



City of Springfield

Hearings Meeting

~ Draft ~

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

Linda Fitzpatrick
413-787-6559

Monday, April 27, 2015

7:00 PM

Springfield City Hall -- Council Chambers

I. Hearings

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

Attendee Name	Title	Status	Arrived
Thomas M. Ashe	At-Large Councilor	Present	
Timothy C. Allen	Ward 7 Councilor	Present	
Clodo Concepcion	Ward 5 Councilor	Present	
Kenneth E. Shea	Ward 6 Councilor	Present	
Orlando Ramos	Vice President	Present	
Timothy J. Rooke	At-Large Councilor	Present	
Bud L. Williams	At-Large Councilor	Late	7:05 PM
E. Henry Twiggs	Ward 4 Councilor	Absent	
Justin Hurst	At Large Councilor	Present	
Melvin A. Edwards	Ward 3 Councilor	Present	
Zaida Luna	Ward 1 Councilor	Absent	
Kateri B. Walsh	Vice President - At-Large Councilor	Present	
Michael A. Fenton	President - Ward 2 Councilor	Present	

Moment of Silence - Pledge of Allegiance

II. Special Permits

1. Petition (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

COMMENTS - Current Meeting:

Hearing held at which James Scalise, Civil Engineer, Design Group, Inc., appeared on behalf of F.L. Roberts and Leo Florian, President of the South End Citizen Council and Frank Roberts appeared on behalf of the Petitioner F L Roberts & Company, Inc and spoke in favor stating that the Petitioner's request for a special permit to operate a drive-up service window for a 774 square feet addition and a new Dunkin Donuts restaurant to the existing building and the drive thru window will be located back/northern side of the building, that would accommodate 8 cars for stacking and 19 parking spaces and traffic

study indicate that most visits would be people buying gas or convenience store items. Mr. Florian said that the Petitioner had met with South End Citizens Council and no one had any objections. Councilor Williams praised South End Citizens Council for their hard work and he hopes the South End is on it way back. Councilor Allen asked about parking and traffic impact and Mr. Scalise said that site plan shows parking 19 parking spaces and zoning only requires 18 spaces and the traffic impact would be minimal . Councilor Allen asked Phil Dromey, Deputy Director of Planning about DPW approvals and Mr. Dromey said DPW must approve the traffic plan, signs, and curb cuts and if it requires substantial revisions it would have to come back to the Council for new approvals. Councilor Concepcion asked who's going to own the donut shop and Mr. Roberts said the shop would be own by Springfield Donuts, Inc (Peter Martins and John Salmar) and no one appeared in opposition and the hearing was closed and the special permit was granted by the following roll call vote.

ATTACHMENTS:

- 487_E_Columbus_Ave_Tax_Formal (PDF)
- E_Columbus_Ave_487_2015 (PDF)
- 478 E COLUMBUS NEW SITE PLAN (PDF)

RESULT:	ADOPTED [11 TO 0]
MOVER:	Bud L. Williams, At-Large Councilor
SECONDER:	Melvin A. Edwards, Ward 3 Councilor
AYES:	Ashe, Allen, Concepcion, Shea, Ramos, Rooke, Williams, Hurst, Edwards, Walsh, Fenton
ABSENT:	E. Henry Twiggs, Zaida Luna

2. Petition (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

COMMENTS - Current Meeting:

Hearing held at which Petitioner Robert Ober, Owner of Robbie's Repair and Leo Florian, President of the South End Citizen Council appeared and spoke in favor stating that the Petitioner's request for a special permit for a motor vehicle and maintenance operation that had to move because MGM Casino had purchased his former location and Mr. Florian said that the Petitioner had met with South End Citizens Council and no one had any objections and this would be a great fit for the South End and no one appeared in opposition and the hearing was closed. Councilor Walsh and Williams praised the Petitioner for his outstanding work at his former location and the special permit was granted by the following roll call vote.

ATTACHMENTS:

- 961_E_Columbus_Ave_Tax_Formal (PDF)
- E_Columbus_Ave_961_2015 (PDF)

RESULT: **ADOPTED [11 TO 0]**

MOVER: Bud L. Williams, At-Large Councilor

SECONDER: Kateri B. Walsh, Vice President - At-Large Councilor

AYES: Ashe, Allen, Concepcion, Shea, Ramos, Rooke, Williams, Hurst, Edwards,
Walsh, Fenton

ABSENT: E. Henry Twiggs, Zaida Luna


City of Springfield

 36 Court Street
 Springfield, MA 01103

ADOPTED
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

RESULT:	ADOPTED [11 TO 0]
MOVER:	Bud L. Williams, At-Large Councilor
SECONDER:	Melvin A. Edwards, Ward 3 Councilor
AYES:	Ashe, Allen, Concepcion, Shea, Ramos, Rooke, Williams, Hurst, Edwards, Walsh, Fenton
ABSENT:	E. Henry Twiggs, Zaida Luna

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.

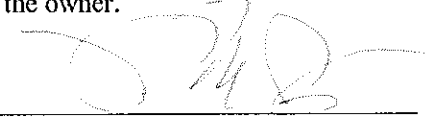
Mailing Address:

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

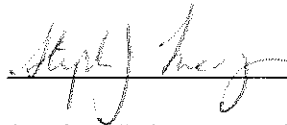
Special Permit Tax Certification

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_Formal (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.

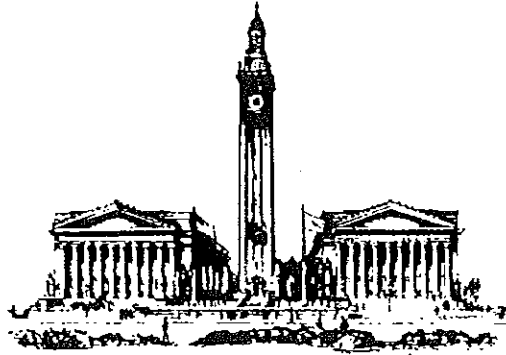
Recommendation

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 cursive script, reading "Stephen J. Lonergan", is written over a horizontal line.

