



CITY COUNCIL

City Clerk's Office 3/24/2021 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 March 29, 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 March 29, 2021 at Virtual Meeting (Zoom) , Virtual Meeting, N/A, NA.

Moment of Silence - Pledge of Allegiance

Petitions

- (1.) Wellington Street
- (2.) Springfield Museums

Special Permits

- (1.) To Amend and Existing Special Permit (Drive-Up Service Window), Granted June 2007, by Allowing a Change to the Approved Site Plans at the Property Known as 809 Boston Road

(01655-0612)(Book#3729&3766/Page#485&424), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.1(2).

Request: See Above
Owner: McDonald's Real Estate Company
By: Brian Sheedy
Petitioner: McDonald's Real Estate Company
By: Brian Sheedy

- (2.) For a Special Permit for Motor Vehicle Sales and Service at the Property Known as 140 Carando Drive (02347-0008)(Land Court Document #75903), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1 and 12.3(4).

Request: See Above
Owner: DASK Partnership
By: Seth Croker
Petitioner: Sterilis Solutions, LLC
By: Tony Batalha, COO

- (3.) For a Special Permit to Operate a Junk Yard at the Properties Known as 255 Liberty Street (07770-0628)(Book#17192/Page#0463) and SS Liberty Street (07770-0627)(Book#16871/Page#0507) as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.6.

Request: See Above
Owner: Liberty Street Acquisitions, LLC
By: Morgan Finn
Petitioner: Pick & Pull
By: Brian McFadden



City Council
36 Court Street
Springfield, MA 01103

Meeting: 03/29/21 07:00 PM
Department: Department of Public Works
Category: General
Prepared By: Hector Velez
Initiator: Hector Velez
Sponsors:
DOC ID: 6123

REVIEWED

PETITION (ID # 6123)

Wellington Street

21-04

C I T Y O F S P R I N G F I E L D

In City Council, March 29, 2021

ORDERED, that the Rules of the Road approved September 8, 1936, as amended be further amended by striking out under Sections 2 of Article V, the following:

WELLINGTON STREET No Parking 8:00am to 6:00pm- from Wilbraham Rd., to King St.

AND, further amending by inserting under Sections 2 through 13 of Article V, allowed parking the following:

WELLINGTON STREET from Wilbraham Road to Westford Cir.

**NOTICE OF MEETING
SPRINGFIELD TRAFFIC COMMISSION
MEETING AGENDA**

Monday, March 1, 2021

**Meeting Hour:
10:15 A.M**

LOCATION:

In order to ensure that City officials can satisfy CDC social distancing guidelines to avoid exposure to contagions, the City of Springfield is providing public notice pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, that this meeting will be held utilizing remote participation technology via ZOOM.

ACCEPT MINUTES OF THE MEETING OF January 11, 2021

New items:

21-02 Traffic Commission Election. Per City Ordinance the election of Traffic Commission Officers shall be held at the first Traffic Commission Meeting of the new calendar year.

21-03 Traffic Control Agreement. Project regarding Cottage Street at Robbins Road/ Industry Avenue Intersection.

21-04 Wellington Street. Remove No Parking 8:00am to 6:00pm- from Wilbraham Rd., to King St.

21-05 City Ordinance. Amendment of Chapter 327 Solid Waste.

TRAFFIC REGULATIONS 90 days trail.

21-06 Steven Street. No Parking 6AM to 6PM "starting 788 feet from Page Blvd southerly direction west side of Stevens Street for 382 Feet./ No Parking Any Time" starting 992 feet from Page Blvd southerly direction east side of Stevens Street for 121 Feet.

21-07 Longhill Street. Please install "No Parking MON 12pm thru THU 12 pm " starting 100 feet northerly direction from Sumner Ave. for 32 feet. / No Parking Any Time" starting 130 feet northerly direction from Sumner Ave. for 60 feet. Front of house 171 Longhill Street.

21-08 Vermont Street. No Parking Firefighter Only" north side of Vermont Street starting from 25 feet from the corner of White Street and Vermont Street 140 feet easterly.

21-09 Bowdoin Street. No Parking form 5:00 PM to 6:00 AM" both side of Bowdoin Street from ST James Ave. 480 feet on the west side and 100 feet on the east side.

NOTE: If you are unable to attend this meeting, please notify Hector Velez at 784-4891 or hvelez@springfieldcityhall.com to ensure a quorum.

By:



**Christopher M. Cignoli, Secretary
Springfield Traffic Commission**

Copies of said petition, texts and maps may be requested by email or phone or viewed at Tapley Street by appointment. Emails should be directed to Hvelez@springfieldcityhall.com or by calling the Traffic Commission at (413) 784-4891

Attachment: Agenda 3-1-21 (6123 : Wellington Street)

TRAFFIC COMMISSION MEMBERS 2020

1. Clodo Concepcion, Chairperson
121 Mallowhill Road Springfield Ma 01129
Work No. 787-7716 (at Greenleaf Center)
Home No. 783-4807
Email; cconcepcion@springfieldcityhall.com
2. Robert P. Shewchuk, Esq.
Law Department
36 Court Street, Room 210
Springfield, MA 01103
Tel. 413-787-6511
Email; RShewchuk@springfieldcityhall.com
3. Fred Shubrick, Member
6 Olney Ave, Springfield, MA 01109
Tel. 413-563-7810
Email; fshubrick@yahoo.com
4. Christopher M. Cignoli, Secretary
(Hector Velez)
Director, Department of Public Works
70 Tapley Street, Springfield, MA 01104
Tel. 413-787-6224
Email; ccignoli@springfieldcityhall.com
5. Danny Baro
Operations Director
Springfield Parking Authority
150 Bridge Street, Springfield, MA 01103
Tel. 413-787-6118
Email; dbaro@springfieldparkingauthority.com
6. Mel Kwatowski, Sgt.
Police Department
130 Pearl Street
Springfield, MA 01105
Tel. 413-787-6330
Cell. 413-348-4419
Email; mkwatowski@springfieldpolice.net
7. Mike Hess, Deputy Chief
Fire Department
605 Worthington Street Springfield MA 01105
Tel. 413-539-1722
Email; mhess@springfieldcityhall.com
8. Kateri Walsh, City Council
36 Court Street Springfield, MA 01103
Tel. 413-787-6170
Cell. 413- 222-6722
Email: kwalsh@springfieldcityhall.com

21-03

2.1.a



Charles D. Baker, Governor
Karyn E. Polito, Lieutenant Governor
Jamey Tesler, Acting Secretary & CEO
Jonathan L. Gulliver, Highway Administrator



The Honorable Domenic J. Sarno
Office of the Mayor
Springfield City Hall
36 Court Street
Springfield, MA 01103

February 4, 2021

Dear Mayor Sarno,

Enclosed with this letter is an original Traffic Control Agreement for the Safety Improvement Project regarding the Cottage Street at Robbins Road/Industry Avenue Intersection in Springfield. This agreement is required by the Federal Highway Administration in accordance with Title 23 USC, Sections 109(d) and 116. The purpose of these Agreements is to assure that the ways within and adjacent to the project will be operated and maintained by the municipality as planned. Failure on the part of any municipality to execute and fulfill the terms of the Agreement may cause disqualification from participation in future Safety Improvement Projects.

This Agreement has been discussed with the project design engineer and municipal representatives. The proper officials are required to sign the Agreement and affix all attestations and seals.

It is requested that all pertinent traffic regulations be enacted. In the instance where existing municipal regulations are in conflict with the Agreement, action must be taken to bring them into compliance with the Agreement.

Please submit to this office the signed Agreement and the signed, dated and executed originals of the regulation establishing the "Specific Provisions Section" as detailed in the Traffic Control Agreements. If any of the "Specific Provisions Section" is in effect, please provide a copy of the regulation. Upon completion please forward all required documents to: State Traffic Engineer, Room 7210, Ten Park Plaza, Boston, MA 02116, Attention: Joseph J. Amato, for processing.

If you have any questions regarding this matter, you can contact Joseph J. Amato of the Highway Safety Division at (857)368-9653.

Sincerely,


Neil Boudreau (Feb 5, 2021 08:32 EST)

Neil E. Boudreau
Assistant Administrator for Safety and Traffic Engineering

Attachment: Agenda 3-1-21 (6123 : Wellington Street)



MASSACHUSETTS DEPARTMENT OF TRANSPORTATION

TRAFFIC ENGINEERING

TRAFFIC CONTROL AGREEMENT

AGREEMENT BETWEEN THE
MASSACHUSETTS DEPARTMENT OF TRANSPORTATION AND THE
CITY OF SPRINGFIELD

FEDERAL AID PROJECT NO. Pending AGREEMENT NO. Pending

AGREEMENT, made this ____ day of _____, 2021 by and between the Massachusetts Department of Transportation, hereinafter called "**MASSDOT**," and the CITY of SPRINGFIELD, hereinafter called the "**CITY**," pursuant to the provisions of 23 U. S. C. §§ 109(d) & 116, and in accordance with the official standards of MASSDOT, which have been adopted in conformity with the provisions and recommendations of the Manual on Uniform Traffic Control Devices for Streets and Highways published by the Department of Transportation, Federal Highway Administration, hereinafter called "**STANDARDS**."

WHEREAS, MASSDOT and the CITY have agreed that COTTAGE STREET AT ROBBINS ROAD/INDUSTRY AVENUE INTERSECTION IMPROVEMENT PROJECT being in whole or in part a city way, has qualified to participate in the Federal Aid Program with the work being financed in part by the Federal Government; and

WHEREAS, the United States Government, through its Department of Transportation, Federal Highway Administration, requires that the project area upon completion will be operated and maintained in an adequate manner; and

WHEREAS, the CITY approves the proposed plans for the improvements and upon completion of the project will be the responsibility of the CITY.

NOW, THEREFORE, in consideration thereof, the CITY hereby agrees to conform to the following provisions:

I. GENERAL PROVISIONS

- A. All information, regulatory or warning signs, or other traffic control devices and all pavement or other markings within the ways located in the project area shall be designed, located and operated in accordance with the STANDARDS of MASSDOT for such devices.

- B. The Police Department of the CITY shall be the enforcement agency for traffic regulations established in accordance with this AGREEMENT and the traffic devices installed in connection therewith.
- C. Signed, dated and attested copies of amendments to the CITY traffic ordinances necessary for the enforcement of any specific provisions will be forwarded forthwith by the CITY to MASSDOT.

II. SPECIFIC PROVISIONS

A. RIGHT TURN ONLY

Cottage Street westbound at Robbins Road

B. LEFT LANE MUST TURN LEFT

Cottage Street eastbound at Industry Avenue
 Industry Avenue northbound at Cottage Street
 Robbins Road southbound at Cottage Street

C. RIGHT LANE MUST TURN RIGHT

Cottage Street westbound at Robbins Road

D. BICYCLE LANE

Cottage Street, both sides, west of Robbins Road, for approximately 450 feet
 Cottage Street, both sides, east of Robbins Road, for approximately 400 feet
 Industry Avenue, both sides, south of Cottage Street, for approximately 400 feet
 Robbins Road, both sides, north of Cottage Street, for approximately 450 feet

E. RIGHT TURN YIELD TO CYCLISTS

Cottage Street westbound, approximately 400 feet east of Robbins Road

F. NO PARKING ANYTIME

Cottage Street, both sides, west of Robbins Road, for approximately 450 feet
 Cottage Street, both sides, east of Robbins Road, for approximately 600 feet
 Industry Avenue, both sides, south of Cottage Street, for approximately 550 feet
 Robbins Road, both sides, north of Cottage Street, for approximately 450 feet

G. NO TURN ON RED

Cottage Street eastbound at Industry Avenue
 Industry Avenue northbound at Cottage Street
 Robbins Road southbound at Cottage Street

H. LEFT TURN YIELD ON GREEN

Cottage Street eastbound at Industry Avenue
 Industry Avenue northbound at Cottage Street
 Robbins Road southbound at Cottage Street

III. ACCESS AND EGRESS

Within the limits of the Federal Aid Project, neither additional driveways (residential or commercial) nor relocation or alteration of existing driveways shall be permitted unless they are in conformance with MASSDOT STANDARDS and receive prior written approval from MASSDOT.

IV. TRAFFIC ISLANDS

Traffic islands or median islands and traffic devices thereon are not to be installed, altered or removed without the prior written approval of MASSDOT. Parking is prohibited on and adjacent to all traffic islands and median islands within the Federal Aid Project area.

V. TRAFFIC CONTROL SIGNALS

- A. Traffic Control Signals shall be operated in strict accordance with the requirements and stipulation of the applicable permit.
- B. Changes in the operation of the traffic control signals located in the Federal Aid Project area are not to be made without the prior written approval of the DEPARTMENT.
- C. Traffic Control Signals, the operation of which are pertinent to the Federal Aid Project area covered by this Agreement, will be installed to control traffic as shown on the plans for this Federal Aid Project. All power charges for the operation of the installation will be the responsibility of the CITY as well as charges for maintenance and control. The traffic control signals listed below will be under the ownership of the CITY.

Cottage Street at Robbins Road/Industry Avenue

VI. MISCELLANEOUS

Traffic Controls or regulations instituted whether by MASSDOT or the CITY on ways or parts thereof within the Federal Aid Project are to remain in force and effect until proposed future changes have been approved in writing by MASSDOT.

MASSDOT will not approve any future proposed traffic control changes within the Federal Aid Project, which will in the opinion of MASSDOT, lessen to any degree the efficient utilization of the highway for traffic purposes.

VII. MAINTENANCE

The CITY, pursuant to the provisions of 23 U.S.C. §§ 109(d) & 116, shall properly maintain the way and all traffic signs and pavement markings under the control of the CITY within the project area.

VIII. PENALTY

Continued and willful failure on the part of the CITY to fulfill its responsibility in the proper maintenance, operation, and enforcement of the traffic regulations of the completed project may disqualify the CITY from

participation in future Federal Aid Projects in which the CITY has maintenance responsibility, as provided in Title 23 USC.

Such failure shall result in the withholding or withdrawal of the unexpended balance of any funds assigned to the CITY, under the provisions of MASS. GEN. LAWS ch. 90, § 34.

IN WITNESS WHEREOF, the Parties hereto have executed this AGREEMENT on the day and year first written.

CITY OF SPRINGFIELD

**MASSACHUSETTS DEPARTMENT OF
TRANSPORTATION**

MAYOR

HIGHWAY ADMINISTRATOR

LEGAL CERTIFICATION

This will certify that the CITY has complied with all applicable State Laws and its By-Laws and Ordinances as they apply to this AGREEMENT and that this AGREEMENT is a valid, binding Agreement with the CITY.

DATE

CITY COUNSEL

CERTIFICATE OF SIGNATORY

This will certify that the below named individuals are duly authorized and empowered to execute and deliver this AGREEMENT on behalf of the City of SPRINGFIELD.

NAME: Domenic J. Sarno

TITLE: MAYOR

SIGNED: _____

ATTEST Tasheena M. Davis

DATE: _____

CITY CLERK

SIGNED: _____

Attachment: Agenda 3-1-21 (6123 : Wellington Street)

Velez, Hector

From: Cignoli, Chris
Sent: Wednesday, February 03, 2021 1:17 PM
To: Velez, Hector; Krar, Andrew; DeSantis, Vincent
Subject: Stop Sign
Attachments: AMR Stop Sign.docx

Hector----Have received a request from AMR Ambulance Company on Cottage Street. Their access roadway needs to have a stop sign installed at its intersection with Cottage Street. See attached location. Could you please have one installed as soon as possible? Thank you!

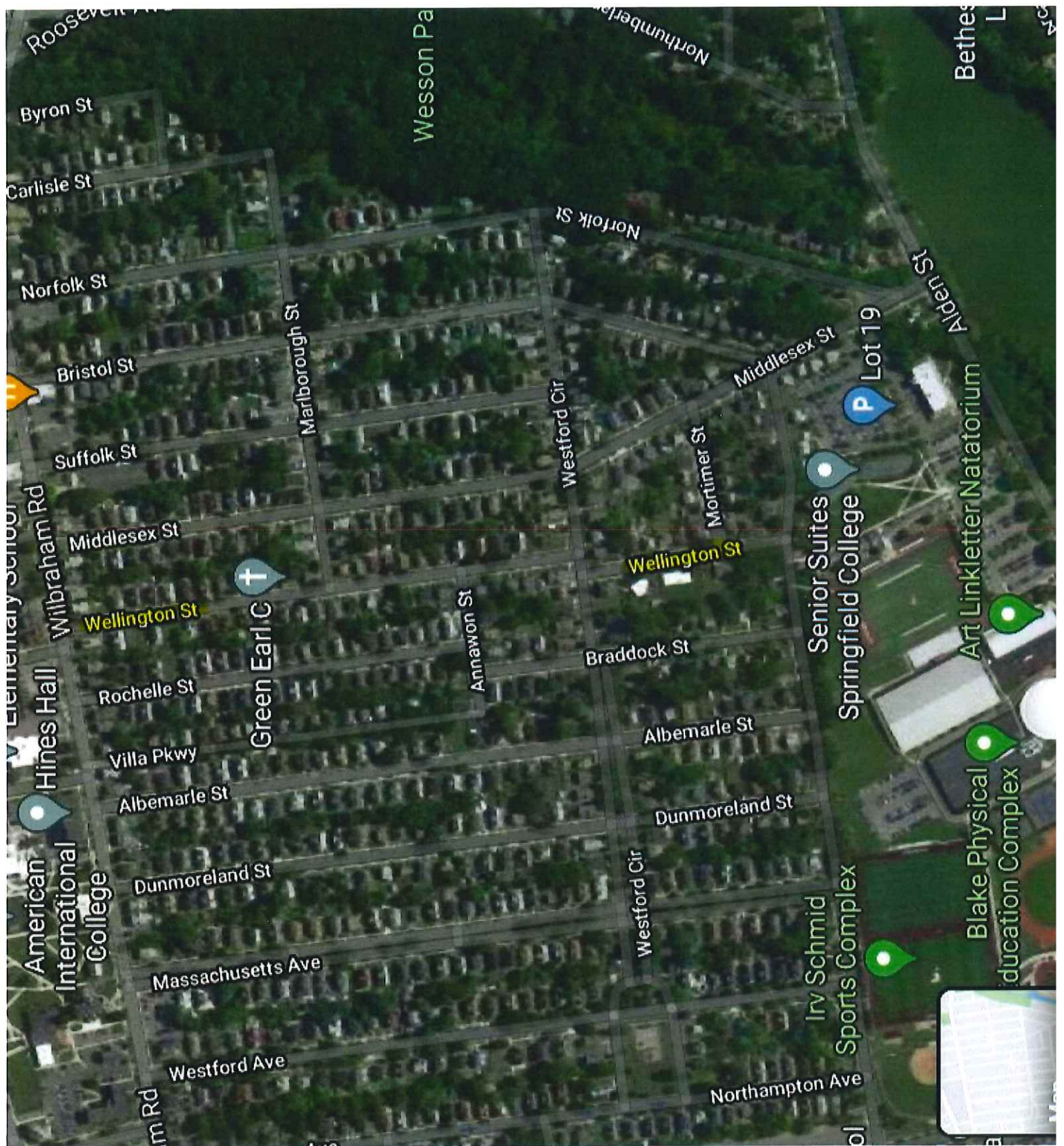
Christopher M. Cignoli, P.E.

Director of Public Works

City of Springfield
70 Tapley Street
Springfield, MA 01104
Office 413-750-2808
Cell 413-887-9321
Fax 413-787-6029

Attachment: Agenda 3-1-21 (6123 : Wellington Street)

21-04



Attachment: Agenda 3-1-21 (6123 : Wellington Street)

Be it ordained by the City Council of the City of Springfield, in session assembled, that the Code of Ordinances of the City of Springfield, is hereby amended by inserting the following new Article VI Section 32 within Chapter 327:

Chapter 327

ARTICLE Vi Appeal Process

§ 327-32 Appeals.

- A. Any customer whose rubbish collection and/or recycling services have been revoked shall be notified in writing by the Department of Public Works (DPW). Such customer may appeal said revocation to the Solid Waste Exception Committee, herein established for the sole purpose of hearing appeals under this subsection, consisting of, the City Treasurer or his/her designee, the 311 Call Center Director or his/her designee, and a representative of the Law Department as the Director of DPW's designee. A written request for an appeal hearing shall be submitted to the Director of DPW within fifteen (15) days after receipt of notice of revocation of said services.
- B. Within fifteen (15) days of the DPW Director's receipt of notice of said appeal, the Solid Waste Exception Committee shall schedule a date, time and place for an administrative appeals hearing, and provide notice to the petitioner of the appeal. At the conclusion of the appeals hearing, the Committee shall render a decision on the appeal, and shall have the authority to sustain, modify, or overturn the notice of revocation. The Committee's decision shall be in writing and shall be sent to the Director of Public Works and the appealing party, within thirty (30) days after the hearing is concluded. The administrative ruling of the Solid Waste Exception Committee shall be final.



DEPARTMENT OF PUBLIC WORKS
GENERAL WORK ORDER

20100723

Street Name: **STEVENS ST.**

Date: 11/25/2020

Catagory	Traffic Maint.
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Route To: **Signs**

Traffic Signal Number

Please install "No Parking Any Time" starting 992 feet from Page Blvd southerly direction east side of Stevens Street for 121 Feet.

(see attached sketch and photo).
Thanks.

Sketch if Required

Reported By: Joseph Freedman

Authorized By: hvelez

Time Started: _____ Time Arrived _____ Time Completed _____ Total Time: _____

Work Completed	Date Completed	Completed By:
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Comment

[illegible]

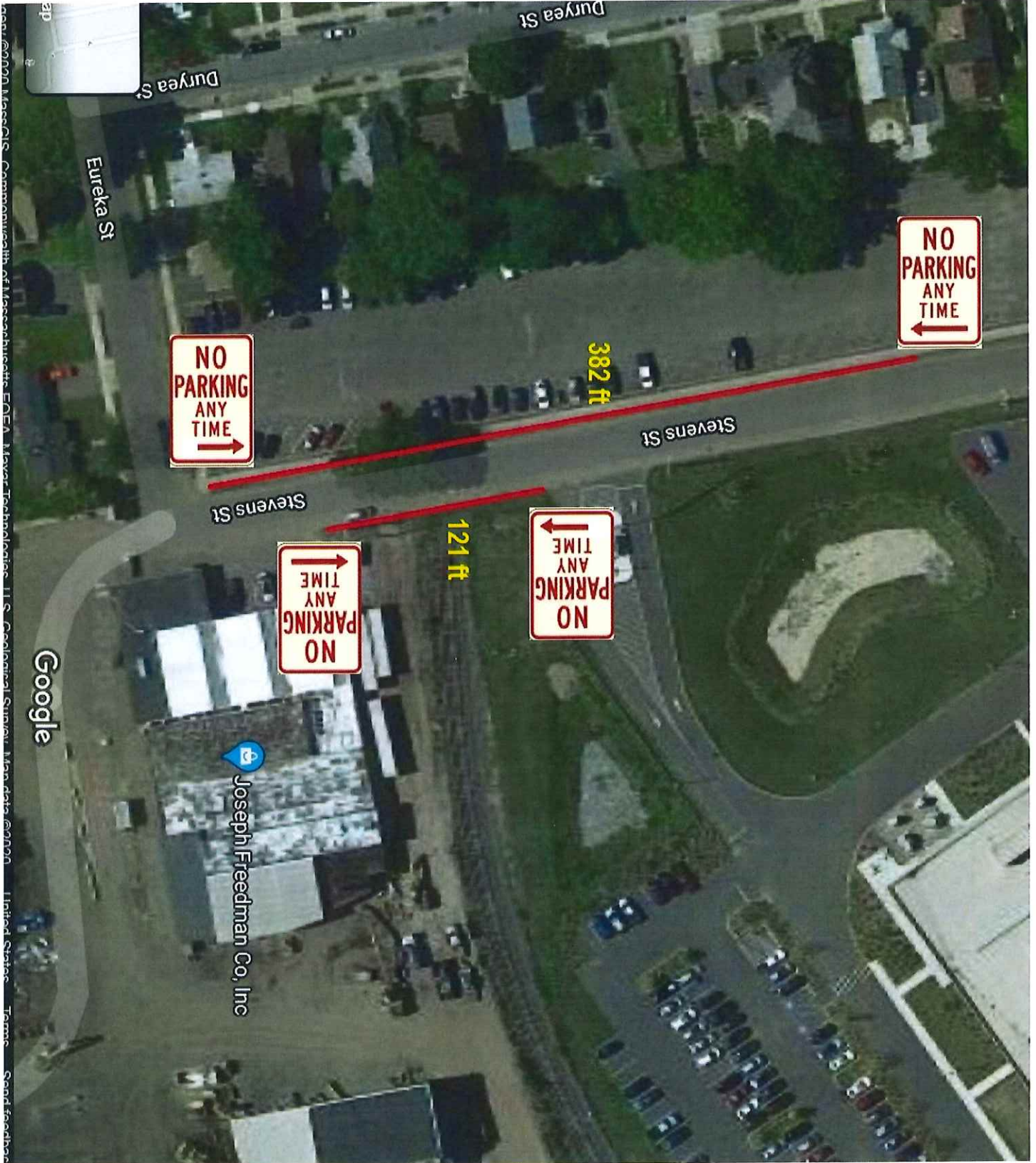
20100722

Date: **11/24/2020**

Traffic Signal Number

[illegible]

Packet Pg. 15





DEPARTMENT OF PUBLIC WORKS

GENERAL WORK ORDER

20100719

Street Name: LONGHILL ST.

Date: **11/17/2020**

Category

Traffic Maint.

Route To: **Signs**

Traffic Signal Number

Please install "No Parking MON 12pm thru THU 12 pm " starting 100 feet northerly direction from Sumner Ave. for 32 feet.

(see attached sketch and photo).
Thanks.

Sketch if Required

Reported By: Ironsides Property Group

Authorized By: hvelez

Time Started:

Time Arrived

Time Completed

Total Time:

Work Completed

Date Completed

Completed By:

Comment

Materials Used:

Part Number

Quantity

Unit Price

Cost

Technician(s)

Hours Used

O.T. Hours	
1	2
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Truck No

Truck Hours

Date

Helper(s)





DEPARTMENT OF PUBLIC WORKS
GENERAL WORK ORDER

20100718

Street Name: LONGHILL ST.

Date: 11/12/2020

Catagory	Traffic Maint.
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Route To: **Signs**

Traffic Signal Number

Please install "No Parking Any Time" starting 130 feet northerly direction from Sumner Ave. for 60 feet. Front of house 171 Longhill Street.

(see attached sketch and photo).
Thanks.

Sketch if Required

Reported By: Cignoli

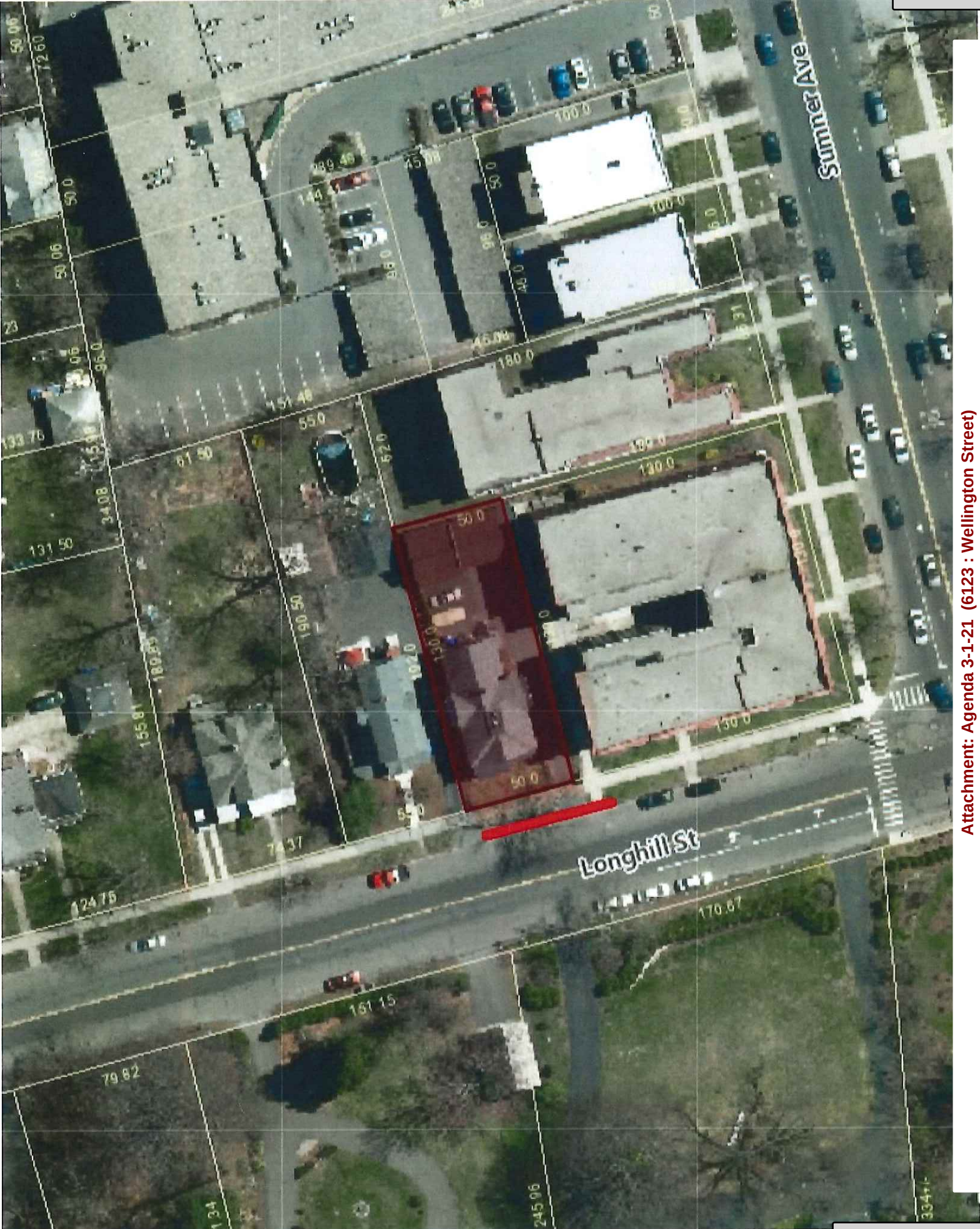
Authorized By: hvelez

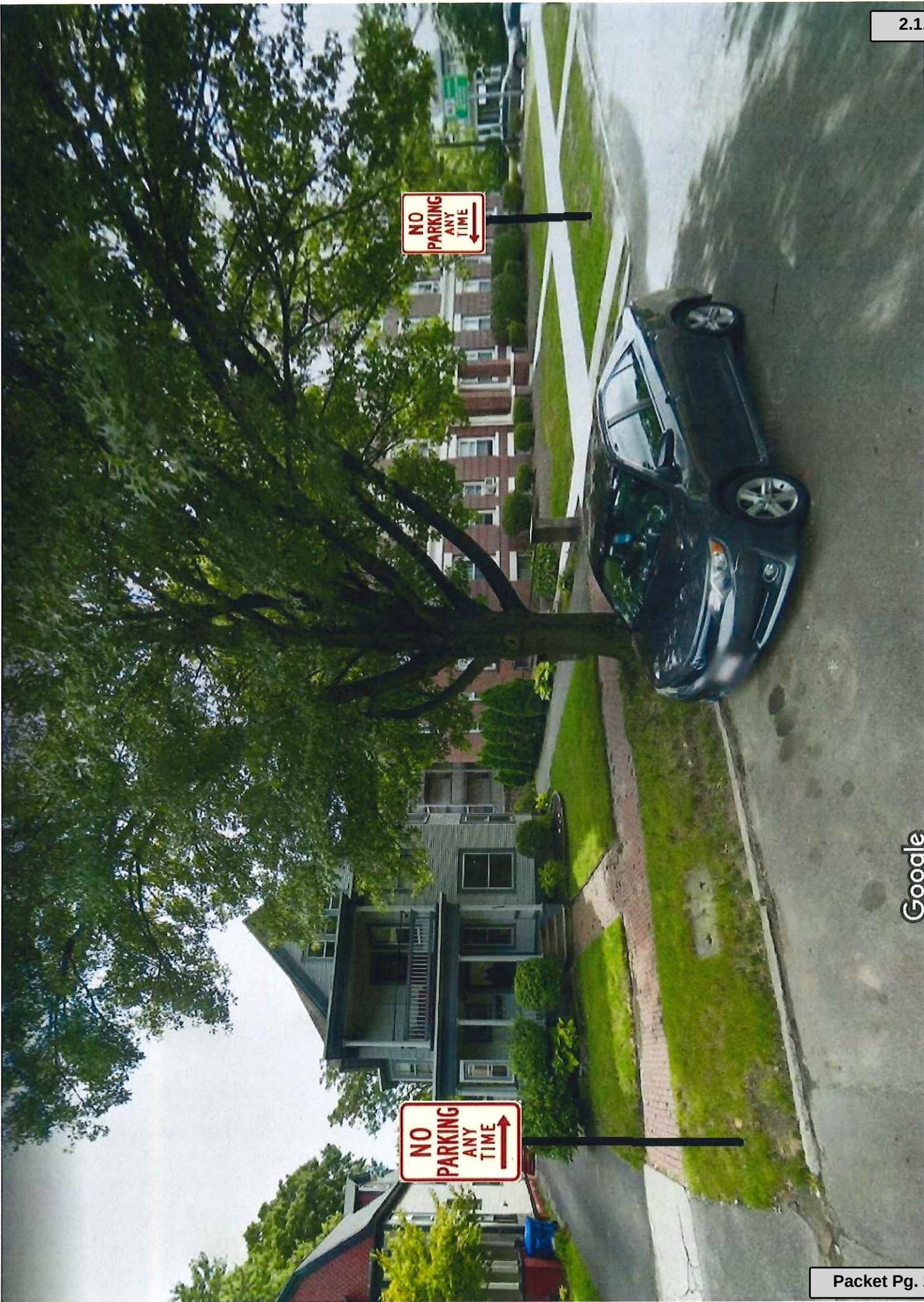
Time Started: Time Arrived Time Completed Total Time:

Work Completed	Date Completed	Completed By:
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Comment

[illegible]





Google

Attachment: Agenda 3-1-21 (6123 : Wellington Street)



DEPARTMENT OF PUBLIC WORKS

GENERAL WORK ORDER

20100714

Street Name: VERMONT ST.

