



CITY COUNCIL

City Clerk's Office 9/21/2022

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 **Tuesday September 27, 2022** at 07:00 PM.

City Clerk

Call to Order

7:00 PM Meeting called to order on September 27, 2022 at Springfield City Hall -- Council Chambers, 36 Court Street, Springfield, MA.

Petitions

- (1.) Petition to Store and Sell Petroleum at 658 Berkshire Avenue
- (2.) Petition for Open-Air Parking at 331 Liberty Street
- (3.) Pineview Drive- Stop Sign

Special Permits

- (4.) For a Special Permit for a Drive-Up Service Window at the Properties Known as 785 Page Boulevard (09440-0973)(Book#24322/Page#116), SS Page Boulevard (09440-0974)(Book#24322/Page#116), 24 Rose Place (10370-0005)(Book#24322/Page#116) and 26 Rose Place (10370-0006)(Book#24322/Page#116), as Authorized by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.1(2).
Request: See Above
Owner: DDM Page, LLC
By: Daniel Hannoush, Manager
Petitioner: PN Restaurants
By: Lawrence BenBassett
- (5.) For a Special Permit to Alter a Pre-Existing, Non-Conforming Structure (Digital Wall Sign), on a Portion of the Property Known as 1414 Main Street (A.K.A. 1 Monarch Place)(08130-0130)(Book#08472/Page#0414), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 10, Section 10.1.30.
Request: See Above
Owner: Picknelly Family Limited Partnership
By: Paul Picknelly
Petitioner: Picknelly Family Limited Partnership
By: Paul Picknelly
- (6.) To Amend an Existing Special Permit (Motor Vehicles Sales as an Accessory Use), Granted April 2019, by Allowing a Change in the Petitioner, at the Property Known as 93 (A.K.A. 97) Wilbraham Road (12282-0999) (Book#19101/Page#166), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.3(1).

Request: See Above
Owner: Antonio Jamenez
By: Antonio Jamenez
Petitioner: Leonardo Jamenez
By: Leonardo Jamenez

- (7.) For a Special Permit to Convert an Existing, Static, Non-Accessory (Billboard) Sign into a Digital, Non-Accessory (Billboard) Sign, at the Property Known as 603 East Columbus Avenue (04303-0595) (Book#10529/Page#404), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 9, Section 9.9.30.

Request: See Above
Owner: Balise Automotive Limited
Partnership
By: James Balise, President
Petitioner: Lamar Central Outdoor, LLC
By: Matthew J. Duddy, Senior Vice
President

- (8.) For a Special Permit to Operate an Adult Use Marijuana Establishment (Storefront Retail) at the Property Known as 732 Cottage Street (03310-0142) (Book#15539/Page#394), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 20.1(1).

Request: See Above
Owner: Steve Mrowzinski & Michelle Travis
Mrowzinski
By: Steve Mrowzinski & Michelle Travis
Mrowzinski
Petitioner: Seven Thirty-Two Cottage Street,
Inc.
By: Steve Mrowzinski

Zoning Changes

- (9.) To Change the Zoning of the Properties Known as 1400 State Street (11110-0275) and 1414 State Street (11110-0278) from Residence C to Business A. 1400 State Street None Yet

PETITIONER: Springfield Planning Board

ADDRESS: 1400 State Street & 1414 State Street

CHANGE REQUESTED: Res C to Bus A

- (10.) To Change the Zoning of the Properties Known as ES Chestnut Street (02750-0410), WS Prospect Terrace (09952-0006, 0007 and 0008), SS Prospect Terrace (09952-0010), 27 Prospect Terrace (09952-0012), ES Prospect Terrace (09952-0014) and WS Prospect Terrace (09952-0005) from Residence C to Business A. ES Chestnut Street, Et.Al. None Yet

PETITIONER: New North Citizens Council, Inc.

ADDRESS: ES Chestnut Street, et. al.

CHANGE REQUESTED:

Res C to Bus A



City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 6962)

Meeting: 09/27/22 07:00 PM
Department: City Council
Category: General
Prepared By: Krista Efantis
Initiator: Krista Efantis
Sponsors:
DOC ID: 6962

Petition to Store and Sell Petroleum at 658 Berkshire Avenue

CITY OF SPRINGFIELD

1.a



CITY CLERK'S OFFICE

SPRINGFIELD, MASSACHUSETTS

TO THE CITY COUNCIL OF THE CITY OF SPRINGFIELD:

Date 8/31/22

The undersigned respectfully petition your honorable body for a license to keep, store, use and sell petroleum and its products in quantities not exceeding 200,000

Gallons in _____ (New or Existing)
(Underground or Above Ground) (Circle One)

Location of Land: 658 Berkshire Avenue Springfield, MA
01109

Nearest Cross Street: _____

Owner of Land: 658 Berkshire Avenue, LLC

Number of Buildings or Other Structures to Which This Application Applies: 2

Occupancy or Use of Such Buildings: _____ Industrial _____

Total Current Capacity of Tanks: ABOVEGROUND: *see attached* UNDERGROUND 0

Kind of Fluid to be Stored in Tanks: *see attached*

* attached *
Signature of Applicant

Name: Michael Gleason

Address: 658 Berkshire Ave

Phone: 413-325-4086

Fax: _____

APPROVED – DISAPPROVED

(Circle One)

Date 9-1-22

[Signature]
Fire Commissioner of the Fire Department

Application Fee: \$250.00 ✓

License Fee: \$ _____

Advertisement Fee: \$ _____

Total: \$ _____

07/2018

Application to store and sell petroleum and its products



Pursuant to M.G.L. c. 148 sec. 13 and Section 175-20(a) of the Revised Ordinances of the City of Springfield, the undersigned respectfully petition this honorable body for a license to keep, store, use and sell petroleum and its products in quantities not exceeding _____ gallons.

This permit is New or Existing (circle one)

Storage will be Underground or Above Ground (circle one)

Address of licensed premises:

658 Berkshire Avenue
Springfield, MA 01109

Owner of the land:

658 Berkshire Avenue, LLC

Number of Buildings or Other Structures to Which This Application Applies: 2

Occupancy or Use of Such Buildings: Industrial

Capacity of Tanks: ABOVE GROUND: Attached UNDERGROUND: 0

Kind of Fluid to be Stored in Tanks: *See attachment #1

Contact Name: John Lavin, PE

Contact Address: 658 Berkshire Avenue
Springfield, MA 01109

Contact Telephone #: 413-325-4086

Michael Gleason

Name of Applicant

Michael Gleason

Signature

8/25/2022

Date

APPROVED: [Signature]

For Office use only

FIRE COMMISSIONER

Date: 8/26/22

Attachment #1
License Application – To Store Petroleum Products
658 Berkshire Avenue, LLC

<u>Product Name</u>	<u>Quantity / Unit</u>	<u>Container</u>
Liquid Asphalt	80,000 Gallons	Above Ground storage
Diesel / #2 Fuel Oil	40,000 Gallons	Above Ground storage
Motor oil/Lubricants	1,300 Gallons	Above Ground storage
Solvents	75 Gallons	Above Ground storage
Propane	750 pounds	Above Ground storage / cylinders
Oxygen	2,400 Cubic Feet	Above Ground storage / cylinders
Acetylene	2,400 Cubic Feet	Above Ground storage / cylinders
Argon	2,400 Cubic Feet	Above Ground storage / cylinders

Attachment: 20220906075916610 (6962 : Petition to Store and Sell Petroleum at 658 Berkshire Avenue)

PETROLEUM STORAGE HEARING

**CITY OF SPRINGFIELD
CITY CLERK'S OFFICE
CITY HALL
36 COURT STREET
413-787-6096**

September 27, 2022

Notice is hereby given that the City Council will give a hearing in the Council Chambers, City Hall, 36 Court Street, Springfield, MA., **Tuesday evening, September 27, 2022** at **7:00 o'clock P.M.** to all parties interested in the petition of:

658 Berkshire Avenue, LLC. for permission to keep, use and store petroleum and its products in quantities not exceeding **200,000 gallons** in aboveground tanks at **658 Berkshire Avenue**

By Order of the City Council
Gladys Oyola-Lopez
City Clerk

September 27, 2022

Attachment: 20220906075916610 (6962 : Petition to Store and Sell Petroleum at 658 Berkshire Avenue)

NOTICE TO ABUTTER

**CITY CLERK'S OFFICE
SPRINGFIELD, MASSACHUSETTS**

September 13, 2022

*You are hereby notified that there will be a public hearing on my petition to use, keep and store petroleum and its products in quantities not exceeding **200,000** gallons in aboveground tanks at **658 Berkshire Avenue** to be presented before the City Council in the Council Chambers on the second floor of the Municipal Building, **Tuesday, September 27, 2022 at 7:00 o'clock P.M.***

**685 Berkshire Avenue, LLC
By: Michael Gleason**

Attachment: 20220906075916610 (6962 : Petition to Store and Sell Petroleum at 658 Berkshire Avenue)



City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 6963)

Meeting: 09/27/22 07:00 PM
Department: City Council
Category: General
Prepared By: Krista Efantis
Initiator: Krista Efantis
Sponsors:
DOC ID: 6963

Petition for Open-Air Parking at 331 Liberty Street

CITY OF SPRINGFIELD



CITY CLERK'S OFFICE

SPRINGFIELD, MASSACHUSETTS

TO THE MAYOR AND CITY COUNCIL OF THE CITY OF SPRINGFIELD:

The undersigned respectfully petition your honorable body for a license to conduct and maintain an open-air parking space pursuant to M.G.L. c. 148 and Article II of Chapter 175 of the revised Ordinances of the City of Springfield at the location of

331 Liberty St. (Parking Lot)

in the City of Springfield, Massachusetts.

Specify total area of space therein to be used for parking or storing vehicles 1-5 acres

Maximum numbers of vehicles to be parked or stored in such area 300

Applicant Signature:

Morgan C. Finn

Applicant Name:

Morgan C. Finn Liberty St Acquisitions

Address:

331 Liberty St.

City/State/Zip:

Springfield, MA 01104

Mailing Address:

192 Huron Ave

City/State/Zip:

Holyoke, MA 01040

Telephone No.:

413.433.8364

Application Fee:

\$250.00 ✓

License Fee:

\$

Advertisement Fee:

\$60.00 Per Sign

Total:

\$250.00

Approved:

[Signature]
Fire Commissioner of the Fire Department

Approved:

[Signature]
Director of the Department of Public Works

Attachment: 20220901134917502 (6963 : Petition for Open-Air Parking at 331 Liberty Street)

OWNER	ADDRESS	CITY	STATE_ZIP
ALLEN ROBERT S	1981 MEMORIAL DR UNIT 1	CHICOPEE	MA 01020
ARROYO EMILIO II	20 WEBSTER ST	SPRINGFIELD	MA 01104
BEHAVIORAL HEALTH NETWORK IN	417 LIBERTY ST	SPRINGFIELD	MA 01104
CALDERON ISRAEL TRUSTEE	566 NEWBURY ST	SPRINGFIELD	MA 01104
CARRILLO WANDA	23 MURRAY HILL AV	SPRINGFIELD	MA 01104
CHANG TING & ZHENHUA LI	4 TWILIGHT PATH	DERRY	NH 03038
CHAVEZ JOSE	15 VINTON ST	SPRINGFIELD	MA 01104
CONSOLIDATED RAIL CORP C/O CS TAX DEPT J910 500 WATER	JACKSONVILLR		FL 32202
GOMEZ ROQUE M PEREZ & ROBER	11 MURRAY HILL AVE	SPRINGFIELD	MA 01104
JJS CAPITAL INVESTMENT LLC	52 MULBERRY ST	SPRINGFIELD	MA 01105
JV PROPERTIES LLC	120 TALBOT RD	SPRINGFIELD	MA 01119
KELNATE REALTY LLC	41 CLEVELAND ST	SPRINGFIELD	MA 01104
LEWIS PETER W & LINDA M	346 LIBERTY STREET	SPRINGFIELD	MA 01104
LIBERTY HILL TOWN HOUSES LIMIT	5 NORTHAMPTON AVE	SPRINGFIELD	MA 01109
MEAS PORK	17 WEBSTER ST	SPRINGFIELD	MA 01104
NSA PROPERTY HOLDINGS LLC	10 BENTZEL MILL RD	YORK	PA 17404
LOTU JACOBS T	148 WHITFIELD ST	DORCHESTER	MA 02124
PASCAL DAVEYBA DE LA CRUZ	362 LIBERTY ST	SPRINGFIELD	MA 01104
PEREZ-GOMEZ ROQUE & GOMEZ-N	14 MURRAY HILL AVE	SPRINGFIELD	MA 01104
REYES ANGEL LUIS	67 BEVIER ST	SPRINGFIELD	MA 01107
RIVERA JUAN A	324 LIBERTY ST	SPRINGFIELD	MA 01104
RODRIGUEZ JIMMY J	2831 SAIL BREEZE WAY	KISSIMMEE	FL 34744
SALVATION ARMY OF MASSACHUS	147 BERKELEY ST	BOSTON	MA 02116
SANTIAGO ANYOLY	19 MURRAY HILL AVE APT 2	SPRINGFIELD	MA 01104
SHINHOLSTER FREDRICK M	22-24 WEBSTER ST	SPRINGFIELD	MA 01104
SPRINGFIELD LIBERTY REALTY LLC	224-28 76TH AVE	OAKLAND GARDENS	NY 11364
SPRINGFIELD REDEVELOPMENT AU	70 TAPLEY ST	SPRINGFIELD	MA 01104
WITMAN ANDREW J	3752 HUGHES AVE APT 6	LOS ANGELES	CA 90034
WOZNIAK KAZIMIERZ & BARBARA I	126 ALFRED ST	LUDLOW	MA 01056

OPEN-AIR PARKING HEARING

**CITY OF SPRINGFIELD
CITY CLERK'S OFFICE
CITY HALL
36 COURT STREET
413-787-6096**

Notice is hereby given that the City Council will give a hearing in the Council Chambers, City Hall, 36 Court Street, Springfield, MA., **Tuesday, September 27** at **7:00 o'clock P.M.** to all parties interested in the petition of:

Liberty Street Acquisitions for an open-air parking lot license at **331 Liberty St** to allow parking for up to **300 vehicles**.

By Order of the City Council
Gladys Oyola-Lopez
City Clerk

September 13 2022

Attachment: 20220901134917502 (6963 : Petition for Open-Air Parking at 331 Liberty Street)

NOTICE TO PETITIONER

In accordance with the requirements of Chapter 148, General Laws, as amended, the applicant for open air parking license is required to send to the owners of abutting real estate and to the owners of property directly across a public or private street as they appear on the most recent local tax list, a notice similar to the form on the reverse of this page.

NOTICE MUST BE SENT BY REGISTERED MAIL

NOTICE MUST BE SENT AT LEAST FOURTEEN (14) DAYS BEFORE THE PUBLIC HEARING

Demand RETURN RECEIPTS from the post office and bring or send same to the City Clerk's Office



City Council
36 Court Street
Springfield, MA 01103

Meeting: 09/27/22 07:00 PM
Department: Department of Public Works
Category: General
Prepared By: Hector Velez
Initiator: Hector Velez
Sponsors:
DOC ID: 7025

SCHEDULED

PETITION (ID # 7025)

Pineview Drive- Stop Sign

22-19

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

In City Council September 27, 2022

"In accordance with the provisions of Chapter 89, Section 9 of the General laws, the following street is designated as a STOP street at the following intersection and in the direction indicated."

PINEVIEW DRIVE. STOP SIGN at the intersection of Fairlawn Street and Pineview Drive stopping North and South bound traffic on Pineview Drive.

NOTICE OF MEETING

SPRINGFIELD TRAFFIC COMMISSION MEETING AGENDA

Monday, September 12, 2022

Meeting Hour: 10:15 A.M

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

ACCEPT MEETING MINUTES OF August 1, 2022**New items:**

22-19 Pineview Drive. STOP SIGNS facing northbound and southbound vehicles on Pineview Drive at Fairlawn Street. (4 way stop sign).

22-18 Plainfield Street. No Parking from West Street to Washburn Street both sides of Plainfield Street.

TRAFFIC REGULATIONS 90 DAYS TRIAL

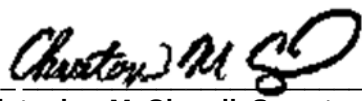
22-17 Maebeth Street. STOP SIGNS facing northbound and southbound vehicles on Maebeth Street at Fairlawn Street. (4 way stop sign).

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

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

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

By: _____


Christopher M. Cignoli, Secretary
Springfield Traffic Commission

Attachment: 9-12-2022 Agenda (7025 : Pineview Drive- Stop Sign)

22-19

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

In City Council September 27, 2022

"In accordance with the provisions of Chapter 89, Section 9 of the General laws, the following street is designated as a STOP street at the following intersection and in the direction indicated."

PINEVIEW DRIVE. STOP SIGN at the intersection of Fairlawn Street and Pineview Drive stopping North and South bound traffic on Pineview Drive.

Attachment: 22-19 Pineview Stop Sign (7025 : Pineview Drive- Stop Sign)

STOP SIGN PETITION

We, the undersigned residents of **Sixteen Acres Neighborhood** do hereby petition to the Springfield Traffic Commission to install a STOP SIGN at the intersection of **Fairlawn Street and Pineview Drive** stopping **North and South** bound traffic on Pineview Drive. We want a safe neighborhood and prevent accidents.

NAME (Signature)	ADDRESS	EMAIL	Agree	Disagree
Grant Lewis	63 Pineview Dr	grant@golcomputing.com	✓	
Marie Lewis	63 Pineview Dr	marie@golcomputing.com	✓	
Greg	64 Pineview Dr	clvrdm@gmail.com	✓	
Michael Lucas	84 Pineview Dr	MLUCAS1246@yahoo.net	✓	
Alfred	44 Pineview Dr	gary.j.picard@aol.com	✓	
Deborah	36 Pineview Dr	deborah44@gmail.com	✓	
Robert	38 Pineview Dr	Polyfish2000@gmail.com	✓	
Kathleen Downey	83 Pineview Dr	Kaylee872@aol.com	✓	
Walter	45 Pineview Dr	patulj.5@aol.com	✓	
William Blue	18 Pineview Dr	MKBILL0627@hotmail.com	✓	
Maureen	17 Pineview		✓	
Joseph B. Jellie	85 Pineview Dr.	COLORADOPEW4@GMAIL.COM	✓	
Barbara	104 Pineview Dr	bdopre@LinCars.com	✓	
Victor Est	112 Pineview Dr	mustangstage@comcast.net	✓	
William GREENE	25 Pineview Dr		✓	
Daniel Fontana	121 Pineview Dr	Daniel0119@DOL.	✓	

Attachment: 22-19 Stop Sign Petition Pineview Dr. (7025 : Pineview Drive- Stop Sign)

[illegible]

1. Resident(s) or neighborhood association contacts Traffic Commission to request a stop sign regulation.
2. Resident(s) gather petition signatures from residents/owners and a letter from the neighborhood association.
3. Resident(s) return the completed petition with signatures from residents/owners and the neighborhood association letter to the Traffic Commission.
5. DPW Engineering Department reviews the completed petition.
6. Traffic Commission schedule a public meeting.
7. Petition goes to the City Council for a public hearing and a Council vote.
8. If the new traffic regulation is approved by the City Council vote, traffic engineering will implement new signs and update the traffic regulation.

TRAFFIC COMMISSION

Address: 70 Tapley Street, Springfield MA. 01104

Phone: 413-784-4891

E-Mail: hvelez@springfieldcityhall.com

Grant Louis

To: Velez, Hector
Subject: RE: [External] FW: [External] RE: [External] 4 Way Stop Sign

I'm returning the petition Sir.. This is for stop signs on Pineview Dr.. There already are stop signs on Fairlawn Street We need it to be a 4way intersection.

Thanks
Grant Loius

From: Velez, Hector <HVelez@springfieldcityhall.com>
Sent: Tuesday, August 23, 2022 11:35 AM
To: Grant Louis <grant@gwlcomputing.com>
Subject: RE: [External] FW: [External] RE: [External] 4 Way Stop Sign

Mr. Grant Louis

Attached petition for Stop Signs on Fairlawn St.

Thank you
Hector

From: Grant Louis <grant@gwlcomputing.com>
Sent: Monday, August 22, 2022 9:55 AM
To: Velez, Hector <HVelez@springfieldcityhall.com>
Subject: [External] FW: [External] RE: [External] 4 Way Stop Sign

Good Morning Mr Velez

As you can see from below.. I've been trying to get ahold of the 16Acre council to start a process of getting a 4way stop sign at the corner of Pineview Drive and Fairlawn St.
Pineview Dr is the first cut through between Wilbraham Road and Sunrise Terr. People speed up and down our street to get to either of the two end streets. Meabeth St (a few streets down from us) already has a 4 Way...

What is the process to get this 4Way Stop Sign? I'd appreciate any help you can give me.

Thank You
Grant Louis
63 Pineview Dr
413 5313416

Attachment: 22-19 Stop Sign Petition Pineview Dr. (7025 : Pineview Drive- Stop Sign)



City Council

SCHEDULED

Meeting: 09/27/22 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 6919

4

Special Permit

For a Special Permit for a Drive-Up Service Window at the Properties Known as 785 Page Boulevard (09440-0973)(Book#24322/Page#116), SS Page Boulevard (09440-0974)(Book#24322/Page#116), 24 Rose Place (10370-0005)(Book#24322/Page#116) and 26 Rose Place (10370-0006)(Book#24322/Page#116), as Authorized by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.1(2).

Request:	See Above
Owner:	DDM Page, LLC
By:	Daniel Hannoush, Manager
Petitioner:	PN Restaurants
By:	Lawrence BenBassett

To The City Council of the City of Springfield:

The undersigned respectfully petition your honorable body

for a special permit for a drive-up service window at the properties known as 785 Page Boulevard (09440-0973)(Book#24322/Page#116), SS Page Boulevard (09440-0974)(Book#24322/Page#116), 24 Rose Place (10370-0005)(Book#24322/Page#116) and 26 Rose Place (10370-0006)(Book#24322/Page#116), as authorized by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.1(2).

Mailing Address

425 Union Street
West Springfield, MA 01089

Owner:

DDM Page, LLC

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

BY: 

Daniel Hannoush, Manager

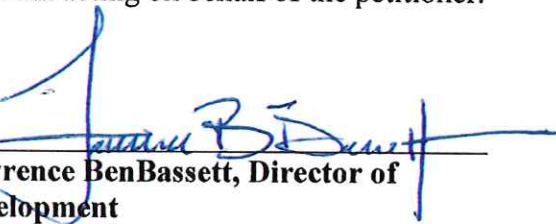
Mailing Address

301 Route 17 North, Suite 802
Rutherford, NJ 07070

Petitioner:

PN Restaurants

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

BY: 

Lawrence BenBassett, Director of Development

Attachment: Page BI_785_Tax_Formal (6919 : 785 Page Boulevard. Et.Al.)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

06/29/2022

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 : 785 Page Boulevard, SS Page Boulevard, 24 Rose Place, & 26 Rose Place

Petitioner : PN Restaurants
301 Route 17 North, Suite 802
Rutherford, NJ 07070

LandLord: DDM Page, LLC
425 Union Street
West Springfield, Ma. 01089

Christopher A Caputo / Treasurer Collector

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

**785 PAGE BOULIVARD, ET.AL. (09440-0973)
DRIVE-UP SERVICE WINDOW**

General Information

Petitioner:	PN Restaurants
Request:	Drive-up service window
Proposed use of the property:	Proposed fast food restaurant – Popeyes
Parcel Size:	27,758 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: 9-6-22
Tax Status:	SEE ATTACHED
Site Visit:	9-19-22
City Council Hearing:	9-27-22

Staff Analysis

Neighborhood characteristics:

The property is currently zoned Industrial A and is located along the Page Boulevard commercial corridor. The surrounding land uses include:

- To the north are residential apartment buildings zoned Business A.
- To the south are manufacturing operations zoned Industrial A.
- To the east is an automotive repair operation zoned Industrial A.
- To the west is a McDonald's fast food restaurant zoned Industrial A.

Site plan review:

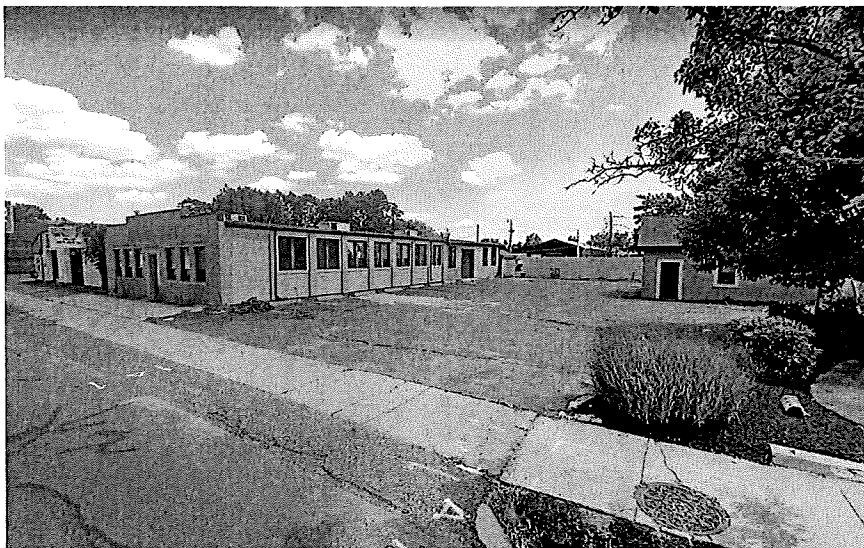
The petitioner has requested a special permit to operate a fast food restaurant with a drive-up service window at the properties known as 785 Page Boulevard, SS Page Boulevard, 24 Rose Place and 26 Rose Place. These parcels currently contain a number of commercial buildings. The existing buildings will be demolished and a new, 2,360± Popeyes restaurant with a drive-up service window.

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

First, as noted above, the existing buildings are proposed to be demolished and a new, 2,360± square foot

building will be constructed. The site will have a double drive-up lane with a by-pass lane. A number of parking spaces are also being provided along the western property line.

As per the attached plans, there will be two (2) curb cuts onto Page Boulevard. These curb cuts will be a one-way in and one-way out. There will also be a curb cut located at the rear of the property which will provide access to Rose Place. Rose Place then formally exits onto Page Boulevard further to the east.



As part of the review of the submitted plans, the Department of Public Works (DPW) has fully reviewed and approved the proposed plans with regard to traffic related issues (see attached). As part of the approval DPW is requiring a “Do Not Block the Intersection” sign to be painted on Page Boulevard. A no left turn sign out of the site is also being required. It should also be noted that in addition to the drive-up lane around the building, the petitioner is also proposing an access lane in front of the building. While the staff does not normally approve such an access lane in front of the building, as the staff wants a direct pedestrian connection to the building, after speaking with the DPW it was noted that the proposed access lane would allow traffic to exit onto Rose Place and then gain access to Page Boulevard further to the east. While a pedestrian crosswalk is being proposed across this access lane, it is currently being proposed to be at grade level. In order to provide a safer pedestrian connection, the staff is recommending that this crosswalk be raised. This would allow a safer pedestrian connection by requiring the vehicles to slow as they drive through this access lane. This has been done at other sites including the Sonic on Boston Road.

In addition to the site plans, a full landscaping plan was also submitted. The staff has reviewed the proposed plans and is pleased with what is being proposed. As with all new developments the staff would recommend that all landscaped areas be irrigated to ensure long term viability. In addition, any and all dumpster(s) also need to be completely enclosed.

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 properties known as 785 Page Boulevard (09440-0973), SS Page Boulevard (09440-0974), 24 Rose Place (10370-0005) and 26 Rose Place (10370-0006).
3. The use shall be developed as per the attached site plans and elevations, dated August 2022, with the addition of conditions #4 and #18.

4. All landscaped areas shall be installed as per the attached plans. This landscaping, as well as the entire site, shall be maintained and kept free of all overgrown vegetation, weeds, litter and/or debris.
5. The public sidewalk along Page Boulevard shall be maintained, including snow removal.
6. All landscaped areas shall be irrigated.
7. All sidewalks shall remain at grade and shall not be depressed to accommodate the driveways.
8. All requirements outlined in the DPW approval letter, dated August 24, 2022, shall be completed.
9. The proposed pedestrian crosswalk to be installed within the access lane in front of the proposed building, shall be raised.
10. All signs shall be properly permitted prior to installation.
11. There shall be no banners, streamers or pennants located on the property, with the exception of a grand opening event. Any and all temporary signage shall be properly permitted.
12. No signs or banners shall be attached to the light poles or any utility poles.
13. Any and all dumpsters shall be completely enclosed.
14. Loitering to be addressed at all times.
15. The building shall be maintained graffiti free.
16. There shall be no outdoor storage of materials.
17. 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, prior to the issuance of a Building permit.
18. An Approval Not Required Plan (ANR) plan shall be submitted to the Planning Board for approval and shall be recorded at the Hampden County Registry of Deeds combining all the existing parcels.
19. 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

06/29/2022

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 : 785 Page Boulevard, SS Page Boulevard, 24 Rose Place, & 26 Rose Place

Petitioner : PN Restaurants
301 Route 17 North, Suite 802
Rutherford, NJ 07070

LandLord: DDM Page, LLC
425 Union Street
West Springfield, Ma. 01089

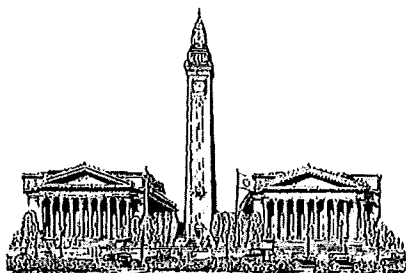
Christopher A Caputo / Treasurer Collector

**DEPARTMENT OF
PUBLIC WORKS**

ENGINEERING DIVISION

70 TAPLEY STREET
SPRINGFIELD, MA 01104

413-787-6210 413-787-6029 FAX



CITY OF SPRINGFIELD
MASSACHUSETTS

August 24, 2022

Solli Engineering
Attn: Sam Malafronte
sam@sollllc.com
VIA EMAIL

**Re: Proposed Fast Food Restaurant
Site Plan Submittal
785 Page Boulevard, Springfield MA**

Mr. Malafronte,

I reviewed the site plan submission for the proposed fast food restaurant at #785 Page Boulevard.

- Site Plans prepared by Solli Engineering, dated July 15, 2022, last revision August 22, 2022, (19 Sheets).
- Project Narrative & Stormwater Report (180 pages), prepared by Solli Engineering, dated July 15, 2022, revised to August 22, 2022.
- Traffic Impact Assessment, prepared by Solli Engineering, dated July 15, 2022.
- Response to comment letter, prepared by Solli Engineering, dated August 22, 2022.

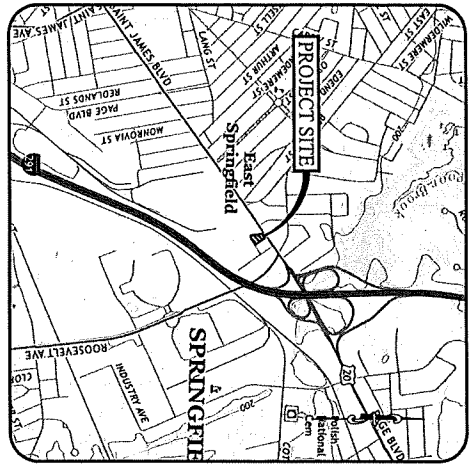
The Engineering Division has approved the site plan submission with the following conditions:

1. The painted 'Do Not Block Intersection' area on Page Boulevard shall match the existing 12" wide lines.
2. Solli Engineering shall coordinate with Springfield City Engineer to determine best placement of signs directing egress traffic not to make left turn onto Page Boulevard from site driveway.
3. Following opening of the site, and if deemed essential, the City Engineering Division will conduct a traffic assessment in and at close proximity thereto. Should any modifications be recommended, the property owner shall comply with any directive that relates to improving safety.

Sincerely,

**Andrew Krar, P.E.
City Engineer**

Attachment: Page BI 785 2022 (6919 : 785 Page Boulevard. Et.Al.)

