



CITY COUNCIL

City Clerk's Office 9/15/2021 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 September 20, 2021** at 07:00 PM.

City Clerk

Hearings

7:00 PM Meeting called to order on September 20, 2021 at Virtual Meeting (Zoom) , Virtual Meeting, N/A, NA.

Moment of Silence - Pledge of Allegiance

Special Permits

- (1.) For a Special Permit to Operate an Undertaking Establishment at the Property Known as 43 Sullivan Street (11265-0020)(Book#22819/Page#242), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 8.4.
Request: See Above
Owner: Hann Realty Berkshire, LLC
By: Daniel Hannoush
Petitioner: Joseph J Nowak
By: Joseph J Nowak
- (2.) 386 (A.K.A. 360) Main Street
Request: See Above
Owner: McDonald's USA, LLC
By: Sandra Martel
Petitioner: Western Mass Foods, Inc.
By: Linda G Cukurs, CFO
- (3.) For a Special Permit for New Construction (Mixed Use Building), Totaling More Than One Thousand (1,000) Square Feet, Within the Neighborhood Commercial Design Overlay District, at the Property Known as SS Belmont Avenue (A.K.A. 462)(01235-0094)(Book#22895/Page#261), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 8, Section 8.1.30(A).
Request: See Above
Owner: Sage Home Builders, LLC
By: Seneca Slaughter
Petitioner: Seneca Slaughter
By: Seneca Slaughter
- (4.) For a Special Permit to Expand the Residential Component of a Mixed-Use Building at the Property Known as 275 Chestnut Street (02750-0485) (Book#22494/Page#357 & Book#20957/Page#352), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 2.4.

Request: See Above
Owner: BH Chestnut Crossing, LLC
By: Thomas P Kegelman
Petitioner: BH Chestnut Crossing, LLC
By: Thomas P Kegelman

- (5.) 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

Zoning Ordinances

- (6.) To Change the Zoning of the Property Known as 797 Berkshire Avenue (01340-0402) and Rear Berkshire Avenue (01340-0356) from Business a to Business B. 797 Berkshire Avenue. Et. Al. None Yet

PETITIONER: 1626 Bay Street, LLC

ADDRESS: 797 Berkshire Avenue. et.al.

CHANGE REQUESTED: Bus A to Bus B

- (7.) To Change the Zoning of the Properties Known as SS Boston Road (01655-0667, 0665 & 0664), ES Gilbert Avenue (05650-0127) and WS Arnold Avenue (00650-0008 & 0009) from Residence a and Commercial P to Business a and SS Boston Road (01655-0663) from Commercial P to Business A. . SS Boston Road (A.K.A. 534), Et.Al.

PETITIONER: Caring for Others Health Agency, LLC

ADDRESS: SS Boston Road, et.al.

CHANGE REQUESTED: Res A and Com P to Bus A

- (8.) To Change the Zoning of the Properties Known as SS Morris Street (08850-0046, 0038, 0037, 0036 & 0035) and NS Central Street (02560-0009, 0010, 0013, 0015, 0017 & 0019) from Industrial a to Residence C and the Properties Known as NS Morris Street (08850-0013, 0016, 0018 & 0019) from Commercial P to Residence C. SS Morris Street, Et.Al. None Yet

PETITIONER: Springfield Planning Board

ADDRESS: SS Morris Street, et.al.

CHANGE REQUESTED: Ind A and Com P to Res C

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

for a special permit to operate an Undertaking Establishment at the property known as 43 Sullivan Street (11265-0020)(Book#22819/Page#242), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 8.4.

Mailing Address:

425 Union Street
 West Springfield, MA 01089

Owner:

Hann Realty Berkshire, LLC

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

BY: 

Daniel Hannoush

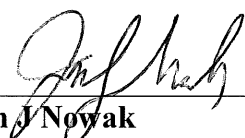
Mailing Address:

15 Ludlow Avenue
 Springfield, MA 01151

Petitioner:

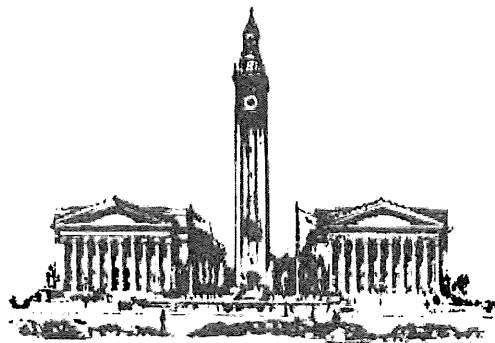
Joseph J Nowak

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

BY: 

Joseph J Nowak

Attachment: Sullivan St 43 Tax Formal (6303 : 43 Sullivan Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

4/20/21

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 : 43 Sullivan Street

Petitioner : Joseph J Nowack

LandLord : Hann Realty Berkshire, LLC

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

Christopher A. Caputo: Treasurer Collector

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

**43 SULLIVAN STREET (11265-0020)
UNDERTAKING ESTABLISHMENT**

General Information

Petitioner:	Joseph J Nowak
Request:	Undertaking establishment
Proposed use of the property:	Undertaking establishment
Parcel Size:	13,973 s.f.
Compatibility with current planning documents:	The Liberty Heights Neighborhood Plan shows no changes to this area.
Neighborhood council Notification:	Hungry Hill Neighborhood Council: 8-2-21
Tax Status:	SEE ATTACHED
Site Visit:	8-4-21
Hearing Date:	8-16-21/9-13-21

Staff Analysis

Neighborhood characteristics:

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

To the north are a manufacturing operation and commercial parking lot zoned Business B and Commercial P.

To the south is a McDonald's zoned Business A.

To the west is a two-family houses zoned Residence B.

To the east is gas station/convenience store zoned Business A.

Site plan review:

The petitioner has requested a special permit to allow for an undertaking establishment at the property known as 43 Sullivan Street. This site is currently a large mixed-used office building at the end of a dead-end street. The petitioner will lease a portion of the building.

After reviewing the site plan and visiting the site, the staff does not oppose the request. As noted above the site will be used for an undertaking establishment. Specifically, the petitioner has indicated the site will be used to "...provide support services (removal of remains, embalming and shipping of remains) to retail funeral establishments and does not offer services to the general public".

While Sullivan Street is a narrow street, due to the fact that this establishment will not be open to the general public, the staff does not believe traffic congestion will be an issue. It should be noted that the current building also has three (3) garage doors located at the front of the building which will allow for the activity being proposed.

Further, due to the fact that the services offered at this site will all be done inside the building, the impact to the residential abutters should be minimal.

In visiting the site, it was also noted that this is sufficient parking for the proposed use. As such, the staff would recommend approval of the proposed special permit.



Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for an undertaking establishment at the property known as 43 Sullivan Street (11265-0020).
3. The use shall be developed as per the attached site plan, with the addition of conditions #4 though #6.
4. This operation shall not be open to the general public.
5. Any and all signage shall be permitted through the Building Department prior to installation.
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

4/20/021

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 : 43 Sullivan Street
Petitioner : Joseph J Nowack
LandLord : Hann Realty Berkshire, LLC

Christopher A. Caputo: Treasurer Collector

GENERAL NOTES:

1. EXISTING CONDITIONS INFORMATION:

A.) BASE PLAN — THE PROPERTY TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON A ON-THE-GROUND FIELD SURVEY PERFORMED BY ELS, INC. NO PROPERTY SURVEY WAS PERFORMED BY THIS OFFICE.

B.) THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES.

C.) THE CONTRACTOR SHALL VERIFY AND/OR DETERMINE THE EXACT LOCATION, SIZE, MATERIAL, AND ELEVATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE EXPENSE. PRIOR TO CONSTRUCTION, THE OWNER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES OR INTERFERENCES WITH THE PROPOSED WORK. THE CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING. TEST PITS MAY BE REQUIRED PRIOR TO WORK.

D.) LOCATIONS OF ROADWAY UTILITIES WERE COMPILED FROM FIELD INVESTIGATION AND RECORD PLANS/RECORDS.

E.) TOPOGRAPHY — ELEVATIONS BASED ON ON-SITE BENCHMARK(S) FOR VERTICAL DATUM.

F.) BUILDING ELEVATIONS AND LAYOUT — TOP OF WALL (T.O.W.) ELEVATION AS PER OWNER. CONTRACTOR TO VERIFY LAYOUT AND ELEVATIONS WITH THE OWNER AT THE TIME OF CONSTRUCTION LAYOUT & PRIOR TO ANY WORK.

G.) ON-SITE UTILITIES — NOTE THAT ALL SPRINGFIELD WATER AND SEWER COMMISSION & SPRINGFIELD ENGINEERING POLICIES ARE TO BE FOLLOWED.

H.) ALL POLICIES AND REGULATIONS OF THE SPRINGFIELD ENGINEERING DEPARTMENT AND SPRINGFIELD WATER & SEWER COMMISSION ARE TO BE FOLLOWED WITHIN THIS PROJECT. CONTRACTOR IS TO CONFIRM THAT ALL APPLICABLE PERMITS ARE FILED AND OBTAINED PRIOR TO CONSTRUCTION.

2.) REFERENCE PLANS:

- A.) SPRINGFIELD WATER & SEWER COM. — VARIOUS WATER AND SEWER CARDS
B.) H.C.R.D. PLAN BOOK 136 ; PAGE 22 & 23 (6/22/1972) — PROPERTY PLAN
C.) H.C.R.D. BOOK 22819 ; PAGE 242 (8/23/2019) — OWNER'S DEED
D.) H.C.R.D. PLAN BOOK 10 ; PAGE 42 (6/17/1930) — STREET ACCEPTANCE PLAN
E.) H.C.R.D. PLAN BOOK 320 ; PAGE 92 (4/6/2001) — PLAN OF LAND
F.) H.C.R.D. PLAN BOOK 10 ; PAGE 42 (6/17/1930) — STREET LINE
G.) VARIOUS SPRINGFIELD ENGINEERING PLANS — (7-73, 404-125, 161-5, 334-83)

3.) LAYOUT & MATERIALS:

- A.) ALL DIMENSIONS ARE FROM THE FACE OF CURB AND/OR FACE OF BUILDING AND/OR FACE OF WALL.
B.) SPRINGFIELD DEPARTMENT OF PUBLIC WORKS— ENGINEERING DIVISION SHALL BE NOTIFIED OF THE PROPOSED PAVING DATE PRIOR TO ANY PAYMENT BEING INSTALLED. PROVIDED A MINIMUM OF THREE (3) DAY NOTICE.

Owner:
Hann Realty Berkshire LLC
425 Union Street
West Springfield, MA 01089

Applicant:
Western Mass Transfer & Trade Service
15 Ludlow Avenue
Springfield, MA 01151
(413) 530-7068

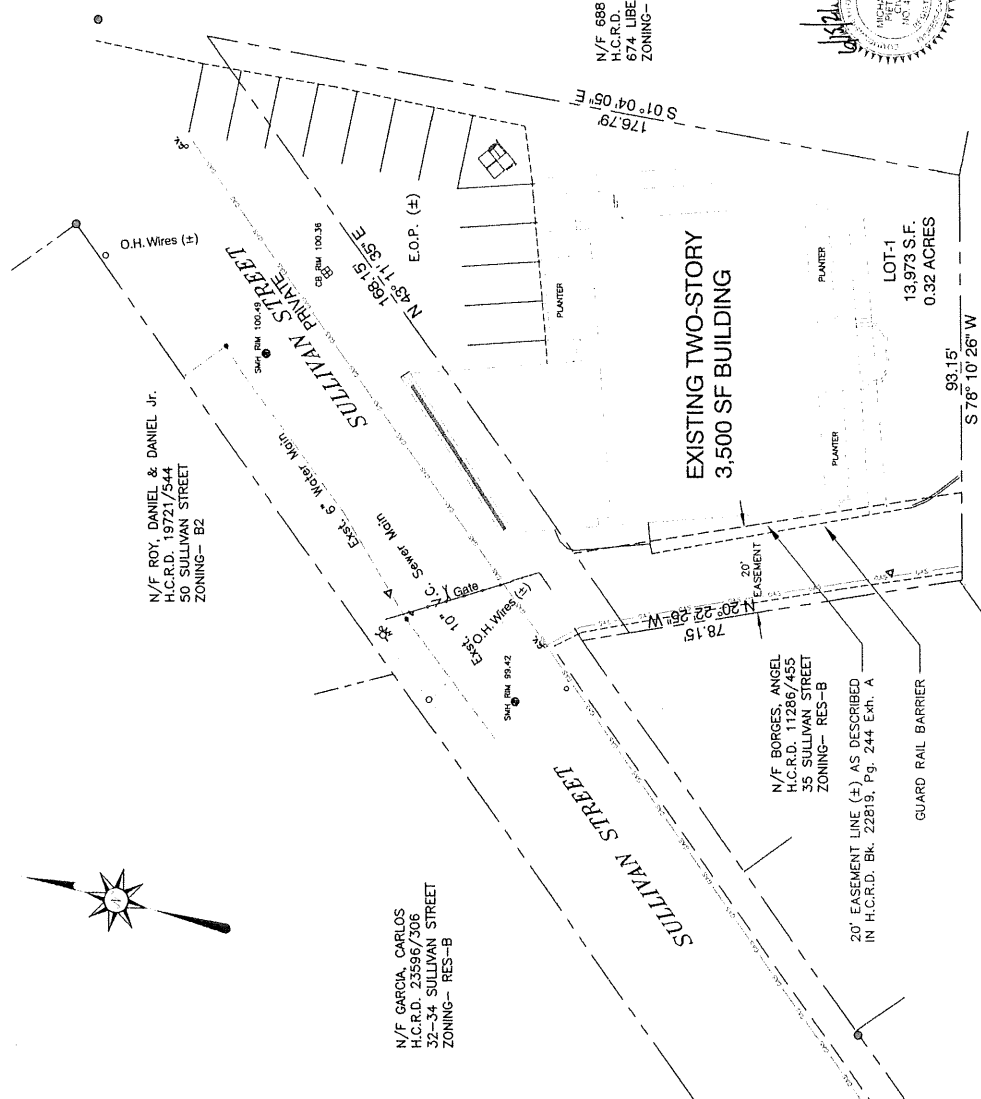
Springfield Assessor MAP I.D. - 112650020

Parcel Zoning: B-2

Flood Zone "X" per FEMA-25013C0402E; 7/16/2013

This parcel does not contain any resource areas as defined in 310 CMR 10.0 (MA Wetland Protection Act)

** Reviewer to note that parcel is relatively flat **

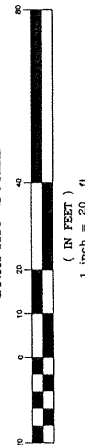


Legend

- Existing Property Line
Existing Street Line
Existing 1 ft. contour
Ext. CL Fence
O.H. Wires (±)
I.P. Found

N/F ARCHLAND PROPERTY LLC
H.C.R.D. 14337/507
660 LIBERTY STREET
ZONING— S81-B2

GRAPHIC SCALE



Existing Conditions Site Plan

SCALES

HORIZONTAL: 1"=20'	VERTICAL: NA
DESIGN BY: MP	DATE: 6/15/21
DRAWN BY: NP/MP	PROJECT NO.: 21-124
CHECKED BY: MP	SURVEY BOOK: ELS-21

ENGINEERING & LAND SOLUTIONS, INC.

CONSULTING ENGINEERS & Environmental Specialists

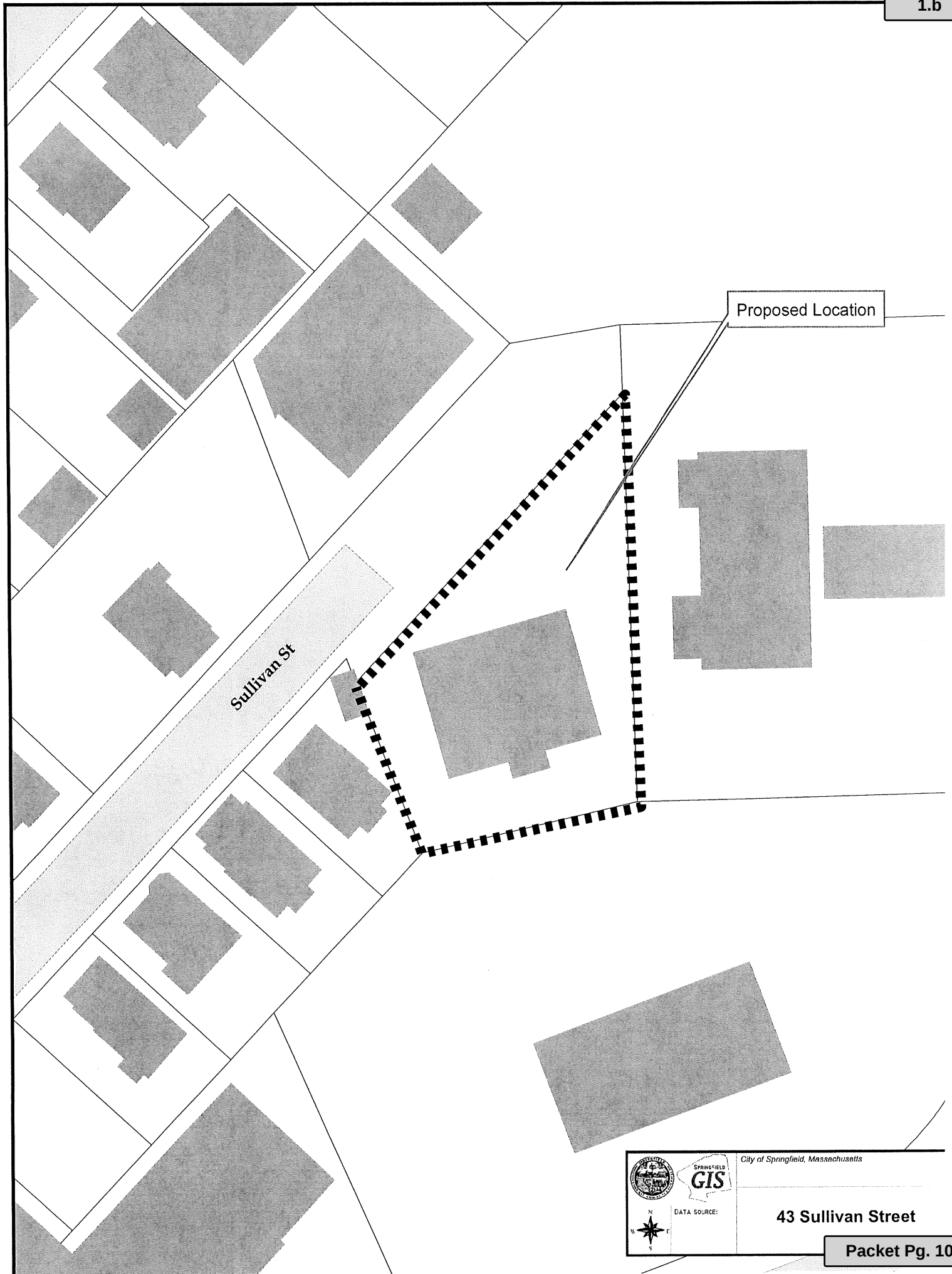
P.O. Box 11 • Ludlow, MA 01056
P. 413-547-8968 F. 413-642-0434 E. INFO@ELS-NOV.COM

SHEET NO.

43 SULLIVAN STREET
SPRINGFIELD, MA

for
WESTERN MASS TRANSFER
& TRADE SERVICE

1 of 1



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

to amend an existing special permit (drive-up service window), granted April 1991, by amending condition #9 (hours of operation), at the property known as 386 (a.k.a. 360) Main Street (08130-0035) (Book# 7744/Page#256), as allowed by M.G.L. and the Springfield Zoning Ordinance, Table 4-4, Section 12.1.

Mailing Address:

110 North Carpenter Street
 Chicago, IL 60607

Owner:

McDonald's USA, LLC

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

By: Sandra Martel
Sandra Martel

Mailing Address:

334 Ella Grasso Turnpike, #121
 Windsor Locks, CT 06096

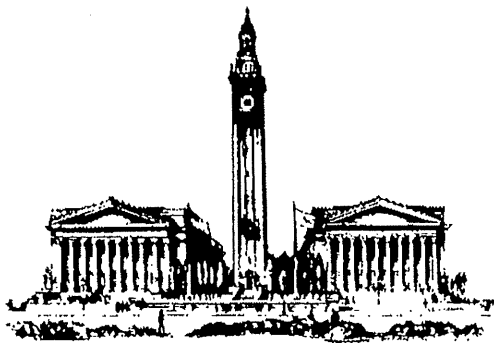
Petitioner:

Western Mass Foods, LLC

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

By: Linda G Cukurs
Linda G Cukurs, CFO

Attachment: Main_St_386_Tax_Formal (6345 : 386 (A.K.A. 360) Main Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

7/20/2021

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 : 386 Main Street

Petitioner : Western Mass Foods, LLC

LandLord : McDonald's USA, LLC

Christopher A. Caputo: Treasurer Collector

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

for a special permit for new construction (mixed use building), totaling more than one thousand (1,000) square feet, within the Neighborhood Commercial Design Overlay District, at the property known as SS Belmont Avenue (a.k.a. 462)(01235-0094)(Book#22895/Page#261), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 8, Section 8.1.30(A).

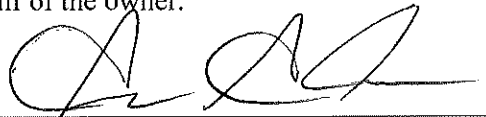
Mailing Address:

38 Burdette Street
 Springfield, MA 01108

Owner:

Sage Home Builders, LLC

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

BY: 
 Seneca Slaughter

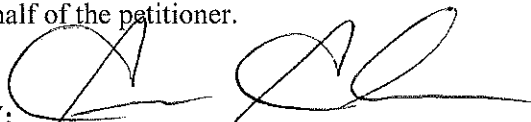
Mailing Address:

52 Eton Street
 Springfield, MA 01108

Petitioner:

Seneca Slaughter

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

BY: 
 Seneca Slaughter

Attachment: SS_Belmont_Ave_Tax_Formal (6363 : Ss (A.K.A. 462) Belmont Avenue)



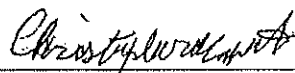
THE CITY OF
SPRINGFIELD, MASSACHUSETTS

6/2/2021

Special Permit Tax Certification

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

Special Permit : SS Belmont Avenue
Petitioner : Seneca Slaughter
LandLord : Sage Home Builders, LLC


Christopher A. Caputo: Treasurer Collector

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

for a special permit to expand the residential component of a mixed-use building at the property known as 275 Chestnut Street (02750-0485) (Book#22494/Page#357 & Book#20957/Page#352), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 2.4.

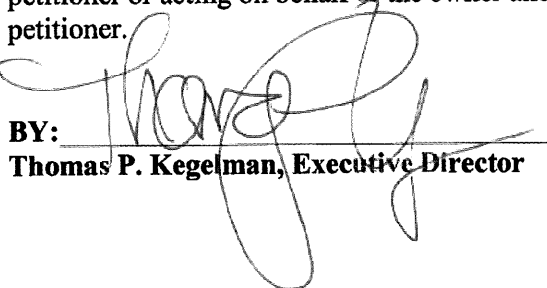
Mailing Address:

261 Oak Grove Avenue
Springfield, MA 01109

Owner & Petitioner:

BH Chestnut Crossing, LLC

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

BY: 

Thomas P. Kegelman, Executive Director



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

8/26/2021

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 : 275 Chestnut Street
Petitioner : BH Chestnut Crossing, LLC
LandLord : BH Chestnut Crossing, LLC

Christopher A. Caputo: Treasurer Collector

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).

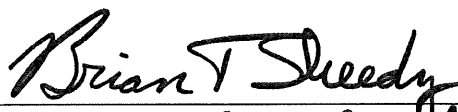
Mailing Address:

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.

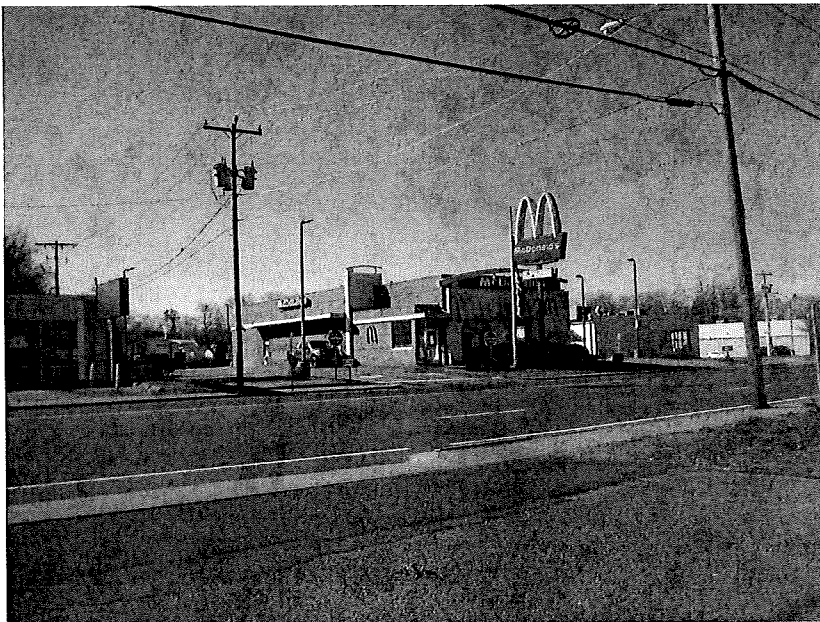
Site plan review:

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 5.b

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

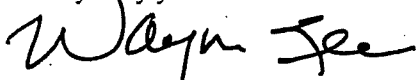
This is to inform you that at a meeting of the City Council held on Tuesday evening, May 29, 2007 it was voted by the City Council according to law to grant a special permit to Owner & Petitioner: McDonald's Corporation Northeast Region By: Francis Essien, to operate a drive-up service window at the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

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely to operate a drive-up service window at the property known as 809 Boston Road (01655-0612).
3. The use shall be developed as per the attached site plans and elevations, dated September 22, 2006, with the addition of conditions #1 through #17.
4. All landscaping shall be installed as per submitted plans.
5. There shall be two (2) additional Dogwood trees located within the landscaped beds at the entrance and exist of the property.
6. There shall be no outside storage of materials beyond the enclosed dumpster area.
7. The petitioner shall place one (1) bicycle rack on the property.
8. There shall be only one (1) ground sign at this location.
9. There shall be no electronic message board attached to the ground sign.
10. There shall be no "running messages" or "flashing messages" allowed on the ground sign.
11. There shall be no additional advertising material located on any directional signage or light poles.
12. The site shall be maintained free of all weeds and trash and debris.
13. All landscaped areas, including the public tree belt shall be maintained by the petitioner.
14. The dumpster shall be completely enclosed.
15. All sidewalks shall remain at grade and shall not be depressed to accommodate the driveways.
16. There shall be no banner, streamers or other promotional materials placed in outside areas.
17. There shall be no non-accessory signs located on the property.
18. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by fine of up to \$50 per day for each day a violation exists.

REASONS: (1) The specific site is an appropriate location for such a use, structure, or condition.
(2) The use as developed will not adversely affect the neighborhood. (3) Adequate and appropriate facilities will be provided for the proper operation of the proposed use.

This permit becomes effective on June 21, 2007.

Very truly yours



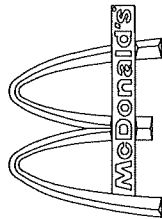
Wayman Lee, Esquire
City Clerk

WL/laf

Attachment: Boston_Rd_809_2021 (6070 : 809 Boston Road)

FOR _____

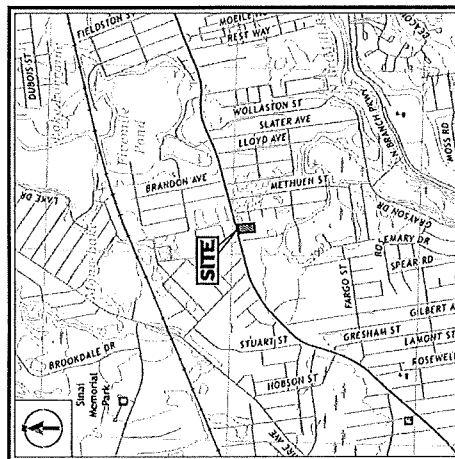
EXISTING



WITH DRIVE-THRU

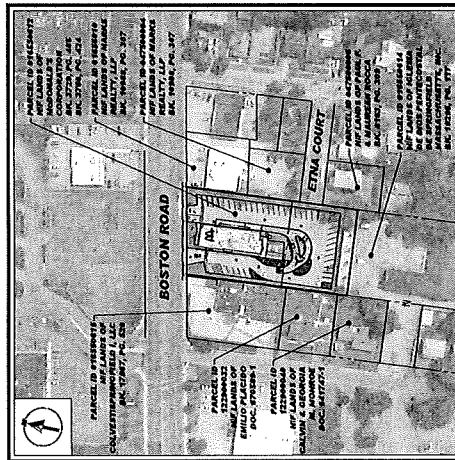
LOCATION OF SITE

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



USGS MAP

SCALE: 1" = 1,000'
SOURCE: USGS SPRINGFIELD NORTH



SITE MAP

SCALE: 1" = 100'
SOURCE: GOOGLE EARTH

SHEET NUMBER	SHEET TITLE
C-01	COVER SHEET
C-02	GENERAL NOTES SHEET
C-03	DEMOLITION & SOIL EROSION CONTROL PLAN
C-04	SITE LAYOUT PLAN
C-05	GRADING AND DRAINAGE PLAN
C-06	DETAIL SHEET
C-07	DETAIL SHEET
C-08	BOUNDARY & TOPOGRAPHIC SURVEY (BY OTHERS)

[illegible]

Attachment: Boston_Rd_809_2021 (6070 : 809 Boston Road)

Architectural Drawings for Drive-Thru Restaurant Layout

Plan View: Shows the drive-thru lane layout. Key features include:

- THANK YOU** sign (12' x 12')
- Reserved Drive-Thru** sign (12' x 12')
- Drive-Thru** lane markings (12' x 12')
- Typical Pavement Markings** (12' x 12')

Elevation Views:

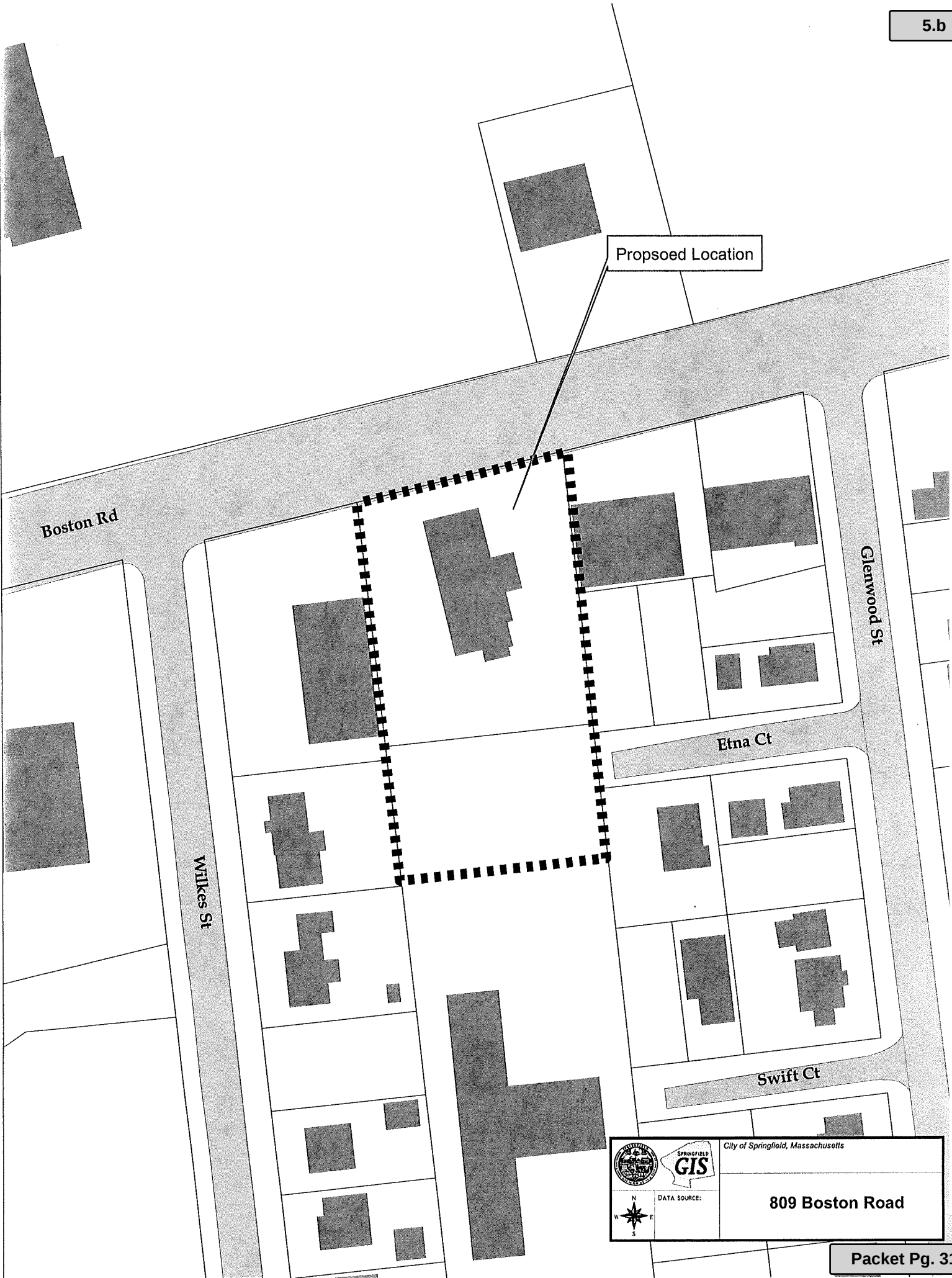
- Digital Menu Board Detail:** Shows the menu board structure with dimensions (12' x 12').
- Digital Pre-Browse Board Detail:** Shows the pre-browse board structure with dimensions (12' x 12').
- Gateway Clearance Bar:** Shows the clearance bar structure with dimensions (12' x 12').

