



CITY COUNCIL

City Clerk's Office 5/12/2021 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 May 17, 2021** at 07:00 PM.

City Clerk

Hearings

7:00 PM Meeting called to order on May 17, 2021 at Virtual Meeting (Zoom) , Virtual Meeting, N/A, NA.

Moment of Silence - Pledge of Allegiance

Petitions

- (1.) Eversource Gas- Cabinet Installations

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.) For a Special Permit to Operate a Trash Hauling Service Facility at the Property Known as 4 Birnie Avenue (01480-0006)(Book#23369/Page#527), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 15.3.

Request: See Above
Owner: Hann Realty Berkshire, LLC

By: Daniel Hannoush
Petitioner: Hann Realty Berkshire, LLC
By: Daniel Hannoush

- (4.) To Amend an Existing Special Permit (Motor Vehicle Sales, Motor Vehicle Painting And/Or Body Work, Motor Vehicle Repair & Maintenance and Mechanical Public Car Wash), Granted May 2014, by Allowing a Change to the Approved Site Plan, at the Properties Known as 603 East Columbus Avenue (04303-0595), 683 East Columbus Avenue (04303-0588), 322 Main Street (08130-0028), WS Main Street (08130-0020), SS Main Street (08130-0031) and SS York Street (12605-0036, 0043 & 0044) (Book#/Page# 21213, 342/13269, 366/20430. 398), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1, 12.3(2), and 12.3(5).

Request: See Above
Owner: Bar South Land Holdings LLC &
Columbus Avenue Realty, LLC
By: James E Balise, Jr.
Petitioner: Columbus Avenue Realty, LLC
By: James E Balise, Jr.

- (5.) For a Special Permit to Operate a Pet Funeral Operation (Crematorium) at the Properties Known as 142 Hancock Street (06250-0029)(Book#20904/Page#511), WS Hancock Street (06250-0028 & 0030)(Book#20904/Page#511) and NS Pendleton Avenue (09630-0022) (Book#20904/Page#511), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 8.5.

Request: See Above
Owner: Living Water Church of God, Inc.
By: Tania Barber
Petitioner: Elizabeth Lauren Atkins
By: Elizabeth Lauren Atkins



City Council
36 Court Street
Springfield, MA 01103

Meeting: 05/17/21 07:00 PM
Department: Department of Public Works
Category: General
Prepared By: Hector Velez
Initiator: Hector Velez
Sponsors:
DOC ID: 6155

TABLED

PETITION (ID # 6155)

Eversource Gas- Cabinet Installations

ORDER FOR LOCATION OF UNDERGROUND CONDUIT

WHEREAS, The Board of Public Works, to which was referred the petition of Columbia Gas of Massachusetts to install an above ground telemetry cabinets at existing Columbia Gas of Massachusetts regulation stations at the below locations:

<u>Location</u>	<u>Neighborhood</u>	<u>Location</u>	<u>Neighborhood</u>
Aster St @ Bay St	Bay	Chapin Te @ Armory St	Liberty Heights
Oak Grove @ Kenyon	Bay	Newbury St @ Liberty St	Liberty Heights
St James @ Albany	Bay & McKnight	Nottingham St @ Littleton St	Liberty Heights
Lucerne St @ Boston Rd	Boston Rd	Stafford St @ Cass St	Liberty Heights
Wallace St @ Boston Rd	Boston Rd	Armory @ Springfield	Liberty Heights
Allen St @ Sumner Av	East Forest Park	Huntington @ Main	Memorial Square
California @ Allen	East Forest Park	Chestnut St @ Liberty St	Metro Center
Roosevelt @ Cambria	East Forest Park	Walnut @ Hickory	Old Hill
Page Blvd @ Curve St	East Springfield	Bay St @ Bay Meadow Apts	Pine Point
Audubon @ White	Forest Park	Breckwood Blvd @ Apple St	Pine Point
Hancock @ Mill	Forest Park	State @ Insurance	Pine Point
Sylvan St @ Belmont Av	Forest Park	Wilbraham Rd @ Lakeside St	Pine Point / Upper Hill
Trafton Rd @ Elwood Dr	Forest Park	Bradley Rd @ Wilbraham Rd	Sixteen Acres
Washington @ Pineywood	Forest Park	Main @ Mill	South End
Ludlow @ Main	Indian Orchard	Massachusetts @ Wilbraham	Upper Hill
Oak @ Odessa	Indian Orchard		

WHEREAS, said petition Columbia Gas of Massachusetts telemetry cabinets was referred to the Board of Public Works on June 05, 2020; and

WHEREAS, On June 23, 2020 a Notice of a Public Hearing on Columbia Gas of Massachusetts telemetry cabinets, to be held on July 8, 2020, was sent by email, various Departments, Utility Companies, etc before the day of the hearing and posted on two public bulletin board a copy of which is attached a hearing of the Board of Public Works was held as scheduled by Zoom virtual meeting with the petitioner and interested parties.

WHEREAS, on July 8, 2020 the Board of Public Works reported thereon that, after careful consideration of petition Columbia Gas of Massachusetts telemetry cabinets to install aboveground telemetry cabinet to monitoring the gas system pressures in the area, thereby enhancing system safety, all as substantially shown on a plan attached with project name:

Springfield ER350 Cabinet Installations

Consisting of 7seven sheets, which plan is incorporated herein by reference and is on file in the office of the Engineering Division of the Department of Public Works, Springfield, Massachusetts.

WHEREAS, petition Columbia Gas of Massachusetts telemetry cabinets 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.
5. Said company shall indemnify and save harmless against all damages, costs and expenses whatsoever to which the City may be subjected in consequence of the acts or neglect of said Company, its agents or servants, or in any manner arising from the rights and privileges granted it by the City.
6. In addition said company shall, before a public way is disturbed for the laying of its wire or conduit, execute its bond in the penal sum of Ten Thousand Dollars (\$10,000) conditioned for faithful performance of its duties under this permit.
7. Said company shall comply with the requirements of existing Ordinances and orders and comply with any changes in Ordinances and orders as may hereafter be adopted by the Mayor and Council governing the construction and maintenance of buried cable, conduits and wires.
8. That any sidewalks that are damaged or removed will be replaced in kind and in accordance with the City of Springfield's Standard Specifications.
9. That ramps for the handicapped will be provided if and where required by law and in conformance with the Rules and Regulations of the Massachusetts Architectural Barrier Board.
10. That any curbing that is disturbed during construction will be reset to the established street grade using proper construction procedures.

11. That all proposed silo, manhole and hexhole covers will conform to and be compatible with established street, treebelt or sidewalk grades with suitable non-skid covers when in the sidewalk area.
12. That the Springfield Water and Sewer Commission be notified before construction begins. All installations of adjacent utilities must be a minimum of 4 feet from the existing water and/or sewer main, edge to edge of pipe.
13. That asphalt trench restoration be done in accordance with the City of Springfield DPW requirements.
14. That all conditions set forth in the respective order are complied with.

HISTORY:**05/03/21 City Council****REFER TO COMMITTEE****Next: 05/10/21**

Hector Velez stated Columbia would like to change the cabinet from underground to above ground. The Board of Public Works approved all but a petition near Forest Park.

Brian Meccareillo of Eversource Gas stated the stations provide a layer of safety.

Councilor Fenton asked if there are any plans or drawings.

Mr. Meccareillo stated there are drawings. He shared his screen and explained the drawings.

Councilor Fenton made a motion to refer the item to Committee, seconded by Councilor Davila. At present Councilors being in favor, the item was sent to Committee.

05/10/21 City Council**REFER TO COMMITTEE****Next: 05/17/21**

The item remained in committee.



City Council
36 Court Street
Springfield, MA 01103

Meeting: 05/17/21 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 11-13 Etna Court-abutter of 809 Boston Rd.

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, Deputy 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

Mr. 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.

04/26/21 City Council

CONTINUE

Next: 05/17/21

Councilor Williams explained the Petitioner has requested a continuance so they can continue working with the neighbor of the property.

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

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:

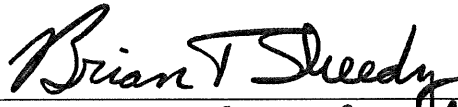
110 N. Carpenter Street
Chicago, IL 60607

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

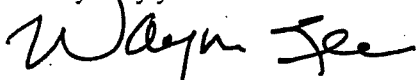
This is to inform you that at a meeting of the City Council held on Tuesday evening, May 29, 2007 it was voted by the City Council according to law to grant a special permit to Owner & Petitioner: McDonald's Corporation Northeast Region By: Francis Essien, to operate a drive-up service window at the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

GENERAL NOTES

- [illegible]

GENERAL GRADING & UTILITY PLAN NOTES

- [illegible]

GENERAL DEMOLITION NOTES

- [illegible]

ADA INSTRUCTIONS TO CONTRACTOR:

^a = number of subjects who were included; ^b = number of subjects who were excluded; ^c = number of subjects who were included in the final analysis.

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

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

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING

PROGRAM MANAGEMENT

LAND ACQUISITION

ENVIRONMENTAL

SUSTAINABLE DESIGN

PERMITTING SERVICES

TRANSPORTATION SERVICES

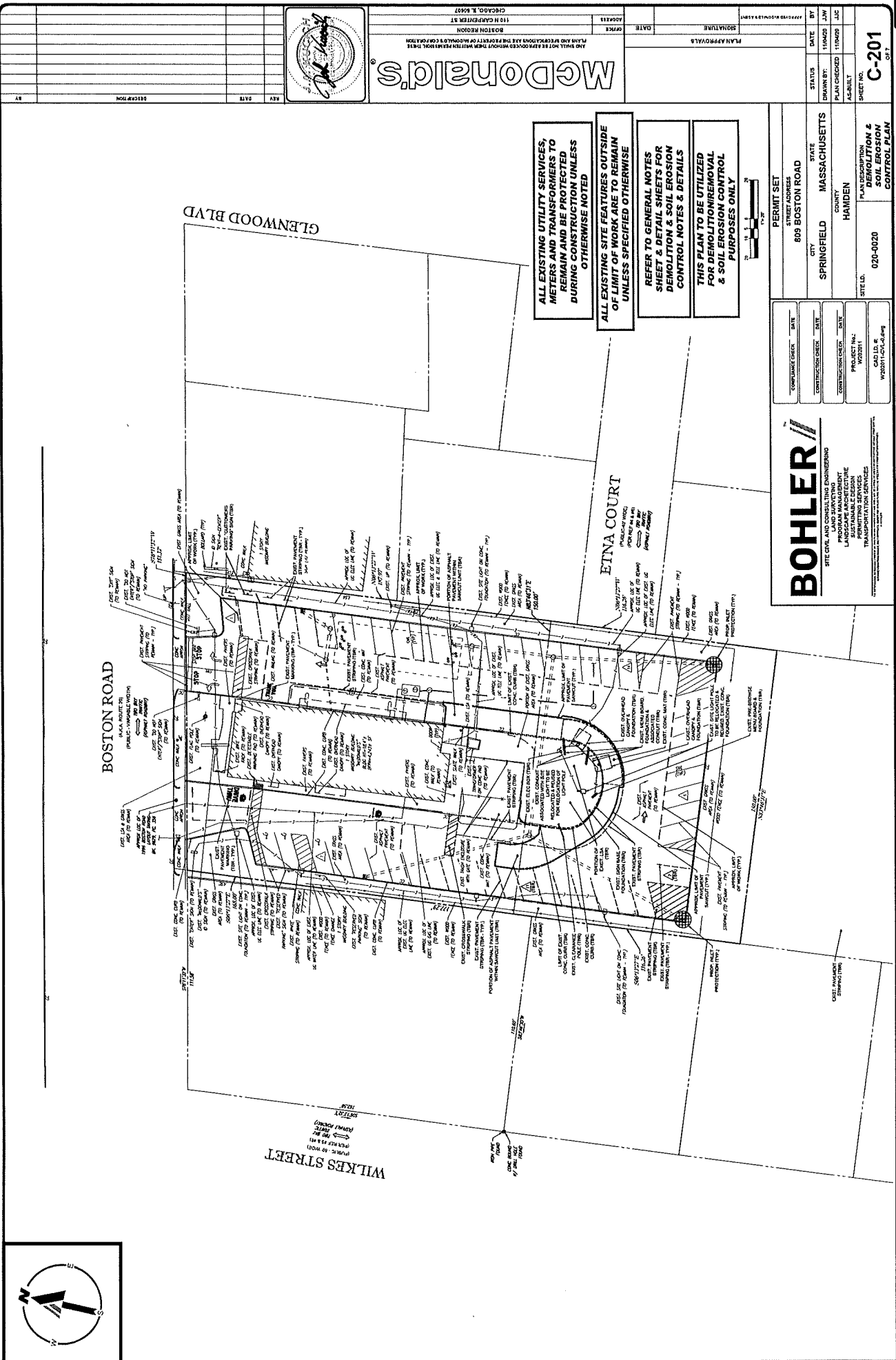
Bohler & Associates, Inc. is an Equal Opportunity Employer. Minorities and women are encouraged to apply. For more information, please contact: 10000 Highway 100, Suite 100, Houston, TX 77036-4400. Tel: 281-461-1000. Fax: 281-461-1001. Email: info@bohler.com. Website: www.bohler.com

COMPLAINEE CHECK	DATE	PERMIT SET	STREET ADDRESS	CITY	STATE	COUNTY	PLAN DESCRIPTION	SITE ID.
			808 BOSTON ROAD	SPRINGFIELD	MASSACHUSETTS	HAMDEN	020-0020	GENERAL NOTES SHEET CARL D. # 190231-1-CV-0-Amp