USGS MAP
SCALE: 1" = 100'

PROPOSED



POPEYES®

785 PAGE BOULEVARD
SPRINGFIELD, MASSACHUSETTS

PERMITTING
PLAN SET

PREPARED FOR:

PN RESTAURANTS

301 ROUTE 17 N, SUITE 802
RUTHERFORD, NEW JERSEY 07070

PREPARED BY:

PREPARED BY:

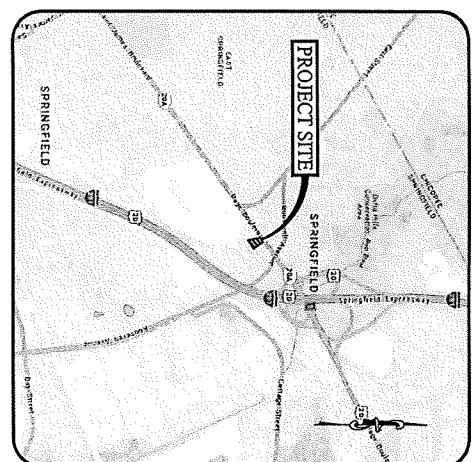
G141

SOELLI ENGINEERING

11 VANDERBILT AVENUE, SUITE 340
NORWOOD, MASSACHUSETTS 02062

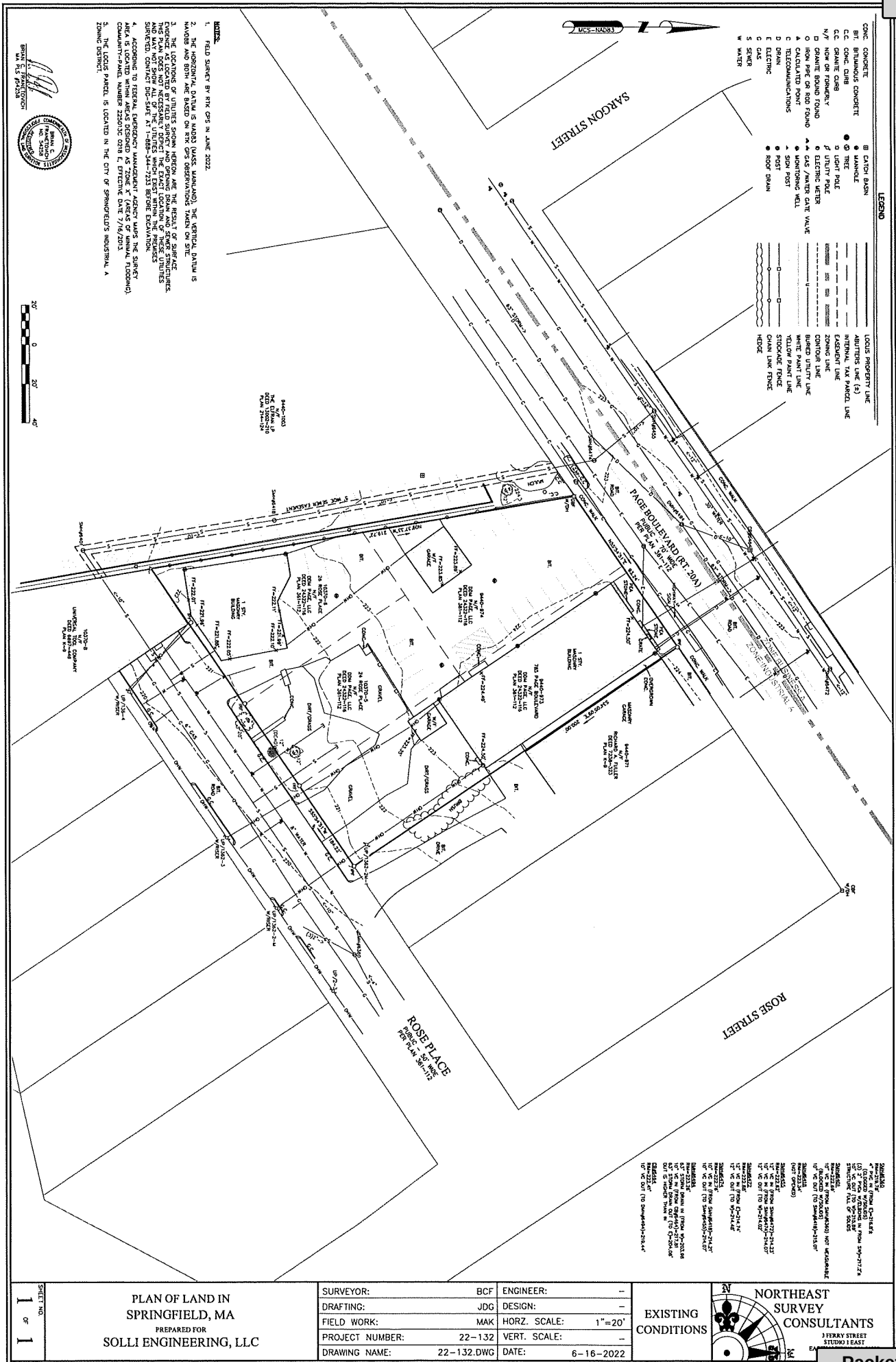
ARCHITECTURE, LLC

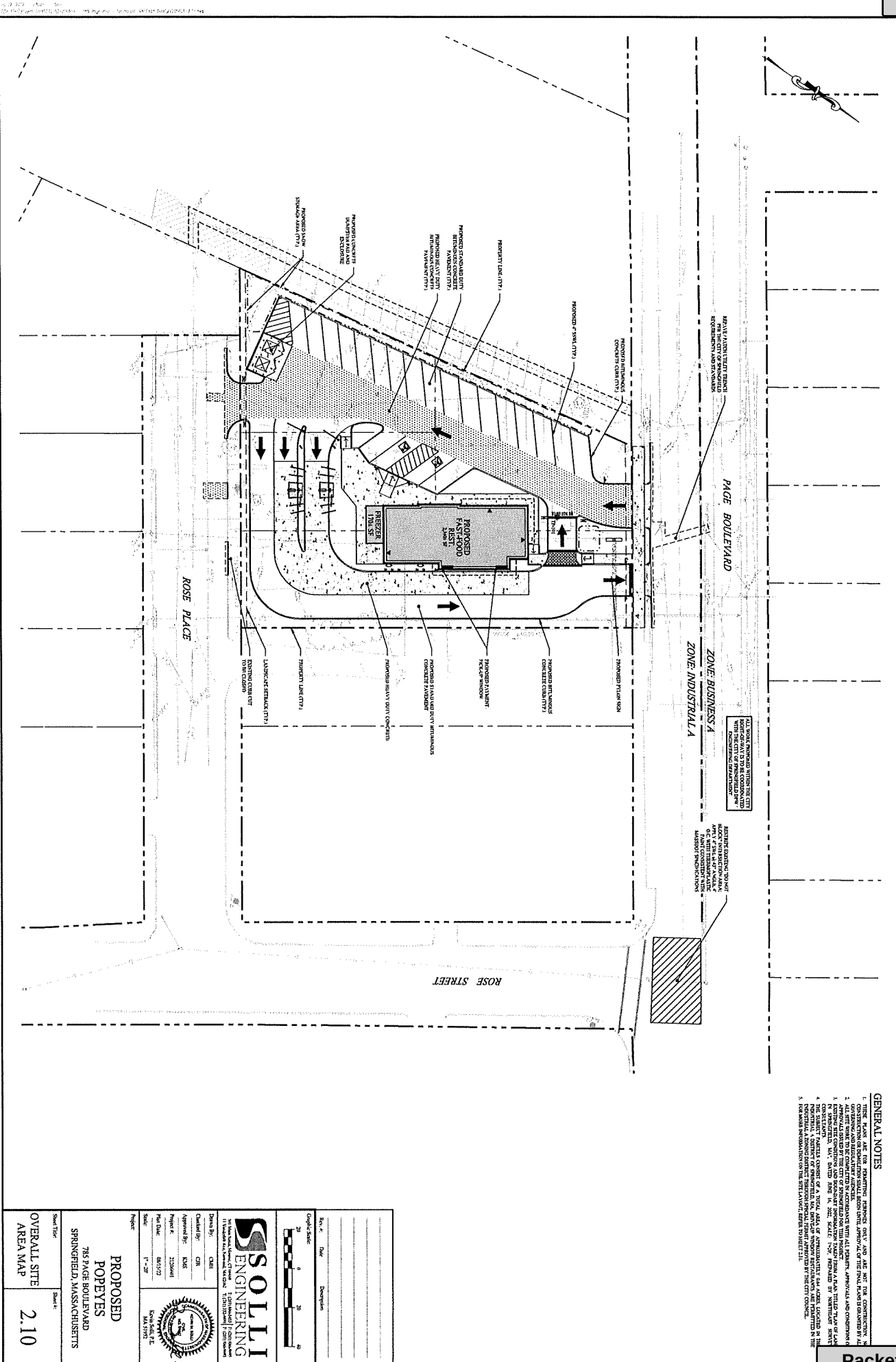
39 NORTH 11TH STREET
KENILWORTH, NEW JERSEY 07033

LOCATION MAP
SCALE: 1" = 100'

DRAWING LIST		
NO.	DESCRIPTION	DATE
1	COVER SHEET	06/22/22
2	GENERAL NOTES	06/22/22
3	EXISTING SITE PLAN	06/22/22
4	PROPOSED SITE PLAN	06/22/22
5	PROPOSED EXISTING ELEVATIONS	06/22/22
6	PROPOSED EXISTING ELEVATIONS	06/22/22
7	PROPOSED EXISTING ELEVATIONS	06/22/22
8	PROPOSED EXISTING ELEVATIONS	06/22/22
9	PROPOSED EXISTING ELEVATIONS	06/22/22
10	PROPOSED EXISTING ELEVATIONS	06/22/22
11	PROPOSED EXISTING ELEVATIONS	06/22/22
12	PROPOSED EXISTING ELEVATIONS	06/22/22
13	PROPOSED EXISTING ELEVATIONS	06/22/22
14	PROPOSED EXISTING ELEVATIONS	06/22/22
15	PROPOSED EXISTING ELEVATIONS	06/22/22
16	PROPOSED EXISTING ELEVATIONS	06/22/22
17	PROPOSED EXISTING ELEVATIONS	06/22/22
18	PROPOSED EXISTING ELEVATIONS	06/22/22
19	PROPOSED EXISTING ELEVATIONS	06/22/22
20	PROPOSED EXISTING ELEVATIONS	06/22/22
21	PROPOSED EXISTING ELEVATIONS	06/22/22
22	PROPOSED EXISTING ELEVATIONS	06/22/22
23	PROPOSED EXISTING ELEVATIONS	06/22/22
24	PROPOSED EXISTING ELEVATIONS	06/22/22
25	PROPOSED EXISTING ELEVATIONS	06/22/22
26	PROPOSED EXISTING ELEVATIONS	06/22/22
27	PROPOSED EXISTING ELEVATIONS	06/22/22
28	PROPOSED EXISTING ELEVATIONS	06/22/22
29	PROPOSED EXISTING ELEVATIONS	06/22/22
30	PROPOSED EXISTING ELEVATIONS	06/22/22
31	PROPOSED EXISTING ELEVATIONS	06/22/22
32	PROPOSED EXISTING ELEVATIONS	06/22/22
33	PROPOSED EXISTING ELEVATIONS	06/22/22
34	PROPOSED EXISTING ELEVATIONS	06/22/22
35	PROPOSED EXISTING ELEVATIONS	06/22/22
36	PROPOSED EXISTING ELEVATIONS	06/22/22
37	PROPOSED EXISTING ELEVATIONS	06/22/22
38	PROPOSED EXISTING ELEVATIONS	06/22/22
39	PROPOSED EXISTING ELEVATIONS	06/22/22
40	PROPOSED EXISTING ELEVATIONS	06/22/22
41	PROPOSED EXISTING ELEVATIONS	06/22/22
42	PROPOSED EXISTING ELEVATIONS	06/22/22
43	PROPOSED EXISTING ELEVATIONS	06/22/22
44	PROPOSED EXISTING ELEVATIONS	06/22/22
45	PROPOSED EXISTING ELEVATIONS	06/22/22
46	PROPOSED EXISTING ELEVATIONS	06/22/22
47	PROPOSED EXISTING ELEVATIONS	06/22/22
48	PROPOSED EXISTING ELEVATIONS	06/22/22
49	PROPOSED EXISTING ELEVATIONS	06/22/22
50	PROPOSED EXISTING ELEVATIONS	06/22/22
51	PROPOSED EXISTING ELEVATIONS	06/22/22
52	PROPOSED EXISTING ELEVATIONS	06/22/22
53	PROPOSED EXISTING ELEVATIONS	06/22/22
54	PROPOSED EXISTING ELEVATIONS	06/22/22
55	PROPOSED EXISTING ELEVATIONS	06/22/22
56	PROPOSED EXISTING ELEVATIONS	06/22/22
57	PROPOSED EXISTING ELEVATIONS	06/22/22
58	PROPOSED EXISTING ELEVATIONS	06/22/22
59	PROPOSED EXISTING ELEVATIONS	06/22/22
60	PROPOSED EXISTING ELEVATIONS	06/22/22
61	PROPOSED EXISTING ELEVATIONS	06/22/22
62	PROPOSED EXISTING ELEVATIONS	06/22/22
63	PROPOSED EXISTING ELEVATIONS	06/22/22
64	PROPOSED EXISTING ELEVATIONS	06/22/22
65	PROPOSED EXISTING ELEVATIONS	06/22/22
66	PROPOSED EXISTING ELEVATIONS	06/22/22
67	PROPOSED EXISTING ELEVATIONS	06/22/22
68	PROPOSED EXISTING ELEVATIONS	06/22/22
69	PROPOSED EXISTING ELEVATIONS	06/22/22
70	PROPOSED EXISTING ELEVATIONS	06/22/22
71	PROPOSED EXISTING ELEVATIONS	06/22/22
72	PROPOSED EXISTING ELEVATIONS	06/22/22
73	PROPOSED EXISTING ELEVATIONS	06/22/22
74	PROPOSED EXISTING ELEVATIONS	06/22/22
75	PROPOSED EXISTING ELEVATIONS	06/22/22
76	PROPOSED EXISTING ELEVATIONS	06/22/22
77	PROPOSED EXISTING ELEVATIONS	06/22/22
78	PROPOSED EXISTING ELEVATIONS	06/22/22
79	PROPOSED EXISTING ELEVATIONS	06/22/22
80	PROPOSED EXISTING ELEVATIONS	06/22/22
81	PROPOSED EXISTING ELEVATIONS	06/22/22
82	PROPOSED EXISTING ELEVATIONS	06/22/22
83	PROPOSED EXISTING ELEVATIONS	06/22/22
84	PROPOSED EXISTING ELEVATIONS	06/22/22
85	PROPOSED EXISTING ELEVATIONS	06/22/22
86	PROPOSED EXISTING ELEVATIONS	06/22/22
87	PROPOSED EXISTING ELEVATIONS	06/22/22
88	PROPOSED EXISTING ELEVATIONS	06/22/22
89	PROPOSED EXISTING ELEVATIONS	06/22/22
90	PROPOSED EXISTING ELEVATIONS	06/22/22
91	PROPOSED EXISTING ELEVATIONS	06/22/22
92	PROPOSED EXISTING ELEVATIONS	06/22/22
93	PROPOSED EXISTING ELEVATIONS	06/22/22
94	PROPOSED EXISTING ELEVATIONS	06/22/22
95	PROPOSED EXISTING ELEVATIONS	06/22/22
96	PROPOSED EXISTING ELEVATIONS	06/22/22
97	PROPOSED EXISTING ELEVATIONS	06/22/22
98	PROPOSED EXISTING ELEVATIONS	06/22/22
99	PROPOSED EXISTING ELEVATIONS	06/22/22
100	PROPOSED EXISTING ELEVATIONS	06/22/22

Project	Sheet	Scale
PROPOSED POPEYES 785 PAGE BOULEVARD SPRINGFIELD, MASSACHUSETTS	COVER SHEET	0.00

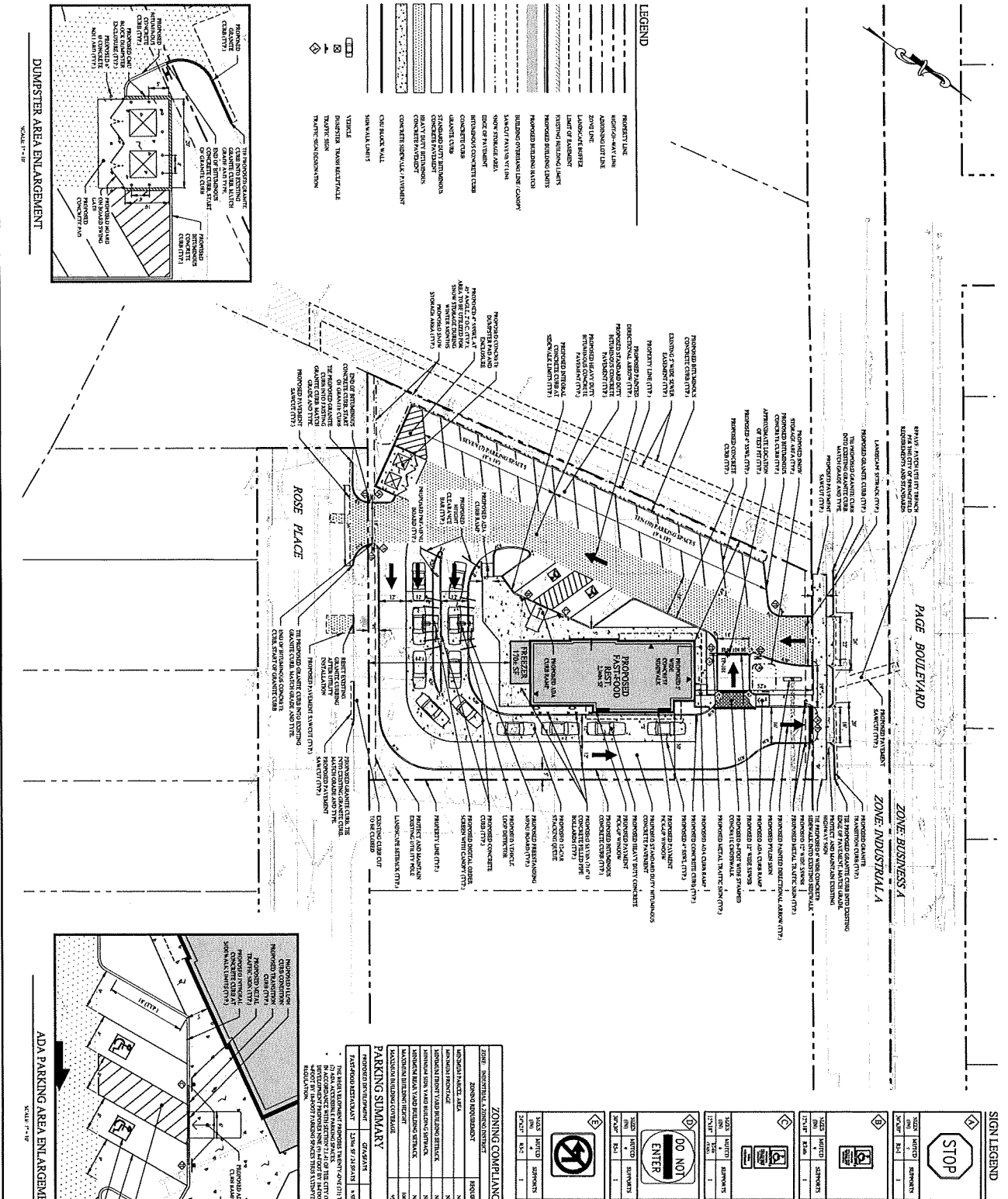




GENERAL NOTES

1. CONSTRUCTION OF BUILDING SHALL BE IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES AND REGULATIONS.
2. ALL UTILITIES SHALL BE LOCATED IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES AND REGULATIONS.
3. ALL UTILITIES SHALL BE LOCATED IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES AND REGULATIONS.
4. THE SUBJECT PROPERTY IS A PART OF A LARGER TRACT OF LAND AND IS NOT TO BE CONSIDERED IN ISOLATION.
5. THE SUBJECT PROPERTY IS A PART OF A LARGER TRACT OF LAND AND IS NOT TO BE CONSIDERED IN ISOLATION.

PROPOSED POPEYES 785 PAGE BOULEVARD SPRINGFIELD, MASSACHUSETTS	
Overall Site Area Map	2.10
CSOLLI ENGINEERING	
Drawn By: CHH	Checked By: CHH
Project No: 2206041	Project No: 2206041
File Date: 08/15/22	File Date: 08/15/22
Scale: 1" = 20'	Scale: 1" = 20'
Project: 785 PAGE BOULEVARD	



SIGN & LEGEND

A			<table border="1"> <tr> <th>TOTAL</th> <th>WATERED</th> <th>STORMWAYS</th> <th></th> </tr> <tr> <td>100</td> <td>100</td> <td>1</td> <td>1</td> </tr> </table>		TOTAL	WATERED	STORMWAYS		100	100	1	1
	TOTAL	WATERED	STORMWAYS									
100	100	1	1									
<table border="1"> <tr> <th>PLANT</th> <th>SEAS</th> <th>1</th> </tr> </table>		PLANT	SEAS	1								
PLANT	SEAS	1										

B			<table border="1"> <tr> <th>TOTAL</th> <th>WATERED</th> <th>STORMWAYS</th> <th></th> </tr> <tr> <td>100</td> <td>100</td> <td>1</td> <td>1</td> </tr> </table>		TOTAL	WATERED	STORMWAYS		100	100	1	1
	TOTAL	WATERED	STORMWAYS									
100	100	1	1									
<table border="1"> <tr> <th>PLANT</th> <th>SEAS</th> <th>1</th> </tr> </table>		PLANT	SEAS	1								
PLANT	SEAS	1										

C			<table border="1"> <tr> <th>TOTAL</th> <th>WATERED</th> <th>STORMWAYS</th> <th></th> </tr> <tr> <td>100</td> <td>100</td> <td>1</td> <td>1</td> </tr> </table>		TOTAL	WATERED	STORMWAYS		100	100	1	1
	TOTAL	WATERED	STORMWAYS									
100	100	1	1									
<table border="1"> <tr> <th>PLANT</th> <th>SEAS</th> <th>1</th> </tr> </table>		PLANT	SEAS	1								
PLANT	SEAS	1										

D			<table border="1"> <tr> <th>TOTAL</th> <th>WATERED</th> <th>STORMWAYS</th> <th></th> </tr> <tr> <td>100</td> <td>100</td> <td>1</td> <td>1</td> </tr> </table>		TOTAL	WATERED	STORMWAYS		100	100	1	1
	TOTAL	WATERED	STORMWAYS									
100	100	1	1									
<table border="1"> <tr> <th>PLANT</th> <th>SEAS</th> <th>1</th> </tr> </table>		PLANT	SEAS	1								
PLANT	SEAS	1										

E			<table border="1"> <tr> <th>TOTAL</th> <th>WATERED</th> <th>STORMWAYS</th> <th></th> </tr> <tr> <td>100</td> <td>100</td> <td>1</td> <td>1</td> </tr> </table>		TOTAL	WATERED	STORMWAYS		100	100	1	1
	TOTAL	WATERED	STORMWAYS									
100	100	1	1									
<table border="1"> <tr> <th>PLANT</th> <th>SEAS</th> <th>1</th> </tr> </table>		PLANT	SEAS	1								
PLANT	SEAS	1										

SIGN I. LEGEND

SITE PLAN NOTES

- [illegible]

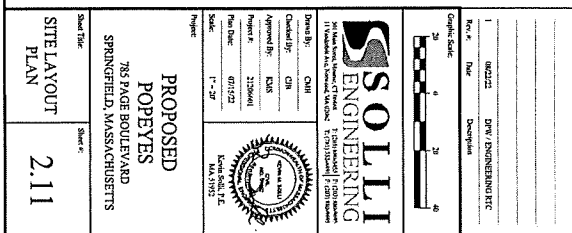
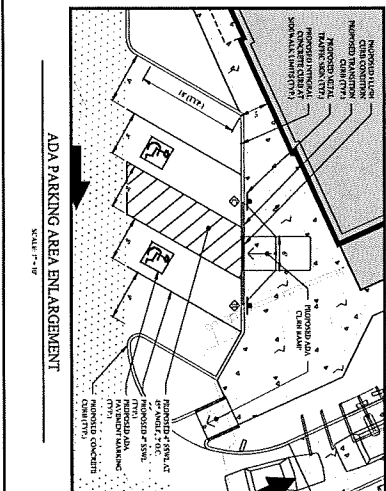
DPW GENERAL NOTES

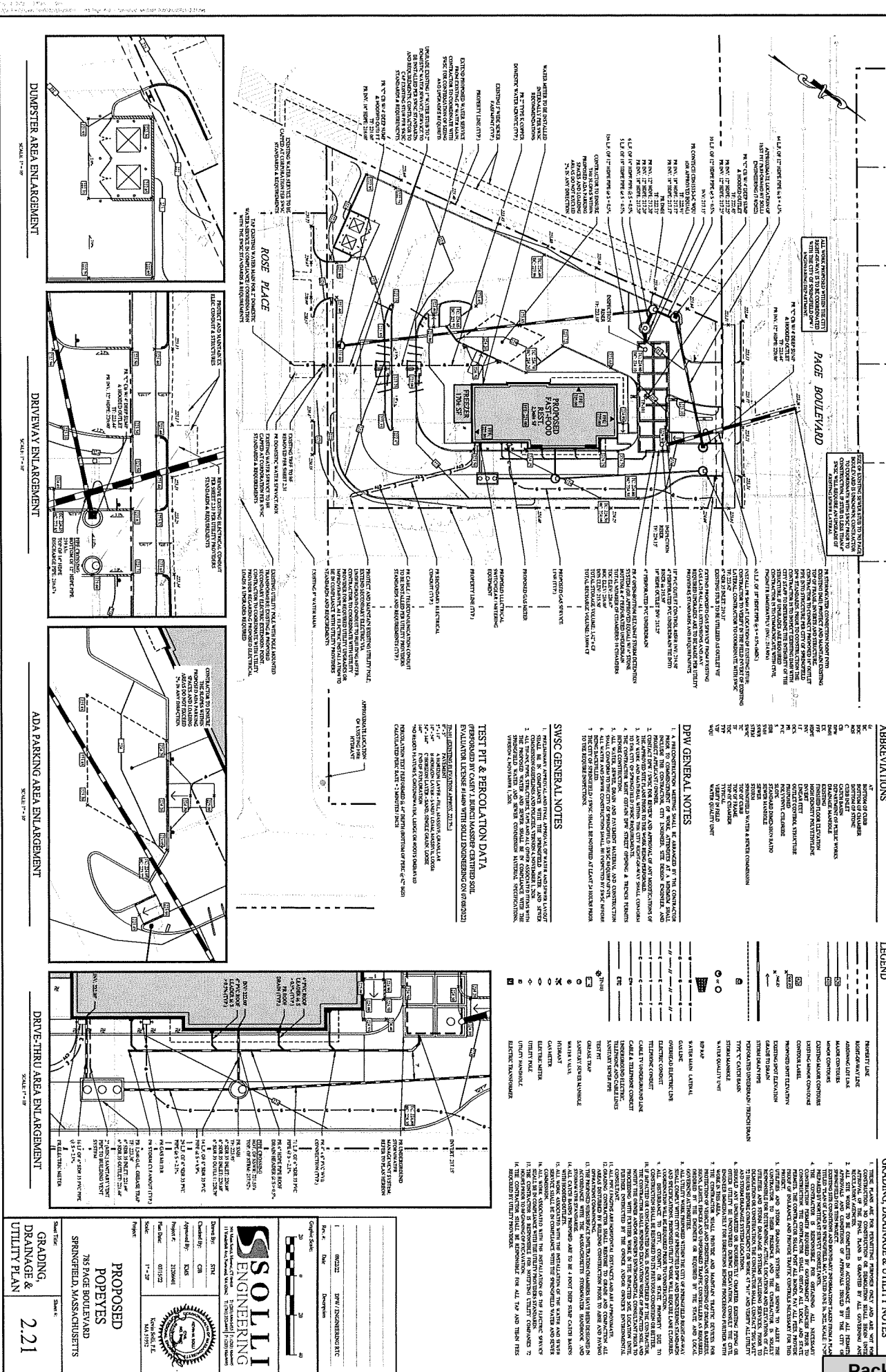
1. CONTACT DESIGNER OF PUBLIC WORKS FOR FEEDBACK, AND APPROVAL OF ANY MODIFICATIONS TO THE APPROVED SITE PLANS PRIOR TO THE WORK BEING PERFORMED.
2. CONTACT SPOONHILL WATER & SEWER COMMISSION (SWSC) FOR REVIEW AND APPROVAL OF MODIFICATIONS OF THE APPROVED SITE PLANS PRIOR TO THE WORK BEING PERFORMED.
3. ANY WORK AND MATERIALS WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF SPOONHILL REQUIREMENTS.
4. CONTRACTOR MUST OBTAIN DRIVE STREET CROSSING A TRUCK TRAILER BYPASS CONSTRUCTION.

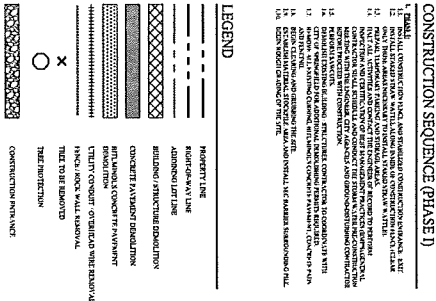
ZONING COMPLIANCE TABLE			
ZONE: INDUSTRIAL & ZONING DISTRICT			
	2005 REQUIREMENT	REQUIREMENT	EXISTING COMPLIANCE
MINIMUM PAVED AREA	NA	844.41	96.41
MINIMUM PAVED AREA	NA	91.87/101.87	91.87/181.87
MINIMUM FRONT YARD SETBACK	NA	47.5'-4.8'	23.1'
MINIMUM SIDE YARD SETBACK	NA	31.7'-4.8'	30.1'
MINIMUM REAR YARD SETBACK	NA	3.2'	42.1'
MINIMUM SETBACK HEIGHT	NA	10.0'	14.1'
MINIMUM BUILDING COVERAGE	95%	30.0%	32.5%

PARKING SUMMARY

PROPOSED IMPROVEMENT	CRASH RATE	REDUCTION	REQ.	PROG.
FAST-ROAD RESTRUCTURE	2500 SF/21.5 SF/A	5 SPACES PER 1,000 SF/A	21	21





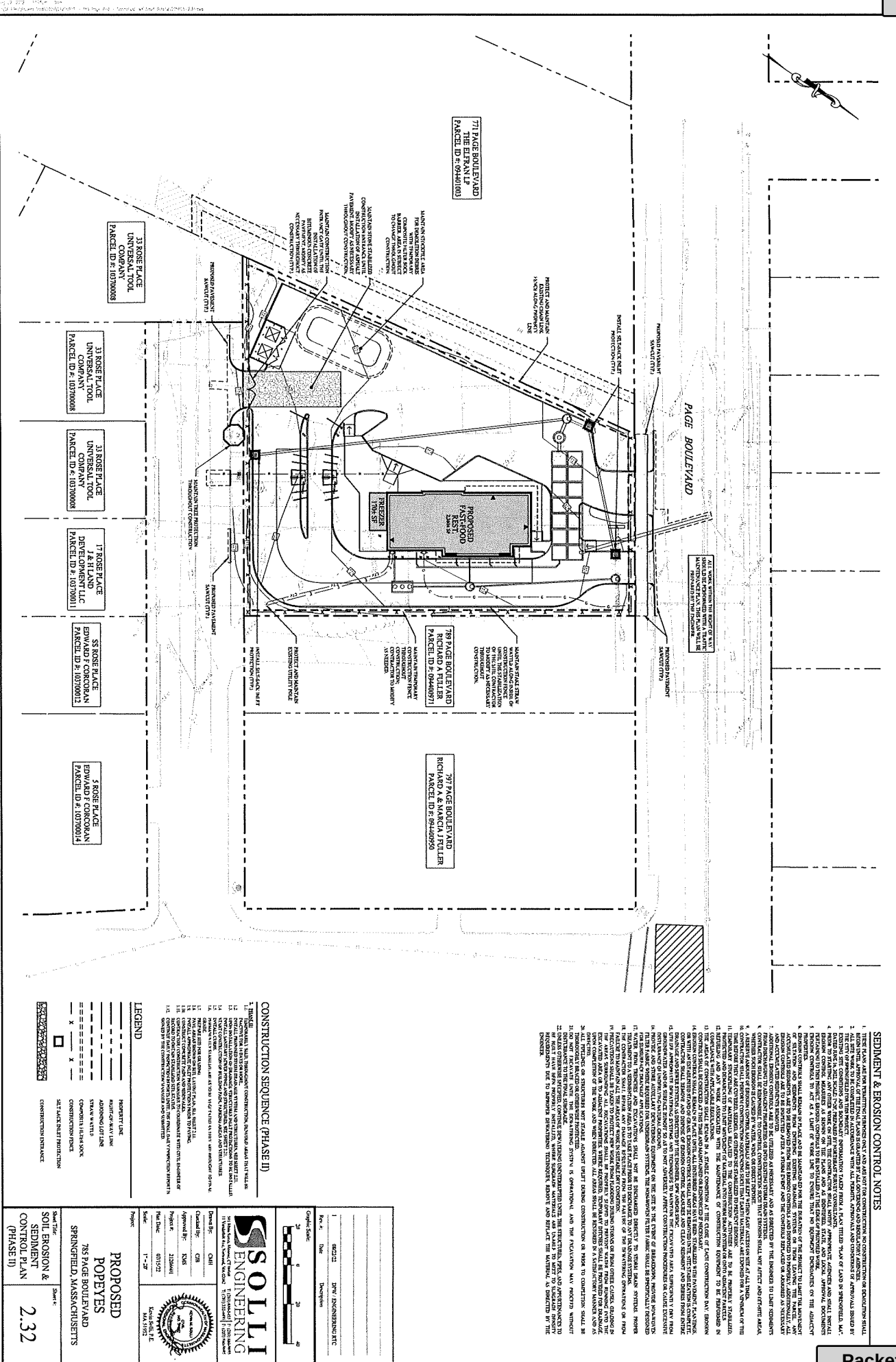


1. Write a story about a person who has a job and can't get the credit he needs.
2. Write a story about a person who has a job and can't get the credit he needs.
3. Write a story about a person who has a job and can't get the credit he needs.
4. Write a story about a person who has a job and can't get the credit he needs.
5. Write a story about a person who has a job and can't get the credit he needs.
6. Write a story about a person who has a job and can't get the credit he needs.
7. Write a story about a person who has a job and can't get the credit he needs.
8. Write a story about a person who has a job and can't get the credit he needs.
9. Write a story about a person who has a job and can't get the credit he needs.
10. Write a story about a person who has a job and can't get the credit he needs.

DEVELOPMENT NOTES

1. CONTRACTOR SHALL REPRESENT, W/IT ALL PRY AND PERMANENT CLAIMS AND DEFENSES, THAT THE WORK DESCRIBED HEREIN IS NECESSARY TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE.
2. ALL DISTURBED, INCLUDING DISTURBED LAND, EROSION, AND SOILS, SHALL BE REHABILITATED TO ORIGINAL OR BETTER CONDITION, AND TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE.
3. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD, AND SHALL BE REMOVED OR MODIFIED AS NECESSARY TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE.
4. SOILS, INCLUDING DISTURBED LAND, SHALL BE REHABILITATED TO ORIGINAL OR BETTER CONDITION, AND TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY UTILITIES DAMAGED DURING THE CONSTRUCTION PERIOD.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES, AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY STRUCTURES DAMAGED DURING THE CONSTRUCTION PERIOD.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDS, AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY LANDS DAMAGED DURING THE CONSTRUCTION PERIOD.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTS, AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY PLANTS DAMAGED DURING THE CONSTRUCTION PERIOD.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ANIMALS, AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY ANIMALS DAMAGED DURING THE CONSTRUCTION PERIOD.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CULTURAL RESOURCES, AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY CULTURAL RESOURCES DAMAGED DURING THE CONSTRUCTION PERIOD.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING HISTORIC RESOURCES, AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY HISTORIC RESOURCES DAMAGED DURING THE CONSTRUCTION PERIOD.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING NATURAL RESOURCES, AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY NATURAL RESOURCES DAMAGED DURING THE CONSTRUCTION PERIOD.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SCIENTIFIC RESOURCES, AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY SCIENTIFIC RESOURCES DAMAGED DURING THE CONSTRUCTION PERIOD.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING EDUCATIONAL RESOURCES, AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY EDUCATIONAL RESOURCES DAMAGED DURING THE CONSTRUCTION PERIOD.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING RECREATIONAL RESOURCES, AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY RECREATIONAL RESOURCES DAMAGED DURING THE CONSTRUCTION PERIOD.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING RELIGIOUS RESOURCES, AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY RELIGIOUS RESOURCES DAMAGED DURING THE CONSTRUCTION PERIOD.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING COMMERCIAL RESOURCES, AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY COMMERCIAL RESOURCES DAMAGED DURING THE CONSTRUCTION PERIOD.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING RESIDENTIAL RESOURCES, AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY RESIDENTIAL RESOURCES DAMAGED DURING THE CONSTRUCTION PERIOD.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING INDUSTRIAL RESOURCES, AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY INDUSTRIAL RESOURCES DAMAGED DURING THE CONSTRUCTION PERIOD.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING AGRICULTURAL RESOURCES, AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY AGRICULTURAL RESOURCES DAMAGED DURING THE CONSTRUCTION PERIOD.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FORESTRY RESOURCES, AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY FORESTRY RESOURCES DAMAGED DURING THE CONSTRUCTION PERIOD.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FISHERY RESOURCES, AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY FISHERY RESOURCES DAMAGED DURING THE CONSTRUCTION PERIOD.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WILDLIFE RESOURCES, AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY WILDLIFE RESOURCES DAMAGED DURING THE CONSTRUCTION PERIOD.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANT AND ANIMAL RESOURCES, AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY PLANT AND ANIMAL RESOURCES DAMAGED DURING THE CONSTRUCTION PERIOD.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CULTURAL, HISTORIC, NATURAL, SCIENTIFIC, EDUCATIONAL, RECREATIONAL, RELIGIOUS, COMMERCIAL, RESIDENTIAL, INDUSTRIAL, AGRICULTURAL, FORESTRY, FISHERY, WILDLIFE, PLANT AND ANIMAL RESOURCES, AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY SUCH RESOURCES DAMAGED DURING THE CONSTRUCTION PERIOD.

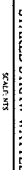
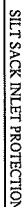
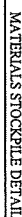
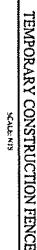
[illegible]



SEDIMENT & EROSION CONTROL NOTES

1. THE FOLLOWING NOTES SHALL BE READ IN CONJUNCTION WITH THE EROSION CONTROL PLAN AND THE EROSION CONTROL MANUAL.
2. THE CITY OF SPRINGFIELD HAS REVIEWED AND APPROVED THE EROSION CONTROL PLAN AND THE EROSION CONTROL MANUAL.
3. THE CITY OF SPRINGFIELD HAS REVIEWED AND APPROVED THE EROSION CONTROL PLAN AND THE EROSION CONTROL MANUAL.
4. THE CITY OF SPRINGFIELD HAS REVIEWED AND APPROVED THE EROSION CONTROL PLAN AND THE EROSION CONTROL MANUAL.
5. THE CITY OF SPRINGFIELD HAS REVIEWED AND APPROVED THE EROSION CONTROL PLAN AND THE EROSION CONTROL MANUAL.
6. THE CITY OF SPRINGFIELD HAS REVIEWED AND APPROVED THE EROSION CONTROL PLAN AND THE EROSION CONTROL MANUAL.
7. THE CITY OF SPRINGFIELD HAS REVIEWED AND APPROVED THE EROSION CONTROL PLAN AND THE EROSION CONTROL MANUAL.
8. THE CITY OF SPRINGFIELD HAS REVIEWED AND APPROVED THE EROSION CONTROL PLAN AND THE EROSION CONTROL MANUAL.
9. THE CITY OF SPRINGFIELD HAS REVIEWED AND APPROVED THE EROSION CONTROL PLAN AND THE EROSION CONTROL MANUAL.
10. THE CITY OF SPRINGFIELD HAS REVIEWED AND APPROVED THE EROSION CONTROL PLAN AND THE EROSION CONTROL MANUAL.
11. THE CITY OF SPRINGFIELD HAS REVIEWED AND APPROVED THE EROSION CONTROL PLAN AND THE EROSION CONTROL MANUAL.
12. THE CITY OF SPRINGFIELD HAS REVIEWED AND APPROVED THE EROSION CONTROL PLAN AND THE EROSION CONTROL MANUAL.
13. THE CITY OF SPRINGFIELD HAS REVIEWED AND APPROVED THE EROSION CONTROL PLAN AND THE EROSION CONTROL MANUAL.
14. THE CITY OF SPRINGFIELD HAS REVIEWED AND APPROVED THE EROSION CONTROL PLAN AND THE EROSION CONTROL MANUAL.
15. THE CITY OF SPRINGFIELD HAS REVIEWED AND APPROVED THE EROSION CONTROL PLAN AND THE EROSION CONTROL MANUAL.
16. THE CITY OF SPRINGFIELD HAS REVIEWED AND APPROVED THE EROSION CONTROL PLAN AND THE EROSION CONTROL MANUAL.
17. THE CITY OF SPRINGFIELD HAS REVIEWED AND APPROVED THE EROSION CONTROL PLAN AND THE EROSION CONTROL MANUAL.
18. THE CITY OF SPRINGFIELD HAS REVIEWED AND APPROVED THE EROSION CONTROL PLAN AND THE EROSION CONTROL MANUAL.
19. THE CITY OF SPRINGFIELD HAS REVIEWED AND APPROVED THE EROSION CONTROL PLAN AND THE EROSION CONTROL MANUAL.
20. THE CITY OF SPRINGFIELD HAS REVIEWED AND APPROVED THE EROSION CONTROL PLAN AND THE EROSION CONTROL MANUAL.
21. THE CITY OF SPRINGFIELD HAS REVIEWED AND APPROVED THE EROSION CONTROL PLAN AND THE EROSION CONTROL MANUAL.
22. THE CITY OF SPRINGFIELD HAS REVIEWED AND APPROVED THE EROSION CONTROL PLAN AND THE EROSION CONTROL MANUAL.

Mathematical Analysis of the Probability of a Successful



Packet Pg. 36

[illegible]

[illegible]

1. BE AWARE OF ALL UNDER-
OPERATIONS. USE CARE TO PRE-

- [illegible]

1. ALL PLANTING MIXES SHALL BE PREPARED
2. PLANTING MIX FOR TREES AND SHRUBS SHALL

1. HAD A FEELING OF
2. HAD A FEELING OF
3. HAD A FEELING OF
4. HAD A FEELING OF
5. HAD A FEELING OF
6. HAD A FEELING OF
7. HAD A FEELING OF
8. HAD A FEELING OF
9. HAD A FEELING OF
10. HAD A FEELING OF
11. HAD A FEELING OF
12. HAD A FEELING OF
13. HAD A FEELING OF
14. HAD A FEELING OF
15. HAD A FEELING OF
16. HAD A FEELING OF
17. HAD A FEELING OF
18. HAD A FEELING OF
19. HAD A FEELING OF
20. HAD A FEELING OF
21. HAD A FEELING OF
22. HAD A FEELING OF
23. HAD A FEELING OF
24. HAD A FEELING OF
25. HAD A FEELING OF
26. HAD A FEELING OF
27. HAD A FEELING OF
28. HAD A FEELING OF
29. HAD A FEELING OF
30. HAD A FEELING OF
31. HAD A FEELING OF
32. HAD A FEELING OF
33. HAD A FEELING OF
34. HAD A FEELING OF
35. HAD A FEELING OF
36. HAD A FEELING OF
37. HAD A FEELING OF
38. HAD A FEELING OF
39. HAD A FEELING OF
40. HAD A FEELING OF
41. HAD A FEELING OF
42. HAD A FEELING OF
43. HAD A FEELING OF
44. HAD A FEELING OF
45. HAD A FEELING OF
46. HAD A FEELING OF
47. HAD A FEELING OF
48. HAD A FEELING OF
49. HAD A FEELING OF
50. HAD A FEELING OF
51. HAD A FEELING OF
52. HAD A FEELING OF
53. HAD A FEELING OF
54. HAD A FEELING OF
55. HAD A FEELING OF
56. HAD A FEELING OF
57. HAD A FEELING OF
58. HAD A FEELING OF
59. HAD A FEELING OF
60. HAD A FEELING OF
61. HAD A FEELING OF
62. HAD A FEELING OF
63. HAD A FEELING OF
64. HAD A FEELING OF
65. HAD A FEELING OF
66. HAD A FEELING OF
67. HAD A FEELING OF
68. HAD A FEELING OF
69. HAD A FEELING OF
70. HAD A FEELING OF
71. HAD A FEELING OF
72. HAD A FEELING OF
73. HAD A FEELING OF
74. HAD A FEELING OF
75. HAD A FEELING OF
76. HAD A FEELING OF
77. HAD A FEELING OF
78. HAD A FEELING OF
79. HAD A FEELING OF
80. HAD A FEELING OF
81. HAD A FEELING OF
82. HAD A FEELING OF
83. HAD A FEELING OF
84. HAD A FEELING OF
85. HAD A FEELING OF
86. HAD A FEELING OF
87. HAD A FEELING OF
88. HAD A FEELING OF
89. HAD A FEELING OF
90. HAD A FEELING OF
91. HAD A FEELING OF
92. HAD A FEELING OF
93. HAD A FEELING OF
94. HAD A FEELING OF
95. HAD A FEELING OF
96. HAD A FEELING OF
97. HAD A FEELING OF
98. HAD A FEELING OF
99. HAD A FEELING OF
100. HAD A FEELING OF

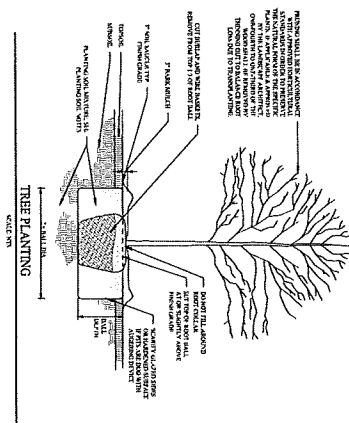
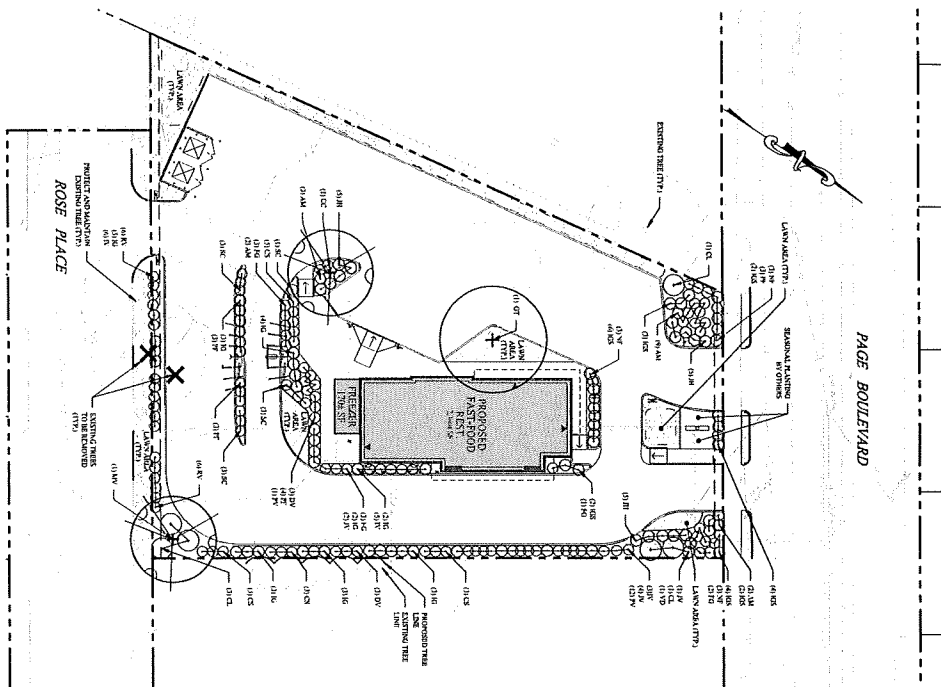
97-100

ENVIRONMENTAL AGENCY, STATING PERCENTAGES OF ORGANIC MATERIAL IN SOILS, AND SAND, SILT, AND CLAY, DIFFERENT MATERIALS, PH, AND MINERAL CONTENT.

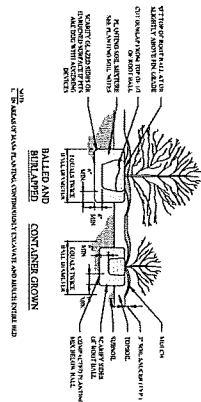
- It is the policy of the U.S. Environmental Protection Agency (EPA) to ensure that all testing and analysis of pesticides is conducted in a manner that is consistent with the highest standards of scientific integrity. The Agency has established a number of procedures to ensure that the data generated by the testing and analysis of pesticides are reliable and valid. These procedures include the use of standard methods, the use of certified reference materials, the use of quality control samples, and the use of statistical methods to evaluate the data. The Agency also has a number of other procedures in place to ensure the integrity of the data, including the use of independent laboratories and the use of peer review.

KEY	QTY.	BOTANICAL NAME

INSTRUMENTARY PARAMETERS			TELESCOPES			INSTRUMENTAL INFORMATION		
CCD	CCD TYPE	CCD SIZE	CCD TYPE	CCD SIZE	CCD TYPE	CCD	CCD TYPE	CCD SIZE
1	CCD	1024 x 1024	CCD	1024 x 1024	CCD	1	CCD	1024 x 1024
2	CCD	1024 x 1024	CCD	1024 x 1024	CCD	2	CCD	1024 x 1024
3	CCD	1024 x 1024	CCD	1024 x 1024	CCD	3	CCD	1024 x 1024
4	CCD	1024 x 1024	CCD	1024 x 1024	CCD	4	CCD	1024 x 1024
5	CCD	1024 x 1024	CCD	1024 x 1024	CCD	5	CCD	1024 x 1024
6	CCD	1024 x 1024	CCD	1024 x 1024	CCD	6	CCD	1024 x 1024
7	CCD	1024 x 1024	CCD	1024 x 1024	CCD	7	CCD	1024 x 1024
8	CCD	1024 x 1024	CCD	1024 x 1024	CCD	8	CCD	1024 x 1024
9	CCD	1024 x 1024	CCD	1024 x 1024	CCD	9	CCD	1024 x 1024
10	CCD	1024 x 1024	CCD	1024 x 1024	CCD	10	CCD	1024 x 1024
11	CCD	1024 x 1024	CCD	1024 x 1024	CCD	11	CCD	1024 x 1024
12	CCD	1024 x 1024	CCD	1024 x 1024	CCD	12	CCD	1024 x 1024
13	CCD	1024 x 1024	CCD	1024 x 1024	CCD	13	CCD	1024 x 1024
14	CCD	1024 x 1024	CCD	1024 x 1024	CCD	14	CCD	1024 x 1024
15	CCD	1024 x 1024	CCD	1024 x 1024	CCD	15	CCD	1024 x 1024
16	CCD	1024 x 1024	CCD	1024 x 1024	CCD	16	CCD	1024 x 1024
17	CCD	1024 x 1024	CCD	1024 x 1024	CCD	17	CCD	1024 x 1024
18	CCD	1024 x 1024	CCD	1024 x 1024	CCD	18	CCD	1024 x 1024
19	CCD	1024 x 1024	CCD	1024 x 1024	CCD	19	CCD	1024 x 1024
20	CCD	1024 x 1024	CCD	1024 x 1024	CCD	20	CCD	1024 x 1024
21	CCD	1024 x 1024	CCD	1024 x 1024	CCD	21	CCD	1024 x 1024
22	CCD	1024 x 1024	CCD	1024 x 1024	CCD	22	CCD	1024 x 1024
23	CCD	1024 x 1024	CCD	1024 x 1024	CCD	23	CCD	1024 x 1024
24	CCD	1024 x 1024	CCD	1024 x 1024	CCD	24	CCD	1024 x 1024
25	CCD	1024 x 1024	CCD	1024 x 1024	CCD	25	CCD	1024 x 1024
26	CCD	1024 x 1024	CCD	1024 x 1024	CCD	26	CCD	1024 x 1024
27	CCD	1024 x 1024	CCD	1024 x 1024	CCD	27	CCD	1024 x 1024
28	CCD	1024 x 1024	CCD	1024 x 1024	CCD	28	CCD	1024 x 1024
29	CCD	1024 x 1024	CCD	1024 x 1024	CCD	29	CCD	1024 x 1024
30	CCD	1024 x 1024	CCD	1024 x 1024	CCD	30	CCD	1024 x 1024
31	CCD	1024 x 1024	CCD	1024 x 1024	CCD	31	CCD	1024 x 1024
32	CCD	1024 x 1024	CCD	1024 x 1024	CCD	32	CCD	1024 x 1024
33	CCD	1024 x 1024	CCD	1024 x 1024	CCD	33	CCD	1024 x 1024
34	CCD	1024 x 1024	CCD	1024 x 1024	CCD	34	CCD	1024 x 1024
35	CCD	1024 x 1024	CCD	1024 x 1024	CCD	35	CCD	1024 x 1024
36	CCD	1024 x 1024	CCD	1024 x 1024	CCD	36	CCD	1024 x 1024
37	CCD	1024 x 1024	CCD	1024 x 1024	CCD	37	CCD	1024 x 1024
38	CCD	1024 x 1024	CCD	1024 x 1024	CCD	38	CCD	1024 x 1024
39	CCD	1024 x 1024	CCD	1024 x 1024	CCD	39	CCD	1024 x 1024
40	CCD	1024 x 1024	CCD	1024 x 1024	CCD	40	CCD	1024 x 1024
41	CCD	1024 x 1024	CCD	1024 x 1024	CCD	41	CCD	1024 x 1024
42	CCD	1024 x 1024	CCD	1024 x 1024	CCD	42	CCD	1024 x 1024
43	CCD	1024 x 1024	CCD	1024 x 1024	CCD	43	CCD	1024 x 1024
44	CCD	1024 x 1024	CCD	1024 x 1024	CCD	44	CCD	1024 x 1024
45	CCD	1024 x 1024	CCD	1024 x 1024	CCD	45	CCD	1024 x 1024
46	CCD	1024 x 1024	CCD	1024 x 1024	CCD	46	CCD	1024 x 1024
47	CCD	1024 x 1024	CCD	1024 x 1024	CCD	47	CCD	1024 x 1024
48	CCD	1024 x 1024	CCD	1024 x 1024	CCD	48	CCD	1024 x 1024
49	CCD	1024 x 1024	CCD	1024 x 1024	CCD	49	CCD	1024 x 1024
50	CCD	1024 x 1024	CCD	1024 x 1024	CCD	50	CCD	1024 x 1024
51	CCD	1024 x 1024	CCD	1024 x 1024	CCD	51	CCD	1024 x 1024
52	CCD	1024 x 1024	CCD	1024 x 1024	CCD	52	CCD	1024 x 1024
53	CCD	1024 x 1024	CCD	1024 x 1024	CCD	53	CCD	1024 x 1024
54	CCD	1024 x 1024	CCD	1024 x 1024	CCD	54	CCD	1024 x 1024
55	CCD	1024 x 1024	CCD	1024 x 1024	CCD	55	CCD	1024 x 1024
56	CCD	1024 x 1024	CCD	1024 x 1024	CCD	56	CCD	1024 x 1024
57	CCD	1024 x 1024	CCD	1024 x 1024	CCD	57	CCD	1024 x 1024
58	CCD	1024 x 1024	CCD	1024 x 1024	CCD	58	CCD	1024 x 1024
59	CCD	1024 x 1024	CCD	1024 x 1024	CCD	59	CCD	1024 x 1024
60	CCD	1024 x 1024	CCD	1024 x 1024	CCD	60	CCD	1024 x 1024
61	CCD	1024 x 1024	CCD	1024 x 1024	CCD	61	CCD	1024 x 1024
62	CCD	1024 x 1024	CCD	1024 x 1024	CCD	62	CCD	1024 x 1024
63	CCD	1024 x 1024	CCD	1024 x 1024	CCD	63	CCD	1024 x 1024
64	CCD	1024 x 1024	CCD	1024 x 1024	CCD	64	CCD	1024 x 1024
65	CCD	1024 x 1024	CCD	1024 x 1024	CCD	65	CCD	1024 x 1024
66	CCD	1024 x 1024	CCD	1024 x 1024	CCD	66	CCD	1024 x 1024
67	CCD	1024 x 1024	CCD	1024 x 1024	CCD	67	CCD	1024 x 1024
68	CCD	1024 x 1024	CCD	1024 x 1024	CCD	68	CCD	1024 x 1024
69	CCD	1024 x 1024	CCD	1024 x 1024	CCD	69	CCD	1024 x 1024
70	CCD	1024 x 1024	CCD	1024 x 1024	CCD	70	CCD	1024 x 1024
71	CCD	1024 x 1024	CCD	1024 x 1024	CCD	71	CCD	1024 x 1024
72	CCD	1024 x 1024	CCD	1024 x 1024	CCD	72	CCD	1024 x 1024
73	CCD	1024 x 1024	CCD	1024 x 1024	CCD	73	CCD	1024 x 1024
74	CCD	1024 x 1024	CCD	1024 x 1024	CCD	74	CCD	1024 x 1024
75	CCD	1024 x 1024	CCD	1024 x 1024	CCD	75	CCD	1024 x 1024
76	CCD	1024 x 1024	CCD	1024 x 1024	CCD	76	CCD	1024 x 1024
77	CCD	1024 x 1024	CCD	1024 x 1024	CCD	77	CCD	1024 x 1024
78	CCD	1024 x 1024	CCD	1024 x 1024	CCD	78	CCD	1024 x 1024
79	CCD	1024 x 1024	CCD	1024 x 1024	CCD	79	CCD	1024 x 1024
80	CCD	1024 x 1024	CCD	1024 x 1024	CCD	80	CCD	1024 x 1024
81	CCD	1024 x 1024	CCD	1024 x 1024	CCD	81	CCD	1024 x 1024
82	CCD	1024 x 1024	CCD	1024 x 1024	CCD	82	CCD	1024 x 1024
83	CCD	1024 x 1024	CCD	1024 x 1024	CCD	83	CCD	1024 x 1024
84	CCD	1024 x 1024	CCD	1024 x 1024	CCD	84	CCD	1024 x 1024
85	CCD	1024 x 1024	CCD	1024 x 1024	CCD	85	CCD	1024 x 1024
86	CCD	1024 x 1024	CCD	1024 x 1024	CCD	86	CCD	1024 x 1024
87	CCD	1024 x 1024	CCD	1024 x 1024	CCD	87	CCD	1024 x 1024
88	CCD	1024 x 1024	CCD	1024 x 1024	CCD	88	CCD	1024 x 1024
89	CCD	1024 x 1024	CCD	1024 x 1024	CCD	89	CCD	1024 x 1024
90	CCD	1024 x 1024	CCD	1024 x 1024	CCD	90	CCD	1024 x 1024
91	CCD	1024 x 1024	CCD	1024 x 1024	CCD	91	CCD	1024 x 1024
92	CCD	1024 x 1024	CCD	1024 x 1024	CCD	92	CCD	1024 x 1024
93	CCD	1024 x 1024	CCD	1024 x 1024	CCD	93	CCD	1024 x 1024
94	CCD	1024 x 1024	CCD	1024 x 1024	CCD	94	CCD	1024 x 1024
95	CCD	1024 x 1024	CCD	1024 x 1024	CCD	95	CCD	1024 x 1024
96	CCD	1024 x 1024	CCD	1024 x 1024	CCD	96	CCD	1024 x 1024
97	CCD	1024 x 1024	CCD	1024 x 1024	CCD	97	CCD	1024 x 1024
98	CCD	1024 x 1024	CCD	1024 x 1024	CCD	98	CCD	1024 x 1024
99	CCD	1024 x 1024	CCD	1024 x 1024	CCD	99	CCD	1024 x 1024
100	CCD	1024 x 1024	CCD	1024 x 1024	CCD	100	CCD	1024 x 1024



SCALE 111



PROPERTY LINE

RIGHT-OF-WAY LINE

ADJOINING LOT LINE

EXISTING TREE LINE

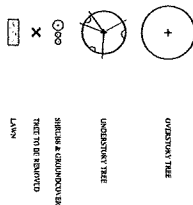
PROPOSED TREE LINE

60.0'

10.0'

10.0'

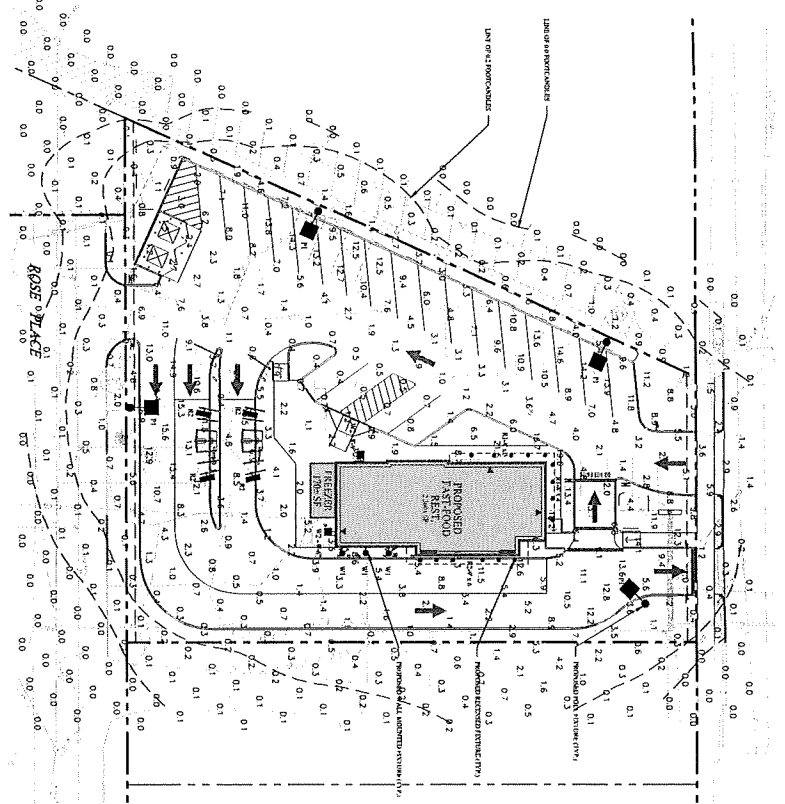
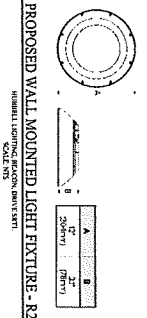
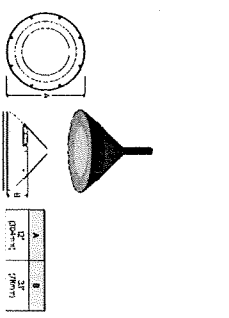
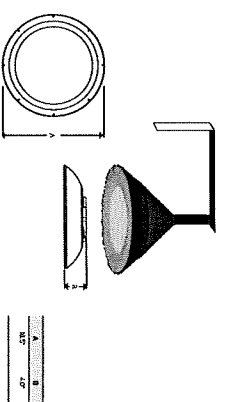
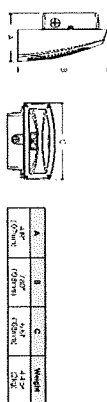
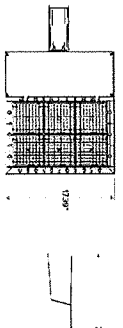
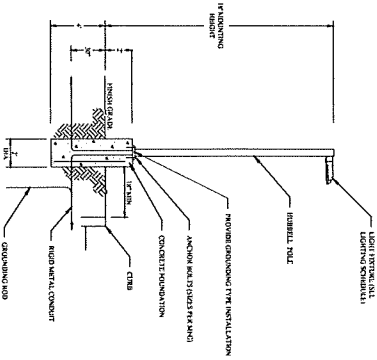
N



 SOLLIT ENGINEERING 1100 Lakeside Avenue West Suite 100 Portland, ME 04106 Tel: 207.761.1100 Fax: 207.761.1101 Email: info@sollit.com		Project: PROPOSED POPEYES 785 PAGE BOULEVARD SPRINGFIELD, MASSACHUSETTS	
Drawn By: JAH Checked By: JAH Approved By: KAS Project #: 2101003 Plan Date: 8/10/02 Scale: 1" = 20'	 Ken Sollitt P.E.	Graphic Scale: 	Graphic Scale: 
Sheet Title: LANDSCAPING PLAN	Sheet No.: 2.61	Project #: 06222 Date: Designers:	Project Name: DPM ENGINEERING, INC. Location:

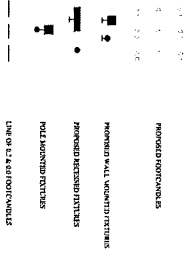
LIGHTING NOTES

1. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
3. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
4. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
5. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.



FIXTURE SCHEDULE		QTY	SYMBOL	FIXTURE DESCRIPTION	MODEL	NOTES	LUMENS
1	W1	1	W1	WALL MOUNTED LIGHT	HERNIM LIGHTING, BLACK, 10" x 10" x 10"	200' x 10" x 10" x 10" x 10" x 10"	2000
2	W2	1	W2	WALL MOUNTED LIGHT	HERNIM LIGHTING, BLACK, 10" x 10" x 10"	200' x 10" x 10" x 10" x 10" x 10"	2000
3	W3	1	W3	WALL MOUNTED LIGHT	HERNIM LIGHTING, BLACK, 10" x 10" x 10"	200' x 10" x 10" x 10" x 10" x 10"	2000
4	W4	1	W4	WALL MOUNTED LIGHT	HERNIM LIGHTING, BLACK, 10" x 10" x 10"	200' x 10" x 10" x 10" x 10" x 10"	2000
5	W5	1	W5	WALL MOUNTED LIGHT	HERNIM LIGHTING, BLACK, 10" x 10" x 10"	200' x 10" x 10" x 10" x 10" x 10"	2000
6	W6	1	W6	WALL MOUNTED LIGHT	HERNIM LIGHTING, BLACK, 10" x 10" x 10"	200' x 10" x 10" x 10" x 10" x 10"	2000
7	W7	1	W7	WALL MOUNTED LIGHT	HERNIM LIGHTING, BLACK, 10" x 10" x 10"	200' x 10" x 10" x 10" x 10" x 10"	2000
8	W8	1	W8	WALL MOUNTED LIGHT	HERNIM LIGHTING, BLACK, 10" x 10" x 10"	200' x 10" x 10" x 10" x 10" x 10"	2000
9	W9	1	W9	WALL MOUNTED LIGHT	HERNIM LIGHTING, BLACK, 10" x 10" x 10"	200' x 10" x 10" x 10" x 10" x 10"	2000
10	W10	1	W10	WALL MOUNTED LIGHT	HERNIM LIGHTING, BLACK, 10" x 10" x 10"	200' x 10" x 10" x 10" x 10" x 10"	2000
11	W11	1	W11	WALL MOUNTED LIGHT	HERNIM LIGHTING, BLACK, 10" x 10" x 10"	200' x 10" x 10" x 10" x 10" x 10"	2000
12	W12	1	W12	WALL MOUNTED LIGHT	HERNIM LIGHTING, BLACK, 10" x 10" x 10"	200' x 10" x 10" x 10" x 10" x 10"	2000
13	W13	1	W13	WALL MOUNTED LIGHT	HERNIM LIGHTING, BLACK, 10" x 10" x 10"	200' x 10" x 10" x 10" x 10" x 10"	2000
14	W14	1	W14	WALL MOUNTED LIGHT	HERNIM LIGHTING, BLACK, 10" x 10" x 10"	200' x 10" x 10" x 10" x 10" x 10"	2000
15	W15	1	W15	WALL MOUNTED LIGHT	HERNIM LIGHTING, BLACK, 10" x 10" x 10"	200' x 10" x 10" x 10" x 10" x 10"	2000
16	W16	1	W16	WALL MOUNTED LIGHT	HERNIM LIGHTING, BLACK, 10" x 10" x 10"	200' x 10" x 10" x 10" x 10" x 10"	2000
17	W17	1	W17	WALL MOUNTED LIGHT	HERNIM LIGHTING, BLACK, 10" x 10" x 10"	200' x 10" x 10" x 10" x 10" x 10"	2000
18	W18	1	W18	WALL MOUNTED LIGHT	HERNIM LIGHTING, BLACK, 10" x 10" x 10"	200' x 10" x 10" x 10" x 10" x 10"	2000
19	W19	1	W19	WALL MOUNTED LIGHT	HERNIM LIGHTING, BLACK, 10" x 10" x 10"	200' x 10" x 10" x 10" x 10" x 10"	2000
20	W20	1	W20	WALL MOUNTED LIGHT	HERNIM LIGHTING, BLACK, 10" x 10" x 10"	200' x 10" x 10" x 10" x 10" x 10"	2000

LEGEND



PROPOSED

POPYES

785 PAGE BOULEVARD

SPRINGFIELD, MASSACHUSETTS

2.71

ENGINEERING

DATE

PROJECT

SCALE

1" = 20'

LEGEND

1. WALL MOUNTED LIGHT

2. WALL MOUNTED LIGHT

3. WALL MOUNTED LIGHT

4. WALL MOUNTED LIGHT

5. WALL MOUNTED LIGHT

6. WALL MOUNTED LIGHT

7. WALL MOUNTED LIGHT

8. WALL MOUNTED LIGHT

9. WALL MOUNTED LIGHT

10. WALL MOUNTED LIGHT

11. WALL MOUNTED LIGHT

12. WALL MOUNTED LIGHT

13. WALL MOUNTED LIGHT

14. WALL MOUNTED LIGHT

15. WALL MOUNTED LIGHT

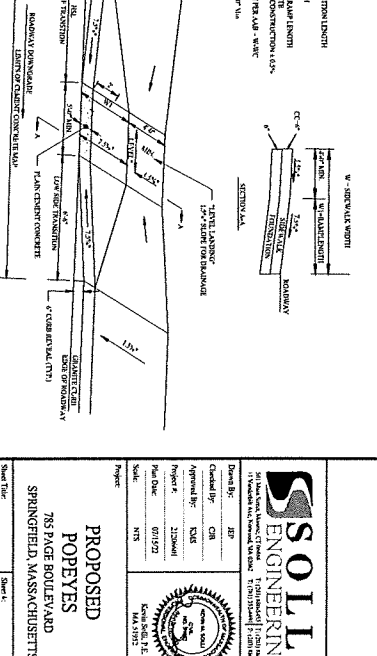
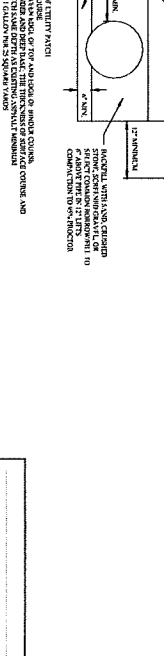
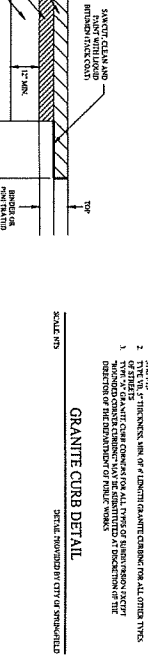
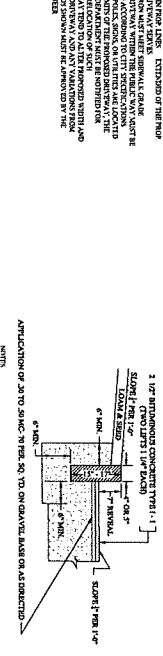
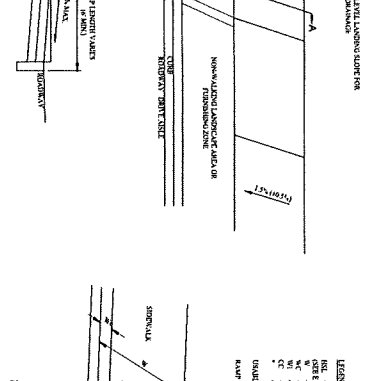
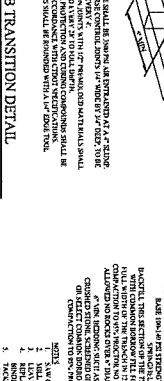
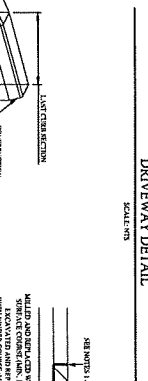
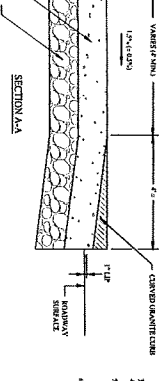
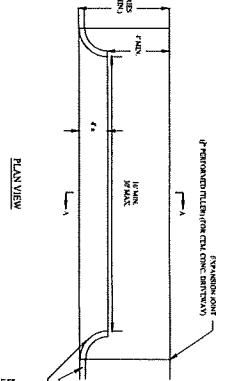
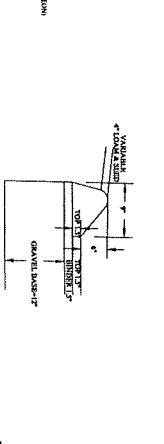
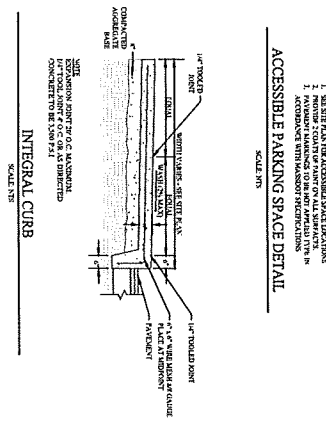
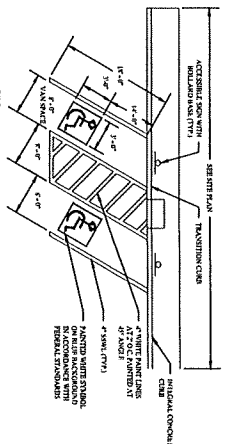
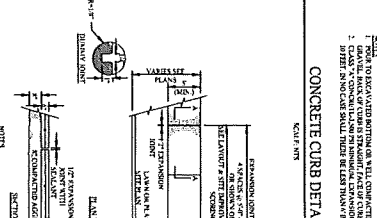
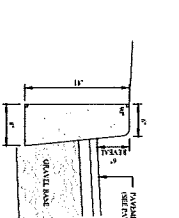
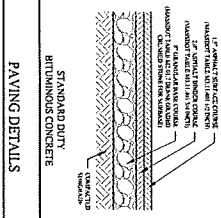
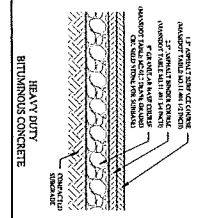
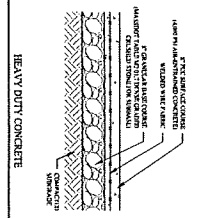
16. WALL MOUNTED LIGHT

17. WALL MOUNTED LIGHT

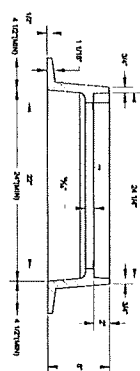
18. WALL MOUNTED LIGHT

19. WALL MOUNTED LIGHT

20. WALL MOUNTED LIGHT

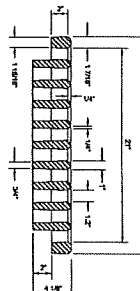


PROPOSED POPEYES 785 PAGE BOULEVARD SPRINGFIELD, MASSACHUSETTS		3.01 CONSTRUCTION DETAILS
Project: 220444 Date: 07/12/22 Scale: NTS	Drawn By: JEP Checked By: JEP Approved By: JEP Project #: 220444 Date: 07/12/22 Scale: NTS	Sheet #: 3.01 Total Sheets: 3



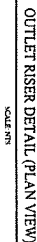
SCALE: METERS

DETAIL PROVIDED BY MASSDOT

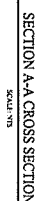
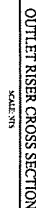


SCALE: NTS

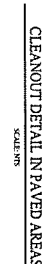
DETAIL PROVIDED BY MASONRY



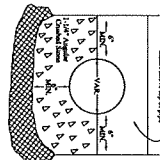
SCALE: NT



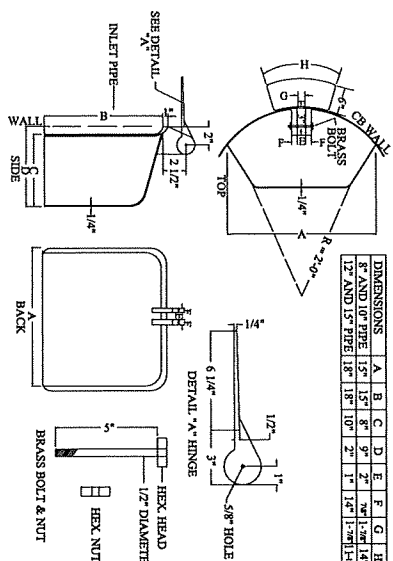
SCALING NOTES



21.17

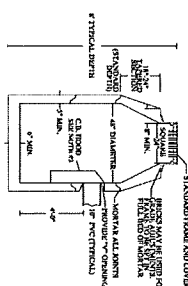


STORM TRENCH DETAIL



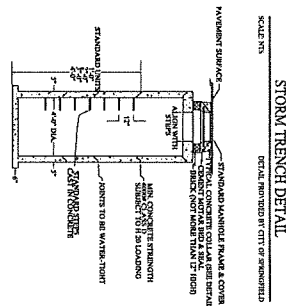
SCALE: NTS

DETAIL PROVIDED BY CITY OF SPRINGFIELD



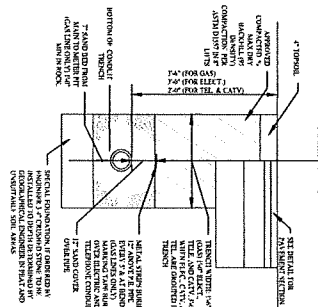
SCALE: 1" = 100' 0"

DETAIL PROVIDED BY CITY OF SPRINGFIELD



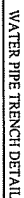
SCALE: NTS

DETAIL PROVIDED BY CITY OF SPRINGFIELD

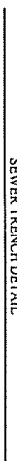


313

[illegible]



SCALE IN FT. DETAIL PROVIDED BY SPRINGFIELD WATER AND SEWER



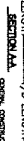
SEWER TRENCH DETAIL



PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.



SECTION A.A.

NOTES:
1. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL CONFORM TO:

2. DRUG QUANTITIES, POWERS AND SPECIFICATIONS.
3. ALL WEIR STAINED PAPER SHOULD HAVE A MINIMUM THICKNESS OF 4" FROM TOP OF PILE TO BOTTOM.
4. IF 4" OF COVER IS NOT PROVIDED PAPER SHALL BE INSULATED.
5. STAINED PAPER SECTION SHOULD BE OF THE SAME WIDTH AS THE HOIST PILE, OR AS APPROVED BY SPEC.
6. REPAIR SECTION SHALL BE SIZE TO FIT AROUND THE HOIST PILE.



SCALE IN INCHES

DETAIL PROVIDED BY RETAINER

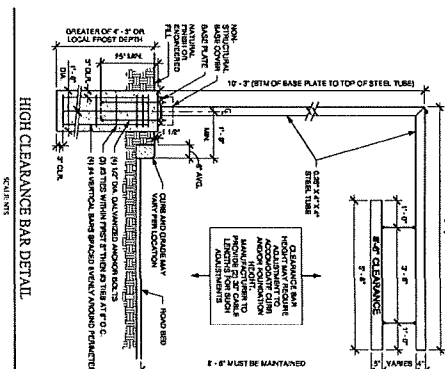


Year	1990	2000	2010
Population (millions)	1.2	1.5	1.8
GDP (billions of dollars)	0.5	1.2	2.5
Life expectancy (years)	55	65	75
Urban population (%)	30	50	65
Female population (%)	50	50	50
Population growth rate (%)	2.5	1.5	1.0
Urban population growth rate (%)	3.5	2.5	1.5
Female population growth rate (%)	2.0	1.5	1.0
Population density (per sq km)	100	150	200
Urban population density (per sq km)	200	300	400
Female population density (per sq km)	150	200	250
Population growth rate (per 1,000)	25	15	10
Urban population growth rate (per 1,000)	35	25	15
Female population growth rate (per 1,000)	20	15	10
Population density (per sq mi)	250	400	500
Urban population density (per sq mi)	500	750	1,000
Female population density (per sq mi)	400	500	650
Population growth rate (per 100)	2.5	1.5	1.0
Urban population growth rate (per 100)	3.5	2.5	1.5
Female population growth rate (per 100)	2.0	1.5	1.0
Population density (per sq ft)	10	15	20
Urban population density (per sq ft)	20	30	40
Female population density (per sq ft)	15	20	25
Population growth rate (per 10,000)	250	150	100
Urban population growth rate (per 10,000)	350	250	150
Female population growth rate (per 10,000)	200	150	100
Population density (per sq in)	0.0001	0.0002	0.0003
Urban population density (per sq in)	0.0002	0.0004	0.0006
Female population density (per sq in)	0.00015	0.00025	0.00035
Population growth rate (per 1,000,000)	250,000	150,000	100,000
Urban population growth rate (per 1,000,000)	350,000	250,000	150,000
Female population growth rate (per 1,000,000)	200,000	150,000	100,000
Population density (per sq yd)	1.1	1.7	2.2
Urban population density (per sq yd)	2.2	3.3	4.4
Female population density (per sq yd)	1.7	2.2	2.8
Population growth rate (per 100,000)	2500	1500	1000
Urban population growth rate (per 100,000)	3500	2500	1500
Female population growth rate (per 100,000)	2000	1500	1000
Population density (per sq m)	0.00039	0.00061	0.00081
Urban population density (per sq m)	0.00079	0.0012	0.0016
Female population density (per sq m)	0.00061	0.00081	0.0011
Population growth rate (per 1,000,000,000)	250,000,000	150,000,000	100,000,000
Urban population growth rate (per 1,000,000,000)	350,000,000	250,000,000	150,000,000
Female population growth rate (per 1,000,000,000)	200,000,000	150,000,000	100,000,000
Population density (per sq ft, rounded)	10	15	20
Urban population density (per sq ft, rounded)	20	30	40
Female population density (per sq ft, rounded)	15	20	25
Population growth rate (per 1,000,000,000,000)	250,000,000,000	150,000,000,000	100,000,000,000
Urban population growth rate (per 1,000,000,000,000)	350,000,000,000	250,000,000,000	150,000,000,000
Female population growth rate (per 1,000,000,000,000)	200,000,000,000	150,000,000,000	100,000,000,000
Population density (per sq in, rounded)	0.0001	0.0002	0.0003
Urban population density (per sq in, rounded)	0.0002	0.0004	0.0006
Female population density (per sq in, rounded)	0.00015	0.00025	0.00035
Population growth rate (per 1,000,000,000,000,000)	250,000,000,000,000	150,000,000,000,000	100,000,000,000,000
Urban population growth rate (per 1,000,000,000,000,000)	350,000,000,000,000	250,000,000,000,000	150,000,000,000,000
Female population growth rate (per 1,000,000,000,000,000)	200,000,000,000,000	150,000,000,000,000	100,000,000,000,000
Population density (per sq yd, rounded)	1.1	1.7	2.2
Urban population density (per sq yd, rounded)	2.2	3.3	4.4
Female population density (per sq yd, rounded)	1.7	2.2	2.8
Population growth rate (per 1,000,000,000,000,000,000)	250,000,000,000,000,000	150,000,000,000,000,000	100,000,000,000,000,000
Urban population growth rate (per 1,000,000,000,000,000,000)	350,000,000,000,000,000	250,000,000,000,000,000	150,000,000,000,000,000
Female population growth rate (per 1,000,000,000,000,000,000)	200,000,000,000,000,000	150,000,000,000,000,000	100,000,000,000,000,000
Population density (per sq m, rounded)	0.00039	0.00061	0.00081
Urban population density (per sq m, rounded)	0.00079	0.0012	0.0016
Female population density (per sq m, rounded)	0.00061	0.00081	0.0011
Population growth rate (per 1,000,000,000,000,000,			

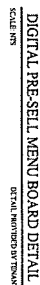
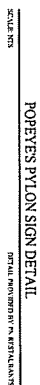


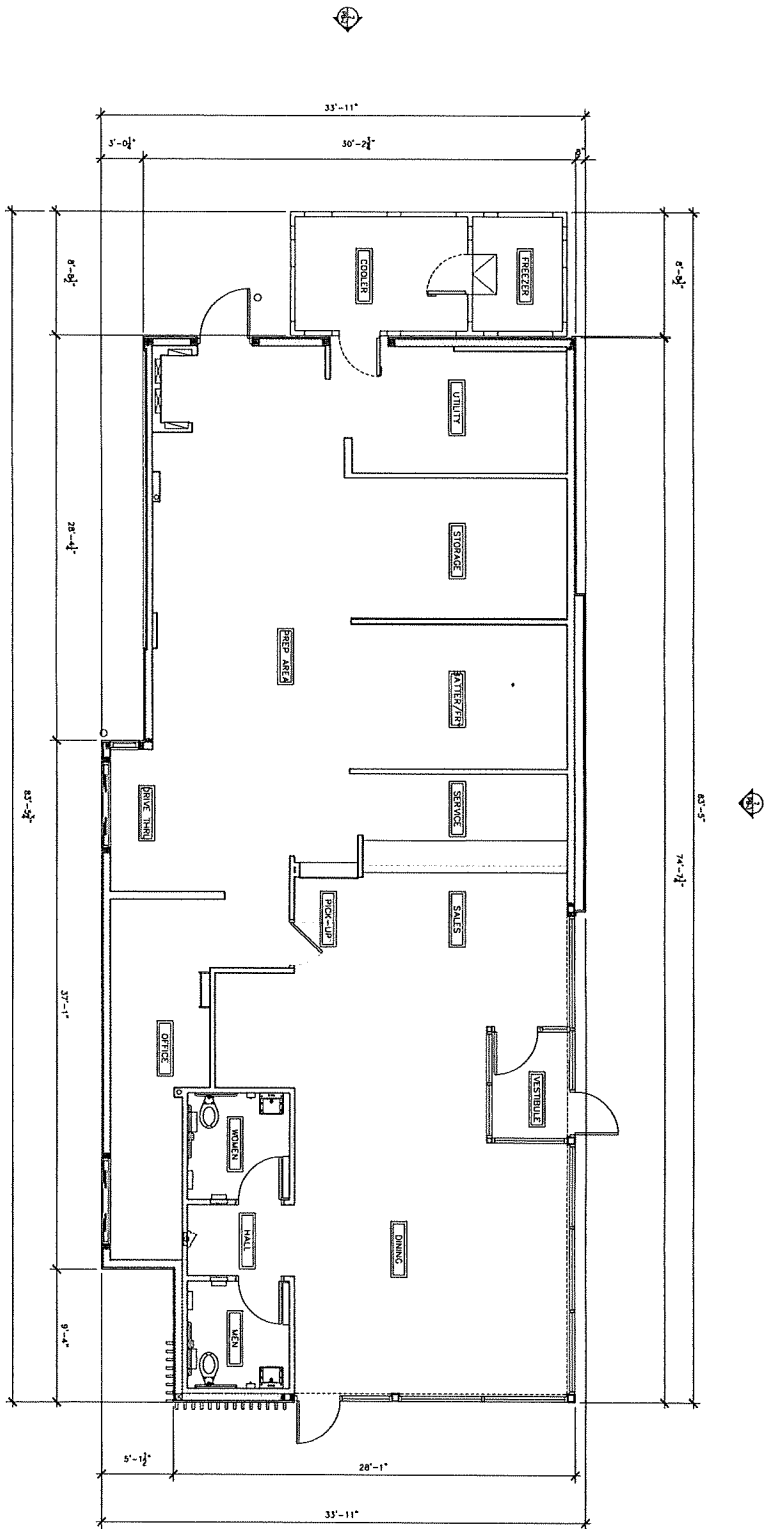
SERVICE BOX DETAIL

1		06/22/22	DW/ ENGENRO ETC	Description
I		Rev	Rev	
Rev		Rev	Rev	
Rev		Rev	Rev	
Rev		Rev	Rev	
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev
Rev		Rev	Rev	Rev



ACKNOWLEDGMENTS





1 PROPOSED FLOOR PLAN
1/8" = 1'-0"

BUILDING AREA CALCULATIONS				
TOTAL BUILDING AREA (GROSS)	4080.50			
TOTAL 3 ALUM DOORWAYCEN	125.00			
BUILDING GROSS	4205.50			
24 OUTSTANDING STAIRS	0.00			
Electrical Service: 600 Amps 100% Rated at 208/120 Volt, 3 Phase, 4 Wire				
Actual Demand Load = 579 Amps.				
Gas Service: 1,700 CFH at 7 - 14 inches of Water Column.				
Actual Demand Load = 1,658 CFH				

Include Owner change program values to reflect anticipated occupancy				
Changeable	Day Use	Duration	Occupants	Only Water Use (gpi)
1.5 gpi toilet - male (gallons per flush)	1	1	400	1,200
1.5 gpi toilet - female (gallons per flush)	1	1	250	0
1.0 gpi urinal - male (gallons per flush)	1	2	0	0
1.0 gpi urinal - female (gallons per flush)	1	2	0	0
1.0 gpi shower - male (gallons per flush)	1	0.5	500	0
1.0 gpi shower - female (gallons per flush)	1	0.5	275	0
1.0 gpi sink - 2.2 gpi	1	0.5	500	0
1.0 gpi sink - 2.5 gpi	1	0.5	1,000	0
Total Daily Volume			3,250	
Total Annual Volume			1,181,000	

Building Code change - compare values to reflect anticipated occupancy					
Fixture Type	Consumption	Daily Uses	Duration	Occupants	Daily Water Use (gal)
1.6 gpf toilet - male (gallons per flush)	1.6	1	1	250	400
1.6 gpf toilet - female (gallons per flush)	1.6	3	1	250	1,200
1.6 gpf toilet - male (gallons per flush)	1.6	3	1	250	1,200
Commercial Lavatory Faucet - 1.0 gpm	1	3	0.25	500	375
Kitchen sink - 2.2 gpm	2.2	1	0.25	275	1,400
Drinking Water	2.5	0.1	H	500	1,400
Annual Water Usage					364
Total Annual Usage					1,383,100

☐ DE ☐ ES LOUISIANA ☐ TEN
☐ CAU E BOULEVARD
☐ SRING D E DEMA ☐

PROPOSED FLOOR PLAN

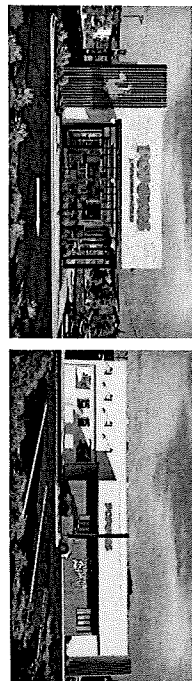
POPEYES
 LAFAYETTE, LOUISIANA
 70503-4444
 504-483-1111

CT DE 13585
 DE MA 06044
 MA 06044
 NH 06044
 NY 06044
 PA 06044
 VA 06044

SE-0004487
 AE-01731
 AL-16745
 AL-04442
 AN-03330
 AN-03330
 AN-03330
 AN-03330

ROBERT ANTHONY GRIMALDI
 3840 N. 11TH STREET
 KENOSHA, WISCONSIN 53141
 908.347.7419
 908.347.7419
 908.347.7419

100% ARCHITECTURE
 100% ARCHITECTURE
 100% ARCHITECTURE



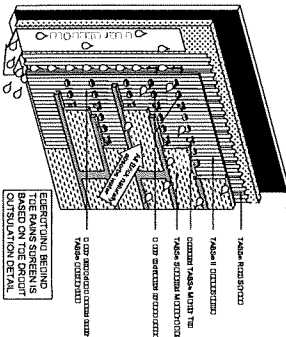
Popes

3-2
FLOWN/IN/ED CRIMINALS
FROM NEW & SOC NEW

5

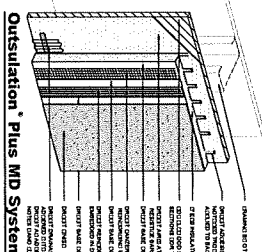
5-5 "POPEYES BRAND SEAL"

ILLUMINATED BUILDING SEAL

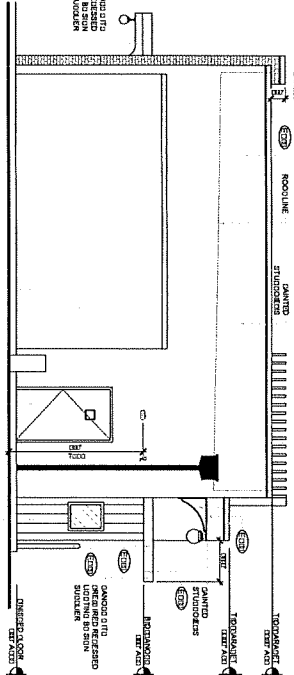


TOOBRIOO DETAIL

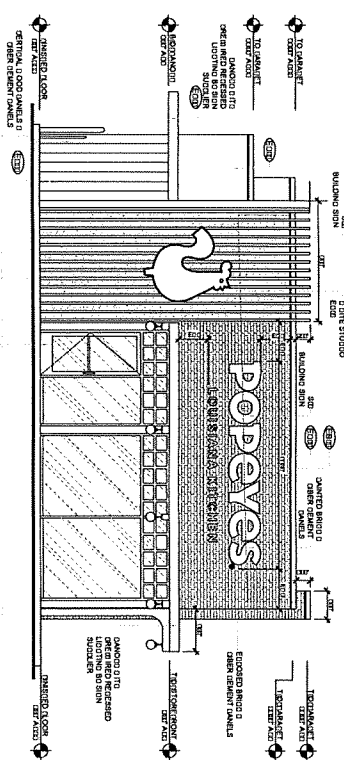
Outsulation® Plus MD System



2 PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION

[illegible]

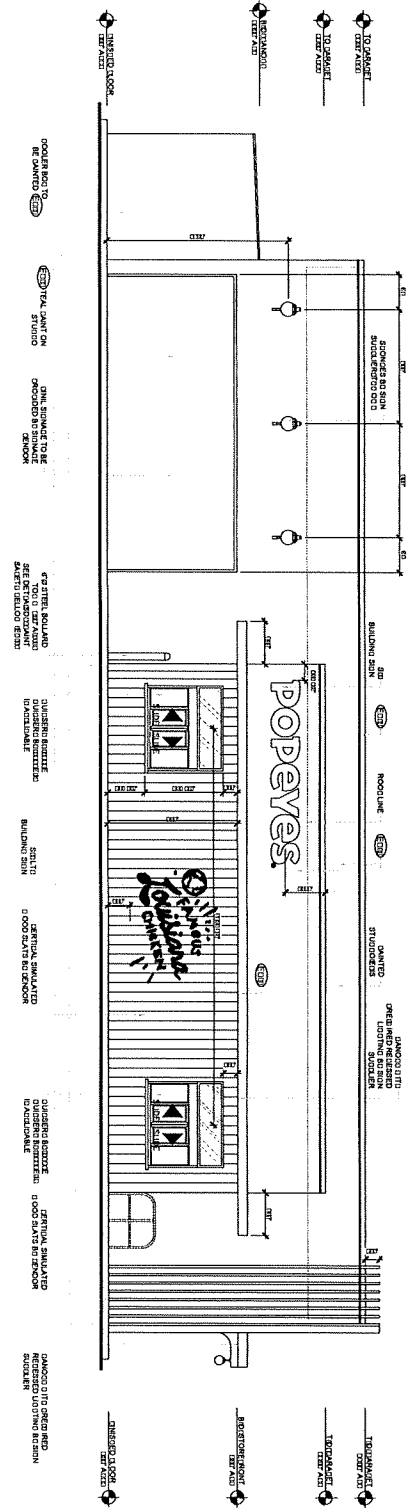
PROPOSED EXTERIOR ELEVATION



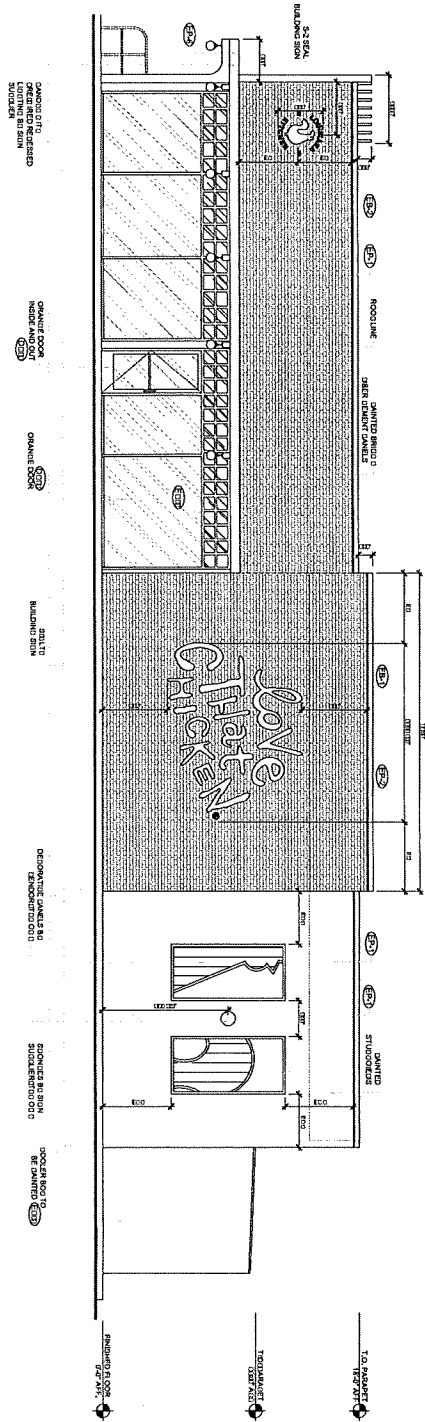
1

CT	139	SS-00084
DE		AEC10302
DC		85177
MA		187
MD		AI 1541
NJ		048
NH		0383
NY		
OH		ARCHITIT
PA		AR076
VA		040101802

ROBERT ANTHON GRIMALDI	39 NORTH 11th STREET KENILWORTH, NJ 07033	908.347.7411	NCARB	8465
			AIA	386.406.6

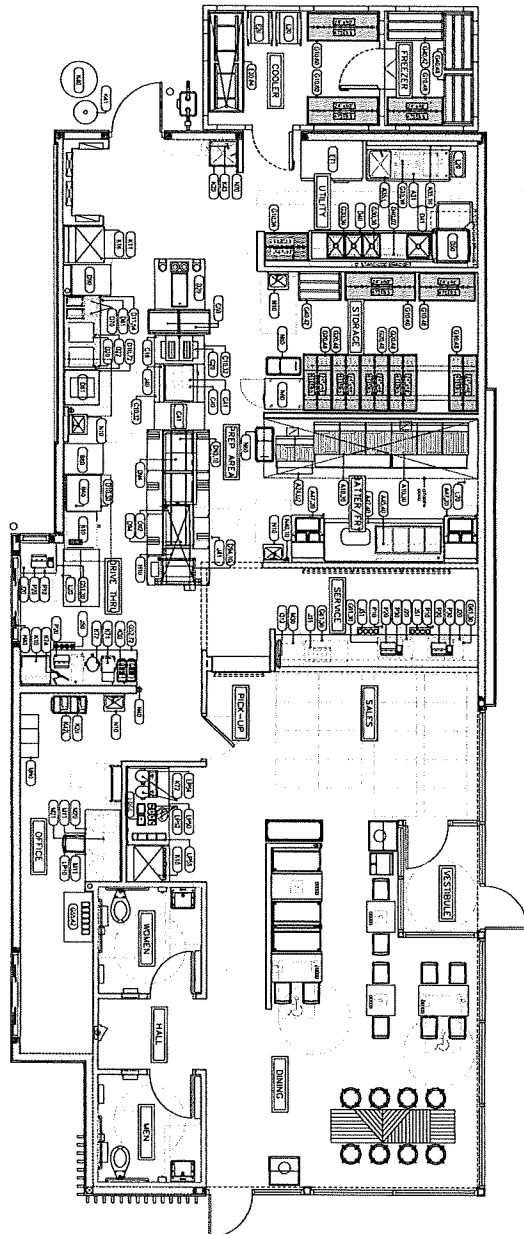


1
1/4"=1'-0"
PROPOSED DRIVE THRU ELEVATION



2
1/4"=1'-0"
PROPOSED MAIN ENTRY ELEVATION

CT DE VA MD NY NJ PA 13665 SE-000467 AL-000467 951751 18745 A 0462 03830 ARC AR07639 PHOTO0028		CELES LOUISIANA ITTEN DAE BOULEVARD SPRINGFIELD MA PROPOSED EXTERIOR ELEVATION		POPEYES LOUISIANA CHICKEN	
ROBERT A. GRIMALDI 39 WOODBURY STREET ROSELAND, NJ 07068 TEL: 908.347.7419 CELL: 908.347.7419 FAX: 908.347.7419		41		Packet Pg. 46	



NO	DESCRIPTION	QUANTITY	UNIT	ESTIMATED COST	REMARKS
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...
6	...	...	...	...	...
7	...	...	...	...	...
8	...	...	...	...	...
9	...	...	...	...	...
10	...	...	...	...	...
11	...	...	...	...	...
12	...	...	...	...	...
13	...	...	...	...	...
14	...	...	...	...	...
15	...	...	...	...	...
16	...	...	...	...	...
17	...	...	...	...	...
18	...	...	...	...	...
19	...	...	...	...	...
20	...	...	...	...	...
21	...	...	...	...	...
22	...	...	...	...	...
23	...	...	...	...	...
24	...	...	...	...	...
25	...	...	...	...	...
26	...	...	...	...	...
27	...	...	...	...	...
28	...	...	...	...	...
29	...	...	...	...	...
30	...	...	...	...	...
31	...	...	...	...	...
32	...	...	...	...	...
33	...	...	...	...	...
34	...	...	...	...	...
35	...	...	...	...	...
36	...	...	...	...	...
37	...	...	...	...	...
38	...	...	...	...	...
39	...	...	...	...	...
40	...	...	...	...	...
41	...	...	...	...	...
42	...	...	...	...	...
43	...	...	...	...	...
44	...	...	...	...	...
45	...	...	...	...	...
46	...	...	...	...	...
47	...	...	...	...	...
48	...	...	...	...	...
49	...	...	...	...	...
50	...	...	...	...	...
51	...	...	...	...	...
52	...	...	...	...	...
53	...	...	...	...	...
54	...	...	...	...	...
55	...	...	...	...	...
56	...	...	...	...	...
57	...	...	...	...	...
58	...	...	...	...	...
59	...	...	...	...	...
60	...	...	...	...	...
61	...	...	...	...	...
62	...	...	...	...	...
63	...	...	...	...	...
64	...	...	...	...	...
65	...	...	...	...	...
66	...	...	...	...	...
67	...	...	...	...	...
68	...	...	...	...	...
69	...	...	...	...	...
70	...	...	...	...	...
71	...	...	...	...	...
72	...	...	...	...	...
73	...	...	...	...	...
74	...	...	...	...	...
75	...	...	...	...	...
76	...	...	...	...	...
77	...	...	...	...	...
78	...	...	...	...	...
79	...	...	...	...	...
80	...	...	...	...	...
81	...	...	...	...	...
82	...	...	...	...	...
83	...	...	...	...	...
84	...	...	...	...	...
85	...	...	...	...	...
86	...	...	...	...	...
87	...	...	...	...	...
88	...	...	...	...	...
89	...	...	...	...	...
90	...	...	...	...	...
91	...	...	...	...	...
92	...	...	...	...	...
93	...	...	...	...	...
94	...	...	...	...	...
95	...	...	...	...	...
96	...	...	...	...	...
97	...	...	...	...	...
98	...	...	...	...	...
99	...	...	...	...	...
100	...	...	...	...	...

NO	DESCRIPTION	QUANTITY	UNIT	ESTIMATED COST	REMARKS
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...
6	...	...	...	...	...
7	...	...	...	...	...
8	...	...	...	...	...
9	...	...	...	...	...
10	...	...	...	...	...
11	...	...	...	...	...
12	...	...	...	...	...
13	...	...	...	...	...
14	...	...	...	...	...
15	...	...	...	...	...
16	...	...	...	...	...
17	...	...	...	...	...
18	...	...	...	...	...
19	...	...	...	...	...
20	...	...	...	...	...
21	...	...	...	...	...
22	...	...	...	...	...
23	...	...	...	...	...
24	...	...	...	...	...
25	...	...	...	...	...
26	...	...	...	...	...
27	...	...	...	...	...
28	...	...	...	...	...
29	...	...	...	...	...
30	...	...	...	...	...
31	...	...	...	...	...
32	...	...	...	...	...
33	...	...	...	...	...
34	...	...	...	...	...
35	...	...	...	...	...
36	...	...	...	...	...
37	...	...	...	...	...
38	...	...	...	...	...
39	...	...	...	...	...
40	...	...	...	...	...
41	...	...	...	...	...
42	...	...	...	...	...
43	...	...	...	...	...
44	...	...	...	...	...
45	...	...	...	...	...
46	...	...	...	...	...
47	...	...	...	...	...
48	...	...	...	...	...
49	...	...	...	...	...
50	...	...	...	...	...
51	...	...	...	...	...
52	...	...	...	...	...
53	...	...	...	...	...
54	...	...	...	...	...
55	...	...	...	...	...
56	...	...	...	...	...
57	...	...	...	...	...
58	...	...	...	...	...
59	...	...	...	...	...
60	...	...	...	...	...
61	...	...	...	...	...
62	...	...	...	...	...
63	...	...	...	...	...
64	...	...	...	...	...
65	...	...	...	...	...
66	...	...	...	...	...
67	...	...	...	...	...
68	...	...	...	...	...
69	...	...	...	...	...
70	...	...	...	...	...
71	...	...	...	...	...
72	...	...	...	...	...
73	...	...	...	...	...
74	...	...	...	...	...
75	...	...	...	...	...
76	...	...	...	...	...
77	...	...	...	...	...
78	...	...	...	...	...
79	...	...	...	...	...
80	...	...	...	...	...
81	...	...	...	...	...
82	...	...	...	...	...
83	...	...	...	...	...
84	...	...	...	...	...
85	...	...	...	...	...
86	...	...	...	...	...
87	...	...	...	...	...
88	...	...	...	...	...
89	...	...	...	...	...
90	...	...	...	...	...
91	...	...	...	...	...
92	...	...	...	...	...
93	...	...	...	...	...
94	...	...	...	...	...
95	...	...	...	...	...
96	...	...	...	...	...
97	...	...	...	...	...
98	...	...	...	...	...
99	...	...	...	...	...
100	...	...	...	...	...

ATTACHED
B

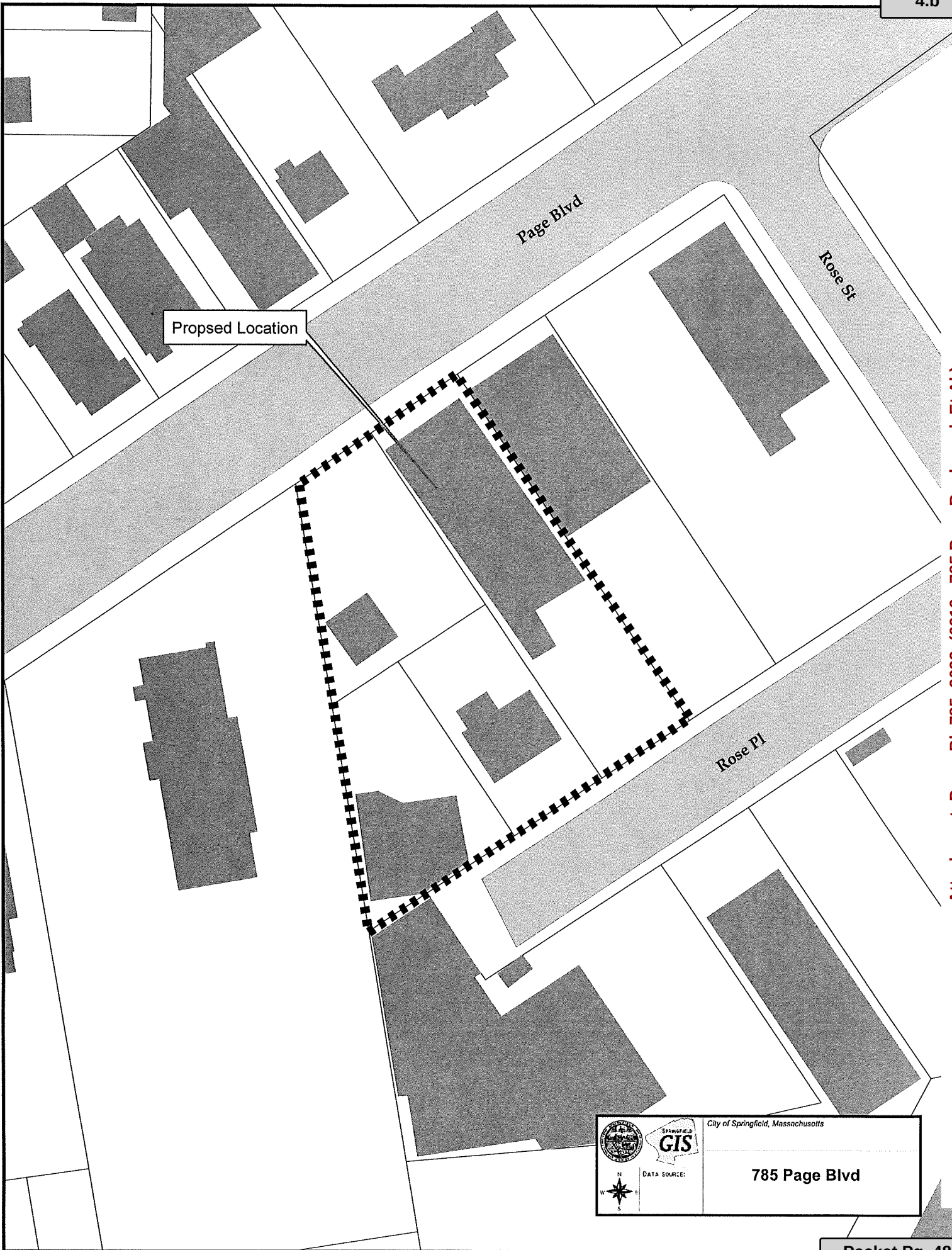
LOUISIANA
CADE BOULEVARD
SCROLLING
PROPOSED EQUIPMENT PLAN



CT DE WA MD NH NY VA
15545
SS-000447
AEC 951751
A 18746
A 04442
AEC 033330
AEC 0307239
0401010058

ROBERT ANTHONY
GRIMALDI
88 MONROVIE STREET
NEWTON, MA 02459
617-552-4119
9083477419
NORAB 02680
38444553





Proposed Location

Page Blvd

Rose St

Rose Pl



City of Springfield, Massachusetts



DATA SOURCE:

785 Page Blvd

Attachment: Page BI 785 2022 (6919 : 785 Page Boulevard. Et.Al.)



City Council

SCHEDULED

Meeting: 09/27/22 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 6925

5

Special Permit

For a Special Permit to Alter a Pre-Existing, Non-Conforming Structure (Digital Wall Sign), on a Portion of the Property Known as 1414 Main Street (A.K.A. 1 Monarch Place)(08130-0130)(Book#08472/Page#0414), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 10, Section 10.1.30.

Request:	See Above
Owner:	Picknelly Family Limited Partnership
By:	Paul Picknelly
Petitioner:	Picknelly Family Limited Partnership
By:	Paul Picknelly

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

for a special permit to alter a pre-existing, non-conforming structure (digital wall sign), on a portion of the property known as 1414 Main Street (a.k.a. 1 Monarch Place)(08130-0130)(Book#08472/Page#0414), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 10, Section 10.1.30.

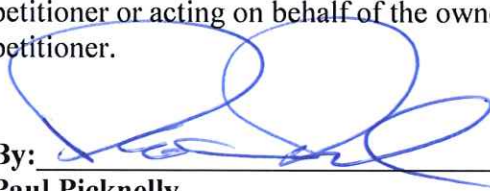
Mailing Address:

1 Monarch Place
Springfield, MA 01103

Owner & Petitioner:

Picknelly Family Limited Partnership

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

By: 

Paul Picknelly

Attachment: Main St 1414 Tax Form (6925 : 1414 Main Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

07/13/2022

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 : 1414 Main Street

Petitioner : Picknelly Family Limited Partnership
1 Monarch Place
Springfield, Ma. 01103

LandLord: Picknelly Family Limited Partnership
1 Monarch Place
Springfield, Ma. 01103

Christopher A Caputo / Treasurer Collector

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

**1414 MAIN STREET (A.K.A. 1 MONARCH PLACE) (08130-0130)
ALTER NON-CONFORMING USE (DIGITAL SIGN)**

General Information

Petitioner:	Picknelly Family Limited Partnership
Request:	A special permit to alter a pre-existing, non-conforming use (digital sign).
Proposed use of the property:	Hotel
Parcel Size:	89,429 s.f.
Compatibility with current planning documents:	The Downtown Master Plan shows no changes to this area.
Neighborhood council notification:	Armoury Quadrangle Civic Association: 9-6-22
Urban Renewal Plan:	Court Square Urban Renewal Plan
Tax Status:	SEE ATTACHED
Site Visit:	9-19-22
City Council Hearing:	9-27-22

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Business C and is located with the downtown commercial district.

Site plan review:

The petitioner has requested to alter a pre-existing, non-conforming digital sign at the property known as 1414 Main Street (a.k.a. 1 Monarch Place). This is the current location of the Sheraton Hotel. The existing digital sign is located on the southern side of the pedestrian overhead crosswalk connecting the hotel to the parking garage on the west side of East Columbus Avenue.

As noted above, the sign is located on the pedestrian overhead crosswalk and has been at this location for a number of years. The sign was recently damaged and is being replaced. As per the attached plans, proposed sign will be located in the same area as the existing sign. The plans submitted show that the existing sign is approximately 4'x16' (64 s.f.). The proposed sign will be approximately 5'x16' (80 s.f.).

After reviewing the plans and visiting the site, the staff does not object to the proposed request. Overall, the staff does not believe the proposed sign will have a negative impact on the surrounding properties or on the neighborhood as a whole.



Recommendation

Approve, with conditions.

Recommended Conditions

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely to alter a pre-existing, non-conforming digital sign at the property known as 1414 Main Street (a.k.a. 1 Monarch Place)(08130-0130).
3. The use shall be developed as per the attached site plans and elevations, with the addition of conditions #4 and #5.
4. Any and all approvals required from the Springfield Redevelopment Authority (SRA) shall be obtained prior to the issuance of a sign permit.
5. All signage shall be properly permitted 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

07/13/2022

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:

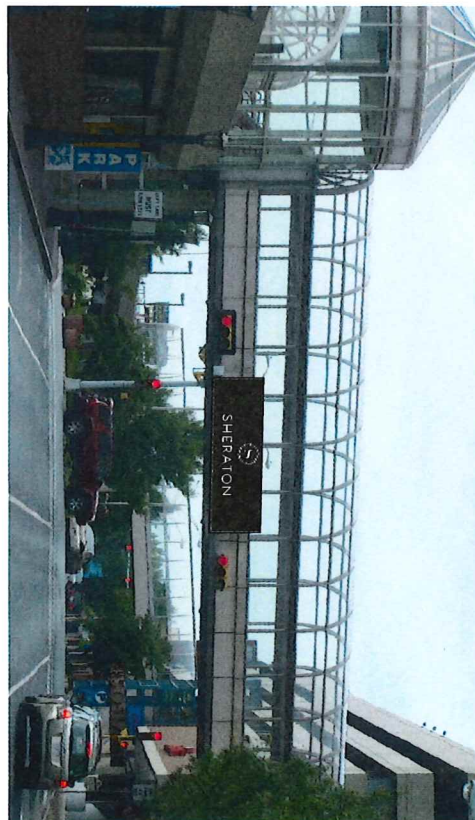
Special Permit : 1414 Main Street

Petitioner : Picknelly Family Limited Partnership
1 Monarch Place
Springfield, Ma. 01103

LandLord: Picknelly Family Limited Partnership
1 Monarch Place
Springfield, Ma. 01103

Christopher A Caputo / Treasurer Collector

EAST COLUMBUS AVE AIR WALK PREVIOUSLY EXISTING-DAMAGED BEYOND REPAIR



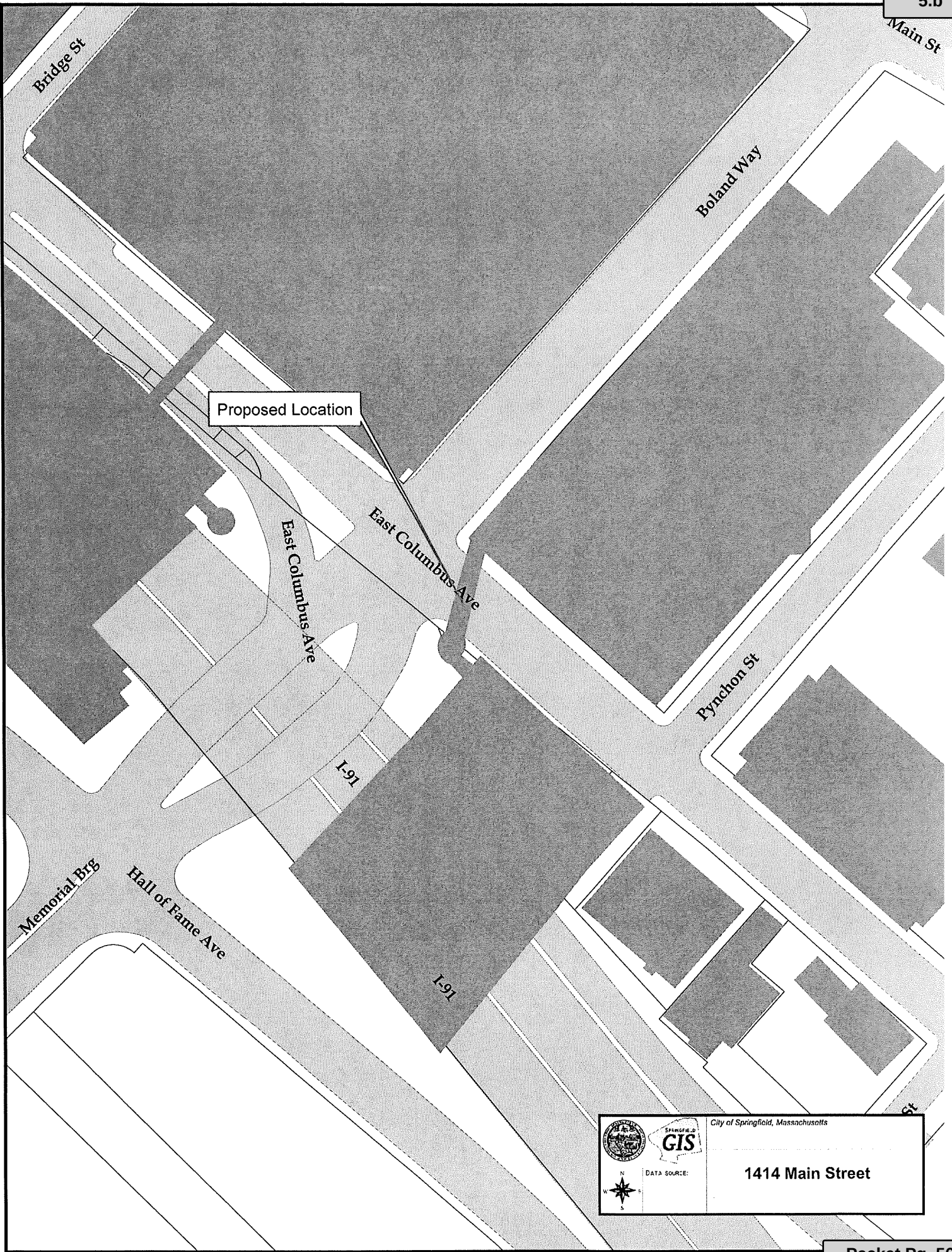
PROPOSED

EXISTING SPECS:
SHERATON ILLUMINATED SIGN CABINET-4' X 4'
ELECTRONIC MESSAGE CENTER-4' X 12'
OVERALL SIZE-4' X 16'



VIEWING AREA.: 5' X 16'

Agnoli Inc. Company AGNOLI SIGN COMPANY, INC. 723 WORTHINGTON STREET SPRINGFIELD, MA 01105 TEL. (413) 732-5111	ORIG. DATE: 06-24-22	REV. DATE: 00-00-00	REV. DATE: 00-00-00	S-MISC/SHERATON MESSAGE UNIT-PLT	ORDER# 000000 PAGE: A
	REV. DATE: 07-05-22V	REV. DATE: 00-00-00	REV. DATE: 00-00-00	SHERATON MESSAGE UNIT-EAST COLUMBUS AVE. CDR	
	REV. DATE: 07-08-22V	REV. DATE: 00-00-00	REV. DATE: 00-00-00		
	CUSTOMER: SHERATON MONARCH PLACE ONE MONARCH PLACE SPRINGFIELD, MA	LOCATION: EAST COLUMBUS AVE SPRINGFIELD, MA	CONTACT: PAUL MARCELINA	SALESPERSON: HARRY DESIGNER: LANCE	
				SCALE: 0" = 1'-0"	RELEASE DATE: 00-00-22
					APPROVED ELECTRONIC SIGN THIS DESIGN IS THE EXCLUSIVE PROPERTY OF AGNOLI SIGN COMPANY, INC. ALL RIGHTS TO ITS USE OR REPRODUCTION ARE RESERVED.



Attachment: Main St 1414 2022 (6925 : 1414 Main Street)

 	 SPRINGFIELD DATA SOURCE:	City of Springfield, Massachusetts
	1414 Main Street	



City Council

SCHEDULED

Meeting: 09/27/22 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 6940

6

Special Permit

To Amend an Existing Special Permit (Motor Vehicles Sales as an Accessory Use), Granted April 2019, by Allowing a Change in the Petitioner, at the Property Known as 93 (A.K.A. 97) Wilbraham Road (12282-0999) (Book#19101/Page#166), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.3(1).

Request:	See Above
Owner:	Antonio Jamenez
By:	Antonio Jamenez
Petitioner:	Leonardo Jamenez
By:	Leonardo Jamenez

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

to amend an existing special permit (motor vehicles sales as an accessory use), granted April 2019, by allowing a change in the petitioner, at the property known as 93 (a.k.a. 97) Wilbraham Road (12282-0999) (Book#19101/Page#166), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.3(1).

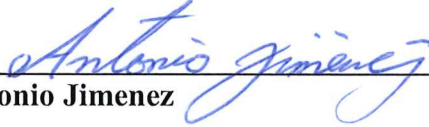
Mailing Address:

33 Stockman Street
 Springfield, MA 01104

Owner:

Antonio Jimenez

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

BY: 
 Antonio Jimenez

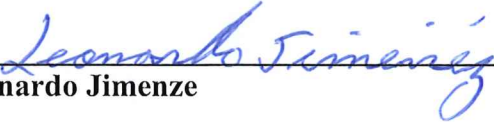
Mailing Address:

91 Parkside Street
 Springfield, MA 01104

Petitioner:

Leonardo Jimenze

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

BY: 
 Leonardo Jimenze

Attachment: Wilbraham_Rd_93_Tax_Formal (6940 : 93 (A.K.A. 97) Wilbraham Road)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

08/12/2022

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 : 93 A/K/A/ 97 Wilbraham Road

Petitioner : Leonardo Jimenez
91 Parkside Street
Springfield, Ma. 01104

LandLord: Antonio Jimenez
33 Stockman Street
Springfield, Ma 01104

Christopher A Caputo / Treasurer Collector

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

**93 (A.K.A. 97) WILBRAHAM ROAD (12282-0999)
AMEND EXISTING SPECIAL PERMIT (MOTOR VEHICLE REPAIR/USED CAR SALES)**

General Information

Petitioner:	Leonardo Jimenez
Request:	To amend an existing special permit, granted April 2019, by allowing a change in the petitioner, at the property known as 93 (a.k.a. 97) Wilbraham Road.
Proposed use of the property:	Motor vehicle repairs/used car sales
Property Size:	16,848 s.f.
Compatibility with current planning documents:	The Upper Hill Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Upper Hill Residents Council: 8-22-22
Tax Status:	SEE ATTACHED
Site Visit:	8-29-22
Hearing Date:	9-27-22

Staff Analysis

Neighborhood characteristics:

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

- To the north is a mixed use building zoned Business A.
- To the south are a single and two-family dwelling zoned Residence B.
- To the west is a retail use zoned Business A.
- To the east is an office building zoned Office A.

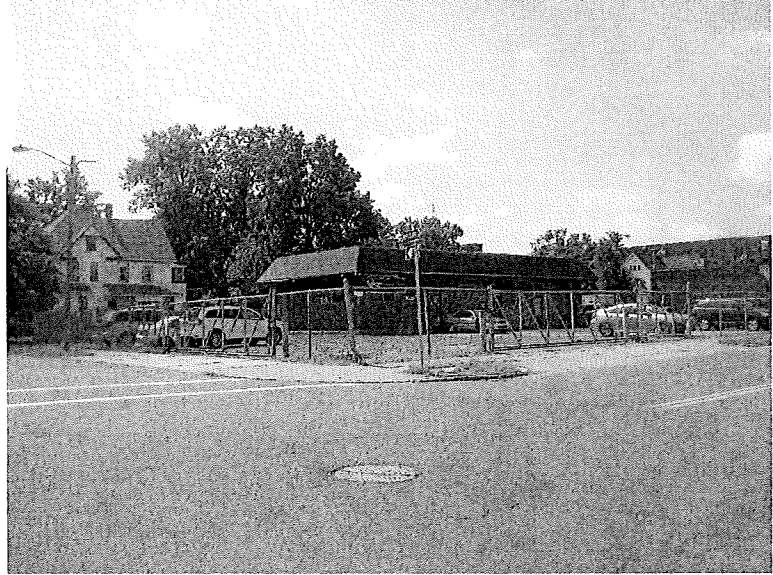
Site plan review:

The petitioner has requested to amend an existing special permit (motor vehicles sales as an accessory use), granted April 2019, by allowing a change in the petitioner, at the property known as 93 (a.k.a. 97) Wilbraham Road.

After review of the plans and visiting the site, the staff does not object to the proposed use. This site has been used for automotive repairs and used car sales for a number of years. It should be noted that due to the fact that the site is zoned Business A, the number of used cars allowed to be sold at this location is limited to five

(5). As noted above, this request is to only to allow a new petitioner to operate at this location but the use and number of vehicles will remain the same as the original special permit.

After visiting the site, it was noted that the property is being maintained and the staff does not believe the change in the petitioner will have a negative effect on the abutters 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 for motor vehicle repairs and used car sales at the property known as 93 (a.k.a. 97) Wilbraham Road (12282-0999).
3. All conditions placed on the April 15, 2019 special permit shall remain in effect.
4. 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

08/12/2022

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 : 93 A/K/A/ 97 Wilbraham Road

Petitioner : Leonardo Jimenez
91 Parkside Street
Springfield, Ma. 01104

LandLord: Antonio Jimenez
33 Stockman Street
Springfield, Ma 01104

Christopher A Caputo / Treasurer Collector

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

TO: **DATE:** April 15, 2019

DEPARTMENT: **FROM:** Anthony I Wilson, Esq.

COPIES TO: **DEPARTMENT:** City Clerk

SUBJECT: 93 Wilbraham Rd (12282-0999)

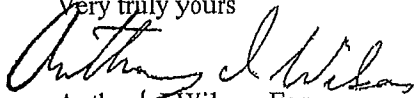
This is to inform you that at a meeting held on Monday, March 25, 2019, it was voted by the City Council according to law to **Owner:** Silverio Jimenez **By:** Silverio Jimenez & **Petitioner:** Robinson Betances **By:** Robinson Betances, to grant a request for a special permit Motor Vehicle Repairs and Used Car Sales, as an Accessory Use, at the property know as **93 Wilbraham Road (12282-0999)(Book#19101/Page#166)** as allowed by M.G.L and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.3(1) and 19.1(2) with the following conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for motor vehicle repairs and used car sales at the property known as 93 Wilbraham Road (12282-0999).
3. The use shall be developed in accordance with the attached site plan, with the additions of conditions #4 through #14.
4. The site shall be maintained free of all weeds, trash and debris.
5. There shall be no auto body work, including painting of vehicles, done at this location.
6. There shall be no more than five (5) used cars stored and/or displayed for sale at any one time.
7. All repair work to vehicles shall be completed inside the building.
8. There shall be no storage of junk vehicles and/or parts located on the property.
9. The public sidewalks shall be maintained, including snow removal.
10. The building shall be maintained graffiti free.
11. The hours of operation shall be between the hours of 8:00AM and 6:00PM.
12. The existing fencing shall be repaired and painted.
13. Privacy slats shall be installed within the chain link running along the rear of the property.
14. There shall be no banners, streamer or other promotional materials located on the exterior of the building, fencing or property.
15. 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.

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.

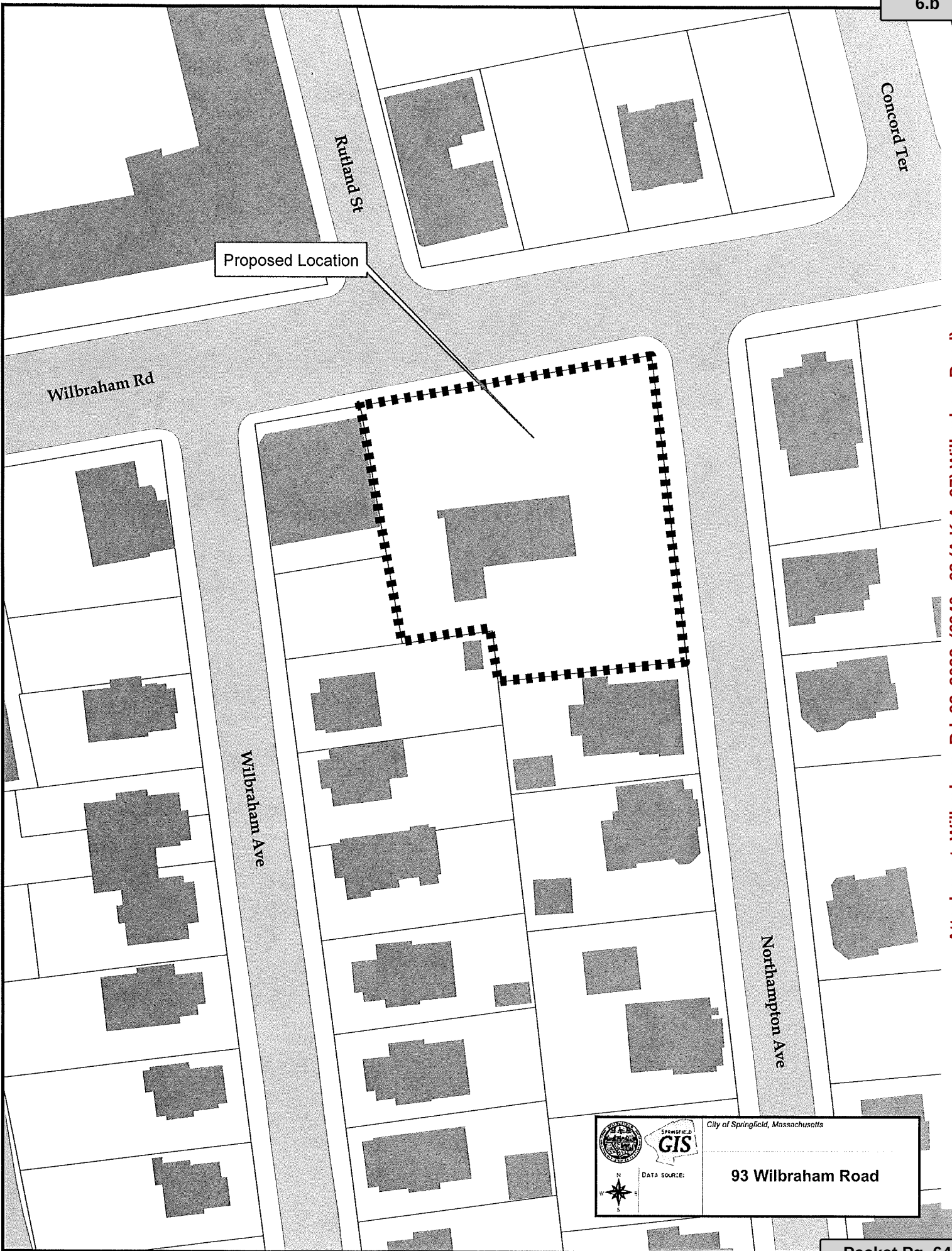
This permit becomes effective on April 15, 2019

Very truly yours


Anthony I Wilson, Esq.
City Clerk

AIW/rmc

Attachment: Wilbraham Rd 93 2022 (6940 : 93 (A.K.A. 97) Wilbraham Road)



Attachment: Wilbraham Rd 93 2022 (6940 : 93 (A.K.A. 97) Wilbraham Road)



City of Springfield, Massachusetts



DATA SOURCE:

93 Wilbraham Road



City Council

SCHEDULED

Meeting: 09/27/22 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 6949

7

Special Permit

For a Special Permit to Convert an Existing, Static, Non-Accessory (Billboard) Sign into a Digital, Non-Accessory (Billboard) Sign, at the Property Known as 603 East Columbus Avenue (04303-0595) (Book#10529/Page#404), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 9, Section 9.9.30.

Request:	See Above
Owner:	Balise Automotive Limited Partnership
By:	James Balise, President
Petitioner:	Lamar Central Outdoor, LLC
By:	Matthew J. Duddy, Senior Vice President

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

for a special permit to convert an existing, static, non-accessory (billboard) sign into a digital, non-accessory (billboard) sign, at the property known as 603 East Columbus Avenue (04303-0595) (Book#10529/Page#404), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 9, Section 9.9.30.

Mailing Address:

1399 Riverdale Road
 West Springfield, MA 01089

Owner:

Balise Automotive Limited Partnership

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

BY: _____


James E. Balise, President

Mailing Address:

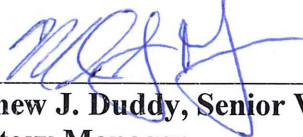
32 Midland Street
 Windsor, CT 06095

Petitioner:

Lamar Central Outdoor, LLC.

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

BY: _____


Matthew J. Duddy, Senior Vice President - Territory Manager



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

08/12/2022

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 : Lamar Central Outdoor, LLC.
32 Midland Street
Windsor, Ct. 06095

LandLord: Balise Automotive Limited Partnership
1399 Riverdale Road
West Springfield, Ma. 01089

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

Christopher A Caputo / Treasurer Collector

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

**603 EAST COLUMBUS AVENUE (04303-0595)
STATIC NON-ACCESSORY SIGN (BILLBOARD) TO A DIGITAL, NON-ACCESSORY SIGN**

General Information

Petitioner:	Lamar Central Outdoor, LLC.
Request:	To allow the conversion of a static billboard to a digital billboard.
Proposed use of the property:	Digital Billboard
Parcel Size:	179,075 s.f.
Compatibility with current planning documents:	The South End Neighborhood Plan shows no changes to this area.
Neighborhood council Notification:	South End Citizens Council: 9-6-22
Tax Status:	SEE ATTACHED
Site Visit:	9-19-22
Urban Renewal Status:	This parcel is not located within an urban renewal plan.
Hearing Date:	9-27-22

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Industrial A and is located in an area that has a mix of commercial uses.

- To the north is a used car dealership zoned Industrial A.
- To the south is an office complex zoned Industrial A.
- To the west are West Columbus Avenue and Interstate 91.
- To the east is an automotive dealership zoned Business B.

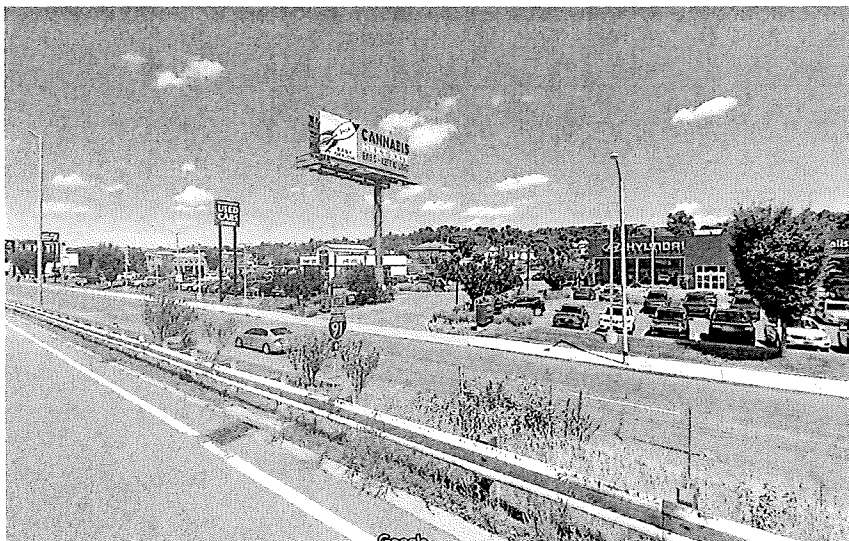
Site plan review:

The petitioner has requested a special permit to convert an existing, static non-accessory (billboard) sign into a digital, non-accessory sign at the property known as 603 East Columbus Avenue. This sign is located in front of the Balise Hyundai dealership.

Understanding that this new digital technology is being implemented around the country, the City of Springfield amended the Zoning Ordinance to include a section which regulates the installation of digital billboards (Article 9, Section 9.9.30).

This ordinance outlines a number of regulations, including the distance the sign needs to be away from a number of uses, such as parks, schools, residentially zoned properties and building containing residences.

It should be noted that this sign had petitioned to be turned into a digital sign a number of years ago. However, at that time, this billboard was considered to be a non-conforming use due to the fact that it was within five hundred (500) feet and visible



from a building containing residences. That building was located on York Street but has been subsequently demolished. As such, the location of this existing sign is no longer considered to be a non-conforming use and now meets the underlying zoning requirements and is eligible to be converted into a digital billboard.

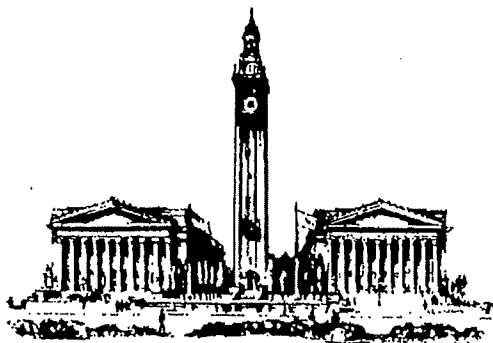
After a full review, the staff does not object to the proposed request. The staff does not believe the proposed change to a digital billboard will have an adverse impact on the abutting properties or the neighborhood as a whole.

Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the installation of a one (1), two (2) panel, digital non-accessory sign at the property known as 603 East Columbus Avenue (04303-0595).
3. The use shall be developed as per the attached site plan and elevations, with the addition of conditions #4 through #5.
4. A permit from the Massachusetts Department of Transportation shall be submitted to the Building Department prior to the issuance of a sign permit.
5. The proposed sign shall meet all the underlying regulations as outline in the Springfield Zoning Ordinance (Article 9, Section 9.9.30) and any and all regulations outlined in the Massachusetts Department of Transportation, 700 CMR 3.00: Control and Restrictions of Billboards, Signs and Other Advertising Devices, as amended.
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

08/12/2022

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

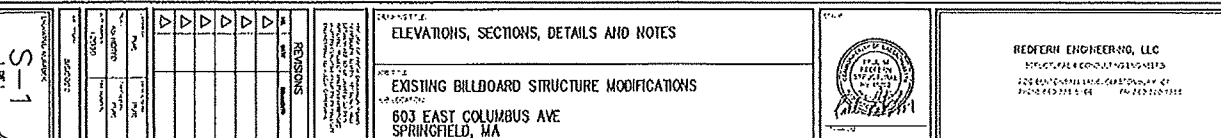
Petitioner : Lamar Central Outdoor, LLC.
32 Midland Street
Windsor, Ct. 06095

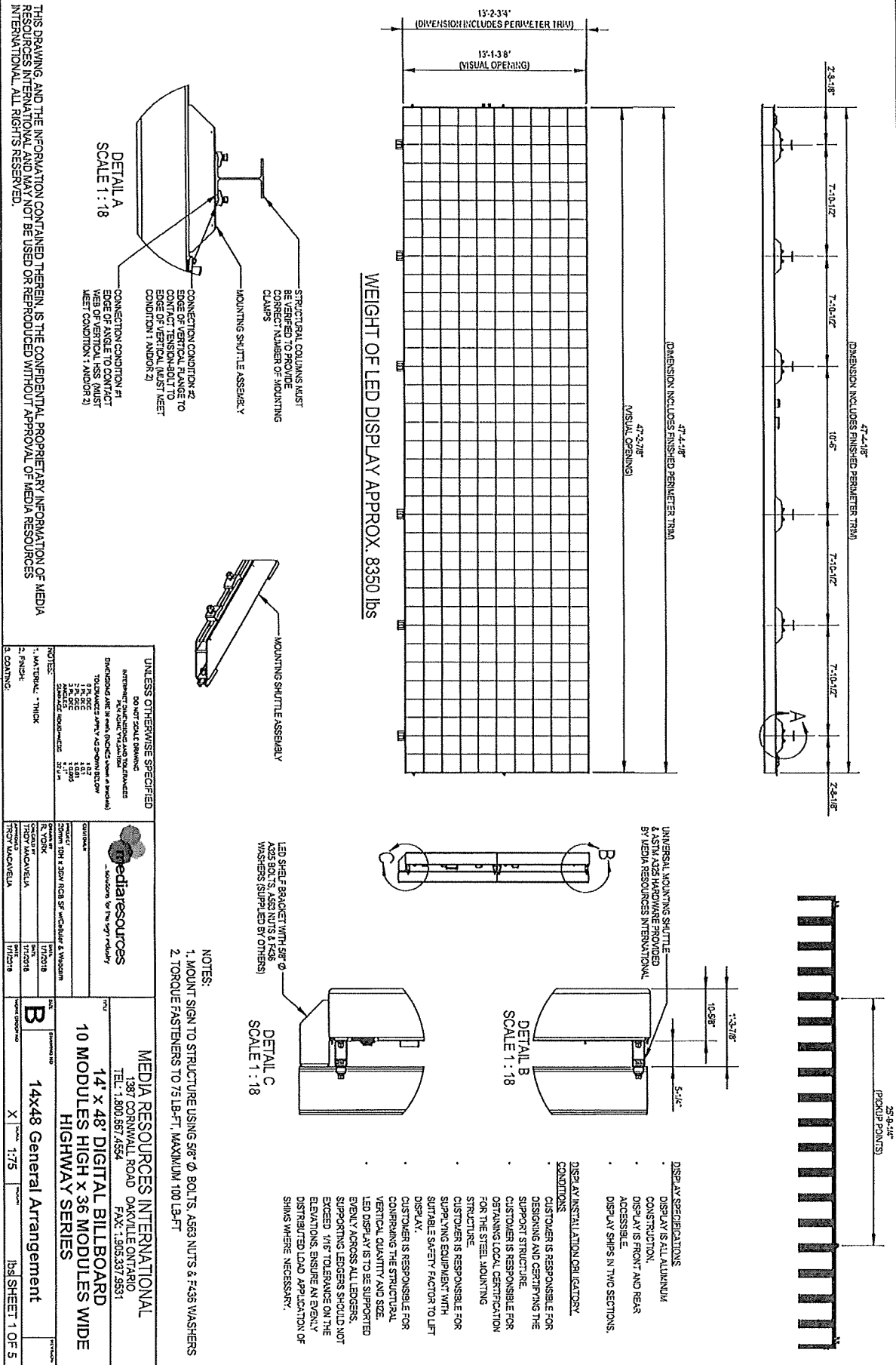
LandLord: Balise Automotive Limited Partnership
1399 Riverdale Road
West Springfield, Ma. 01089

A handwritten signature in black ink, appearing to read "Christopher A. Caputo". The signature is written in a cursive, flowing style.

Christopher A Caputo / Treasurer Collector







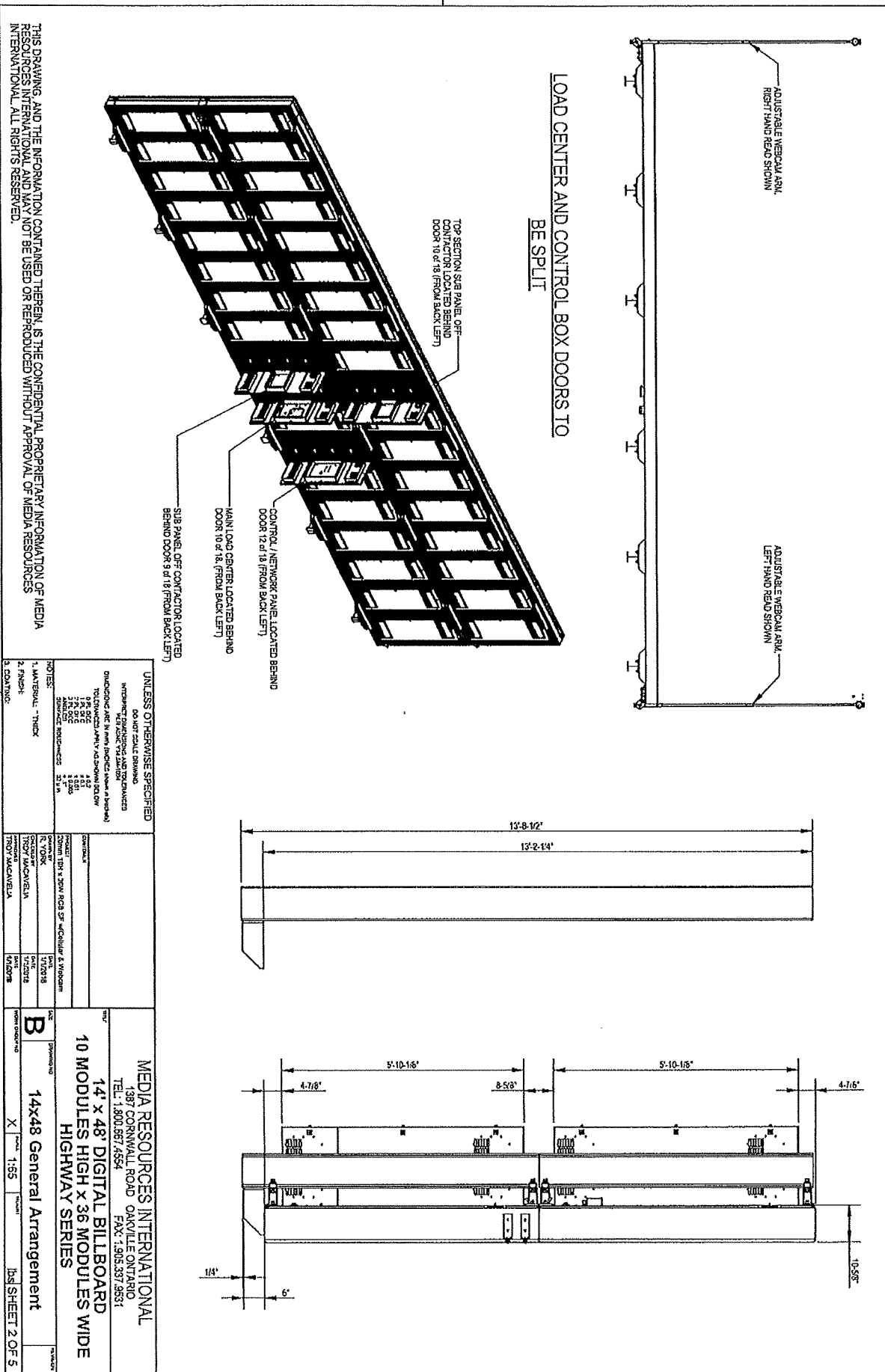


Diagram illustrating the exploded view of a 12' x 27' electrical hook-up box, showing the following components and their locations:

- EXHAUST VENT (TYPICAL AT TOP OF BODY)
- REMOVABLE HINGED REAR ACCESS DOORS
- INTAKE VENT (TYPICAL AT BOTTOM OF DOOR)
- SMARTLINK ENCLOSURE ON OUTSIDE OF DOOR
- 6-8623.5 ELECTRICAL INPUT JACK
- 12' x 27' ELECTRICAL HOOK-UP BOX

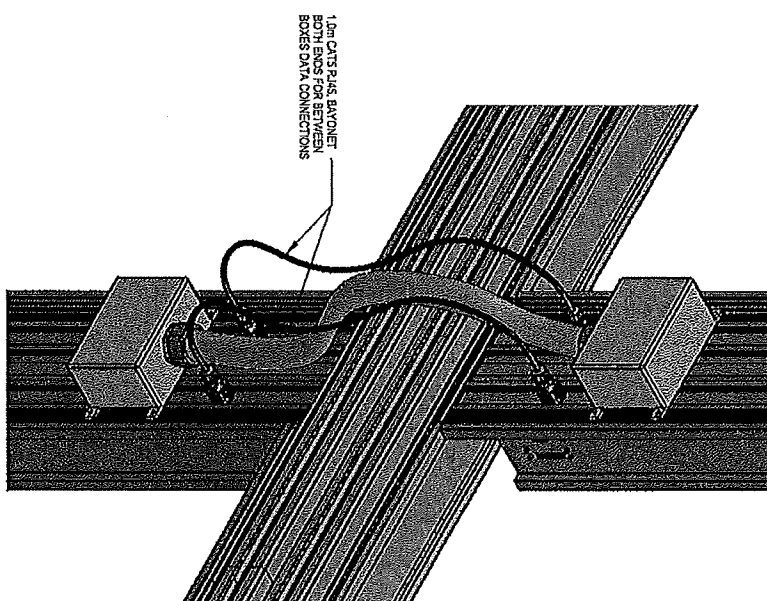
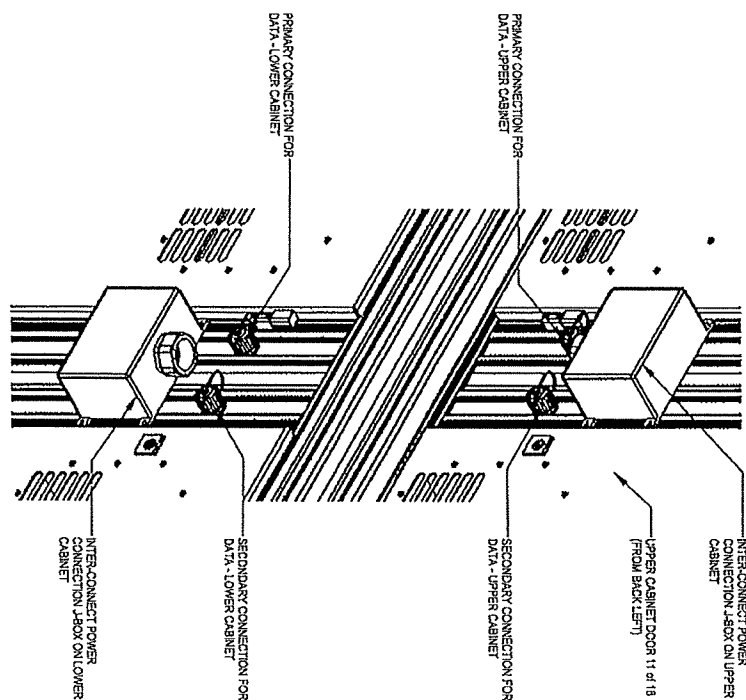
THIS DRAWING, AND THE INFORMATION CONTAINED THEREIN, IS THE CONFIDENTIAL PROPRIETARY INFORMATION OF MEDIA RESOURCES INTERNATIONAL, AND MAY NOT BE USED OR REPRODUCED WITHOUT APPROVAL OF MEDIA RESOURCES INTERNATIONAL. ALL RIGHTS RESERVED.

Diagram illustrating the back of the cabinet showing the camera connection and photocell connection. The diagram includes labels for the camera connection, photocell connection #1 & #2, and the first vertical upright on the back of the cabinet (from back right). A note indicates that the lower cabinet door is at 18 inches from the back left.

Diagram illustrating the assembly of a 12' cabinet door. The components and labels are:

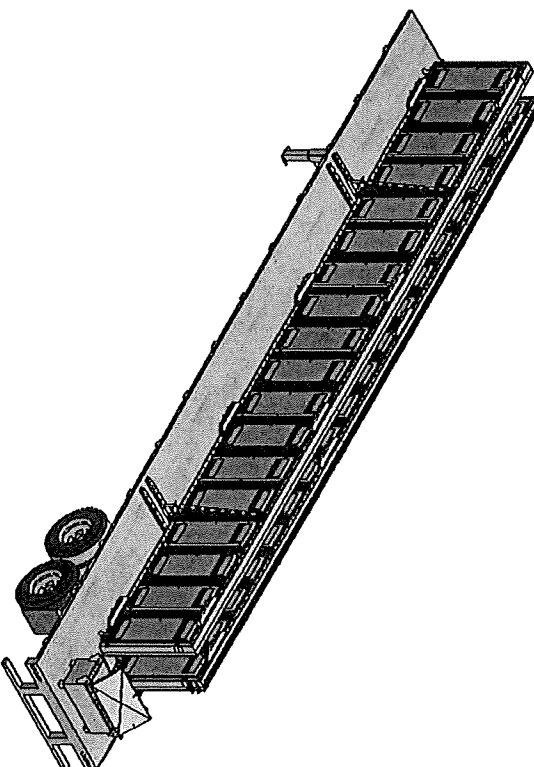
- 8 5/8" x 5" HOFFMAN ELECTRICAL INPUT J-BOX
- CABINET DOOR 11' 6" FROM BACK (LEFT)
- 1-1/2" METALLIC CONDUIT STRAIGHT FITTING
- 4"x4"x2" ELECTRICAL HOOK-UP BOX

Packet Pg. 75



THIS DRAWING, AND THE INFORMATION CONTAINED THEREIN, IS THE CONFIDENTIAL, PROPRIETARY INFORMATION OF MEDIA RESOURCES INTERNATIONAL AND MAY NOT BE USED OR REPRODUCED WITHOUT APPROVAL OF MEDIA RESOURCES INTERNATIONAL. ALL RIGHTS RESERVED.

[illegible]



SHIPPING WEIGHT OF LED DISPLAY (w/ JOB BOX) APPROX. 8850 lbs

WEIGHT OF LED DISPLAY APPROX. 8350 lbs

[illegible]

THIS DRAWING, AND THE INFORMATION CONTAINED THEREIN, IS THE CONFIDENTIAL, PROPRIETARY INFORMATION OF MEDIA RESOURCES INTERNATIONAL, AND MAY NOT BE USED OR REPRODUCED WITHOUT APPROVAL OF MEDIA RESOURCES INTERNATIONAL. ALL RIGHTS RESERVED.



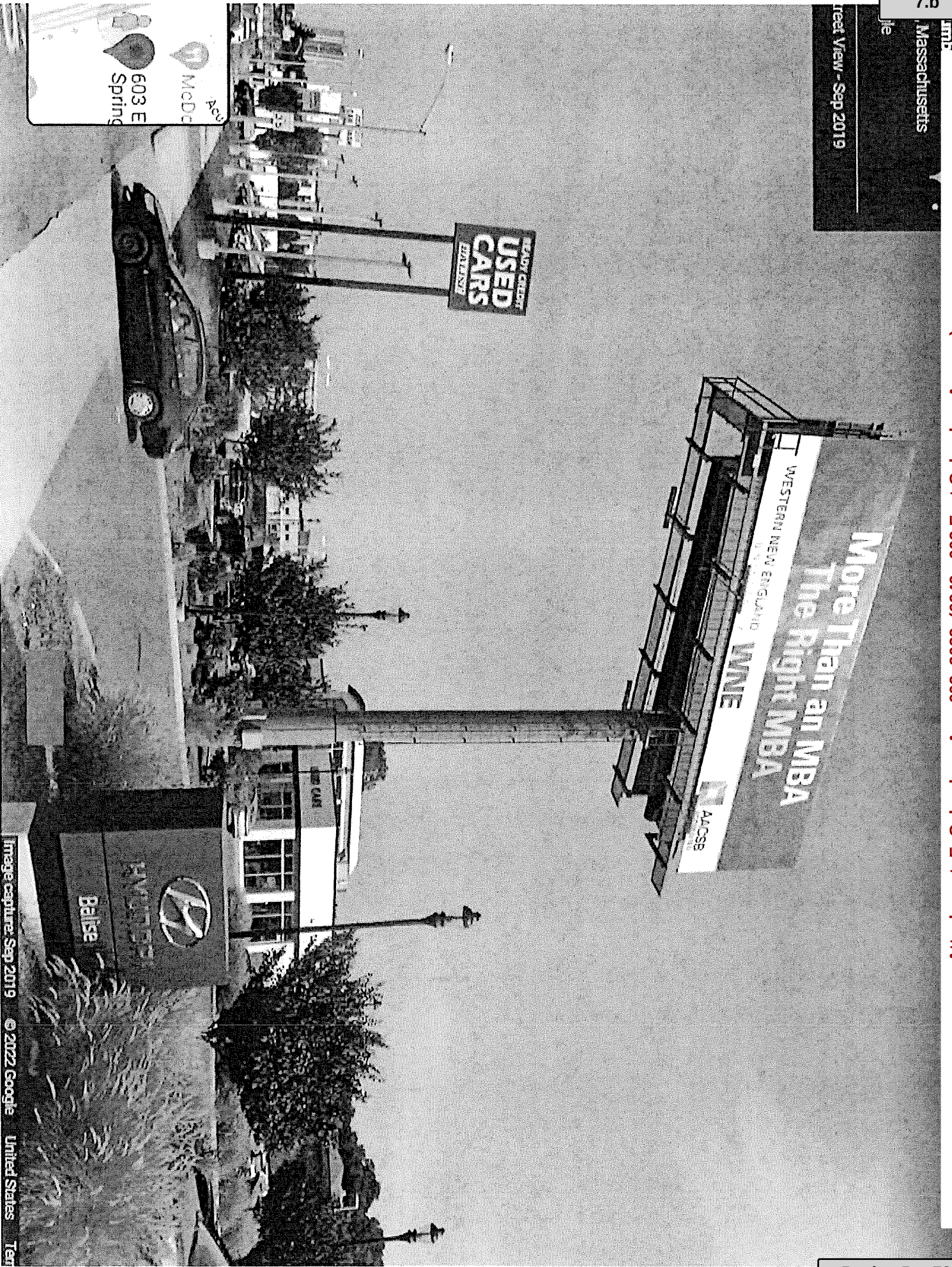
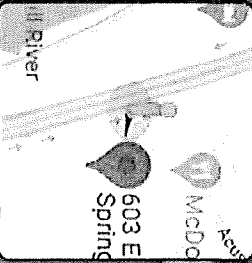
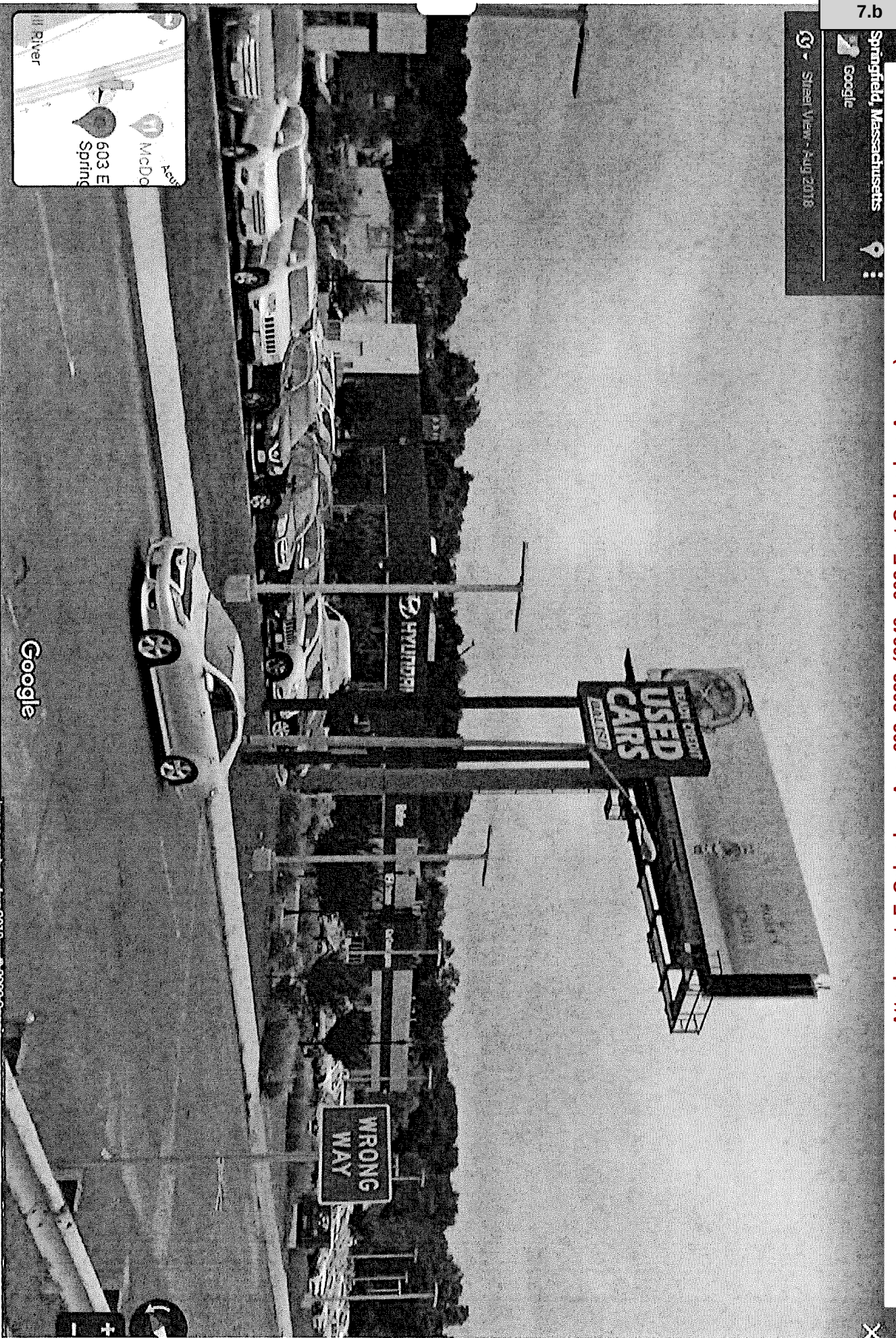
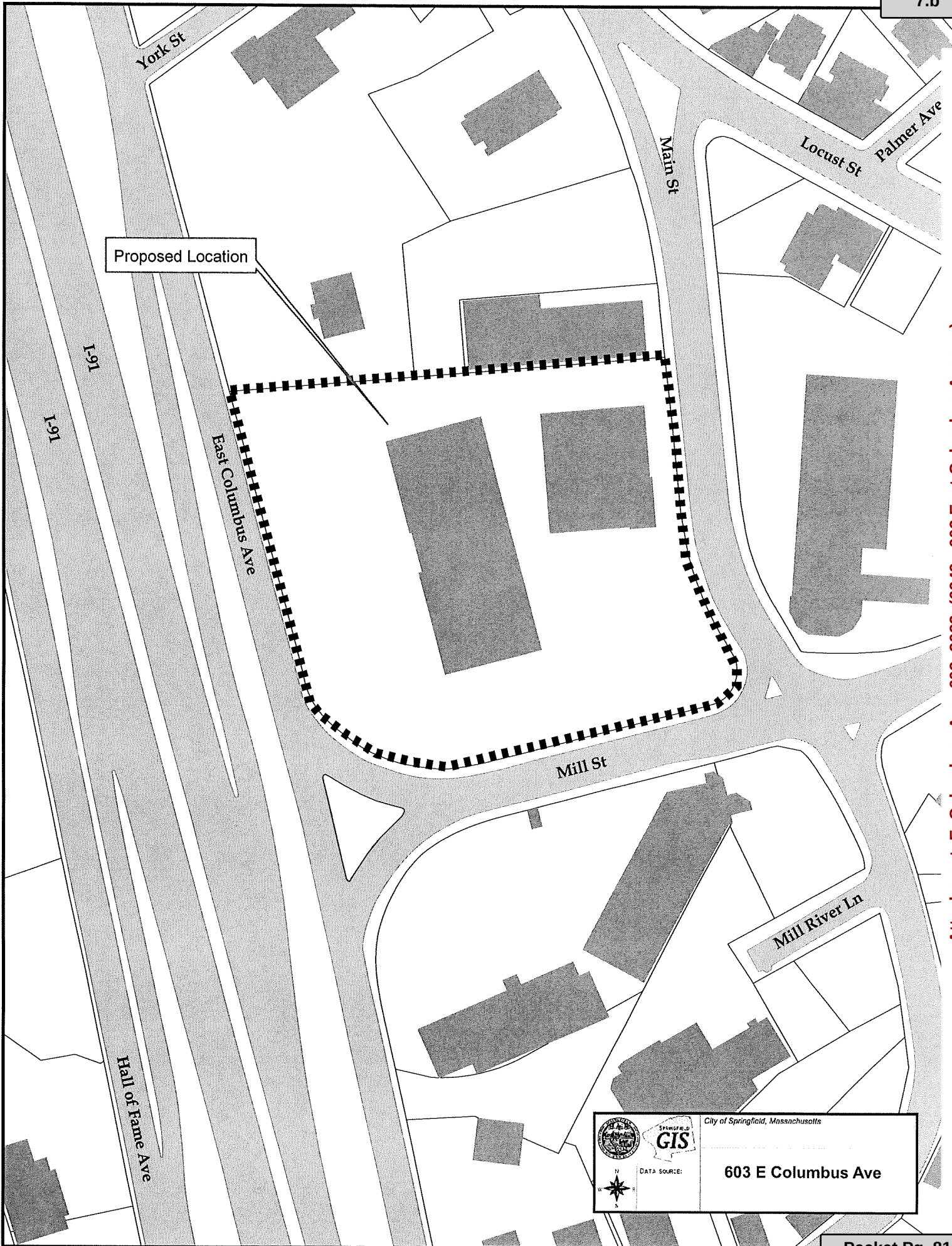


Image capture: Sep 2019 © 2022 Google United States Ten





Attachment: E Columbus Ave 603 2022 (6949 : 603 East Columbus Avenue)



City Council

SCHEDULED

Meeting: 09/27/22 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 6954

8

Special Permit

For a Special Permit to Operate an Adult Use Marijuana Establishment (Storefront Retail) at the Property Known as 732 Cottage Street (03310-0142) (Book#15539/Page#394), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 20.1(1).

Request:	See Above
Owner:	Steve Mrowzinski & Michelle Travis Mrowzinski
By:	Steve Mrowzinski & Michelle Travis Mrowzinski
Petitioner:	Seven Thirty-Two Cottage Street, Inc.
By:	Steve Mrowzinski

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

for a special permit to operate an Adult Use Marijuana Establishment (storefront retail) at the property known as 732 Cottage Street (03310-0142) (Book#15539/Page#394), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 20.1(1).

Mailing Address:

1 James Way
 Middle Island, NY 11953

Owner:

Steve E. Mrowzinski & Michelle Travis-Mrowzinski

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

BY: Steven E. Mrowzinski
 Steve E. Mrowzinski

BY: Michelle Travis-Mrowzinski
 Michelle Travis-Mrowzinski

Mailing Address:

1 James Way
 Middle Island, NY 11953

Petitioner:

Seven Thirty-Two Cottage Street, Inc.

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

BY: Steven E. Mrowzinski
 Steve E. Mrowzinski

Attachment: Cottage St 732 Tax Form (6954 : 732 Cottage Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

08/25/2022

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 : 732 Cottage Street

Petitioner : Seven Thirty-Two Cottage Street Inc.
1 James Way
Middle Island, NY 11953

LandLord: Steve E. Mrowzinski & Michelle Travis- Mrowzinski
1 James Way
Middle Island , NY 11953

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

**732 COTTAGE STREET (03310-0142)
ADULT USE MARIJUANA ESTABLISHMENT (STOREFRONT RETAIL)
SEVEN THIRTY-TWO COTTAGE STREET, INC.**

General Information

Petitioner:	Seven Thirty-Two Cottage Street, Inc.
Request:	Adult Use Marijuana Establishment
Proposed use of the property:	Adult Use Marijuana Establishment
Parcel Size:	51,773 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: 9-6-22
Tax Status:	SEE ATTACHED
Site Visit:	9-12-22
Hearing Date:	9-27-22

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Industrial A and is located in an area of primarily industrial uses. The surrounding land uses include:

- To the north is a commercial parking lot zoned Industrial A.
- To the south is the PVTA maintenance facility zoned Industrial A.
- To the east is a warehouse/distribution facility zoned Industrial A.
- To the west is a truck terminal zoned Industrial A.

Summary:

The petitioner has requested a special permit to allow for the operation of an Adult Use Marijuana Establishment (storefront retail) at the property known as 723 Cottage Street. This site was a former machining operation. The petitioner intends to make renovations to the existing building for a new Adult Use Marijuana retail location.

As the Council is aware, the voters of Massachusetts approved an initiative petition known as “*The Regulation*

and *Taxation of Marijuana Act*”, which was codified as Chapter 334 of the Acts of 2016 (“Chapter 334”). Chapter 334 reduced state criminal penalties and instituted civil penalties for the possession and recreational use of marijuana by persons over 21 years of age. It also created a way for the Commonwealth to control the production and distribution of marijuana through licensing, regulations, and taxation of Marijuana Establishments. Chapter 55 of the Acts of 2017 (“Act”) was enacted by the State Legislature as an amendment to Chapter 334.

The Act allows Marijuana Establishments to cultivate, manufacture, and process marijuana and to sell marijuana to persons over 21 years of age. An applicant requesting certification as a Marijuana Establishment must meet the requirements set out in 935 CMR 500.00, the regulations promulgated by the Cannabis Control Commission, to be considered for a final license as a Marijuana Establishment.

The Act also calls for local control of Marijuana Establishments (G.L.c. 94G, §3) by allowing municipalities to create licensing requirements and to make reasonable regulations that control the time, place and manner of Establishments. In October 2018, an amendment to the Springfield Zoning Ordinance was approved which added Section 4.7.110, *Adult Use Marijuana Establishments*. Section 4.7.110 sets forth the zoning and Tier 3 special permit requirements for Establishments seeking to operate in the City. Proposed Projects must comply with all requirements set forth in section 4.7.110 of the City’s Zoning Ordinance.

Due to the amount of interest the City received for this new use, the decision was made to conduct a phased Request for Qualifications/Proposals (RFQ/P) process, similar to what had been done for the medical marijuana and the casino selection. It was determined that this was the most efficient way to obtain the needed information in order to make a qualified decision about locating such an operation within Springfield.

The City conducted a first phase of the RFQ/P back in 2019. At that time, four (4) applicants were selected to move forward with the Hoar Community Agreement and special permit process. As of today’s date, the City of Springfield has four marijuana retail storefronts approved and currently has two (2) in operation (1300 Boston Road and 1200 West Columbus Avenue).

A Phase 2 RFQ/P was issued in January 2021. As with Phase 1, the Phase 2 RFQ/P required detailed submissions from each potential applicant. The City also continued to retained an outside expert legal consultant to advise the City about fair, balanced and neutral selection criteria. Information required to be submitted in the response to the RFQ/P included:

- **Project Description:**
 - The type of Marijuana Establishment being proposed;
 - The name of the proposer, the contact person and the contact person's business address, telephone and facsimile numbers and e-mail address; and
 - A brief description of proposer and its business including names and biographies of its officers, directors, and key personnel, or persons serving in similar capacities.
- **Location:**
 - Proof of interest, proprietary ownership, lease or control of the proposed project site evidencing binding permission to use the premises as a Marijuana Establishment;
 - Size and description of the proposed site;
 - Pedestrian and vehicular traffic safety plan; and
 - A comprehensive analysis showing the site is in compliance with zoning requirements set forth in Section 4.7.110 of the City Zoning Ordinance, including buffer zones.

- **Design and Construction:**
 - Estimated construction budget;
 - Conceptual site plan of the project including, but not limited to:
 - Proposed employee and customer parking;
 - Dumpster locations;
 - Lighting;
 - Security fencing; and
 - Signage.
 - A summary of anticipated fiscal impacts on the City of Springfield, the anticipated duration of such impacts and a detailed plan to mitigate such impacts that includes:
 - Pedestrian and vehicular traffic impacts;
 - Infrastructure and utility impacts;
 - Environmental impacts; and
 - Increases in City services.
- **Management and Business Operations:**
 - A draft Management and Operations Profile pursuant to 935 CMR 500.101;
 - Business operations profile, including the projected number of full-time and part-time employment positions that will be created by the project and the number of positions available to City residents;
 - Organizational chart for the proposer, listing all principal entities. If the proposer currently has or expects to have local partners who will have an ownership in the entity developing the project, that same information must be provided;
 - Financial summary for the proposed project; and
 - Background, reputation and expertise of the proposer in designing, developing and operating marijuana or other businesses similar to the project proposed in the City.
- **Equity:**
 - Diversity plan to promote and encourage full participation in the regulated marijuana industry;
 - Plan to positively impact areas of disproportionate impact pursuant to 935 CMR 500.101;
 - If applicable, statement reflecting that the proposer is a Commission-certified Economic Empowerment Applicant pursuant to 935 CMR 500.101 and/or Commission-certified Social Equity Applicant pursuant to 935 CMR 500.105.
 - If not Commission-Certified Economic Empowerment Applicant or Social Equity Applicant, a statement reflecting extent to which Proposal includes the following:
 - A majority of ownership, and/or current employees/sub-contractors is/are: Black, African American, Hispanic, Latino, members of other underrepresented communities, women, veterans, or people with disabilities;
 - Residency of owner in a Commission-designated area of

- disproportionate impact (including City);
 - Prior, nonviolent drug conviction(s) (*This information was ONLY used to evaluate a proposer's equity qualifications*); or
 - Plans/programs demonstrating active engagement in economic education, resource provision or empowerment to disproportionately impacted individuals or communities.
 - Plans/programs intending to facilitate future business practices that promote economic empowerment in areas of disproportionate impact within the City, including the use of an incubator or accelerator program to aid limited net worth equity applicants who wish to enter the adult use industry.
- Description detailing proposer's promotion of sustainable, socially and economically reparative practices in the cannabis industry.
- **Community Outreach and Cooperation:**
 - A summary of the Community Outreach Meeting that includes:
 - The date, time and location of the meeting;
 - A list of the attendees;
 - A description of efforts to publish and market the meeting;
 - A summary of notes taken at the meeting, reflecting citizen comments; and
 - If any, a summary of follow-up taken by the proposer to respond to public comments
 - A summary of cooperation with City personnel and the community.

A total of twenty-four (24) responses were submitted to the Phase 2 RFP/Q. This included five (5) responses for cultivation, two (2) for transport/courier and seventeen (17) storefront retail operations. Reviewing the submissions was selection committee set up by the Mayor, in conjunction with the City Council. This selection committee was made up with representatives from the Springfield Department of Health & Human Services, Police Department, Fire Department, Department of Public Works, Building Department, Law Department, Mayors Office, Office of Procurement, Division of Administration & Finance, a representative of the City Council and the Office of Planning & Economic Development. To ensure procedural fairness, the City again utilized the services of its outside expert legal consultant during the review process. It should also be noted that the RFQ/P process also included public presentations (via Zoom) by a number of the proposers.

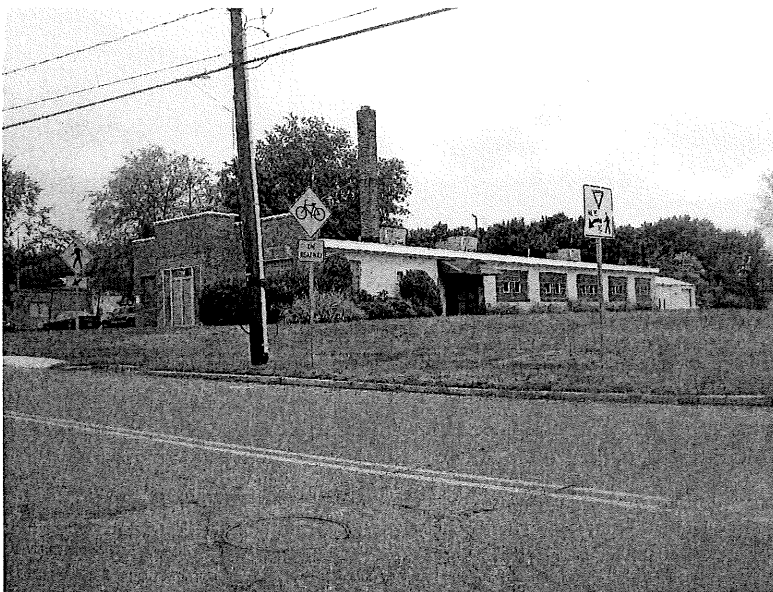
After a full review, the responses were then ranked. Based on these rankings it was determined that a total of nine (9) submissions would be allowed to move forward with the negotiation of a Host Community Agreement (HCA). These included one (1) cultivation site, six (6) storefront/retail operations, one (1) transportation operation and one (1) courier. In addition to the HCA being approved by the City Council, as per the Zoning Regulations, a special permit is also required to be approved.

Review: 732 Cottage Street:

As noted above, 732 Cottage Street has been identified as the potential location for a proposed Adult Use Marijuana Establishment. This is a single-story commercial building, located within the Cottage Street industrial park and is on the corner of Cottage Street and Brookdale Drive.

The plans submitted show that the proposed use would be located within the existing one (1) story building. With regards to parking, the proposed development will have a total of twenty (20) parking spaces dedicated to the proposed use. This number exceeds the number required under the Zoning Regulations.

In addition to the site plan, a detailed floor plan has also been submitted. In doing the calculations, the area of the of the building, open to the public, appears to total more than the allowed 2,500 square feet. As per the Zoning Ordinance, only 2,500 square feet can be open to the public. As such, a revised floor plan will need to be submitted showing a reduction to the area open to the public to comply with the underlying zoning.



In reviewing the interior plans of the building, the plans show a number of different uses including a lobby, sales floor and cashier stations. The interior will also include administrative offices, break room, security room, vault and delivery area. Deliveries would be made to the rear of the building.

A security plan has also been submitted. As noted, the Springfield Police Department has been involved throughout this entire process and has reviewed the security plans. The plan includes a number of security and safety measures including security alarm system including a passive alarm and panics buttons. The proposed security also includes a full surveillance system both inside and outside the building. In addition to the security plan a full management and operations plan has also been submitted which includes details on the overall operations, inventory controls, patron education, revenue management, check-out policies and other operational details.

As part of the submission, the petitioners were required to submit a traffic study. Those studies were then sent to the Department of Public Works (DPW) for a full review. In speaking with the Director of DPW, he had no major concerns. Further, he also indicated that there is no significant traffic related issues with the two (2) other retail locations currently in operation. As with the previous special permits, the staff would recommend that, if approved, the petitioner be required to work directly with DPW to review and approve all traffic mitigation issues, especially during the opening of the operation.

In addition to the special permit, a Host Community Agreement is required as well as a full review, approval and licensing of this proposed use by the Massachusetts Cannabis Control Commission. Further, it should be noted that this will only be a retail operation. There will be no cultivation done at this location.

Overall, the staff has been very pleased with the professionalism shown by not only this company but by all the companies participating in the RFQ/P process. The staff firmly believes that Seven Thirty-Two Cottage Street, Inc. has provided a detailed outline of its proposal and has addressed all the concerns outlined by the many city departments participating in the RFQ/P review. The staff does not oppose the proposed request and does not believe the proposed use will have a negative impact on the surrounding properties or on the neighborhood as a whole.

Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only and shall not be reassigned or transferred.
2. This special permit is granted solely for the operation of an Adult Use Marijuana Establishment (storefront retail) at the property known as 732 Cottage Street (03310-0142).
3. The use shall be developed as per the attached site plans, elevations and submission requirements with the addition of conditions #4 through #27.
4. The petitioner shall obtain a Host Community Agreement prior to the issuance of a Certificate of Occupancy.
5. Prior to start of operations, the petitioner shall provide the Springfield Police Department, Department of Health & Human Services and the Building Department a copy of the license issued by the Massachusetts Cannabis Control Commission.
6. This special permit shall expire upon the expiration and/or termination of the license by the Massachusetts Cannabis Control Commission.
7. The petitioner shall be required to remove all materials, signage, inventory, equipment and other paraphernalia within sixty (60) days of ceasing operations or immediately following any revocation of its license issued by the Massachusetts Cannabis Control Commission.
8. There shall be no on-site consumption, including the parking area, of marijuana or marijuana related products.
9. There shall be no cultivation or manufacturing done at this location.
10. There shall be no outside storage of marijuana or marijuana related products.
11. No marijuana, marijuana related product or any accessory paraphernalia shall be visible to the general public from the exterior of the building or property line.
12. The facility shall fully comply with its odor control plan providing proper and adequate ventilation. All resulting odors, smoke, vapor, fumes, gases and/or particulate matter from the use shall be effectively confined to the premises or so disposed of to avoid any increased air pollution.
13. 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.
14. The petitioner shall coordinate with DPW and the Springfield Police Department, and supply all requested information, to identify and address any and all potential traffic related issues, especially relating to opening activities.
15. If during the initial opening period, but no longer than six (6) months, the City determines that queuing of pedestrians on the public sidewalk or vehicles queuing on a public way have become a safety hazard or nuisance, the petitioner shall coordinate with DPW and the Springfield Police Department to identify and immediately implement methods to eliminate the queuing. Any and all costs related to these remedies shall be borne by the petitioner.
16. The petitioner shall coordinate with the Springfield Police Department on all security related matters and shall fully comply with the submitted Security Plan.
17. The use shall comply with all Zoning Regulations as outlined in Article 4, Section 4.7.110 and all other applicable sections of the ordinance.
18. The use shall comply with any and all regulations outlined by the Massachusetts Cannabis Control Commission and 935 CMR 500.
19. Any and all signage shall be properly permitted and comply with the Springfield Zoning Ordinance and regulations outlined by 935 CMR 500.
20. There shall be signage visible from outside of the building stating that only individuals twenty-one (21) years and older are allowed inside the establishment.

21. The use shall comply with any and all stipulations outlined within the approved Host Community Agreement.
22. The site shall be maintained and kept free of all litter and debris.
23. All landscaped areas shall be maintained.
24. All require permits from the Department of Health & Human Services shall be obtained prior to start of operations. A Certificate of Occupancy shall also be issued by the Building Department, prior to opening.
25. Any and all required permits from the DPW and the Building Department shall be obtained prior to the start of any construction.
26. The hours of operation shall be set by the City Council but in no case shall this operation be open to the public and no sale or other distribution of marijuana shall occur upon the premises or via delivery from the premises between the hours of 9:00PM and 8:00AM.
27. Any and all dumpsters shall be completely enclosed.
28. 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

08/25/2022

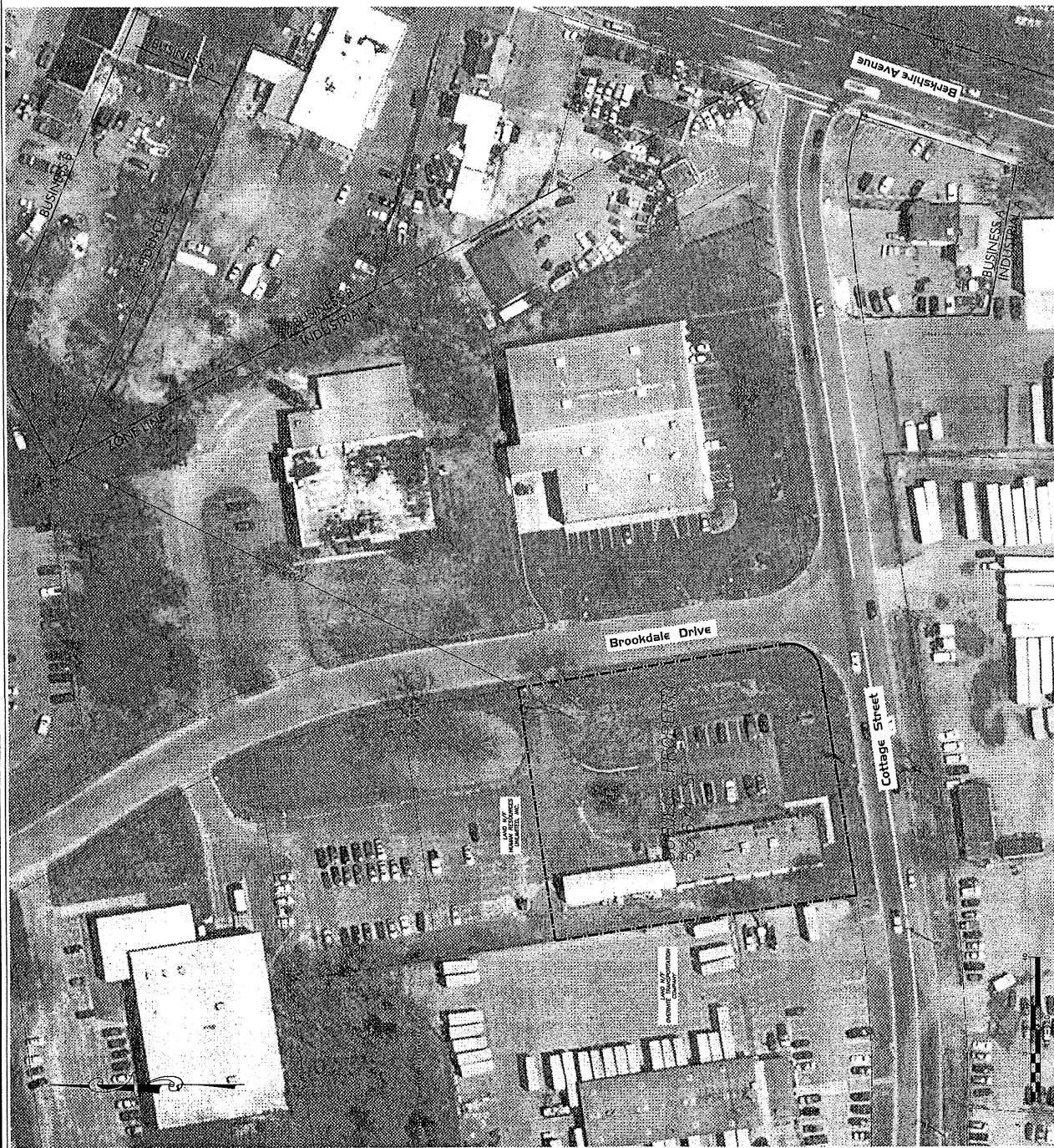
Special Permit Tax Certification

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 : 732 Cottage Street

Petitioner : Seven Thirty-Two Cottage Street Inc.
1 James Way
Middle Island, NY 11953

LandLord: Steve E. Mrowzinski & Michelle Travis- Mrowzinski
1 James Way
Middle Island , NY 11953



ZONING REVIEW - Industrial A (IA)		REQUIRED	EXISTING
AREA		n/a	1.23 AC.
PERCENTAGE		n/a	452%
WIDTH		n/a	216ft
FRONT YARD		n/a	77%
SIDE YARD		n/a	19%
REAR YARD		n/a	28%
HEIGHT MAX		100 FT	130 FT
BUILDING COVERAGE (MAX)		90%	138%

TONING ANALYSIS:

- ADULT USE MARIJUANA ESTABLISHMENT IS AN ALLOWED USE WITHIN THE INDUSTRIAL A
- COTTAGE STREET IS AN ALLOWED STREET FOR ADULT USE MARIJUANA RETAILER AS PER
- THE PROPOSED USE REUTILIZES AN EXISTING BUILDING AS ENCOURAGED UNDER THE
- "TOBACCO A" LIST
- THE LOCUS PARCEL IS LOCATED MORE THAN 500 FEET FROM THE NEAREST SCHOOL
- MORE THAN 50 FEET FROM THE NEAREST
- ESSENTIALLY ZONED PROPERTY

NOTES

- [illegible]

PERMITTING

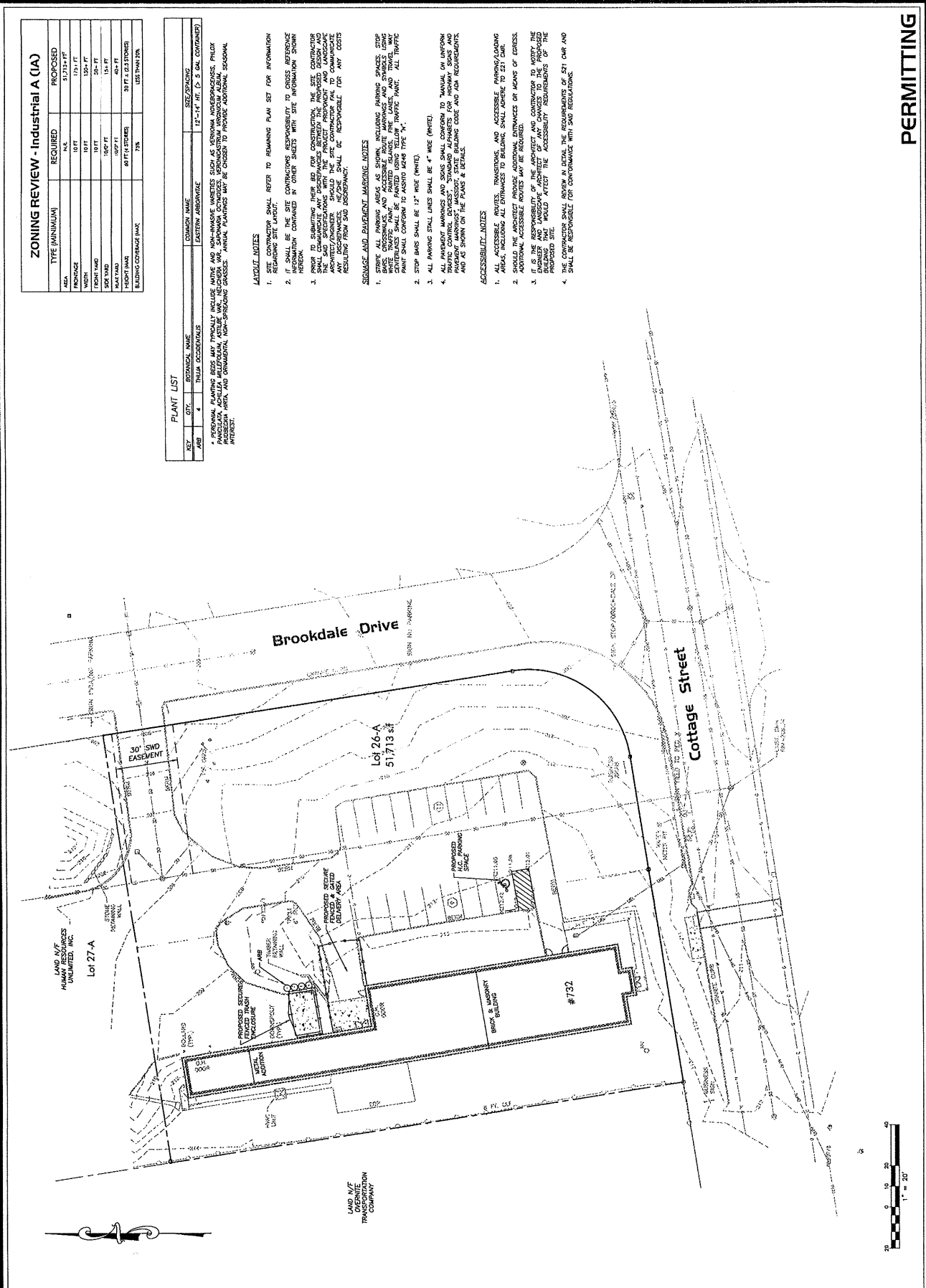
SITE OVERVIEW

Springfield Cannabals Company
732 Cottage Street - Parcel I.D. #0033100142
Springfield, Mass.



SEVEN THIRTY-TWO COTTAGE
STREET INC.
1 JAMES WAY
MIDDLE ISLAND, NY 11953

[illegible]



ZONING REVIEW - Industrial A (IA)

TYPE (MINIMUM)	REQUIRED	PROPOSED
AREA	N/A	51,713 SF
HEIGHT	10 FT	17 FT
WIDTH	10 FT	150 FT
DEVELOPMENT	10 FT	50 FT
MAX WAD	100 FT	151 FT
HEIGHT MAX	60 FT (1 STORY)	40 FT
LOADING CARGO MAX	75%	LESS THAN 75%

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/SPACING
ASB	4	THUJA OCCIDENTALIS	EASTERN ARBORVITAE	12"-14" HT. (> 5 GAL CONTAINER)

* PERENNIAL PLANTING BEDS MAY TYPICALLY INCLUDE NATIVE AND NON-INVASIVE SPECIES SUCH AS VERONICA AND GERANIUMS. PLANTING BEDS SHOULD BE PLANNED TO PROVIDE VISUAL SCREENING AND AESTHETIC INTEREST. PERENNIAL PLANTING BEDS SHOULD BE PLANNED TO PROVIDE VISUAL SCREENING AND AESTHETIC INTEREST.

- LAYOUT NOTES**
1. SITE CONTRACTOR SHALL REFER TO REMAINING PLAN SET FOR INFORMATION REGARDING SITE LAYOUT.
 2. ALL DIMENSIONS SHALL BE MEASURED TO THE CENTERLINE OF THE ROAD OR RAILROAD UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE MEASURED TO THE CENTERLINE OF THE ROAD OR RAILROAD UNLESS OTHERWISE NOTED.
 3. PRIOR TO SUBMITTING THEIR BID FOR CONSTRUCTION, THE SITE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND THE PROPOSED CONDITIONS. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND THE PROPOSED CONDITIONS. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND THE PROPOSED CONDITIONS.
- SCIENCE AND PAVEMENT MARKING NOTES**
1. PROVIDE ALL PAVEMENT MARKING AS SHOWN, INCLUDING TURNING SPACES, STOP LINES, CROSSWALKS, AND ACCESSIBLE ROUTE MARKINGS AND SYMBOLS. LANE MARKINGS SHALL BE PAINTED USING YELLOW TRAFFIC PAINT. ALL TRAFFIC PAINT SHALL CONFORM TO ASTM D4430 TYPE "N".
 2. STOP BARS SHALL BE 12" WIDE (WHITE).
 3. ALL PAVEMENT MARKING SHALL BE 4" WIDE (WHITE).
 4. ALL PAVEMENT MARKING SHALL BE 4" WIDE (WHITE).
- ACCESSIBILITY NOTES**
1. ALL ACCESSIBLE ROUTES, TRANSITIONS, AND ACCESSIBLE PARKING/LOADING AREAS SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF SET OUR AND SHALL BE RESPONSIBLE FOR CONFORMANCE WITH ADA REQUIREMENTS.
 2. SHOULD THE ARCHITECT PROVIDE ADDITIONAL ENTRANCES OR AREAS OF ACCESS, ADDITIONAL ACCESSIBLE ROUTES MAY BE REQUIRED.
 3. IT IS THE RESPONSIBILITY OF THE ARCHITECT AND CONTRACTOR TO VERIFY THE BUILDING AND ACCESSIBLE ROUTES AND ACCESSIBLE PARKING/LOADING AREAS SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF SET OUR AND SHALL BE RESPONSIBLE FOR CONFORMANCE WITH ADA REQUIREMENTS.

RLA

R LEVESQUE ASSOCIATES

Landscaper Architects
Civil & Environmental Consultants

PH: 413.568.0785 Fax: 413.568.0786

40 School Street
Westfield, MA 01085

rla@rla.com

LAYOUT & MATERIALS PLAN

Springfield Cannabis Company
732 Cottage Street - Parcel I.D. #0033100142
Westfield, Mass.

PERMITTED FOR

Seven Thirty-Two Cottage
Street
Westfield, MA 01085
Middle Island, NY 11953

REQUIRE DATE: April 15, 2022

REVISIONS: _____ DATE: _____

DRAWN BY: _____

CHECKED BY: _____

SCALE: AS SHOWN

PLA PROJ. NUMBER: 181204

DESIGNATED: _____

P-2

732 Cottage Street

1 WALL SIGNAGE
1" = 1'-0"

ACCESS TO
THIS
FACILITY IS
LIMITED TO
INDIVIDUALS
21 YEARS
OR OLDER

On Site Sign -
Access -
Authorized
Personnel Only

2 LIMITED ACCESS SIGNAGE - 21 YRS OR OLDER
1" = 1'-0"

3 LIMITED ACCESS SIGNAGE - AUTHORIZED PERSONNEL
1" = 1'-0"

WALL TYPES

INFILL OPENING W/ CONSTRUCTION
MATCHING ADJACENT EXISTING

1 5/8" 20 GAUGE METAL STUDS @ 16" O.C. W/ (1) LAYER 1/2"
CORRUGATED METAL SHEETING. PROVIDE MOISTURE RESISTANT
WALL BOARD @ ALL RESTROOMS & SHOWER ROOMS
TED BY OWNER. PROVIDE ACOUSTIC BATT INSULATION

6" 20 GAUGE METAL STUDS @ 16" O.C. (2) BAYS W/ 1/2"
CORRUGATED METAL SHEETING. PROVIDE MOISTURE RESISTANT WALL
BOARD @ ALL RESTROOMS & SHOWER ROOMS.
TED BY OWNER. PROVIDE ACOUSTIC BATT INSULATION

LEVEL III ALTERATIONS & CHANGE OF USE:
732 COTTAGE STREET INC.
732 COTTAGE STREET
SPRINGFIELD, MA 01104

OWNER:
STEVEN MRWOZINSKI & MICHELLE TRAVIS-MROWZINSKI
1 JAMES WAY
MIDDLE ISLAND, NY 11953

DRAWING LIST

CVR:
DRAWING LIST
PROJECT DATA
NOTES
WALL TYPES
SIGNAGE ELEVATIONS

G-000: GENERAL LEGEND
SYMBOLS LEGEND

G-100: ACCESSIBILITY NOTES
BASIC CODE REVIEW

D-100: DEMOLITION PLAN
EXTERIOR DEMOLITION ELEVATIONS

A-100: PLANS
EXTERIOR ELEVATIONS

A-101: LIGHTING & LIFE-SAFETY & CAMERA PLAN
CODE PLAN

A-400: PARTIAL ENLARGED FLOOR PLAN

A-401: PARTIAL ENLARGED FLOOR PLAN

PROJECT DATA

PROPOSED USE: MARELUANA RETAILER
ZONING DISTRICT: INDUSTRIAL A

NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CITY AND STATE CODES AND ORDINANCES.
2. ALL STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM, FIRE SUPPRESSION, & SECURITY SHALL BE PER ASSOCIATED ENGINEER/CONTRACTOR.
3. DO NOT SCALE DRAWINGS.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS AND TO NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
5. CONTRACTOR TO PREPARE ALL WHITE & GROUND FROM SITE AT END OF EACH WORK DAY.
6. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
7. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
8. ALL INSULATION SHALL BE IN FULL CONTACT WITH THE WALLS.
9. PROVIDE SLOPPED UNDER ALL PARTITIONS PLUMBING PARALLEL TO FLOOR JOISTS.
10. ALL PARTITIONS SHALL BE IN CONTACT WITH CONCRETE SHALL BE PERMANENT. (TR-4.17)
11. ALL LIGHTING SHALL BE LED.

BADGER
DESIGN
POINT@GMAIL.COM



732 COTTAGE STREET INC.
732 COTTAGE STREET
SPRINGFIELD, MA, 01084

DRAWING LIST

REV #	DATE	BY	NOTES
1	02/28/22	MM	ISSUED FOR PERMIT
2	03/08/22	MM	ISSUED FOR PERMIT
3	03/08/22	MM	ISSUED FOR PERMIT
4	03/08/22	MM	ISSUED FOR PERMIT
5	03/08/22	MM	ISSUED FOR PERMIT
6	03/08/22	MM	ISSUED FOR PERMIT
7	03/08/22	MM	ISSUED FOR PERMIT
8	03/08/22	MM	ISSUED FOR PERMIT
9	03/08/22	MM	ISSUED FOR PERMIT
10	03/08/22	MM	ISSUED FOR PERMIT
11	03/08/22	MM	ISSUED FOR PERMIT
12	03/08/22	MM	ISSUED FOR PERMIT
13	03/08/22	MM	ISSUED FOR PERMIT
14	03/08/22	MM	ISSUED FOR PERMIT
15	03/08/22	MM	ISSUED FOR PERMIT

CVR

GENERAL LEGEND

EXISTING WALL

WALL TO BE DEMOLISHED

VIEW / PROPOSED WALL

ANNOTATIVE CALLOUT

TYPE & DIRECTION OF JOISTS OR RAFTERS ABOVE

CENTER OF BEAM ABOVE

COLUMN LINE & DESIGNATION

SECTION CUT LINE & DESIGNATION

SHEAR WALL BRACING LINE & DESIGNATION

CONSTITUTION HEIGHT LINE & DESIGNATION

CROSS TRAVEL ROUTE TYPE 2 DISTANCE

Occurrence Allowances per Plumbing Fixture Requirements

OCCUPANCY CAPACITY OF SPACE BY OCCUPANCY TYPE

CAPACITY OF EGRESS COMPONENT REQUIRED BY OCCUPANCY

CLEARANCE PER AAR

WALL TYPE TAG

2003 TYPE TAC

0
1
2
3
4
5

[illegible]

CONCLUSIONS

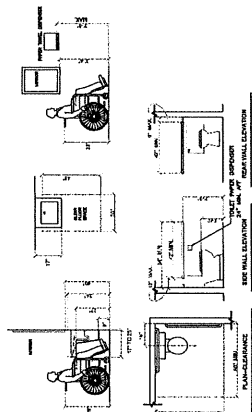
References

SYMBOLS LEGEND

	EMERGENCY LIGHTING
	ILLUMINATED EXIT SIGNAGE W/ EMERGENCY LIGHTS & BATTERY BACKUP
	EXHAUST FAN W/ LIGHT
	SCOUT LIGHTING (ALL EXTERIOR FIXTURES SHALL BE APPROVED FOR OUTDOOR USE)
	SURFACE MOUNTED LIGHT FIXTURE
	FENDANT MOUNTED LIGHT FIXTURE
	FIRE ALARM PULL STATION
	FIRE ALARM HORN STROBE ALARM
	FIRE ALARM MINI – STROBE ALARM, NO HORN
	SMOKE & CARBON MONOXIDE DETECTOR / ALARM
	SYSTEM HEAT DETECTOR
	FIRE EXTINGUISHER
	SECURITY CAMERA

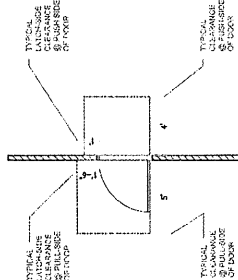
G-000

THE DOOR SHALL HAVE AN AUTOMATIC SELF CLOSING
RELEASE DEVICE, A PULL DOOR ON BOTH SIDES OF THE DOOR, AND A LOCK
LOCATED APPROXIMATELY 36" A.F.F. THAT DOES NOT REQUIRE NIGHT GUARDMAN,
SIGNAL, OR TREATMENT OF THE WEIGHT TO OPERATE.
(EAST DOOR ONLY) NO PROHIBITS AT A MAX. WEIGHT OF 64" A.F.F.



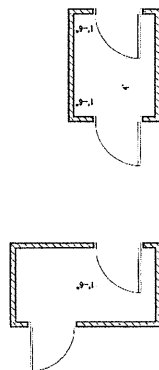
RESTROOM NOTES

REFER TO 521 CMR 26.00 DOORS & CORNWAYS FOR ADDITIONAL INFORMATION



DOOF: CLEARANCE NOTES

ORDERED TO \$21 CMB 26.00 ENTRANCES FOR ADDITIONAL INFORMATION



DOOR CLEARANCE NOTES

REFER TO 121 CMR 6.00 SPACE ALLOWANCES & REACH RANGES FOR ADDITIONAL INFORMATION



TURNING CLEARANCE NOTES

BASIC CODE REVIEW
INTERNATIONAL BUILDING CODE, 2015
780 MASSACHUSETTS AMENDMENTS, 9TH EDITION
MASSACHUSETTS GENERAL LAW

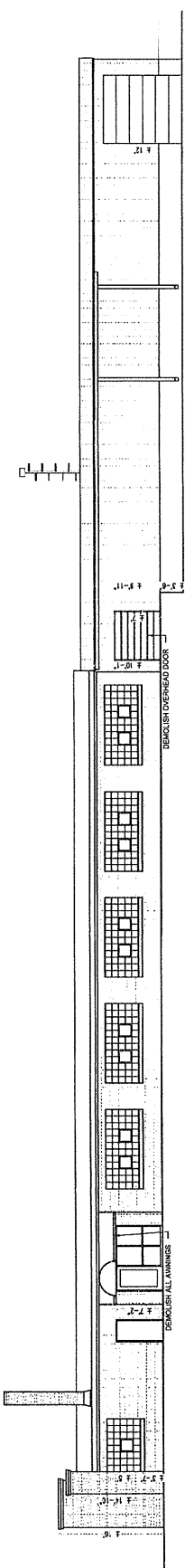
[illegible]

Packet Pg. 97

DEMOLITION PLAN
EXTERIOR DEMOLITION ELEVATIONS



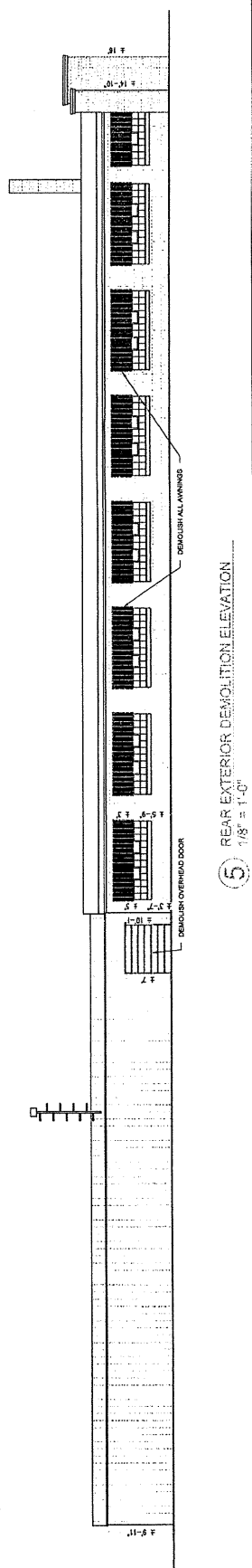
732 COTTAGE STREET INC.
732 COTTAGE STREET
SPRINGFIELD, MA, 01084



2 FRONT EXTERIOR DEMOLITION ELEVATION
1/8" = 1'-0"



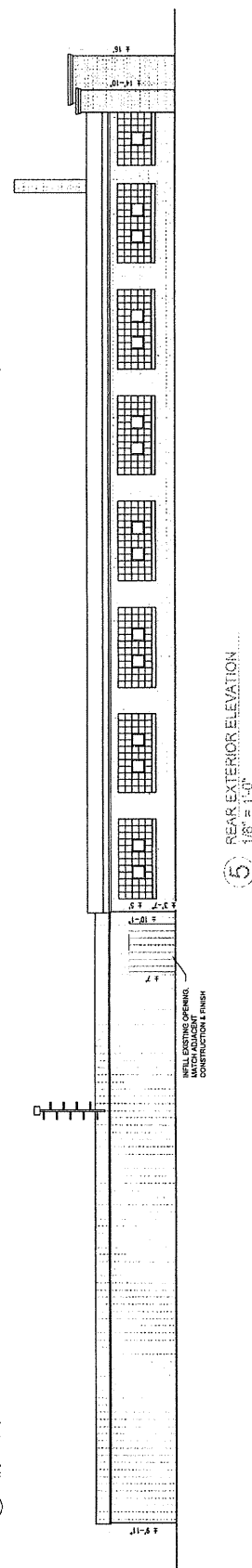
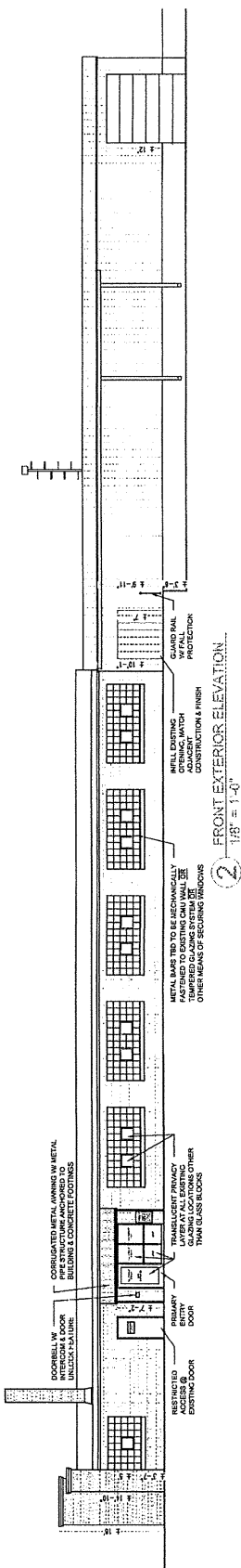
3 SIDE EXTERIOR DEMOLITION ELEVATION
1/8" = 1'-0"



5 REAR EXTERIOR DEMOLITION ELEVATION
1/8" = 1'-0"

PLAN
EXTERIOR ELEVATIONS

PROJECT #	2200
PROJECT BY	JOHN
DATE	10-2-00
SCALE	1" = 10'
REV #	#
DATE	2000-00-00
BY	JOHN
NOTES	XXXXXXXXXXXXXXXXXXXX



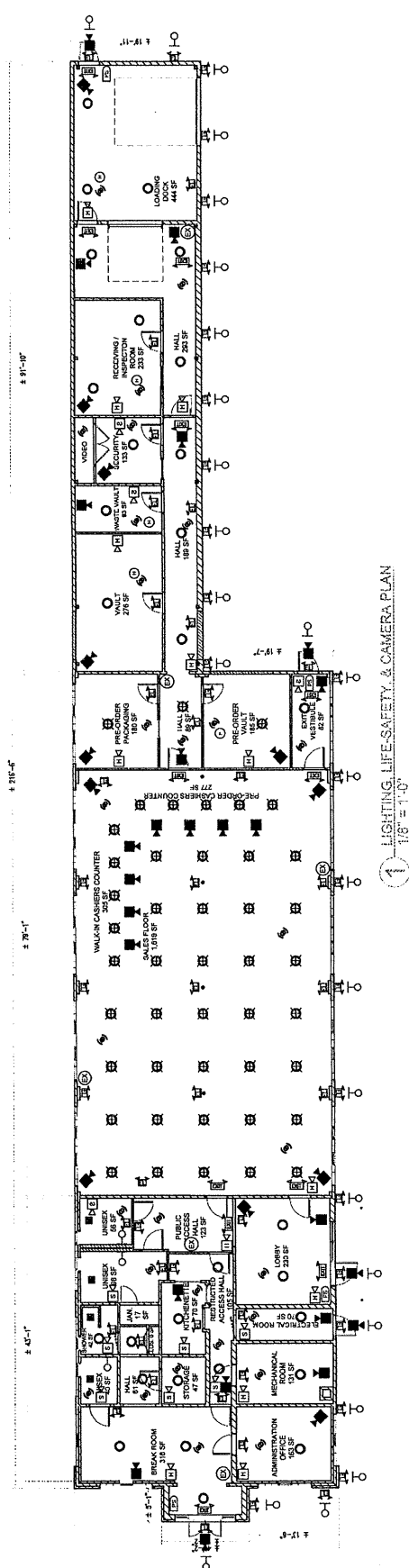
2554	PROJECT #	2554
2554	COMPANY BY	2554
2554	ADD DATE	2554
2554	SCALE	2554
2554	REV #	2554
2554	DATE	2554
2554	BY	2554
2554	NOTES	2554

LIGHTING, LIFE-SAFETY & CAMERA
PLAN,
CODE PLAN

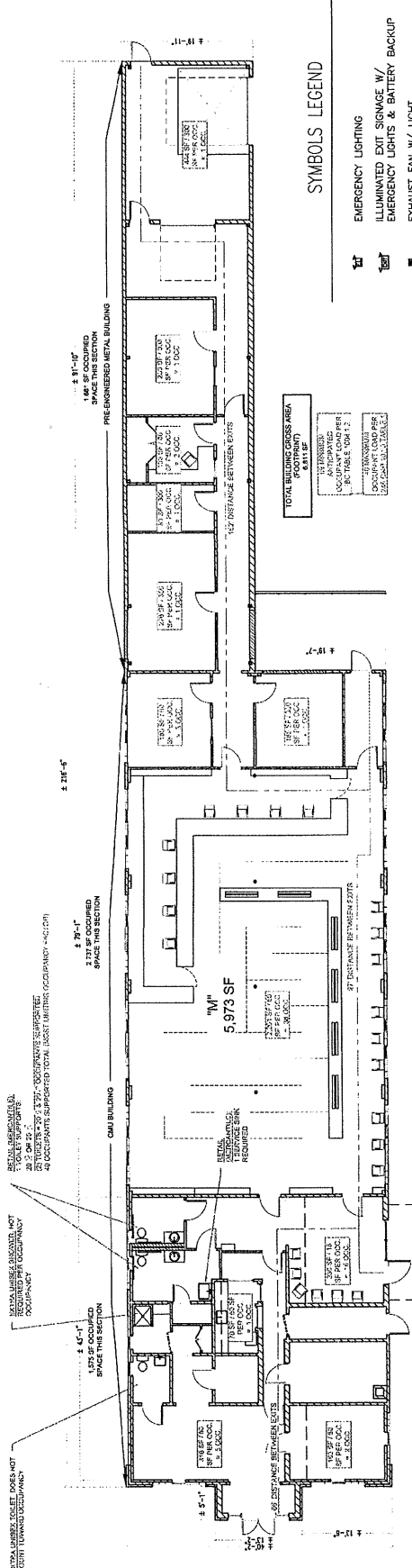
732 COTTAGE STREET INC.
732 COTTAGE STREET
SPRINGFIELD, MA, 01084



**BADGER
DESIGN**
JNDGZ13@GMAIL.COM



1. LIGHTING, LIFE-SAFETY, & CAMERA PLAN
1.0 = 1.0

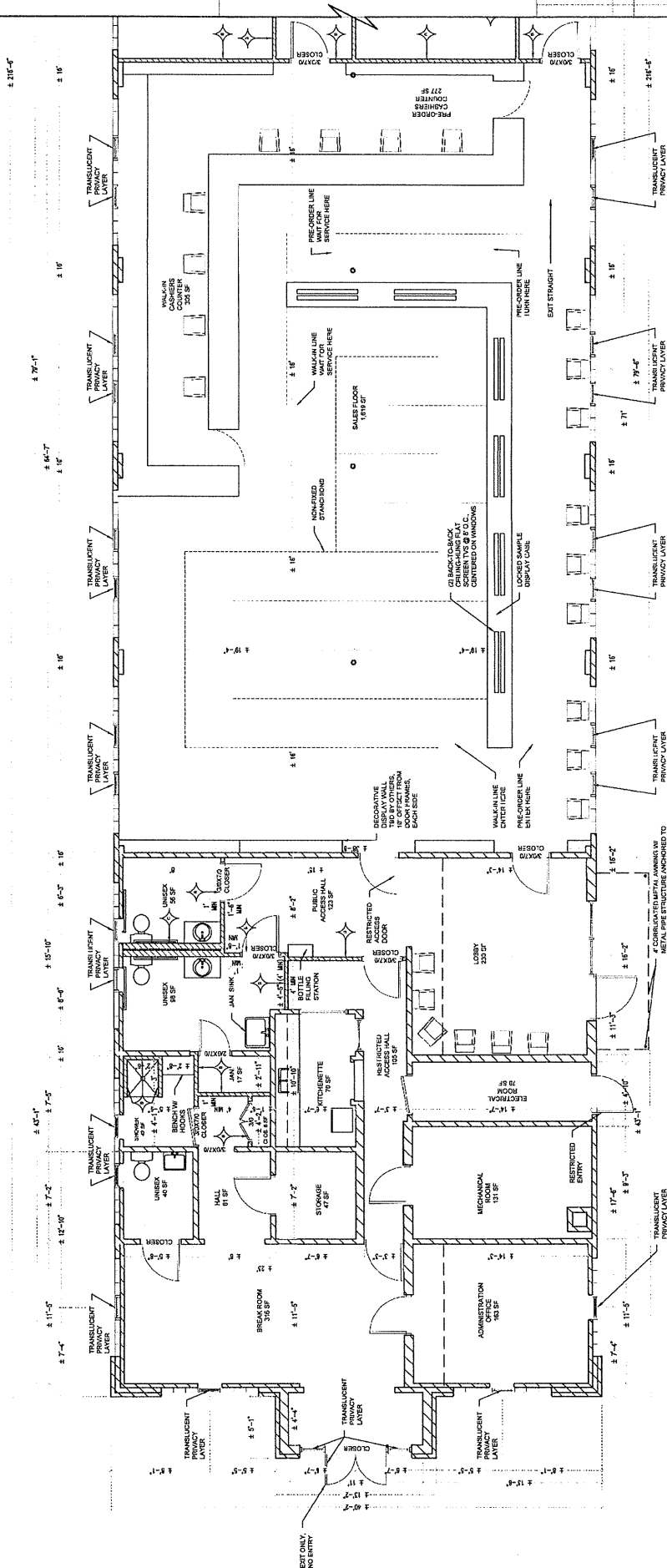


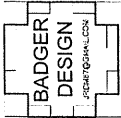
2 CODE PLAN $1/2^n = 1 \cdot 0^n$

SYMBOLS LEGEND

- | | |
|---|--|
|  | EMERGENCY LIGHTING |
|  | ILLUMINATED EXIT SIGNAGE W/
EMERGENCY LIGHTS & BATTERY BACKUP |
|  | EXHAUST FAN W/ LIGHT |
|  | SCONCE LIGHTING (ALL EXTERIOR FIXTURES
SHALL BE APPROVED FOR OUTDOOR USE) |
|  | SURFACE MOUNTED
LIGHT FIXTURE |
|  | PENDANT MOUNTED
LIGHT FIXTURE |
|  | FIRE ALARM PULL STATION |
|  | FIRE ALARM HORN STROBE ALARM |
|  | FIRE ALARM MINI –
STROBE ALARM, NO HORN |
|  | SMOKE & CARBON MONOXIDE DETECTOR / ALARM |
|  | SYSTEM HEAT DETECTOR |
|  | FIRE EXTINGUISHER |
|  | SECURITY CAMERA |

TOTAL BUILDING GROSS AREA (FOOTPRINT) 6,811 SF	ANTICIPATED OCCUPANT LOAD PER 80 TABLE 1004 + 2	40 MAXIMUM OCCUPANT LOAD PER 80 TABLE 1004 + 2
--	---	--



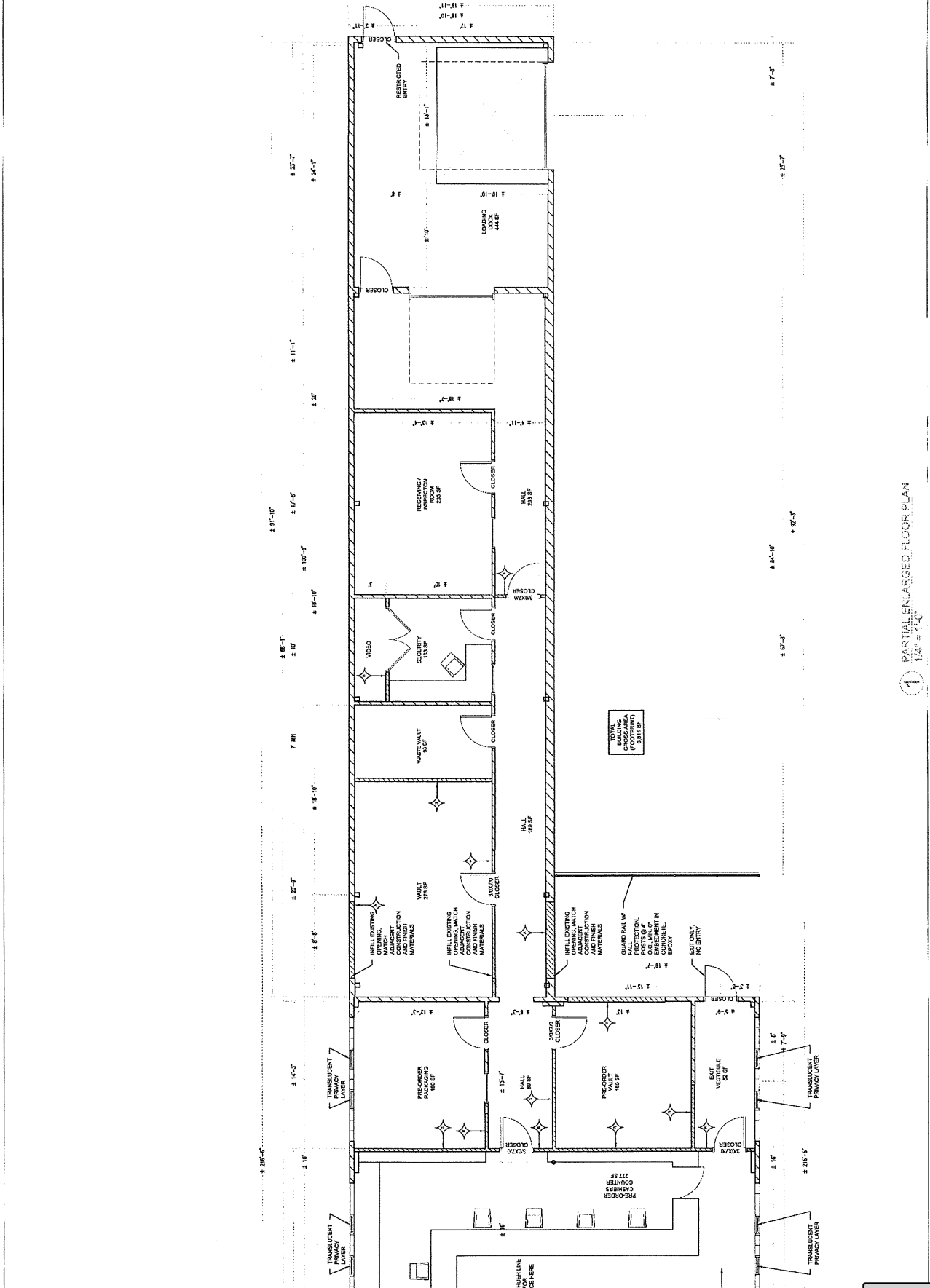


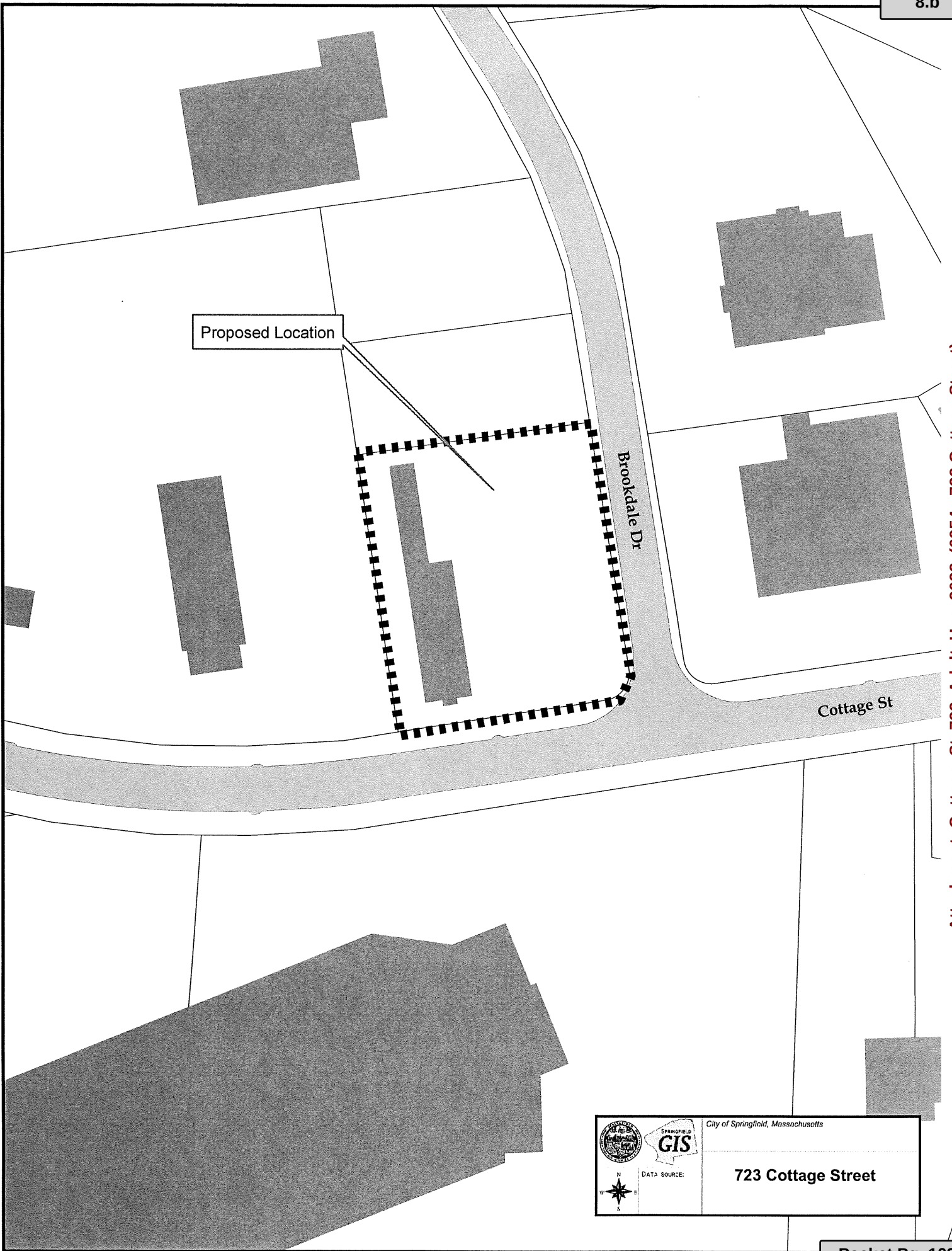
732 COTTAGE STREET INC.
732 COTTAGE STREET
SPRINGFIELD, MA, 01084

PARTIAL ENLARGED PLAN

NOTES			
1	REV	DATE	BY
2	REV	DATE	BY
3	REV	DATE	BY
4	REV	DATE	BY
5	REV	DATE	BY
6	REV	DATE	BY
7	REV	DATE	BY
8	REV	DATE	BY
9	REV	DATE	BY
10	REV	DATE	BY
11	REV	DATE	BY
12	REV	DATE	BY
13	REV	DATE	BY
14	REV	DATE	BY
15	REV	DATE	BY
16	REV	DATE	BY
17	REV	DATE	BY
18	REV	DATE	BY
19	REV	DATE	BY
20	REV	DATE	BY
21	REV	DATE	BY
22	REV	DATE	BY
23	REV	DATE	BY
24	REV	DATE	BY
25	REV	DATE	BY
26	REV	DATE	BY
27	REV	DATE	BY
28	REV	DATE	BY
29	REV	DATE	BY
30	REV	DATE	BY
31	REV	DATE	BY
32	REV	DATE	BY
33	REV	DATE	BY
34	REV	DATE	BY
35	REV	DATE	BY
36	REV	DATE	BY
37	REV	DATE	BY
38	REV	DATE	BY
39	REV	DATE	BY
40	REV	DATE	BY
41	REV	DATE	BY
42	REV	DATE	BY
43	REV	DATE	BY
44	REV	DATE	BY
45	REV	DATE	BY
46	REV	DATE	BY
47	REV	DATE	BY
48	REV	DATE	BY
49	REV	DATE	BY
50	REV	DATE	BY
51	REV	DATE	BY
52	REV	DATE	BY
53	REV	DATE	BY
54	REV	DATE	BY
55	REV	DATE	BY
56	REV	DATE	BY
57	REV	DATE	BY
58	REV	DATE	BY
59	REV	DATE	BY
60	REV	DATE	BY
61	REV	DATE	BY
62	REV	DATE	BY
63	REV	DATE	BY
64	REV	DATE	BY
65	REV	DATE	BY
66	REV	DATE	BY
67	REV	DATE	BY
68	REV	DATE	BY
69	REV	DATE	BY
70	REV	DATE	BY
71	REV	DATE	BY
72	REV	DATE	BY
73	REV	DATE	BY
74	REV	DATE	BY
75	REV	DATE	BY
76	REV	DATE	BY
77	REV	DATE	BY
78	REV	DATE	BY
79	REV	DATE	BY
80	REV	DATE	BY
81	REV	DATE	BY
82	REV	DATE	BY
83	REV	DATE	BY
84	REV	DATE	BY
85	REV	DATE	BY
86	REV	DATE	BY
87	REV	DATE	BY
88	REV	DATE	BY
89	REV	DATE	BY
90	REV	DATE	BY
91	REV	DATE	BY
92	REV	DATE	BY
93	REV	DATE	BY
94	REV	DATE	BY
95	REV	DATE	BY
96	REV	DATE	BY
97	REV	DATE	BY
98	REV	DATE	BY
99	REV	DATE	BY
100	REV	DATE	BY

1 PARTIAL ENLARGED FLOOR PLAN
1/4" = 1'-0"





Proposed Location

Brookdale Dr

Cottage St

 SPRINGFIELD MASSACHUSETTS GIS DATA SOURCE:	City of Springfield, Massachusetts
	723 Cottage Street

Attachment: Cottage St 732 Adult Use 2022 (6954 : 732 Cottage Street)

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 1400 State Street (11110-0275) and 1414 State Street (11110-0278) from Residence C Business A.

Mailing Address:

36 Court Street
 Springfield, MA 01103

Petitioner:

Springfield Planning Board

BY: 

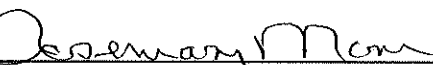
Springfield Planning Board

BY: 

Springfield Planning Board

BY: 

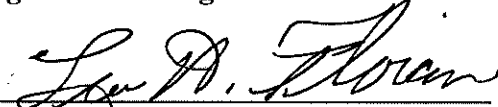
Springfield Planning Board

BY: 

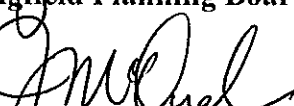
Springfield Planning Board

BY: 

Springfield Planning Board

BY: 

Springfield Planning Board

BY: 

Springfield Planning Board

BY: 

Springfield Planning Board

**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A ZONE CHANGE**

**1400 STATE STREET (11110-0275) AND 1414 STATE STREET (11110-0278)
RESIDENCE C TO BUSINESS A**

GENERAL INFORMATION

Applicant:	Springfield Planning Board
Request:	Residence C to Business A
Location:	1400 State Street and 1414 State Street
Parcel Size:	714,515 (approx. 16 acres) s.f.
Purpose:	Medical use
Surrounding Land Use and Zoning:	The property is located in the Pine Point Neighborhood and is located in an area that has a mix of commercial and residential uses. The surrounding land uses include: To the north are a state highway department building and high-rise residential building zoned Residence B, Residence C-2 and Business A. To the south are MassMutual and an office building zoned Commercial A, Business A and Business B. To the east are single family homes zone Residence A. To the west is Putnam Vocational technical School zoned Business A.
Site Visit:	8-2-22
Neighborhood Council Notification:	Pine Point Citizens Council: 8-1-22
Planning Board Hearing Date:	8-17-22

SPECIAL INFORMATION

Traffic & Parking:	N/A
Physical Characteristics:	N/A
Other Notes:	N/A

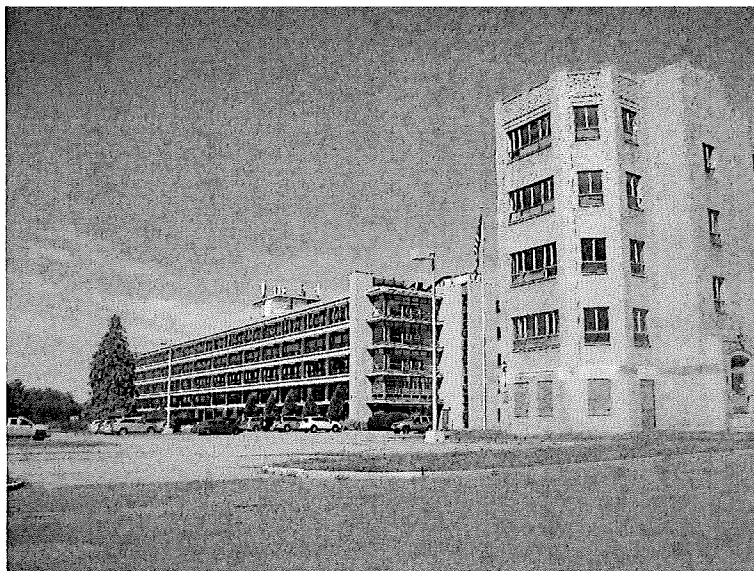
ANALYSIS

The Springfield Planning Board has formally petitioned has to change the zoning of the properties known as 1400 State Street and 1414 State Street from Residence C to Business A. This was the former location of the Vibra Hospital which was closed in 2020, however, it is the staff's understanding that there are still limited medical operations taking place at this site. This site was also the former location of the Springfield Municipal Hospital until it was sold by the City to Vibra in 1996.

After reviewing the overall zoning of this area, as well as the existing zoning of this property, the staff does not object to the proposed request. As noted, the site is currently zoned Residence C, which severely limits

any redevelopment of this site. This site is also located along the commercial corridor of State Street.

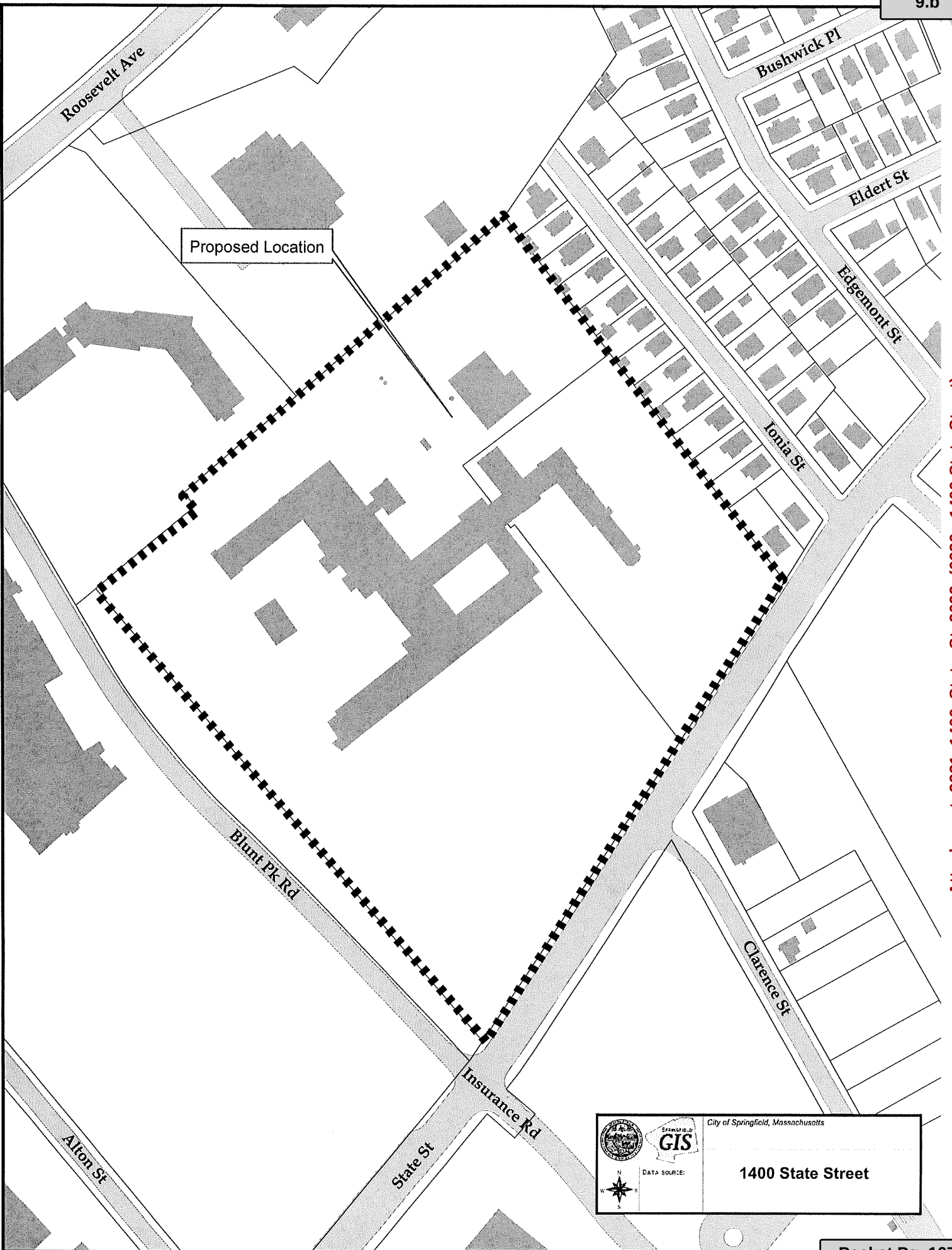
While no formal plans have been submitted, conceptual plans have been discussed which include the redevelopment of the property for additional medical uses. In addition to the zone change, the redevelopment of this site will most likely trigger special permits from the City Council. As part of any redevelopment plan, the plans will also be fully reviewed to ensure that the residential abutters located to the east of this property are properly buffered.



Overall, the staff believes that a change to Business A at this location is an appropriate change and one that will align the zoning of this property with the adjacent properties. The change will also further the redevelopment potential of this property while also not adversely affecting the abutting properties or the neighborhood as a whole.

RECOMMENDATION

Approve.



Attachment: 3231_1400_State_St_2022 (6920 : 1400 State Street)

 SPRINGFIELD MA GIS DATA SOURCE:	City of Springfield, Massachusetts
	1400 State Street



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND TWENTY-TWO

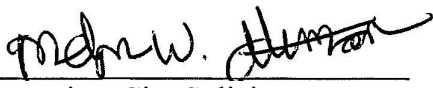
AN ORDINANCE

AMENDING SECTION 30 & 31 OF THE BUILDING ZONE MAP

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

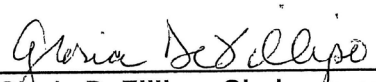
SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City”, text enacted, May 28, 2013, as amended, is hereby further amended by changing from **Residence C to Business A** the zoning on **Plot #3231, Section 30 & 31** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “**Section 30 & 31 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 17, 2022 regarding the above Ordinance amendment.

1 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-TWO

AN ORDINANCE

AMENDING SECTION 30 & 31 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 C to Business A** the zoning on **Plot #3231, Section 30 & 31** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “**Section 30 & 31 Building Zone Map of the City of Springfield.**”

Attachment: 3231_1400_State_St_2022_PB_Report (6920 : 1400 State Street)

**REPORT TO CITY COUNCIL
ZONE CHANGE HEARING**

PETITION: #3231
SECTION: 30 & 31

DATE: August 18, 2022

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: 1400 State Street (11110-0275) and 1414 State Street (11110-0278)

CHANGE REQUESTED: Proposed zone change from Residence C to Business A

PETITIONER'S PURPOSE STATEMENT: Medical redevelopment

DATE OF PUBLIC HEARING: August 17, 2022

DATE OF FINAL DECISION: August 17, 2022

BOARD MEMBERS PRESENT and COUNT: five (5): Ms. Morin, Mr. Cunningham, Mr. Daniele, Ms. McQuade and Mr. Florian

FINAL MOTION: APPROVE

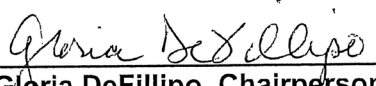
IN FAVOR: five (5): Ms. Morin, Mr. Cunningham, Mr. Daniele, Ms. McQuade and Mr. Florian

OPPOSED: zero (0)

ABSTAINED: N/A

RECOMMENDATION: APPROVE

Respectfully submitted,



Gloria DeFillipo, Chairperson

Attachment: 3231_1400_State_St_2022_PB_Report_(6920 : 1400 State Street)

RECEIVED

2022 JUL 13 A 11:38

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 ES Chestnut Street (02750-0410), WS Prospect Terrace (09952-0006, 0007 and 0008), SS Prospect Terrace (09952-0010), 27 Prospect Terrace (09952-0012), ES Prospect Terrace (09952-0014) and WS Prospect Terrace (09952-0005) from Residence C to Business A.

Mailing Address:

2455 Main Street
Springfield, MA 01107

Owner & Petitioner:

New North Citizens Council, Inc.

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

BY: Maria M. Ligus
Maria M. Ligus, Executive Director

Attachment: 3232 ES Chestnut St Zone Change Formal (6921 : ES Chestnut Street, Et.Al.)

**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A ZONE CHANGE**

**ES CHESTNUT STREET, ET.AL. (02750-0410)
RESIDENCE C TO BUSINESS A**

GENERAL INFORMATION

Applicant:	New North Citizens Council, Inc.
Request:	Residence C to Business A
Location:	ES Chestnut Street (02750-0410), WS Prospect Terrace (09952-0006, 0007 and 0008), SS Prospect Terrace (09952-0010), 27 Prospect Terrace (09952-0012), ES Prospect Terrace (09952-0014) and WS Prospect Terrace (09952-0005)
Parcel Size:	166,597 s.f.
Purpose:	Mixed-used development
Surrounding Land Use and Zoning:	The property is located in the Memorial Square Neighborhood and is located in an area that has a primarily residential uses. The surrounding land uses include: To the north are a number of three-family homes and a church zoned Residence B. To the south is a Behavioral Health Network building zoned Residence C. To the east are single and two-family homes zoned Residence B. To the west are two and three-family homes zoned Residence B.
Site Visit:	8-2-22
Neighborhood Council Notification:	New North Citizens Council: 8-1-22
Planning Board Hearing Date:	8-17-22

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 ES Chestnut Street, WS Prospect Street and SS Prospect Terrace from Residence C to Business A. As the Board is aware, this was the former location of the Chestnut Street School. The school was closed in 2004 and heavily damaged by a fire in 2013. The building was demolished in 2014 and has been vacant ever since.

The City had issued a number of Request for Proposals (RFP) for the redevelopment of this property, however, no successful developers had been selected. The most recent RFP was issued back in 2020. At that

time a total of three (3) bids were received. All three (3) submissions were reviewed by a committee consisting of representatives from the City Council, SRA, Capital Assets, Springfield Housing Authority, Office of Planning & Economic Development and the Office of Disaster Recovery. After a full review of the proposals, the committee unanimously selected the New North Citizens Council as the preferred developer.

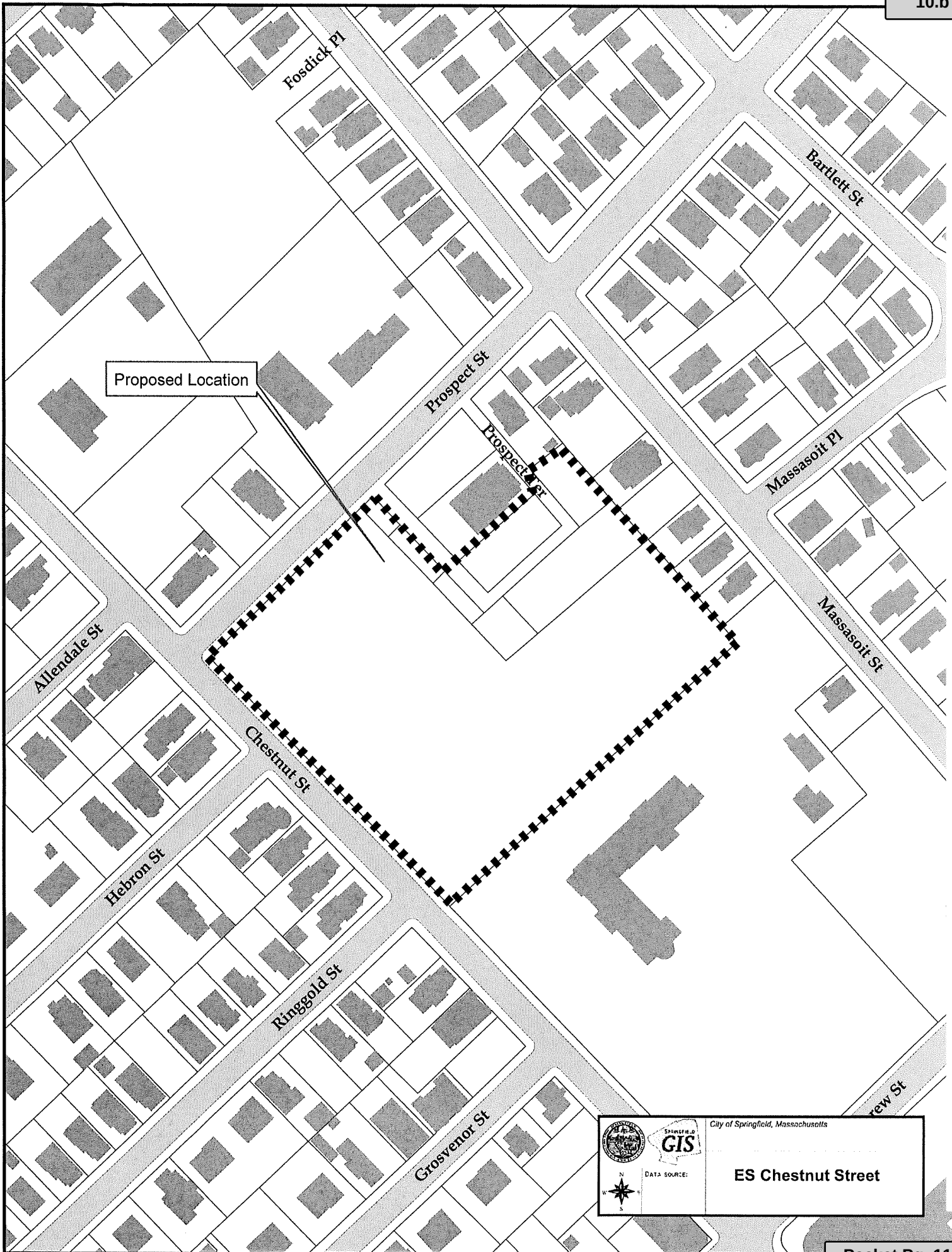
The proposal submitted by the New North Citizens Council includes developing two (2) office buildings which are proposed to house a number of community and health based services, including a gymnasium, library, and physical therapy. It was noted that Liberty Health Systems will also be serving as a partner in the development. A preliminary site plan has been submitted (see attached). Due to the fact that the property is currently zoned Residence C, a zoned change to Business A is required. In addition to the site plan, a full site plan review will also be required. In addition, depending on the final size of the development, a special permit review by the City Council may also be triggered.



After a full review of the submitted information, the staff does not oppose the proposed zone change to Business A. As noted above, this property has been vacant since 2014. While there is no Business A zoning directly abutting this property, there are a number of commercially zoned properties just down the street on Carew Street. Further, the staff strongly believes that the proposed development will provide much needed services to the neighborhood and will not adversely affect the abutting properties or the neighborhood as a whole.

RECOMMENDATION

Approve.



Attachment: 3232 ES Chestnut St 2022 (6921 : ES Chestnut Street, Et.Al.)

 N W E S	SPRINGFIELD GIS	City of Springfield, Massachusetts
	DATA SOURCE:	ES Chestnut Street



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND TWENTY-TWO

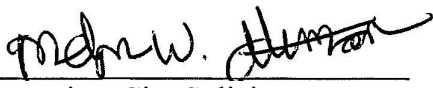
AN ORDINANCE

AMENDING SECTION 53 OF THE BUILDING ZONE MAP

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

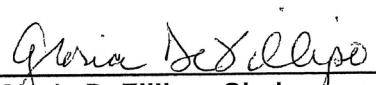
SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City”, text enacted, May 28, 2013, as amended, is hereby further amended by changing from **Residence C to Business A** the zoning on **Plot #3231, Section 53** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “**Section 53 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 17, 2022 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-TWO

AN ORDINANCE

AMENDING SECTION 53 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 C to Business A** the zoning on **Plot #3231, Section 53** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “**Section 53 Building Zone Map of the City of Springfield.**”

**REPORT TO CITY COUNCIL
ZONE CHANGE HEARING**

PETITION: #3231
SECTION: 53

DATE: August 18, 2022

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: New North Citizens Council, Inc.

ADDRESS: ES Chestnut Street (02750-0410), WS Prospect Terrace (09952-0006, 0007 and 0008), SS Prospect Terrace (09952-0010), 27 Prospect Terrace (09952-0012), ES Prospect Terrace (09952-0014) and WS Prospect Terrace (09952-0005)

CHANGE REQUESTED: Proposed zone change from Residence C to Business A

PETITIONER'S PURPOSE STATEMENT: Mixed-use development

DATE OF PUBLIC HEARING: August 17, 2022

DATE OF FINAL DECISION: August 17, 2022

BOARD MEMBERS PRESENT and COUNT: five (5): Ms. Morin, Mr. Cunningham, Mr. Daniele, Ms. McQuade and Mr. Florian

FINAL MOTION: APPROVE

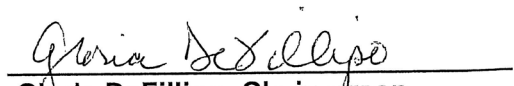
IN FAVOR: five (5): Ms. Morin, Mr. Cunningham, Mr. Daniele, Ms. McQuade and Mr. Florian

OPPOSED: zero (0)

ABSTAINED: N/A

RECOMMENDATION: APPROVE

Respectfully submitted,


Gloria DeFillipo, Chairperson

Attachment: 3232_ES_Chestnut_St_2022_PB_Report (6921 : ES Chestnut Street, Et.Al.)