



CITY COUNCIL

City Clerk's Office 4/21/2021 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 April 26, 2021** at 07:00 PM.

City Clerk

Hearings

7:00 PM Meeting called to order on April 26, 2021 at Virtual Meeting (Zoom) , Virtual Meeting, N/A, NA.

Moment of Silence - Pledge of Allegiance

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 to Operate a Medical Treatment Facility, with No Overnight Stay, at the Property Known as 281 Cottage Street (03310-0301) (Book #221/Page#594), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 10.3.
Request: See Above
Owner: 1626 Bay Street, LLC
By: Michael Martone
Petitioner: Recovery Connection Centers of America, Inc.
By: Michael Brier
- (3.) To Amend an Existing Special Permit (Pre-Existing, Non-Conforming Residential Use -Four or More Units), to Allow a Change in the Petitioner, at the Property Known as 87 Quincy Street (10015-0116)(Book#22683/Page#39), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 10, Section 10.1.41(B). T
Request: See Above
Owner: Mpower Capital, LLC
By: Marianna Osipenko
Petitioner: Mpower Capital, LLC
By: Marianna Osipenko



City Council
36 Court Street
Springfield, MA 01103

Meeting: 04/26/21 07:00 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 6070

TABLED

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

HISTORY:

03/29/21 City Council

CONTINUE

Next: 04/05/21

James Cranston from Boller Engineering addressed the Council representing McDonalds. They would like to modify the existing drive thru at the Boston Road location. He asked to share his screen.

There was opposition read into the record.

-Erica Headley

Councilor Lederman asked if there were any additional representatives from McDonald's present.

Mr. Cranston stated he is the only one present.

Councilor Lederman stated that an additional representative of the property owner be present at the next hearing. The conditions from the 2007 special permit should be forwarded to the Council as it sounds like they may be in violation of their current special permit conditions.

Councilor Ramos stated that condition #12 and 13 are being violated if the letter is true. He is very concerned. The Council needs to hear from the owner. The abutter should be given the opportunity to hear from the owner.

Councilor Brown stated the owner should be in contact with the neighborhood.

Councilor Davila asked if the owner's have been in contact with the neighborhood.

Mr. Cranston stated they met with the Pine Point Neighborhood Council and they had no objection.

Councilor Fenton stated that on the Wilkes side of the property half a dozen parking spaces are being eliminated. He asked that the owner explore evaluating the lighting to dark sky compliant lighting to avoid light pollution and the fencing is frumpy. He asks the fence be replaced with 8ft. vinyl white fencing.

Councilor Hurst stated that the property abutter should be present at the hearing. The issues are so significant the property abutter needs to be present.

Councilor Whitfield asked if an 8ft fence is allowed.

Phil Dromey, Planning Director, stated a special permit would be triggered by this height.

Councilor Gomez is in agreement with all colleagues.

Mr. Cranston stated these are serious concerns and they aren't in contact with the operator but they will go back to the client and will bring these concerns.

Councilor Edwards asked that the letter be sent to the neighborhood council president.

Motion by Councilor Gomez to continue, seconded by councilor Hurst. All being in favor, the motion was passed.

04/05/21 City Council

CONTINUE

Next: 04/26/21

Cranston addressed the Council representing Bohler Engineering. He stated a letter was shared regarding an environmental study. Jeremy Zamonski, Director of Operations attended the meeting. He stated the grease trap and sewer issues were addressed through maintenance records showing they have been serviced and reviewed eight times in the year. The employees police the lot for trash and the photos did not show evidence of that.

Jeremy Zimonski, Director of Operations for McDonald's addressed the Council. He explained that they are a family business that maintains several McDonald's throughout Massachusetts and Connecticut. Managers are responsible for maintaining the property.

Councilor Walsh stated that the Council was taken aback by the concerns of the abutter. She asked has anyone reached out to the abutter. She inquired about the quality of life.

Mr. Cranston stated they are present for an open discussion with the abutter. The abutter has not been approached by anyone representing McDonald's.

Erica Headley of 11-13 Etna Court addressed the Council stating she is the abutter to the business that provided prior testimony in the form of a letter. She has additional videos she would like to show. She has been transferred to Corporate several times and no one has contacted her back. Each day there is something going on for example someone at the drive thru blasting music at 4:30am that woke her and her daughter. There is a gap foot under the fence where they blow trash under.

Mr. Cranston stated these are alarming concerns and there may need to be direct discussion offline with the abutter. Nothing is being moved closer to the property, one of the menu boards will be moved further from the property in question. There will be no work done from Etna Court as they have their own access point.

Councilor Brown stated that he cares about the concerns of the abutter. The cleanliness of the area may be impacted if checking once every hour is not enough. Why did the business not reach out to the abutter directly?

Mr. Cranston stated that the information was shared with the client and an open discussion was the plan of action they thought was the best.

Councilor Ramos stated that the same path from last meeting is forming and the lack of communication is concerning. He suggested continuing the hearing.

Councilor Ramos made a motion to continue the hearing, seconded by Councilor Whitfield. All being in favor the motion passed unanimously.

He asked that Code Enforcement review the business and speak with the abutter and report back to the Council.

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:

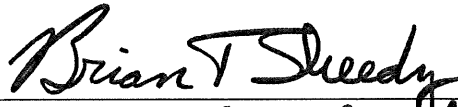
110 N. Carpenter Street
Chicago, IL 60607

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 2.1.b

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

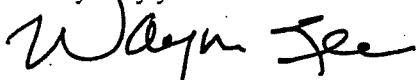
This is to inform you that at a meeting of the City Council held on Tuesday evening, May 29, 2007 it was voted by the City Council according to law to grant a special permit to Owner & Petitioner: McDonald's Corporation Northeast Region By: Francis Essien, to operate a drive-up service window at the 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)

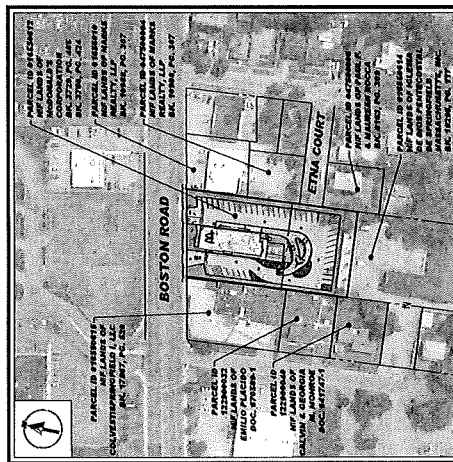
FOR _____



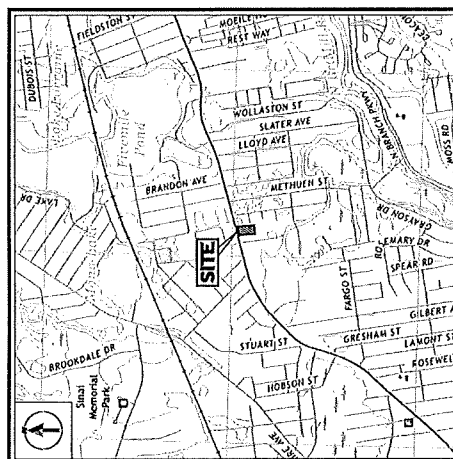
LOCATION OF SITE

DRAWING SHEET INDEX

SHEET NUMBER	SHEET TITLE
C-101	COVER SHEET
C-102	GENERAL NOTES SHEET
C-201	GENERAL NOTATION & SOIL EROSION CONTROL PLAN
C-301	SITE LAYOUT PLAN
C-401	GRADING AND DRAINAGE PLAN
C-501	DETAIL SHEET
C-602	DETAIL SHEET
1 OF 1	BOUNDARY & TOPOGRAPHIC SURVEY (BY OTHERS)



SITE MAP
SCALE: 1" = 100'
QUEST: 00035 EAST



USGS MAP
SCALE: 1" = 1,000'