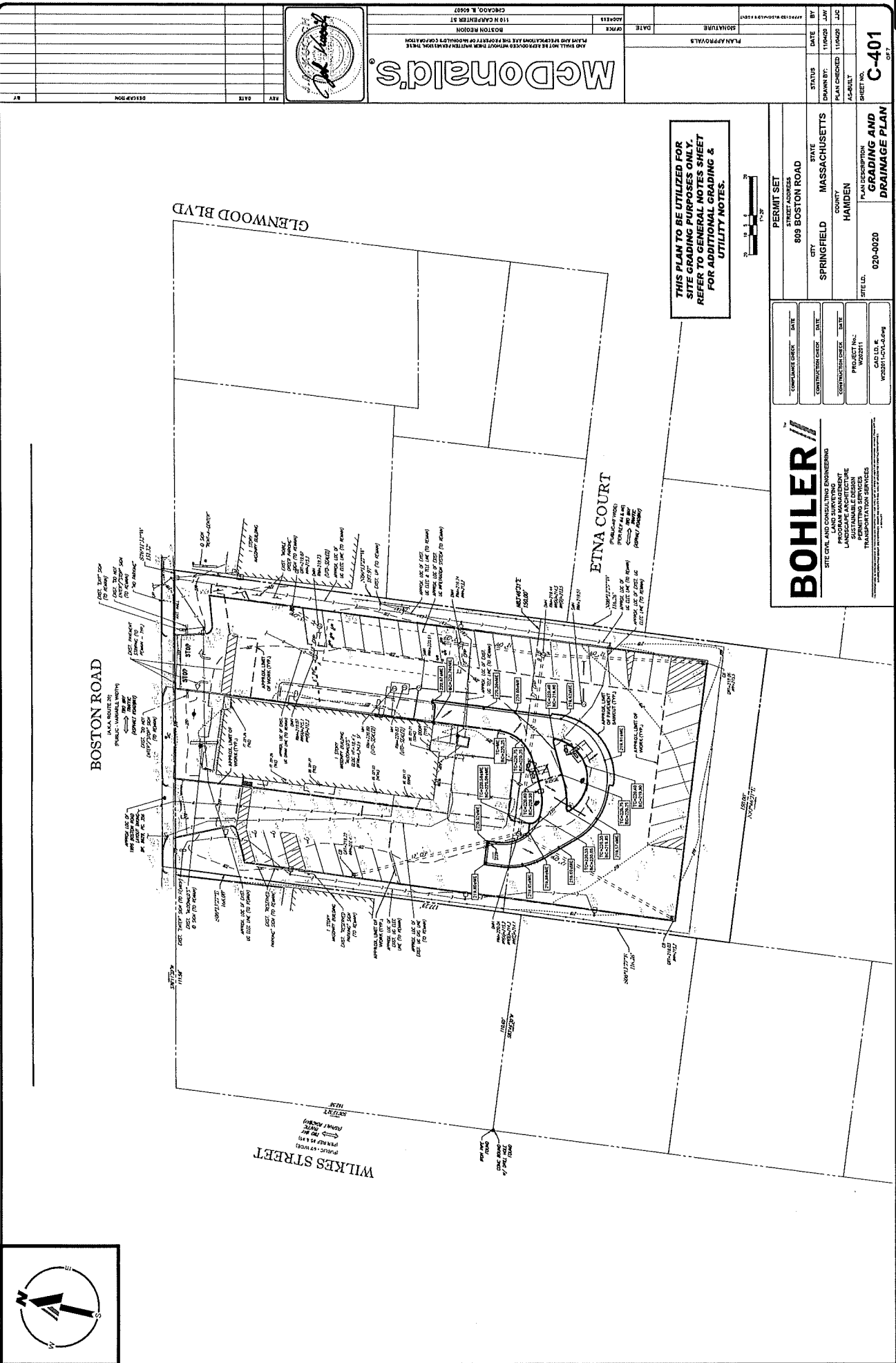
[illegible]

DATE	
OFFICE	10545111
	BOSTON REGION
	118 CAMPBELL ST
	CINCINNATI, E 10507

[illegible][illegible]



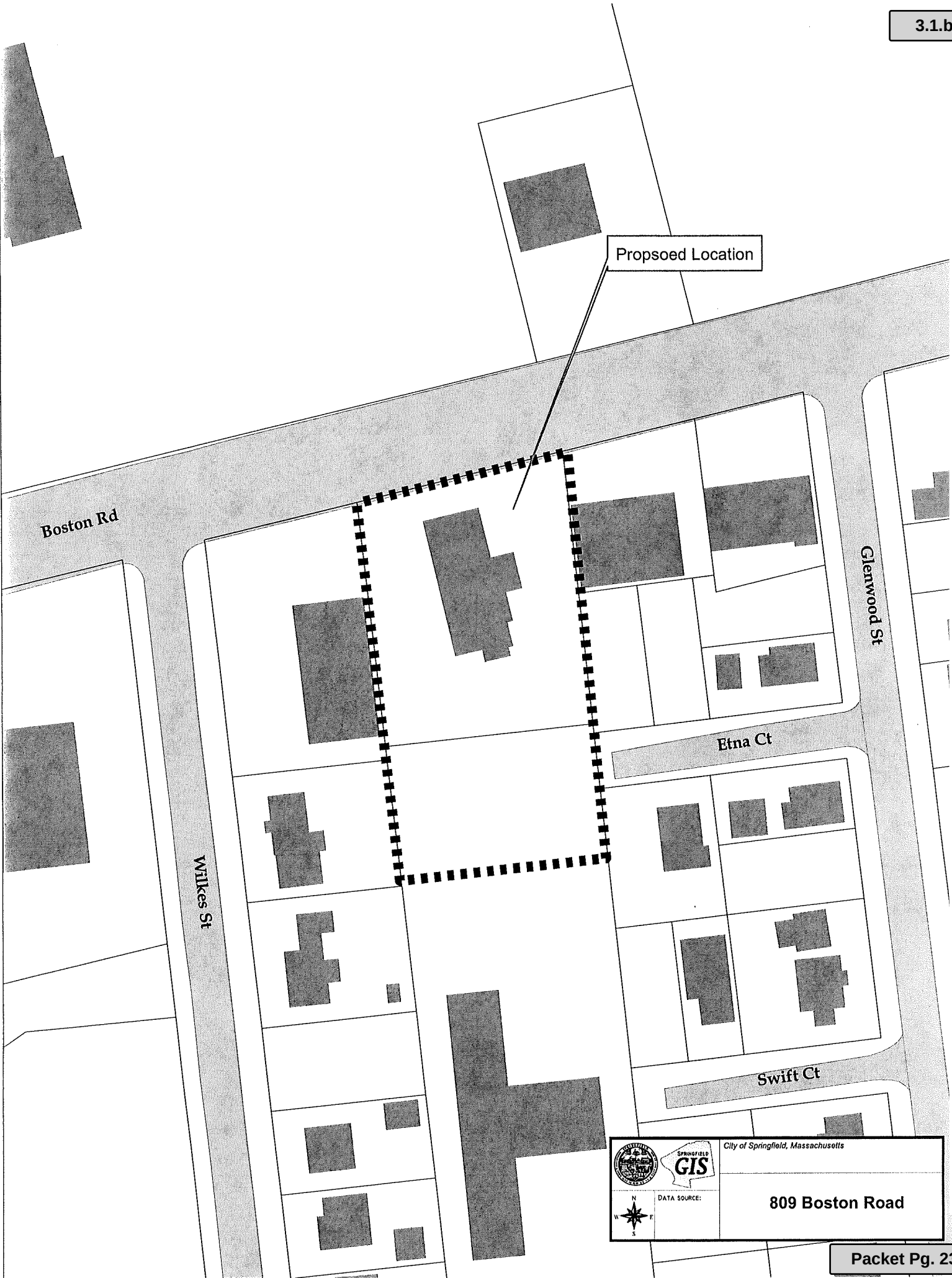
Attachment: Boston_Rd_809_2021 (6070 : 809 Boston Road)



Attachment: Boston_Rd_809_2021 (6070 : 809 Boston Road)

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:

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 Kris Page
Signature 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

Harmony Environmental, Inc.

Food Grease Management



Work Order
HE 31 **3.1.c**

Phone
(413) 348-7585

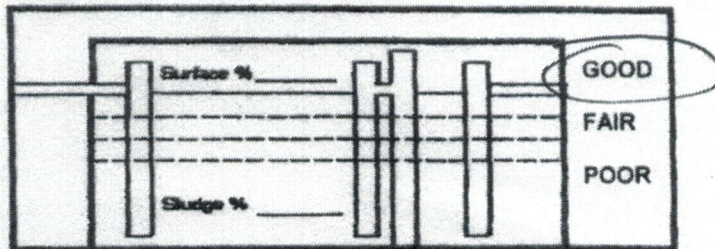
P.O. Box 777 • Ludlow, MA 01056
harmonyenvironmental777@gmail.com

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	2	Trap Sizes
Locations	Service 1 internal grease trap Service 1 external 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 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

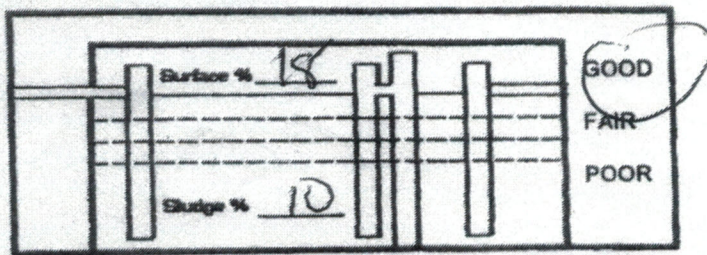
 Customer
 Address

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 **3.1.c**

Phone
(413) 348-7585

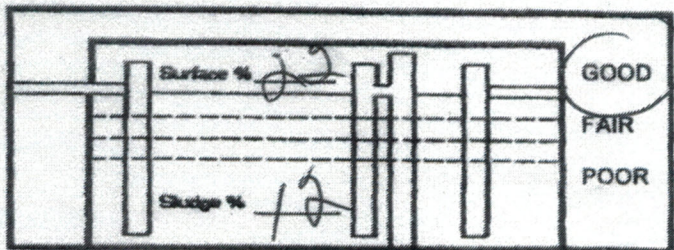
P.O. Box 777 • Ludlow, MA 01056
harmonyenvironmental777@gmail.com

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 **3.1.c**

Phone
(413) 348-7585

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

Fax
(413) 583-8807

Customer
Address

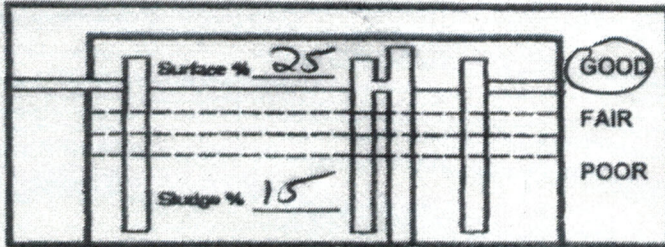
McDonald's
809 Boston Road
Springfield MA

Date of Service

10.9.20

GREASE TRAP REPORT

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



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

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 **3.1.c**

Phone
(413) 348-7585

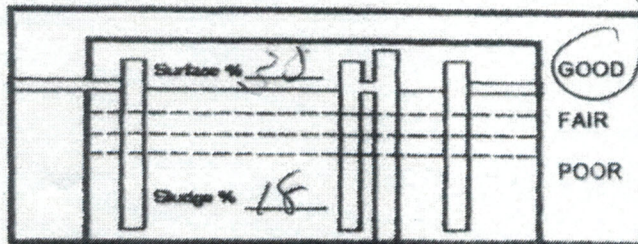
P.O. Box 777 • Ludlow, MA 01056
harmonyenvironmental777@gmail.com

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



Comments _____

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

- ☐ 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]

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

Harmony Environmental, Inc.

Food Grease Management



Work Order
HE 34 **3.1.c**

Phone
(413) 348-7585

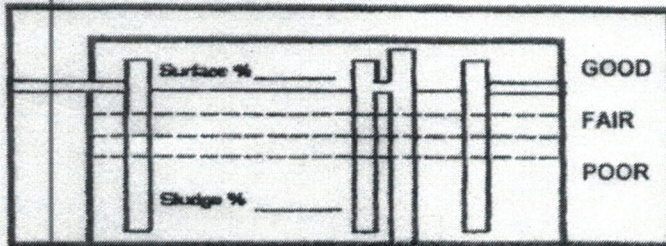
P.O. Box 777 • Ludlow, MA 01056
harmonyenvironmental777@gmail.com

Fax
(413) 583-8807

Customer Address McDonalds
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	



- ☐ 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 [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

Meeting: 05/17/21 07:00 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 6110

TABLED

PETITION (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

HISTORY:

04/26/21 City Council

CONTINUE

Next: 05/17/21

Representative of Recovery Centers of America, Susan Leach Deblasio, addressed the Council. She explained they have recently been made aware that comments have been submitted and they would like to address some of them. They would like a continuance as the zoning expert had a reaction to the second COVID-19 vaccination so could not be present at the current hearing.

Councilor Fenton noted that the hearing is bifurcated and the Petitioner would be allowed to present at the second part of the hearing. He explained he does not want to allow the continuance as there are members of the public present to speak on the item.

Ms. Deblasio stated they would like a continuance but could move forward if that is the will of the Council.

Councilor Hurst explained Petitioners have asked to continue and it was granted and he sees no reason to part from that in this instance.

Councilor Hurst made a motion to continue the hearing to May 17, 2021, seconded by Councilor Gomez. The motion passed 10-3 with Councilors Allen, Davila and Fenton voting against the motion.

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.

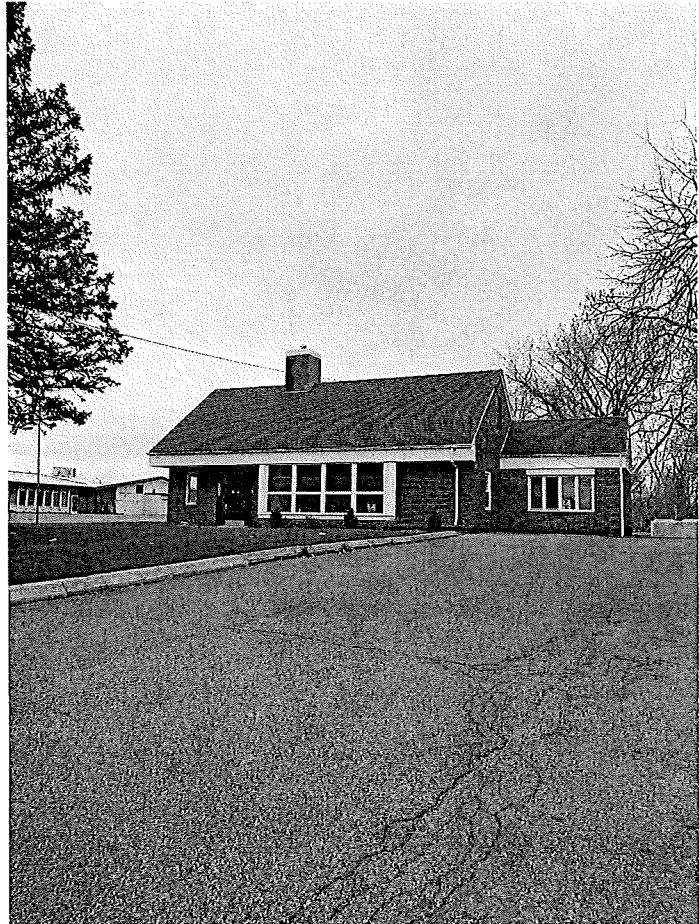
Site plan review:

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

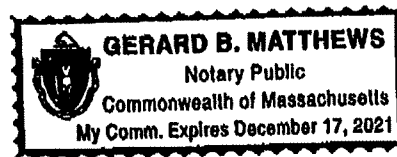
Brian Stanton
By: Brian Stanton, President

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.

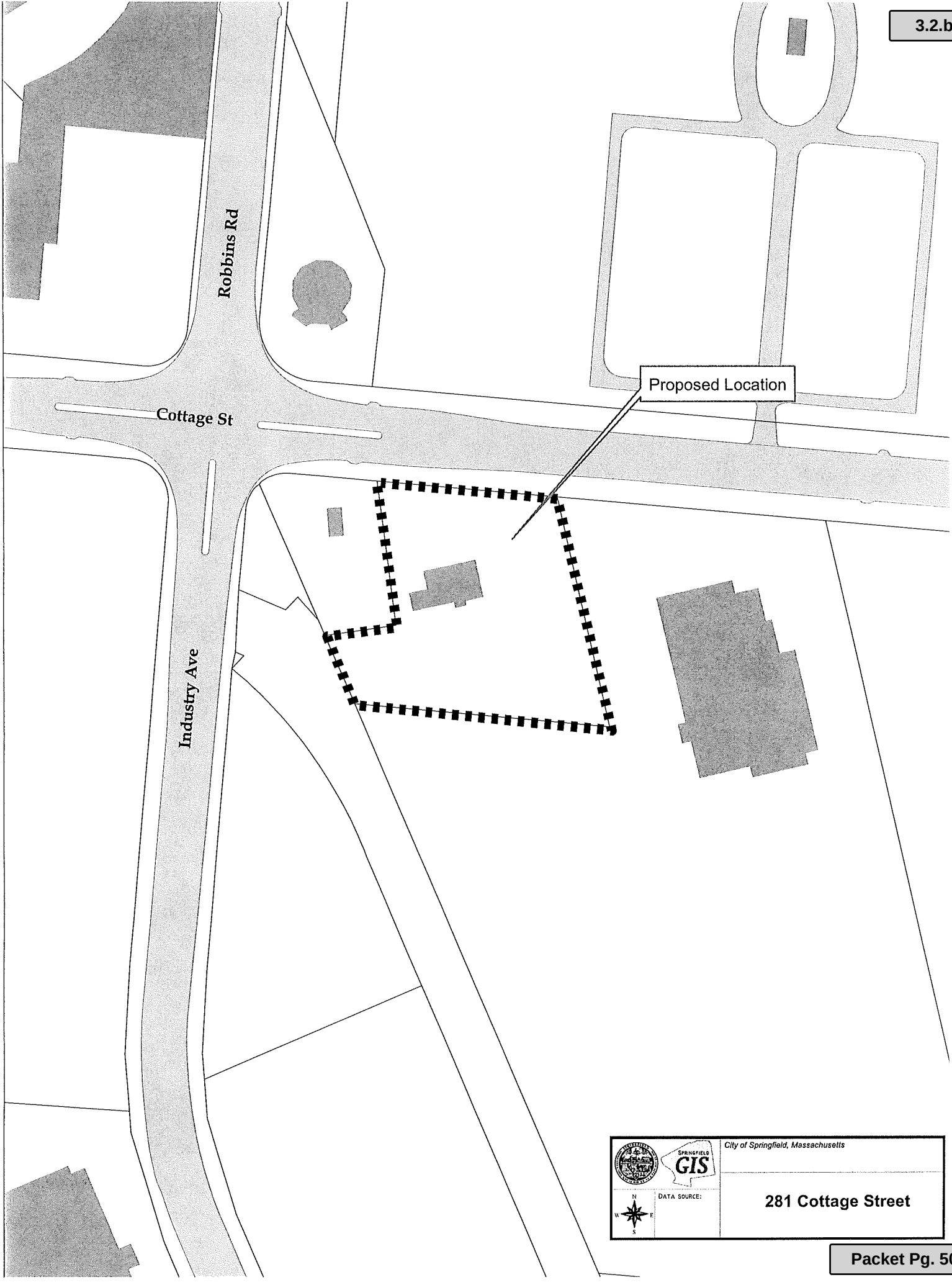
Together with a right of passage over the private way as set forth in Document No. 35643.

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



Proposed Location

Cottage St

Robbins Rd

Industry Ave

Attachment: Cottage St 281_2021 (6110 : 281 Cottage Street)

	City of Springfield, Massachusetts	
	281 Cottage Street	



City Council
36 Court Street
Springfield, MA 01103

Meeting: 05/17/21 07:00 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 6171

REVIEWED

PETITION (ID # 6171)

For a Special Permit to Operate a Trash Hauling Service Facility at the Property Known as 4 Birnie Avenue (01480-0006)(Book#23369/Page#527), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 15.3.

Request:	See Above
Owner:	Hann Realty Berkshire, LLC
By:	Daniel Hannoush
Petitioner:	Hann Realty Berkshire, LLC
By:	Daniel Hannoush

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

for a special permit to operate a Trash Hauling Service Facility at the property known as 4 Birnie Avenue (01480-0006)(Book#23369/Page#527), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 15.3.

Mailing Address:

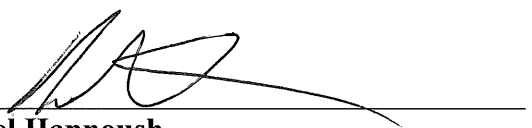
425 Union Street
West Springfield, MA 01089

Owner & Petitioner:

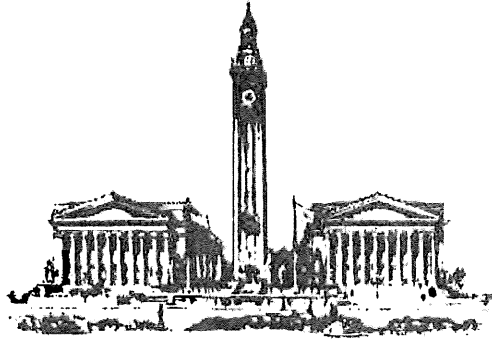
Hann Realty Berkshire, LLC

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

BY:


Daniel Hannoush

Attachment: Birnie Ave 4 Tax Formal (6171 : 4 Birnie Avenue)



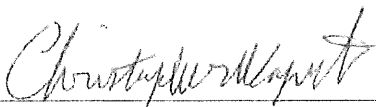
THE CITY OF
SPRINGFIELD, MASSACHUSETTS

4/13/2021

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 : 4 Birnie Avenue
Petitioner : Hann Realty Berkshire, LLC
LandLord : Hann Realty Berkshire, LLC


Christopher A. Caputo: Treasurer Collector

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

**4 BIRNIE AVENUE (01480-0006)
TRASH HAULING SERVICE FACILITY**

General Information

Petitioner:	Hann Realty Berkshire, LLC
Request:	To operate a trash hauling service facility.
Proposed use of the property:	Trash hauling service facility
Size:	21,444 s.f.
Compatibility with current planning documents:	The Memorial Square Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	New North Citizens Council: 5-3-21
Tax Status:	SEE ATTACHED
Site Visit:	5-11-21
Hearing Date:	5-17-21/6-7-21

Staff Analysis

Neighborhood characteristics:

The property is zoned Industrial A and is located in an area with primarily other industrial uses. The surrounding land uses include:

- To the north is a recycling facility zoned Industrial A.
- To the south is a warehouse zoned Business B.
- To the east is Interstate 91.
- To the west are rail road tracks.

Site plan review:

The petitioner has requested a special permit to operate a trash hauling facility on a portion of the property known as 4 Birnie Avenue. This site is the current location of Curtis Universal Joint Company.

As per the submitted information, the petitioner intends to construct a new, 4,016± industrial building on a portion of the property, which is currently vacant. The proposed building will include four (4) overhead doors/bays and will be used for the storage of the vehicles and as a location for the technicians. The use will be for a non-hazardous liquid waste hauler. As noted in the application, the operations involves the pumping of septic/grease tanks and disposal of the material at approved treatment plants located around the state.

After visiting the site and reviewing the submitted plans, the staff does not object to the proposed request. It should be noted that there is a significant elevation change between Birnie Avenue and where this use will be located at the site. There is also an existing vegetative buffer along. As such, this use will be well buffered from Birnie Avenue. The only concern the staff would have is with the possible odor that may arise from this use. If approved, the staff would recommend that a condition be placed on the special permit requiring the petitioner to submit a plan indicating how this issue will be dealt with, if it arises in the future.



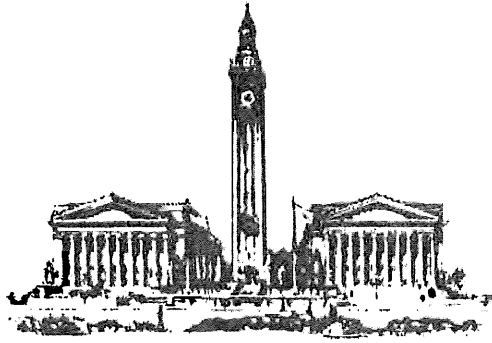
Lastly, it should also be noted that a portion of this property had been taken as part of the pedestrian tunnel under the abutting rail road tracks. As such, the staff would want to ensure that a buffer be installed along the northern property line.

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 trash hauling service facility at the property known as 4 Birnie Avenue (01480-0006).
3. The use shall be developed as per the attached site plans, dated April 15, 2021, with the addition of conditions #4 and #8.
4. Any and all permits required by the Springfield Health Department and/or the Commonwealth of Massachusetts shall be obtained, prior to the issuance of a Certificate of Occupancy.
5. A detailed odor mitigation plan shall be submitted, for review and approval, prior to the issuance of a Building Permit.
6. 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.
7. A landscape buffer shall be installed along the northern property line.
8. The site shall be maintained free of all litter, overgrown vegetation and debris.
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.



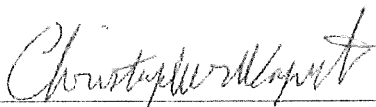
THE CITY OF
SPRINGFIELD, MASSACHUSETTS

4/13/2021

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Special Permit : 4 Birnie Avenue
Petitioner : Hann Realty Berkshire, LLC
LandLord : Hann Realty Berkshire, LLC


Christopher A. Caputo: Treasurer Collector

NARRATIVE ADDENDUM TO CITY COUNCIL FOR SPECIAL PERMIT APPLICATION

for

Proposed Trash Hauling Service Facility
4 Birnie Avenue
Springfield, MA 01107
(Parcel ID: 014800006)
RLA Project No. 20 1212

Introduction

The applicant, Hann Realty Berkshire, LLC is herein submitting a Special Permit (Tier 3) application to the Springfield City Council. The subject property is located near the intersection of Birnie Avenue and Arch Street. The applicant proposes to construct a trash hauling service facility industrial building with associated site improvements, as shown in the attached project plan entitled "Site Plan – Proposed Trash Hauling Facility", dated April 15, 2021 prepared by R Levesque Associates, Inc. The property deed is recorded in the Hampden County registry of Deeds in Book 23369, Page 527. The property lies within the "Industrial A" Zoning District. A Locus Map is included in Section 5 of this application package.

Existing Conditions and Surrounding Land Uses

The site is currently paved and contains a 3-story industrial building that serves as warehouse/storage. The existing small brick building currently on the site will be razed to make way for the new industrial building. Currently, general access to the site is from the curb cut on Birnie Avenue. The site contains 4 parking spaces and has been sufficiently functioning with said amount.

Surrounding properties are zoned Business B and are utilized for business/industrial uses, as well as a telecommunication tower directly abutting the site.

Proposed Conditions

General

The applicant proposes to construct a 4,016 +/- square foot industrial building with 4 overhead doors/bays and associated site improvements, including a retaining wall to the east. The main use of the property is for storage of trash hauling services trucks. The Tenant is a Non-Hazardous Liquid Waste hauler. The operation involves the pumping of septic/ grease tanks and disposal of the material at approved treatment plants around the state. The building will be used to keep the trucks inside during the winter and as a location for the technicians to work out of.

