



CITY OF SPRINGFIELD

City Clerk's Office 12/9/2015 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 December 14, 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 December 14, 2015 at Springfield City Hall -- Council Chambers, 36 Court Street, Springfield, MA.

Moment of Silence - Pledge of Allegiance

Informational

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

PETITIONER: Blue Tarp reDevelopment, LLC

ADDRESS: See Above

CHANGE REQUESTED: Casino Overlay District

- (2.) Warwick Street

ATTACHMENTS:

- letter 11-2-2015 Agenda (PDF)
- minutes for Warkwick St. 11-2-15 (PDF)
- Narrative - 3 (PDF)
- Warwick st 83 Revision 8-6-2015 (PDF)
- Traffic Reg. Warwick (PDF)

Special Permits

- (3.) To Amend an Existing Special Permit (Drive-Up Service Window), Granted September 1997, by Allowing a Change in the Petitioner and the Deletion of Condition #4 (No Ground Sign), at the Property Known as 1363 Allen Street (00280-0892), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 19.1.

Request: See Above
Owner: Berkshire Bank
By: Peter Merwin

Petitioner: Berkshire Bank
By: Peter Merwin

ATTACHMENTS:

- Allen_St_1363_Tax_Formal (PDF)
- Allen_St_1363_2015 (PDF)

- (4.) To Amend an Existing Special Permit (Used Car Sales), Granted January 2011, by Allowing a Change in the Petitioner, at the Properties Known as 556 St James Ave (11170-0068) and NS St James Avenue (11170-0065), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1.

Request: See Above
Owner: 556 MJ Real Estate, LLC
By: Jon Skrabely
Petitioner: Shane Scheer
By: Shane Scheer

ATTACHMENTS:

- St_James_Ave_556_Tax_Formal_Use_Cars (PDF)
- St_James_Ave_556_2015 (PDF)

- (5.) To Amend an Existing Special Permit (Auto Body/Paint Spray Booth), Granted December 2009, by Allowing a Change in the Petitioner, at the Properties Known as 556 St James Ave (11170-0068) and NS St James Avenue (11170-0065) as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.3(5).

Request: See Above
Owner: 556 MJ Real Estate, LLC
By: Jon Skrabely
Petitioner: Shane Scheer
By: Shane Scheer

ATTACHMENTS:

- St_James_Ave_556_Tax_Formal_Auto_Body (PDF)
- St_James_Ave_556_2015 (PDF)

- (6.) To Amend Two (2) Existing Special Permits (Motor Vehicle Sales & Auto Body Shop), Granted September 2014, by Allowing a Change to the Petitioner, at the Property Known as 47 Colton Street (03070-0059) as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.1 and Section 12.3(5).

Request: See Above
Owner: Eliezer Garcia, LLC
By: Eliezer Garcia, Manager
Petitioner: Eliezer Garcia, LLC d/b/a/ Empire
Auto
By: Eliezer Garcia, Manager

ATTACHMENTS:

- Colton_St_47_Tax_Formal (PDF)
- Colton_St_47_2015 (PDF)

**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 3294)**

Meeting: 12/14/15 07:00 PM
Department: Department of Public Works
Category: General
Prepared By: Hector Velez
Initiator: Hector Velez
Sponsors: Mayor Domenic J. Sarno
DOC ID: 3294

Warwick Street

CITY OF SPRINGFIELD, MASSACHUSETTS

Date: December 7, 2015

TO THE MAYOR AND CITY COUNCIL OF THE CITY OF SPRINGFIELD:

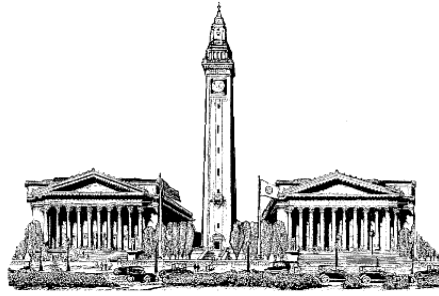
The Traffic Commission, to which was referred a request from the Center for Eco Technology, has approved a minor change to the traffic regulations allowing unlimited parking at fourteen (14) striped parking spaces, including signage, to be located on both the northerly and southerly sides of Warwick Street. The Traffic Commission approved the request at the November 2, 2015 meeting, agenda items #15-16, all as substantially shown on the attached plan.

.

SPRINGFIELD TRAFFIC COMMISSION

70 TAPLEY STREET
SPRINGFIELD, MA 01104

413-787-6210 413-787-6029 FAX



CITY OF SPRINGFIELD MASSACHUSETTS

TO THE MAYOR

AND THE MEMBERS OF THE SPRINGFIELD CITY COUNCIL:

Attached please find the Rules of the Road that were approved by the Springfield Traffic Commission on November 2, 2015 and recommended to the City Council for approval.

These orders accomplish the following:

15-11 MAIN STREET.

A request to install No Parking Any Time regulation west side of Main Street from State Street to Bliss Street and from Bliss Street to Howard.

15-12 HOWARD ST.

A request to install No Parking Any Time regulation both sides of Howard Street along its entire length.

15-13 STATE ST.

A request to install No Parking Any Time regulation on the southerly side of State Street from the existing pedestrian crosswalk to Main Street.

15-14 BLISS ST.

A request to install No Parking Any Time regulation both sides of Bliss Street along its entire length.

15-15 AMES ST.

A request to install No Parking Any Time on the north side of Ames Street from St. James Avenue to Putnam Circle.

15-16 WARKWICK ST.

A request to approve fourteen (14) on-street parking spaces along Warwick Street.

**15-17 NORTH END
BRIGHTWOOD**

A request to approve the Traffic Control Agreement between the City of Springfield and MassDOT

15-18 PEARL ST.

A request to install 15 minute parking regulation for eleven parking spaces on the south side of Pearl Street at the STCC entrance/exit gate.

By: 
Christopher M. Cignoli, Secretary

Attachment: letter 11-2-2015 Agenda (3294 : Warwick Street)

SPRINGFIELD TRAFFIC COMMISSION

Date and Time – Monday, November 2, 2015 1:30 pm

Location: 1437 Carew Street, (Behind Mary O Pottenger School)

The following Traffic Commission members were present:

Gilbert Perron, Chairperson
Maria Puppolo, Law Department
Hector Velez, DPW

Also Present:

Bucky Sparkle, the Zengineer
Michael Tautzduk, Center for Ecotechnology

MEETING MINUTES:

Gilbert Perron called the November 2, 2015 Traffic Commission meeting to order.

Mr. Perron presented the first order of business, to accept the meeting minutes of July 6, 2015.

A motion was made to accept the minutes.

Maria Puppolo seconded the motion and unanimously approved.

New Business:

Mr. Perron said that orders request from 15-11 to 15-14 is regarding MGM Casino parking regulations.

15-11 MAIN STREET. A request to install No Parking Any Time regulation west side of Main Street from State Street to Bliss Street and from Bliss Street to Howard.

15-12 HOWARD ST. A request to install No Parking Any Time regulation both sides of Howard Street along its entire length.

15-13 STATE ST. A request to install No Parking Any Time regulation on the southerly side of State Street from the existing pedestrian crosswalk to Main Street.

15-14 BLISS ST. A request to install No Parking Any Time regulation both sides of Bliss Street along its entire length.

Mr. Perron said that he recommend putting bags on the no parking signs until the construction begin.

Mr. Velez said that No Parking sign is to ensure the safety of pedestrians and vehicles on the process of demolition and construction.

Mr. Perron asked when is the day that construction and demolition is supposed to start.

Mr. Velez said I do not know exactly the day the contractor begins, but utilities are working right now in the area.

Ms. Puppolo said that I recommend reviewing every 45 days the recommendation of Mr. Perron and two to three days before the construction or demolition remove the bags from the signs.

Mr. Velez said that although MGM is not under full construction they have movement of heavy equipment's on Bliss and Howard Street.

Mr. Perron said I supports the new business on Springfield, but I had complaints from small businesses been affected for the lack of parking in the area.

A motion was made to accept the recommendation.

Maria Puppolo seconded the motion and unanimously approved.

The next item presented in front of the Commission was - #15-15

15-15 AMES ST. A request to install No Parking Any Time on the north side of Ames Street from St. James Avenue to Putnam Circle.

Mr. Perron said that this request is regarding the 120 trial No Parking Any Time on the north side of Ames Street.

Mr. Perron asked if the DPW has received any opposition to this item.

Mr. Velez said that the DPW had no problems with this item and hasn't received any opposition.

A motion was made to accept this item.

The motion was seconded and unanimously approved.

The next item presented in front of the Commission was - #15-16

15-16 WARKWICK ST. A request to approve fourteen (14) on-street parking spaces along Warwick Street.

Mr. Perron said that this request is regarding 14 on-street parking spaces along Warwick, including signage.

Mr. Bucky Sparkle said is proposed 14 on-street parking spaces to support 10,500 SF of office space for Eco technology facility.

Mr. Sparkle said that the site plan was approved by Department of Public Works; truck turning movements as well as access to the electrical transformer would be sign posted with no parking. Striping for parking stalls and "NO PARKING" signs will be installed by Eco Technology.

Mr. Perron asked if there is some regulation in that area of Warwick Street.

Mr. Velez said that the regulation No Parking Any Time was Altered-By Unlimited Parking in 2014.

A motion was made to accept this item.

The motion was seconded and unanimously approved.

The next item presented in front of the Commission was - #15-17

15-17 NORTH END, BRIGHTWOOD A request to approve the Traffic Control Agreement between the City of Springfield and MassDOT

Mr. Perron said to Mr. Velez if could explain about the Agreement of MassDot.

Mr. Velez explains that the agreement is part of the safety improvement at the North End & Brightwood infrastructure project, required by the Federal Highway Administration.

A motion was made to accept this item.

The motion was seconded and unanimously approved.

The next item presented in front of the Commission was - #15-18

15-18 PEARL ST. A request to install 15 minute parking regulation for eleven parking spaces on the south side of Pearl Street at the STCC entrance/exit gate.

Mr. Perron said that this request is regarding 15 minute parking on Pearl Street for Springfield Community College.

Mr. Velez explains that VHB submitted the site plan to review ten parking spot 15 minute parking for drop off /pick up students and improvement the crosswalk on the entrance/exit gate of Springfield Community College on Perl Street.

Mr. Velez said that the site plan was approve for 10 parking spot for 15 minute parking.

Mr. Perron asked what the regulation right now.

Mr. Velez said the regulation right now is unlimited parking.

Mr. Perron asked if I have received complaints about the unlimited parking.

Mr. Velez said yes, from the police on Perl Street.

A motion was made to accept this item.

The motion was seconded and unanimously approved.

Other Issues

Ms. Puppolo recommends to Mr. Velez to record the Traffic Commission Meeting and have it in a file on the computer.

Mr. Perron adjourned the November 2, 2015 Traffic Commission meeting at 2:05 PM.

Respectfully submitted,



Christopher M. Cignoli, P.E.
Springfield Traffic Commission

The minutes represent the writer's interpretation of the discussions transpired at the meeting. Some order of discussion may have been changed for clarity.

ARC/lfd



Bucky Sparkle, PE
 378 Main St., #2, Easthampton, MA 01027
 617.271.4004 or zengineerbucky@gmail.com

20 May 2015

Project: Site Plan: Parking Improvements
 EcoBuilding Bargains
 83 Warwick Street, Springfield, MA

Client: Center for EcoTechnology
 320 Riverside Drive, Suite 1A, Northampton, MA 01062

Subject: Project Narrative – Revision 2

To the Springfield Office of Planning and Economic Development:

Referencing my 2/12/15 submittal, we have made changes to the plan per received comments. The revised plan is included in this submittal.

The plan now shows 14 on-street parking spaces along Warwick, including signage. Where delivery truck turning movements as well as access to the electrical transformer would be impeded, no parking spaces are proposed. This will support 10,500 SF (net) of office space for the facility.

The street widening increases local impervious surface by 313 SF. To offset this, 400 SF of existing impervious surface is being converted to grass, thus reducing the post-development stormwater runoff affiliated with this project.

Specific to the 2/18/15 review letter from the DPW, I address the following items point-by-point:

Parking

1. The design pavement width is 30 feet (two 8-foot parking stalls & one 14-travel lane), per 3/9/15 email from Peter Shumway.
2. This plan is being submitted to the Springfield Traffic Commission as well as the Lower Liberty Heights Community Action Team / the Hungry Hill Neighborhood Council.
- 2 (duplicated). Parking on the southern side of the building has been eliminated.
3. Proposed corner clearance exceeds existing minimums (125' on north, 158' on south).
4. No parking proposed at the electric utility to allow 24-hour access.

Constructibility

1. Raised cobblestones (granite blocks) on Warwick Street have been located. They are beyond the limits of work.
2. A pavement cross-section detail of the pavement section is provided.

Attachment: Narrative - 3 (3294 : Warwick Street)

3. Striping for parking stalls and "NO PARKING" paint will be installed and maintained by the Center for EcoTechnology.

Other Issues

1. The current plan displaces snow storage in the southerly gutter for only 7 parking spaces. Snow can still be stored in the remaining gutter. Additionally, the Center for EcoTechnology would take responsibility for pushing snow back off the pavement, when necessary, to maintain the travel lane, parking and sidewalk. Excess snow can be removed from the right-of-way and placed on the south side of the building at CET's expense.
2. The store is normally closed during major snow events. Customer traffic is substantially reduced during major snow storms. The parking lot would be used by staff as an interim location during and immediately after a major event. Staff parking can be "stacked" on site during these weather emergencies.

To clearly illustrate the existing and proposed parking vs. the existing and proposed uses, I offer the following table. Table 1 indicates that 53 spaces are required and provided.

Table 1: Parking Required by Zoning

<u>EXISTING Use</u>	<u>GROSS Area, SF*</u>	<u>NET Area, SF**</u>	<u>Required Spaces/1000 SF</u>	<u>Parking Spaces***</u>	<u>Comments</u>
Basement	8,858	8,681	NA	NA	
F1, Bulk Retail	30,495	29,885	1	30	Excludes loading docks
Mezzanine (Office use)	953	934	2	2	
<u>PROPOSED Use</u>					
F2, Office	8,064	7,903	2	16	
F3, Office	2,650	2,597	2	5	
Sub-Total		10,500			
				53	Spaces Required
				39	Existing spaces
				14	Proposed spaces
				53	Spaces Available

* Gross Floor Area (GFA) excludes stairwells, elevator shafts & mechanical space.

** Net Floor Area is GFA, excluding interior walls, hallways, closets, storage & restrooms. Assume Net Floor Area 98% of GFA.

*** Rounded.

As shown, a net 10,500 SF of office space can be created with the addition of 14 on-street spaces. This substantially improves the viability and efficiency of this rehabilitated factory structure.

The Center for EcoTechnology and I look forward to continuing our conversation with the City to accomplish CET's goals. Please let me know if you have any questions.

Brightly,

A handwritten signature in black ink that reads "Bucky Sparkle". The signature is written in a cursive, flowing style.

Bucky Sparkle, PE

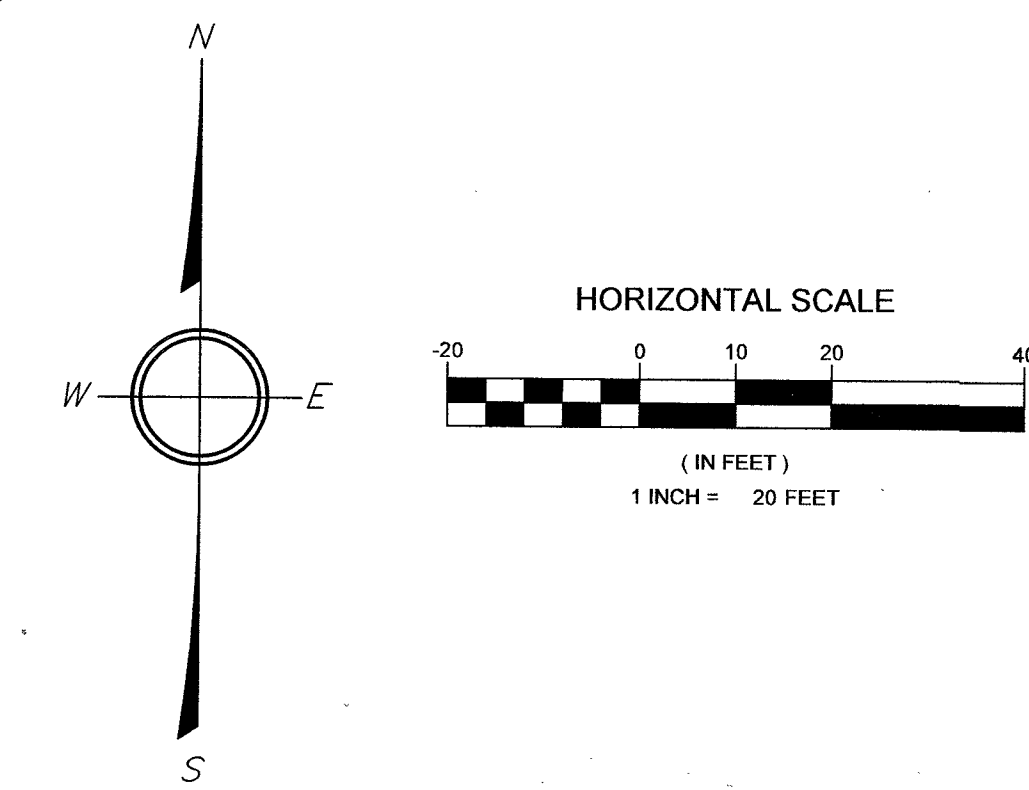
Attachments:

- Plan set "EcoBuilding Bargains, Tier 1 Site Plan: Parking Improvements, 83 Warwick Street, Springfield, MA", 2 pages, revision date of 5/20/15.

CC:

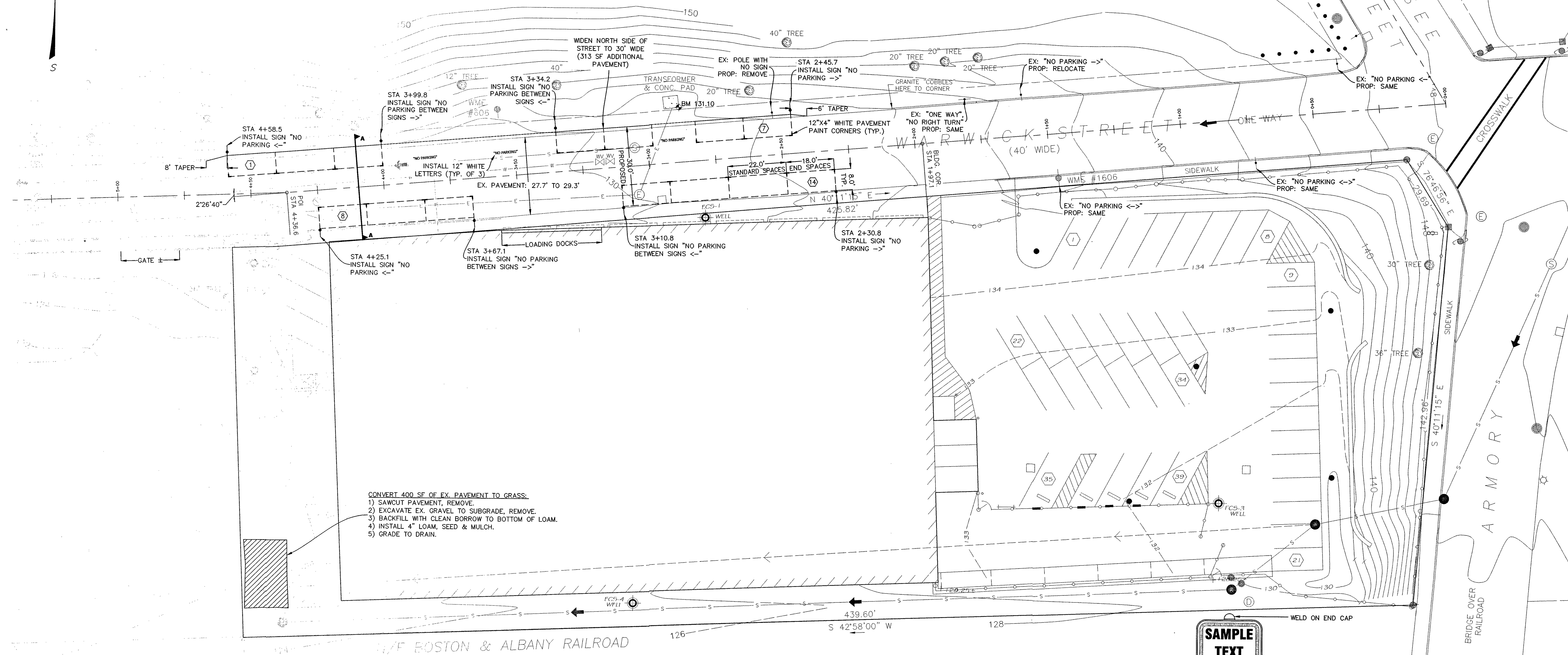
- Hector Velez, Board of Public Works Engineer, Contact for Springfield Traffic Commission
- Lower Liberty Heights Community Action Team

Attachment: Narrative - 3 (3294 : Warwick Street)

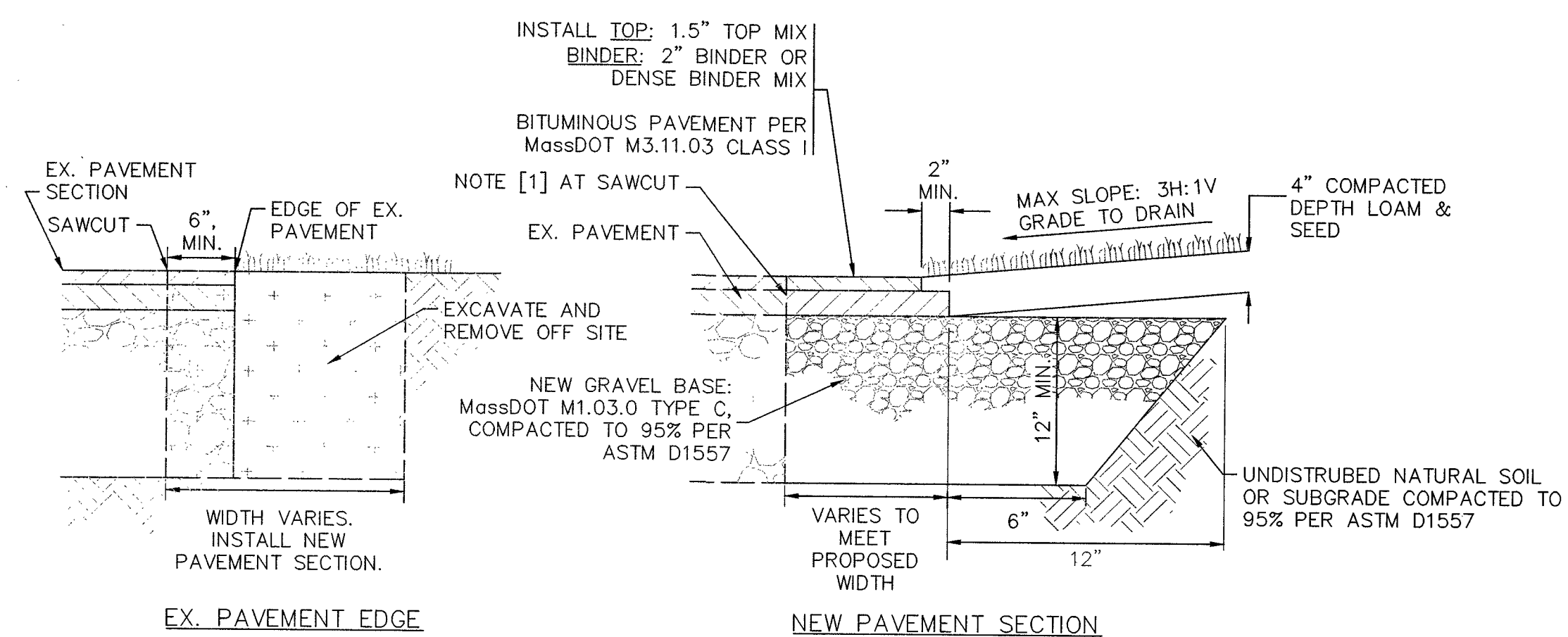


CITY OF SPRINGFIELD
"GURDON BILL PARK"
BOOK 975 / PAGE 400&402

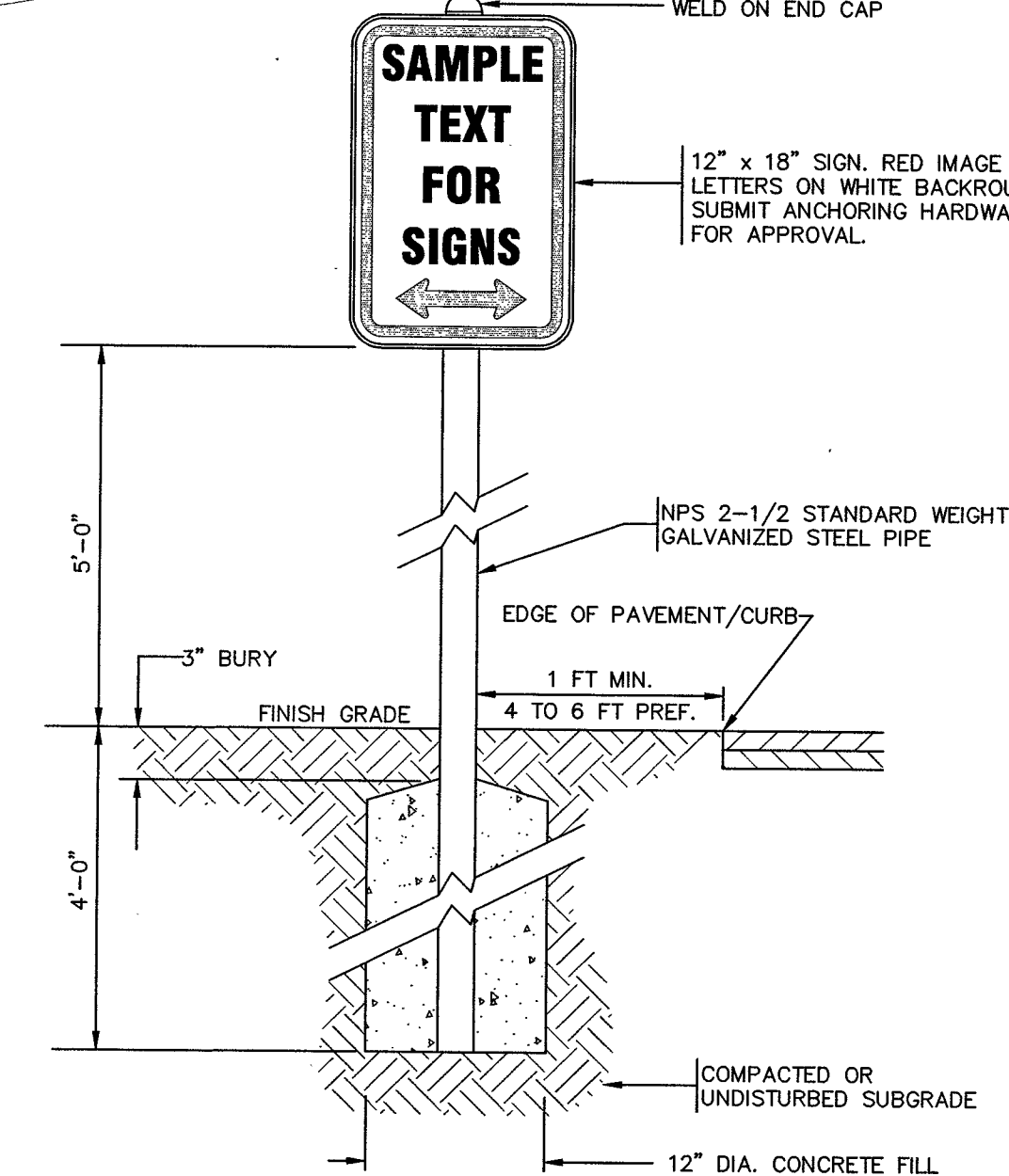
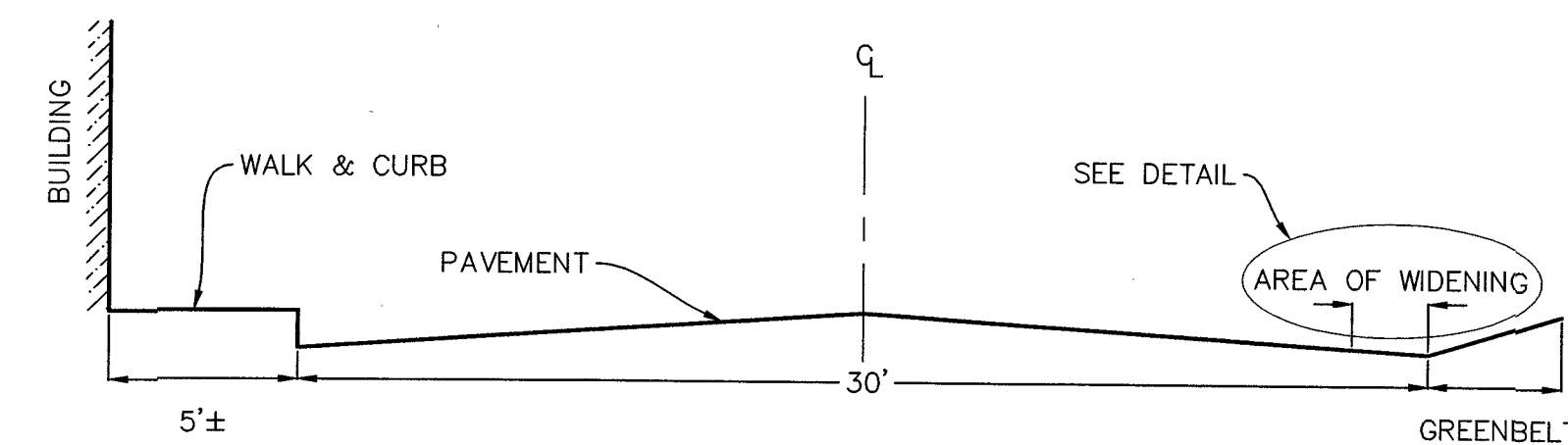
NOTES:
1. THIS PLAN IS FOR THE PURPOSE OF OBTAINING A PERMIT ONLY.
2. CENTERLINE BASED ON SURVEY LOCATED RIGHT OF WAY.
3. STATION LINE COMMENCES AT INTERSECTION OF CENTERLINES OF WARWICK AND GENESEE STREETS.



CONVERT 400 SF OF EX. PAVEMENT TO GRASS:
1) SAWCUT PAVEMENT, REMOVE.
2) EXCAVATE EX. GRAVEL TO SUBGRADE, REMOVE.
3) BACKFILL WITH CLEAN BORROW TO BOTTOM OF LOAM.
4) INSTALL 4" LOAM, SEED & MULCH.
5) GRADE TO DRAIN.



NOTES:
[1] APPLY ASPHALTIC EMULSION TACK COAT (RS-1 PER MassDOT M3.11.06.B) AT 0.05 GAL/SY [1/20 GAL/SY]. SPREAD EVENLY WITH BROOM.



PREPARED BY:

THE ZENGINEER
BUCKY SPARKLE, P.E.
378 MAIN STREET, #2
EASTHAMPTON, MA 01027
www.theZengineer.com
zengineerbucks@gmail.com
(617) 271-4004

PROJECT:

ECOBARGAIN BUILDING
83 WARWICK STREET
SPRINGFIELD, MA 01104

PREPARED FOR:

CENTER FOR
ECOTECHNOLOGY
320 RIVERSIDE DRIVE
SUITE 1-A
NORTHAMPTON, MA 01062
413-586-7350

PROJECT No.: **2014.03**

FILE NAME: 2014.03 Base SP1.DWG

No.	Revision	Date
1	INITIAL SUBMITTAL	1.19.15
2	REV. PARKING	2.10.15
3	REV. PARKING	5.20.15

SITE PLAN

SHEET **2** OF **2**

Traffic Regulations by Street



<u>WARWICK ST.</u>				<u>12005</u>	<u>ARMORY ST.</u>	<u>HEYWOOD ST.</u>		
STREET				STREETID	BEGIN	END		
Street ID	Code	Effective Date	Council #	Side	Length	Status:	Location	Notes
12005	UNLIM	4/14/2014	14-04	NORTH	990	Active-Posted	Unlimited Parking- Starting at a point 125 feet W'ly of Genesee St, W'ly for 990 feet.	
12005	UNLIM	9/9/2013	13-19	SOUTH	528	Active-Not Posted	Unlimited Parking- Starting at a point 158 feet SW'ly of Armory St, SW'ly for 528 feet.	
12005	IWAY	11/26/1975	75-33		W'ly		1 Way- from Armory Street, westerly to Heywood Street.	
12005	NPAT	12/16/1969	69-85	SOUTH	500	Altered-By-Other-Reg	No Parking Any Time- from Armory St., southwesterly for 158 feet	See 13- was 500 feet
12005	NPAT	12/19/1955	55-92	NORTH			No Parking Any Time- from Genesee St., to Heywood St.	VOID- See 4/14/2014
12005	NPAT	10/27/1942	42-	SOUTH	95		No Parking Any Time- starting at a point 157 feet easterly of Heywood St., easterly for 95 feet	

Attachment: Traffic Reg. Warwick (3294 : Warwick Street)


City of Springfield

36 Court Street
Springfield, MA 01103

TABLED

PETITION (ID # 3209)

Meeting: 12/14/15 07:00 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 3209

To Amend an Existing Special Permit (Drive-Up Service Window), Granted September 1997, by Allowing a Change in the Petitioner and the Deletion of Condition #4 (No Ground Sign), at the Property Known as 1363 Allen Street (00280-0892), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 19.1.

Request:	See Above
Owner:	Berkshire Bank
By:	Peter Merwin
Petitioner:	Berkshire Bank
By:	Peter Merwin

HISTORY:

10/26/15	City Council
11/23/15	City Council

REFER TO COMMITTEE
REFER TO COMMITTEE

Next: 12/14/15
Next: 12/14/15

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 September 1997, by allowing a change in the petitioner and the deletion of condition #4 (no ground sign), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 19.1.

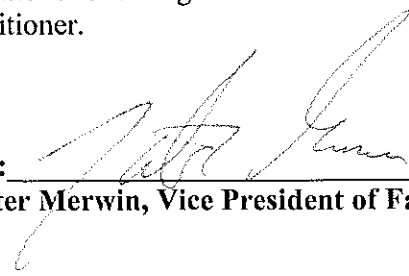
Mailing Address:

24 North Street
Pittsfield, MA 01201

Owner & Petitioner:

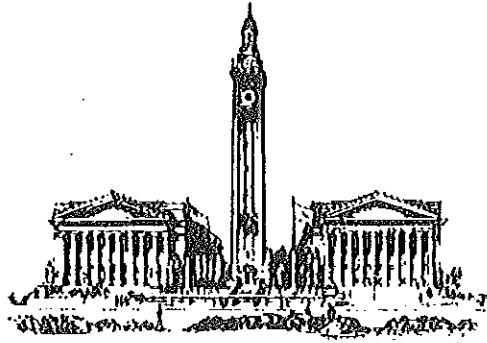
Berkshire Bank

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

By: 
Peter Merwin, Vice President of Facilities

Attachment: Allen_St_1363_Tax_Formal (3209 : 1363 Allen Street)

Stephen J. Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

August 31, 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: 1363 Allen Street -- (00280-0892)

Petitioner: Berkshire Bank

Property Owner: Hampden Savings Bank -- Now Known As: Berkshire Bank

A handwritten signature of Stephen J. Loneragan in black ink.

Stephen J. Loneragan: Treasurer/Collector

Attachment: Allen_St_1363_Tax_Formal (3209 : 1363 Allen Street)

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

1363 ALLEN STREET

**AMEND AN EXISTING SPECIAL PERMIT (DRIVE-UP WINDOW) BY ALLOWING
A CHANGE IN THE PETITIONER AND THE DELETION OF CONDITION #4
(GROUND SIGN)**

General Information

Petitioner:	Berkshire Bank
Request:	To amend an existing special permit (drive-up window), granted September 1997, by allowing a change in the petitioner and the deletion of condition #4 (ground sign).
Proposed use of the property:	Berkshire Bank
Parcel Size:	17,084 s.f.
Compatibility with current planning documents:	The Sixteen Acres neighborhood plan shows no changes to this area.
Neighborhood council notification:	Outerbelt Civic Association: 8-31-15
Tax Status:	SEE ATTACHED
Site Visit:	10-5-15
Hearing Date:	10-26-15

Neighborhood characteristics:

The property is located in the Sixteen Acres neighborhood and is located in an area that has a mix of commercial and residential uses. The surrounding land uses include:

- To the north is a single-family house zoned Residence A.
- To the south are a number of retail operations zoned Business A.
- To the east is the Talmadge Elementary School zoned Business A and Residence A.
- To the west are a dance school and vacant lot zoned Business A and Residence A.

Site plan review:

The petitioner has requested to amend an existing special permit (drive-up service window), granted September 1997, by allowing a change in the petitioner and the deletion of condition #4 at the property known as 1363 Allen Street. Condition #4 current prohibits the installation of a ground sign. This site was the former location of Hampden Savings Bank and is now the current location of Berkshire Bank.

Attachment: Allen_St_1363_2015 (3209 : 1363 Allen Street)

After reviewing the application and visiting the site, the staff does not oppose the proposed request. With regards to the proposed ground sign, it should be noted that the ground sign has already been installed. The petitioner did complete a sign application and the permit was approved and issued by the Zoning Administrator. It was only after the permit had been issued and the sign was installed that it was determined that the sign permit had been issued in error due to the condition placed on the 1997 special permit.



Again, after visiting the site, the staff does not object to allowing the ground sign to remain. As can be seen in the attached photo, the staff feels the sign is appropriately scaled for this area and is keeping with similar signs along this section of Allen Street.

Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for a drive-up service window at the property known as 1363 Allen Street (00280-0892).
3. All conditions placed on the September 10, 1997 special permit shall remain in effect with the exception of condition #4.
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 \$200 per day for each day a violation exists.

Stephen J. Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

August 31, 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: 1363 Allen Street – (00280-0892)

Petitioner: Berkshire Bank

Property Owner: Hampden Savings Bank – Now Known As: Berkshire Bank

Stephen J. Loneragan: Treasurer/Collector

Attachment: Allen_St_1363_2015 (3209 : 1363 Allen Street)

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

3.3.b

DATE: September 10, 1997

TO: *Planning*

FROM: William J. Metzger

DEPARTMENT:

DEPARTMENT: City Clerk

COPIES TO:

SUBJECT: Special Permit:
1363 Allen Street ✓

This is to inform you that at a meeting of the City Council held on Monday evening, August 18, 1997, it was voted by the Council in accordance with law to grant a Special Permit on the petition of Owner and Petitioner: Hampden Savings Bank, By: Thomas R. Burton, President, for the right to have a drive-up window at 1363 Allen Street (Hampden Savings Bank) as provided by M.G.L. and section 1519.1 of the Springfield Zoning Ordinance with the following restrictions:

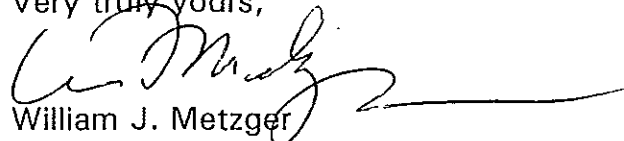
1. This Special Permit is granted to this petitioner only.
2. The drive-up windows shall be constructed in accordance with attached site plan, unless otherwise stated in these conditions.
3. There shall be no change or alteration of the treebelt and the existing sidewalk shall remain at-grade. The new curb cut shall be a ramped apron over the existing sidewalk.
4. There shall be no ground sign at 1363 Allen Street.

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 use, structure, or condition. (2) The use 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 September 10, 1997.

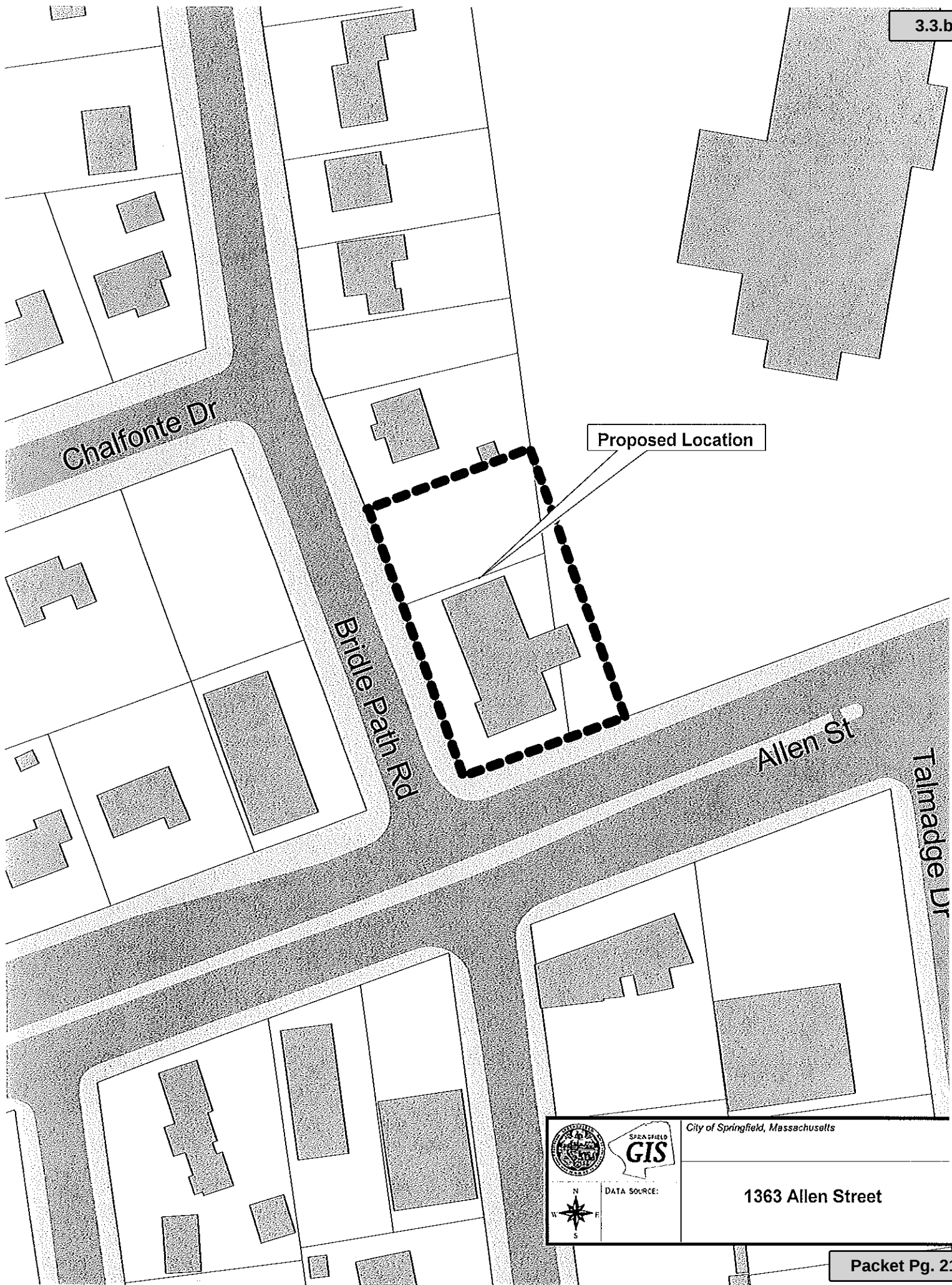
Very truly yours,


William J. Metzger
City Clerk

WJM/laf

Packet Pg. 20

Attachment: Allen St 1363 2015 (3209 : 1363 Allen Street)



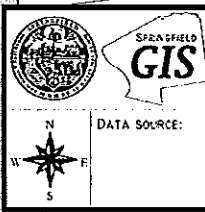
Proposed Location

Chalfonte Dr

Bridle Path Rd

Allen St

Talmadge Dr



City of Springfield, Massachusetts

SPRINGFIELD
GIS

DATA SOURCE:

1363 Allen Street

Attachment: Allen_St_1363_2015 : 1363 Allen Street)

**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 3247)**

Meeting: 12/14/15 07:00 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 3247

**To Amend an Existing Special Permit (Used Car Sales),
Granted January 2011, by Allowing a Change in the
Petitioner, at the Properties Known as 556 St James Ave
(11170-0068) and NS St James Avenue (11170-0065), as
Allowed by M.G.L. and the Springfield Zoning Ordinance,
Article 4, Table 4-4, Section 12.1.**

Request:	See Above
Owner:	556 MJ Real Estate, LLC
By:	Jon Skrabely
Petitioner:	Shane Scheer
By:	Shane Scheer

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

to amend an existing special permit (used car sales), granted January 2011, by allowing a change in the petitioner, at the properties known as 556 St James Ave (11170-0068) and NS St James Avenue (11170-0065), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1.

Mailing Address:

556 St James Avenue
 Springfield, MA 01109

Owner:

556 MJ Real Estate, LLC.

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

By: 
 Jon Skrabely

Mailing Address:

556 St James Avenue
 Springfield, MA 01109

Petitioner:

Shane Scheer

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

By: 
 Shane Scheer

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

November 4, 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: 556-562 St James Avenue - (11170-0068)

Petitioner: Shane Scheer

Property Owner: 556 MJ Real Estate, LLC - Jon Skrabely

Stephen J. Lonergan: Treasurer/Collector

Attachment: St_James_Ave_556_Tax_Formal_Use_Cars_(3247 : 556 St James Avenue)

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

**556 ST JAMES AVENUE (11170-0068) & NS ST JAMES AVENUE (11170-0065)
USED CAR SALES & AUTO BODY SHOP (PAINT BOOTH)**

General Information

Petitioner:	Shane Scheer
Request:	To operate a paint booth and used car sales.
Current use of the property:	Auto body and used car sales.
Size:	121,130 s.f.
Compatibility with current planning documents:	The McKnight Neighborhood Plan does not show any changes to this area.
Neighborhood council notification:	McKnight Neighborhood Council: 11-6-15
Tax Status:	SEE ATTACHED SHEET
Urban Renewal Status:	This parcel is not located within an urban renewal area.
Site Visit:	12-7-15
Hearing Date:	12-14-15

Staff Analysis

Neighborhood characteristics:

The parcel is zoned Industrial A and Business B. The site is located within an area that has a mixture of residential, commercial and industrial uses.

To the north are the railroad tracks zoned Industrial A.

To the south are a warehouse and gas station zoned Business B.

To the east is a manufacturing operation zoned Industrial A and Business B.

To the west is a vacant lot zoned Industrial A and Business B.

Review:

The petitioner has applied to amend two (2) special permits (auto body & used car sales), granted December 2009 and January 2011 at the property known as 556 St James Avenue.

As stated above, the petitioner intends to operate a paint booth at this location. This paint booth will be used to re-finish automotive parts and apply coating including powder, ceramic and other automotive coatings. The business will also perform light automotive repairs. In addition, the petitioner has requested to the

continuation of the used car sales at this location.

After reviewing the site plan and visiting the site, the staff does not object to the proposed request. A number of renovations have been completed to the property and the property is being very well maintained.



Recommendation

Approve, with conditions.

Suggested Conditions: (Auto Body/Paint Booth)

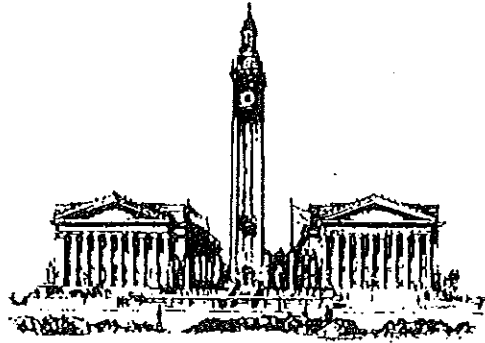
1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the installation of an auto body/paint booth at the property known as 556 St James Avenue (11170-0068) & NS St James Avenue (11170-0065).
3. The use shall be developed in accordance with the plans with the additions of conditions #4 though #9.
4. All landscaped areas, including the public tree belt and sidewalk (including snow removal) shall be maintained by the petitioner.
5. All parking for employees and customers shall be clearly marked.
6. There shall be no storage of junk vehicles or parts located outside the building.
7. Any and all vehicle repairs shall be completed inside the building.
8. The building shall be kept graffiti free.
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 \$200 per day for each day a violation exists.

Suggested Conditions: (Used Car Sales)

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the sale of used cars at the property known as 556 St James Avenue (11170-0068) & NS St James Avenue (11170-0065).
3. The use shall be developed in accordance with the plans with the additions of conditions #4 though #10.
4. All conditions placed on the January 2011 special permit shall remain in effect.
5. All landscaped areas, including the public tree belt and sidewalk shall be maintained by the petitioner.
6. All parking for employees and customers shall be clearly marked.
7. There shall be no storage of junk vehicles or parts located outside the building.

8. Any and all vehicle repairs shall be completed inside the building.
9. The building shall be kept graffiti free.
10. There shall be no banners, streamers, pennants, or additional signs located on the property.
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 \$200 per day for each day a violation exists.

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

November 4, 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: 556-562 St James Avenue - (11170-0068)

Petitioner: Shane Scheer

Property Owner: 556 MJ Real Estate, LLC - Jon Skrabely

Stephen J. Lonergan: Treasurer/Collector

Attachment: St_James_Ave_556_2015 (3247 : 556 St James Avenue)

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

3.4.b

2009-0930

TO: DATE : December 30, 2009
DEPARTMENT: FROM: Wayman Lee, Esq.
COPIES TO: DEPARTMENT: City Clerk

SUBJECT: 556 St. James Ave & NS
St James Ave

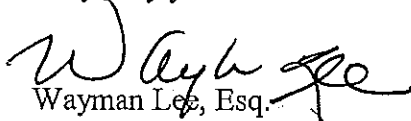
This is to inform you that at a meeting of the City Council held on Monday November 30, 2009 it was voted by the City Council according to law to grant a special permit to Owner: MJ Real Estate By: Jon Skrabely and Petitioner: Morini Performance Coatings, LLC By: Justin R. Morini and Richard J. Morini to operate an auto body shop (paint spray booth) at the property known as 556 St. James Ave (11170-0068) and NS St. James Avenue (11170-0065) as allowed by Massachusetts General Laws and the Springfield Zoning Ordinance, Article XI, Section 1101.11.f. 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 used car lot at the property known as 556 St James Avenue (11170-0068) and NS St. James Avenue (11170-0065).
3. The use shall be developed in accordance to the attached site plan with the additions of conditions #4 through #9.
4. All landscaped areas, including the public tree belt and sidewalk shall be maintained by the petitioner.
5. All parking for employees and customers shall be clearly marked.
6. There shall be no storage of junk or parts located outside the building
7. Any and all vehicle repairs shall be completed inside the building.
8. The building shall be kept graffiti free.
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 a 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 December 30, 2009.

Very truly yours


Wayman Lee, Esq.
City Clerk

WL/laf

Attachment: St James Ave 556 2015 (3247 : 556 St James Avenue)

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

3.4.b

TO:

DATE : January 6, 2011

DEPARTMENT:

FROM: Wayman Lee, Esq.

COPIES TO:

DEPARTMENT: City Clerk

SUBJECT: 556 ST JASMES AVE. &
NS ST JAMES AVE

This is to inform you that at a meeting of the City Council held on Monday, December 13, 2010 it was voted by the City Council according to law to grant a special permit to Owner: 556 MJ Real Estate LLC By: Jon Skrabely and Petitioner: Joseph Costantini to operate a used car dealership at **556 St. James Avenue** (11170-0068) & **NS St. James Avenue** (11170-0065) as allowed by Massachusetts General Laws and the Springfield Zoning Ordinance, Article XI, Section 1101.11.d with the following conditions:

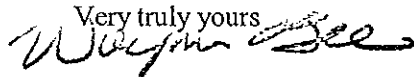
1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the operation of a used car lot at the property known as 556 St. James Avenue (11170-0068) and NS St. James Avenue (111705-0065).
3. The use shall be developed according to the attached site plan and elevations, with the addition of conditions #4 through #14.
4. There shall be no outside storage of junk or disabled vehicles or car parts (including tires).
5. There shall be no more than ten (10) used cars displayed or stored on this lot at any one time.
6. There shall be a three (3) foot landscaped buffer, planted with evergreen shrubs, three (3) feet on center along the frontage of St. James Avenue except for the approved curb cuts. The shrubs shall be maintained at a height not to exceed three (3) feet.
7. The dumpster shall be located on the rear of the parking lot.
9. There shall be no non-accessory signs or electronic moving signs located on the property.
10. All existing temporary sign shall be removed
11. There shall be no additional signage located on the fence or treebelt.
12. There shall be no banners, streamers, pennants, or addition sign located on the property.
13. The site shall be maintained free of all trash, litter and debris and the building shall be maintained free of all graffiti.
14. The public treebelt and sidewalk shall be maintained, including snow removal.
15. 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 January 6, 2011.

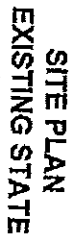
Very truly yours



Wayman Lee, Esq.
City Clerk

WL/laf

Attachment: St_James_Ave_556_2015 (3247 : 556 St James Avenue)



LEGENDA

- PROPERTY BOUNDARY
- HIGH CHAIN LINK, BRIDGE
- MODERN PERFORMANCE COATINGS (EPALED, AERODUR)
- UTILITY PIPES
- HIGH ADVANTAGES
- EXTERIOR LIGHTING

**SITE PLAN
EXISTING STATE**

DRAWING NO.

A.

LOADD FILE:1

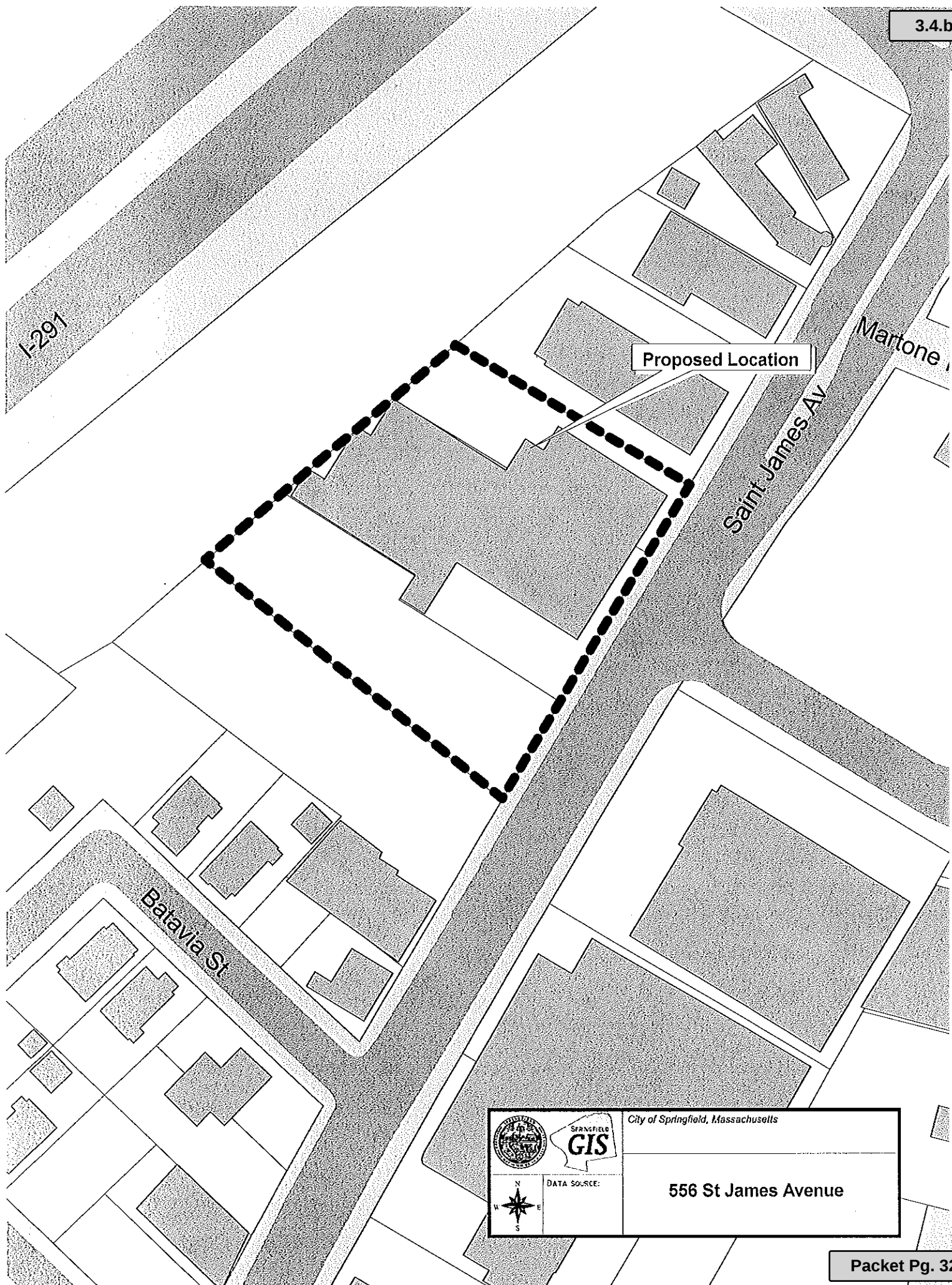
CADD DATE: 10/1/2009

DRAWN BY: J.MORIN

SCALE: 1"=20'-0"

**SITE PLAN
EXISTING STATE**

ACTION	DATE	BY	APP.	DISCOP	



Attachment: St_James_Ave_556_2015 (3247 : 556 St James Avenue)

  N W E S	City of Springfield, Massachusetts
	556 St James Avenue

**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 3248)**

Meeting: 12/14/15 07:00 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 3248

To Amend an Existing Special Permit (Auto Body/Paint Spray Booth), Granted December 2009, by Allowing a Change in the Petitioner, at the Properties Known as 556 St James Ave (11170-0068) and NS St James Avenue (11170-0065) as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.3(5).

Request:	See Above
Owner:	556 MJ Real Estate, LLC
By:	Jon Skrabely
Petitioner:	Shane Scheer
By:	Shane Scheer

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

to amend an existing special permit (auto body/paint spray booth), granted December 2009, by allowing a change in the petitioner, at the properties known as 556 St James Ave (11170-0068) and NS St James Avenue (11170-0065) as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.3(5).

Mailing Address:

556 St James Avenue
 Springfield, MA 01109

Owner:

556 MJ Real Estate, LLC.

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

By: 
 Jon Skrabely

Mailing Address:

556 St James Avenue
 Springfield, MA 01109

Petitioner:

Shane Scheer

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

By: 
 Shane Scheer

Stephen J. Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

November 4, 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: 556-562 St James Avenue - (11170-0068)

Petitioner: Shane Scheer

Property Owner: 556 MJ Real Estate, LLC - Jon Skrabely

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

Stephen J. Loneragan: Treasurer/Collector

Attachment: St_James_Ave_556_Tax_Formal_Auto_Body (3248 : 556 St James Avenue)

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

**556 ST JAMES AVENUE (11170-0068) & NS ST JAMES AVENUE (11170-0065)
USED CAR SALES & AUTO BODY SHOP (PAINT BOOTH)**

General Information

Petitioner:	Shane Scheer
Request:	To operate a paint booth and used car sales.
Current use of the property:	Auto body and used car sales.
Size:	121,130 s.f.
Compatibility with current planning documents:	The McKnight Neighborhood Plan does not show any changes to this area.
Neighborhood council notification:	McKnight Neighborhood Council: 11-6-15
Tax Status:	SEE ATTACHED SHEET
Urban Renewal Status:	This parcel is not located within an urban renewal area.
Site Visit:	12-7-15
Hearing Date:	12-14-15

Staff Analysis

Neighborhood characteristics:

The parcel is zoned Industrial A and Business B. The site is located within an area that has a mixture of residential, commercial and industrial uses.

To the north are the railroad tracks zoned Industrial A.

To the south are a warehouse and gas station zoned Business B.

To the east is a manufacturing operation zoned Industrial A and Business B.

To the west is a vacant lot zoned Industrial A and Business B.

Review:

The petitioner has applied to amend two (2) special permits (auto body & used car sales), granted December 2009 and January 2011 at the property known as 556 St James Avenue.

As stated above, the petitioner intends to operate a paint booth at this location. This paint booth will be used to re-finish automotive parts and apply coating including powder, ceramic and other automotive coatings. The business will also perform light automotive repairs. In addition, the petitioner has requested to the

continuation of the used car sales at this location.

After reviewing the site plan and visiting the site, the staff does not object to the proposed request. A number of renovations have been completed to the property and the property is being very well maintained.



Recommendation

Approve, with conditions.

Suggested Conditions: (Auto Body/Paint Booth)

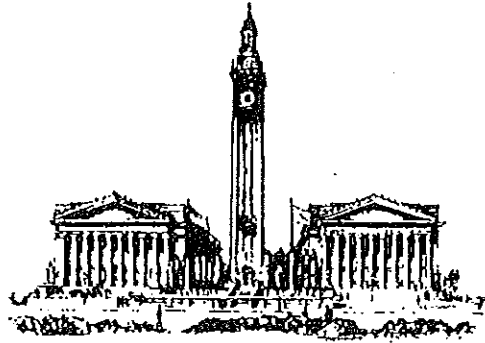
1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the installation of an auto body/paint booth at the property known as 556 St James Avenue (11170-0068) & NS St James Avenue (11170-0065).
3. The use shall be developed in accordance with the plans with the additions of conditions #4 though #9.
4. All landscaped areas, including the public tree belt and sidewalk (including snow removal) shall be maintained by the petitioner.
5. All parking for employees and customers shall be clearly marked.
6. There shall be no storage of junk vehicles or parts located outside the building.
7. Any and all vehicle repairs shall be completed inside the building.
8. The building shall be kept graffiti free.
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 \$200 per day for each day a violation exists.

Suggested Conditions: (Used Car Sales)

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the sale of used cars at the property known as 556 St James Avenue (11170-0068) & NS St James Avenue (11170-0065).
3. The use shall be developed in accordance with the plans with the additions of conditions #4 though #10.
4. All conditions placed on the January 2011 special permit shall remain in effect.
5. All landscaped areas, including the public tree belt and sidewalk shall be maintained by the petitioner.
6. All parking for employees and customers shall be clearly marked.
7. There shall be no storage of junk vehicles or parts located outside the building.

8. Any and all vehicle repairs shall be completed inside the building.
9. The building shall be kept graffiti free.
10. There shall be no banners, streamers, pennants, or additional signs located on the property.
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 \$200 per day for each day a violation exists.

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

November 4, 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: 556-562 St James Avenue - (11170-0068)

Petitioner: Shane Scheer

Property Owner: 556 MJ Real Estate, LLC - Jon Skrabely

Stephen J. Lonergan: Treasurer/Collector

Attachment: St_James_Ave_556_2015 (3248 : 556 St James Avenue)

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

3.5.b

2009-0930

TO: DATE : December 30, 2009
DEPARTMENT: FROM: Wayman Lee, Esq.
COPIES TO: DEPARTMENT: City Clerk

SUBJECT: 556 St. James Ave & NS
St James Ave

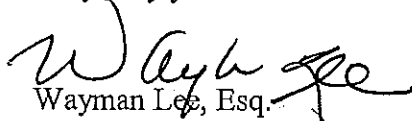
This is to inform you that at a meeting of the City Council held on Monday November 30, 2009 it was voted by the City Council according to law to grant a special permit to Owner: MJ Real Estate By: Jon Skrabely and Petitioner: Morini Performance Coatings, LLC By: Justin R. Morini and Richard J. Morini to operate an auto body shop (paint spray booth) at the property known as 556 St. James Ave (11170-0068) and NS St. James Avenue (11170-0065) as allowed by Massachusetts General Laws and the Springfield Zoning Ordinance, Article XI, Section 1101.11.f. 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 used car lot at the property known as 556 St James Avenue (11170-0068) and NS St. James Avenue (11170-0065).
3. The use shall be developed in accordance to the attached site plan with the additions of conditions #4 through #9.
4. All landscaped areas, including the public tree belt and sidewalk shall be maintained by the petitioner.
5. All parking for employees and customers shall be clearly marked.
6. There shall be no storage of junk or parts located outside the building
7. Any and all vehicle repairs shall be completed inside the building.
8. The building shall be kept graffiti free.
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 a 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 December 30, 2009.

Very truly yours


Wayman Lee, Esq.
City Clerk

WL/laf

Attachment: St James Ave 556 2015 (3248 : 556 St James Avenue)

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

3.5.b

TO:

DATE : January 6, 2011

DEPARTMENT:

FROM: Wayman Lee, Esq.

COPIES TO:

DEPARTMENT: City Clerk

SUBJECT: 556 ST JASMES AVE. &
NS ST JAMES AVE

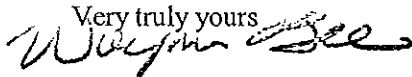
This is to inform you that at a meeting of the City Council held on Monday, December 13, 2010 it was voted by the City Council according to law to grant a special permit to Owner: 556 MJ Real Estate LLC By: Jon Skrabely and Petitioner: Joseph Costantini to operate a used car dealership at **556 St. James Avenue** (11170-0068) & **NS St. James Avenue** (11170-0065) 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 used car lot at the property known as 556 St. James Avenue (11170-0068) and NS St. James Avenue (111705-0065).
3. The use shall be developed according to the attached site plan and elevations, with the addition of conditions #4 through #14.
4. There shall be no outside storage of junk or disabled vehicles or car parts (including tires).
5. There shall be no more than ten (10) used cars displayed or stored on this lot at any one time.
6. There shall be a three (3) foot landscaped buffer, planted with evergreen shrubs, three (3) feet on center along the frontage of St. James Avenue except for the approved curb cuts. The shrubs shall be maintained at a height not to exceed three (3) feet.
7. The dumpster shall be located on the rear of the parking lot.
9. There shall be no non-accessory signs or electronic moving signs located on the property.
10. All existing temporary sign shall be removed
11. There shall be no additional signage located on the fence or treebelt.
12. There shall be no banners, streamers, pennants, or addition sign located on the property.
13. The site shall be maintained free of all trash, litter and debris and the building shall be maintained free of all graffiti.
14. The public treebelt and sidewalk shall be maintained, including snow removal.
15. 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 January 6, 2011.

Very truly yours

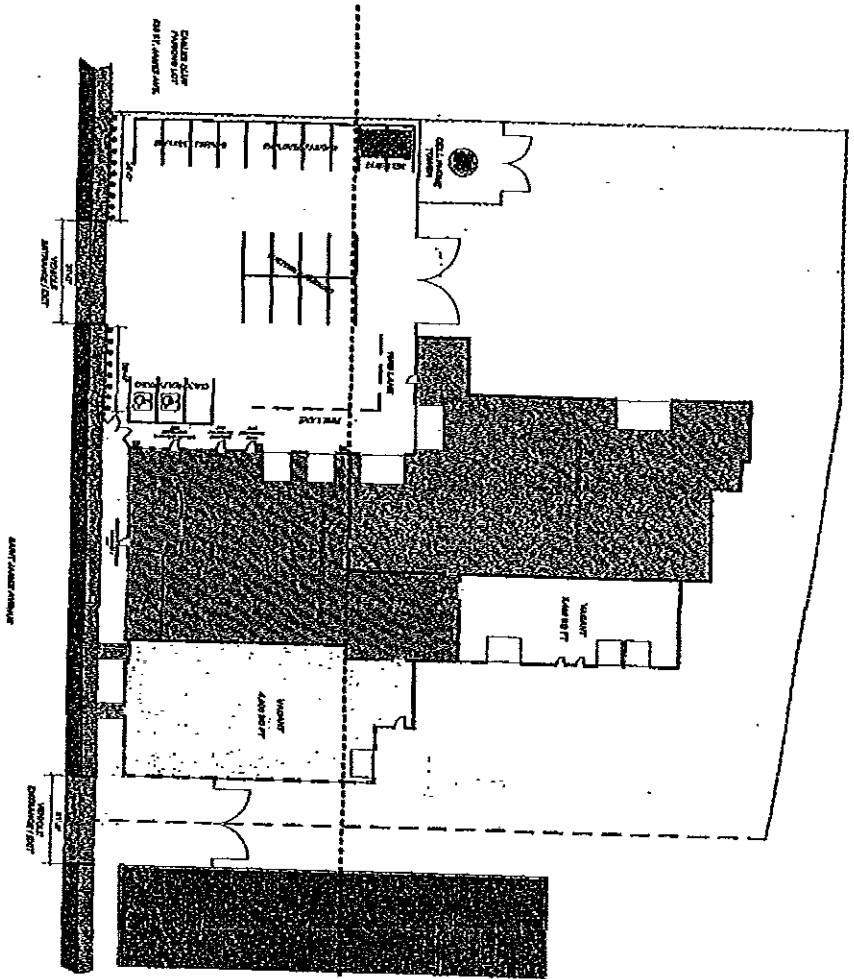


Wayman Lee, Esq.
City Clerk

WL/laf

Attachment: St_James_Ave_556_2015 (3248 : 556 St James Avenue)

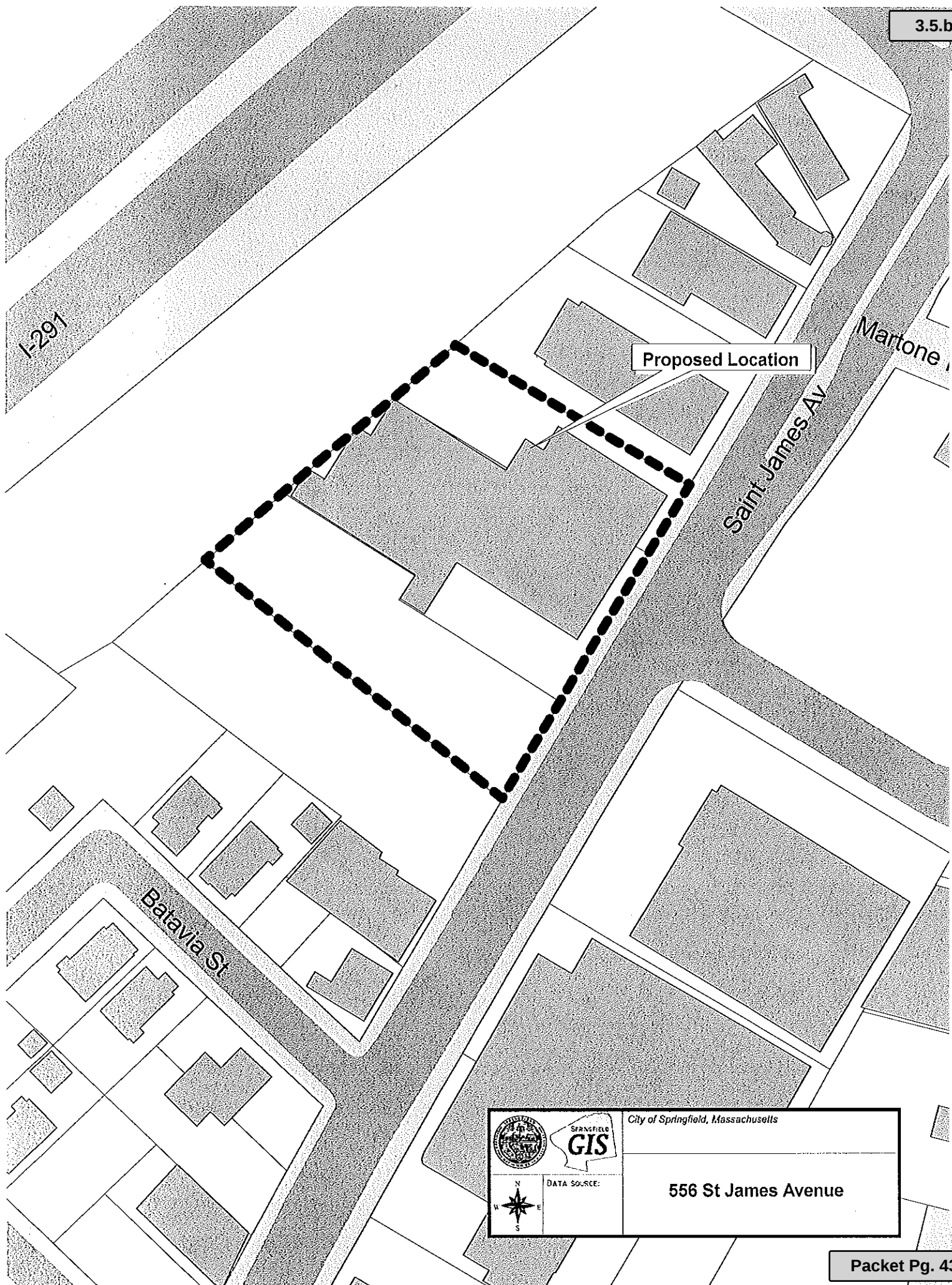
**SITE PLAN
EXISTING STATE**



- LEGEND**
- PROPERTY BOUNDARY
 - ST. JAMES CHAIN LINK FENCE
 - MORINI PERFORMANCE COATINGS LEASED AREA
 - UTILITY POLES
 - HIGH ASPHALT
 - EXISTING LIGHTING



DRAWING NO. A-1	DRAWN BY: J.MORINI	CADD DATE: 10/1/2009	CADD FILE: 1	MORINI PERFORMANCE COATINGS 556 ST. JAMES AVE SPRINGFIELD MA 01109		SITE PLAN EXISTING STATE		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">ACTION</th> <th style="width: 15%;">DATE</th> <th style="width: 15%;">BY</th> <th style="width: 15%;">APP</th> <th style="width: 40%;">DESCR</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					ACTION	DATE	BY	APP	DESCR																																																		
				ACTION	DATE	BY	APP	DESCR																																																											
SCALE: 1" = 20' - 0"																																																																			



Attachment: St_James_Ave_556_2015 (3248 : 556 St James Avenue)

  N W E S	City of Springfield, Massachusetts
	556 St James Avenue

**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 3249)**

Meeting: 12/14/15 07:00 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 3249

To Amend Two (2) Existing Special Permits (Motor Vehicle Sales & Auto Body Shop), Granted September 2014, by Allowing a Change to the Petitioner, at the Property Known as 47 Colton Street (03070-0059) as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.1 and Section 12.3(5).

Request:	See Above
Owner:	Eliezer Garcia, LLC
By:	Eliezer Garcia, Manager
Petitioner:	Eliezer Garcia, LLC d/b/a/ Empire Auto
By:	Eliezer Garcia, Manager

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

to amend two (2) existing special permits (motor vehicle sales & auto body shop), granted September 2014, by allowing a change to the petitioner, at the property known as 47 Colton Street (03070-0059) as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.1 and Section 12.3(5).

Mailing Address:

47 Colton Street
Springfield, MA 01109

Owner & Petitioner:

Eliezer Garcia, LLC
d/b/a Empire Auto

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

BY: 

Eliezer Garcia, Manager

Attachment: Colton_St_47_Tax_Formal (3249 : 47 Colton Street)

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

October 27, 2015

Special Permit Tax Certification

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

Special Permit: 47 Colton Street – (03070-0059)

Petitioner: Eliezer Garcia

Property Owner: David T Tyburski

A handwritten signature in black ink, reading "Stephen J. Lonergan". The signature is written in a cursive style and is positioned above a horizontal line.

Stephen J. Lonergan; Treasurer/Collector

Attachment: Colton St 47 Tax Form (3249 : 47 Colton Street)

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

**47 COLTON STREET (03070-0059)
AMEND AN EXISTING SPECIAL PERMIT TO ALLOW A CHANGE IN THE PETITIONER
MOTOR VEHICLE SALES & AUTO BODY SHOP**

General Information

Petitioner:	Eliezer Garcia, LLC d/b/a Empire Auto
Request:	To amend two (2) special permits (used car sales and auto body shop), granted September 2014, by allowing a change in the petitioner.
Proposed use of the property:	Auto body shop and use car sales.
Parcel Size:	9,124 s.f.
Compatibility with current planning documents:	The Old Hill Neighborhood Plan does not show any changes to this area.
Neighborhood council notification:	Old Hill Neighborhood Council: 11-6-15
Tax Status:	SEE ATTACHED
Site Visit:	12-7-15
Hearing Date:	12-14-15

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Business B and is located in an area with a mix of commercial, industrial and residential uses.

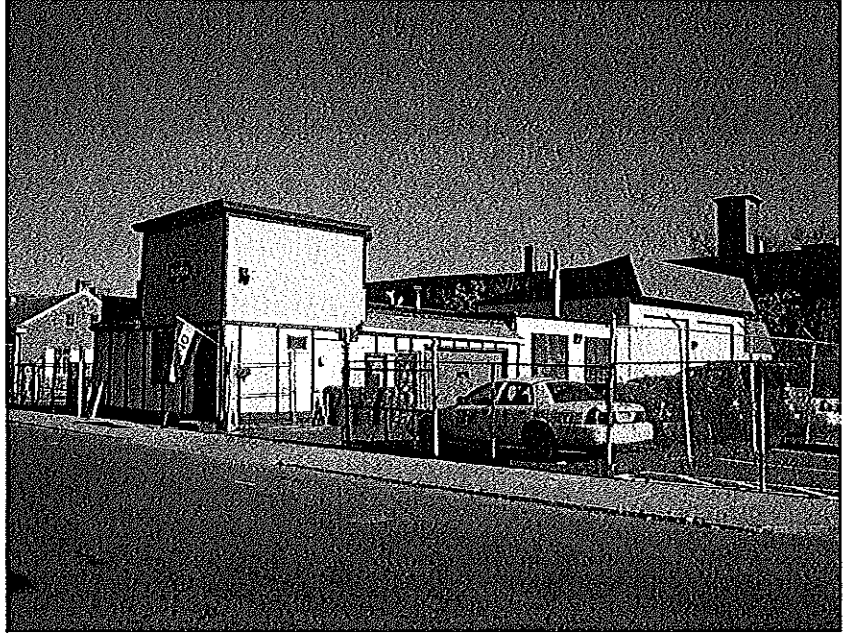
To the north is a warehouse zoned Business B.
To the south is the Water Department zoned Business B.
To the west are a vacant lot and single-family house zoned Business B.
To the east is a warehouse zoned Industrial A.

Site plan review:

The petitioner has requested to amend two (2) special permits, granted in September 2015 by allowing a change in the petitioner. The existing special permits are for the sale of used cars and for an auto body shop.

After reviewing the submitted information and visiting the site, the staff does not object to the proposed amendment. The site is being maintained by the petitioner and the staff does not believe that this continued

use will have a detrimental effect on the abutters or the surrounding neighborhood.



Recommendation

Approve, with conditions.

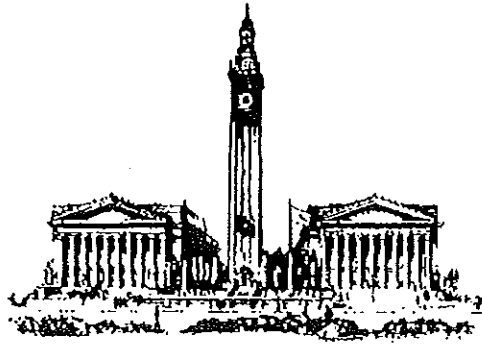
Recommended Conditions: (Motor Vehicle Sales)

1. This special permit is granted to this petitioner only.
2. This special permit is granted for motor vehicle sales at the property known as 47 Colton Street (03070-0059).
3. All conditions associated with the original special permit, granted November 16, 2005, 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 \$200 per day for each day a violation exists.

Recommended Conditions: (Auto Body Shop)

1. This special permit is granted to this petitioner only.
2. This special permit is granted to operate an auto body shop at the property known as 47 Colton Street (03070-0059).
3. All conditions associated with the original special permit, granted April 27, 2010, 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 \$200 per day for each day a violation exists.

Stephen J. Loneragan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

October 27, 2015

Special Permit Tax Certification

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

Special Permit: 47 Colton Street -- (03070-0059)

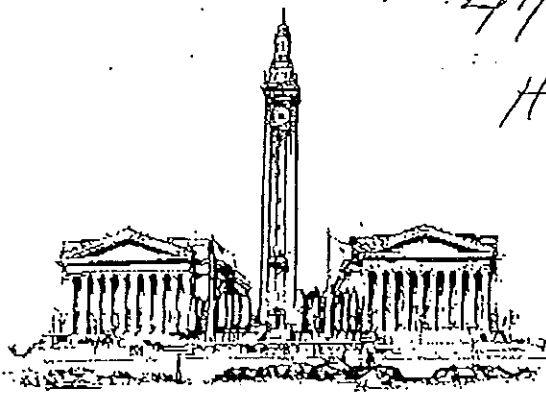
Petitioner: Eliezer Garcia

Property Owner: David T Tyburski

A handwritten signature in black ink, reading "Stephen J. Loneragan". The signature is written in a cursive style and is positioned above a horizontal line.

Stephen J. Loneragan: Treasurer/Collector

Attachment: Colton_St_47_2015 (3249 : 47 Colton Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS
CITY CLERK'S DEPARTMENT

November 16, 2005

David T. Tyburski
238 West Street
Belchertown, MA 01007

Dear Mr. Tyburski:

This is to certify that at a meeting held on Monday evening, October 24, 2005, it was voted by the Council in accordance with law to grant a Special Permit on the petition of Owner & Petitioner: David T. Tyburski for a special permit to sell used cars at 47 Colton 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 used car sales, at 47 Colton Street.
3. The use shall be developed in accordance with the attached site plan and elevations, dated May 17, 2005 with the additions of conditions #4 through #9.
4. There shall be no more than five (5) cars displayed or stored on site at any one time.
5. There shall be no storage of junk vehicles or parts located outside of the building.
6. There shall be only one wall sign located on the building.
7. There shall be no banners, streamers, pennants or additional signs located on the property.
8. There shall be no non-accessory signs on the premises.
9. Any and all conditions placed on previous special permits shall remain in effect.
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 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 adversely affect the neighborhood. (3) Adequate and appropriate facilities will be provided for the proper operation of the proposed use.

In accordance with said Chapter 40A of the General Laws this permit shall not take effect until this notice is recorded by the owner or applicant of the land in the Registry of Deeds for the County in which such land is located.

Attachment: Colton_St_47_2015 (3249 : 47 Colton Street)

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

2010-1015

TO:

DATE: April 27, 2010

DEPARTMENT:

FROM: Wayman Lee, Esq.

COPIES TO:

DEPARTMENT: City Clerk

SUBJECT: 47 COLTON STREET

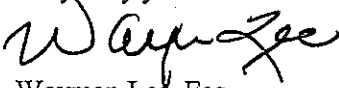
This is to inform you that at a meeting of the City Council held on Monday, March 29, 2010 it was voted by the City Council according to law to grant a special permit to Owner & Petitioner: David T. Tyburski for a special permit to operate an auto body shop at the property at the property known as 47 Colton Street (03070-0059) as allowed by Massachusetts General Laws and the Springfield Zoning Ordinance, Article X-I, 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 to operate an auto body shop at the property known as 47 Colton Street (03070-0059).
3. The use shall be developed according to the attached site plan and elevations, with the addition of conditions #4 through #9.
4. There shall be no storage of inoperable or junk vehicles or parts located outside of the building.
5. There shall only one wall sign locate don the building.
6. There shall be no banners, streamers, pennants, or additional sign located on the property.
7. There shall be no non-accessory sign on the premises.
8. Any and all conditions placed on any and all previous special permit shall remain in effect.
9. The building shall be maintained graffiti free
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 \$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 April 27, 2010.

Very truly yours

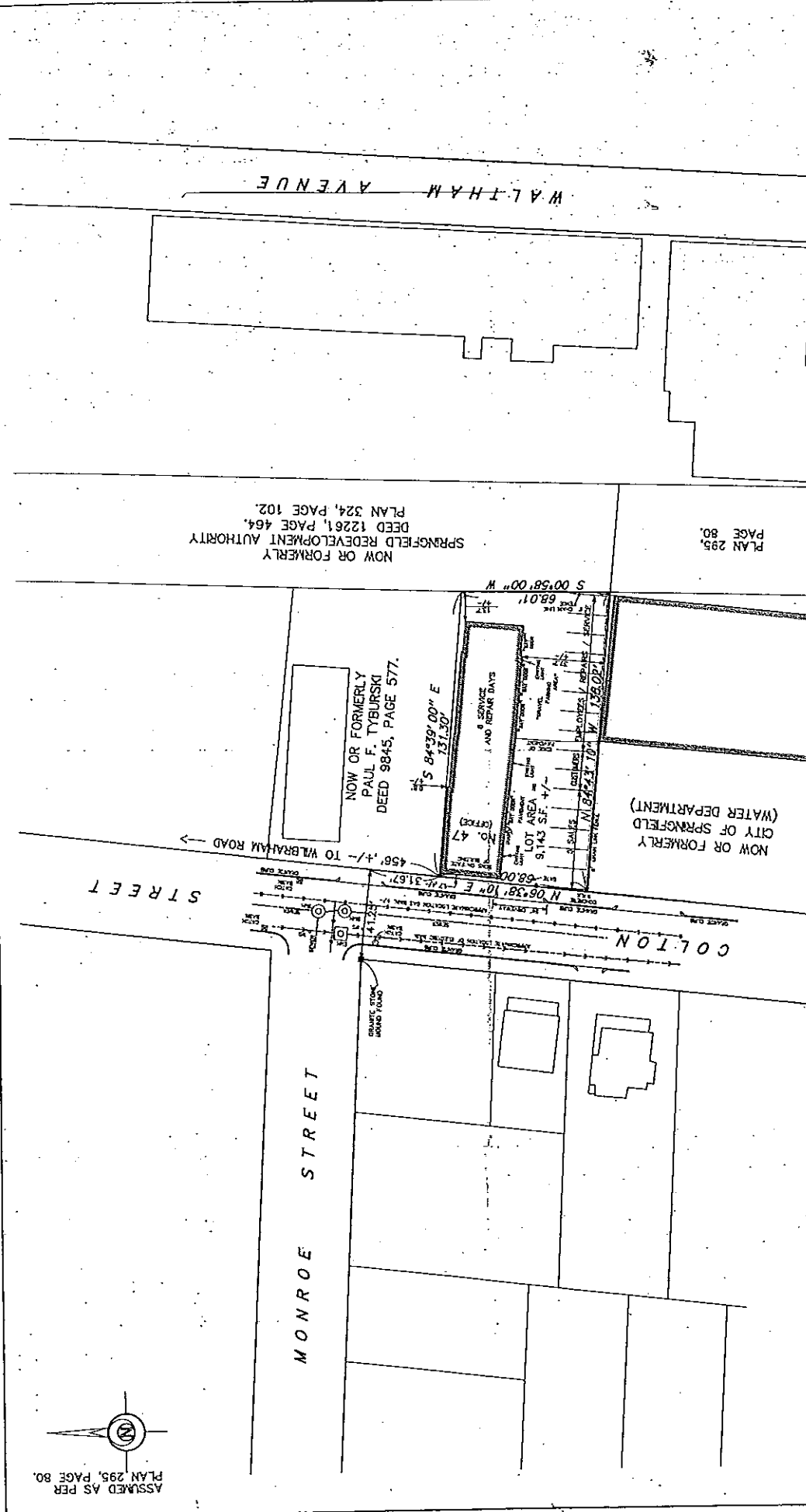
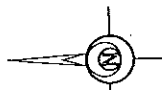


Wayman Lee, Esq.
City Clerk

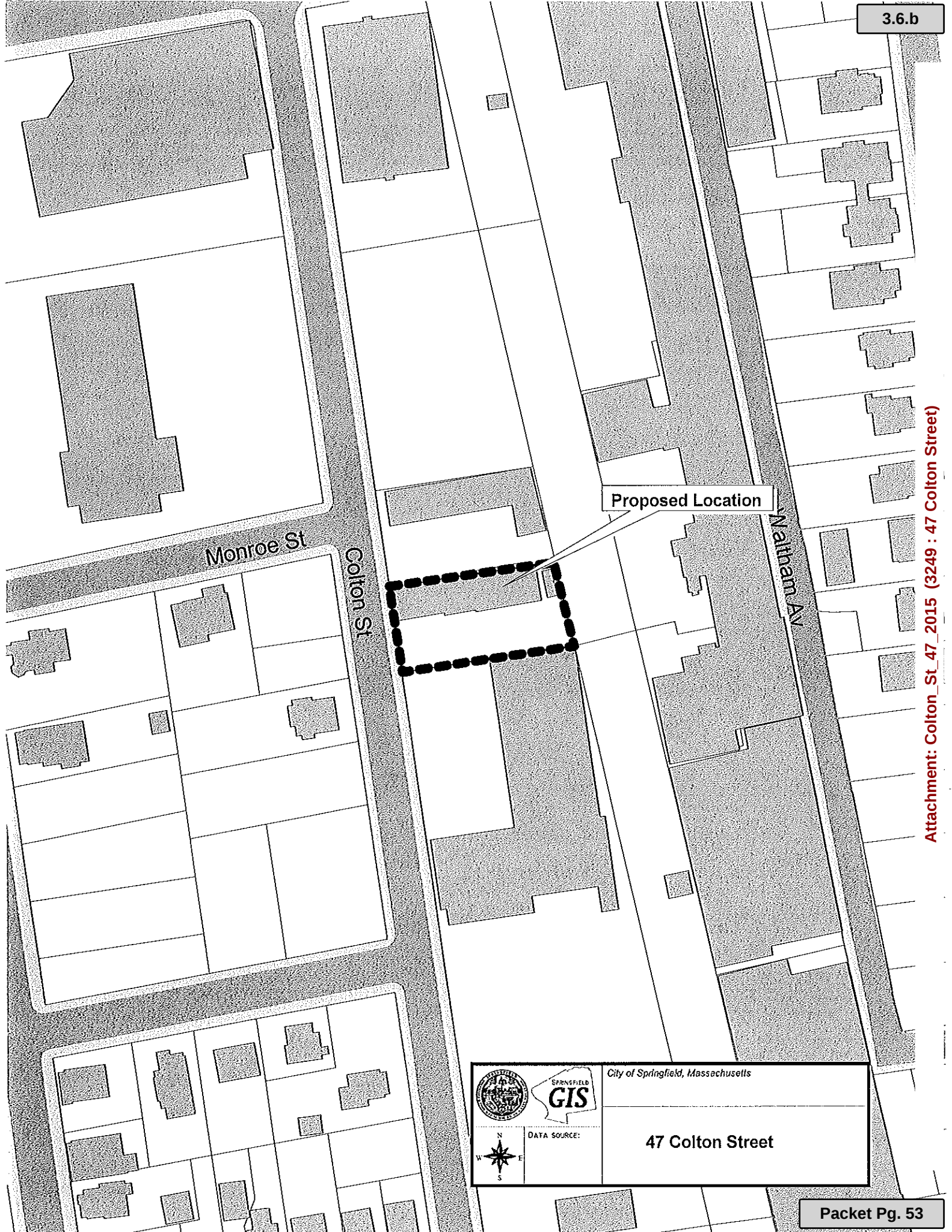
WL/laf

Attachment: Colton_St_47_2015 (3249 : 47 Colton Street)

ASSUMED AS PER
PLAN 295, PAGE 80.



DATE: _____ NOTES: REVISIONS NOTE: CONTACT THE SAFE PRIOR TO ANY EXCAVATIONS OR REMOVAL OF EXISTING UTILITIES. THE EXISTING UTILITIES ARE THOSE OF PUBLIC OR PRIVATE OWNERSHIP. NO NEW LINES FOR DIVISIONS OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN. I HEREBY CERTIFY THAT THE PROPERTIES SHOWN ON THIS PLAN ARE THE SAME AS SHOWN ON THE RECORD MAPS AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE OWNERSHIP. NO NEW LINES FOR DIVISIONS OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN. I CERTIFY THAT THIS PLAN WAS MADE IN ACCORDANCE WITH THE REGISTRATION OF DEEDS, CHAPTER 156C, MASS. REG. NO. 38378. SIGNED: <u>DAVID T. TYBURSKI</u> DAVID T. TYBURSKI MASS. REG. NO. 38378		OWNER OF RECORD - DAVID T. TYBURSKI 47 COLTON STREET SPRINGFIELD, MA 01109 PHONE (413) 781-2277 FAX (413) 781-8733		APPLICANT - EMPIRE AUTO SALES & SERVICE, INC. 47 COLTON STREET SPRINGFIELD, MA 01109 PHONE (413) 781-2277 FAX (413) 781-8733		REGISTERED PROFESSIONAL SURVEYOR EMPIRE AUTO SALES & SERVICE, INC. CIVIL ENGINEERS AND LAND SURVEYORS 556 FRONT STREET SPRINGFIELD, MASSACHUSETTS 01103 TELEPHONE (413) 502-3164		STATE PLAN - 47 COLTON STREET PLAN OF LAND IN THE CITY OF SPRINGFIELD, MASSACHUSETTS MANCHESTER COUNTY - PREPARED FOR EMPIRE AUTO SALES & SERVICE, INC.		3.6.b	
SCALE 1" = 20' 0' 10' 20' 30' 40' 50'		SHEET 1 OF 1 APPROVED BY: _____ DATE: 05/17/2005 SCALE 1" = 20'		DATE: 05/17/2005 SCALE 1" = 20'		DATE: 05/17/2005 SCALE 1" = 20'		DATE: 05/17/2005 SCALE 1" = 20'			



Attachment: Colton_St_47_2015 (3249 : 47 Colton Street)

 	City of Springfield, Massachusetts	
	 N W E S	DATA SOURCE: 47 Colton Street