Date: **11/2/2020**

Catagory	Traffic Maint.
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Route To:: **Signs**

Traffic Signal Number

Please install "No Parking Firefighter Only" north side of Vermont Street starting from 25 feet from thr corner of White Street and Vermont Street 140 feet easterly.

(see attached sketch and photo).
Thanks.

Sketch if Required

Reported By: Fire Department

Authorized By: hvelez

Time Started: Time Arrived Time Completed Total Time:

Work Completed	Date Completed	Completed By:
----------------	----------------	---------------

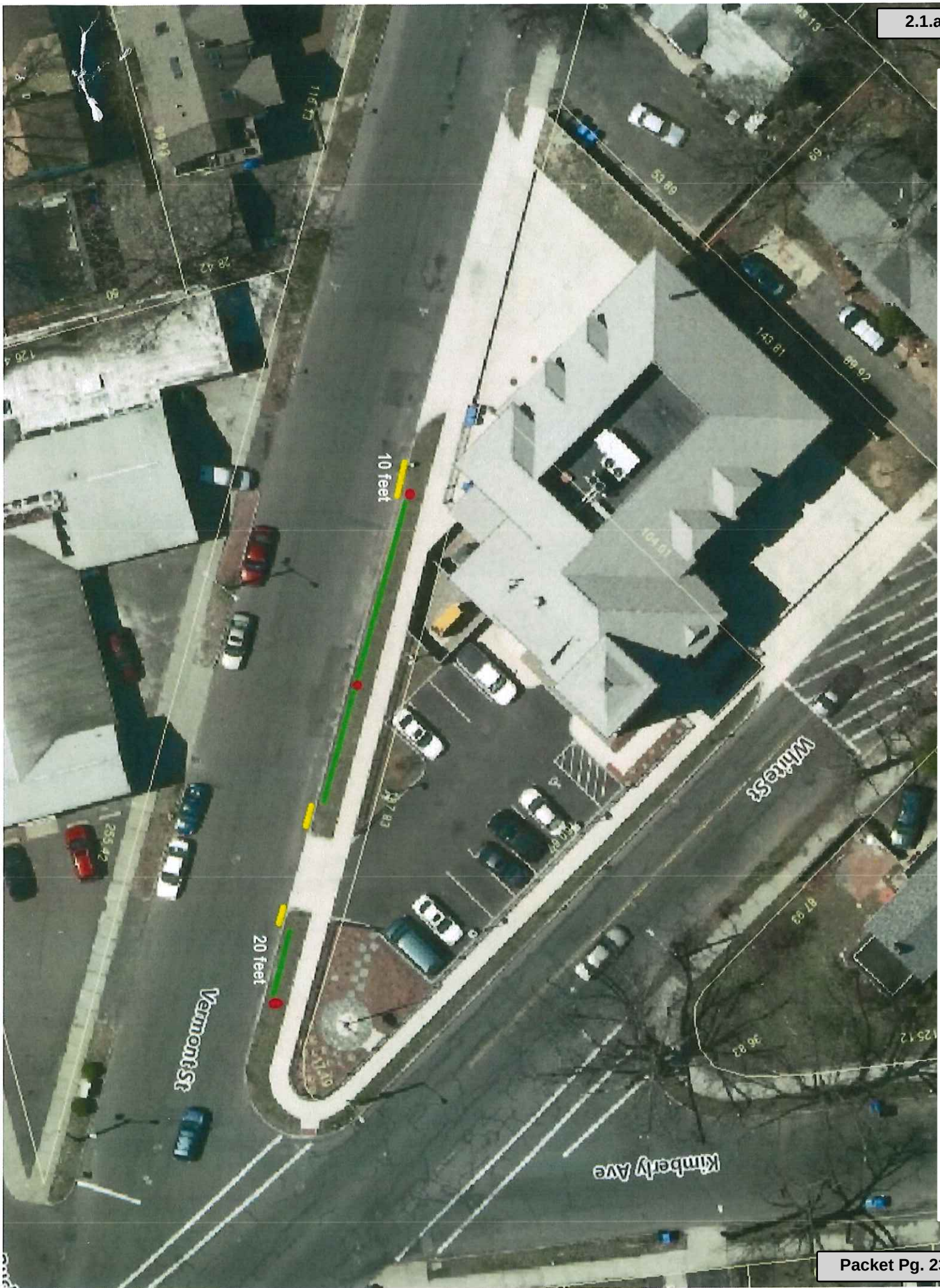
Comment

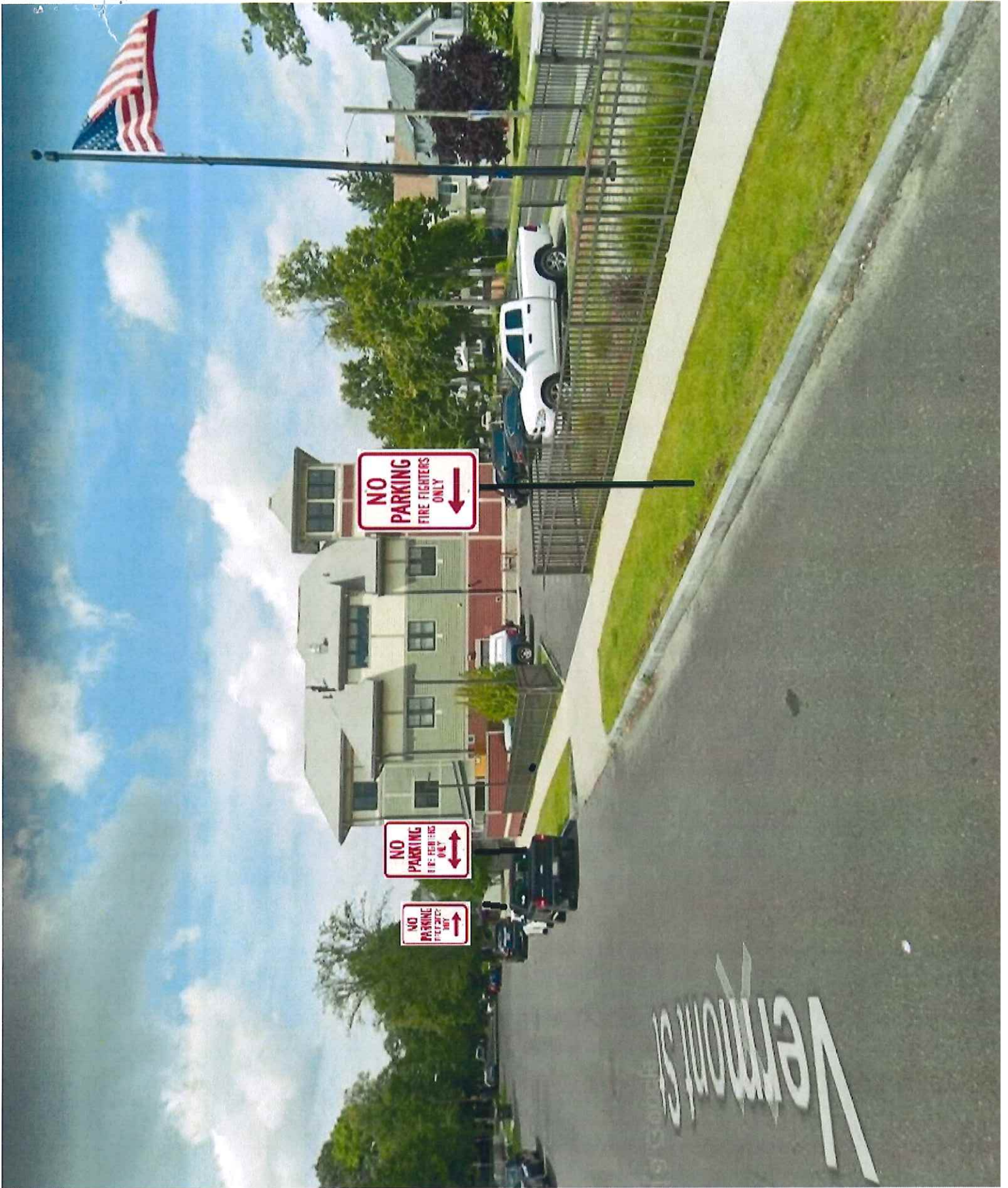
Materials Used:	Part Number	Quantity	Unit Price	Cost
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[illegible]

		Hours Used	O.T. Hours	Truck No	Truck Hours	Date
Technician(s)						
Helper(s)						

Attachment: Agenda 3-1-21 (6123 : Wellington Street)





Attachment: Agenda 3-1-21 (6123 : Wellington Street)

21-09

TCM meeting
90 days trial
January 2021

10/23/2020

Department of Public Works
70 Tapley Street
Springfield, MA 01104
(413) 736.3111
hvelez@springfieldcityhall.com

Attn: Hector Velez

Ref. Bowdoin Street Provisional No Parking (Magazine Park – Bowdoin Street Segment)

Mr. Velez – Thank you so much for your time today. Per our discussion multiple residents of the Bowdoin Street area are having deep concerns around the activities at the Bowdoin Street (St James End). They have multiple issues involving potential gang related activities as well as illicit drug sales. The residents of Bowdoin Street have had an increased number of incidents involving vandalism and clear evidence of drug usage happening on the street (picking baggies, drug needles, etc.). This activity has spiraled and came to a culminating event of a shootout that took place between two parties at the aforementioned end of Bowdoin Street. It gets so cluttered with cars from people who do not live in the Cathedral Hill Apartments that the end of the street effectively becomes a narrow one lane exit/entry point. In some cases, exiting or entering the street is impossible.

In an effort to move the cars off of Bowdoin and eliminating the traffic and security concerns we are requesting that a provisional parking ban be put in place, no parking after 5pm or whatever appropriate verbiage is currently being used. The specific segment is the Magazine Park – Bowdoin Street segment. It could also be described from Lincoln Street intersecting with Bowdoin, from this point to end of Bowdoin Street to where it intersects St. James Avenue. I hope this description is adequate, if not please let me know and I am happy to take pictures or physically point it out to you.

Thank you again for your time and support with this matter. Please respond to this email should you require further correspondence.

Attachment: Agenda 3-1-21 (6123 : Wellington Street)

20100713

Date: 10/28/2020

Traffic Signal Number

[illegible]



Attachment: Agenda 3-1-21 (6123 : Wellington Street)

21-04

C I T Y O F S P R I N G F I E L D**In City Council, March 29, 2021**

ORDERED, that the Rules of the Road approved September 8, 1936, as amended be further amended by striking out under Sections 2 of Article V, the following:

WELLINGTON STREET No Parking 8:00am to 6:00pm- from Wilbraham Rd., to King St.

AND, further amending by inserting under Sections 2 through 13 of Article V, allowed parking the following:

WELLINGTON STREET from Wilbraham Road to Westford Cir.

Attachment: NOPARKIN86 (6123 : Wellington Street)

2.1.c

Attachment: Wellington St. map (6123 : Wellington Street)

Attachment: Wellington St. map (6123 : Wellington Street)

Packet Pg. 29

Google

UPPER HILL RESIDENT'S COUNCIL
215 Norfolk Street
Springfield, Massachusetts 01109
(413) 273-4979
Email:upperhillresidentcouncil@gmail.com

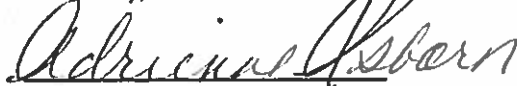
Traffic Commission
Hector Velez, Traffic Engineer
70 Tapley Street
Springfield, Ma 01104

The Upper Hill Resident's Council is requesting the removal of the No Parking Sign located at 35 Wellington Street, Springfield, Ma 01109, which is Ms. Enid Moore's residence. We support this measure, given she will be applying for handicap parking permit in front of home due to her disability.

After speaking with Mr. Hector Velez, Traffic Engineer, today, we have a better understanding the current No Parking sign was installed in 1971 and there would be no issues regarding removal of this sign. Mr. Velez stated, possibly with the two colleges in the surrounding areas, (Springfield College and American International College) this being a residential area, the students attending these colleges would have parked in front of this home while attending school which is why the sign was installed. This would allow the residents who reside in this area an opportunity to park within walking distance of their homes.

In conclusion, we fully support the efforts of the Traffic Commission to remove this sign. If you have any questions, please do not hesitate to call me Adrienne Osborn at (413) 731-6590 (home) or (413) 273-4979 (cell).

Sincerely,



Adrienne Osborn, President



City Council
36 Court Street
Springfield, MA 01103

Meeting: 03/29/21 07:00 PM
Department: Department of Public Works
Category: General
Prepared By: Hector Velez
Initiator: Hector Velez
Sponsors:
DOC ID: 6121

REVIEWED

PETITION (ID # 6121)

Springfield Museums

ORDER FOR LOCATION OF SIGNS

WHEREAS, The Traffic Commission to which was referred the petition of Springfield Museums to install guide signs at exit I-291 on Armory Street.

WHEREAS, said petition Springfield Museums was referred to the Traffic Commission on September 24, 2020 and

WHEREAS, On October 29, 2020 a Notice of a Public meeting Springfield Museums., to be held on November 20, 2020, was sent by mail, to all Traffic Commission members 15 before the day of the meeting and posted on two public bulletin board a copy of which is attached agenda of the Traffic Commission was held as scheduled on Richard Neal Municipal Operations Center with the petitioner and interested parties.

WHEREAS, on November 2, 2020 the Traffic Commission reported thereon that, after careful consideration of petition from Springfield Museums to install guide signs at exit I-291 on Armory Street, with said the guide signs of Springfield Museums will be located northbound on I-291 exit 3 in direction to Liberty Street on a MassDot service signs, all as substantially shown on a plan attached with project name:

Springfield Museums

Consisting of two (2) sheets, which plan is incorporated herein by reference and is on file in the office of the Engineering Division of the Traffic Commission, Springfield, Massachusetts.

WHEREAS, petition Springfield Museums came before the City Council for a Public Hearing on this date,

NOW THEREFORE, BE IT ORDERED:

1. That due care for public safety is exercised during construction including but not limited to the use of a police officer(s) for traffic control if necessary.
2. That said construction would not unnecessarily interfere with the movement of vehicular or pedestrian traffic in the area.
3. That care be taken during said construction not to damage any underground services.

4. That the construction site be returned to the same condition as found or better.

**NOTICE OF MEETING
SPRINGFIELD TRAFFIC COMMISSION
MEETING AGENDA**

Monday, November 2, 2020

**Meeting Hour:
10:15 A.M**

In order to ensure that City officials can satisfy CDC social distancing guidelines to avoid exposure to contagions, the City of Springfield is providing public notice pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, that this meeting will be held utilizing remote participation technology via ZOOM

ACCEPT MEETING MINUTES OF August 31, 2020

ACCEPT MEETING MINUTES OF October 5, 2020

New items:

- 20-32 Worthington St..** To install drop-off/pick-up parking space in front of McIntosh building at 385 Worthington St. **Tabled 10/5**
- 20-33 Honorary sign.** In honor of Ruth E. Carter, honorary street sign at Maynard Street. **Tabled 10/5**
- 20-34 Stevenson Ave..** STOP SIGNS facing northbound and southbound vehicles on Gilbert Ave. at Stevenson Ave. **Tabled 10/5**
- 20-35 Steven Street.** "No Parking Any Time" in front of 115 Stevens Street both sides of the street.
- 20-36 Wentworth Street** "No Parking Any Time" south side of Wentworth Street.

20-37 Springfield Museums Springfield Museums guide signs routes from I-291.

Other business that may lawfully come before the Traffic Commission pursuant to the Open Meeting Law

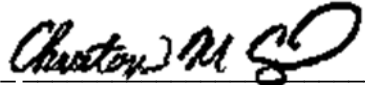
Copies of said petition, texts and maps may be requested by email or phone or viewed at Tapley Street by appointment. Emails should be directed to HVelez@springfieldcityhall.com or by calling the Traffic Commission at (413) 784-4891

The meeting will be recorded and posted for viewing immediately after.

To View Public Hearing:

- CH 17 on Springfield's Comcast network or;
- FOCUS Springfield Community TV Website:
<http://focusspringfield.com/watch/government>

To Provide for Public Comment on this petition in writing prior to or within five days after the hearing:
Mail: Department of Public Works, Attn: Board of Public Works, 70 Tapley Street, Springfield, MA 01103
or Email: HVelez@springfieldcityhall.com

By: 
Christopher M. Cignoli, Secretary
Springfield Traffic Commission

Attachment: 11-2-2020 Agenda (6121 : Springfield Museums)

20-37

Velez, Hector

From: Karen Fisk <kfisk@springfieldmuseums.org>
Sent: Thursday, September 24, 2020 1:04 PM
To: Velez, Hector
Cc: Karen Fisk
Subject: [External] FW: Signs for Springfield Museums
Attachments: Opt1_Springfield Museums_trailblazer locations.jpg; Opt2_Springfield Museums_trailblazer locations.jpg

Hello Mr. Velez. I wanted to check in to see if you have been able to review this information for the Springfield Museums. Thank you, Karen

From: Karen Fisk
Sent: Friday, September 4, 2020 2:00 PM
To: 'hvelez@springfieldcityhall.com'
Subject: FW: Signs for Springfield Museums

Dear Mr. Velez, I hope you are well. Robbie Gentile from DPW helped me connect with you.

The Springfield Museums have an opportunity to increase our highway signage, and to do so MassDOT requires more wayfinding in the city. I have highlighted the information from Kate Masztal below.

Attached are two maps from MassDOT with possible routes. Could we check in about the possibilities?

Thank you, Karen Fisk

Karen Fisk
 Director of Marketing and Communication Strategy
 Ted's House and Innovation Center Project Director
 The Springfield Museums
 Home of the Amazing World of Dr. Seuss Museum
 & the Dr. Seuss National Memorial Sculpture Garden
 21 Edwards Street
 Springfield, MA 01103
 413-263-6800, ext 459
 Springfieldmuseums.org and SeussInSpringfield.org

One Admission: Five Museums
Come Play with Us!

From: Masztal, Katherine (DOT) [<mailto:katherine.masztal@state.ma.us>]
Sent: Monday, July 20, 2020 11:14 AM
To: Karen Fisk
Subject: Additional Attraction Signs on Interstates

Good Morning Ms. Fisk,

The District 2 office has received your request for additional attraction signage for the Turnpike, Exit 6 eastbound and Exit 7 westbound, and I-291, around exit 2B eastbound. There are currently no existing Attraction signs for any of the exits you have requested. We can however offer approval for add-on logo panels

20-37

at the Turnpike, exit 6 westbound, and I-291, exit 3 eastbound, given all appropriate trailblazers are approved by the City.

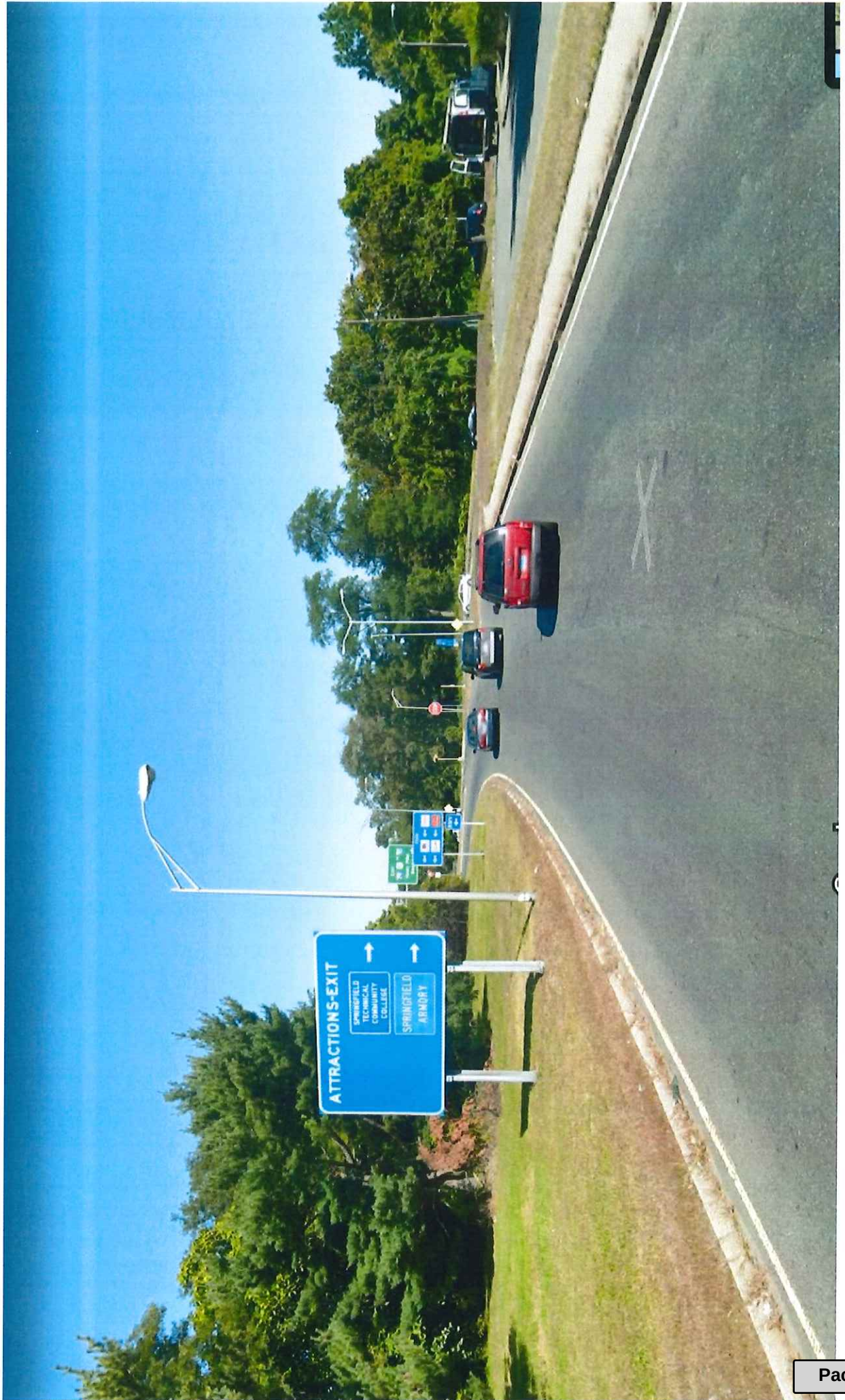
Attached I have mapped the two "best routes" to get to the Museums from Exit 3 with all the trailblazers needed. Both routes need 5 trailblazers (marked with purple stars). Opt 1 has one orange star at the corner of Federal & State which is an existing trailblazer that is blocked from view of oncoming traffic by another sign, so it should be relocated for better visibility. Option 1 would also need a second add-on panel for the ramp sign at the south side of the "rotary." Opt2 would not need a second panel for that ramp sign.

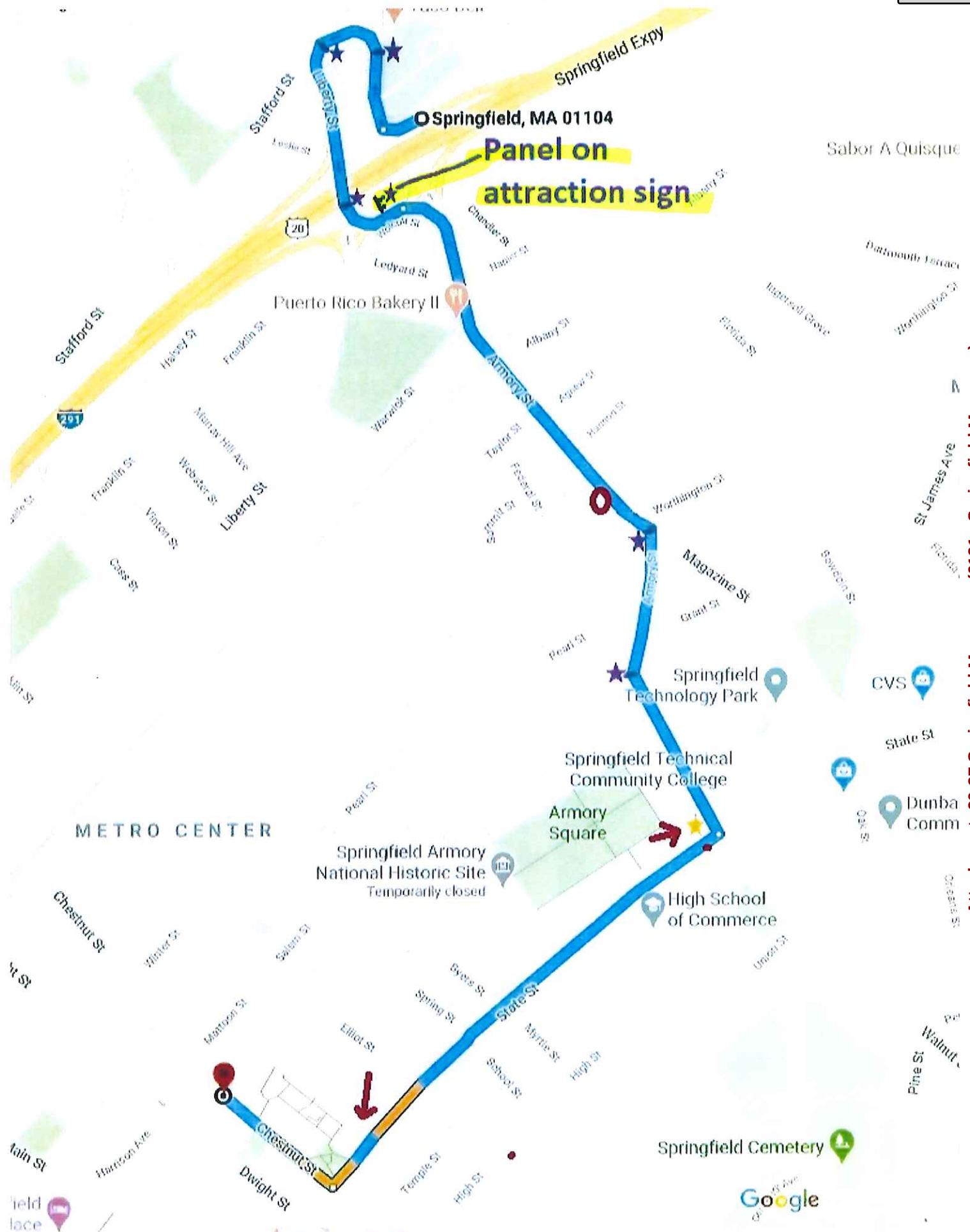
If you have any other suggestions for a best route from Exit 3 to the Museums, feel free to share. Otherwise, please discuss the options provided with the City to finalize the signage needed. Once you get back to me with the best route, I will be able to formally respond to your request via letter.

Have a nice day!
Kate Masztal
Civil Engineer III, Traffic
MassDOT Highway Division, District Two
Office: (413) 582-1530
Email: Katherine.Masztal@dot.state.ma.us

CAUTION: This email originated outside our organization; please use caution.

Attachment: 20-37 Springfield Museums (6121 : Springfield Museums)







Attachment: 20-37 Springfield Museums (6121 : Springfield Museums)





City Council
36 Court Street
Springfield, MA 01103

Meeting: 03/29/21 07:00 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 6070

REVIEWED

PETITION (ID # 6070)

To Amend and Existing Special Permit (Drive-Up Service Window), Granted June 2007, by Allowing a Change to the Approved Site Plans at the Property Known as 809 Boston Road (01655-0612)(Book#3729&3766/Page#485&424), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.1(2).

Request:	See Above
Owner:	McDonald's Real Estate Company
By:	Brian Sheedy
Petitioner:	McDonald's Real Estate Company
By:	Brian Sheedy

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

to amend and existing special permit (drive-up service window), granted June 2007, by allowing a change to the approved site plans at the property known as 809 Boston Road (01655-0612)(Book#3729&3766/Page#485&424), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.1(2).

Mailing Address:

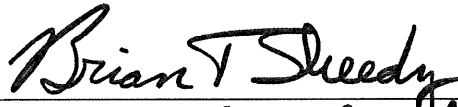
110 N. Carpenter Street
Chicago, IL 60607

Owner & Petitioner:

McDonald's Real Estate Company

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

BY:


Brian Sheedy *Senior Counsel*

Attachment: Boston_Rd_809_Tax_Formal (6070 : 809 Boston Road)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

2/5/2021

**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 : 809 Boston Road
Petitioner : McDonald's Real Estate Company
Landlord : McDonald's Real Estate Company

Christopher M. [Signature]

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

**809 BOSTON ROAD (01655-0612)
AMEND EXISTING SPECIAL PERMIT
(DRIVE-UP SERVICE WINDOW)**

General Information

Petitioner:	McDonald's Real Estate Company
Request:	To amend an existing special permit (drive-up service window), granted June 2007, by allowing a change in the approved plans.
Proposed use of the property:	Fast food restaurant.
Size:	44,141 s.f.
Compatibility with current planning documents:	The Pine Point Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Pine Point Community Council: 3-8-21
Tax Status:	SEE ATTACHED
Site Visit:	3-29-21/4-5-21

Staff Analysis

Neighborhood characteristics:

The property is located in the Pine Point Neighborhood and is located along the Boston Road commercial corridor.

To the north is a shopping plaza zoned Business A.

To the south is a church zoned Residence A.

To the east are a retail operation and vacant land zoned Business A and Commercial P.

To the west is a retail operation zoned Business A and Residence A.

Site plan review:

The petitioner has requested to amend an existing drive-up service window, granted in June 2007, to allow a change in the approved plans at the property known as 809 Boston Road. The site is the current location of McDonald's. The previous special permit was for the demolition of the existing building and the construction of a new building.

As was stated above, there is currently a McDonald's fast food restaurant with a drive-up service window at this location. This operation has been at this location for a number of years. Currently, there is only a single drive-up lane. As has been done to a number of McDonald's across the City, the petitioner has submitted plans to reconfigure the drive-up lane to accommodate two (2) ordering stations.

After reviewing the submitted site plans, it was noted that the design of the building and overall parking layout does not significantly differ from the existing layout. As was with the previous design, the staff is pleased to see that there will be no change to the landscaped area along the front of the building with a pedestrian connection to the public sidewalk.

After a full review of the proposed plans and visiting the site, the staff does not oppose the request. The staff feels that the changes to the drive-up window will not adversely affect the abutter or the neighborhood as a whole.



Recommendation

Approve, with conditions.