The site will be accessed via the existing curb cut on Birnie Avenue. The parking requirements for industrial use is 1 space per 1,000 sq. ft. of NET FLOOR AREA.

The existing building requires 17.4 spaces and the new building will require an additional 4 spaces. Six (6) additional parking spaces will be provided along the northerly property line, including one (1) handicap accessible space, totaling 10 spaces, thereby requesting relief for a parking deficiency. Any increase in traffic on the surrounding roadways is expected to be de minimal.

Stormwater Management

The site is currently paved and therefore there are no stormwater management improvements proposed at this time.

Erosion and Sedimentation Control

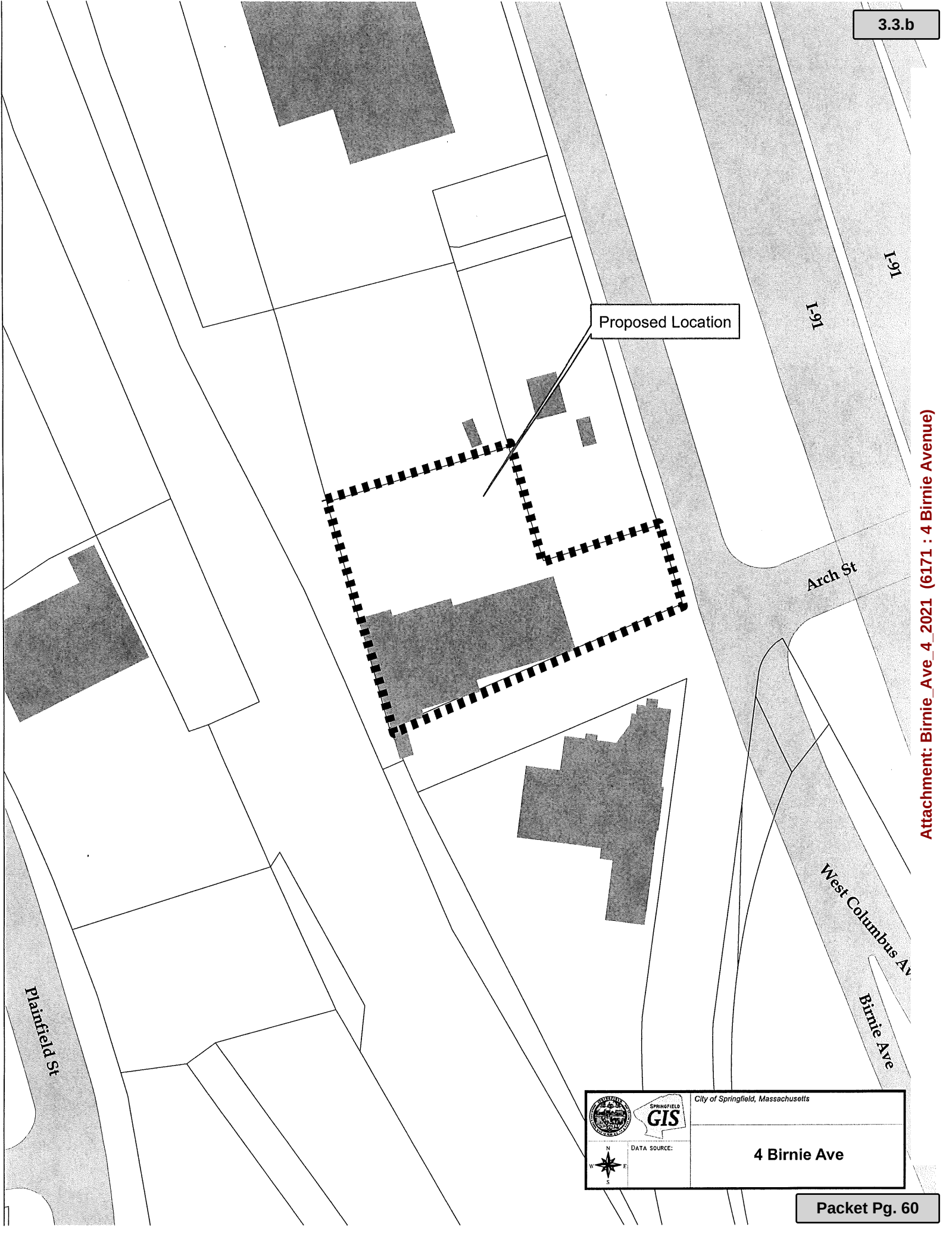
The proposed erosion and sedimentation controls at the site will include silt fencing at down-gradient extents of construction and Best Management Practices.

Lighting, & Signage

The lighting for the proposed building and parking will be provided via wall-mounted building light fixtures above the doors. All lighting will be LED and will be directed downward and shielded to prevent spillover to adjacent properties.

There is no proposed signage for the new building at this time.

END OF NARRATIVE ADDENDUM



Proposed Location

Arch St

West Columbus Ave

Birnie Ave

Plainfield St

 SPRINGFIELD GIS	City of Springfield, Massachusetts	
	4 Birnie Ave	



DATA SOURCE:

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

**4 BIRNIE AVENUE (01480-0006)
TRASH HAULING SERVICE FACILITY**

General Information

Petitioner:	Hann Realty Berkshire, LLC
Request:	To operate a trash hauling service facility.
Proposed use of the property:	Trash hauling service facility
Size:	21,444 s.f.
Compatibility with current planning documents:	The Memorial Square Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	New North Citizens Council: 5-3-21
Tax Status:	SEE ATTACHED
Site Visit:	5-11-21
Hearing Date:	5-17-21/6-7-21

Staff Analysis

Neighborhood characteristics:

The property is zoned Industrial A and is located in an area with primarily other industrial uses. The surrounding land uses include:

- To the north is a recycling facility zoned Industrial A.
- To the south is a warehouse zoned Business B.
- To the east is Interstate 91.
- To the west are rail road tracks.

Site plan review:

The petitioner has requested a special permit to operate a trash hauling facility on a portion of the property known as 4 Birnie Avenue. This site is the current location of Curtis Universal Joint Company.

As per the submitted information, the petitioner intends to construct a new, 4,016± industrial building on a portion of the property, which is currently vacant. The proposed building will include four (4) overhead doors/bays and will be used for the storage of the vehicles and as a location for the technicians. The use will be for a non-hazardous liquid waste hauler. As noted in the application, the operations involves the pumping of septic/grease tanks and disposal of the material at approved treatment plants located around the state.

After visiting the site and reviewing the submitted plans, the staff does not object to the proposed request. It should be noted that there is a significant elevation change between Birnie Avenue and where this use will be located at the site. There is also an existing vegetative buffer along. As such, this use will be well buffered from Birnie Avenue. The only concern the staff would have is with the possible odor that may arise from this use. If approved, the staff would recommend that a condition be placed on the special permit requiring the petitioner to submit a plan indicating how this issue will be dealt with, if it arises in the future.



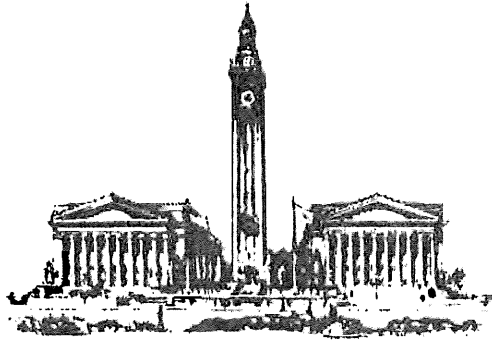
Lastly, it should also be noted that a portion of this property had been taken as part of the pedestrian tunnel under the abutting rail road tracks. As such, the staff would want to ensure that a buffer be installed along the northern property line.

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 trash hauling service facility at the property known as 4 Birnie Avenue (01480-0006).
3. The use shall be developed as per the attached site plans, dated April 15, 2021, with the addition of conditions #4 and #8.
4. Any and all permits required by the Springfield Health Department and/or the Commonwealth of Massachusetts shall be obtained, prior to the issuance of a Certificate of Occupancy.
5. A detailed odor mitigation plan shall be submitted, for review and approval, prior to the issuance of a Building Permit.
6. 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.
7. A landscape buffer shall be installed along the northern property line.
8. The site shall be maintained free of all litter, overgrown vegetation and debris.
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.



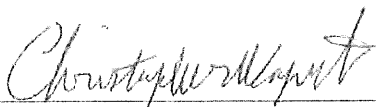
THE CITY OF
SPRINGFIELD, MASSACHUSETTS

4/13/2021

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 : 4 Birnie Avenue
Petitioner : Hann Realty Berkshire, LLC
LandLord : Hann Realty Berkshire, LLC


Christopher A. Caputo: Treasurer Collector

NARRATIVE ADDENDUM TO CITY COUNCIL FOR SPECIAL PERMIT APPLICATION

for

Proposed Trash Hauling Service Facility
4 Birnie Avenue
Springfield, MA 01107
(Parcel ID: 014800006)
RLA Project No. 20 1212

Introduction

The applicant, Hann Realty Berkshire, LLC is herein submitting a Special Permit (Tier 3) application to the Springfield City Council. The subject property is located near the intersection of Birnie Avenue and Arch Street. The applicant proposes to construct a trash hauling service facility industrial building with associated site improvements, as shown in the attached project plan entitled "Site Plan – Proposed Trash Hauling Facility", dated April 15, 2021 prepared by R Levesque Associates, Inc. The property deed is recorded in the Hampden County registry of Deeds in Book 23369, Page 527. The property lies within the "Industrial A" Zoning District. A Locus Map is included in Section 5 of this application package.

Existing Conditions and Surrounding Land Uses

The site is currently paved and contains a 3-story industrial building that serves as warehouse/storage. The existing small brick building currently on the site will be razed to make way for the new industrial building. Currently, general access to the site is from the curb cut on Birnie Avenue. The site contains 4 parking spaces and has been sufficiently functioning with said amount.

Surrounding properties are zoned Business B and are utilized for business/industrial uses, as well as a telecommunication tower directly abutting the site.

Proposed Conditions

General

The applicant proposes to construct a 4,016 +/- square foot industrial building with 4 overhead doors/bays and associated site improvements, including a retaining wall to the east. The main use of the property is for storage of trash hauling services trucks. The Tenant is a Non-Hazardous Liquid Waste hauler. The operation involves the pumping of septic/ grease tanks and disposal of the material at approved treatment plants around the state. The building will be used to keep the trucks inside during the winter and as a location for the technicians to work out of.

The site will be accessed via the existing curb cut on Birnie Avenue. The parking requirements for industrial use is 1 space per 1,000 sq. ft. of NET FLOOR AREA.

The existing building requires 17.4 spaces and the new building will require an additional 4 spaces. Six (6) additional parking spaces will be provided along the northerly property line, including one (1) handicap accessible space, totaling 10 spaces, thereby requesting relief for a parking deficiency. Any increase in traffic on the surrounding roadways is expected to be de minimal.

Stormwater Management

The site is currently paved and therefore there are no stormwater management improvements proposed at this time.

Erosion and Sedimentation Control

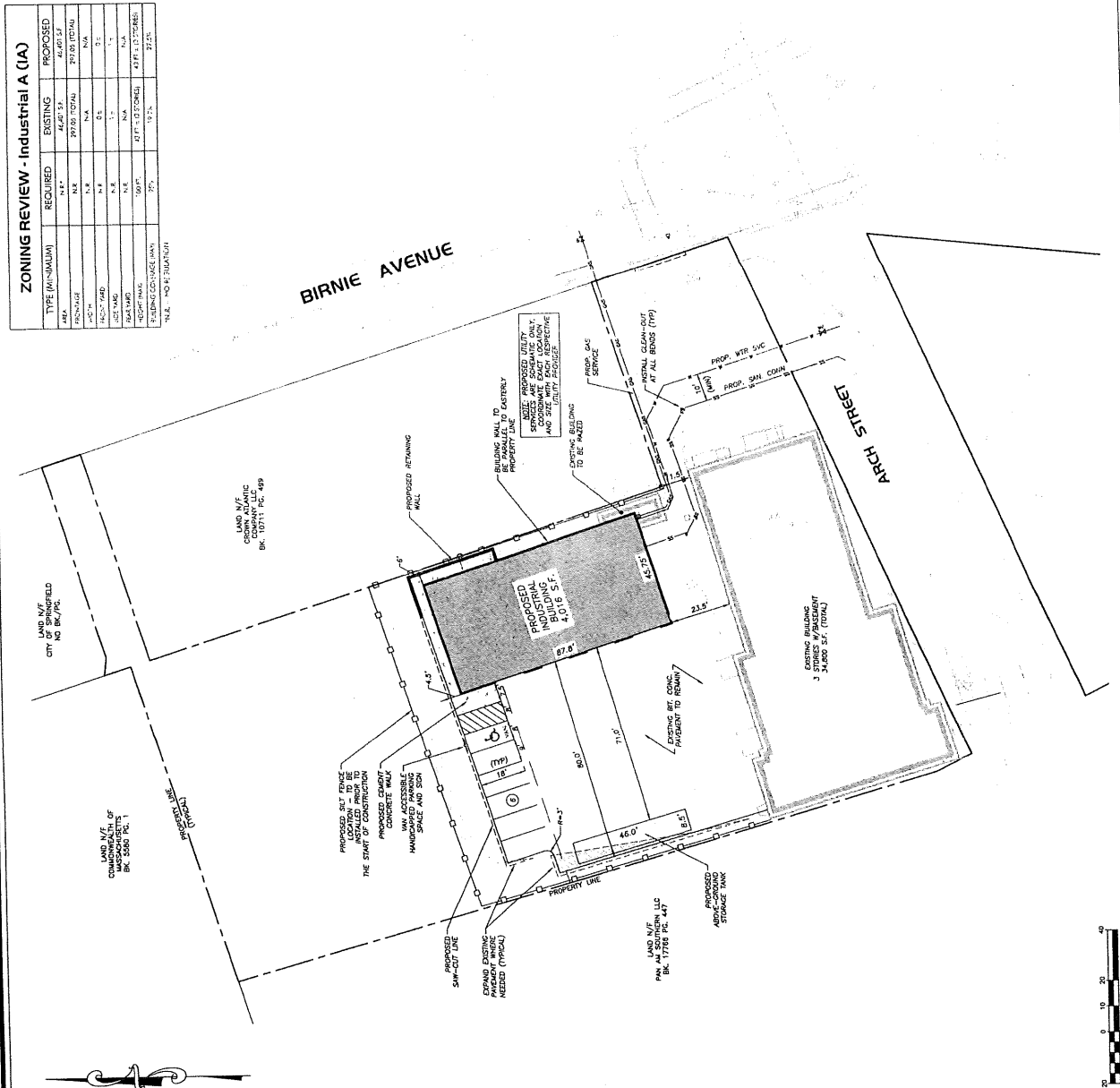
The proposed erosion and sedimentation controls at the site will include silt fencing at down-gradient extents of construction and Best Management Practices.