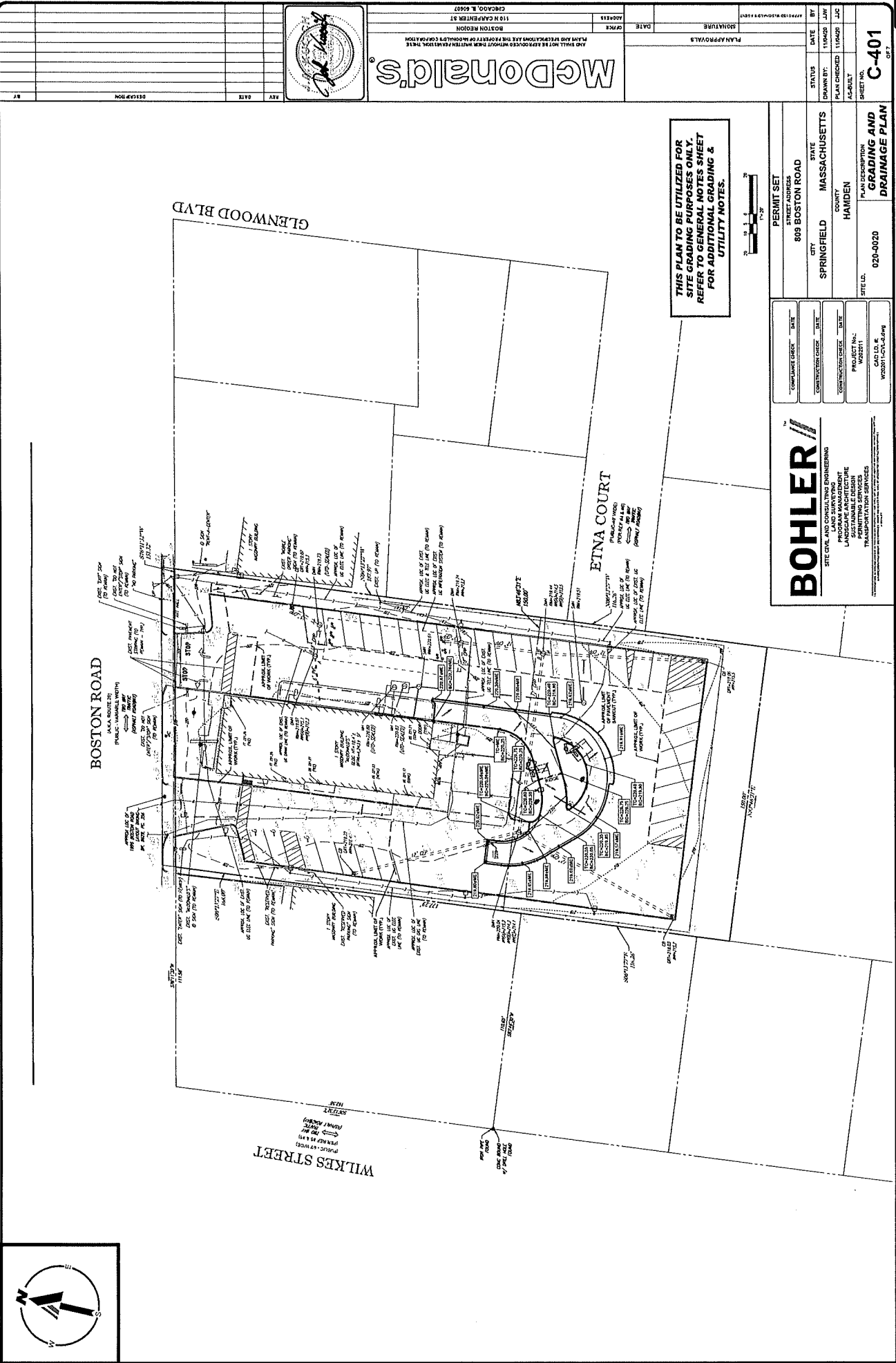
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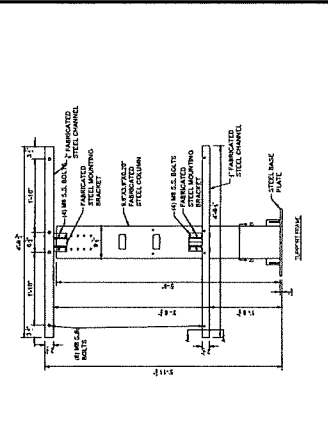
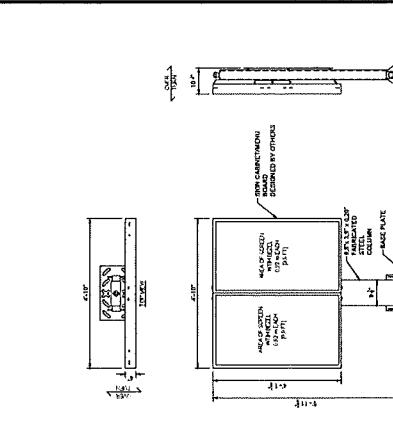
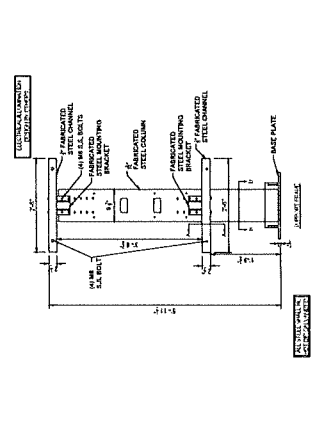
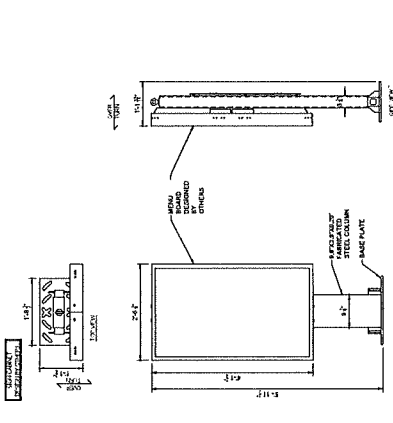
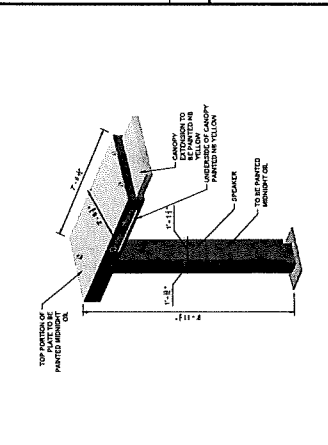
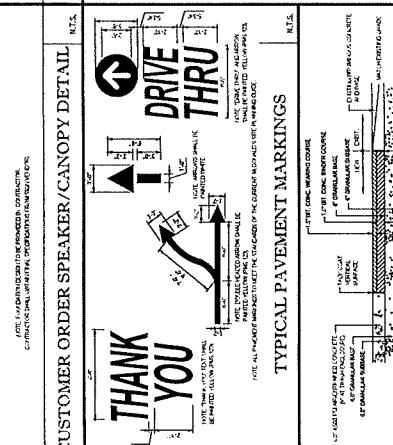
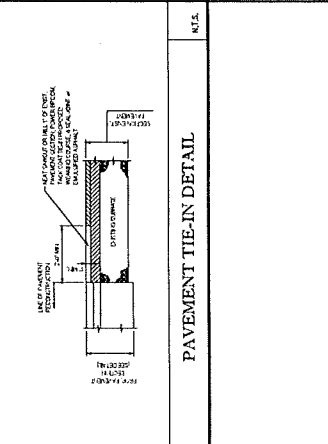
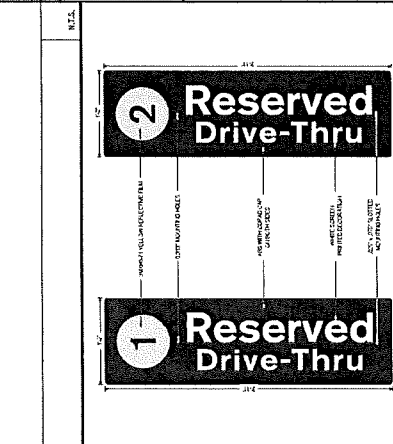
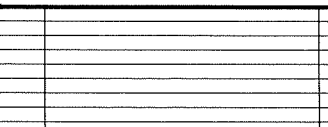
CITY		STATE		STATUS	DATE	BY
SPRINGFIELD		MASSACHUSETTS		DRAWN BY	11/06/00	JAN
COUNTY		HAMDEN		PLAN ORIGINATED	11/06/00	DATE
SHEET NO.	PLAN DESCRIPTION		SHEET NO.		C-101	
020-4020	COVER SHEET					
STREET ADDRESS 809 BOSTON ROAD PERMIT SET						

2.1.b



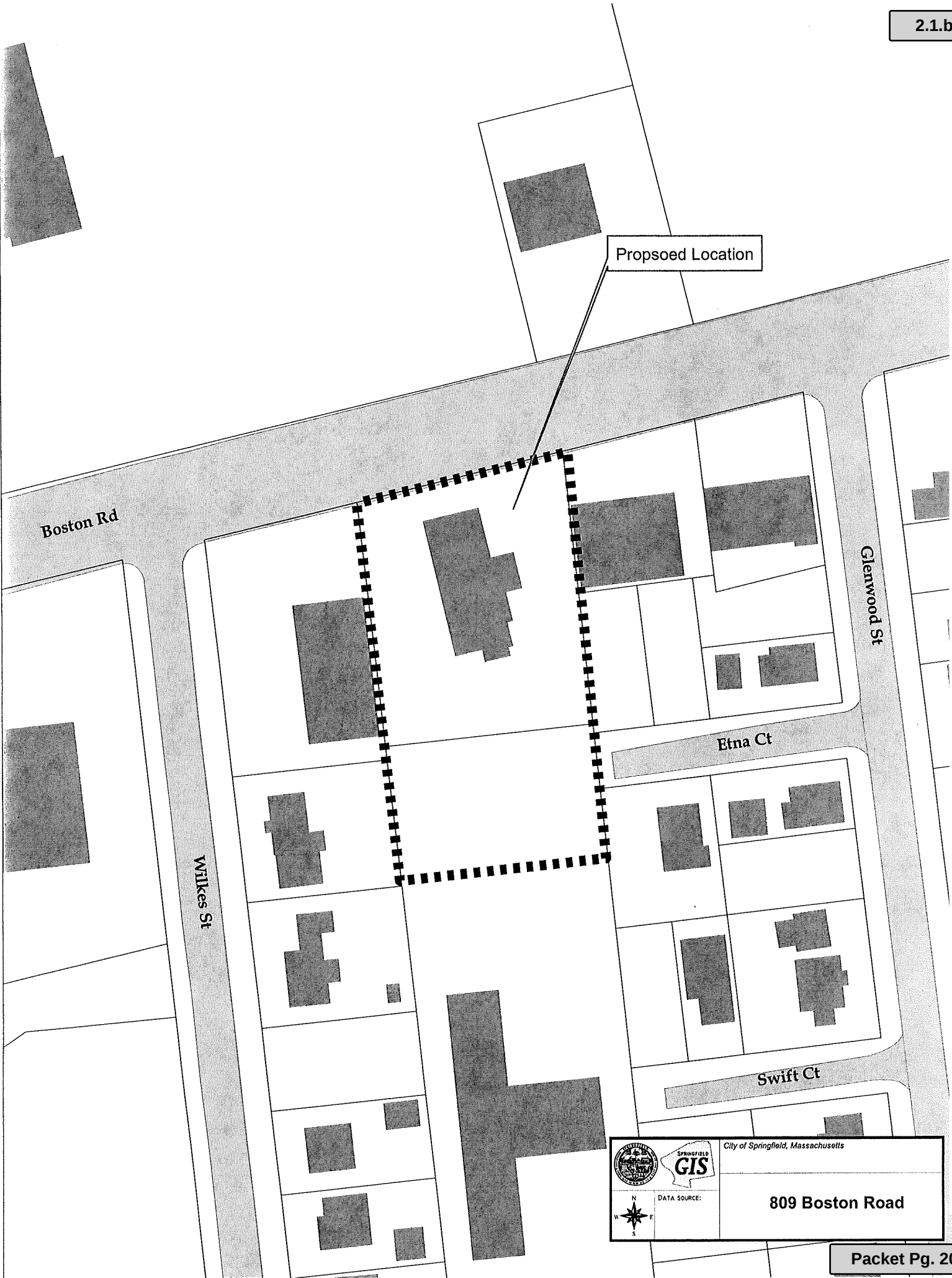
Attachment: Boston_Rd_809_2021 (6070 : 809 Boston Road)



