property.
10. There shall be no non-accessory signs on the premises.
11. The building shall be maintained graffiti free.
12. 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 \$200 per day for each day a violation exists.

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

March 25, 2015

Special Permit Tax Certification

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

Special Permit: 487 East Columbus Avenue 04303-0612

Petitioner: F.L. Roberts and Co., Inc.

Landlord: F.L. Roberts and Co., Inc. and Cabbe Realty, LLC

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

Stephen J. Lonergan, Treasurer/Collector

Attachment: E_Columbus_Ave_487_2015 (3014 : 487 East Columbus Avenue)

PLANS TO ACCOMPANY
SPECIAL PERMIT APPLICATION
PREPARED FOR
F. L. ROBERTS & COMPANY, INC.
487 EAST COLUMBUS AVENUE
SPRINGFIELD, MASSACHUSETTS



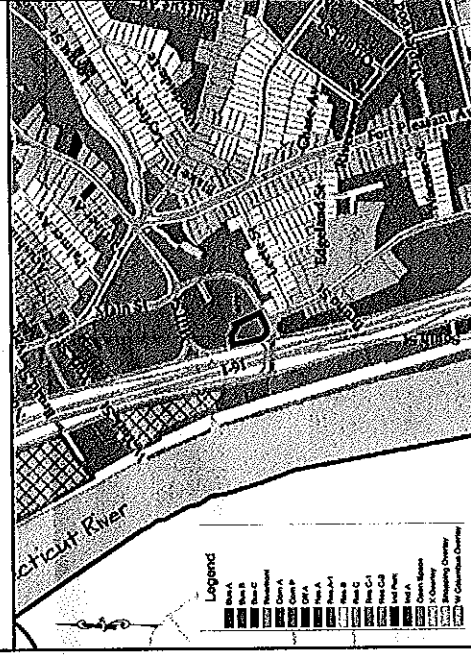
OVERALL SITE PLAN
SCALE: 1" = 100'

QUEST LAMPEL/LEANE
PLANNING & DESIGN
F. L. ROBERTS & COMPANY, INC.
487 EAST COLUMBUS AVENUE
SPRINGFIELD, MA 01104
P: 413-735-1444
F: 413-735-1444
WWW.FLRANDCO.COM

ENGINEER
JAMES SCALISE, II, PE
F.L. ROBERTS & COMPANY, INC.
487 EAST COLUMBUS AVENUE
SPRINGFIELD, MA 01104
P: 413-735-1444
F: 413-735-1444
WWW.FLRANDCO.COM



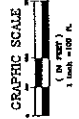
USGS LOTUS MAP
SCALE: NOT TO SCALE



ZONING MAP
SCALE: NOT TO SCALE

Legend

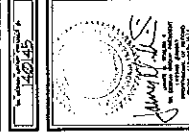
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- LIST OF DRAWINGS**
1. COVER SHEET
 2. EXISTING CONDITIONS PLAN
 3. PROPOSED SITE PLAN
 4. GRADING, DRAINAGE & UTILITY PLAN
 5. SECTIONS AND DETAILS

PLANS TO ACCOMPANY SPECIAL PERMIT APPLICATION
PREPARED FOR
F. L. ROBERTS & COMPANY, INC.
LOCATED AT:
487 EAST COLUMBUS AVENUE
SPRINGFIELD, MASSACHUSETTS

Design Group, Inc.
1000 W. 10th Street, Suite 100
Olathe, MO 64660
P: 816.771.1234
F: 816.771.1235
WWW.DESIGNGROUPINC.COM



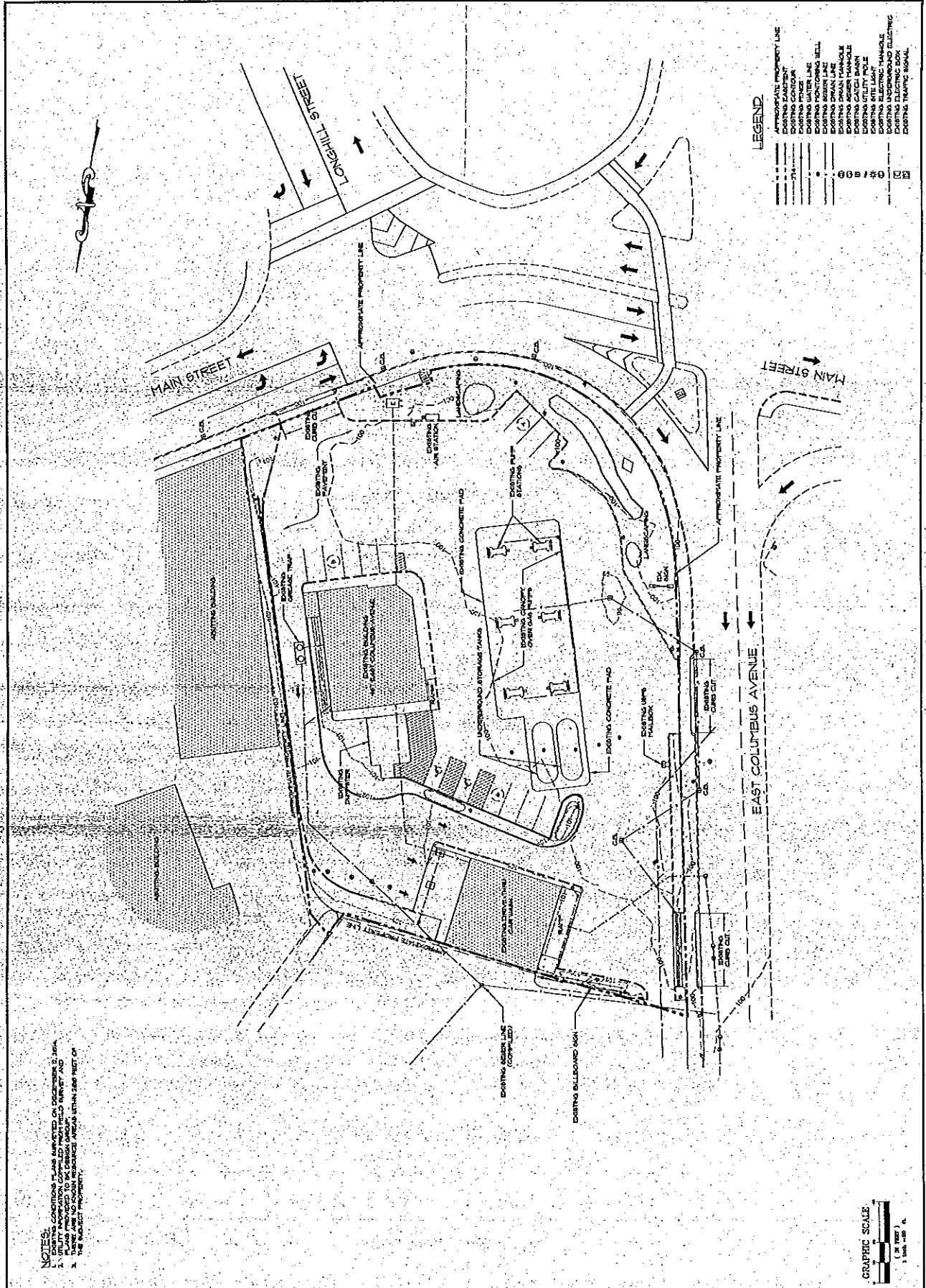
Project No.	15-001
Sheet No.	1 of 5
Scale	1" = 100'
Author	J. Scalise
Checker	J. Scalise
Engineer	J. Scalise
Date	10/15/2015

PLANS TO ACCOMPANY SPECIAL PERMIT APPLICATION
PREPARED FOR
F. L. ROBERTS, & COMPANY, INC.
LOCATED AT:
487 EAST COLUMBUS AVENUE
SPRINGFIELD, MASSACHUSETTS

Design Group, Inc.
DESIGN GROUP, INC. 1000 WEST 10TH AVENUE, SUITE 100
DENVER, COLORADO 80202
TEL: 303.733.8800 FAX: 303.733.8801
WWW.DESIGNGROUPINC.COM

EXISTING CONDITIONS PLAN
DATE: 10/1/15
BY: [Signature]

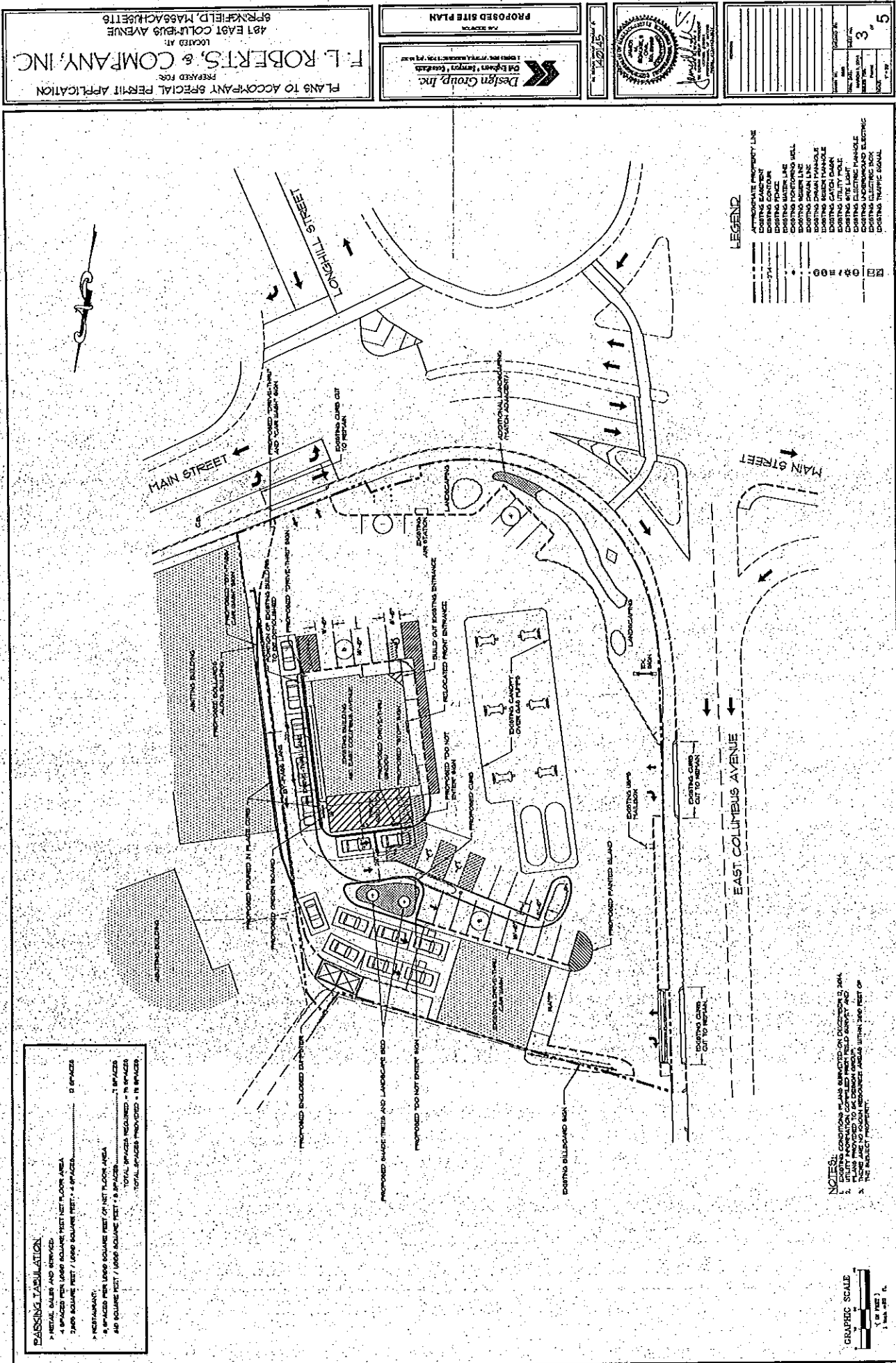
Sheet No. 2 of 5
DATE: 10/1/15
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

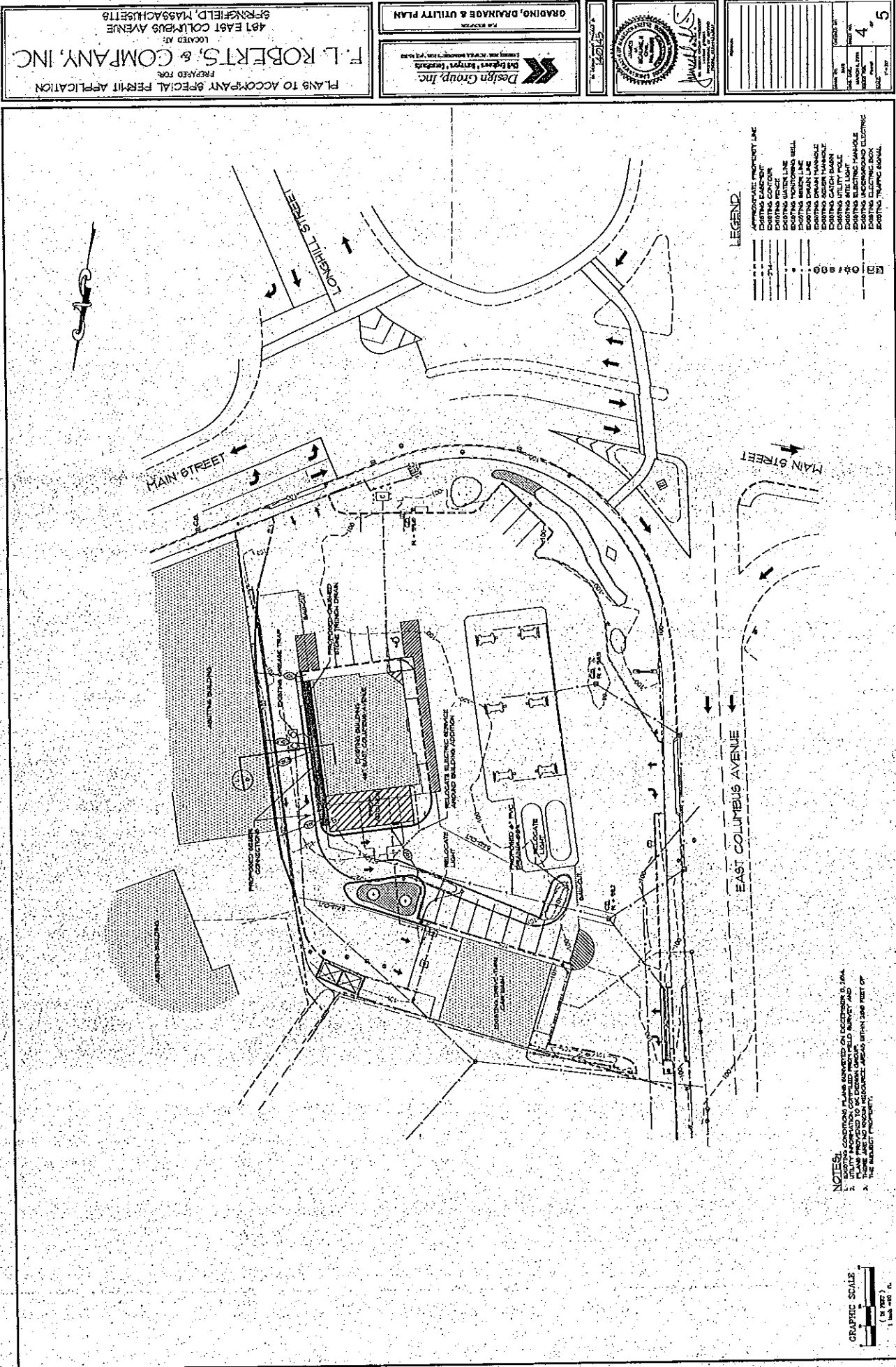


- LEGEND**
- APPROPRIATE PROPERTY LINE
 - EXISTING EASEMENT
 - EXISTING CONDUIT
 - EXISTING WATER LINE
 - EXISTING PORTING WELL
 - EXISTING DRAIN LINE
 - EXISTING DRAIN MANHOLE
 - EXISTING CATCH BASIN
 - EXISTING UTILITY POLE
 - EXISTING EIT LIGHT MANHOLE
 - EXISTING UNDERGROUND ELECTRIC
 - EXISTING ELECTRIC BOX
 - EXISTING TRUNK SIGNAL

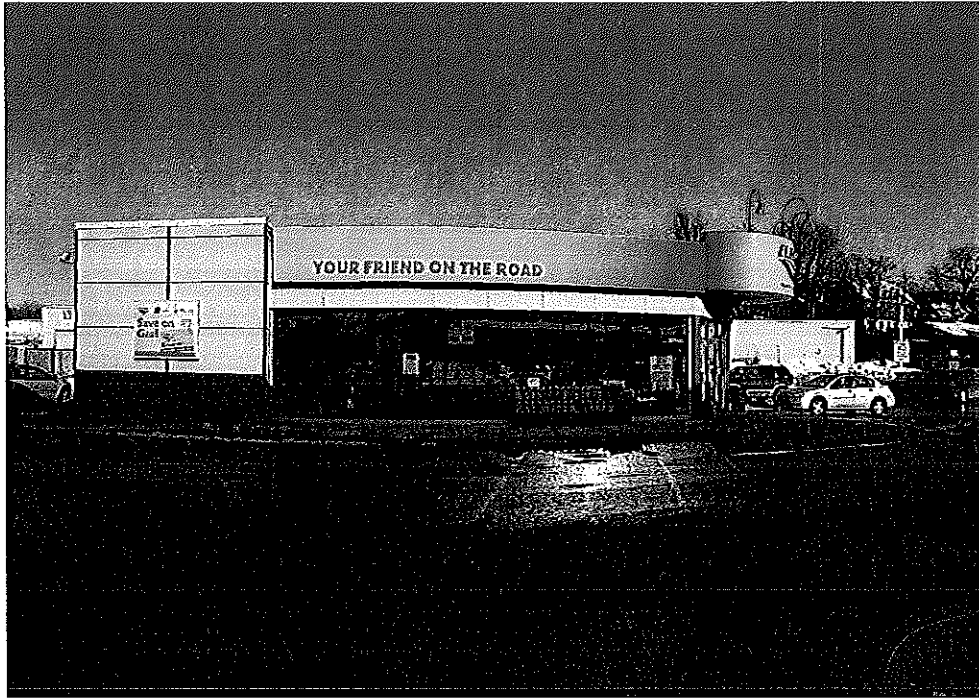
NOTES:
1. EXISTING CONDITIONS PLANS SUBMITTED ON DECEMBER 2, 2014.
2. UTILITY INFORMATION COMPILED FROM FIELD SURVEY AND
3. THERE ARE NO COGNATE RESOURCES WITHIN 100 FEET OF
THE SUBJECT PROPERTY.







Site Photos

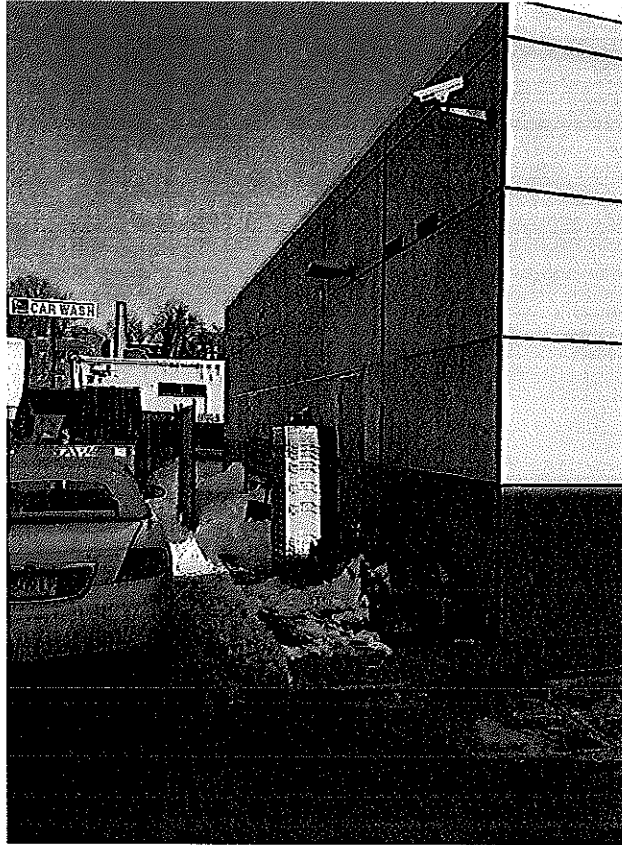


Store Front (West Elevation)

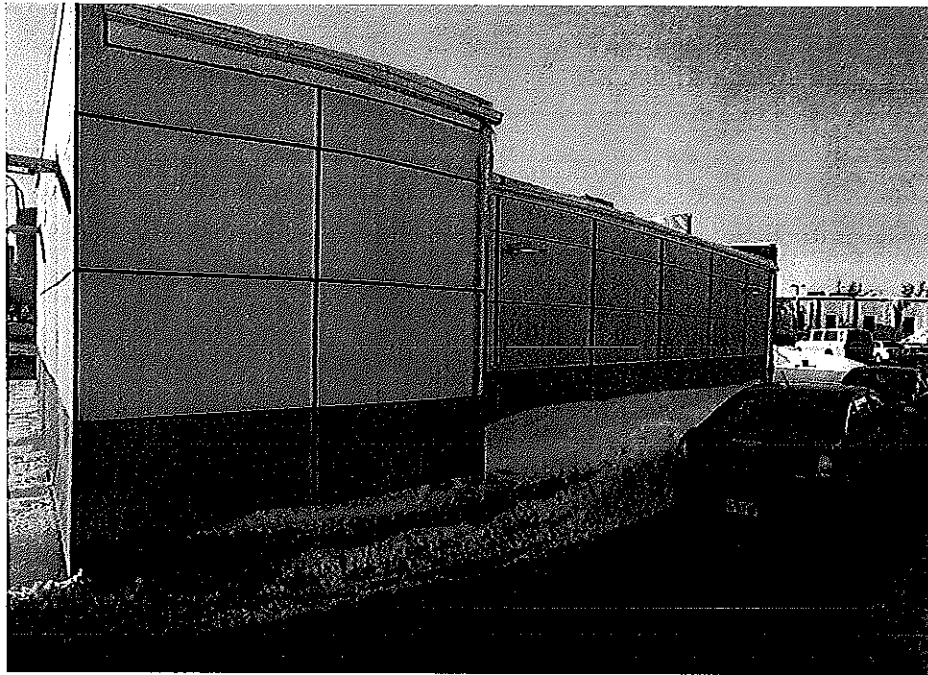


South Elevation

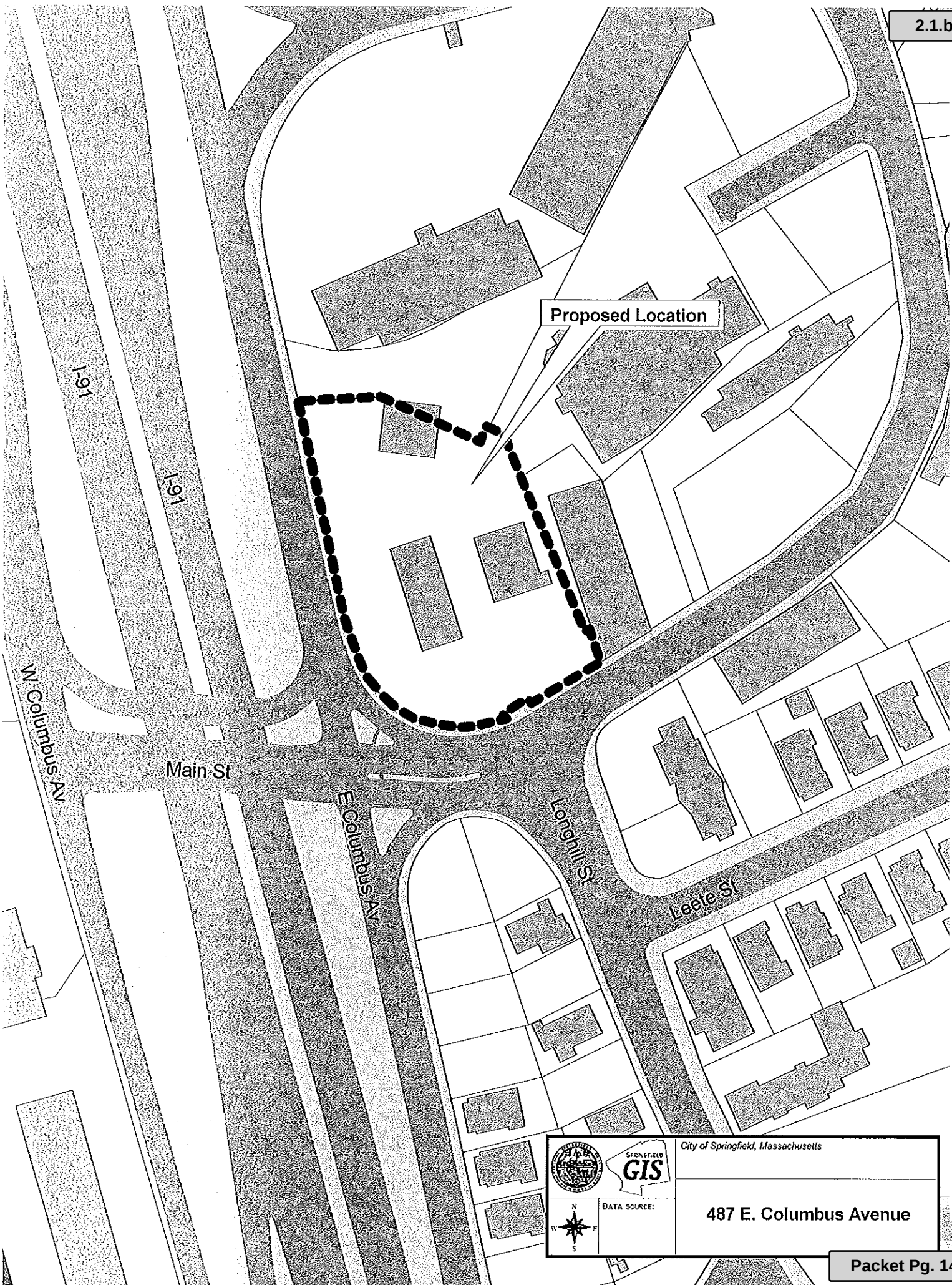
Site Photos



North Elevation



Rear of Building (East Elevation)



Proposed Location

Attachment: E Columbus Ave 487_2015 (3014 : 487 East Columbus Avenue)

 SPRINGFIELD GIS	City of Springfield, Massachusetts
	487 E. Columbus Avenue

DATA SOURCE:



**City of Springfield**

36 Court Street
Springfield, MA 01103

REVIEWED**PETITION (ID # 3025)**

Meeting: 04/27/15 07:00 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 3025

**For a Special Permit for Motor Vehicle Repairs & Maintenance
(Light & Heavy) at the Property Known as 961 East Columbus
Avenue (04303-0548), as Allowed by M.G.L. and the
Springfield Zoning Ordinance Article 4, Table 4-4, Section
12.3(3) & (4).**

Request:	See Above
Owner:	Robert Ober
By:	Robert Ober
Petitioner:	Robert Ober
By:	Robert Ober

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

for a special permit for Motor Vehicle Repairs & Maintenance (Light & Heavy) at the property known as 961 East Columbus Avenue (04303-0548), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.3(3) & (4).

Mailing Address:

961 E Columbus Avenue
Springfield, MA 01105

Owner & Petitioner:

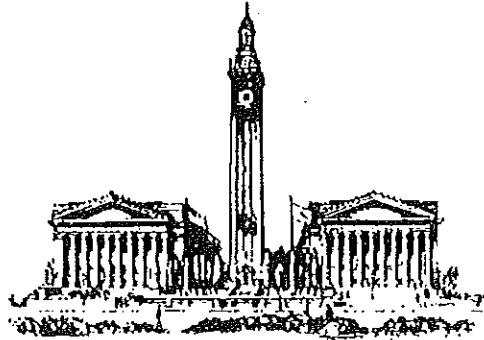
Robert Ober

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

By: Robert O. Ober

Robert Ober

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

April 2, 2015

Special Permit Tax Certification

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

Special Permit: 961 East Columbus Avenue 04303-0548

Landlord: Robert Ober

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

Stephen J. Lonergan: Treasurer/Collector

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

**961 EAST COLUMBUS AVENUE (04303-0548)
MOTOR VEHICLE REPAIR & MAINTENANCE**

General Information

Petitioner:	Robert Ober
Request:	To use the property motor vehicle repairs.
Proposed use of the property:	Same as above.
Parcel Size:	4,901 s.f.
Compatibility with current planning documents:	The South End Neighborhood Plan shows no changes to this area.
Neighborhood council Notification:	South End Citizens Council: 4-3-15
Tax Status:	SEE ATTACHED
Site Visit:	4-15-15
Hearing Date:	4-27-15

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Business B. The surrounding land uses include:

- To the north is a commercial use zoned Business B.
- To the south is a multi-use commercial building zoned Business B.
- To the east is a two (2) family home zoned Residence C.
- To the west is Interstate 91.

Site plan review:

The petitioner has requested a special permit for a motor vehicle repair and maintenance operation at the property known as 961 East Columbus Avenue. This site was the former location of an automotive electronics operation.

In reviewing the proposed request, it should be noted that this existing business was formerly located at 1357 East Columbus Avenue and is known as Robbie's Repair. The petitioner's existing location was purchased as part of the proposed casino development, thus requiring the business to relocate.

After visiting the site and reviewing the submitted plans, the staff does not object to the proposed special permit. As noted above, this site has been used for automotive related uses in the past and the petitioner has

been shown to be a well-established and responsible owner.



Recommendation

Approve, with conditions.

Recommended Conditions

1. This special permit is granted solely for a motor vehicle repair and maintenance operation at the property known as 961 East Columbus Avenue (04303-0548).
2. The use shall be developed according to the attached site plan with the addition of conditions #3 through #7.
3. There shall be no storage of any junk vehicles or parts at this location.
4. There shall be no work done to vehicles outside the building.
5. The building shall be maintained graffiti free.
6. The public sidewalks shall be maintained, including snow removal.
7. Any and all U-Haul vehicles shall be stored and displayed in the fenced area located at the rear of the building. The front of the building shall be maintained for customer and employee parking only.
8. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by fine of up to \$50 per day for each day a violation exists.

Stephen J. Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

April 2, 2015

Special Permit Tax Certification

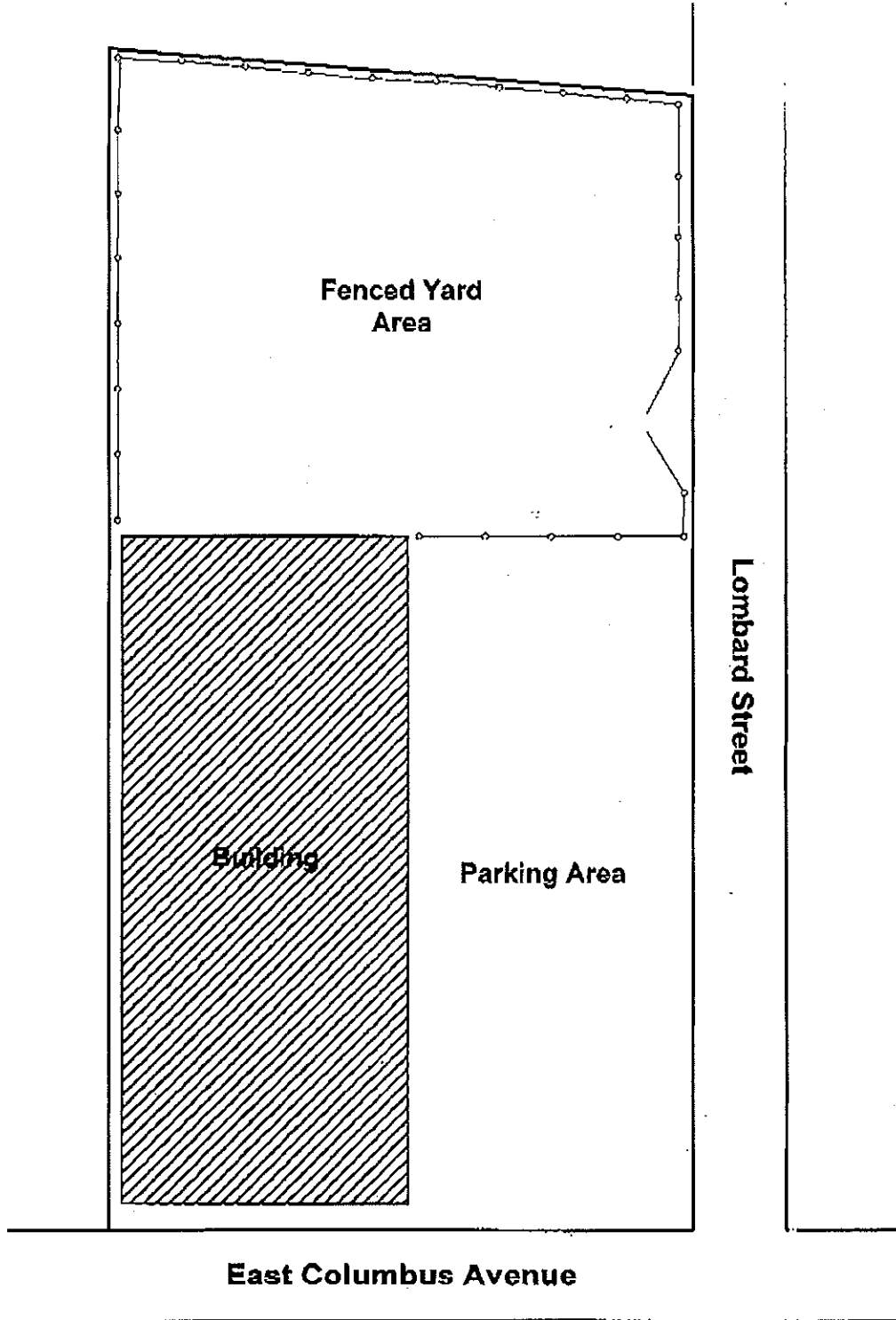
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Landlord: Robert Ober

Stephen J. Loneragan: Treasurer/Collector

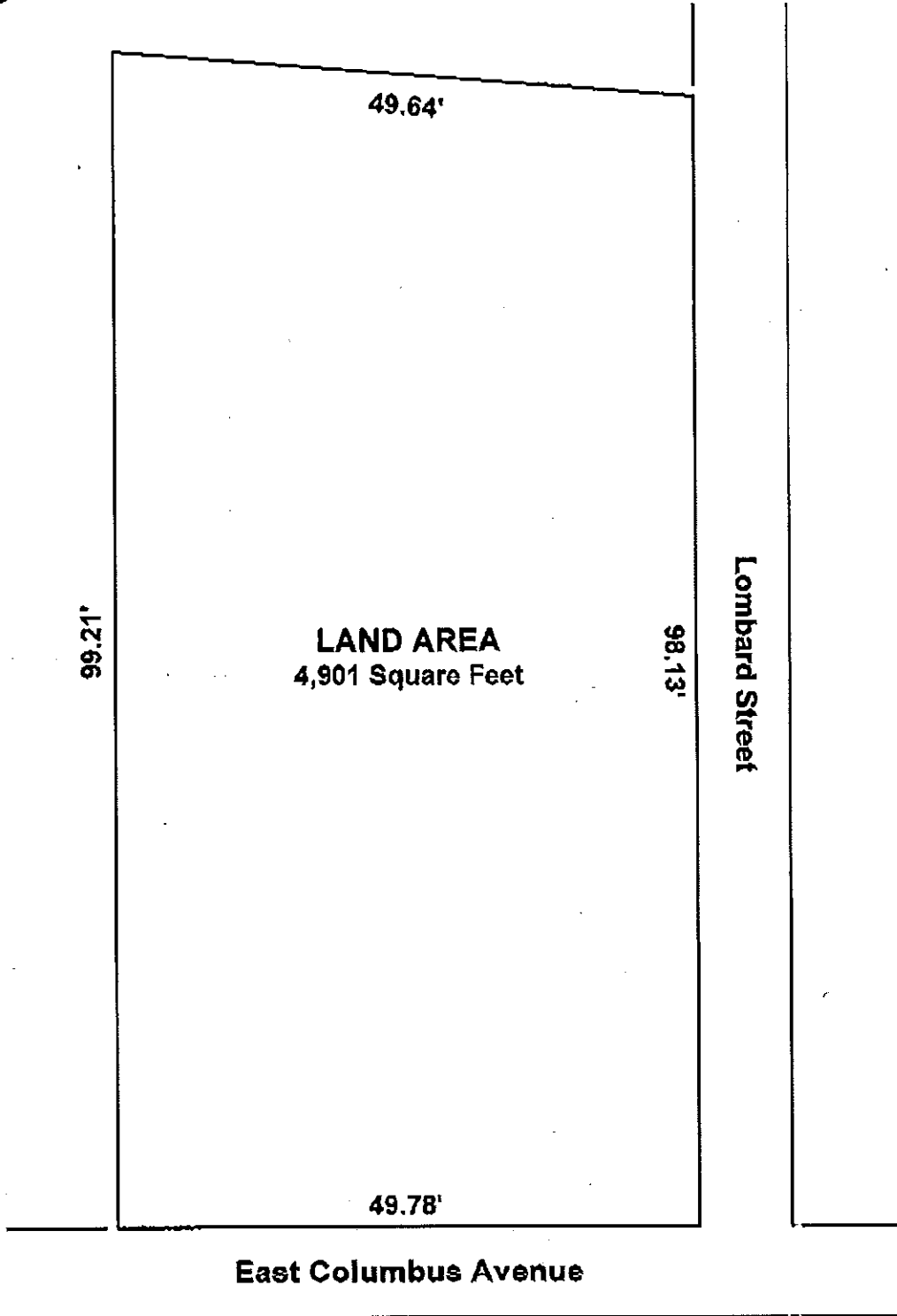
Attachment: E_Columbus_Ave_961_2015 (3025 : 961 East Columbus Avenue)

SITE PLAN**961 East Columbus Avenue - Springfield, MA**

Attachment: E Columbus Ave 961 2015 (3025 : 961 East Columbus Avenue)

PLOT PLAN

961 East Columbus Avenue - Springfield, MA

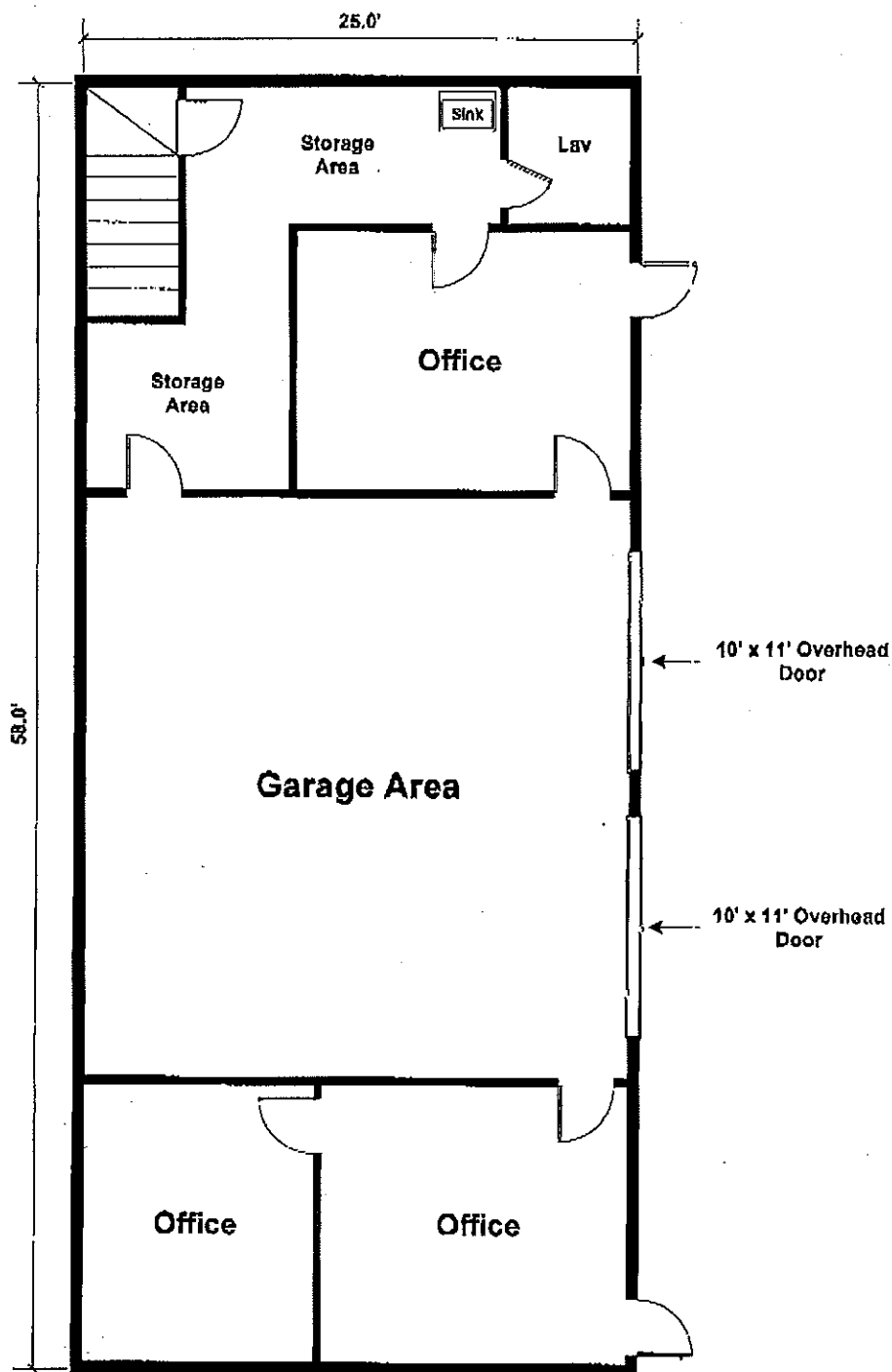


Attachment: E_Columbus_Ave_961_2015 (3025 : 961 East Columbus Avenue)

Robbie's Auto and Truck Repair
Complete Service
961 East Columbus Ave.
Springfield, MA 01105

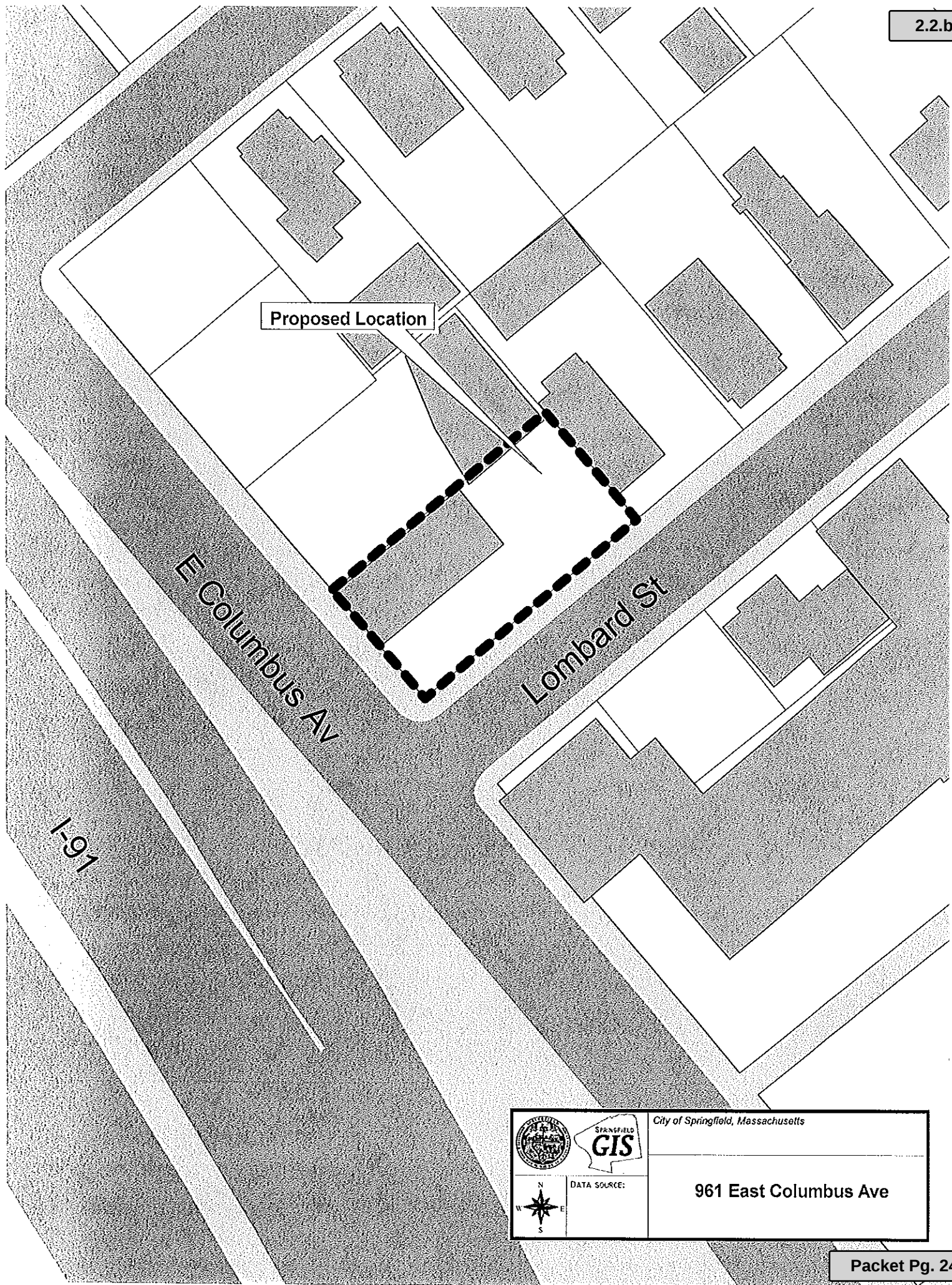
FLOOR PLAN

961 East Columbus Avenue - Springfield, MA



Robbie's Auto and Truck Repair
Complete Service
961 East Columbus Ave.
Springfield, MA 01105

Attachment: E Columbus Ave 961 2015 (3025 : 961 East Columbus Avenue)



Attachment: E_Columbus_Ave_961_2015 (3025 : 961 East Columbus Avenue)

		City of Springfield, Massachusetts
	DATA SOURCE:	961 East Columbus Ave