Details:

- Pavement Tie-In Detail:** Shows the tie-in detail with dimensions (12' x 12').
- Customer Order Speaker/Canopy Detail:** Shows the speaker/canopy detail with dimensions (12' x 12').
- Concrete & Bituminous Concrete Paving Detail:** Shows the paving detail with dimensions (12' x 12').

[illegible]





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 Bob

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
Chris Marcia

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

Harmony Environmental, Inc.

Food Grease Management

Work Order
HE 34 5.c

Phone
(413) 348-7585

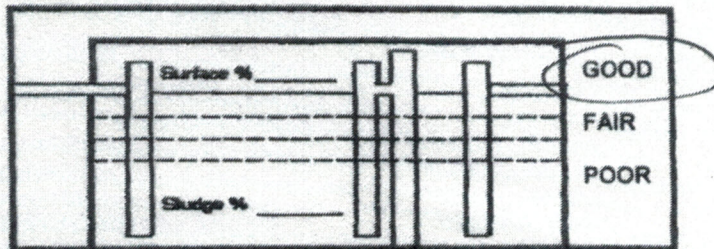
P.O. Box 777 • Ludlow, MA 01056
harmonyenvironmental777@gmail.com

Fax
(413) 583-8807

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

GREASE TRAP REPORT

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



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 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

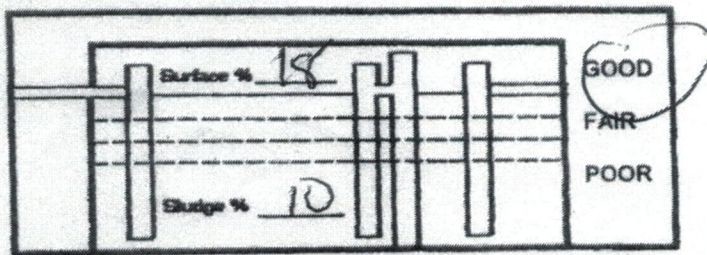
Address

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 **5.c**

Phone
(413) 348-7585

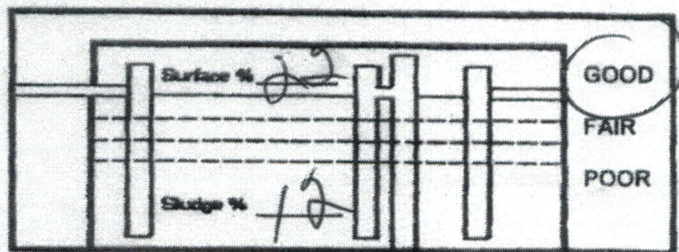
P.O. Box 777 • Ludlow, MA 01056
harmonyenvironmental777@gmail.com

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 5.c

Phone
(413) 348-7585

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

Fax
(413) 583-8807

Customer
Address

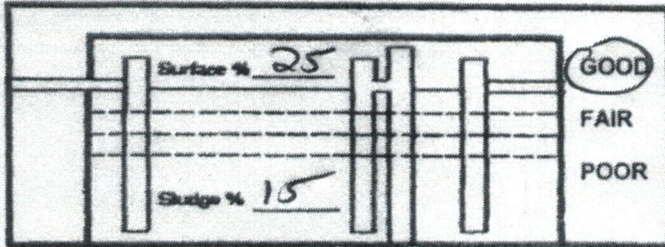
McDonald's
809 Boston Road
Springfield MA

Date of Service

10.9.20

GREASE TRAP REPORT

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



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

Comments _____

Customer Signature

[Signature]

Technician Signature

Kris Page

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

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

Harmony Environmental, Inc.

Food Grease Management

Work Order
HE 34665

5.c

Phone
(413) 348-7585

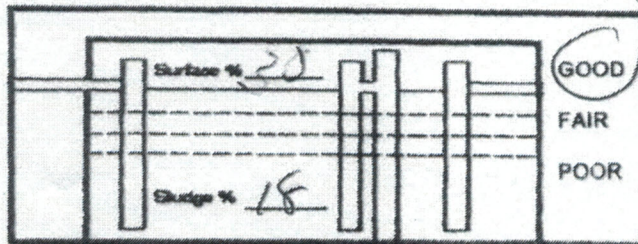
P.O. Box 777 • Ludlow, MA 01056
harmonyenvironmental777@gmail.com

Fax
(413) 583-8807

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

GREASE TRAP REPORT

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



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

Comments _____

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

Customer Signature [Signature]

Technician Signature [Signature]

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

Harmony Environmental, Inc.

Food Grease Management



Work Order

HE 34

5.c

Phone
(413) 348-7585

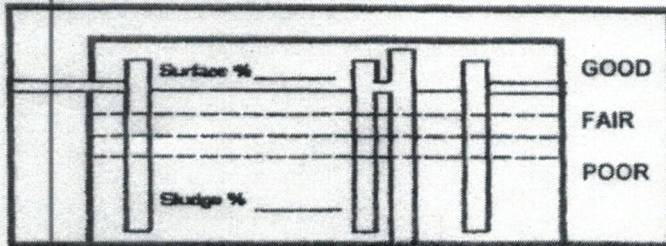
P.O. Box 777 • Ludlow, MA 01056
harmonyenvironmental777@gmail.com

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	



Comments _____

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

Customer Signature [Signature]

Technician Signature [Signature]

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

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

March 26, 2021

To Whom It May Concern,

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

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

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

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

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

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

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

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

Sincerely,

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

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

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

to change the zoning of the properties known as SS Boston Road (01655-0667, 0665 & 0664), ES Gilbert Avenue (05650-0127) and WS Arnold Avenue (00650-0008 & 0009) from Residence A and Commercial P to Business A and SS Boston Road (01655-0663) from Commercial A to Business A.

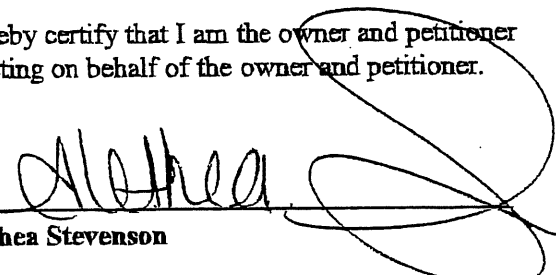
Mailing Address:

61 Mary Coburn Road
 Springfield, MA 01129

Owner & Petitioner:

Caring for Others Health Agency, LLC

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

By: 

Alethea Stevenson

RECEIVED
 2021 JUL 28 P 10:46
 CITY CLERK'S OFFICE
 SPRINGFIELD, MA

Attachment: 20210729113953845 (6351 : SS Boston Road (A.K.A. 534), Et.Al.)



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND TWENTY-ONE

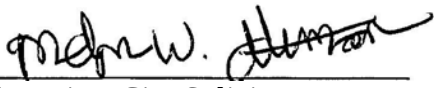
AN ORDINANCE

AMENDING SECTION 19 OF THE BUILDING ZONE MAP

Be it ordained by the City Council of the City of Springfield as follows:

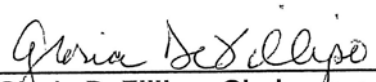
SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City”, text enacted, May 28, 2013, as amended, is hereby further amended by changing from **Residence A and Commercial P to Business A** the zoning on **Plot #3224, Section 19** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “Section 19 Building Zone Map of the City of Springfield.”

Approved as to Form;


Associate City Solicitor

In accordance with Mass. Gen. Laws c. 40A, section 5, the Planning Board held a hearing on August 18, 2021 and September 1, 2021 regarding the above Ordinance amendment.

2 Person(s) appeared in favor, and 0 Person(s) appeared in opposition.


Gloria DeFillipo, Chairperson



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND TWENTY-ONE

AN ORDINANCE

AMENDING SECTION 19 BUILDING ZONE MAP

SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City”, text enacted, May 28, 2013, as amended, is hereby further amended by changing from **Residence A and Commercial P to Business A** the zoning on **Plot #3224, Section 19** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “Section 19 Building Zone Map of the City of Springfield.”

Attachment: 3224_SS_Boston_Rd_2021_PB_Report (6351 : SS Boston Road (A.K.A. 534), Et.Al.)

**REPORT TO CITY COUNCIL
ZONE CHANGE HEARING**

PETITION: #3224
SECTION: 19

DATE: September 2, 2021

To the Honorable Mayor and City Council of the City of Springfield, Massachusetts, the Planning Board submits the following report on the Zone Change Petition, which was referred to the Board for its recommendation:

PETITIONER: Caring for Others Health Agency, LLC

ADDRESS: SS Boston Road (01655-0667, 0665 & 0664), ES Gilbert Avenue (05650-0127), WS Arnold Avenue (00650-0008 & 0009) and SS Boston Road (01655-0663)

CHANGE REQUESTED: Proposed zone change from Residence A and Commercial P to Business A

PETITIONER'S PURPOSE STATEMENT: To construct a center for afterschool programs

DATE OF PUBLIC HEARING: August 18, 2021 & September 1, 2021

DATE OF FINAL DECISION: September 1, 2021

BOARD MEMBERS PRESENT and COUNT: seven (7): Ms. Morin. Ms. Defillipo, Ms. Choi, Mr. Cunningham, Mr. Daniele, Ms. McQuade and Mr. Florian

FINAL MOTION: APPROVE

IN FAVOR: seven (7): Ms. Morin. Ms. Defillipo, Ms. Choi, Mr. Cunningham, Mr. Daniele, Ms. McQuade and Mr. Florian

OPPOSED: zero (0)

ABSTAINED: N/A

RECOMMENDATION: APPROVE

Respectfully submitted,


Gloria DeFillipo, Chairperson

Attachment: 3224_SS_Boston_Rd_2021_PB_Report (6351 : SS Boston Road (A.K.A. 534), Et.Al.)

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A ZONE CHANGE

SS (A.K.A. 534) BOSTON ROAD, ET.AL
RESIDENCE A/COMMERCIAL P TO BUSINESS A

GENERAL INFORMATION

Petitioner:	Caring for Other Health Agency, LLC
Request:	Residence A and Commercial P to Business A
Location:	SS Boston Road (01655-0667, 0665 & 0664), ES Gilbert Avenue (05650-0127), WS Arnold Avenue (00650-0008 & 0009) and SS Boston Road (01655-0663)
Parcel Size:	Approximately 85,092 s.f. (1.9 acres)
Purpose:	Center for after school programs
Surrounding Land Use and Zoning:	The property is located in the Pine Point neighborhood. The site is located in an area with a mix of commercial and residential. The surrounding land uses include: To the north are a retail operation and motor vehicle repair facility zoned Business A. To the south are single-family homes zoned Residence A. To the east are both a small commercial plaza and a large multi-tenant commercial plaza zoned Business A and Business B. To the west are a single and two-family home zoned Residence C.
Site Visit:	8-4-21
Neighborhood Council Notification:	Pine Point Community Council: 8-2-21
Planning Board Hearing Date:	8-18-21/9-1-21

SPECIAL INFORMATION

Traffic & Parking:	n/a
Physical Characteristics:	n/a
Other Notes:	n/a

ANALYSIS

The petitioner has requested to change the zoning of the properties known as SS Boston Road (01655-0667, 0665 & 0664), ES Gilbert Avenue (05650-0127) and WS Arnold Avenue (00650-0008 & 0009) from Residence A and Commercial P to Business A and SS Boston Road (01655-0663) from Commercial A to Business A. These properties are currently vacant and are located along the Boston Road commercial corridor. The petitioner has submitted plans

indicating that they intend to construct 18,316± square foot building to operate afterschool [programs]. The development also includes the construction of an eighty (80) space parking lot. In addition, the plans submitted also indicated the possible development of a small commercial building along Boston Road, however, this would be a future development. It should be noted that the plan submitted is only a conceptual plan and full details plans will need to be developed.

As per the plans submitted, the petitioner has shown the construction of a new building along Boston Road. As noted, this building is proposed to be used after school programs. The proposed site would be accessed from Arnold Avenue, the undeveloped section of Uncas Street and Gilbert Avenue. The future commercial building shown on the plan would have direct access to Boston Road. As noted above, the plans submitted with the zone change are only conceptual. Full detailed plans will need to be developed and reviewed. If the zone change is approved, this development will also need to undergo a full Site Plan Review from the Planning Board. As with all new developments, a full review will be required from the Department of Public Works (DPW). This review will look at the proposed access to the development and layout of the proposed parking. One of the issues the staff has with what is being proposed is there looks to be bus parking along Uncas Street. There also is a small parking area in front of the proposed building along Gilbert Avenue. It is the staff's opinion that this parking is not going to be allowed to back into the public way. Further, Uncas Street is not currently developed and, as such, will need to undergo a full review by DPW.

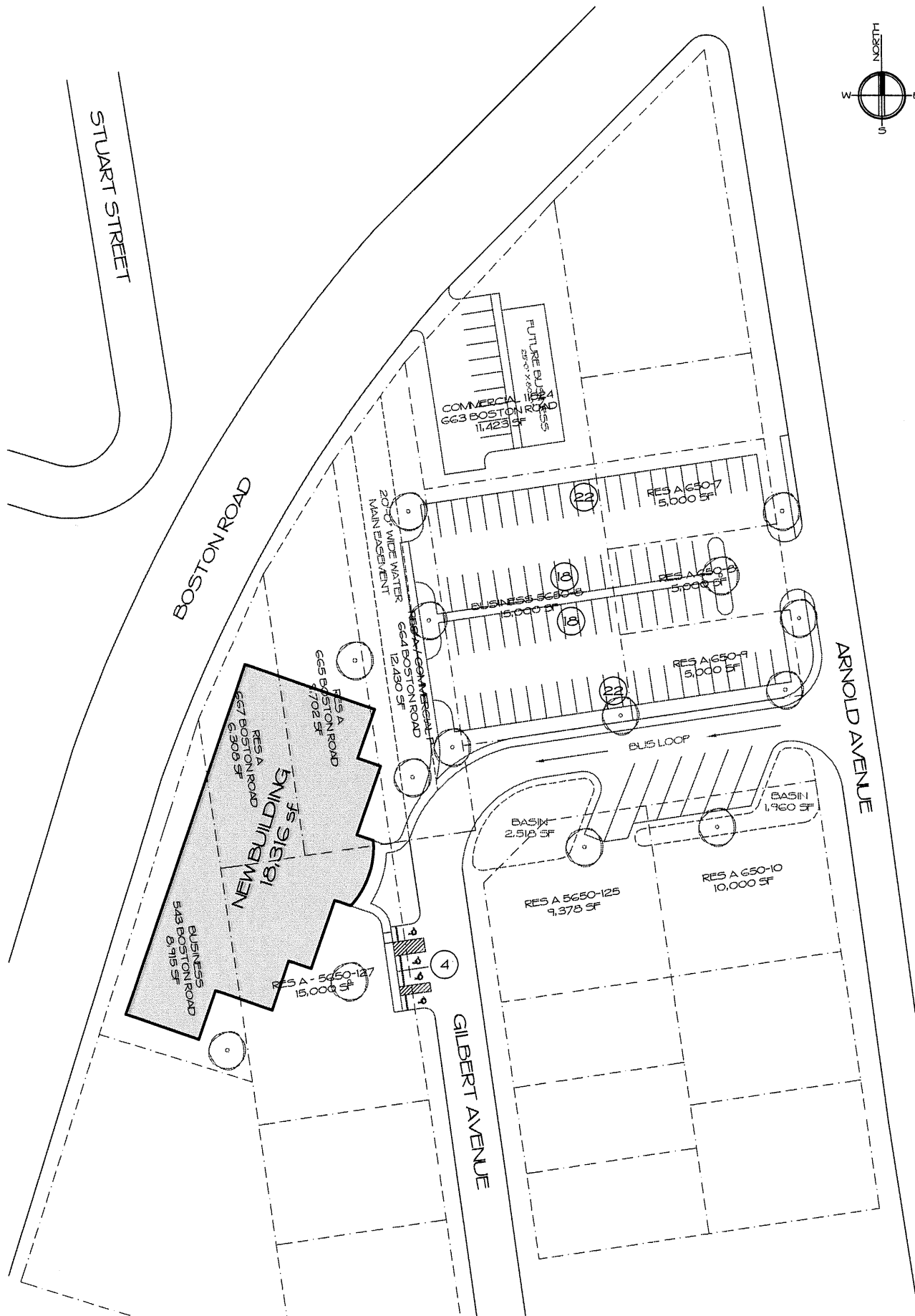
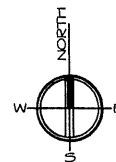


Lastly, the plans submitted do not include building elevations. Due to the fact that the rear of the building will be facing Boston Road, the staff is going to want to review this elevation specifically to ensure it is appropriately designed. The staff does not want to see a solid blank wall along Boston Road. Further, detailed landscaping plans will need to be submitted as well. One of the issues the staff will want to ensure is that the residential homes directly to the south of this development are adequately buffered. Again, if this zone change is approved, a full Site Plan Review will be reviewed by the Planning Board. At that time, final plans will need to be submitted and the staff will be reviewing those plans to ensure all the issues outlined above have been addressed.

After a full review of the plans submitted and after visiting the site, the staff fully supports the proposed zone change. Due to the fact that this site is located along the commercial corridor of Boston Road, the staff believes that a zone change to Business A is appropriate. Further, the staff believes that the proposed development will not have an adverse impact on the surrounding properties or on the neighborhood as a whole.

RECOMMENDATION

Approve.

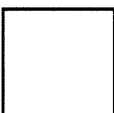


SITE PLAN - OPTION E

1"=50'-0"

1	A1
---	----

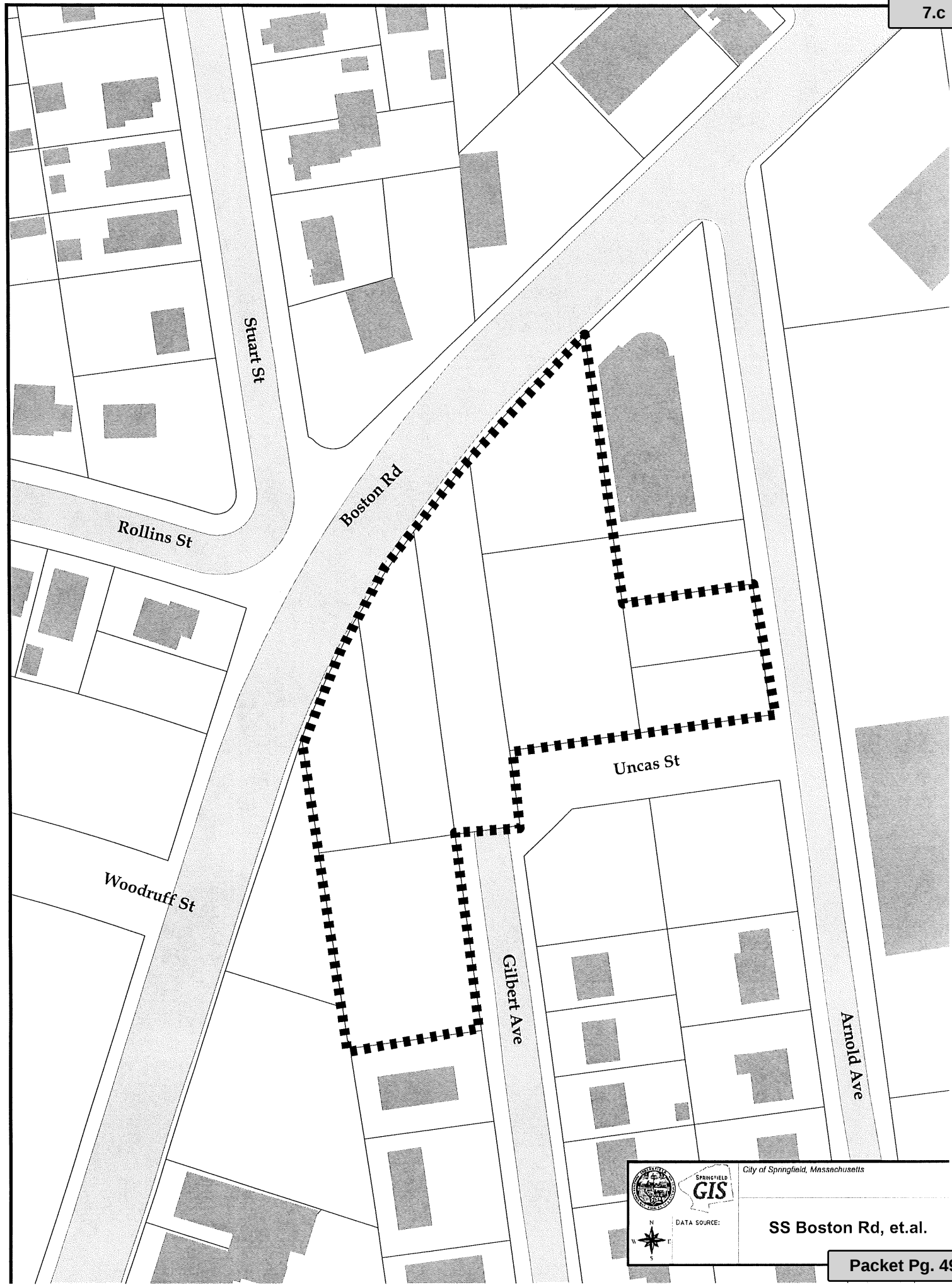
THE CENTER AFTER SCHOOL
PROGRAM INC.
543 BOSTON ROAD
SPRINGFIELD, MA 01119



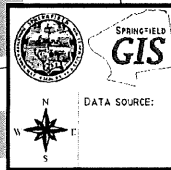
CHECK	REVISIONS	DATE
DESIGN: MPG		
FILED		
DATE: 03.11.21		
PROJECT No.		

ROY S. BROWN ARCHITECTS
85 CHILSON ROAD
WILBRAHAM, MA 01095
p 413.596.2360
f 413.596.2360
email RSB@ASB@YAHOO.COM





Attachment: 3224_SS_Boston_Road_2021 (6351 : SS Boston Road (A.K.A. 534), Et.Al.)



City of Springfield, Massachusetts

DATA SOURCE:

SS Boston Rd, et.al.

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

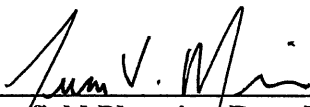
to change the zoning of the properties known as SS Morris Street (08850-0046, 0038, 0037, 0036 & 0035) and NS Central Street (02560-0009, 0010, 0013, 0015, 0017 & 0019) from Industrial A to Residence C and the properties known as NS Morris Street (08850-0013, 0016, 0018 & 0019) from Commercial P to Residence C.

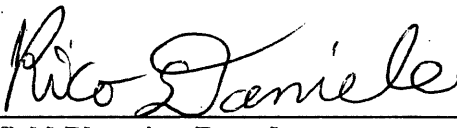
Mailing Address:

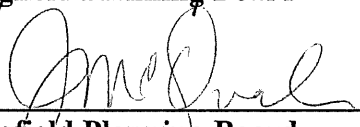
36 Court Street
 Springfield, MA 01103

Petitioner:

Springfield Planning Board

BY: 
 Springfield Planning Board

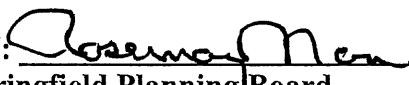
BY: 
 Springfield Planning Board

BY: 
 Springfield Planning Board

BY: _____
 Springfield Planning Board

BY: 
 Springfield Planning Board

BY: _____
 Springfield Planning Board

BY: 
 Springfield Planning Board

BY: _____
 Springfield Planning Board

2021 JUL 28 P 10:45
 CITY CLERK'S OFFICE
 SPRINGFIELD, MA

RECEIVED

Attachment: 20210729115454435 (6352 : SS Morris Street, Et.Al.)



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND TWENTY-ONE

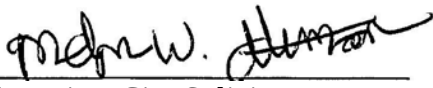
AN ORDINANCE

AMENDING SECTION 47 OF THE BUILDING ZONE MAP

Be it ordained by the City Council of the City of Springfield as follows:

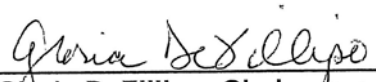
SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City”, text enacted, May 28, 2013, as amended, is hereby further amended by changing from **Industrial A to Residence C and Commercial P to Residence C** the zoning on **Plot #3223, Section 47** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “**Section 47 Building Zone Map of the City of Springfield.**”

Approved as to Form;


Associate City Solicitor

In accordance with Mass. Gen. Laws c. 40A, section 5, the Planning Board held a hearing on August 18, 2021 and September 1, 2021 regarding the above Ordinance amendment.

3 Person(s) appeared in favor, and 0 Person(s) appeared in opposition.


Gloria DeFillipo, Chairperson



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND TWENTY-ONE

AN ORDINANCE

AMENDING SECTION 47 BUILDING ZONE MAP

SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City”, text enacted, May 28, 2013, as amended, is hereby further amended by changing from **Industrial A to Residence C and Commercial P to Residence C** the zoning on **Plot #3223, Section 47** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “**Section 47 Building Zone Map of the City of Springfield.**”

**REPORT TO CITY COUNCIL
ZONE CHANGE HEARING**

PETITION: #3223
SECTION: 47

DATE: September 2, 2021

To the Honorable Mayor and City Council of the City of Springfield, Massachusetts, the Planning Board submits the following report on the Zone Change Petition, which was referred to the Board for its recommendation:

PETITIONER: Springfield Planning Board

ADDRESS: SS Morris Street (08850-0046, 0038, 0037, 0036 & 0035), NS Central Street (02560-0009, 0010, 0013, 0015, 0017 & 0019) and NS Morris Street (08850-0013, 0016, 0018 & 0019)

CHANGE REQUESTED: Proposed zone change from Industrial A and Commercial P to Residence C

PETITIONER'S PURPOSE STATEMENT: Townhouse development

DATE OF PUBLIC HEARING: August 18, 2021 & September 1, 2021

DATE OF FINAL DECISION: September 1, 2021

BOARD MEMBERS PRESENT and COUNT: seven (7): Ms. Morin. Ms. Defillipo, Ms. Choi, Mr. Cunningham, Mr. Daniele, Ms. McQuade and Mr. Florian

FINAL MOTION: APPROVE

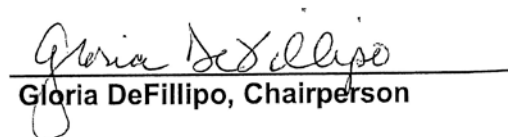
IN FAVOR: seven (7): Ms. Morin. Ms. Defillipo, Ms. Choi, Mr. Cunningham, Mr. Daniele, Ms. McQuade and Mr. Florian

OPPOSED: zero (0)

ABSTAINED: N/A

RECOMMENDATION: APPROVE

Respectfully submitted,


Gloria DeFillipo, Chairperson

Attachment: 3223_SS_Morris_St_2021_PB_Report (6352 : SS Morris Street, Et.Al.)

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A ZONE CHANGE

SS MORRIS STREET, ET.AL
INDUSTRIAL A/COMMERCIAL P TO RESIDENCE C

GENERAL INFORMATION

Petitioner:	Springfield Planning Board
Request:	Industrial A and Commercial P to Residence C
Location:	SS Morris Street (08850-0046, 0038, 0037, 0036 & 0035), NS Central Street (02560-0009, 0010, 0013, 0015, 0017 & 0019) and NS Morris Street (08850-0013, 0016, 0018 & 0019)
Parcel Size:	Approximately 95,563 s.f. (2.1 acres)
Purpose:	Townhouse development
Surrounding Land Use and Zoning:	The property is located in the Pine Pont neighborhood. The site is located in an area with a mix of commercial and residential uses. The surrounding land uses include: To the north are an office building and two-family homes zoned Business A and Business B. To the south are townhomes zoned Residence C. To the east are an apartment complex and three-family home zoned Residence C and Commercial A. To the west are a single and two-family home zoned Residence C.
Site Visit:	8-4-21
Neighborhood Council Notification:	South End Citizens Council: 8-2-21
Planning Board Hearing Date:	8-18-21/9-1-21

SPECIAL INFORMATION

Traffic & Parking:	n/a
Physical Characteristics:	n/a
Other Notes:	n/a

ANALYSIS

The Springfield Planning Board has petitioned to re-zone the properties known as SS Morris Street and NS Central Street from Industrial A to Residence C and the properties known as NS Morris Street from Commercial P to Residence C. These properties are currently vacant and were part of the former Gemini

textile mill site located in the South End. These parcels were taken by the City for tax title issues and were recently put out for a Request for Proposals (RFP). A successful bidder was chosen and has submitted plans to construct a number of townhouse dwellings. A change to Residence C is required to move this development forward.

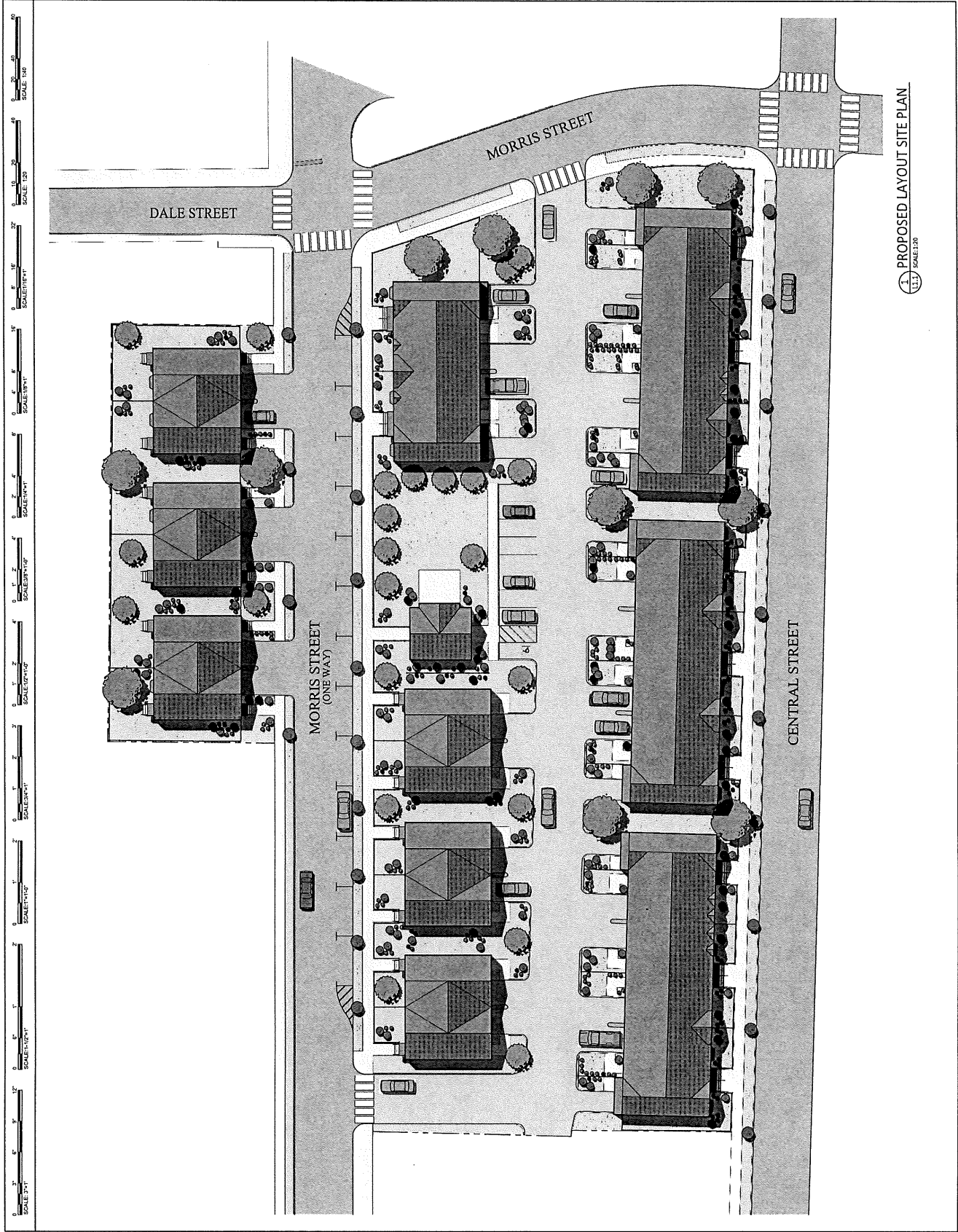
As noted above, this site was the former Gemini site and has been vacant for a number of years. The former Gemini building was destroyed in a fire back in 2003 and subsequently demolished. Environmental work on the site was completed by the City back in 2008.

Recently, a RFP was put out by the City looking for options for the redevelopment of these parcels. One (1) development proposal was received and reviewed by the RFP committee, which included representation from the Ward City Councilor as well as the South End Citizens Council. The proposal submitted indicated that the site would be redeveloped into thirty-three (33) new housing units incorporated within ten (10) townhomes style units (see attached plan). It should be noted that the number of units is based off a conceptual plan and that final plans are currently in the process of being drafted. Due to the fact that these parcels are currently zoned Industrial A and Commercial P, a zone change is required in order to complete this project. It should also be noted that in addition to the zone change, a special permit from the City Council will also be required.

After a full review of the RFP submission and plans submitted, the staff fully supports the proposed zone change. The design of these townhouse units will be similar to what already exists along Central Street and will add much needed housing within the South End. As noted above, the proposed zone change is the first step in this development process. The developer is working closely with the city and the South End Neighborhood on final designs and the staff firmly believes that the final product will be a welcomed asset to the South End Neighborhood as well as to the City as a whole.

RECOMMENDATION

Approve.



1. PROPOSED LAYOUT SITE PLAN
SCALE: 1/8" = 1'-0"

Architectural
East Longmeadow,
MA 01103
Harwich Port,
MA 01946
PH: 508-251-9076

7

GEMINI TOWNHOUSES
86 MORRIS ST
SPRINGFIELD, MA

PROPOSED SITE PLAN

PROPOSED SITE PLAN

L1.1



Attachment: 3223_SS_Morris_St_2021 (6352 : SS Morris Street, Et.Al.)



SPRINGFIELD
City of Springfield, Massachusetts

DATA SOURCE:

SS Morris St, et.al.

Packet Pg. 57