Recommended Conditions

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely to operate a drive-up service window at the property known as 809 Boston Road (01655-0612).
3. The use shall be developed as per the attached site plans and elevations, dated November 4, 2020, with the addition of conditions #4 and #5.
4. All conditions placed on the June 2007 special permit shall remain in effect.
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.
6. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

2/5/2021

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 : 809 Boston Road
Petitioner : McDonald's Real Estate Company
Landlord : McDonald's Real Estate Company

Christy M. [Signature]

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

2007 3.1.b

TO: DATE : June 21, 2007
DEPARTMENT: FROM: Wayman Lee, Esq.
COPIES TO: DEPARTMENT: City Clerk
SUBJECT: 809 Boston Road

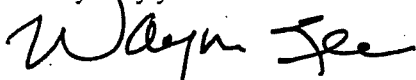
This is to inform you that at a meeting of the City Council held on Tuesday evening, May 29, 2007 it was voted by the City Council according to law to grant a special permit to Owner & Petitioner: McDonald's Corporation Northeast Region By: Francis Essien, to operate a drive-up service window at the property known as **809 Boston Road** as allowed by Massachusetts General Laws and the Springfield Zoning Ordinance, Article X-D.6 with the following conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely to operate a drive-up service window at the property known as 809 Boston Road (01655-0612).
3. The use shall be developed as per the attached site plans and elevations, dated September 22, 2006, with the addition of conditions #1 through #17.
4. All landscaping shall be installed as per submitted plans.
5. There shall be two (2) additional Dogwood trees located within the landscaped beds at the entrance and exist of the property.
6. There shall be no outside storage of materials beyond the enclosed dumpster area.
7. The petitioner shall place one (1) bicycle rack on the property.
8. There shall be only one (1) ground sign at this location.
9. There shall be no electronic message board attached to the ground sign.
10. There shall be no "running messages" or "flashing messages" allowed on the ground sign.
11. There shall be no additional advertising material located on any directional signage or light poles.
12. The site shall be maintained free of all weeds and trash and debris.
13. All landscaped areas, including the public tree belt shall be maintained by the petitioner.
14. The dumpster shall be completely enclosed.
15. All sidewalks shall remain at grade and shall not be depressed to accommodate the driveways.
16. There shall be no banner, streamers or other promotional materials placed in outside areas.
17. There shall be no non-accessory signs located on the property.
18. 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 June 21, 2007.

Very truly yours



Wayman Lee, Esquire
City Clerk

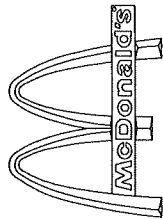
WL/laf

Attachment: Boston_Rd_809_2021 (6070 : 809 Boston Road)

PROPOSED SITE PLAN DOCUMENTS

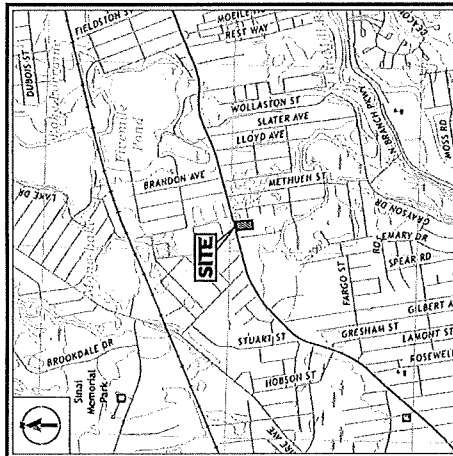
FOR _____

EXISTING



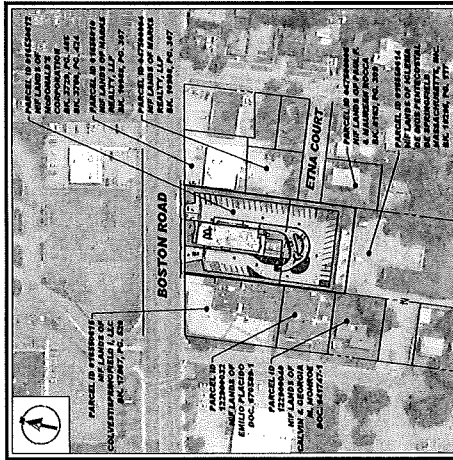
WITH DRIVE-THRU

LOCATION OF SITE
809 BOSTON ROAD, CITY OF SPRINGFIELD
HAMPDEN COUNTY, MASSACHUSETTS
PARCEL ID 016550612



USGS MAP

SCALE 1" = 100'
SOURCE: USGS NATIONAL
QUADRANGLE



SITE MAP

SCALE 1" = 100'
SOURCE: GOOGLE EARTH

DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES SHEET	C-102
DEMOLITION & SOIL EROSION CONTROL PLAN	C-201
SITE LAYOUT PLAN	C-301
GRADING AND DRAINAGE PLAN	C-401
DETAIL SHEET	C-402
BOUNDARY & TOPOGRAPHIC SURVEY (BY OTHERS)	C-501

GENERAL NOTES:	
1. BASES, JACKBOARDS, CONCRETE, AND WIRING FOR ALL OTHERS SHALL BE BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SPRINGFIELD, MASSACHUSETTS, AND THE HAMPDEN COUNTY, MASSACHUSETTS, PLANNING AND ZONING DEPARTMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SPRINGFIELD, MASSACHUSETTS, AND THE HAMPDEN COUNTY, MASSACHUSETTS, PLANNING AND ZONING DEPARTMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SPRINGFIELD, MASSACHUSETTS, AND THE HAMPDEN COUNTY, MASSACHUSETTS, PLANNING AND ZONING DEPARTMENTS.	
PAVING SPECIFICATION	
1. PAVING SHALL BE DONE IN ACCORDANCE WITH THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION (MCDOT) SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SPRINGFIELD, MASSACHUSETTS, AND THE HAMPDEN COUNTY, MASSACHUSETTS, PLANNING AND ZONING DEPARTMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SPRINGFIELD, MASSACHUSETTS, AND THE HAMPDEN COUNTY, MASSACHUSETTS, PLANNING AND ZONING DEPARTMENTS.	
UTILITY INFORMATION	
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SPRINGFIELD, MASSACHUSETTS, AND THE HAMPDEN COUNTY, MASSACHUSETTS, PLANNING AND ZONING DEPARTMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SPRINGFIELD, MASSACHUSETTS, AND THE HAMPDEN COUNTY, MASSACHUSETTS, PLANNING AND ZONING DEPARTMENTS.	
PERMIT SET	
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SPRINGFIELD, MASSACHUSETTS, AND THE HAMPDEN COUNTY, MASSACHUSETTS, PLANNING AND ZONING DEPARTMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SPRINGFIELD, MASSACHUSETTS, AND THE HAMPDEN COUNTY, MASSACHUSETTS, PLANNING AND ZONING DEPARTMENTS.	

GENERAL NOTES

- [illegible]

GENERAL GRADING & UTILITY PLAN NOTES

- [illegible]

GENERAL DEMOLITION NOTES

- [illegible]

ADA INSTRUCTIONS TO CONTRACTOR:

- [illegible]

REFER TO SITE PLAN FOR ZONING ANALYSIS TABLE AND LAND USES
ZONING INFORMATION & NOTES

**REFER TO DETAIL SHEETS
FOR SOIL EROSION CONTROL**

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LAND ACQUISITION
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

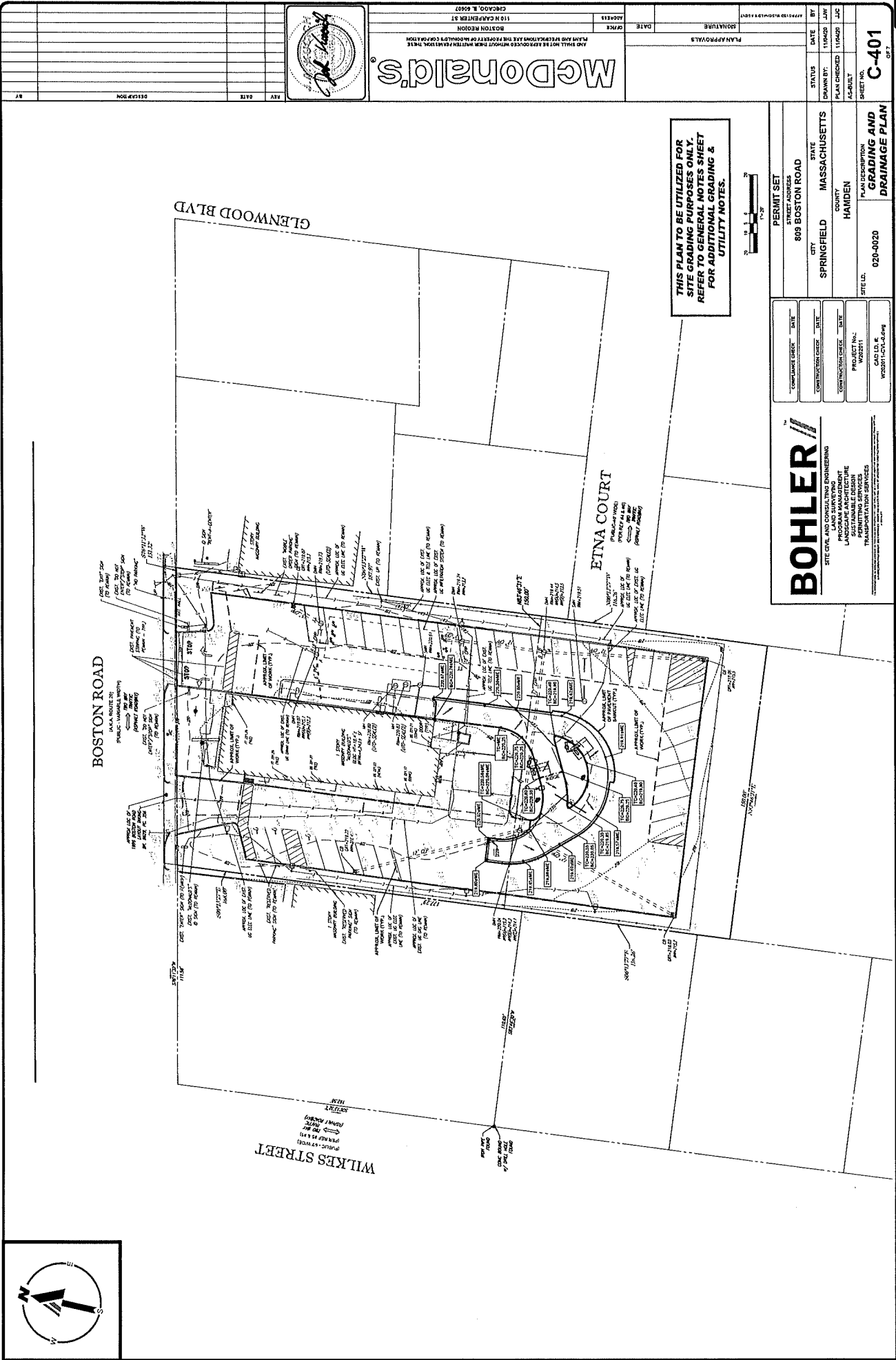
Bohler & Associates, Inc., 6000 West 97th Avenue, Suite 100, Greenwood Village, CO 80111-3492, USA
Tel.: +1 303 751 4400 Fax: +1 303 751 4401 Email: info@bohler.com Website: www.bohler.com

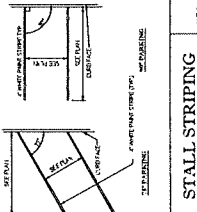
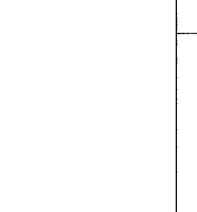
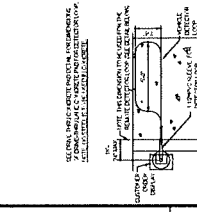
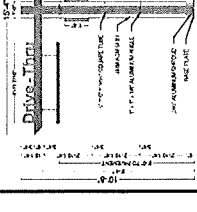
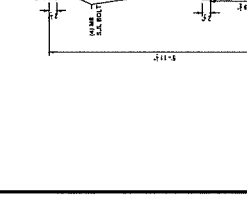
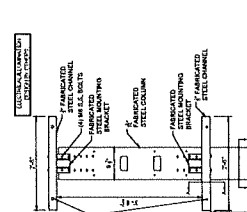
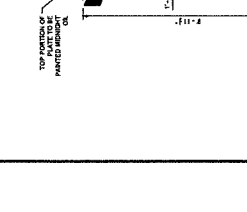
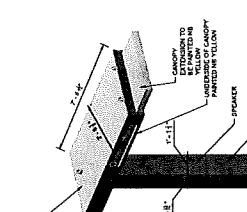
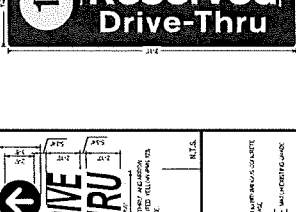
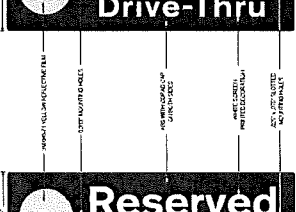
		PLAN APPROVALS DATE _____ SIGNATURE _____		DATE _____ OFFICE _____ ADDRESS _____ 111 N CAMDEN ST CHICAGO, IL 60607	
		PLAN CHECKED _____ DRAWN BY _____ STATUS BY _____ DATE _____ 11/05/05		SHEET NO. _____ ACURBIT _____ C-102 057	

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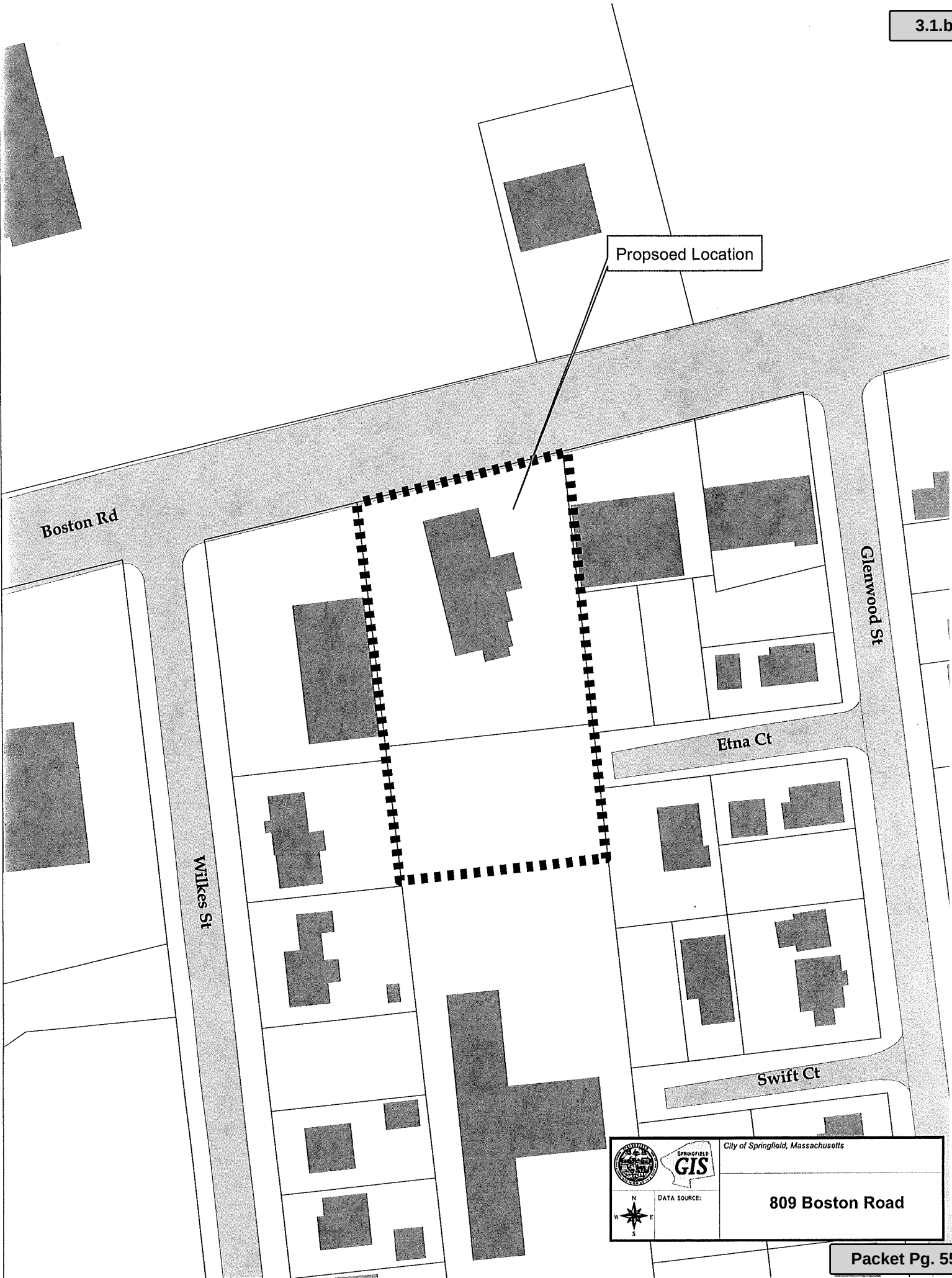
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 CHICAGO, IL 60677 110 N CAMPBELL ST BOSTON REGION		DATE: 05/24/21 BY: JAC/MLL PLAN APPROVALS SIGNATURE: _____ DATE: _____		STATUS: _____ DATE: 11/04/20 BY: JAC PLAN CHECKED: 11/04/20 BY: JAC AS-BUILT: _____		SHEET NO. C-901	
PERMIT SET 809 BOSTON ROAD SPRINGFIELD MASSACHUSETTS COUNTY: HAMDEN		PROJECT NO. W202011		STANDARD: 020-0020		DETAIL SHEET	
COMPLIANCE CHECK: _____ CONSTRUCTION CHECK: _____ CONSTRUCTION CHECK: _____ PROJECT NO. W202011		BOHLER SITE CIVIL AND CONSULTING ENGINEERING LANDSCAPE ARCHITECTURE PERMITTING SERVICES		PERMIT SET 809 BOSTON ROAD SPRINGFIELD MASSACHUSETTS COUNTY: HAMDEN		PROJECT NO. W202011	
STALL STRIPING 		AUTO DETECTOR LOOP DETAIL 		DIGITAL MENU BOARD DETAIL 		DIGITAL PRE-BROWSE BOARD DETAIL 	
PAVEMENT TIE-IN DETAIL 		CUSTOMER ORDER SPEAKER/CANOPY DETAIL 		CONCRETE & BITUMINOUS CONCRETE PAVING DETAIL 		PULL FORWARD SIGN DETAIL 	
Reserved Drive-Thru 		Reserved Drive-Thru 		THANK YOU 		DRIVE THRU 	

Attachment: Boston_Rd_809_2021 (6070 : 809 Boston Road)





Attachment: Boston_Rd_809_2021 (6070 : 809 Boston Road)

 SPRINGFIELD GIS	City of Springfield, Massachusetts
	809 Boston Road

DATA SOURCE:



City Council
36 Court Street
Springfield, MA 01103

Meeting: 03/29/21 07:00 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 6042

REVIEWED

PETITION (ID # 6042)

**For a Special Permit for Motor Vehicle Sales and Service at
the Property Known as 140 Carando Drive (02347-0008)(Land
Court Document #75903), as Allowed by M.G.L. and the
Springfield Zoning Ordinance, Article 4, Table 4-4, Section
12.1 and 12.3(4).**

Request:	See Above
Owner:	DASK Partnership
By:	Seth Croker
Petitioner:	Sterilis Solutions, LLC
By:	Tony Batalha, COO

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

for a special permit for motor vehicle sales and service at the property known as 140 Carando Drive (02347-0008)(Land Court Document #75903), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1 and 12.3(4).

Mailing Address:

186 Stafford Street
Springfield, MA 01104

Owner:

DASK Partnership

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

BY: 

Seth Croker

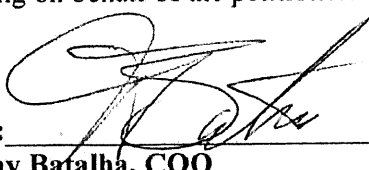
Mailing Address:

83 Swanson Road, Suite 310
Boxborough, MA 01719

Petitioner:

Sterilis Solutions, LLC

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

BY: 

Tony Batalha, COO



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

1/28/2021

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 : 140 Carando Drive
Petitioner : Sterilis Solutions, LLC
Landlord : DASK Partnership

Christopher A. Caputo: Treasurer Collector

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

**140 CARANDO DRIVE
MOTOR VEHICLE SALES/SERVICE (02347-0008)**

General Information

Petitioner:	Sterilis Solutions, LLC
Request:	Motor vehicle sales/service
Proposed use of the property:	Motor vehicle sales/service
Parcel Size:	210,308 s.f.
Compatibility with current planning documents:	The East Springfield Neighborhood Plan shows no changes to this area.
Neighborhood council Notification:	East Springfield Neighborhood Council; 5-14-20
Tax Status:	SEE ATTACHED
Site Visit:	3-12-21
Hearing Date:	3-29-21/4-5-21

Staff Analysis

Neighborhood characteristics:

The property is zoned Industrial A and is located within the Cottage Street industrial area. The surrounding land uses include:

- To the north is a trucking terminal zoned Industrial A.
- To the south are a number of manufacturing facilities zoned Industrial A.
- To the west are a number of commercial uses zoned Industrial A.
- To the east is a warehouse/distribution operation zoned Industrial A.

Site plan review:

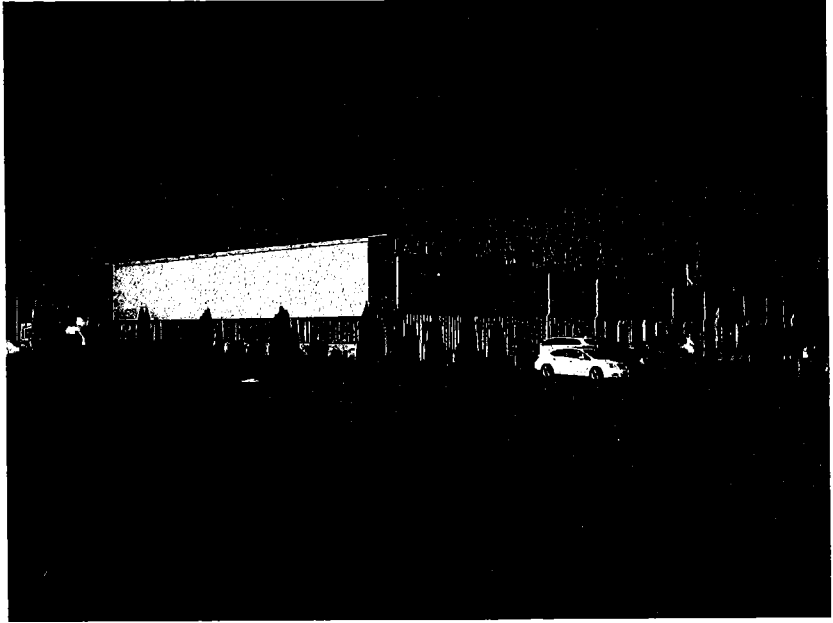
The petitioner has requested a special permit to allow for motor vehicles sales and service on a portion of the property known as 140 Carando Drive. This site is currently a large mixed-used building which currently houses a number of different uses. The petitioner will lease a portion of the building.

As per the information submitted by the petitioner, the proposed motor vehicle service will be for the installation of specialty equipment into ambulances and other vehicles. Work to be completed would either be done in one of two ways. The first scenario is that work would be completed to vehicles owned by s separate

entity and then returned. The second scenario would be for the petitioners to purchase the vehicles, make the improvements and then offer the vehicles for sale.

In speaking with a representative from the East Springfield Neighborhood, it was noted that they did not object to the proposed request but had recommended that the number of vehicles allowed to be sold, be limited. It is the staff's understanding that the petitioner agreed to five (5). If approved, the staff would recommend that this condition be placed on the special permit.

Overall, after reviewing the submitted plans and visiting the site, the staff does not object to the proposed use. As noted above, the site is located with an industrial area and as such, the proposed use will not have a negative impact on the abutters or on the neighborhood as a whole.



Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for motor vehicle sales and service at the property known as 140 Carando Drive (02347-0008).
3. The use shall be developed as per the attached site plan, with the addition of conditions #4 through #7.
4. There shall be no more than five (5) vehicles stored/displayed for sale at any one time.
5. All automotive work shall be completed inside the building.
6. There shall be no storage of junk vehicles and/or parts located at this location.
7. Any and all signage shall be permitted through the Building Department prior to installation.
8. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

1/28/2021

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 : 140 Carando Drive
Petitioner : Sterilis Solutions, LLC
Landlord : DASK Partnership

A handwritten signature in cursive script, reading "Christopher A. Caputo", is positioned above the printed name of the Treasurer Collector.

Christopher A. Caputo: Treasurer Collector



January 25, 2021

Ref: 42706.00

Phil Dromey, Planner
City of Springfield
70 Tapley Street
Springfield, MA 01104

Re: Special Permit Petition
Sterilis Solutions, LLC, 140 Carando Drive

Phil,

On behalf of our client, Sterilis Solutions, LLC, attached please find the following items in support of our request for a Special Permit:

- City Council Special Permit (Tier 3) with completed Preliminary Application Form
- (1)-check in the amount of \$250 each
- Site Plan Set dated 01-15-2021 prepared by VHB, consisting of 3-sheets
- Traffic Impact Statement, prepared by VHB
- This cover letter and narrative.
- USB Drive containing electronic copies of above documents.

Project Narrative

Sterilis Solutions, LLC is entering a lease with the property owner of 140 Carando Drive in Springfield with the intent to install specialized medical equipment in ambulances, trailers, or other motorized vehicles. The business is intended to operate under one of two scenarios. The first scenario is the vehicle is already owned by a separate entity and is brought to this business to have the specialized equipment installed by trained personnel working for Sterilis Solutions, LLC. The vehicle is returned to the owner upon completion of the installation. The second scenario is that Sterilis Solutions, LLC purchases the vehicle, makes the improvement, and offers the vehicle for sale.

In review of the zoning code, we find that a Special Permit is required from the Springfield City Council Table 4-4, Section 12.1, Motor Vehicle Sales/Leasing of new/used vehicles within the Industrial A Zoning District. Approval is also required under Section 12.3.3, Motor Vehicle Repair and Light Maintenance. No exterior improvements to the property at 140 Carando Drive are planned as part of this project.

Engineers | Scientists | Planners | Designers

One Federal Street
Building 103-3N
Springfield, Massachusetts 01105
P 413.747.7113
F 413.747.0916

Phil Dromey, Planner
Ref: 42706.00
January 25, 2021
Page 2



The traffic impact statement prepared for this project shows little impact resulting from the change in tenants at 140 Carando Drive. Sterilis Solutions, LLC is anticipated to provide 15-full time employees at this location. In review of the existing parking between 140 and 150 Carando Drive, there is ample parking available for both buildings. Currently, the parking lots are not striped, as the pavement marking are worn. VHB laid out the parking between the buildings using the City of Springfield Standards, as shown on the Site Alteration Plan. There is room behind both buildings to establish additional parking if required.

Thank you for your assistance in this matter. Please do not hesitate to call should you have questions or need additional information.

Sincerely,

Vanasse Hangen Brustlin, Inc.

A handwritten signature in black ink that reads "John J. Furman".

John J. Furman, PE

Director, Land Development

CC: Shawn McCormack, Atty.

Attachment: Carando_Dr_140_2021 (6042 : 140 Carando Drive)

Site Plans

ISSUED BY: Special Permit Renewal
DATE: 01/15/2021
PROJECT NO.: 023-470008

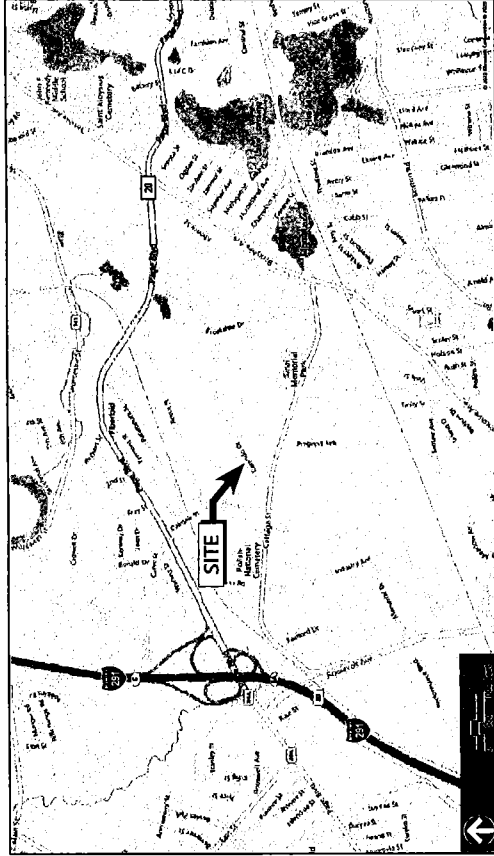
Sterilis Leased Premises

140 Carando Drive
Springfield, MA

Owner
DASK Partnership
186 Stafford Street
Springfield, MA 01104

Applicant
Sterilis Solutions, LLC
85 Swanson Road, Suite 310
Boxborough, MA 01719

Springfield Parcel ID: 023-470008
Zoning: Industrial A



Reference Drawings		
No.	Drawing Title	Latest Issue

Sheet Index		
No.	Drawing Title	Latest Issue
C-1	Legend, Abbreviations and General Notes	January 15, 2021
C-2	Site Alteration Plan	January 15, 2021

John J. Furman
Digitally signed by John J. Furman PE
Date: 2021.01.25 10:29:55 -05'00'



VHB Project: 02308 - Carando Drive
Issued for: Special Permit Review 01/15/2021

3.2.b

General	MANHOLE
AGE	ACCESSIBLE CURB RAMP
ADJ	ADJUT
APPROX	APPROXIMATE
BT	BTBANKS
IS	BEYOND IS SLOPE
BNWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
BYTEL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
CL	ELEVATION
DE	EXISTING
FORM	FOUNDATION
FEL	FIRST FLOOR ELEVATION
GRAN	GRANITE
GRD	GRASS TO DRAIN
LA	LANDSCAPE AREA
LO	LIMIT OF DISTURBANCE
MAN	MANHOLE
NDC	NOT IN CONTACT
NFC	NOT TO SCALE
PDE	PROPOSED
PNP	PROPOSED
RE	REMOVE
RETD	REMOVE AND REPOSE
RAD	RADIUS
RMR	REMOVE AND RELET
SMEL	SOLID WHITE COUL LINE
SWAL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL

[illegible][illegible]

THESE PLANS AND CORRESPONDING COST DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY THE PROFESSIONAL ENGINEER OR ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OR REPRODUCED DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY TO THE CONSULTANT TO WHOM PROVIDED.

CONTRACTORS SHALL NOT REPRODUCE OR REPRODUCE ANY ELECTRONIC VERSIONS OF PLANS OR SPECIFICATIONS AND SHALL NOT REPRODUCE OR REPRODUCE ANY ELECTRONIC VERSIONS OF PLANS OR SPECIFICATIONS IN ACCORDANCE WITH THE POWER COORDINATE OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.

SPINDLES AND LIGATURES OF PERFECT FINISHES ARE GRAPHIC REPRESENTATIONS AND ARE NOT TO BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. ANY UNAUTHORIZED REPRODUCTION OR REPRODUCED DOCUMENT SHALL NOT BE AT THE USER'S SOLE RISK WITHOUT LIABILITY TO THE CONSULTANT TO WHOM PROVIDED.

CONTRACTORS SHALL NOT REPRODUCE OR REPRODUCE ANY ELECTRONIC VERSIONS OF PLANS OR SPECIFICATIONS AND SHALL NOT REPRODUCE OR REPRODUCE ANY ELECTRONIC VERSIONS OF PLANS OR SPECIFICATIONS IN ACCORDANCE WITH THE POWER COORDINATE OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.

[illegible]

1. PROVIDER SHALL FURNISH THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENTS AND FINISH ELEVATIONS OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENTS MARKINGS, UNLESS OTHERWISE NOTED.
2. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATING DIMENSIONS AND FINISH ELEVATIONS TO BE MAINTAINED. PROVIDER SHALL MAINTAIN THE FINISH ELEVATIONS OF CURB, FACE OF BUILDING, FACE OF WALL, FINISH ELEVATIONS OF PAVEMENTS, CONCRETE DOOR PANS, COMPACTOR PANS, LAUNCH PILES, BOLLARDS, ETC.
3. PROPOSED IMPROVEMENTS AND ANY EXISTING PROPERTY LINE INFORMATION OBTAINED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR.
4. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERSECTIONS WITH PROPOSED PAVEMENTS, AND EXISTING CURB, FINISH ELEVATIONS AND FINISH FACILITIES.

Sterilis Leased Premises
140 Carando Drive
Springfield, Massachusetts

Page	Revisions	Date	Drawn
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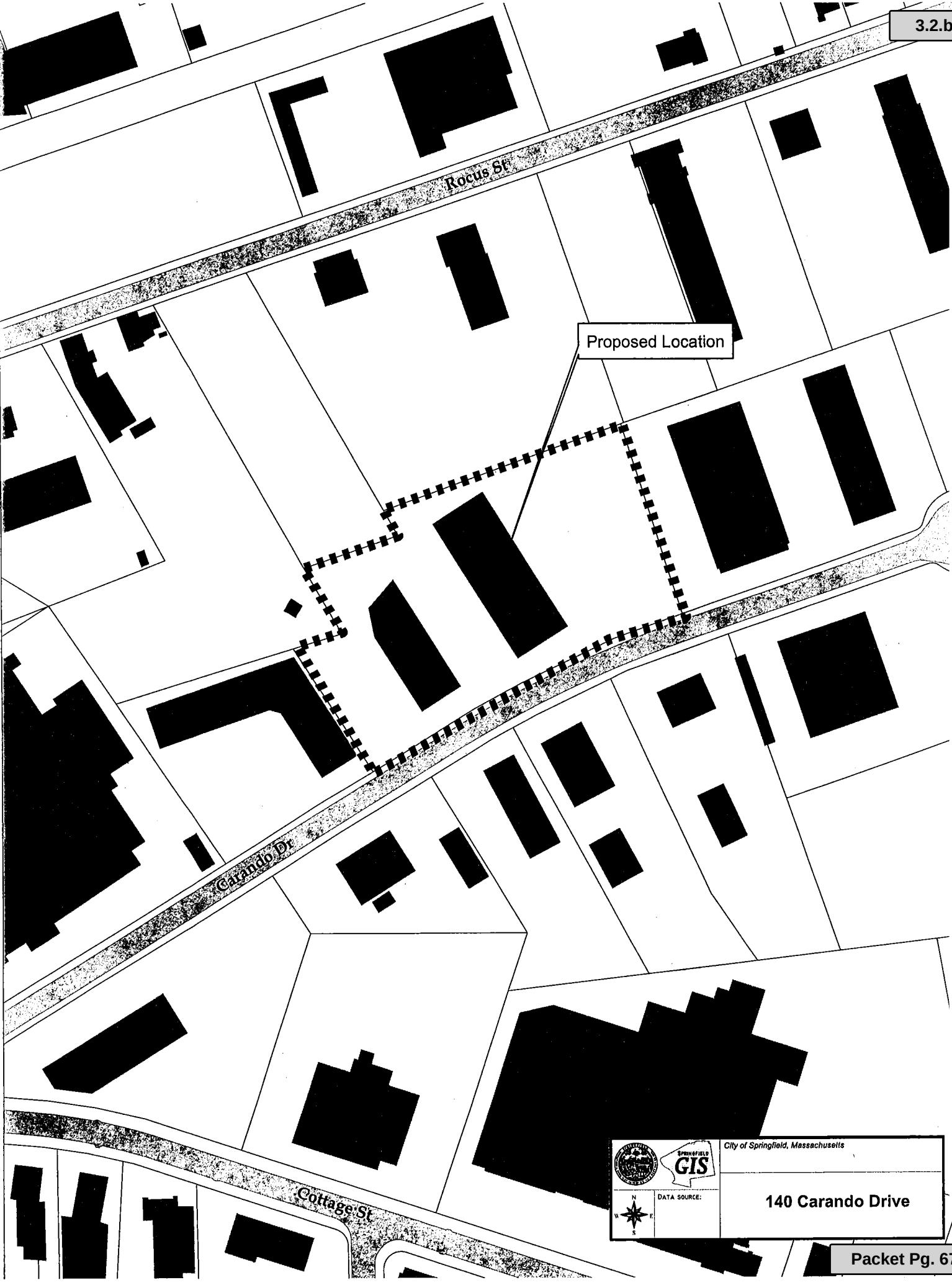
Not Announced for Construction

Legend, Abbreviations
and General Notes

C-1

12706 00

3.2.b



Attachment: Carando_Dr_140_2021 (6042 : 140 Carando Drive)

	City of Springfield, Massachusetts	
	140 Carando Drive	
	DATA SOURCE:	



City Council
36 Court Street
Springfield, MA 01103

Meeting: 03/29/21 07:00 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:

DOC ID: 6056

REVIEWED

PETITION (ID # 6056)

**For a Special Permit to Operate a Junk Yard at the Properties
Known as 255 Liberty Street (07770-
0628)(Book#17192/Page#0463) and SS Liberty Street (07770-
0627)(Book#16871/Page#0507) as Allowed by M.G.L. and the
Springfield Zoning Ordinance, Article 4, Table 4-4, Section
12.6.**

Request:	See Above
Owner:	Liberty Street Acquisitions, LLC
By:	Morgan Finn
Petitioner:	Pick & Pull
By:	Brian McFadden

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

for a special permit to operate a junk yard at the properties known as 255 Liberty Street (07770-0628)(Book#17192/Page#0463) and SS Liberty Street (07770-0627)(Book#16871/Page#0507) as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.6.

Mailing Address:

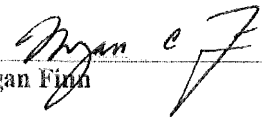
38 Norwood Terrace
 Holyoke, MA 01040

Owner:

Liberty Street Acquisitions, LLC

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

BY:


 Morgan Finn

Mailing Address:

10850 Gold Center Drive, Suite 250
 Rancho Cordova, CA 95670

Petitioner:

Pick & Pull

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

BY:


 Brian McFadden

Attachment: Liberty_St_225_Tax_Formal (6056 : 255 Liberty Street)

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

for a special permit to operate a junk yard at the properties known as 255 Liberty Street (07770-0628)(Book#17192/Page#0463) and SS Liberty Street (07770-0627)(Book#16871/Page#0507) as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.6.

Mailing Address:

255 Liberty Street
 Springfield, MA 01104

38 Norwood Terrace
 Holyoke, MA 01040

Owner:

**KMM Properties, LLC/ Liberty Street
 Acquisitions, LLC**

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

BY: _____
Morgan Finn

Mailing Address:

10850 Gold Center Drive, Suite 250
 Rancho Cordova, CA 95670

Petitioner:

Pick & Pull

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

BY: Brian McFadden
Brian McFadden

Attachment: Liberty_St_225_Tax_Formal (6056 : 255 Liberty Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

2/2/2021

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 : 255 Liberty Street & SS Liberty Street
Petitioner : Pick & Pull
Landlord : Liberty Street Acquisitions, LLC

Christopher Mayes

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

**255 LIBERTY STREET (07770-0268) & SS LIBERTY STREET (07770-0627)
JUNK YARD**

General Information

Petitioner:	Pick-n-Pull
Request:	Junk yard operation
Proposed use of the property:	Junk yard operation
Parcel Size:	338,897 s.f. (approx. 7.7 acres)
Compatibility with current planning documents:	The Liberty Heights neighborhood plan shows no changes to this area.
Neighborhood Council Notification:	Lower Liberty Heights Neighborhood Council: 3-8-21
Tax Status:	SEE ATTACHED
Site Visit:	3-10-21
City Council Hearing Date:	3-29-21/4-5-21

Staff Analysis

Neighborhood characteristics:

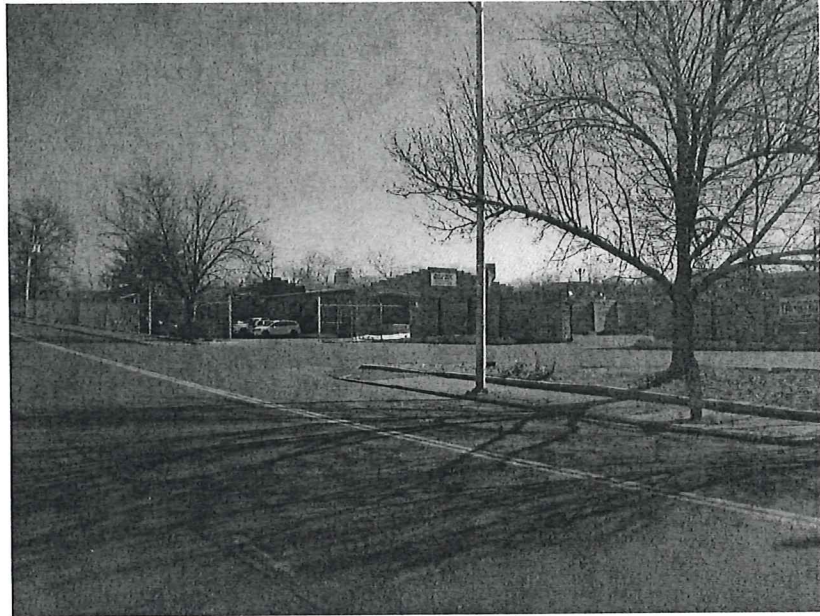
The parcel is zoned Industrial A and is located in an area with a mix of industrial and commercial uses. The surrounding land uses include:

- To the north is a warehouse/distribution operation zoned Industrial A.
- To the south are rail road tracks and a number of warehouse/manufacturing operations zoned Industrial A.
- To the east is the Salvation Army building zoned Industrial A.
- To the west is a warehouse/distribution operation zoned Industrial A.

Site plan review:

The petitioner has requested a special permit to operate a junk yard at the properties known as 255 Liberty Street and SS Liberty Street. This is the current location of a tractor trailer driving school and is now being proposed to be used as a large storage yard for inoperable/junk vehicles. This property had been used as a junk yard in the past but has not been used for this use in several years.

As noted in the information submitted with the application, the proposed use is a large chain of “self-service” salvage yards. There are currently fifty one (51) locations across the United States and in Canada. The proposed use is noted to be geared toward “do-it-yourselfers”. The information indicates that customers will arrive at the site with their own tools and then be provided a map to assist them in finding the vehicles that may contain the parts the customer would need.



As per the attached plan, the site is set up to hold up to seven hundred (700) vehicles. The building located at 255 Liberty Street would be used for offices and customer parking/receiving. The plans also indicate that there will be an area for vehicle receiving and an area where vehicles will be drained of all fluids. After vehicles have spent between thirty (30) and sixty (60) days on the site, the vehicles will then have all the remaining useable parts removed and the vehicle will then be crushed. Crushing of the vehicles will be completed on-site. The crushed vehicles will then be stored on-site until they are sold to an off-site metal shredding facility. As per the petitioner, there are approximately seventy five (75) to one hundred (100) crushed vehicles stored on site at any given time.

The parcel has entrances on both Liberty Street and Chestnut Street. As noted above, the Liberty Street side of the property will be used for customer parking. Vehicles being delivered and removed from the site will use the Chestnut Street access. Information provided by the petitioner indicates that there is an average of one hundred and twenty five (125) to one hundred and seventy five (175) vehicles delivered to the site per week.

After fully reviewing the plans, visiting the site and having a number of conversations with the owner/petitioner, the staff cannot support the proposed request. While the staff in no way wants to disparage this business model, as it seems to be a very successful company, the staff just does not believe that a junk yard is an appropriate use this close to downtown and located within the larger Metro Center area.

Further, it is very important to note that the Office of Planning & Economic Development is currently in the process of completing a full redevelopment plan of the Chestnut Street corridor and surrounding area just to the south of this site. The goal of this plan is to try and capitalize on the newly created market rate housing and also to help draw more commercial and market rate housing uses to this area. Having a large junk yard directly abutting this area is not something the staff believes will help to reach these desired goals.

Lastly, it is also very important to keep in mind that there is also an increased focus on transit orientated development, including the current plans for the possible expansion of east/west rail. Again, the staff strongly believes that having a junk yard right along the rail line will ultimately diminish this central gateway into Springfield.

Due to the concerns raised above, the staff would recommend that the proposed special permit not be approved.

Recommendation

Not to approve.

Recommended Conditions: (IF APPROVED)

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the operation of a junk yard at the properties known as 255 Liberty Street (07770-0268) and SS Liberty Street (07770-0627).
3. The use shall be developed in accordance to the attached site plan with additional conditions #4 through #11.
4. 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 shall include all traffic, storm water and drainage improvements and must be obtained prior to the issuance of a Building Permit or Certificate of Occupancy.
5. The site where the vehicles are to be stored shall be completely enclosed by eight (8) foot, opaque fencing.
6. There shall be no vehicles (crushed or not crushed) stacked higher the eight (8) foot fencing.
7. There shall be no junk vehicles stored along the Liberty Street frontage.
8. All vehicles shall be stored as per the layout shown on the attached plans.
9. The hours of operation shall be as follows:
 - a) Production: (7 days per week)
 - a. 6:00AM to 2:30PM during summer months
 - b. 7:00AM to 3:30PM during winter months
 - b) Sales: (7 days per week)
 - a. Monday through Friday: 9:00AM to 6:00PM
 - b. Saturday & Sunday: 8:00AM to 6:00PM
10. There shall be no crushing of vehicles done before 8:00AM or after 6:00PM.
11. All vehicles shall be properly drained of all fluids and fluids disposed of as per all applicable laws and regulations.
12. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.

EXHIBIT A

SPRINGFIELD, MA

PROPOSED PICK-n-PULL DEVELOPMENT

**Business Operations proposed at the Pick-n-Pull Liberty Street facility in Springfield, MA:**

Pick-n-Pull proposes to acquire the real property located at 255 and 311 Liberty Street in Springfield, MA. The property is zoned Industrial (I-2). The property will serve as an environmentally sustainable end of life vehicle processing facility with retail sales of recycled parts component.

Established in 1987, our Pick-n-Pull chain of self-service operations is one of the largest recyclers of end-of-life (EOL) vehicles in the industry. These locations generally feature older vehicles and are geared toward retail customers such as "do-it-yourselfers" and mechanics. Based in Rancho Cordova, California, Pick-n-Pull has 51 locations in 16 U.S. states and Western Canada, including locations in Cumberland and Johnston, Rhode Island. Each yard stocks domestic and foreign cars, vans and light trucks, which are continually replaced generally every 30 to 60 days (90 days maximum), offering our customers a wide selection of parts from which to choose. As vehicles arrive, they are inspected, inventoried, and go through our standardized, environmentally friendly process to remove and recycle vehicle fluids and hazardous materials before we place them in the sales yard for customer access.

Pick-n-Pull purchases used and salvaged vehicles from a variety of sources, including tow companies, private parties, auto auctions, city contracts and charities. Selected parts are removed by Pick-n-Pull and sold on site or through our auto parts stores. The vast majority of parts are removed by customers and purchased through our point of sale system. The remaining vehicle hulks are processed, crushed and sold to metal recyclers, which process them into sellable recycled metal. We are proud of the fact that we recycle more than 400,000 vehicles and service more than 5 million self-service customers annually across North America.

The Springfield facility will operate 7-days a week with the following hours of operation:

Production: Summer- 6 AM to 2:30 PM; Winter- 7 AM to 3:30 PM Monday through Friday

Sales: Monday through Friday- 9 AM to 6 PM; Saturday & Sunday 8 AM to 6 PM.

For customer safety, we generally place drained vehicles in the sales yard between 6 AM and 9AM. Placement of vehicles after 9 AM, must comply with a more restrictive company policy, requiring employee guides and/or closing off certain portions of the sales yard to customers. Pick-n-Pull will employ up to 30 qualified employees, almost all of whom will be new to the site. This facility anticipates on average about 5,000 – 8,000 customer admissions per month, which translates into about 165-265 daily admissions per day.

A typical Pick-n-Pull facility has 15 vendor visits each week (about 2 per day) to pick up waste oils, deliver uniforms, deliver snacks and sodas, and deliver office supplies and production parts. Additionally, the facility will load and remove on average 2 to 3 semi-truck loads of scrap per day and handle 10 to 13 tow truck or two-car haulers deliveries per day.

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PROPOSED PICK-n-PULL DEVELOPMENT

Pick-n-Pull commences the dismantling process by removing and recycling fluids and hazardous materials. Batteries are removed, tested and resold or recycled depending on the test results. At the same time, we remove any mercury switches used in the engine compartment and trunk. Freon (used by air conditioners), power steering fluid and brake fluid are all removed and recycled or reused. We then take the vehicle to our specially designed drain racks to remove the remaining fluids, including gasoline, oil, antifreeze, differential and transmission fluids. All fluids are put into holding tanks with secondary containment. All this activity takes place within the drain structure.

After all the fluids have been drained, the vehicle is taken to the sales yard and placed on stands. Before we place a vehicle in the sales yard, old rows of cars are removed, the space cleaned, fresh gravel applied where needed, and a mat positioned under the engine compartment as a precaution. Our sales yard is well organized, with similar vehicles grouped together. We keep the vehicle rows wide to make shopping easier.