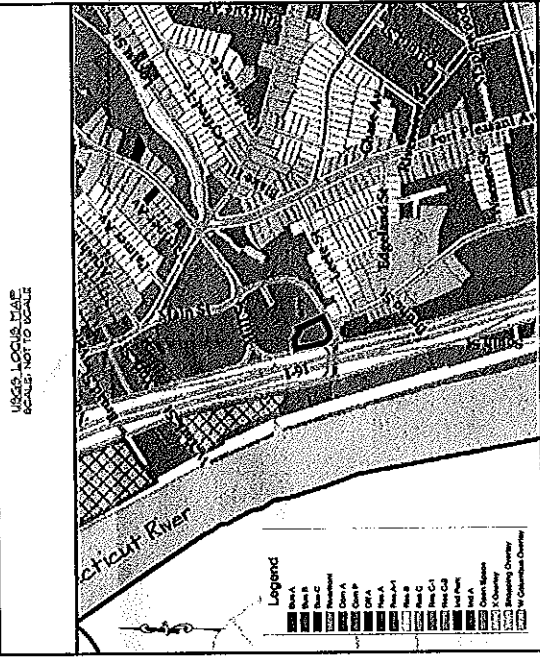
Stephen J. Lonergan: Treasurer/Collector

Attachment: E_Columbus_Ave_487_2015 (3014 : 487 East Columbus Avenue)

CLINICAL LABORATORY
HEALING MODERNITY COMPANY, INC.
800 WINTHROP STREET
ROXBURY, MA 02099
P: (617) 361-1444
E-MAIL: MODERNITY@MODERNITY.COM

ENGINEER
JAMES BOALIS, II, PE
800 DESIGN PARTNER
1000 WINTHROP STREET
ROXBURY, MA 02099
P: (617) 443-3037
F: (617) 448-3036

1. 10. 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2

[illegible]

ZONING MAP

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

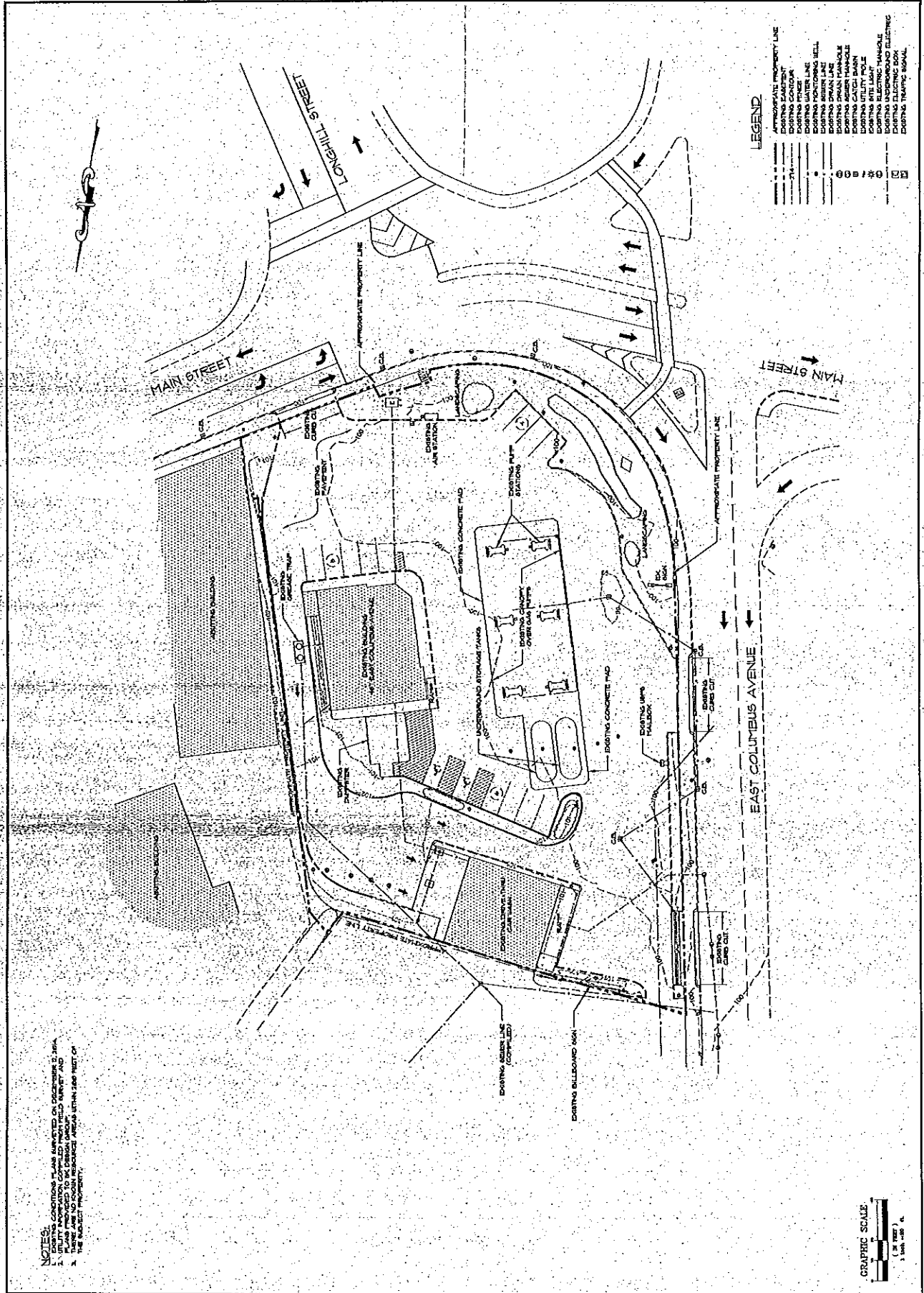
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

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

EXISTING CONDITIONS PLAN

Design Group, Inc.
DESIGN GROUP, INC. 1000 WEST 10TH AVENUE, SUITE 100
DENVER, COLORADO 80202

DATE: 12/15/14
BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]



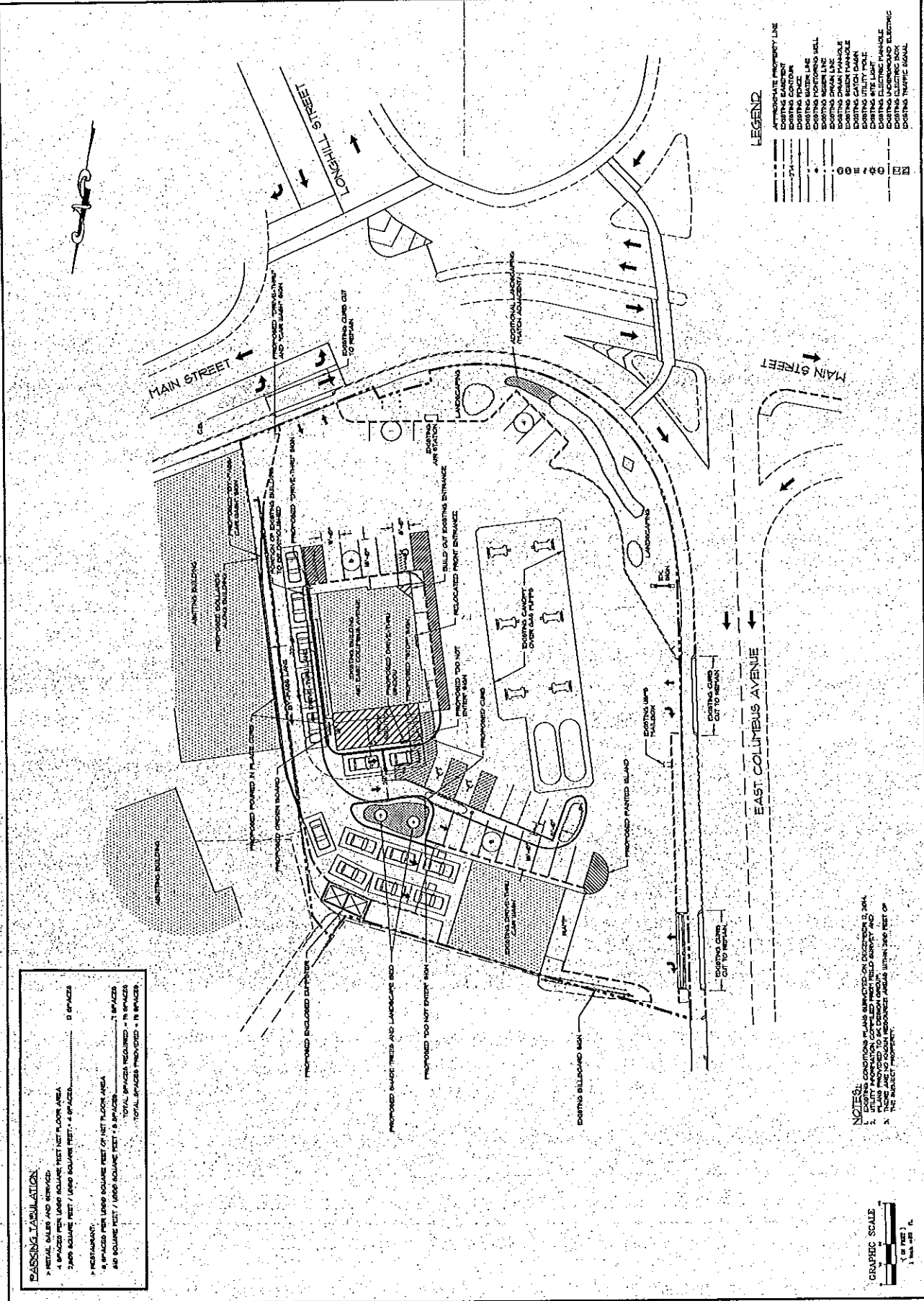
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PREPARED FOR
F. L. ROBERTS, & COMPANY, INC.
LOCATED AT:
487 EAST COLUMBUS AVENUE
SPRINGFIELD, MASSACHUSETTS

Design Group, Inc.
1000 WEST 17TH AVENUE, SUITE 100
DENVER, COLORADO 80202
Tel: 303.733.1100
Fax: 303.733.1101
www.designgroupinc.com

PROPOSED SITE PLAN
DATE: 12/15/15

Scale: 1" = 30'-0"

Sheet No. 3 of 5



PARKING TABULATION

RETAIL SALES AND SERVICES
4 SPACES PER 1,000 SQUARE FEET NET FLOOR AREA
2,000 SQUARE FEET / 1,000 SQUARE FEET = 2 SPACES

RESTAURANT
4 SPACES PER 1,000 SQUARE FEET OF NET FLOOR AREA
2,000 SQUARE FEET / 1,000 SQUARE FEET = 2 SPACES
TOTAL SPACES REQUIRED - 4 SPACES
TOTAL SPACES PROVIDED - 4 SPACES

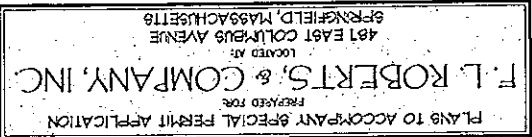
NOTES:

- EXISTING CONDITIONS AS SHOWN ON EXISTING PLANS.
- EXISTING CONDITIONS SHOWN ON EXISTING PLANS.
- PLANS PROVIDED TO BE DESIGN AND CONSTRUCTION OF THE PROJECT.
- THE SUBJECT PROPERTY.

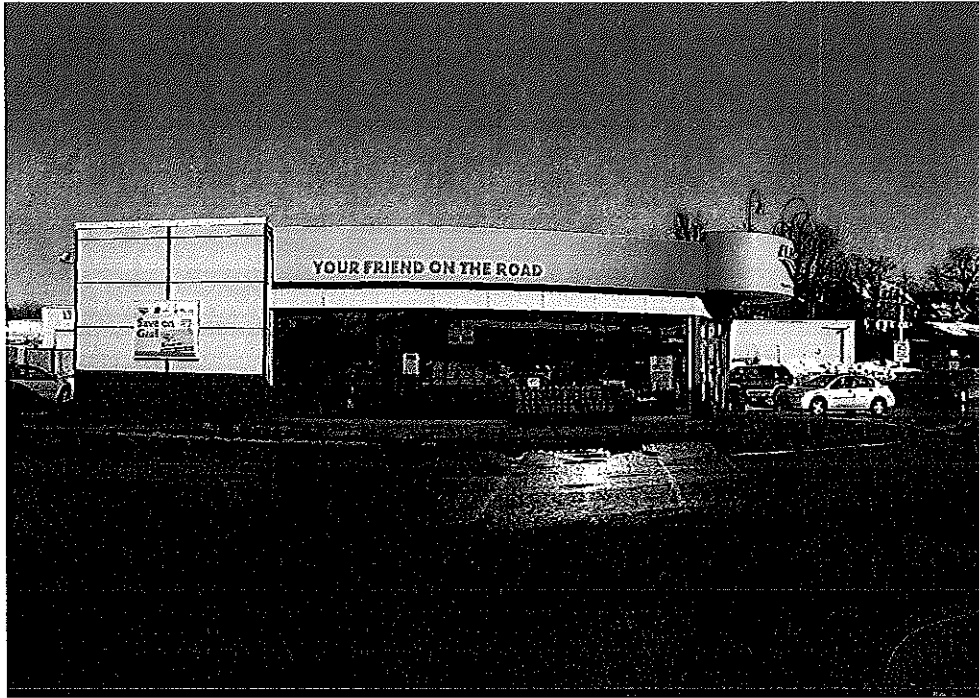
GRAPHIC SCALE

1" = 30'-0"

1 inch = 30 feet



Site Photos

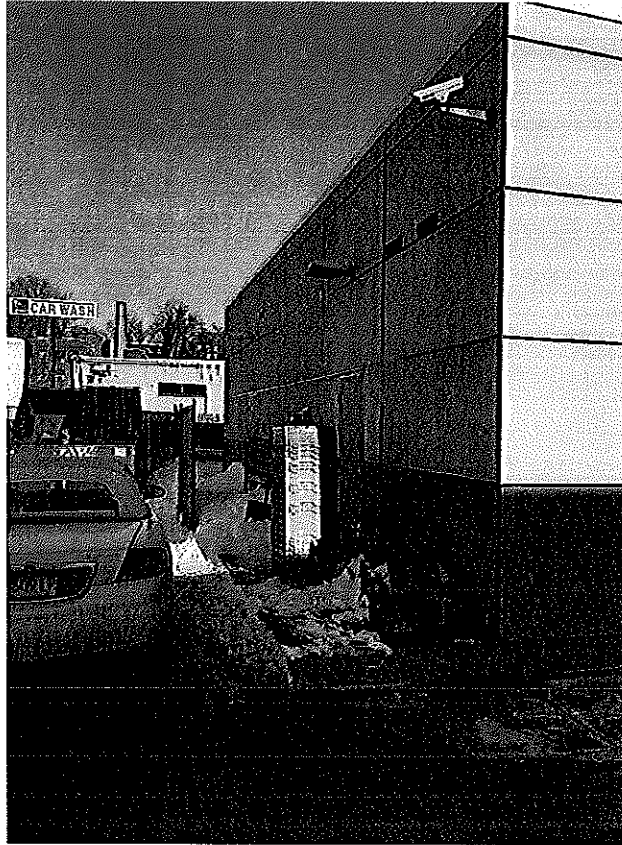


Store Front (West Elevation)

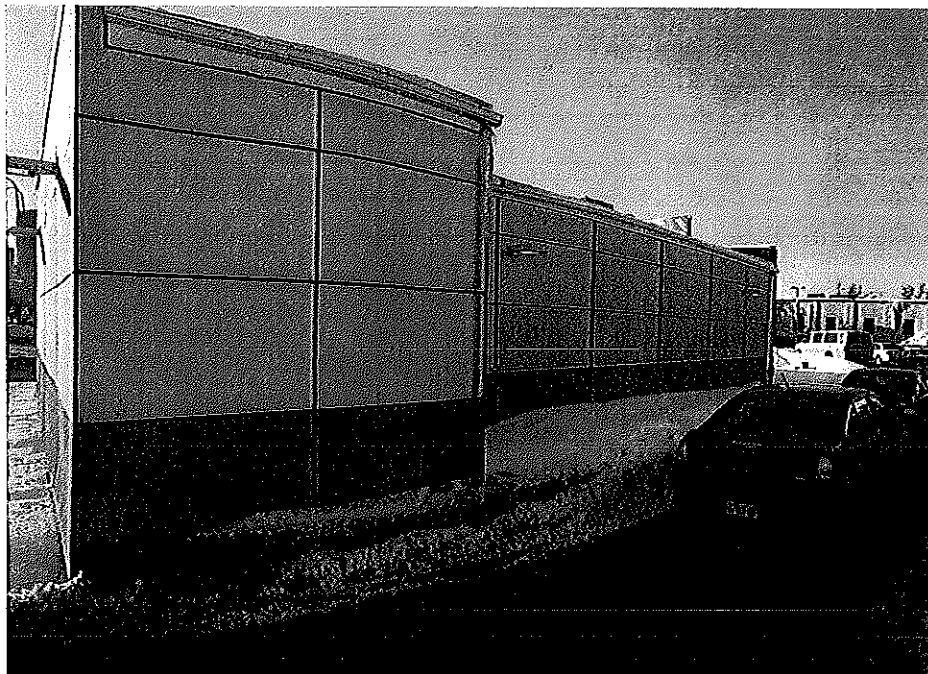


South Elevation

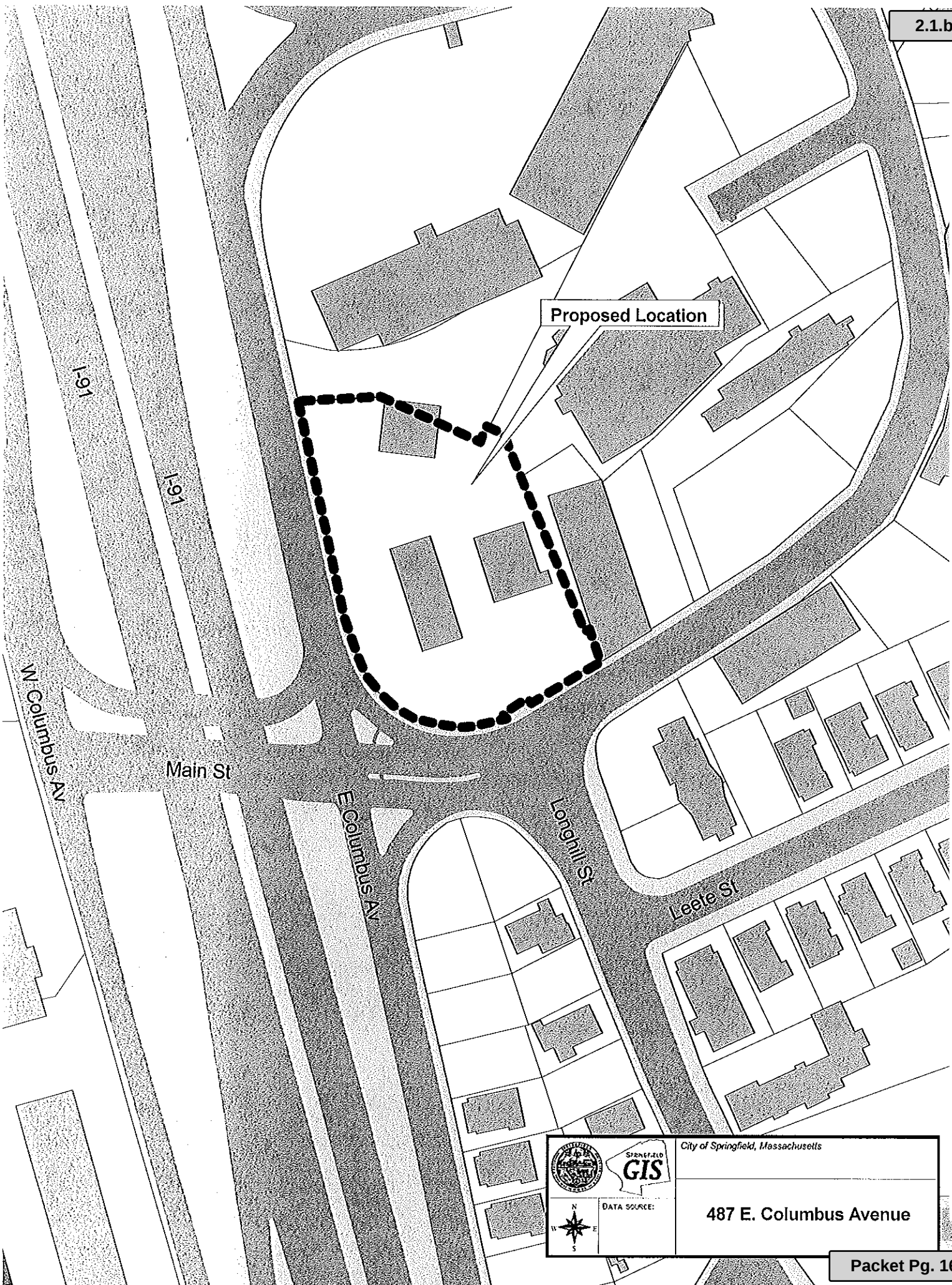
Site Photos



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:



PARKING TABULATION

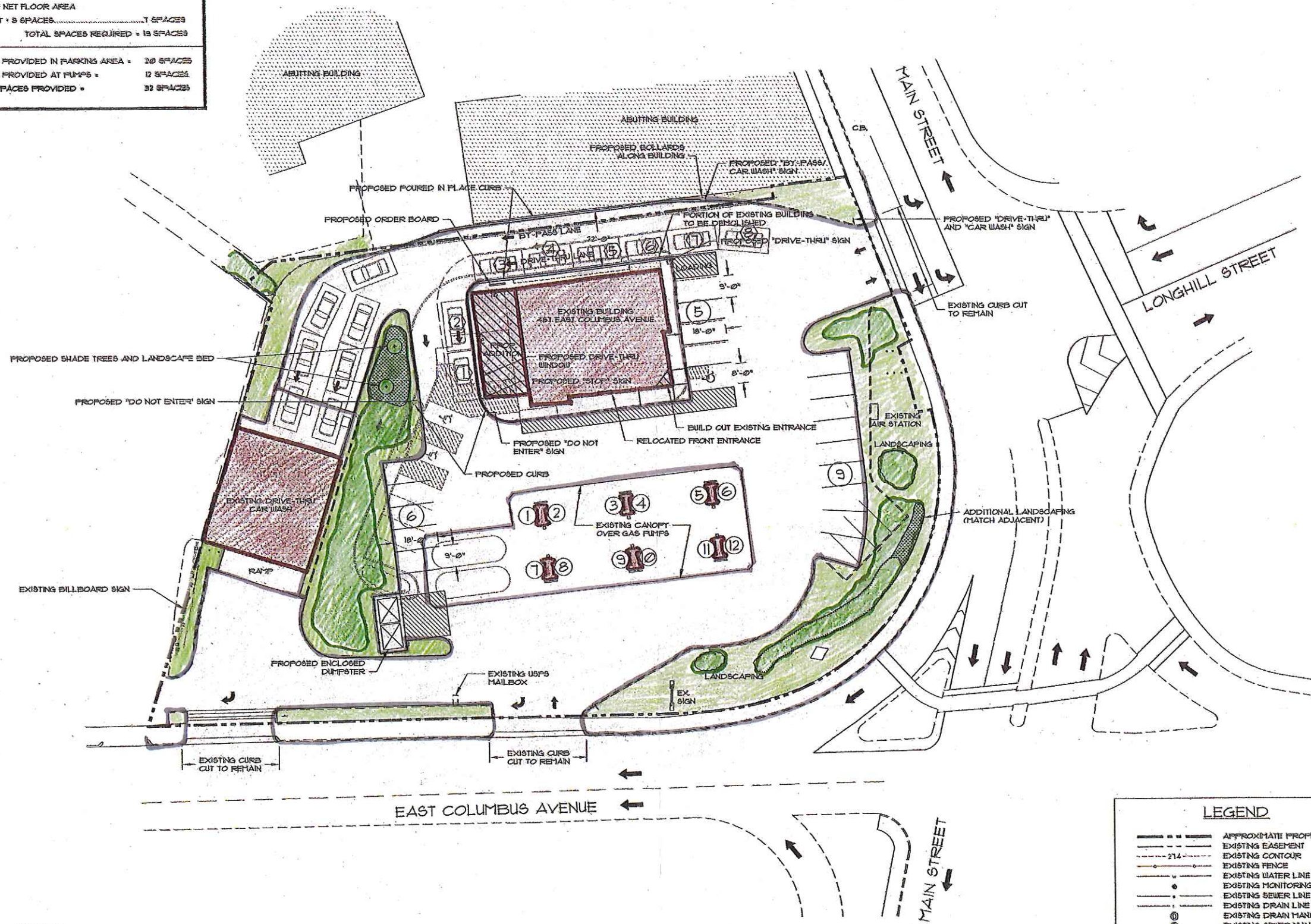
► RETAIL SALES AND SERVICE:

4 SPACES PER 1000 SQUARE FEET NET FLOOR AREA
2805 SQUARE FEET / 1000 SQUARE FEET = 4 SPACES..... 12 SPACES

> RESTAURANT:

8 SPACES PER 1000 SQUARE FEET OF NET FLOOR AREA
 810 SQUARE FEET / 1000 SQUARE FEET = 8 SPACES.....T SPACES

SPACES PROVIDED IN PARKING AREA :	10 SPACES
SPACES PROVIDED AT PUMPS :	12 SPACES
TOTAL SPACES PROVIDED :	32 SPACES



LEGEND

- APPROXIMATE PROPERTY LINE
EXISTING EASEMENT
EXISTING CONTOUR
EXISTING FENCE
EXISTING WATER LINE
EXISTING MONITORING WELL
EXISTING SEWER LINE
EXISTING DRAIN LINE
EXISTING DRAIN MANHOLE
EXISTING SEWER MANHOLE
EXISTING CATCH BASIN
EXISTING UTILITY POLE
EXISTING SITE LIGHT
EXISTING ELECTRIC MANHOLE
EXISTING UNDERGROUND ELECTRIC
EXISTING ELECTRIC BOX
EXISTING TRAFFIC SIGNAL

NOTES:

1. EXISTING CONDITIONS PLANS SURVEYED ON DECEMBER 12, 2014.
2. UTILITY INFORMATION COMPILED FROM FIELD SURVEY AND PLANS PROVIDED TO SK DESIGN GROUP.
3. THERE ARE NO KNOWN RESOURCE AREAS WITHIN 200 FEET OF THE SUBJECT PROPERTY.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

PROGRESS APRIL 27, 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.
Civil Engineers * Surveyors * Consultants
2 FEDERICO DRIVE • PITTSFIELD, MASSACHUSETTS 01201 • (413) 435-1100

PROPOSED BY: ERIC

ARK DESIGN GROUP PROJECT #:
140145

JAMES M. SEXAISE II
SR DESIGN GROUP PRESIDENT
LICENSE #39065
PROFESSIONAL OF RECORD
PHONE: 513-443-3537

[illegible]


City of Springfield

36 Court Street
Springfield, MA 01103

ADOPTED
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

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

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:

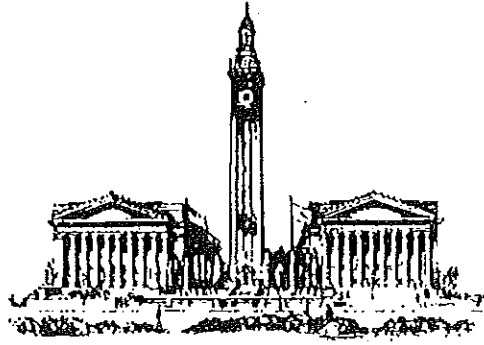
Robert Ober

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

By: Robert D. Ober
Robert Ober

Attachment: 961_E_Columbus_Ave_Tax_Formal (3025 : 961 East Columbus Avenue)

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

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

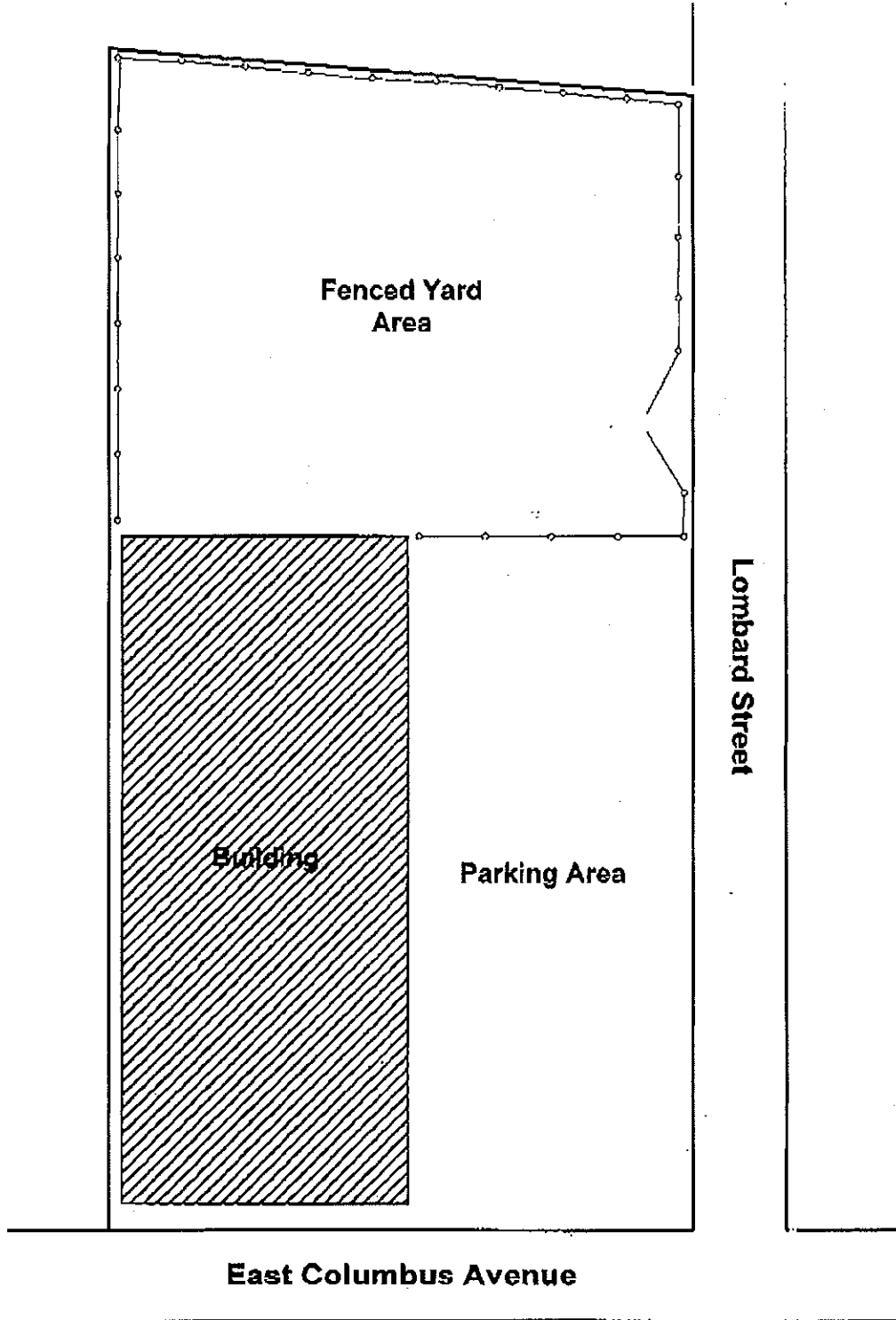
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Landlord: Robert Ober

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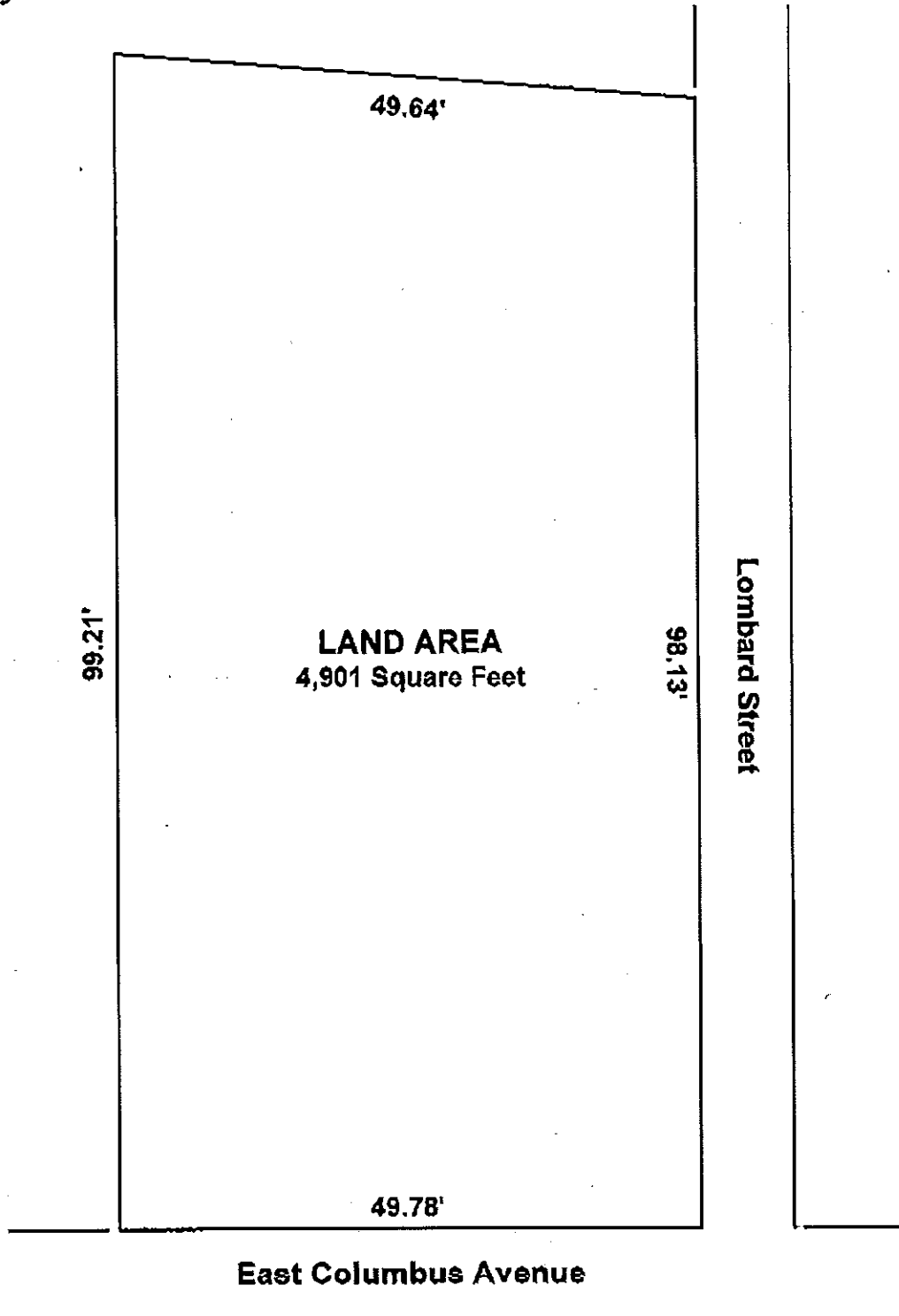
Attachment: E_Columbus_Ave_961_2015 (3025 : 961 East Columbus Avenue)

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

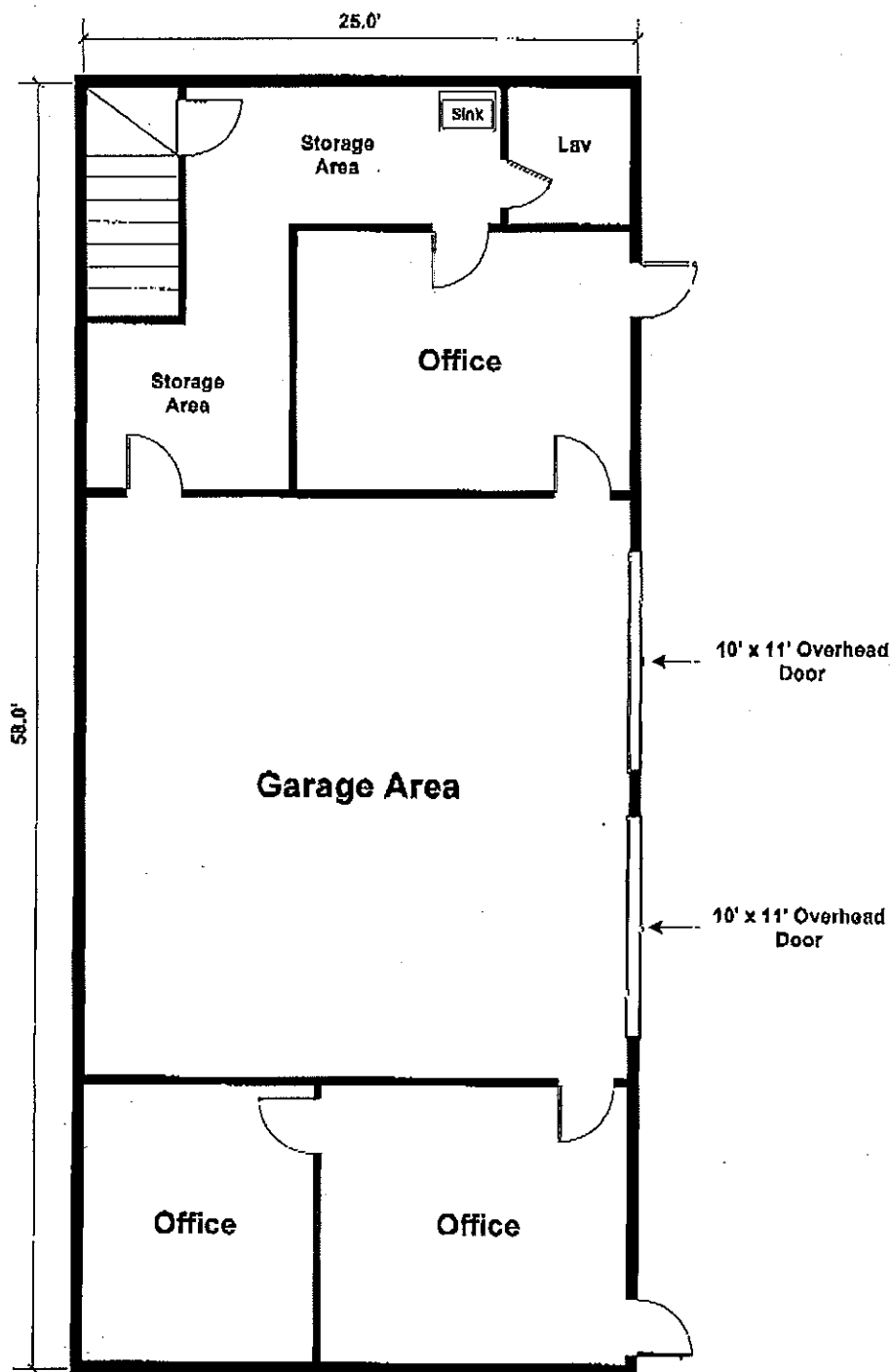


Attachment: E_Columbus_Ave_961_2015 (3025 : 961 East Columbus Avenue)

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

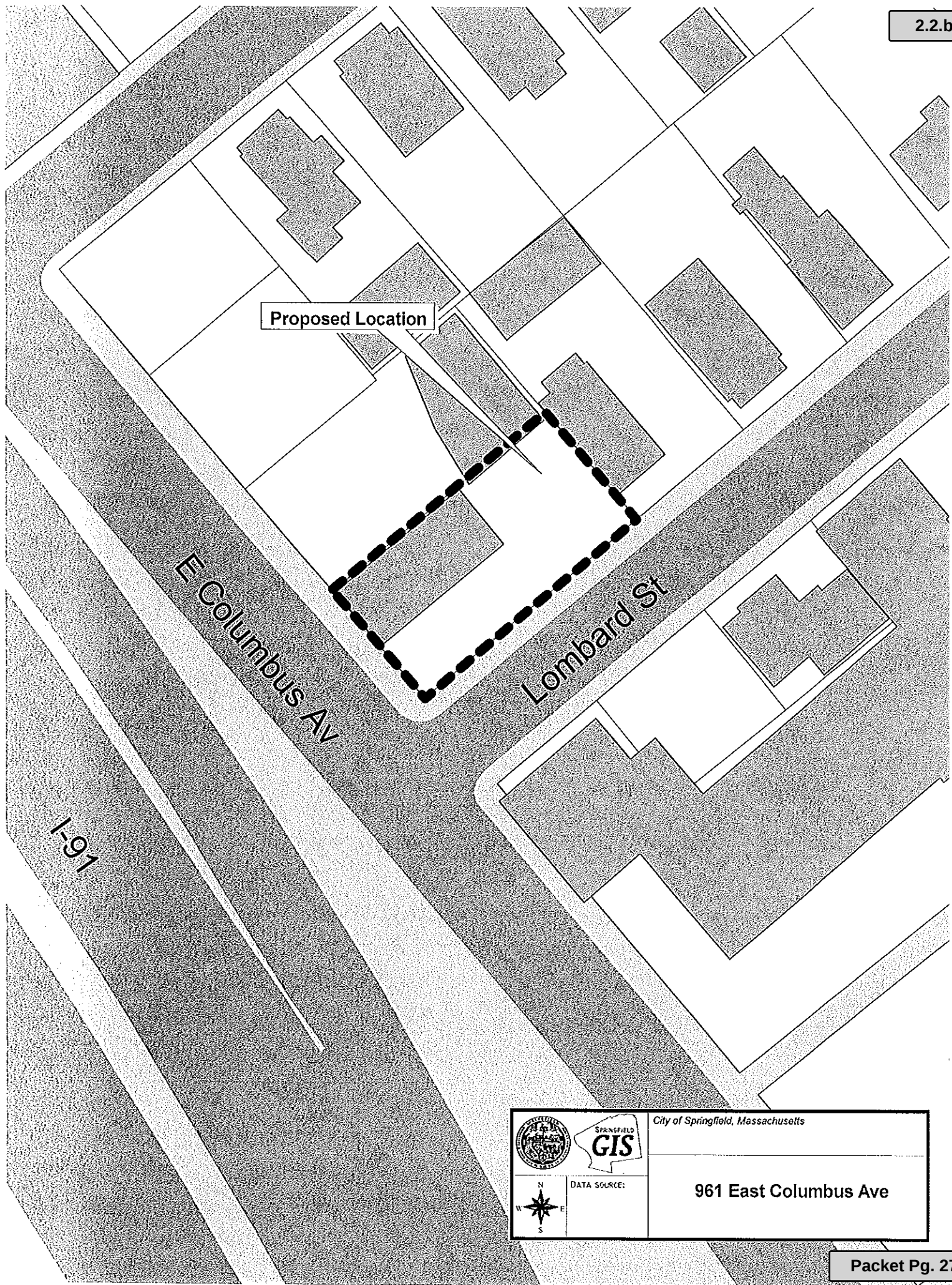
FLOOR PLAN

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)

		<i>City of Springfield, Massachusetts</i>
	DATA SOURCE:	961 East Columbus Ave