Lighting, & Signage

The lighting for the proposed building and parking will be provided via wall-mounted building light fixtures above the doors. All lighting will be LED and will be directed downward and shielded to prevent spillover to adjacent properties.

There is no proposed signage for the new building at this time.

END OF NARRATIVE ADDENDUM



PERMITTING

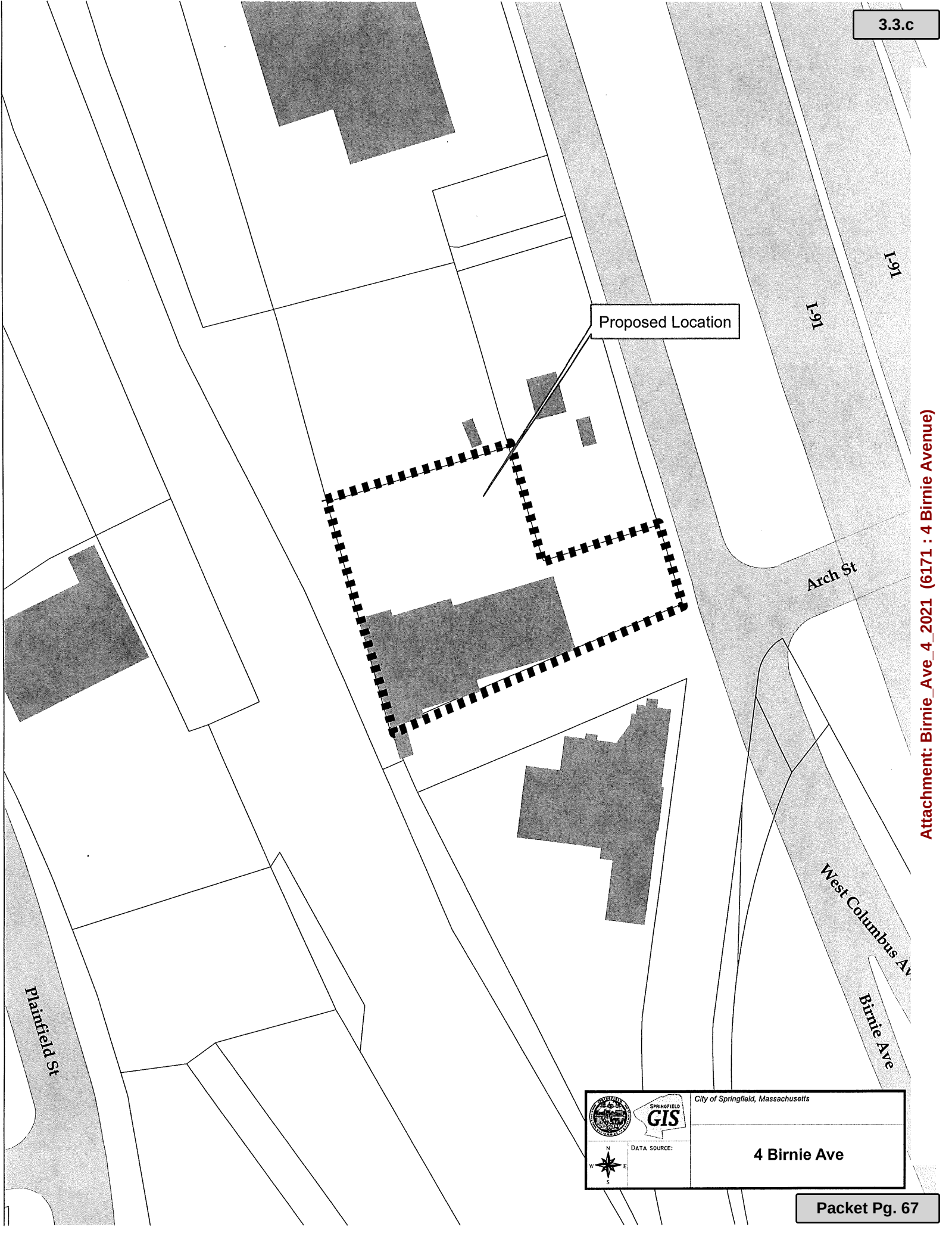
NOTES

- [illegible]

ACCESSIBILITY NOTES

1. ALL ACCESSIBLE ROUTES, TRANSITIONS, AND ACCESSIBLE PARKING/LOADING AREAS, INCLUDING ALL ENTRANCES TO BUILDING, SHALL ADHERE TO 521 CAR.
2. SHOULD THE ARCHITECT PROVIDE ADDITIONAL ENTRANCES OR MEANS OF EGRESS, ADDITIONAL ACCESSIBLE ROUTES MAY BE REQUIRED.
3. IT IS THE RESPONSIBILITY OF THE ARCHITECT AND CONTRACTOR TO NOTIFY THE ENGINEER AND LANGUAGE ARCHITECT OF ANY CHANGES TO THE PROPOSED BUILDING THAT WOULD AFFECT THE ACCESSIBILITY REQUIREMENTS OF THE PROPOSED SITE.
4. THE CONTRACTOR SHALL REVIEW IN DETAIL THE REQUIREMENTS OF 521 CAR AND SHALL BE RESPONSIBLE FOR CONFORMANCE WITH SAID REGULATIONS.

	SITE PLAN PROPOSED TRASH HAULING FACILITY 4 Birnie Avenue Assessor's parcel I.D. #01A800006 Springfield, Mass.	14
PREPARED FOR: HANES Supply Services, LLC 473 Union Street West Springfield, MA 01089		
ISSUANCE DATE: April 15, 2021		
REVISIONS	DATE	
DRAWN BY: UNAUTHORIZED ALTERATION OF THIS PLAN IS PROHIBITED BY THE COMMONWEALTH OF MASSACHUSETTS STATE LAW		
SCALE: 1" = 20'		
PLA PROJ. NUMBER: 20723		



Attachment: Birnie Ave 4 2021 (6171 : 4 Birnie Avenue)

 	City of Springfield, Massachusetts	
	 N W E S	DATA SOURCE: 4 Birnie Ave

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

**4 BIRNIE AVENUE (01480-0006)
TRASH HAULING SERVICE FACILITY**

General Information

Petitioner:	Hann Realty Berkshire, LLC
Request:	To operate a trash hauling service facility.
Proposed use of the property:	Trash hauling service facility
Size:	21,444 s.f.
Compatibility with current planning documents:	The Memorial Square Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	New North Citizens Council: 5-3-21
Tax Status:	SEE ATTACHED
Site Visit:	5-11-21
Hearing Date:	5-17-21/6-7-21

Staff Analysis

Neighborhood characteristics:

The property is zoned Industrial A and is located in an area with primarily other industrial uses. The surrounding land uses include:

- To the north is a recycling facility zoned Industrial A.
- To the south is a warehouse zoned Business B.
- To the east is Interstate 91.
- To the west are rail road tracks.

Site plan review:

The petitioner has requested a special permit to operate a trash hauling facility on a portion of the property known as 4 Birnie Avenue. This site is the current location of Curtis Universal Joint Company.

As per the submitted information, the petitioner intends to construct a new, 4,016± industrial building on a portion of the property, which is currently vacant. The proposed building will include four (4) overhead doors/bays and will be used for the storage of the vehicles and as a location for the technicians. The use will be for a non-hazardous liquid waste hauler. As noted in the application, the operations involves the pumping of septic/grease tanks and disposal of the material at approved treatment plants located around the state.

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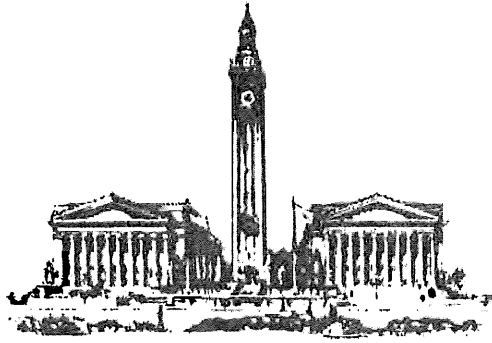
Lastly, it should also be noted that a portion of this property had been taken as part of the pedestrian tunnel under the abutting rail road tracks. As such, the staff would want to ensure that a buffer be installed along the northern property line.

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 trash hauling service facility at the property known as 4 Birnie Avenue (01480-0006).
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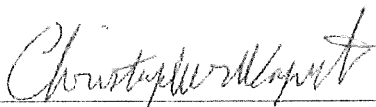
THE CITY OF
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4/13/2021

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LandLord : Hann Realty Berkshire, LLC


Christopher A. Caputo: Treasurer Collector

NARRATIVE ADDENDUM TO CITY COUNCIL FOR SPECIAL PERMIT APPLICATION

for

Proposed Trash Hauling Service Facility
4 Birnie Avenue
Springfield, MA 01107
(Parcel ID: 014800006)
RLA Project No. 20 1212

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Existing Conditions and Surrounding Land Uses

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Stormwater Management

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Erosion and Sedimentation Control

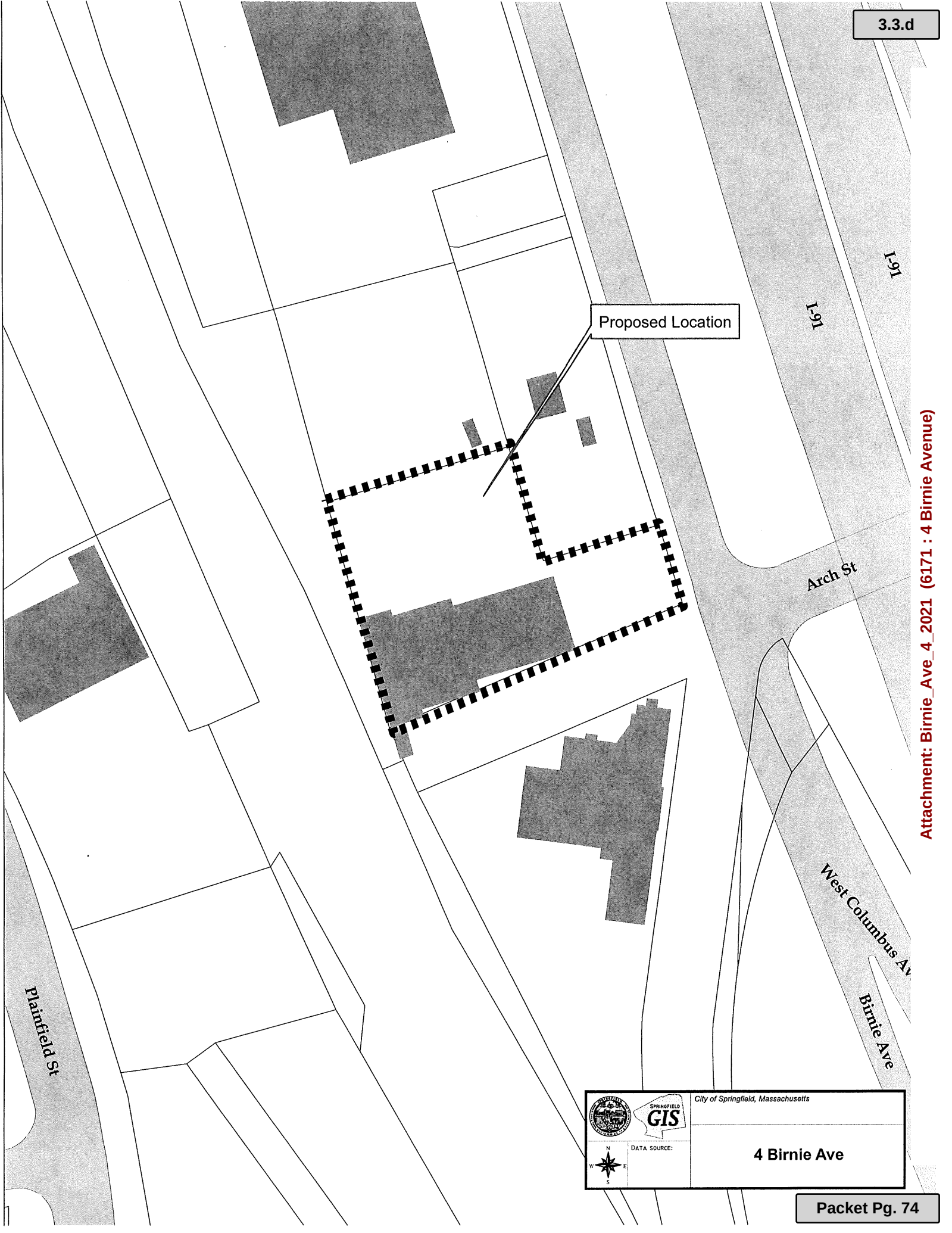
The proposed erosion and sedimentation controls at the site will include silt fencing at down-gradient extents of construction and Best Management Practices.

Lighting, & Signage

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There is no proposed signage for the new building at this time.

END OF NARRATIVE ADDENDUM



Proposed Location

Arch St

West Columbus Ave

Birnie Ave

Plainfield St

		City of Springfield, Massachusetts	
		4 Birnie Ave	



DATA SOURCE:



City Council
36 Court Street
Springfield, MA 01103

REVIEWED

PETITION (ID # 6172)

Meeting: 05/17/21 07:00 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 6172

To Amend an Existing Special Permit (Motor Vehicle Sales, Motor Vehicle Painting And/Or Body Work, Motor Vehicle Repair & Maintenance and Mechanical Public Car Wash), Granted May 2014, by Allowing a Change to the Approved Site Plan, at the Properties Known as 603 East Columbus Avenue (04303-0595), 683 East Columbus Avenue (04303-0588), 322 Main Street (08130-0028), WS Main Street (08130-0020), SS Main Street (08130-0031) and SS York Street (12605-0036, 0043 & 0044) (Book#/Page# 21213, 342/13269, 366/20430. 398), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1, 12.3(2), and 12.3(5).

Request:	See Above
Owner:	Bar South Land Holdings LLC & Columbus Avenue Realty, LLC
By:	James E Balise, Jr.
Petitioner:	Columbus Avenue Realty, LLC
By:	James E Balise, Jr.

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

to amend an existing special permit (motor vehicle sales, motor vehicle painting and/or body work, motor vehicle repair & maintenance and mechanical public car wash), granted May 2014, by allowing a change to the approved site plan, at the properties known as 603 East Columbus Avenue (04303-0595), 683 East Columbus Avenue (04303-0588), 322 Main Street (08130-0028), WS Main Street (08130-0020), SS Main Street (08130-0031) and SS York Street (12605-0036, 0043 & 0044) (Book#/Page# 21213, 342/13269, 366/20430. 398), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1, 12.3(2), and 12.3(5).

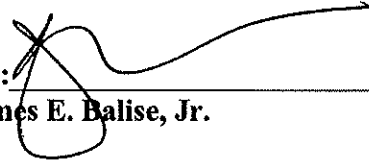
Mailing Address:

122 Doty Circle
 West Springfield, MA 01089

Owner:

Bar South Land Holdings LLC & Columbus Avenue Realty, LLC

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

BY: 
 James E. Balise, Jr.

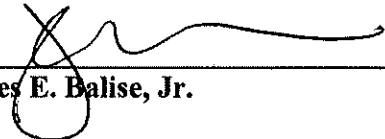
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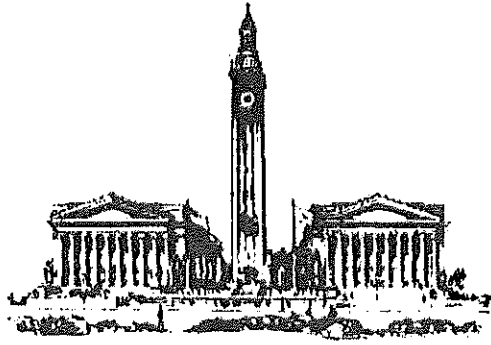
122 Doty Circle
 West Springfield, MA 01089

Petitioner:

Columbus Avenue Realty, LLC

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

By: 
 James E. Balise, Jr.



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

4/5/2021

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 : 603 East Columbus Avenue

Petitioner : Columbus Avenue Realty, LLC

LandLord : Bar South Land Holdings LLC & Columbus Avenue Realty, LLC

A handwritten signature in black ink, reading "Christopher A. Caputo". The signature is written in a cursive style with a large, stylized "C" and "A".

Christopher A. Caputo: Treasurer Collector

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

603 EAST COLUMBUS AVENUE (04303-0595), ET. AL.

**AMEND AN EXISTING SPECIAL PERMIT (MOTOR VEHICLE SALES, MOTOR
VEHICLE PAINTING AND/OR BODY WORK, MOTOR VEHICLE REPAIR &
MAINTENANCE AND A MECHANICAL PUBLIC CAR WASH)**

General Information

Petitioner:	Columbus Avenue Realty, LLC
Request:	To amend an existing special permit (motor vehicle sales, motor vehicle painting and/or body work, motor vehicle repair & maintenance and mechanical public car wash), granted May 2014, by allowing a change to the approved site plan.
Proposed use of the property:	See above.
Parcel Size:	313,864 s.f. (7.2 acres)
Compatibility with current planning documents:	The South End Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	South End Citizens Council: 5-3-21
Tax Status:	SEE ATTACHED
Site Visit:	5-11-21
Hearing Date:	5-17-21/6-7-21

Neighborhood characteristics:

This site is located in an area with a mix of commercial and industrial uses. The surrounding land uses include:

- To the north is a gas station zoned Business B.
- To the south is an office plaza zoned Industrial A.
- To the east are McDonalds, office buildings and a vacant car dealership zoned Industrial A and Business B.
- To the west is Interstate 91.

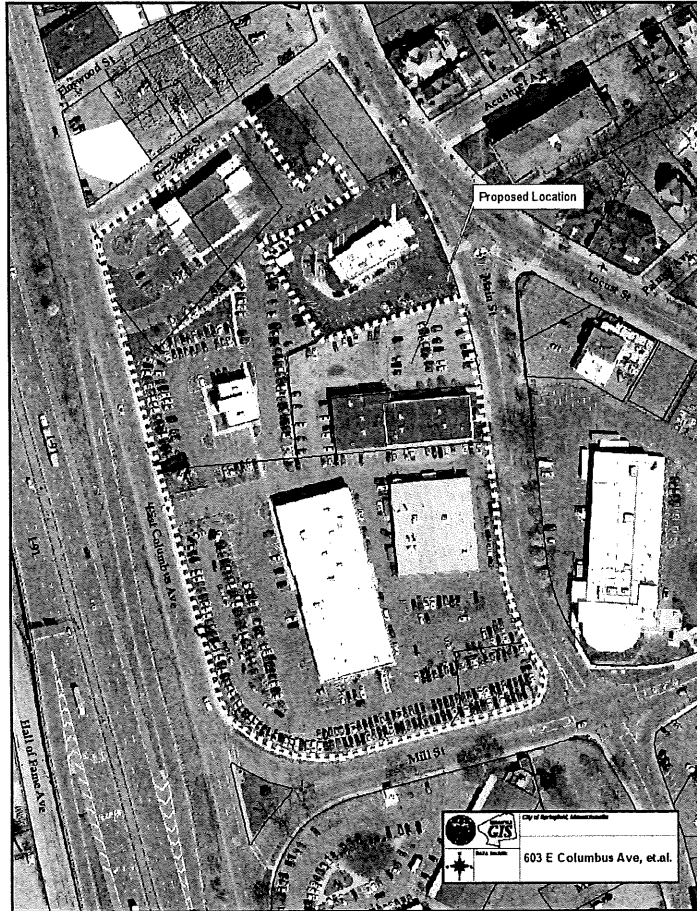
Site plan review:

The petitioner has requested to amend an existing special permit, granted in May 2014, for a number of automotive related uses at the property known as 603 East Columbus Avenue. The existing special permits include motor vehicle sales, motor vehicle repair, motor vehicle painting and/or body work and a mechanical public car wash. The proposed amendment would allow a change in the approved plans. Specifically, the petitioner is requesting to amend the site plan to reconfigure the interior layout and add additional vacuum

stations and also expanding the parking to include two (2) properties along Main Street. This includes the property known as SS Main Street and 322 Main Street. Both buildings will be demolished.

After visiting the site and reviewing the proposed plans, the staff does not object to the proposed request. As with all new paving, in addition to the special permit approval, a full review will need to be completed by the Department of Public Works.

Further, the only issue the staff has is that a detailed landscaping plan was not including with the application. The staff would like to see landscaping along the Main Street frontage to help buffer this new parking. The staff would recommend that this area include a mix of shrubs as well as trees. A fencing plan should also be submitted. If approved, the staff would recommend that a condition be placed on the special permit requiring that a full detailed landscaping plan, indicating variety and sizes of the proposed plantings, be submitted to the Office of Planning & Economic Development for review and approval.



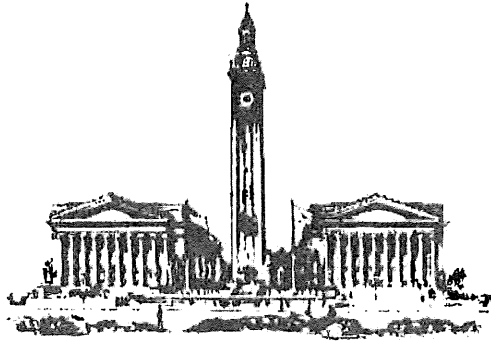
Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is to amend an existing special permit, granted in May 2014, by allowing a change to the approved plans at the properties known as 603 East Columbus Avenue (04303-0595), 683 East Columbus Avenue (04303-0588), 322 Main Street (08130-0028), WS Main Street (08130-0020), SS Main Street (08130-0031) and SS York Street (12605-0036, 0043 & 0044).
3. The use shall be developed as per the attached plans and elevations, with the addition of conditions #4 through #6.
4. All conditions placed on the May 2014 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. A detailed landscaping plan, indicating size and variety of plant materials, shall be submitted to the Office of Planning & Economic Development for review and approval.
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.



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

4/5/2021

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 : 603 East Columbus Avenue

Petitioner : Columbus Avenue Realty, LLC

LandLord : Bar South Land Holdings LLC & Columbus Avenue Realty, LLC

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

Christopher A. Caputo: Treasurer Collector

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

TO: DATE: May 21, 2014

DEPARTMENT: FROM: Wayman Lee, Esq.

COPIES TO: DEPARTMENT: City Clerk

SUBJECT: 603 East Columbus

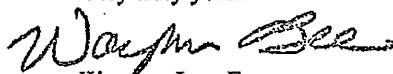
This is to inform you that at a meeting of the City Council held on Monday, April 28, 2014 it was voted by the City Council according to law to grant a special permit to Owner: Balise Automotive Realty LP & Columbus Avenue Realty, LLC By: James E. Balise Jr and Petitioner: Columbus Avenue Realty, LLC By: James E. Balise Jr. to operate a Motor Vehicle Sales (new and used) Motor Vehicle Painting and/or Body Work, Motor Vehicle Repair & Maintenance (Light & Heavy) and a Mechanical Public Car Wash at the property known as 603 East Columbus Avenue (04303-0595), 683 East Columbus Avenue (04303-0588), WS Main Street (08130-0020) and SS York Street (12605-0036, 0043 & 0044) to operate Motor Vehicle Sales (new and used), Motor Vehicle Painting and/or Body Work, Motor Vehicle Repair & Maintenance (Light & Heavy) and Mechanical Public Car Wash), as allowed by Article 4, Table 4-4, Section 12.1, 12.3(2), and 12.3(5) with the following conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted for motor vehicle sales (new & used), motor vehicle repair and maintenance (light & heavy), motor vehicle painting and/or body work and a mechanical public car wash at the properties known as 603 East Columbus Avenue (04303-0595), 683 East Columbus Avenue (04303-0588), WS Main Street (08130-0020) and SS York Street (12605-0036, 0043 & 0044).
3. The use shall be developed as per the attached plans and elevations, with the addition of conditions #4 through #15.
4. A detailed landscaping plan, including size and variety of plant materials, shall be submitted to the Office of Planning & Economic Development for review and approval.
5. There shall be no storage of automotive parts outside the building.
6. there shall be no storage of junk vehicles located on the site.
7. There shall be no work completed to any vehicle outside the building.
8. any and all dumpsters shall be completely enclosed.
9. All parking spaces shall be clearly Marked.
10. the building shall be maintained free of all graffiti.
11. the site, including landscaped areas, shall be maintained free of all weeds, trash and debris.
12. The public sidewalk shall be maintained, including snow removal.
13. There shall be no banners, streamers, pennants located on the property or on the display vehicles.
14. A full site plan review shall be completed by the Department of Public Works prior to issuing a Building Permit.
15. Any and all unused curb cuts, including the curb cuts along Mill Street, shall be legally closed and the tree belt re-established.
16. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by a fine of up to \$50 per day for each day a violation exists

REASONS: (1) The specific site is an appropriate location for such a use, structure, or condition. (2) The use as developed will not adversely affect the neighborhood. (3) Adequate and appropriate facilities will be provided for the proper operation of the proposed use. (4.) To incorporate the Planning Staff Analysis into the decision at the basis of the findings.

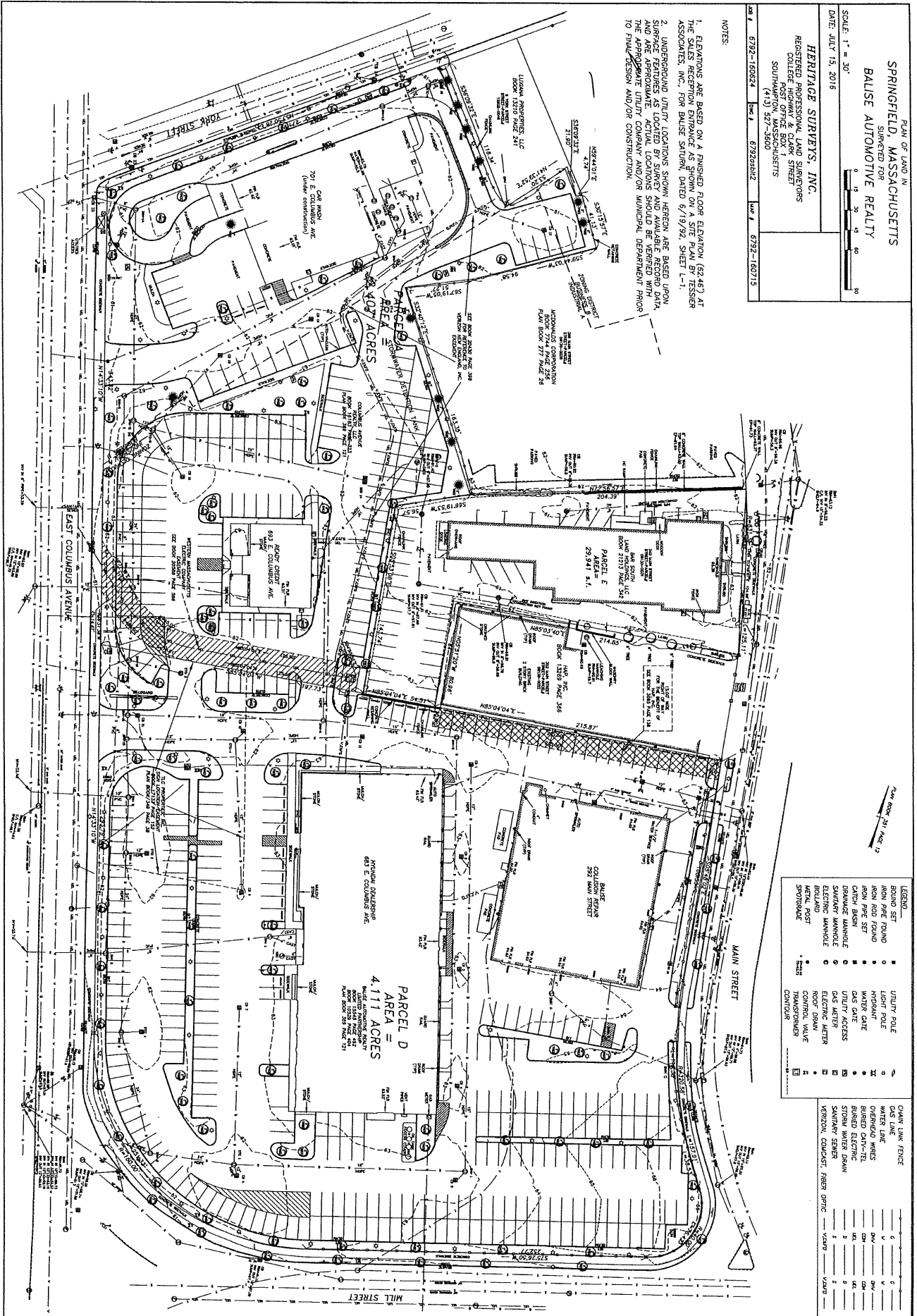
This permit becomes effective on May 21, 2014

Very truly yours

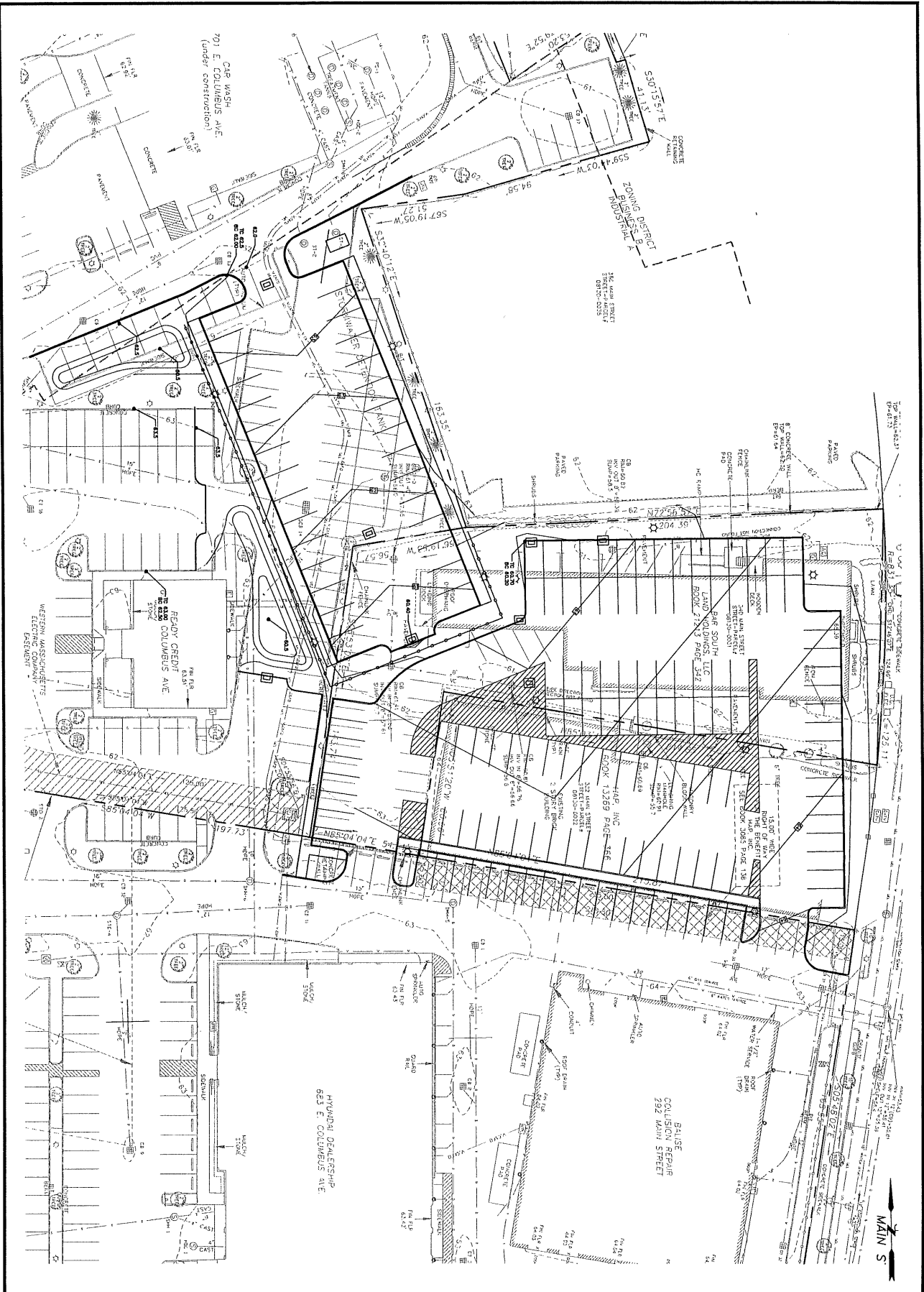


Wayman Lee, Esq.
City Clerk

Attachment: E_Columbus_Ave_603_2021 (6172 : 603 East Columbus Avenue)



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 MS VIEW LAYER STATE Plotter: DWG TO PDF.PC3 CTB File: FO.S19



CS-120

PROJECT NO. 20170224-050
DATE: APRIL 2021

BAR SOUTHLAND HOLDINGS LLC.
 GRADING AND DRAINAGE PLAN
 701 E. COLUMBUS & 340 MAIN STREET
 SPRINGFIELD MASSACHUSETTS

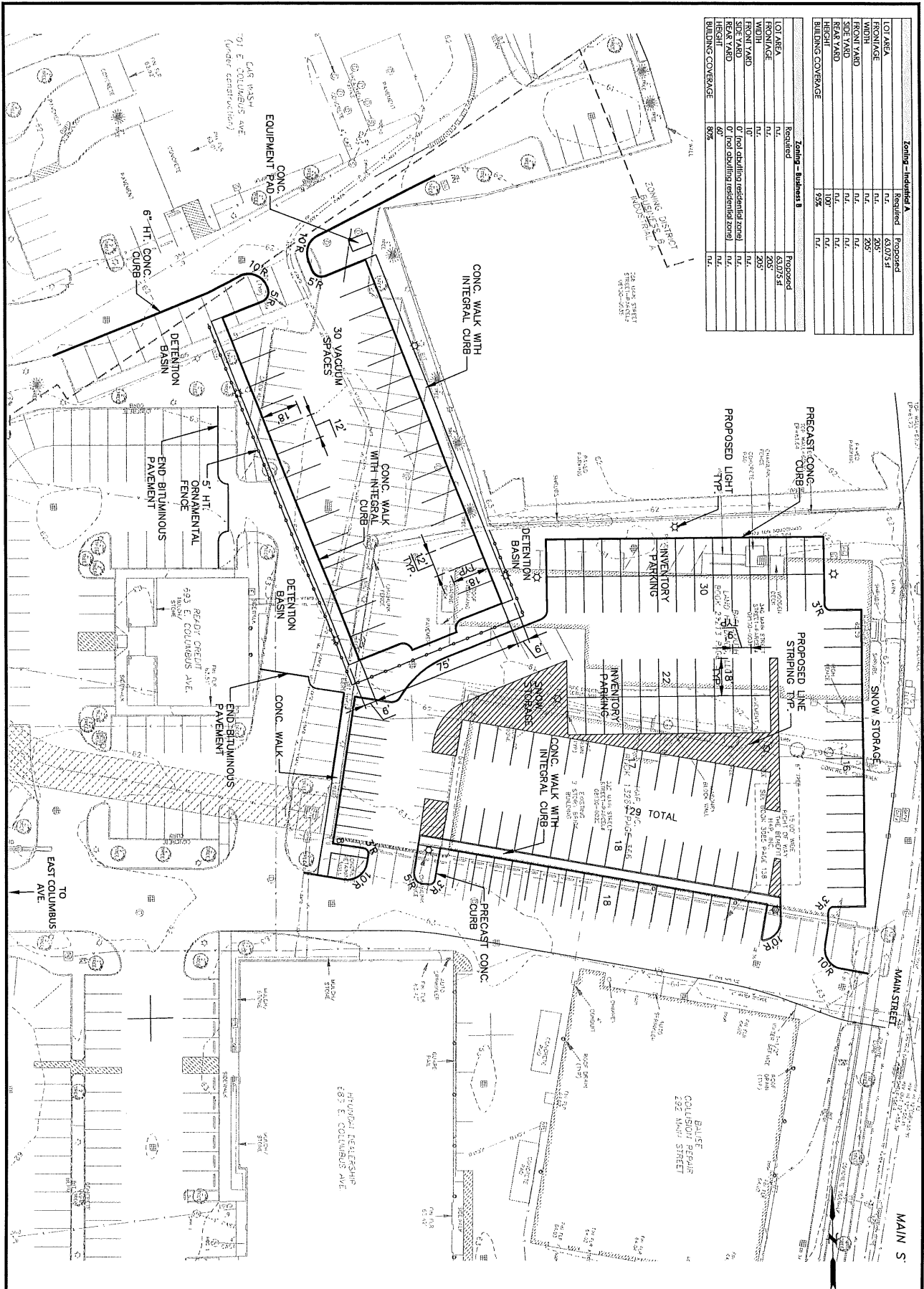


FUSS & O'NEILL
 1550 MAIN STREET, SUITE 400
 SPRINGFIELD, MA 01103
 413.422.0445
 www.fuss-on.com

SCALE
 HORIZ. 1" = 20'
 VERT. 1" = 10'
 DATUM
 HORIZ. VERT.
 20 10 0 10 20
 GRAPHIC SCALE

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER

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MS VIEW LAYER: STATE Plotter: DWG TO PDF.PC3 CTB File: FO.5TB



Zoning - Industrial A	
Required	Proposed
LOT AREA	63,075 sq ft
FRONTAGE	265'
WIDTH	265'
FRONT YARD	10'
REAR YARD	10'
HEIGHT	100'
BUILDING COVERAGE	95%

Zoning - Business B	
Required	Proposed
LOT AREA	63,075 sq ft
FRONTAGE	265'
WIDTH	265'
FRONT YARD	10'
REAR YARD	10'
HEIGHT	100'
BUILDING COVERAGE	95%

BAR SOUTHLAND HOLDINGS LLC.

SITE LAYOUT

701 E. COLUMBUS & 340 MAIN STREET

SPRINGFIELD MASSACHUSETTS

FUSS & O'NEILL

1590 MAIN STREET, SUITE 400
SPRINGFIELD, MA 01103
413.452.0445
www.fuss-on.com

SCALE: HORIZ. 1" = 20'

VERT. 1" = 20'

DATUM: NAD 83

GRAPHIC SCALE

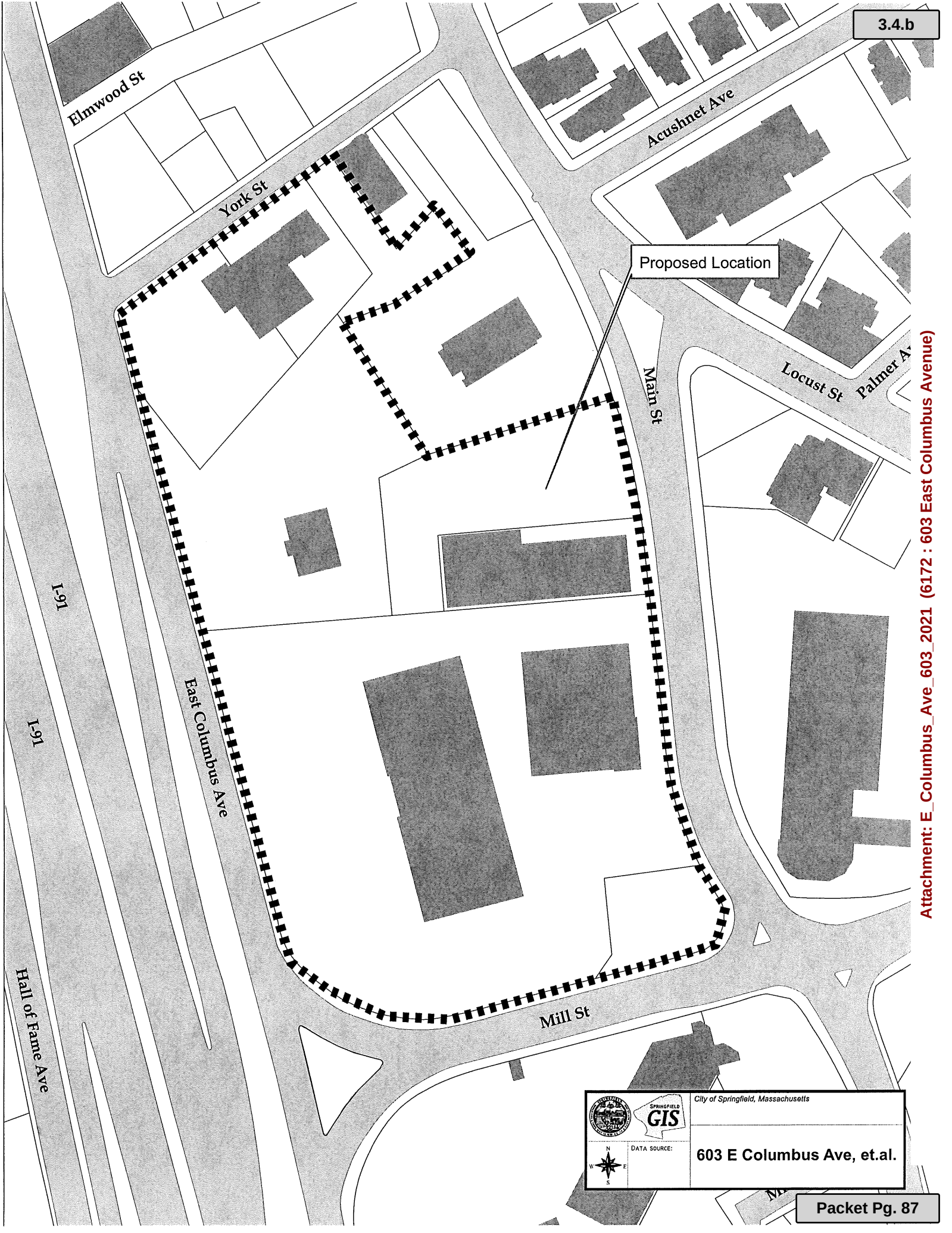
CS-120

PROJECT NO. 20170224-5050R

DATE: MARCH 2021

NO.	DATE	DESCRIPTION	DESIGNER	REVIEWER

Packet Pg. 86



Attachment: E Columbus Ave 603 2021 (6172 : 603 East Columbus Avenue)

 SPRINGFIELD GIS	City of Springfield, Massachusetts
	DATA SOURCE: 603 E Columbus Ave, et.al.



City Council
36 Court Street
Springfield, MA 01103

REVIEWED

PETITION (ID # 6177)

Meeting: 05/17/21 07:00 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 6177

For a Special Permit to Operate a Pet Funeral Operation (Crematorium) at the Properties Known as 142 Hancock Street (06250-0029)(Book#20904/Page#511), WS Hancock Street (06250-0028 & 0030)(Book#20904/Page#511) and NS Pendleton Avenue (09630-0022) (Book#20904/Page#511), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 8.5.

Request:	See Above
Owner:	Living Water Church of God, Inc.
By:	Tania Barber
Petitioner:	Elizabeth Lauren Atkins
By:	Elizabeth Lauren Atkins

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

for a special permit to operate a pet funeral operation (Crematorium) at the properties known as 142 Hancock Street (06250-0029)(Book#20904/Page#511), WS Hancock Street (06250-0028 & 0030)(Book#20904/Page#511) and NS Pendleton Avenue (09630-0022) (Book#20904/Page#511), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 8.5.

Mailing Address:

571 Roosevelt Avenue
 Springfield, MA 01118

1145 Main Street, Suite 301
 Springfield, MA 01103

Owner:

Living Water Church of God, Inc.

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

BY: Tania M. Barber 04 / 23 / 2021
Tania Barber

Mailing Address:

3 Hawthorne Lane
 Holyoke, MA 01040

Petitioner:

Elizabeth Lauren Atkins

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

BY: Elizabeth Lauren Atkins
Elizabeth Lauren Atkins

Attachment: Hancock St 142 Tax Formal (6177 : 142 Hancock Street)



**THE CITY OF
SPRINGFIELD, MASSACHUSETTS**

4/26/2021

**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 : 142 Hancock Street, WS Hancock Street, WS Hancock Street & NS Pendleton Street

Petitioner : Elizabeth Laruen Atkins

LandLord : Living Water Church of God, Inc.

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

Christopher A. Caputo: Treasurer Collector

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

**142 HANCOCK STREET (06250-0028), ET.AL.
CREMATORIUM (PET FUNERAL OPERATION)**

General Information

Petitioner:	Elizabeth Laruen Atkins
Request:	To operate a pet funeral operation (crematorium).
Proposed use of the property:	Crematorium
Size:	22,590 s.f.
Compatibility with current planning documents:	The Old Hill Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Old Hill Neighborhood Council: 5-3-21
Tax Status:	SEE ATTACHED
Site Visit:	5-11-21
Hearing Date:	5-17-21/6-7-21

Staff Analysis

Neighborhood characteristics:

The property is zoned Business B and Residence B and is located in an area with a mix of commercial and residential uses. The surrounding land uses include:

- To the north is an automotive repair facility zoned Business B.
- To the south are single-family homes zoned Residence B.
- To the east is a church zoned Business A.
- To the west is a vacant property zoned Residence B.

Site plan review:

The petitioner has requested a special permit to operate a pet funeral operation at the property known as 142 Hancock Street. This site is the current location of a church and has been used for automotive related uses in the past.

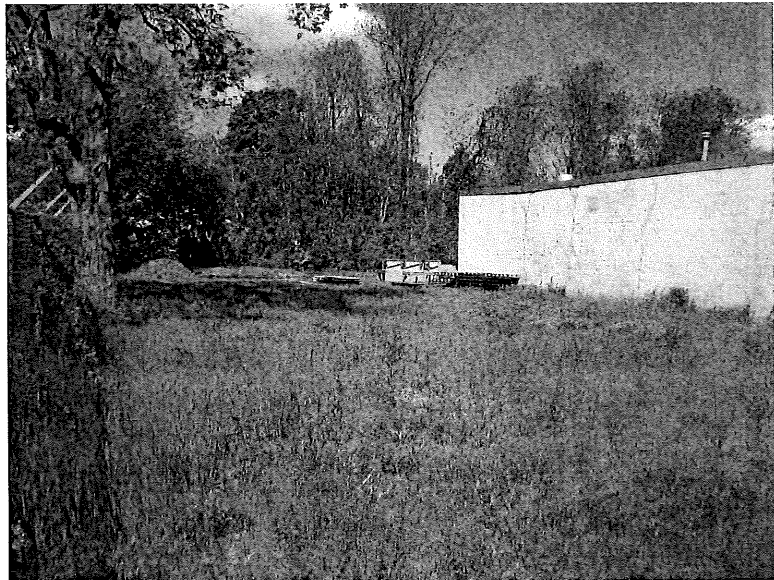
As per the petitioner, the proposed use will be in two (2) phases. The first phase would be the location/office for the petitioner's mobile euthanasia service. It should be noted that the petitioner is a licensed veterinarian. The use would include a third party crematorium picking up the deceased pets at this location two (2) to three (3) times a week and then dropping back off the ashes. Ashes will then be delivered to their homes or to other veterinarian clinics. In speaking with the petitioner, it was indicated that no flame-based cremations would be

taking place at this location.

Phase 2 of the operation would be for a water-based crematorium (also referred as aquamation or alkaline hydrolysis) to be located at this site. The petitioner has indicated that this operation could take up to twelve (12) months to start as the machine has a six (6) month waiting list.

After reviewing the submitted site plans and information, as well as visiting the site, the staff does not object to the proposed use. The staff believes that this is a unique use of this property and a use that will not have any major impacts to the abutting properties or on the neighborhood as a whole.

The only issue the staff did note when visiting the site is that in addition to the building, the site also has some large grassed areas surrounding the building. There is also fencing that encloses the property. As can be seen from the attached photos, these areas are currently overgrown and debris has been piled up. The fencing along Pendleton Avenue is overgrown and there is trash along the sidewalks. If this special permit is approved, the petitioner should be required to address these issues and also repair/paint the existing fencing.



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 pet funeral service (crematorium), at the properties known as 142 Hancock Street (06250-0029), WS Hancock Street (06250-0028 & 0030) and NS Pendleton Avenue (09630-0022).
3. The use shall be developed as per the attached site plans with the addition of conditions #4 though #9.
4. There shall be no flame-based cremations done at this location.
5. The existing fencing shall be repaired and/or repainted.

6. All overgrown vegetation within the fencing shall be removed.
7. Any and all debris located on the site shall be removed.
8. All landscaping areas shall be maintained free of all overgrown vegetation, trash and/or debris.
9. The public sidewalks along Hancock Street and Pendleton Avenue shall be maintained, including snow removal.
10. 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

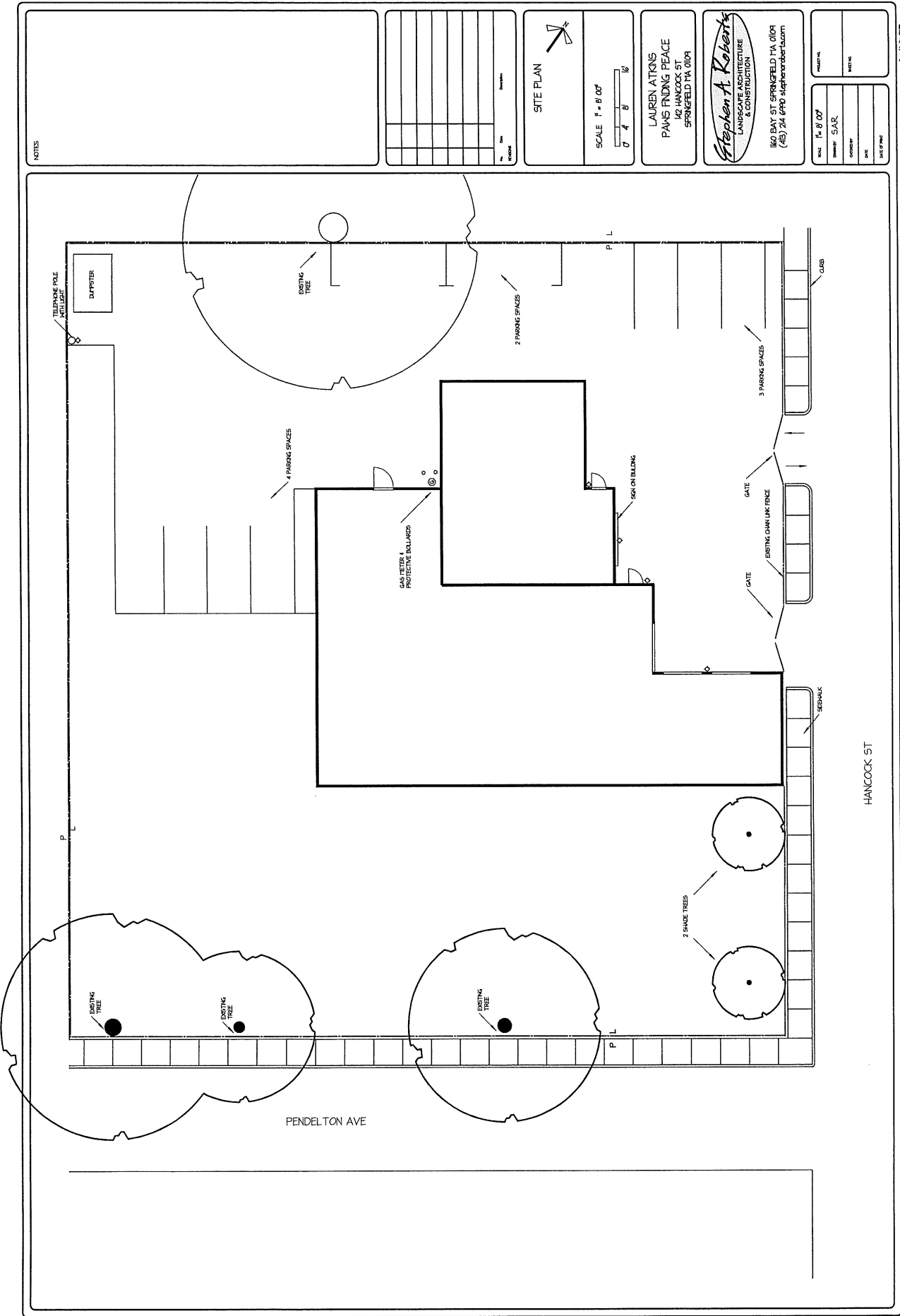
4/26/2021

Special Permit Tax Certification

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Special Permit : 142 Hancock Street, WS Hancock Street, WS Hancock Street & NS Pendleton Street
Petitioner : Elizabeth Laruen Atkins
LandLord : Living Water Church of God, Inc.


Christopher A. Caputo: Treasurer Collector



Tyler St

Proposed Location

Pendleton Ave

Hancock St

Attachment: Hancock St 142_2021 (6177 : 142 Hancock Street)

			City of Springfield, Massachusetts
		DATA SOURCE:	142 Hancock Street