A typical retail customer arrives at our facility with their own tools, pays an admission fee and is provided with a map to assist in finding vehicles that may contain the part(s) the customer needs. Our parts interchange computer system helps customers find parts by identifying vehicles that contain equivalent parts. The customer finds a vehicle with the desired part and removes it.

After a vehicle has spent 30 to 60 days in the sales yard (90 days maximum) and customers have pulled most or all the usable parts, Pick-n-Pull starts the de-coring process. We remove any part or system that can be reconditioned or has recycling value. Examples include engines, alternators, wiring harnesses, compressors, and torque converters. The final step in the process is to crush the remaining vehicle hulk. Pick-n-Pull will have a permanent on-site diesel or electric powered crusher. We sell crushed vehicles to an off-site metal shredder facility.

From our extensive experience, we have implemented standardized policies and procedures for managing vehicles and disposing of hazardous wastes. In fact, our best practices set many of the standards adopted by local communities as guidelines for others to follow. All these efforts taken together protect the environment, beautify our neighborhoods and reduce the cost of new goods by returning valuable raw materials into production. For more information on our recycling process and to learn more about Pick-n-Pull, please check out our website at:
http://www.picknpull.com/recycling_process.aspx

Site

Pick-n-Pull's Development Team has carefully reviewed applicable sections of the City's Zoning Ordinance. The following summary for the propose development takes into consideration these Zoning ordinances and each is reference herein where applicable.

2 parcels consisting of approximately 7.786 acres in total will be developed as follows:

- 4.25 acres of Customer yard
- 1.70 acres of Production yard
- 1.02 acres Customer and Employee parking
- 0.82 acres Retail

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SPRINGFIELD, MA
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1.70 acres will be used for the production yard, where end of life vehicles are received and depolluted. The yard also will have a 3-sided vehicle drain shed, concrete crush pad; diesel electric powered crusher and storm water treatment facility area. Approximately 4.25 acres will be utilized as the sales yard, where drained vehicles will sit atop car stands. Pick-n-Pull intends to utilize the existing pave surface in each area.

Immediately adjacent to the proposed retail sales trailer is the customer parking lot. This area is 1.02 acres with approximately 133 striped parking stalls. The landscaping along the Liberty Street frontage of the property and within the parking lot area will meet the City's Zoning ordinance and applicable development guidelines. The perimeter of the sales yard and production yard will be enclosed by an 8-foot high privacy fence. The site will be accessed via the existing ingress/egress points on Chestnut and Liberty Streets.

Pick-n-Pull is currently assessing whether certain existing buildings can be reused and readapted to meet operational standards. Portable toilets and hand wash stations will be set up in both the sales and production yards for use by employees and customers. Restrooms within the two existing buildings will also be made operationally available to employees.

Proposed Site and Building Improvements

Site Improvements

Storm water Improvements: The permitting and construction of required all storm water improvements will be in accordance with Local and State regulations. In addition to storm water regulations, Pick-n-Pull will maintain all storm water and sediment controls through Pick-N-Pull's best method practices

Landscaping: All areas within the parking lot and along the Liberty Street frontage will be landscaped in accordance to the City's Zoning and Development guidelines.

Parking Lot: The existing asphalt paving will be sealed and striped to provide approximately 113-customer parking stalls (A.D.A. included).

Perimeter Fencing: In accordance with the City's Zoning ordinance, all materials and activities not within fully enclosed buildings shall be surrounded with an 8-foot high perimeter opaque fence with a suitable gates which shall be closed and locked except during the working hours of the facility. Any loading, unloading, dismantling, cutting or other processing of vehicles will be carried on within this enclosure. All material shall be stored in such manner as to prevent it from being transported out of the facility by wind, water or other natural forces, and all material shall be stored so as to prevent the breeding or harboring of rats, insects, or other vermin.

Infrastructure: All existing infrastructure (water, sanitary sewer, storm water mains, electric and TELCO) serving the site will be utilized with modifications and upgrades where necessary.

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Ground Improvements**a. Sales Yard:**

- Remove any existing vegetation.
- Utilize existing paved areas throughout the site.
- Set aside area adjacent to the point of sale (POS) trailer for the sale of used automobiles that run but need parts. These vehicles are sold "as is."
- Maintain, all storm water and sediment controls through Pick-n-Pull's extensive best method practices.
- Position portable toilets and hand washing stations in the sales yard.

b. Production Yard:

- Utilized existing paved area.
- Construct a 40' x 100' roofed and 3-sided drain structure on a 6-inch concrete slab.
- Pour a 40' x 100' concrete crush pad, with steel backstop.
- Pour a 50' x 100' concrete pad to house storm water treatment equipment.
- Install a fixed permanent diesel electric vehicle crusher.
- Construct fence to separate the production and sales yards, complete with 3 double gates.
- Maintain all storm water and sediment controls through Pick-N-Pull's best method practices.
- Position portable toilets and hand washing stations in the yard for employee use.

c. Access road and all internal drives: Pick-n-Pull will maintain the existing paved internal drives. To access the customer parking lot, Pick-n-Pull will propose to use the existing drive into the parking lot off Liberty Street. Additionally, Pick-n-Pull will utilize the existing right turn out only access road onto Chestnut Street. No other new points of access are proposed. Pick-n-Pull truck movements will be exclusive to the production yard. Trucks will include tow-wreckers and tractor-trailer transports, as well as, other heavy-duty trucks.

Sales Building

Pick-n-Pull proposes to install and hook up to utilities a 12' x 40' retail sales trailer serving as the point of sale facility where customer sales will occur. The sales trailer will have a canopy cover constructed on each side of the trailer. Pick-n-Pull anticipates utilizing one of the 255 addressed building as is for manager offices, as well as, a break room and restroom for employees. Building signage will comply with City's zoning ordinance. The sales trailer and building structure(s) will be wired and monitored for security.

Drain Structure

Pick-n-Pull proposes to construct a roofed 3-sided drain shed on a 6-inch concrete slab. This will serve as the vehicle drain area. The height of the drain structure will comply with the City's zoning ordinance. Signage will not exceed the City's zoning ordinance allocation and will be installed on the front and sides of the structure. The drain shed is wired and monitored for security.

The drain shed is where Pick-n-Pull commences the dismantling process, by removing and recycling fluids and hazardous materials, on our specially designed drain racks. Fluids removed include: gasoline; used motor oil; antifreeze; differential and transmission fluids. All fluids are put into holding tanks with secondary containment to prevent spills and leaks into the environment.

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PROPOSED PICK-n-PULL DEVELOPMENT

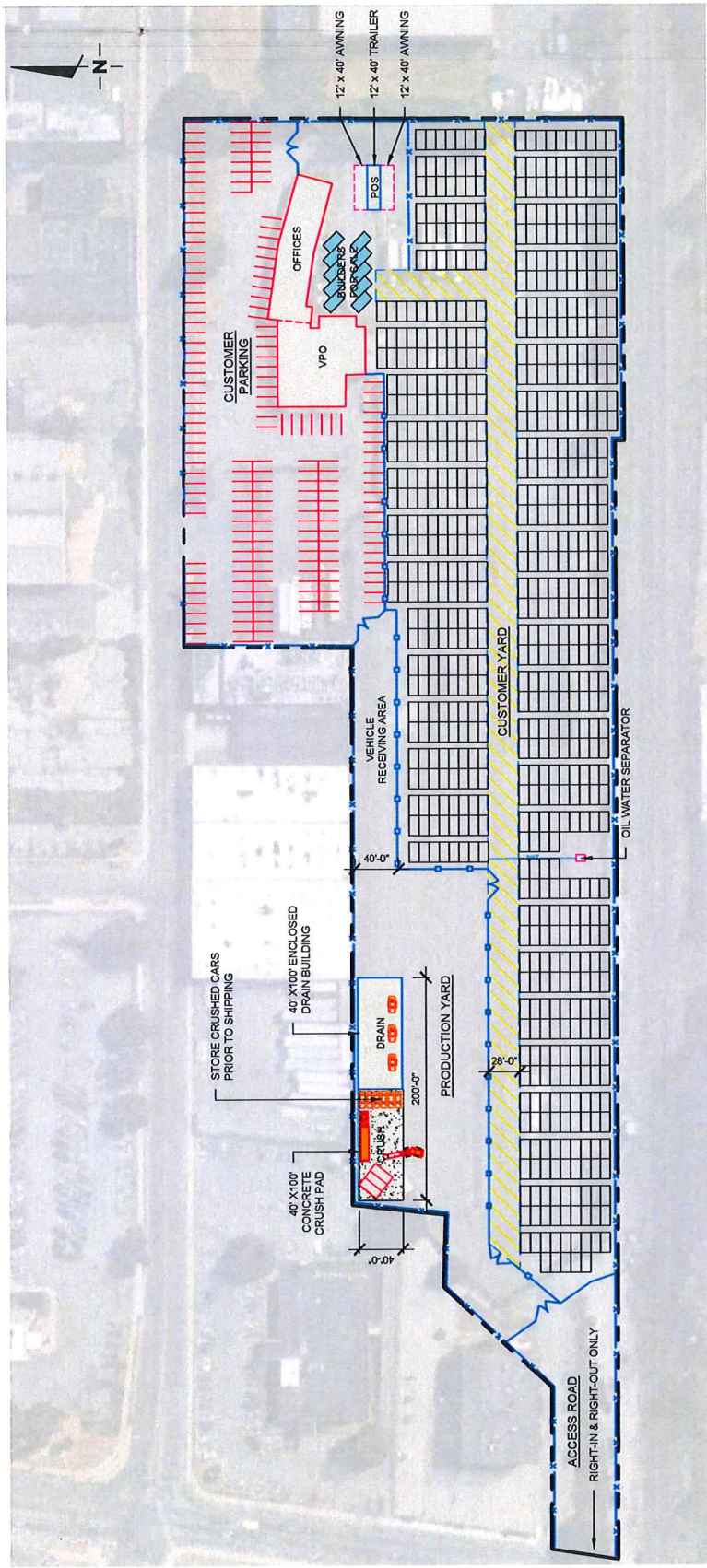
Vehicle fluids, such as gasoline and diesel fuel, are removed through the SEDA (or similar) depollution system, a vacuum pumped fuel extraction system. This machine is designed to remove fuel from gasoline or diesel tanks in end of life vehicles in a closed system. Gasoline is piped from the SEDA depollution system directly into an above ground 1,000-gallon UL 2085 rated storage tank located outside the drain structure. One UL rated 500-gallon tank will be located outside the drain structure for waste motor oil and one for antifreeze. Fluids are sent directly from the drain racks to the waste tanks via pipes. A licensed vendor collects waste oil from the two tanks for recycling. One above ground 500-gallon UL 2085 rated storage tank for diesel supply fuel is planned.

REVISIONS			
NO.	BY	DATE	DESCRIPTION
MD		10/01/20	PROPOSED, 01.2

Pick-a-Pull
 A SCHNITZER COMPANY
 10850 GOLD CENTER DR., STE. 325
 RANCHO CORDOVA, CA 95670

SITE PLAN
 PROJECT HOOPS
 331 LIBERTY STREET
 SPRINGFIELD, MA 01104

DRAWING NUMBER
 2 OF 3



SITE PLAN
 SCALE: 1" = 100'

- NOTES FOR CITY PLANNING STAFF:**
- PROPOSED SITE WILL UTILIZE EXISTING ASPHALT, PERIMETER FENCING, PAVING, ALL ON-SITE LIGHTING, & DRAINAGE INLETS.
 - ALL INLETS WILL BE DIRECTED TO EXISTING OIL WATER SEPARATOR
 - ALL WATER ON SITE WILL BE TREATED THROUGH OIL WATER SEPARATOR BEFORE BEING DISCHARGED TO SANITARY SYSTEM.

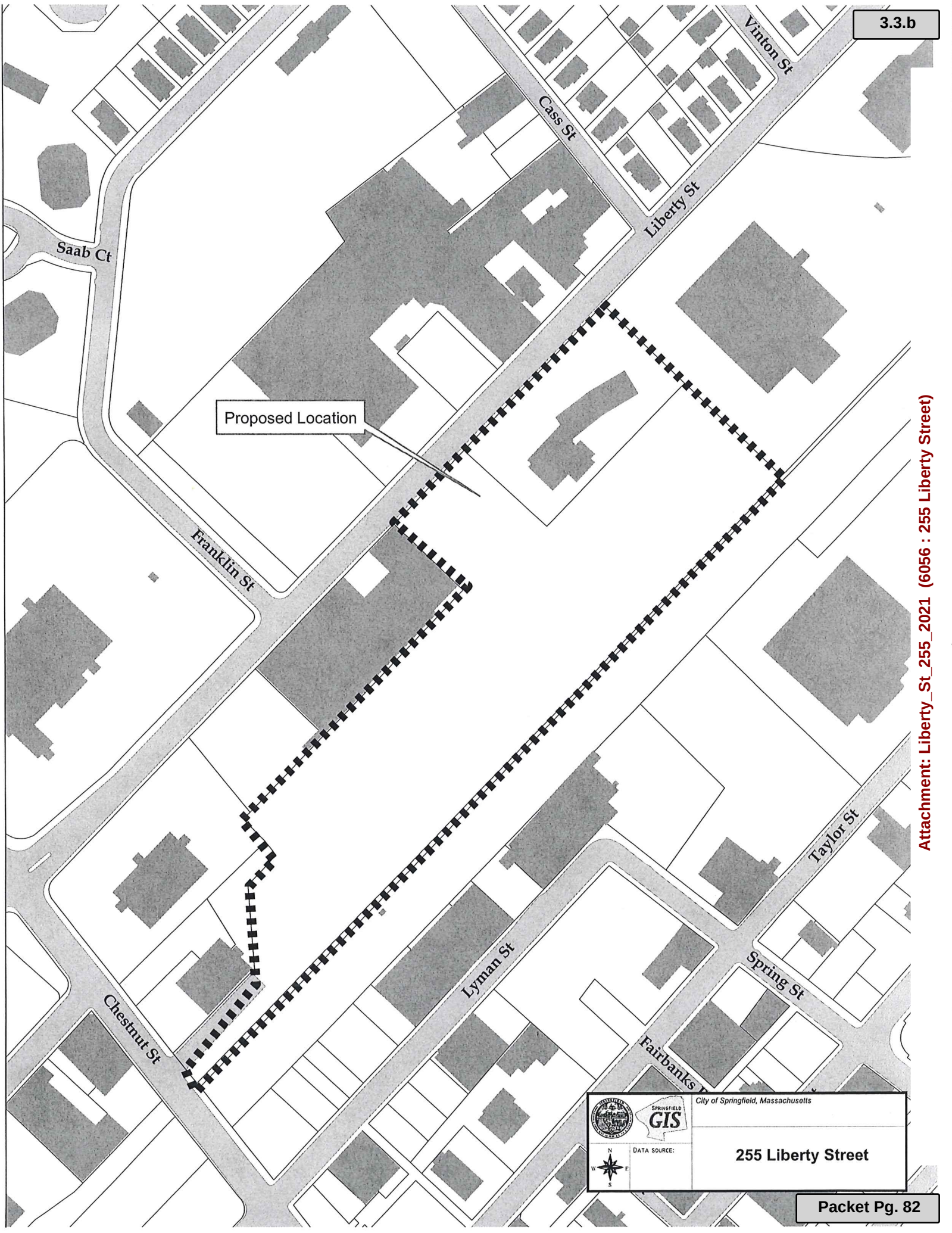
BOX SIZES

TRUCKS	10'x20'+6' AISLE
MINIS	9.5'x18'+6' AISLE
DOMESTICS	9.0'x18'+6' AISLE
IMPORTS	9.0'x17'+6' AISLE

MAIN YARD CAR COUNT BY MAKE

	%	PROPOSED
GM	---	---
FORD	---	---
CHRYSLER	---	---
IMPORTS	---	---
MINI TRUCKS	---	---
LARGE TRUCKS	---	---

PROPOSED	
YARD COUNTS	PROPOSED
SET CARS	703
USABLE CUSTOMER YARD ACRES	4.07 AC.
PRODUCTION ACRES	1.20 AC.
HOLD CARS	---
CUSTOMER PARKING SPACES	185
CUSTOMER PARKING ACRES	1.43 AC.
BUILDERS	10
TOTAL SITE ACREAGE	7.82 AC.



Proposed Location

 SPRINGFIELD GIS	City of Springfield, Massachusetts
	255 Liberty Street



DATA SOURCE: