



CITY COUNCIL

City Clerk's Office 2/17/2021 12:00:00 PM

Hearings Meeting Agenda~

I hereby notify you that the following items of business have been filed with this office and can be acted upon at the meeting of the City Council **Monday February 22, 2021** at 07:00 PM.

City Clerk

COVID-19 Advisory:

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

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

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

Hearings

7:00 PM Meeting called to order on February 22, 2021. The meeting will be held via Zoom (Remote Collaboration Technology).

Moment of Silence - Pledge of Allegiance

Special Permit

- (1.) For a Special Permit for Motor Vehicle Repairs (Light) at the Properties Known as and 1344 Dwight Street (04222-0149)(Book#22574/Page#503) and NS Bancroft Street (00925-0027)(Book#22574/Page#503), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.3(3).

Request:	See Above
Owner:	Martin Severino
By:	Martin Severino
Petitioner:	Anibal Martinez

By:

Anibal Martinez



City Council
36 Court Street
Springfield, MA 01103

Meeting: 02/22/21 07:00 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 6033

REVIEWED

PETITION (ID # 6033)

For a Special Permit for Motor Vehicle Repairs (Light) at the Properties Known as and 1344 Dwight Street (04222-0149)(Book#22574/Page#503) and NS Bancroft Street (00925-0027)(Book#22574/Page#503), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.3(3).

Request:	See Above
Owner:	Martin Severino
By:	Martin Severino
Petitioner:	Anibal Martinez
By:	Anibal Martinez

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

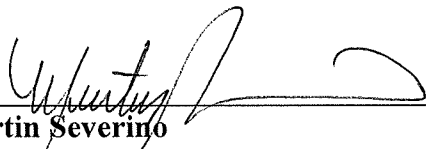
for a special permit for motor vehicle repairs (light) at the properties known as and 1344 Dwight Street (04222-0149)(Book#22574/Page#503) and NS Bancroft Street (00925-0027)(Book#22574/Page#503), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.3(3).

Mailing Address:

82 Prospect Street
 Springfield, MA 01107

Owner:**Martin Severino**

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

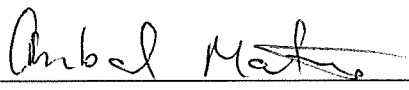
BY: 
 Martin Severino

Mailing Address:

28 Princeton Street
 Springfield, MA 01109

Petitioner:**Anibal Martinez**

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

BY: 
 Anibal Martinez

Attachment: Dwight_St_1344_Tax_Formal (6033 : 1344 Dwight Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

1/19/2021

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 : 1344 Dwight Street & NS Bancroft Street
Petitioner : Anibal Martinez
Landlord : Martin Severino

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

Christopher A. Caputo: Treasurer Collector

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT – REVISED

1344 DWIGHT STREET (04222-0149)
MOTOR VEHICLE REPAIRS

General Information

Petitioner:	Anibal Martinez
Request:	Motor vehicle repairs
Proposed use of the property:	Motor vehicle repairs
Size:	9,412 s.f.
Compatibility with current planning documents:	The Memorial Square Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	New North Citizens Council: 2-8-21
Tax Status:	SEE ATTACHED
Site Visit:	2-11-21
City Council Hearing Date:	2-22-21 & 3/6/21

Staff Analysis

Neighborhood characteristics:

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

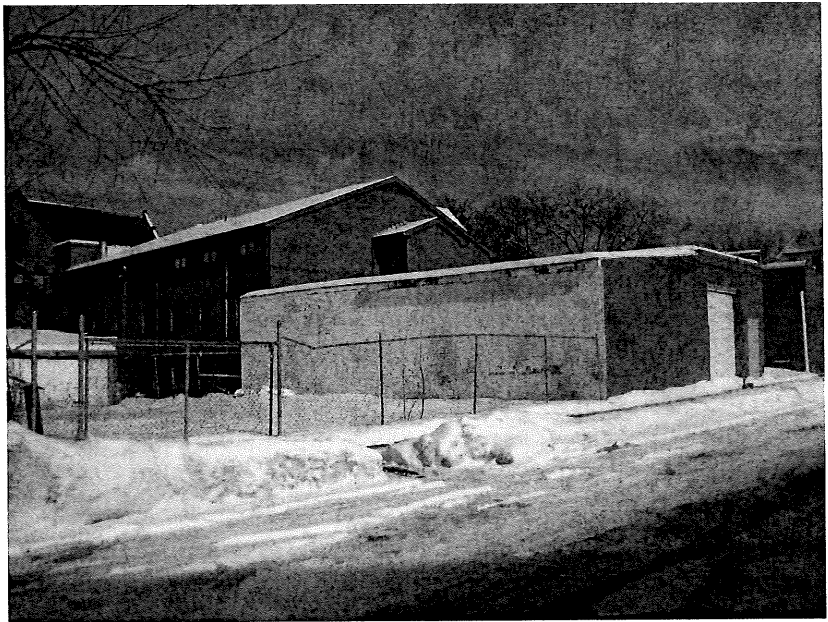
- To the north is a larger residential development (former Jefferson Avenue School) zoned Business A and Residence C.
- To the south is a motor vehicle repair operation zoned Business A.
- To the east are a two-family dwellings zoned Residence B.
- To the west is a two-family dwelling zoned Residence B.

Site plan review:

The petitioner has requested a special permit for motor vehicle repairs at the property known as 1333 Dwight Street and NS Bancroft Street. This site is the location of a small commercial building and accessory garage. The petitioner intends to use the existing garage for motor vehicle repairs. In addition to the garage, the petitioner intends to use the adjacent vacant parcel for parking.

After viewing the plans and visiting the site, the staff does not object to the proposed request, however, the staff does have the following comments.

As noted above, the vacant parcel located on Bancroft Street is being proposed to be used for off-street parking. Due to the snow cover when visiting the site the staff was unable to confirm that this parcel is currently not paved. However, in viewing the aerial photos, it does appear that this lot is currently grassed. As per the Zoning Ordinance, in order to use this site for parking, it will be require to be paved. As with all new paving, full plans will need to be submitted to the Department of Public Works, for review and approval, prior to any paving being completed. Further, it was noted that a six (6) foot solid fence is being proposed along the western property line. If this special permit is approved, the staff would strongly recommend that this be a condition as this portion of the property does directly abut a residential dwelling.



Further, it needs to be stressed to the petitioner that this parking area cannot be used for the storage of inoperable or junk vehicles. This area can only be used for customer and employee parking. Again, due to the close proximity of surrounding residences, it all needs to be stressed that all work must be done within the garage.

Additionally, it was noted during the site visit that the existing chain link fence along Bancroft Street is in very poor condition. If approved, the staff would recommend that this fencing be replaced or repaired. Lastly, due to the proximately of the residential abutters, the staff would recommend that the hours of operation be limited.

Recommendation

Approve, with conditions.

Recommended Conditions

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for motor vehicle repairs at the properties known as 1344 Dwight Street (04222-0149) and NS Bancroft Street (00925-0027).
3. The use shall be developed according to the attached plans, with the addition of conditions #4 through #16.
4. The area to be used for parking shall be paved, as per Article 7 of the Springfield Zoning Ordinance.
5. In addition to the special permit approval, a full review by the Department of Public Works, as per the provisions of City Ordinance, Chapter 27, Article VIII, § 27-58 through 27-63, will be required. This approval must be obtained prior to the issuance of a Building Permit or the start of any paving.
6. All landscaping shall be installed as per the attached plan.
7. The public tree belt and sidewalks along Bancroft Street shall be maintained, including snow removal.
8. There shall be no storage of junk vehicles and/or parts located outside of the building.

9. There shall be no barb-wire or razor wire on fencing.
10. A six (6) foot, solid fence shall be installed along the western property line, as shown on the attached plan.
11. The site, including all landscaped areas, shall be maintained and kept free of all litter, trash and debris.
12. Any and all dumpsters shall be completely enclosed.
13. There shall be no work done to vehicles outside the building.
14. There shall be no auto body work, including painting done at this location.
15. The hours of operation shall be limited to between the hours of 7:00AM and 7:00PM.
16. The existing chain link fencing running along Bancroft Street shall repair or replaced.
17. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.



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1/19/2021

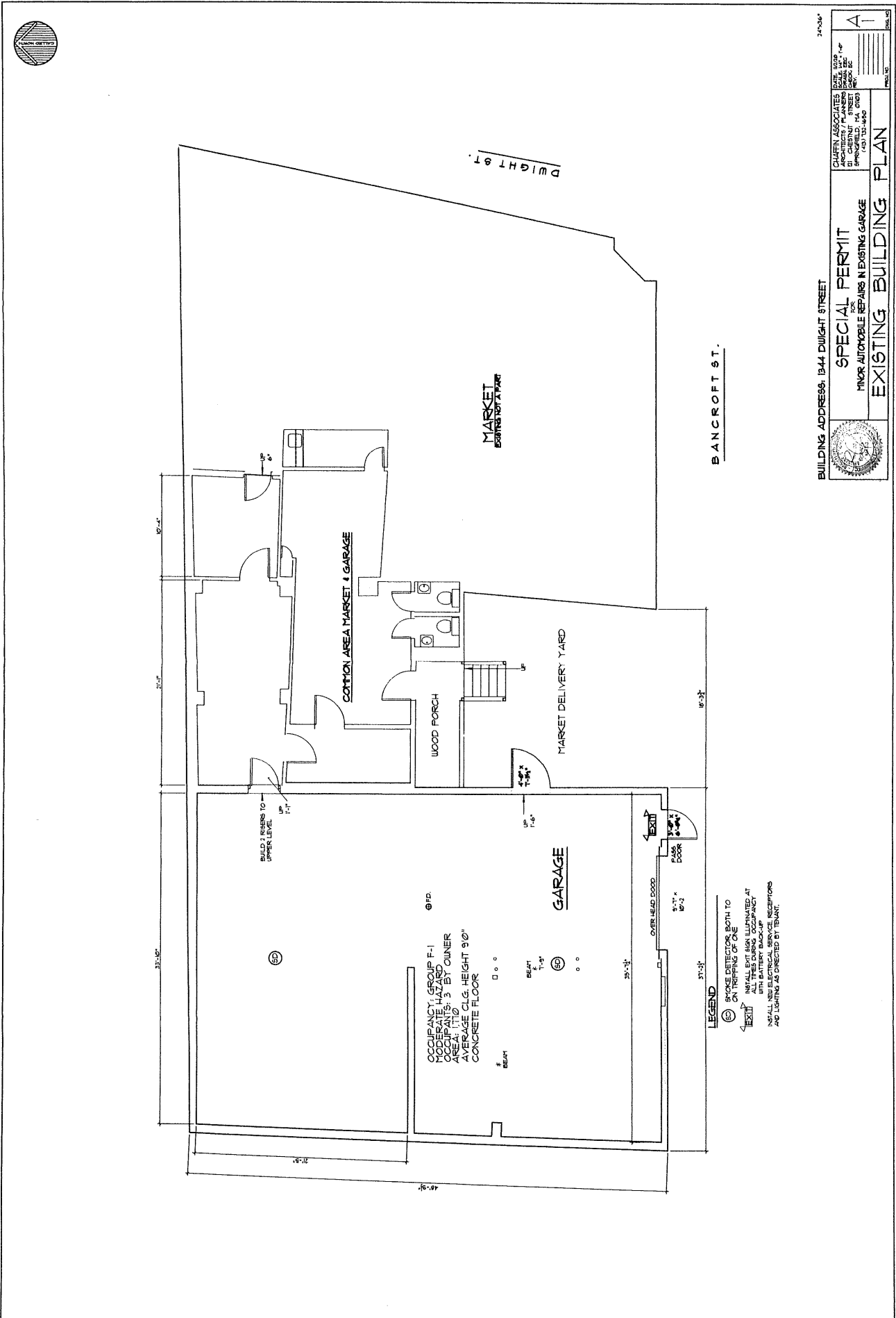
Special Permit Tax Certification

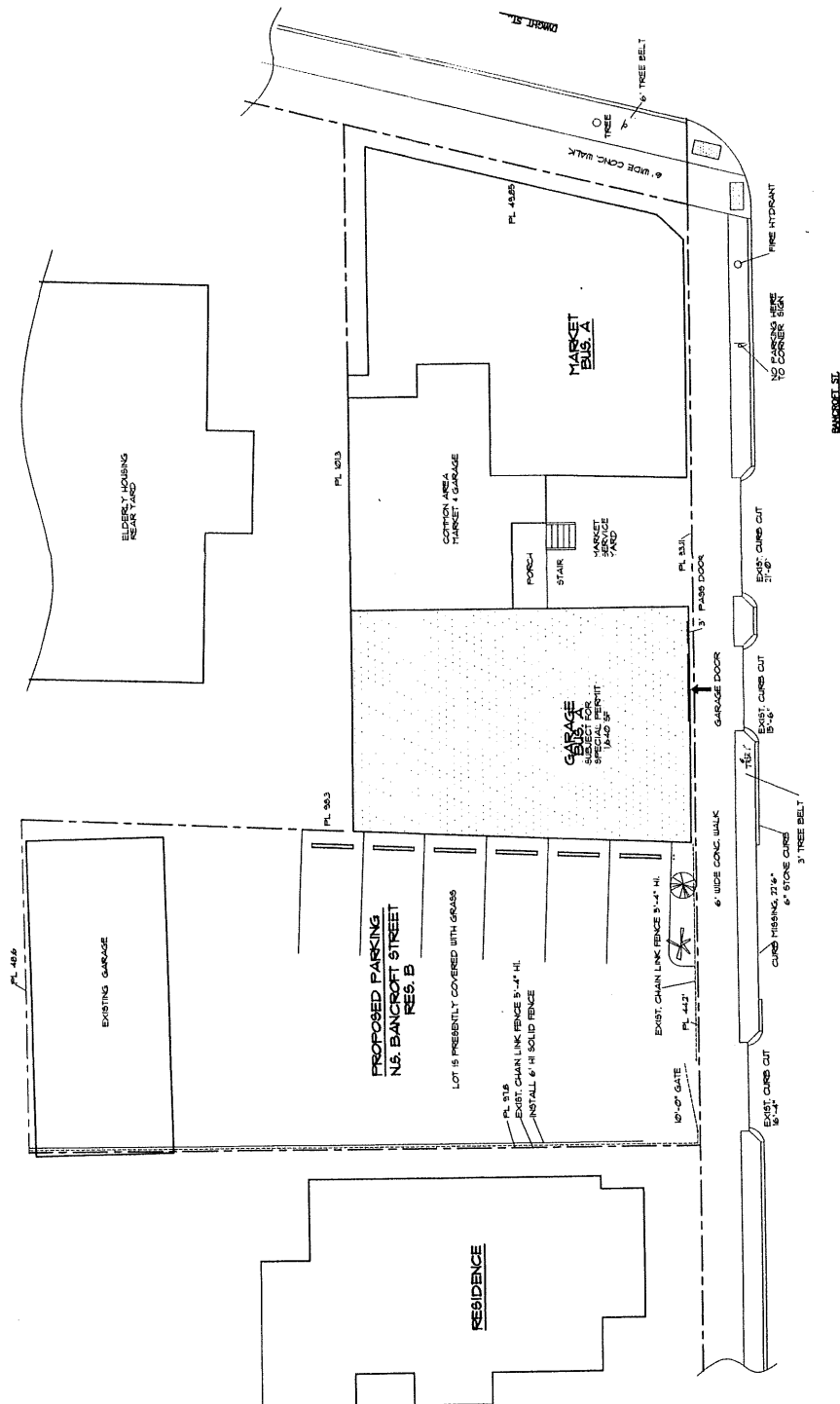
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Christopher A. Caputo: Treasurer Collector





Proposed Location

Dwight St

Bancroft St

Attachment: Dwight St_1344_2021 (6033 : 1344 Dwight Street)

 SPRINGFIELD GIS	City of Springfield, Massachusetts	
	DATA SOURCE:	1344 Dwight Street