 McDonald's 110 N CAMPBELL ST CHICAGO, IL 60647		DATE: 10/24/21 BY: JAC	
PLAN APPROVALS SIGNATURE: _____ DATE: _____		STATUS: 10/24/21 DRAWN BY: JAC PLAN CHECKED: JAC AS-BUILT: _____	
PERMIT SET 809 BOSTON ROAD SPRINGFIELD MASSACHUSETTS COUNTY: HAMDEN SHEET NO. C-901		DETAIL SHEET	
COMPLIANCE CHECK: _____ CONSTRUCTION CHECK: _____ CONSTRUCTION CHECK: _____ PROJECT NO. W202011 SHEET NO. W202011-004-000		BOHLER SITE CIVIL AND CONSULTING ENGINEERING LANDSCAPE ARCHITECTURE PERMITTING SERVICES	
DIGITAL MENU BOARD DETAIL  FIGURE 1: NON-ILLUSTRATED IN-PRINTED IN EXTRACT. CONTRACTOR SHALL PROVIDE THE FOLLOWING INFORMATION:		DIGITAL PRE-BROWSE BOARD DETAIL  FIGURE 1: NON-ILLUSTRATED IN-PRINTED IN EXTRACT. CONTRACTOR SHALL PROVIDE THE FOLLOWING INFORMATION:	
DIGITAL MENU BOARD DETAIL  FIGURE 1: NON-ILLUSTRATED IN-PRINTED IN EXTRACT. CONTRACTOR SHALL PROVIDE THE FOLLOWING INFORMATION:		DIGITAL PRE-BROWSE BOARD DETAIL  FIGURE 1: NON-ILLUSTRATED IN-PRINTED IN EXTRACT. CONTRACTOR SHALL PROVIDE THE FOLLOWING INFORMATION:	
CUSTOMER ORDER SPEAKER/CANOPY DETAIL  FIGURE 1: NON-ILLUSTRATED IN-PRINTED IN EXTRACT. CONTRACTOR SHALL PROVIDE THE FOLLOWING INFORMATION:		CONCRETE & BITUMINOUS CONCRETE PAVING DETAIL  FIGURE 1: NON-ILLUSTRATED IN-PRINTED IN EXTRACT. CONTRACTOR SHALL PROVIDE THE FOLLOWING INFORMATION:	
PULL FORWARD SIGN DETAIL  FIGURE 1: NON-ILLUSTRATED IN-PRINTED IN EXTRACT. CONTRACTOR SHALL PROVIDE THE FOLLOWING INFORMATION:		Reserved Drive-Thru  FIGURE 1: NON-ILLUSTRATED IN-PRINTED IN EXTRACT. CONTRACTOR SHALL PROVIDE THE FOLLOWING INFORMATION:	
PAVEMENT TIE-IN DETAIL  FIGURE 1: NON-ILLUSTRATED IN-PRINTED IN EXTRACT. CONTRACTOR SHALL PROVIDE THE FOLLOWING INFORMATION:		Reserved Drive-Thru  FIGURE 1: NON-ILLUSTRATED IN-PRINTED IN EXTRACT. CONTRACTOR SHALL PROVIDE THE FOLLOWING INFORMATION:	

Attachment: Boston_Rd_809_2021 (6070 : 809 Boston Road)





Proposed Location

Boston Rd

Wilkes St

Glenwood St

Etna Ct

Swift Ct

 SPRINGFIELD GIS	City of Springfield, Massachusetts
	809 Boston Road

Attachment: Boston_Rd_809_2021 (6070 : 809 Boston Road)

Phone
(413) 583-7770

P.O. Box 777 • Ludlow, MA 01056
melodypage@harmonyenviron.com

Fax
(413) 583-8807

Customer McDonald's
Address Boston Rd
Springfield, Ma
Date of Service 9/16/20

Description

External Grease Trap-

Internal Grease Trap-

- emergency service for internal grease trap
- clear sinks and snake outlet chamber
- check drain. Both trap and sinks drain properly

Technician

Signature

Kris Page
Ali Rood

Phone
(413) 583-7770

P.O. Box 777 • Ludlow, MA 01056
melodypage@harmonyenviron.com

Fax
(413) 583-8807

Customer McDonald's
Address 809 Boston Rd.
Springfield, Ma
Date of Service 10/24/19

Description

External Grease Trap-

service external grease
trap

Internal Grease Trap-

service internal grease
trap

7:00 AM

Technician

Signature

Kristi Page
Kristi Page

Attachment: McDonald's-Harmony Environmental Study (6070 : 809 Boston Road)

Harmony Environmental, Inc.

Food Grease Management



Work Order
HE 34 2.1.c

Phone
(413) 348-7585

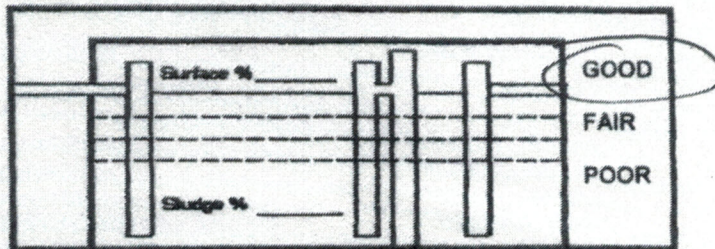
P.O. Box 777 • Ludlow, MA 01056
harmonyenvironmental777@gmail.com

Fax
(413) 583-8807

Customer McDonald's
Address 809 Boston Rd
Springfield, Ma
Date of Service 1/20/2020

GREASE TRAP REPORT

No. of Traps	<u>2</u>	Trap Sizes
Locations	<u>Service 1 internal grease trap</u> <u>Service 1 external grease trap</u>	



- ☐ Trash and/or Garbage in Trap
- ☐ Overflowing
- ☐ Blockage
- ☐ More Frequent Service Recommended
- ☐ Recommend Inlet/Outlet Repair
- ☐ Recommend Baffle Repair
- ☐ Recommend Trap Agitation
- ☐ Recommend Line Jetting or Cabling

Comments _____

ALL GREASE PUMPED FROM GREASE TRAPS WILL BE DISPOSED OF
IN AN ENVIRONMENTALLY SAFE PROCEDURE

Customer Signature Dehl Yance

Technician Signature Kris Page

Attachment: McDonald's-Harmony Environmental Study (6070 : 809 Boston Road)

Harmony Environmental, Inc.

Food Grease Management

 Phone
 (413) 348-7585

 P.O. Box 777 • Ludlow, MA 01056
 harmonyenvironmental777@gmail.com

 Fax
 (413) 583-8807

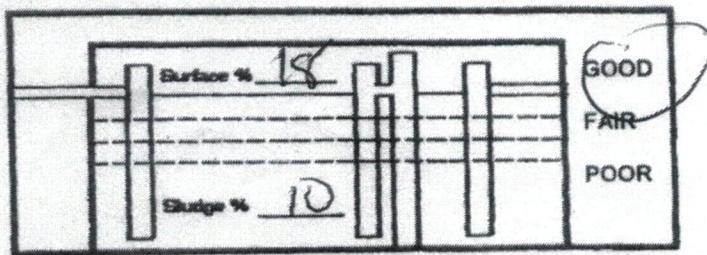
 Customer
 Address

Date of Service

McDonald's
 809 Boston Rd.
 Springfield MA 4.21.20

GREASE TRAP REPORT

No. of Traps	Trap Sizes
Locations	service external grease trap service internal grease trap



Comments

- ☐ Trash and/or Garbage in Trap
- ☐ Overflowing
- ☐ Blockage
- ☐ More Frequent Service Recommended
- ☐ Recommend Inlet/Outlet Repair
- ☐ Recommend Baffle Repair
- ☐ Recommend Trap Agitation
- ☐ Recommend Line Jetting or Cabling

Customer Signature

Technician Signature

 ALL GREASE PUMPED FROM GREASE TRAPS WILL BE DISPOSED OF
 IN AN ENVIRONMENTALLY SAFE PROCEDURE

Attachment: McDonald's-Harmony Environmental Study (6070 : 809 Boston Road)

Harmony Environmental, Inc.

Food Grease Management

Work Order
HE 3 2.1.c

Phone
(413) 348-7585

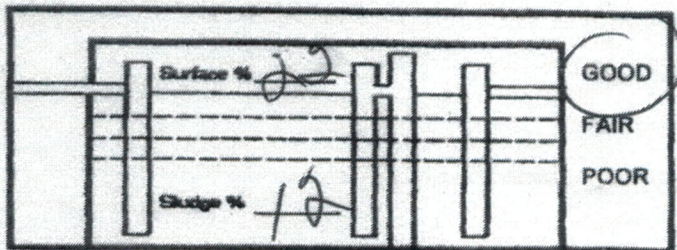
P.O. Box 777 • Ludlow, MA 01056
harmonyenvironmental777@gmail.com

Fax
(413) 583-8807

Customer McDonald's
Address 1402 Allen Street
Springfield MA
Date of Service 7.16.20

GREASE TRAP REPORT

No. of Traps	Trap Sizes
Locations	<u>Service external grease trap</u> <u>Service internal grease trap</u>



- ☐ Trash and/or Garbage in Trap
- ☐ Overflowing
- ☐ Blockage
- ☐ More Frequent Service Recommended
- ☐ Recommend Inlet/Outlet Repair
- ☐ Recommend Baffle Repair
- ☐ Recommend Trap Agitation
- ☐ Recommend Line Jetting or Cabling

Comments _____

ALL GREASE PUMPED FROM GREASE TRAPS WILL BE DISPOSED OF
IN AN ENVIRONMENTALLY SAFE PROCEDURE

Customer Signature [Signature]

Technician Signature [Signature]

Attachment: McDonald's-Harmony Environmental Study (6070 : 809 Boston Road)

Harmony Environmental, Inc.

Food Grease Management

Work Order
HE 34 2.1.c

Phone
(413) 348-7585

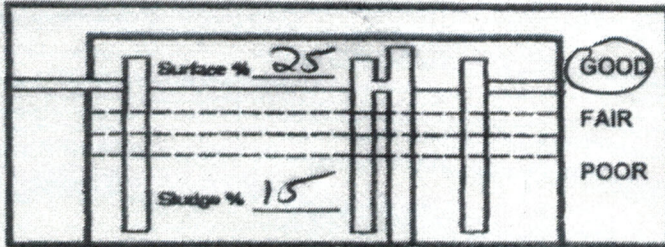
P.O. Box 777 • Ludlow, MA 01056
harmonyenvironmental777@gmail.com

Fax
(413) 583-8807

Customer McDonald's
Address 809 Boston Road
Springfield MA
Date of Service 10.9.20

GREASE TRAP REPORT

No. of Traps	Trap Sizes
Locations	<u>Service external grease trap</u>



- ☐ Trash and/or Garbage in Trap
- ☐ Overflowing
- ☐ Blockage
- ☐ More Frequent Service Recommended
- ☐ Recommend Inlet/Outlet Repair
- ☐ Recommend Baffle Repair
- ☐ Recommend Trap Agitation
- ☐ Recommend Line Jetting or Cabling

Comments _____

Customer Signature *[Signature]*

Technician Signature *Kris Page*

ALL GREASE PUMPED FROM GREASE TRAPS WILL BE DISPOSED OF
IN AN ENVIRONMENTALLY SAFE PROCEDURE

Attachment: McDonald's-Harmony Environmental Study (6070 : 809 Boston Road)

Harmony Environmental, Inc.

Food Grease Management

Work Order
HE 34665 **2.1.c**

Phone
(413) 348-7585

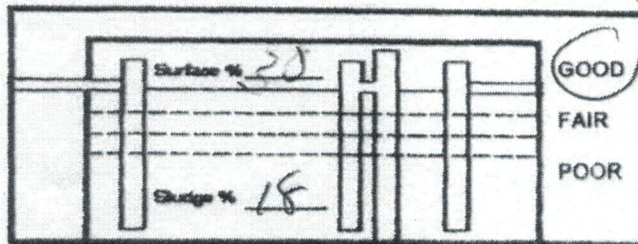
P.O. Box 777 • Ludlow, MA 01056
harmonyenvironmental777@gmail.com

Fax
(413) 583-8807

Customer McDonald's
Address 809 Boston Rd
Springfield Ma
Date of Service 1-14-21

GREASE TRAP REPORT

No. of Traps	Trap Sizes
Locations	Service external grease trap Service internal grease trap



- ☐ Trash and/or Garbage in Trap
- ☐ Overflowing
- ☐ Blockage
- ☐ More Frequent Service Recommended
- ☐ Recommend Inlet/Outlet Repair
- ☐ Recommend Baffle Repair
- ☐ Recommend Trap Agitation
- ☐ Recommend Line Jetting or Cabling

Comments _____

ALL GREASE PUMPED FROM GREASE TRAPS WILL BE DISPOSED OF
IN AN ENVIRONMENTALLY SAFE PROCEDURE

Customer Signature [Signature]

Technician Signature [Signature]

Attachment: McDonald's-Harmony Environmental Study (6070 : 809 Boston Road)

Harmony Environmental, Inc.

Food Grease Management



Work Order
HE 34 **2.1.c**

Phone
(413) 348-7585

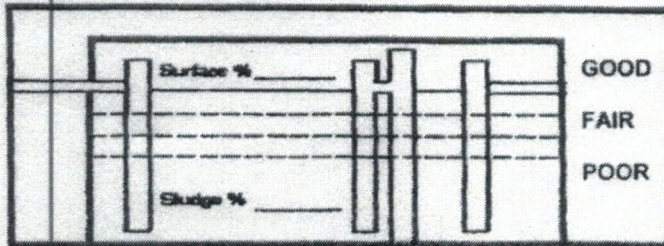
P.O. Box 777 • Ludlow, MA 01056
harmonyenvironmental777@gmail.com

Fax
(413) 583-8807

Customer McDonalds
Address 809 Boston Rd
Springfield, Ma
Date of Service 3/9/21

GREASE TRAP REPORT

No. of Traps	1	Trap Sizes
Locations	- emergency service for internal grease trap - sinks and trap drain properly	



Comments _____

- ☐ Trash and/or Garbage in Trap
- ☐ Overflowing
- ☐ Blockage
- ☐ More Frequent Service Recommended
- ☐ Recommend Inlet/Outlet Repair
- ☐ Recommend Baffle Repair
- ☐ Recommend Trap Agitation
- ☐ Recommend Line Jetting or Cabling

Customer Signature [Signature]
Technician Signature [Signature]

ALL GREASE PUMPED FROM GREASE TRAPS WILL BE DISPOSED OF
IN AN ENVIRONMENTALLY SAFE PROCEDURE

Attachment: McDonald's-Harmony Environmental Study (6070 : 809 Boston Road)

March 26, 2021

To Whom It May Concern,

My Name is Erica Headley. I am the owner of 11 & 13 Etna Court that abuts 809 Boston Road also known as McDonalds. I received a letter requesting my presence to discuss a special permit to extend the McDonalds Drive-Thru to create another drive-thru lane for ordering. I am to understand this will most likely extend the business much closer to my property to enable the business to take more orders and collect more revenue.

I have lived at my home for over 20 years. Throughout that time, my quality of life has been constantly affected by this business. From the time I wake up until the time I go to sleep, I have to hear the noise that comes along with a 24-hour drive-thru in my yard. Loud music, screaming customers, trash, drain and sewer issues just to name a few. I am not able to enjoy my yard due to customers of that location coming to the side of the property and using the bathroom on the fence or using the back corner of the parking lot for illegal activity. The back of the location is used as a hangout and people use drugs and leave their paraphernalia on the ground that then comes under the fence and into my yard. That is a major concern when my 5 year old daughter picks up a used hypodermic needle next to the fence. Over the years my family has been fined by the City of Springfield for trash that gets blown under the fence by McDonalds maintenance workers. I feel it is not my fault or created by me and shouldn't be my responsibility, but once it's under the fence, it's now my trash in the eyes of the city. Picking up several trash bags of garbage every two weeks is uncalled for when it's not even from my family. When I called McDonalds about this matter, they directed me to the corporate office. After discussing this with corporate, they advised I would hear from someone at this location and I never did. Normal yard clean up takes hours when you have to take care of another person's garbage.

This is a family home that has been passed down from generation to generation over the past 50 years. It is not just a complaint. This is our family's home and now this large corporation is trying to take more of our peace of mind and make even more money, while we work and scrape to pay our bills and taxes while listening to their 24-hour-a-day parking lot concerts and picking up their garbage. My five-year-old daughter is woken up multiple times at night due to the disturbances of McDonalds. Previous tenants were unable to sleep and have moved out due to these disturbances. I have called this location multiple times when this happens, begging to ask the person at the window to please keep it down or to make a sign that says please keep radio down (I have seen these at other McDonalds locations that are located near homes) and nothing changes. The same issues persist.

After the 2007 special permit, I was awoken to my street being torn up and being used as an access point to reconstruct. My plumbing was disturbed at that time and has never been the same since. I get constant sand and clogging. Every four months my home begins to smell like rotten meat from my drains. It also happens to my neighbor at 6 Etna Court. When the Water and Sewer Commission came to assess the issue, I was told by the head of the project that he has been the main person working on our drain and sewer system for over 20 years. He stated that McDonald's employees pour grease and flush dirty towels down their drains and he and his crew have to come fix it all the time. I was told they only receive a small fine but my neighbors and my family are the ones that pay the price. Every time they have to "fix it" they send down a machine that backs up all my draws and sends sewer water back out of my drains and into my home and onto the floors. I was told by them to get a lawyer and ask McDonald's to pay the

Attachment: McDonald's letter-Headley-03.29.21 (6070 : 809 Boston Road)

cleaning bill. I again called to corporate to discuss the situation and was told someone would get back to me and again, nothing. I have spent thousands of dollars on products and plumbers. The smell still wakes us up at 5am and stays in the house for 24 hours no matter how many windows you open or candles you burn.

You are now asking me to give up what little I have left of my family's comfort for one of the biggest companies in the world. I am expected to personally and legally argue a giant real estate company, that has a senior attorney at their disposal, to keep my home as comfortable as possible and was given minimal lead time and limited information on what was being planned. I had to call the City of Springfield to obtain that information. I have video from my home cameras showing a surveyor in my yard, taking measurements without even announcing himself. When asked what he was doing in my yard he told me he didn't know. When further questioned he said he was looking for markers. At what point do I even have any rights in my own yard? When I walk out my front door, the first thing I see is McDonalds. I can already see the illuminated menu and spotlights that pour into my windows. I honestly could probably order McDonald's from my front porch with ease. How much closer should this drive-thru be before it is in my daughter's bedroom?

I do not agree to anything that brings the business any closer to my property than it already is. I refuse any special permit incited by McDonald's Real Estate Company that includes any changes to my property line or deed.

Sincerely,

Erica Headley
Resident
11-13 Etna Court
Springfield, MA 01119

Attachment: McDonald's letter-Headley-03.29.21 (6070 : 809 Boston Road)



City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 6110)

Meeting: 04/26/21 07:00 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 6110

**For a Special Permit to Operate a Medical Treatment Facility,
with No Overnight Stay, at the Property Known as 281
Cottage Street (03310-0301) (Book #221/Page#594), as
Allowed by M.G.L. and the Springfield Zoning Ordinance,
Article 4, Table 4-4, Section 10.3.**

Request:	See Above
Owner:	1626 Bay Street, LLC
By:	Michael Martone
Petitioner:	Recovery Connection Centers of America, Inc.
By:	Michael Brier

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

for a special permit to operate a medical treatment facility, with no overnight stay, at the property known as 281 Cottage Street (03310-0301) (Book #221/Page#594), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 10.3.

Mailing Address:

1626 Bay Street
 Springfield, MA 01109

Owner:

1626 Bay Street, LLC

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

By: 
 Micheal Martone

Mailing Address:

381 Wickenden Street
 Providence, RI 02903

Petitioner:

Recovery Connection Centers of America,
 Inc.

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

By: 
 Micheal Brier

Attachment: Cottage_St_281_Tax_Formal (6110 : 281 Cottage Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

3/11/2021

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 : 1626 Bay Street
Petitioner : Recovery Connection Centers of America, Inc.
Landlord : 1626 Bay Street, LLC

Christy L. Leland

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

**281 COTTAGE STREET (03310-0301)
MEDICAL TREATMENT FACILITY, NO OVERNIGHT STAY**

General Information

Petitioner:	Recovery Connection Centers of America, Inc.
Request:	To operate a medical treatment facility, with no overnight stay.
Proposed use of the property:	Medical Treatment Facility
Size:	35,650 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: 4-12-21
Tax Status:	SEE ATTACHED
Site Visit:	4-15-21
Hearing Date:	4-26-21/5-3-21

Staff Analysis

Neighborhood characteristics:

The property is zoned Industrial Park located is located within the Cottage Street Industrial Park. The surrounding land uses include:

- To the north is a cemetery zoned Industrial A.
- To the south is a large solar field zoned Industrial Park.
- To the east is a church zoned Industrial Park.
- To the west is a an ATM zoned Industrial Park.

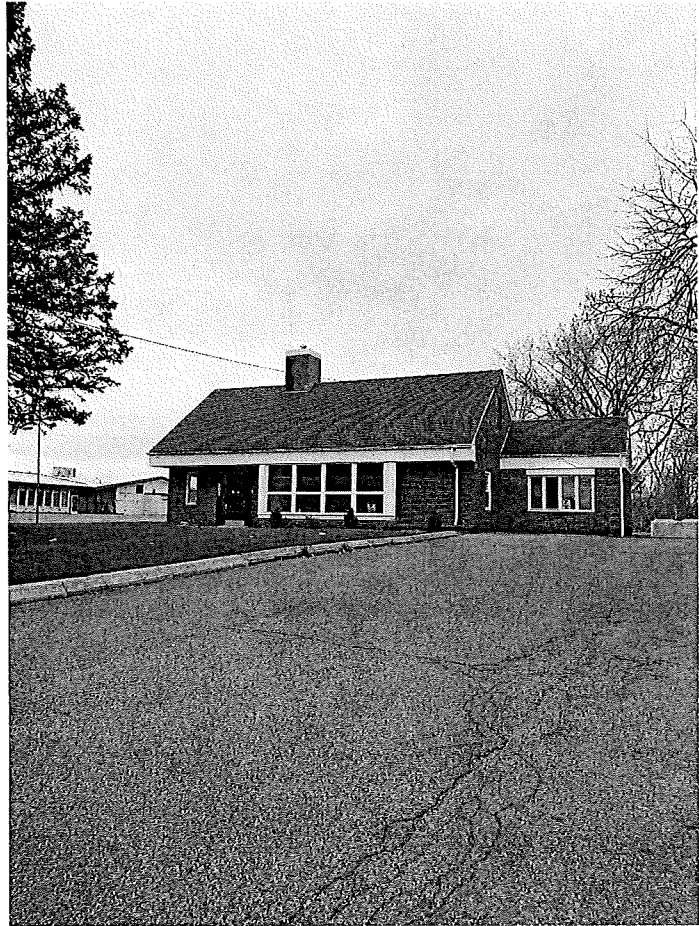
Site plan review:

The petitioner has requested a special permit to operate a medical clinic, with no overnight stay, at the property known as 281 Cottage Street. This site is currently vacant and was formerly used as the offices for the International Brotherhood of Electrical Workers, Local 2324.

After reviewing the submitted site plans and information, the staff does not object to the proposed use. As noted above, the petitioner intends to operate medical clinic at this location known as Recovery Connection. The information submitted indicates that this company provides "...medication for addiction treatment". They indicate that in combination with medication they provide "...counselling and behavioral therapies to

provide a whole-patient approach to the treatment of substance abuse disorders". The information submitted indicates they operate similar uses in a number of other cities in Massachusetts.

Overall, while the staff would prefer to see more "industrial" type uses located within this area, as noted above, this building is currently set up for an office use. Additionally, the staff does believe that this type of use is better located in areas like this, which do not directly abut residential uses or neighborhoods.



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 medical facility, with no overnight stay, at the property known as 281 Cottage Street (03310-0301).
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. There shall be no loitering allowed at this property.
5. Any and all permits required by the Springfield Health Department shall be obtained, prior to the issuance of a Certificate of Occupancy.
6. Management information of this facility shall be supplied to the Springfield Police Department.
7. 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.

RECOVERY CONNECTION CENTERS OF AMERICA, INC.
281 Cottage Street
Springfield, MA 01105

CITY COUNCIL
SPECIAL PERMIT

EXHIBIT A

Recovery Connection Centers of America, Inc. d/b/a Recovery Connection, a Rhode Island professional corporation authorized to transact business in Massachusetts (the “Applicant”) operates substance use disorder treatment centers in Rhode Island and Massachusetts. The Applicant offers, among other services, substance abuse diagnostics, treatment plans and recovery support, and counseling. The Applicant only prescribes and does not dispense medication. In addition, those who seek services from the Applicant are those who wish to maintain a productive and healthy lifestyle. A copy of the Applicant’s brochure detailing its mission statement and operations is attached hereto as *Exhibit 1*.

The Applicant now seeks to provide its services to residents of the City of Springfield (the “City”). The Applicant has identified the property located at 281 Cottage Street (the “Property”) as the ideal location for its operation as it offers the appropriate sized space and is located in a secluded area surrounded by commercial uses. The Applicant has leased the Property from the current property owner.

The existing structure on the Property is a one story commercial building with a basement and is located within the Industrial Park zoning district. Pursuant to the Zoning Ordinance, the Industrial Park district’s general purpose is to provide light industrial, research and development, and smaller flexible buildings that include office and light industrial uses. The Applicant proposes to use the Property as a medical office to treat patients on an outpatient basis only. A “medical office, clinic, or treatment facility, no overnight” is a permitted use with a special permit in the Industrial Park district. The Applicant is not proposing any exterior changes or construction to the existing building whatsoever.

Pursuant to Table 7-1 of the Zoning Ordinance, medical offices require three spaces per 1,000 square feet of Net Floor Area. The Applicant’s space is 1,515 square feet thereby requiring five parking spaces. The Property has at least thirteen paved parking spaces and therefore the Applicant’s proposed use complies with the parking requirements under the Zoning Ordinance.

Pursuant to Section 12.4.60, special permits shall be granted only upon a written determination that the site is suitable for the proposed use, the application satisfies any specific requirements set forth in the Zoning Ordinance in relation to the particular use, and the proposed use is in harmony with the general purpose and intent of the Ordinance and will not have a material adverse impact on the City or the neighborhood. The determination of potential adverse impact shall include the consideration of the following:

1. Traffic flow and safety, including parking and loading, both on-site and off-site;
2. Adequacy of utilities and other public services;
3. Character and intensity of surrounding land uses;
4. Impacts on the health, safety and welfare of the surrounding area;
5. Impacts on the natural environment;
6. Minimize impacts on historic resources; and
7. Potential fiscal impact, including impact on city services, tax base, and employment.

The Applicant submits that the proposed use is suitable for the area and complies with all other provisions of the Zoning Ordinance. The Applicant's proposed use is also in harmony with the general purpose and intent of the Ordinance and will not have a material adverse impact on the City or the neighborhood, which shall be demonstrated as follows:

- (1) Traffic flow and safety, including parking and loading: The Applicant will be providing an abundance of off street parking. Moreover, the Applicant's typical patient utilizes public transit. In fact, approximately 80% of the Applicant's clients utilize safe easy access by public bus, train, or other forms of public transit. Therefore, the amount of traffic will be minimal. The Applicant does not anticipate that safety and traffic concerns will be an issue at this location.
- (2) Adequacy of utility and other public services: The Applicant will be utilizing existing utilities and public services connected to the existing structure. The Applicant will not be increasing the demand for any public utility services nor is it reconstructing, redeveloping, or altering the existing structure that would require a change to the existing utilities.
- (3) Character and intensity of surrounding land uses: The Applicant's proposed use as a medical office compliments the Industrial Park's general purpose for light industrial and office uses. Additionally, the Property directly abuts commercial uses therefore the Applicant's proposed use is in conformance with the surrounding area.
- (4) Impacts on the health, safety and welfare of the surrounding area: Assisted recovery is considered the gold standard for recovery treatment as it provides a path back to employment and will stabilize current jobs. Given the existing COVID-19 crisis, there is an even greater need for behavioral health services. Accordingly, the Applicant will be providing the City residents with access to an established reputable substance use disorder treatment center, which will greatly benefit the City's most vulnerable community members. Additionally, the Applicant will benefit the

community as a whole by helping residents become productive, healthy, and tax paying neighbors.

- (5) Impact on natural environment: The Applicant's use will have no impact on the natural environment. The Applicant is not altering the existing structure whatsoever.
- (6) Minimize impacts on historical resources: The Property is not a Historic Resource Property as defined in the Zoning Ordinance nor is the Applicant proposing to demolish or rehabilitate the existing structure on the Property. The Applicant does not intend the proposed use to impact any historical resources.
- (7) Potential fiscal impact, including impact on City services, tax base, and employment: The potential fiscal impact on the City is great as the Applicant will be offering new positions for employment and will be contributing to the City's commercial tax base. The Applicant will also be assisting community members in combating substance use disorder issues, which will ultimately have an up-stream fiscal benefit to the City. Importantly, medicated assisted treatment has helped decrease the accidental overdose rates in many communities. Those once considered in the shadows now have a safe and comprehensive treatment thereby decreasing community stigma.

EXHIBIT 1

Attachment: Cottage_St_281_2021 (6110 : 281 Cottage Street)



**RECOVERY
CONNECTION**
The path to a NEW You!

(877) 557-3155
www.drughelp.info

OUR LOCATIONS:

381 Wickenden St.
Providence, RI

59 Broadway
Taunton, MA

7 North Main Street
Attleboro, MA

365 Westgate Drive
Brockton, MA

281 Cottage Street
Springfield, MA

222 North Main Street
Natick, MA

560 Lincoln Street
Worcester, MA

54 Middlesex Turnpike
Burlington, MA

145 Faunce Corner Mall Rd.
Dartmouth, MA

CONTACT US:

Recovery Connection
(877) 557-3155
michael@drughelp.info
www.drughelp.info

OUR MISSION:

The mission of Recovery Connection Centers of America is to provide the highest quality medical and behavioral health treatment to those afflicted by substance abuse dependency within the various communities in which we treat. We will assist our clients suffering from this terrible affliction through the latest advances in medication for addiction treatment (MAT) as a complementary, innovative practice to be utilized alongside proven therapeutic modalities. In order to achieve this goal, we have designed our offices to provide eligible clients comprehensive pharmacologic and behavioral interventions. We assist each client to abstain from illicit substances, improve their mental health and physical wellbeing and reintegrate themselves as productive members in our communities.

WHAT WE DO

Medication Assisted Treatment

Medication for addiction treatment (MAT) is the use of medications, in combination with counseling and behavioral therapies, to provide a "whole-client" approach to the treatment of substance use disorders. Medications used in MAT are approved by the Food and Drug Administration (FDA) and MAT programs are clinically driven and tailored to meet each patient's needs. Research shows that a combination of medication and therapy can successfully treat these disorders, and for some people struggling with addiction, MAT can help sustain recovery. MAT is also used to prevent or reduce opioid overdose.

LEARN MORE

MAT is primarily used for the treatment of addiction to opioids such as heroin and prescription pain relievers that contain opiates. The prescribed medication operates to normalize brain chemistry, block the euphoric effects of alcohol and opioids, relieve physiological cravings, and normalize body functions without the negative and euphoric effects of the substance used.

MAT EFFECTIVENESS

In 2018, an estimated **2 million** people had an opioid use disorder which includes prescription pain medication containing opiates and heroin. MAT has proved to be clinically effective and to significantly reduce the need for inpatient detoxification services for these individuals. MAT provides a more comprehensive, individually tailored program of medication and behavioral therapy that address the needs of most patients. The ultimate goal of MAT is full recovery, including the ability to live a **self-directed life**.

MAT OUTCOMES

- ♦ Improve client survival
- ♦ Increase retention in treatment
- ♦ Decrease illicit opiate use and other criminal activity among people with substance use disorders
- ♦ Increase clients' ability to gain and maintain employment

WHO WE ARE

Recovery Connection Centers of America

(RCCA) is physician owned medical practice that provides addiction medicine and counseling services to individuals seeking assistance with their recovery.

Our practice focuses on opioid dependency. RCCA has practiced robust and comprehensive opioid dependency care to our clients since 2016, starting in Rhode Island and currently throughout Massachusetts.



"Recovery is something that you have to work on every single day and it's something that doesn't get a day off."

– Demi Lovato

"Our greatest glory is not in never failing but in rising up every time we fail."

– Ralph Waldo Emerson

EXHIBIT B

Attachment: Cottage_St_281_2021 (6110 : 281 Cottage Street)

Doc:221,594 04-17-2020 9:45
Ctf#:38780

MASSACHUSETTS STATE EXCISE TAX
HAMPDEN COUNTY LAND REGISTRATION
Date: 04-17-2020 @ 09:45am
Ct1#: 68
Fee: \$1,048.80 Cons: \$230,000.00

KNOW ALL MEN BY THESE PRESENTS THAT, LOCAL UNION 2324,
INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS
BUILDING CORPORATION, a Massachusetts corporation, with a business address of
281 Cottage Street, Springfield, Hampden County, Massachusetts

In consideration of the amount of \$230,000.00

Grants to 1626 BAY STREET L.L.C. a Massachusetts limited liability company, with a
principal address of 1626 Bay Street, Springfield, Massachusetts,

with WARRANTY COVENANTS

The land in Springfield, Hampden County, Massachusetts, with the buildings thereon
bounded and described in a document attached hereto and incorporated herein and
marked as "Exhibit A".

Being the same premises conveyed to the grantor herein by deed dated March 30, 1983
and recorded in the Hampden County Land Registry as Document #66577, being
Certificate of Title #20733.

Being the premises more commonly known as 281 Cottage Street, Springfield
Massachusetts.

Attachment: Cottage_St_281_2021 (6110 : 281 Cottage Street)

Executed as a sealed instrument this 20th day of March, 2020

Gerard B. Matthews
Gerard B. Matthews, Witness

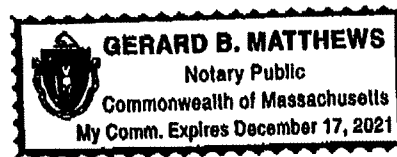
Brian Stanton
By: Brian Stanton, President

Jeremy Dillensneider
By: Jeremy Dillensneider, Treasurer

Commonwealth of Massachusetts
Hampden County

On this 20th day of March, 2020 before me, the undersigned notary public, personally appeared Brian Stanton and Jeremy Dillensneider,, each of whom proved to me by satisfactory evidence of identification, which was driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose on behalf of Local Union 2324, International Brotherhood of Electrical Workers Building Corporation.

Gerard B. Matthews
Gerard B. Matthews
Notary Public
My Commission Expires: 12-17-21



Attachment: Cottage St 281 2021 (6110 : 281 Cottage Street)

"Exhibit A"

The land in Springfield, Hampden County, Massachusetts, bounded and described as follows:

- NORTHERLY** by Cottage Street, one hundred fifty-five (155) feet.
- EASTERLY** by Lot #9 (nine) as shown on Plan No. 31465-D filed with Certificate of Title No. 14548, two hundred (200) feet.
- SOUTHERLY** by Lot #9 (nine) on said Plan, two hundred twenty and 71/100 (220.71) feet.
- WESTERLY** by land of Memorial Industrial Park, Inc., seventy-four and 54/100 (74.54) feet.
- NORTHERLY** by Lot #30 (thirty) as shown on plan hereinafter mentioned, sixty-one and 36/100 (61.36) feet.
- WESTERLY** by said Lot #30 (thirty), one hundred thirteen and 35/100 (113.35) feet.

Said land is shown as Lot #29 (twenty-nine) on Plan hereinafter mentioned.

All of said boundaries are determined by the Court to be located as shown upon subdivision plan numbered 30350-W, drawn by Smith Associates,, Surveyors dated March 1983, as modified and approved by the Court, a copy of a portion of which is filed with Certificate of Title No. 20733.

Subject to a Right of Way, a distance of 200 feet along the Easterly line of said premises and being 20 feet in width, for the benefit of Mario P. Cantalini, his heirs or assigns, the owner of Lot #9 (nine) on plan No. 31465-D, filed with Certificate of Title No. 14548.

Subject to easement rights as reserved in the deed of John Marron dated March 30, 1983 recorded in the Land Registration Office as Instrument #66577, being 60 feet along the Westerly line of Lot #29 and being 30 feet in width, extending from Cottage Street, Southerly.

Subject to drain easement to the City of Springfield as recited in Document No. 33977 and being shown on Plan numbered 30350-W.

Together with a right of passage over the private way as set forth in Document No. 35643.

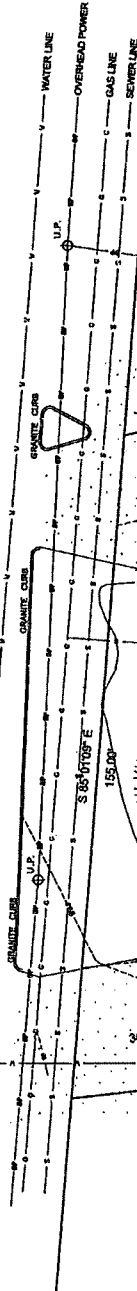
Attachment: Cottage St 281 2021 (6110 : 281 Cottage Street)

Subject to the reservations, easements and encumbrances as recited in Certificate of Title No. 20733.

Attachment: Cottage_St_281_2021 (6110 : 281 Cottage Street)

CHERYL A. COAKLEY-RIVERA, REGISTER
HAMPDEN COUNTY REGISTRY OF DEEDS
E-RECORDED

COTTAGE STREET



NF SHEA FAMILY HOLDINGS, LLC.
275 COTTAGE ST.
P.O. BOX 100239
ZONED: INDUSTRIAL PARK

NF COTTAGE HILL CHURCH
315 COTTAGE ST.
P.O. BOX 100239
ZONED: INDUSTRIAL PARK

PROPOSED INFORMATION
USE: MEDICAL SERVICES
HOURS OF OPERATION: Mon-Fri, 9am-5pm, Sat. 9am-2pm
NUMBER OF EMPLOYEES: 3



PLAN OF LAND
281 COTTAGE STREET
SPRINGFIELD, MA

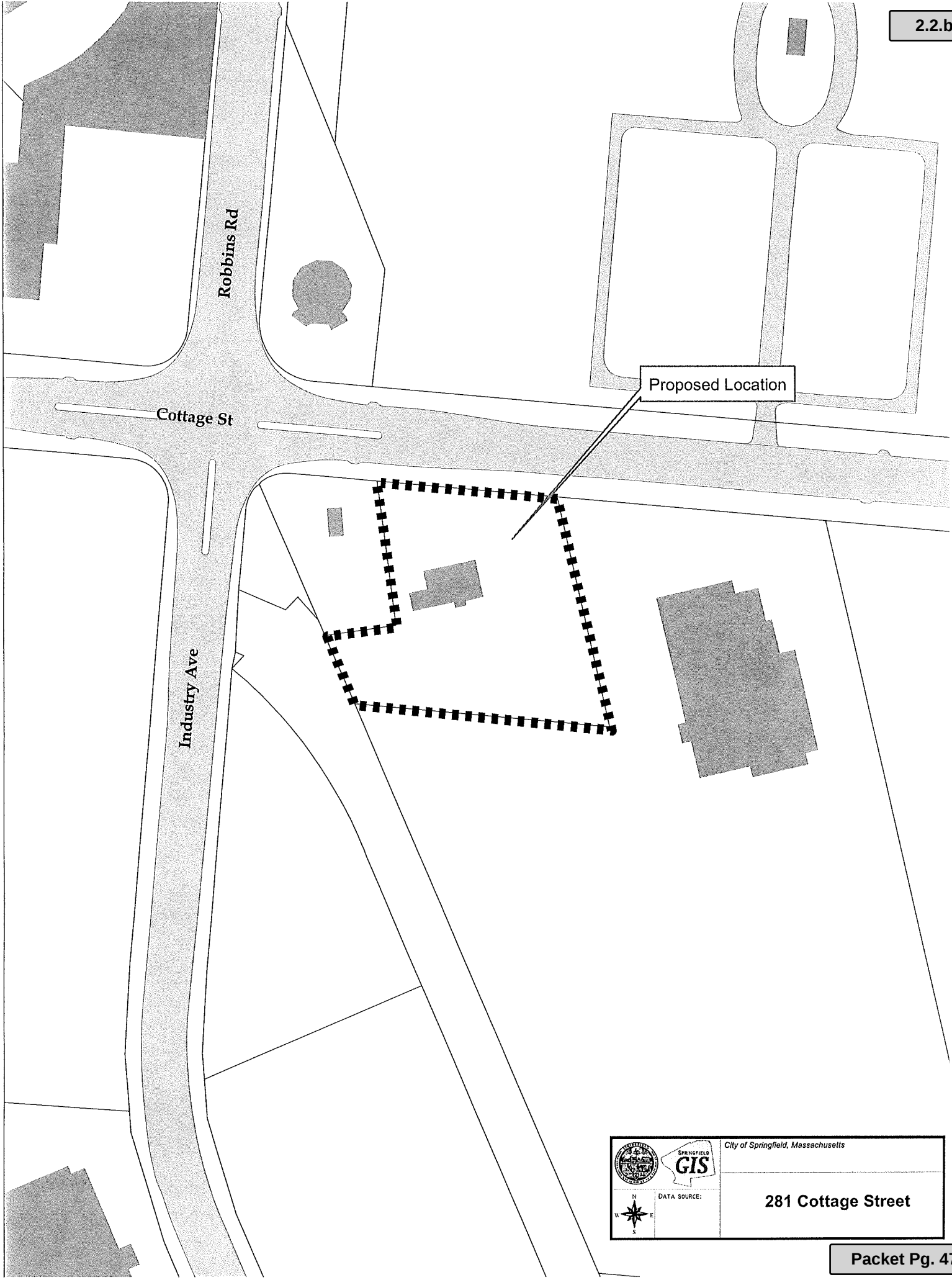
OWNED BY
1626 BAY STREET, LLC.
PREPARED FOR
**RECOVERY CONNECTION CENTERS
OF AMERICA**

DATE: 3/1/2021 SCALE: 1" = 20'
**SMITH ASSOCIATES
SURVEYORS, INC.**
48 BULLFINCH STREET - SUITE 1000
SPRINGFIELD, MA 01103 P: (413) 252-8841
F: (413) 252-8841
WWW.SMITHASSOCIATESINC.COM



NOTES:

- 1) LOCUS DEED REFERENCE = LC CITY # 34780
- 2) LOCUS PLAN REFERENCE = LCR00350-W
- 3) TOPOGRAPHIC INFORMATION BASED ON AN ASSUMED DATUM.
- 4) PROPERTY LOCATED IN THE INDUSTRIAL PARK ZONE PER THE SPRINGFIELD GIS.
- 5) SPRINGFIELD GIS PARCEL NUMBER: PDW005110001.
- 6) UTILITY LOCATIONS SHOWN HEREON ARE BASED ON INFORMATION FROM DEEDS AND PLANS OF RECORD. INFORMATION PROVIDED BY THE SPRINGFIELD ENGINEERING DEPARTMENT, DIG-SAFE MARGINS AND SURFACE FEATURES LOCATED BY SURVEY. THEIR LOCATIONS ARE APPROXIMATE AND DIG-SAFE SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION.



Attachment: Cottage_St_281_2021 (6110 : 281 Cottage Street)

			City of Springfield, Massachusetts
		DATA SOURCE:	281 Cottage Street



City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 6120)

Meeting: 04/26/21 07:00 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 6120

To Amend an Existing Special Permit (Pre-Existing, Non-Conforming Residential Use -Four or More Units), to Allow a Change in the Petitioner, at the Property Known as 87 Quincy Street (10015-0116)(Book#22683/Page#39), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 10, Section 10.1.41(B). T

Request:	See Above
Owner:	Mpower Capital, LLC
By:	Marianna Osipenko
Petitioner:	Mpower Capital, LLC
By:	Marianna Osipenko

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

to amend an existing special permit (pre-existing, non-conforming residential use -four or more units), to allow a change in the petitioner, at the property known as 87 Quincy Street (10015-0116)(Book#22683/Page#39), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 10, Section 10.1.41(B).

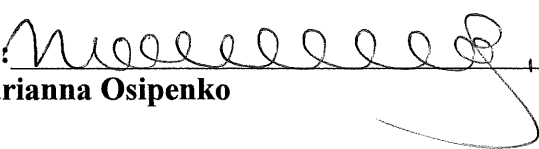
Mailing Address:

12 Stagecoach Drive
 Sudbury, MA 01776

Owner & Petitioner:

Mpower Capital, LLC

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

BY:  owner/
 Marianna Osipenko Manager

Attachment: Quincy_St_87_Tax_Formal (6120 : 87 Quincy Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

3/19/2021

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 : 87 Quincy Street
Petitioner : Mpower Capital, LLC
Landlord : Mpower Capital, LLC

Christopher Lapato

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

**87 QUINCY STREET (10015-0116)
AMEND AN EXISTING SPECIAL PERMIT
(RE-OPEN PRE-EXISTING, NON-CONFORMING RESIDENTIAL STRUCTURE
CONTAINING FOUR (4) OR MORE UNITS)**

General Information

Petitioner:	Brittany Mooreland
Request:	For a special permit to renovate and reopen a pre-existing, non-conforming residential structure containing four (4) or more units.
Proposed use of the property:	The property is a four (4) unit building.
Size:	3,938 s.f.
Compatibility with current planning documents:	The Old Hill Neighborhood Plan does not show any changes to this area.
Neighborhood council notification:	Old Hill Neighborhood Council: 4-12-21
Tax Status:	SEE ATTACHED
Site Visit:	4-15-21
Hearing Date:	4-26-21/5-3-21

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Residence B. This area is predominantly residential.

- To the north are two-family houses zoned Residence B.
- To the south is a two-family house zoned Residence B.
- To the east is a four-family house zoned Residence B.
- To the west is a four-family homes zoned Residence B.

Site plan review:

The petitioner has requested to amend an existing special permit (renovate and reopen a four (4) unit building), granted in March 2020, by allowing a change to the petitioner at the property known as 87 Quincy Street.

As noted above, this property received a special permit back in 2020 as the structure had been vacant for a number of years and was in very poor condition. The petitioner intended to renovate the structure and open it back up as a four (4) family dwelling. The renovation work was never completed to the property and has now been sold to a new owner who has started to renovate the property.

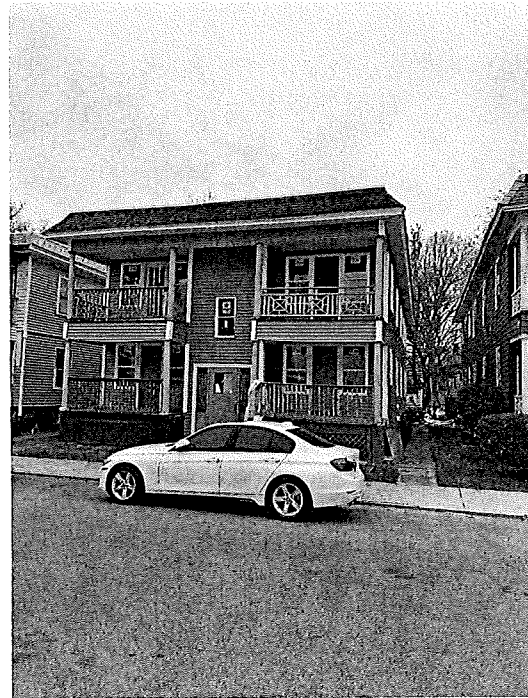
As with all special permits for the renovation and re-opening of non-conforming uses, the staff wants to ensure that the work being completed will be done to Housing Quality Standards and that the owner has a long term management plan in place.

As requested, the petitioner has submitted a rehabilitation plan which outlines the works to be completed. The petitioner has also indicated that Armory Property Management, based in Springfield, will be the on-site managers for this property.

After visiting the site, it was noted that work has already begun at the property. It is the staff's understanding that this work was started prior to knowing the special permit needed to be amended. All work has stopped until the special permit has been approved.

It was also noted during the site visit that the contractor doing the renovation work had been using the back yard to store all the removed debris from the house (see attached photos). The staff immediately informed the owner that this situation was completely unacceptable and the owner has assured the staff that this issue would be addressed. The staff will verify that all the debris has been removed before recommending approval of this special permit. To the staff, this situation only reinforces the need for full time, on-site management of the property.

Overall, the staff is always in favor of seeing these properties rehabilitated, however, as noted above, if not properly managed these properties can have just a detrimental effect on the neighborhood as does a vacant property. The staff believes that the issue at this property will be resolved and believes the owner will make a concerted effort to avoid these types of situations in the future.



Attachment: Quincy_St_87_2021 (6120 : 87 Quincy Street)

Recommendation

Approve, with conditions.

Recommended Conditions

1. This special permit is granted to this petitioner or its successor's it assigns.
2. This special permit is granted solely for the renovation and reopening of a pre-existing, non-conforming residential structure at the property known as 87 Quincy Street (10015-0116).
3. This shall only be a four (4) unit building.
4. Management information, including a contact telephone number, shall be supplied to the Police Department and Building Department and shall be posted on the front of the building.
5. The property shall be maintained graffiti free.
6. All areas shall be maintained and kept free of trash and debris.
7. The public tree belt and sidewalk shall be maintained, including snow removal and mowing.
8. An inspection shall be completed by the Office of Housing to verify all work needing to be completed at the property and to ensure work is completed up to Housing Quality Standards.
9. 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

3/19/2021

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 : 87 Quincy Street
Petitioner : Mpower Capital, LLC
Landlord : Mpower Capital, LLC

Christopher M. Minto

MPower Capital, LLC
87 Quincy Street, Springfield MA 01109
Requested Documentation for Re-Opening of Non-Conforming Special Permit

1. Detailed rehabilitation plan, including lead paint hazard controls.

- Clean up debris in front & back yards
- Replace siding (grey)
- Reinforce balconies to ensure safety
- Replace right narrow strip of the roof shingles
- Replace all doors/locks
- Replace all windows
- Clean up common spaces – refinish flooring, paint, ensure bannisters are safe
- Clean-up all garbage from inside units
- Add insulation and dry wall as needed
- Complete plumbing work as needed
- Add electric heat to units
- Refinish hardwood floors
- Install Life Proof Flooring in all rooms that do not have salvageable hardwood
- Replace kitchen cabinets, counters, appliances
- Install new vanities, toilets, tubs where needed
- Convert washer/dryer area into kitchen pantry (dry wall, shelving, doors)
- Convert bottom right unit 3rd bedroom into a living room by opening the wall with the kitchen (so all four units are 2 bedrooms)
- Repaint units
- Replace light fixtures
- Test for and remedy lead paint. Have Emerald Lead Testing Company test the property, if lead is found, they will remediate.

2. Rehabilitation Budget:

New Windows (all units)	\$12,000
Replace Siding	\$14,500
Landscaping	\$2,500
Replace necessary plumbing	\$15,000
Complete Electrical Work	\$7,500
New Kitchen (all units) - Cabinets, Counters, Appliances	\$18,500
Install Life Proof Flooring in bathrooms & kitchens	\$5,000
Replace Light Fixtures All Units	\$5,000
Repaint Units	\$8,500
Refinishing All Hardwood Floors	\$7,500
Replace toilets, bathroom vanities, tubs (all units)	\$3,000

Replace Outlets, Light Switches, Hardware (all units)	\$4,000
Miscellaneous Repairs	\$1,500
Final Cleaning	\$1,000

TOTAL REHAB **\$105,500**

3. Operating Budget

	Monthly	Annual
Income		
Unit #1 (2 bed)	\$900.00	\$10,800.00
Unit #2 (2 bed)	\$900.00	\$10,800.00
Unit #3 (2 bed)	\$900.00	\$10,800.00
Unit #4 (2 bed)	\$900.00	\$10,800.00
Total Income	\$3,600.00	\$43,200.00
Expenses		
Mortgage Payment (Monthly)	\$1,182.35	\$14,188.25
If Not Included in Mortgage:		
Add: Annual Property Tax	\$300.00	\$3,600.00
Add: Annual Property Ins.	\$150.00	\$1,800.00
Utilities:		
Electric (Common)		
Water and Sewer (Annual)	\$333.33	\$4,000.00
Monthly Management Fees	\$288.00	\$3,456.00
Trash Removal	\$30.00	\$360.00
Yard Maintenance & Snow Removal	\$60.00	\$720.00
Set Aside Monies For:		
Vacancies (10%)	\$360.00	\$4,320.00
Maintenance & Repairs (10%)	\$360.00	\$4,320.00
Total Expenses	\$3,063.69	\$36,764.25
NET INCOME/LOSS	\$536.31	\$6,435.75

4. Other properties owned by MPower Capital, LLC:

9-11 Ellsworth Street
Springfield, MA 01108

13-15 Hillman Street
Chicopee, MA 01020

5. Property Management/Security Plans

The renovation is being handled by:

Premier Building & Remodeling
169 William Street
Springfield, MA 01105
(413) 331-6633

The General Contractor overseeing all the work is Zackary Hickman.

During the renovation, the property is kept locked at all times when there are no work crews inside.

**DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD, MASSACHUSETTS**

TO:

DATE: March 17, 2020

DEPARTMENT:

FROM: Tasheena M. Davis, Esq.

COPIES TO:

DEPARTMENT: City Clerk

SUBJECT: 87 Quincy St

This is to inform you that at a meeting held on Monday, February 24, 2020, it was voted by the City Council according to law to grant a request for a special permit to re-open a pre-existing non-conforming residential use (four or more units), at the property known as **87 Quincy Street** (10015-0116)(Book #22683/Page #39), as allowed by M.G.L and the Springfield Zoning Ordinance Article 10, Section 10.1.41(B) to:

Owner: **Timothy Kirsch** By: **Timothy Kirsch**Petitioner: **Brittany Moreland** By: **Brittany Moreland**

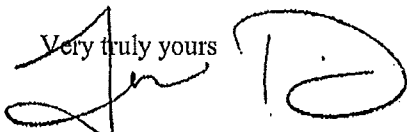
The special permit is granted with the following conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the renovation and reopening of a pre-existing, non-conforming residential structure at the property known as 87 Quincy Street (10015-0116).
3. This shall only be a four (4) unit building.
4. Management information, including a contact telephone number, shall be supplied to the Police Department and posted on the front of the building.
5. The property shall be maintained graffiti free.
6. All areas shall be maintained and kept free of trash and debris.
7. The public tree belt and sidewalk shall be maintained, including snow removal and mowing.
8. An inspection shall be completed by the Office of Housing to verify all work needing to be completed at the property and to ensure work is completed up to Housing Quality Standards.
9. 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 fines 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. (4.) To incorporate the Planning Staff Analysis into the decision as the basis of the findings.

This permit becomes effective on March 17, 2020.

Very truly yours



Tasheena M. Davis, Esq.
City Clerk

TMD/rmc

Attachment: Quincy_St_87_2021 (6120 : 87 Quincy Street)

Stebbins St

Proposed Location

Quincy St

Attachment: Quincy_St_87_2021 (6120 : 87 Quincy Street)

Tyler St

 SPRINGFIELD MASSACHUSETTS	City of Springfield, Massachusetts
	87 Quincy Street



DATA SOURCE: