



CITY COUNCIL

City Clerk's Office 10/18/2022

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 **Monday October 24, 2022** at 07:00 PM.

City Clerk

Hearings

7:00 PM Meeting called to order on October 24, 2022 at Springfield City Hall -- Council Chambers, 36 Court Street, Springfield, MA.

Moment of Silence - Pledge of Allegiance

Orders

- (1.) Order of Taking of Land 65 Sumner Avenue ()
- (2.) State Election Warrant (City Clerk Oyola-Lopez)

Special Permits

- (3.) For a Special Permit to Operate an Adult Use Marijuana Establishment (Storefront Retail) at the Property Known as 311 Page Boulevard (09440-1063))(Book#17740/Page#19), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 20.1(1).

Request: See Above
Owner: 575 Union Street, LLC
By: Michael Vinick, its Manager
Petitioner: 311 Page Boulevard Holding Group
By: Yasser Hussain

- (4.) For a Special Permit for a Temporary Truck or Truck Body Storage Lot at the Properties Known as 146 Verge Street (11840-0031)(Book#24540/Page#430), NS Verge Street (11840-0035)(Book#24540/Page#430) and NS Verge Street (11840-0038) (Book#24540/Page#426) as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.5(2) and M.G.L.

Request: See Above
Owner: Mr. Master, LLC
By: Karim Radzhabov
Petitioner: Mr. Master, LLC
By: Karim Radzhabov

- (5.) 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

- (6.) For a Special Permit to Operate an Indoor Place of Amusement on a Portion of the Property Known as 1377 Liberty Street (07770-0406)(Book#24320/Page#277), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 17.2 (1).

Request: See Above
Owner: 1277 Liberty Street, LLC
By: Zi Quan Zhang
Petitioner: Jun Zhang
By: Jun Zhang

- (7.) To Amend an Existing Special Permit (Used Car Sales), Granted February 2011, by Allowing a Change in the Petitioner at the Property Known as 890 Boston Road (01655-0158) (Book# 24302/Page#520), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1.

Request: See Above
Owner: H & F Properties, Inc.
By: Usman Sheikh
Petitioner: H & F Properties, Inc.
By: Usman Sheikh

- (8.) For a Special Permit a Motor Vehicle Repairs, Used Car Sales and Motor Vehicle Body Work at the Property Known as 1122 Bay Street (01085-0127) (Doc# 213745-1) as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1, 12.3(4), 12.(5) and M.G.L.

Request: See Above
Owner: Marigold Realty, LLC
By: Chiang Huey Ying Swee
Petitioner: Hector Davila
By: Hector Davila

- (9.) For a Special Permit to Operate an Adult Use Marijuana Establishment (Storefront Retail) at the Property Known as 337 East Columbus Avenue (04303-0644) (Book#9195/Page#0472), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 20.1(1).

Request: See Above
Owner: Paley Mark Trustee S & L Realty
By: Mark Paley
Petitioner: Diem Springfield, LLC
By: Christopher Mitchem/Luiselis Hernandez

Petitions

- (10.) Honorary Sign

Zoning Changes

- (11.) To Change the Zoning of the Property Known as 435-455 Cottage Street (03310-0292) from Industrial Park to Industrial A. 435-455 Cottage Street None Yet

PETITIONER:

Edward Young

ADDRESS:

435-455 Cottage Street

CHANGE REQUESTED:

Industrial P to Industrial A



City Council

ADOPTED

Meeting: 10/24/22 07:00 PM

Initiator: Gladys Oyola-Lopez

Sponsors:

DOC ID: 6907

1

Order of Taking of Land 65 Sumner Avenue ()

CITY OF SPRINGFIELD

In the City Council

July 18, 2022

ORDER OF TAKING OF LAND

IT IS ORDERED THAT the City Council, acting pursuant to Mass. General Laws Chapter 43, Section 30, and Mass. General Laws Chapter 79, upon the request of the Department of Capital Asset Construction, does hereby take by eminent domain in the name and on behalf of the said City of Springfield, a parcel of land located on Sumner Avenue, in Springfield, in fee simple, for municipal public purposes including 1.) supplying critical parking for Sumner Avenue Elementary School staff (due to inadequate capacity within the existing parking lot servicing the School), 2.) reducing traffic congestion at the western most end of Sumner Avenue during school arrival and dismissal times by allowing both parent and bus pickup/drop to occur on the property as opposed to the street, 3.) relocating the dumpster from the School site to improve quality of life for surrounding residents, and 4.) utilization of the structure on site as a potential location for the anticipated new "Springfield Virtual School", accommodating the staff, workspace, storage, parking and other needs for the school. Collectively, the purposes set forth above shall be known herein as the "Project".

An appropriation of money has been duly made for this purpose by an Order approved by the City Council on this date.

Such parcel is taken together with all rights therein, both legal and equitable, including all privileges, appurtenances, restrictions, conditions, and all estates and rights of reverter, together with all trees upon said land and improvements affixed to said land, excepting easements, rights, and interests specifically reserved herein.

TAKING IN FEE SIMPLE

It is ORDERED, that the parcel of land described below is taken in fee simple, pursuant to and by virtue of Mass. General Laws Chapter 43, Section 30, and Mass. General Laws Chapter 79, of the Massachusetts General Laws, for municipal public purposes, including off street parking in connection with the Project, including any improvements, trees and shrubs located thereon;

65 Sumner Avenue: A parcel of land located at 65 Sumner Avenue, Springfield, Massachusetts, City Parcel #01128-0485, supposed to be owned by Springfield Realty Ventures, LLC, containing an area of 52,447 square feet. That certain parcel of land described as shown on a certain plan entitled "Plan of Land Sumner Avenue and Beechwood Avenue Springfield, Massachusetts for Friendly Ice Cream Corporation 1855 Boston Road, Wilbraham,

Massachusetts” dated February 1979 drawn by Smith Associates, Engineers & Surveyors of said Springfield, which plan is recorded herewith in the Hampden County Registry of Deeds and said land being further bounded and described as follows:

Beginning at a point marked by an iron pin at the Southwesterly corner of Sumner Avenue and Beechwood Avenue, thence running along the Westerly line of Beechwood Avenue South 13°40’10” East, a distance of 70.01 feet to an iron pin; thence continuing along said Westerly line South 09°57’10” East, a distance of 130.49 feet to a stone bound; thence turning and running South 75°48’13” West along other land now or previously owned by SIC PROPERTY, LLC, a distance of 124.50 feet to an iron pin; thence turning and running South 14°03’48” East along the Westerly boundary of said other land of now or previously owned by SIC PROPERTY, LLC, a distance of 54.28 feet to an iron pin; thence running South 13°47’22” East along the Westerly boundary of other land now of formerly of Robert W. and Patricia C. Drance and land now or formerly of Joseph Chabot et al, a distance of 101.18 feet to an iron pin; thence turning and running South 81°50’42” West along the Northerly boundary of land now or formerly of Gloria Moriarty, a distance of 75.56 feet to an iron pin; thence turning and running North 13°52’56” West along the Easterly line of land now or formerly of the City of Springfield, a distance 346.36 feet to an iron pin on the Southerly line of Sumner Avenue; thence turning and running along the Southerly line of Sumner Avenue North 75°27’00” East, a distance of 208.89 feet to the iron pin at the point and place of beginning. Containing 1.204 acres.

Being the same property sold to Springfield Realty Ventures, LLC by SIC Property, LLC, via quitclaim deed, recorded at the Hampden County Registry of Deeds at Book 23452 Page 75 on September 30, 2020.

AWARD OF DAMAGES

It is ORDERED that the City of Springfield makes the following awards for damages sustained by the owners of the parcels, and to other persons as are required by law, by reason of the takings in fee, including any improvements, trees or shrubs:

<u>Parcel/Address</u>	<u>Owner of Record/Mortgagee</u>	<u>Damage Award</u>
65 Sumner Avenue	Springfield Realty Ventures, LLC	\$1,125,000.00

TOTAL: \$1,125,000.00

Although said parcel is stated above as belonging to the named owner, the ownership of said parcels is stated herein only insofar as said ownership is known or has been determined by the City Council, and accordingly, is so stated and shown only as a matter of information and belief.

Such takings in fee simple are subject to outstanding mortgages and liens of record as are required by law, and are made subject to the prior payment of any unpaid taxes, water and sewer use charges, betterments, if any, to the City of Springfield, MA.

It is further ORDERED: that the City Treasurer be and is hereby authorized to pay said sums to the owners of the land specified above, or to their heirs, successors, or assigns when the same shall become payable as above provided;

that no damages be awarded, other than those above mentioned, inasmuch as no other damages will be sustained by any person, firm, or corporation in their land;

that no assessments be levied;

that the City Clerk, in the name and on behalf of the City, is hereby directed to give notice in compliance with Chapter 79 of the Massachusetts General Laws;

that within 30 days after the adoption of this order, the City Clerk is hereby ordered to certify and record a copy hereof, in the Hampden County Registry of Deeds.

Approved by the City Council on July 18th, 2022:

City Clerk

Approved pursuant to Mass. Gen. Laws ch. 43, sec. 30:

Domenic J. Sarno, Mayor
Date signed: _____



City Council

FILE COMPLETED

Meeting: 10/24/22 07:00 PM
Initiator: Chelsea D Parmentier
Sponsors: City Clerk Gladys Oyola-Lopez
DOC ID: 7061

2

State Election Warrant (City Clerk Oyola-Lopez)

COMMONWEALTH OF MASSACHUSETTS WILLIAM FRANCIS
GALVIN
SECRETARY OF THE COMMONWEALTH

To the Constables of the City of SPRINGFIELD

In the name of the Commonwealth, you are hereby required to notify and warn the inhabitants of said city or town who are qualified to vote in a Primaries to vote at

***SEE ATTACHED WARD AND PRECINCT NUMBERS AND POLLING LOCATIONS**

on **TUESDAY, THE EIGHTH DAY OF NOVEMBER 2022, from 7:00AM to 8:00PM**
for the following purpose to cast their votes in the Primary for the candidates of political parties for the following offices:

Contest	District
Governor	For this Commonwealth
Lieutenant Governor	For this Commonwealth
Councilor	8th District
Attorney General	For this Commonwealth
Secretary of State	For this Commonwealth
Treasurer	For this Commonwealth
Auditor	For this Commonwealth
Sheriff	Hampden County
Representative in Congress	1st District
District Attorney	Hampden County
Senator in General Court	Hampden District
Senator in General Court	Hampden, Hampshire and Worcester Dist.
Representative in General Court	2nd Hampden District
Representative in General Court	9th Hampden District
Representative in General Court	10th Hampden District
Representative in General Court	11th Hampden District
Representative in General Court	12th Hampden District

Hereof fail not and make return of this warrant with your doings thereon at the time and place of said voting.

Given under our hands this 24th day of October, 2022.

By: Posted on the Official Bulletin Board of the Office of the City Clerk and on the City's Website

Gladys Oyola-Lopez, City Clerk
A True Copy Attested October 24, 2022.

Warrant must be posted by **November 1, 2022**, (at least *seven days prior* to the **November 8, 2022** State Election).

CITY OF SPRINGFIELD

2022 Polling Locations

WARD 1

- A. RIVERVIEW ADMINISTRATION BLDG 82 DIVISION STREET
- B. RIVERVIEW ADMINISTRATION BLDG 82 DIVISION STREET
- C. NORTH END YOUTH CENTER 1772 DWIGHT STREET
- C1. NORTH END YOUTH CENTER 1772 DWIGHT STREET
- D. LOWER LIBERTY HGHTS CTR/EMILY BILL POOL HOUSE 233 FRANKLIN STREET
- D1. LOWER LIBERTY HGHTS CTR/EMILY BILL POOL HOUSE 233 FRANKLIN STREET
- E. LOWER LIBERTY HGHTS CTR/EMILY BILL POOL HOUSE 233 FRANKLIN STREET
- F. HOBBY CLUB 309 CHESTNUT STREET
- G. FIRE DEPT. HEADQUARTERS 605 WORTHINGTON STREET
- H. THE GOOD LIFE CENTER 1600 EAST COLUMBUS AVE

WARD 2

- A. SPRINGFIELD BOYS AND GIRLS CLUB 481 CAREW STREET
- B. SPRINGFIELD BOYS AND GIRLS CLUB 481 CAREW STREET
- C. SPRINGFIELD BOYS AND GIRLS CLUB 481 CAREW STREET
- D. VAN SICKLE SCHOOL, GYM 1170 CAREW STREET
- E. VAN SICKLE SCHOOL, GYM 1170 CAREW STREET
- F. SAFETY COMPLEX 1212 CAREW STREET
- G. BOWLES SCHOOL 24 BOWLES PARK
- H. VAN SICKLE SCHOOL, GYM 1170 CAREW STREET

WARD 3

- A. MASON WRIGHT, ACTIVITY ROOM 74 WALNUT STREET
- B. GENTILE APARTMENTS, COMMUNITY RM..... 85 WILLIAM STREET
- C. GENTILE APARTMENTS, COMMUNITY RM 85 WILLIAM STREET
- D. JC WILLIAMS COMMUNITY CTR 116 FLORENCE STREET
- E. JC WILLIAMS COMMUNITY CTR 116 FLORENCE STREET
- F. HOLY NAME CHURCH/SOCIAL CENTER 323 DICKINSON STREET
- G. HOLY NAME CHURCH/SOCIAL CENTER 323 DICKINSON STREET
- H. HOLY NAME CHURCH/SOCIAL CENTER 323 DICKINSON STREET

WARD 4

- A. REBECCA M. JOHNSON SCHOOL 55 CATHARINE STREET
- B. REBECCA M. JOHNSON SCHOOL 55 CATHARINE STREET
- C. MASON SQUARE LIBRARY 765 STATE STREET
- D. HIGHLAND HOUSE 250 OAK GROVE AVENUE
- E. MASON SQUARE FIRE STATION 33 EASTERN AVENUE
- F. AIC CORNIOTES HALL 1053 STATE ST (Corner of Homer St)
- G. INDEPENDENCE HOUSE 1475 ROOSEVELT AVENUE
- H. AIC CORNIOTES HALL 1053 STATE ST (Corner of Homer St)

WARD 5

- A. HIGH SCHOOL OF SCENCE & TECHNOLOGY, GYM1250 STATE ST (ALTON ST)
- B. HIGH SCHOOL OF SCENCE & TECHNOLOGY, GYM1250 STATE ST (ALTON ST)
- C. MARY LYNCH SCHOOL 315 NORTH BRANCH PARKWAY
- C1. MARY LYNCH SCHOOL 315 NORTH BRANCH PARKWAY
- D. GREENLEAF COMMUNITY CENTER 1187 ½ PARKER STREET
- E. PINE POINT LIBRARY204 BOSTON ROAD
- F. DUGGAN SCHOOL 1015 WILBRAHAM ROAD
- G. GREENLEAF COMMUNITY CENTER1187 ½ PARKER STREET
- H. CHURCH IN THE ACRES 1383 WILBRAHAM ROAD

WARD 6

- A. FOREST PARK LIBRARY COMMUNITY ROOM 380 BELMONT AVE
- B. FOREST PARK LIBRARY COMMUNITY ROOM 380 BELMONT AVE
- C. FOREST PARK COMMUNITY ROOM 25 BARNEY LANE
- D. ALICE BEAL SCHOOL 285 TIFFANY STREET
- D1. ALICE BEAL SCHOOL 285 TIFFANY STREET
- E. HOLY NAME CHURCH/SOCIAL CENTER 323 DICKINSON STREET
- F. ALICE BEAL SCHOOL 285 TIFFANY STREET
- G. MLK CHARTER SCHOOL 285 DORSET STREET
- H. MLK CHARTER SCHOOL 285 DORSET STREET

WARD 7

- A. MARY DRYDEN SCHOOL 190 SURREY ROAD
- A1. MARY DRYDEN SCHOOL 190 SURREY ROAD
- B. FREDERICK HARRIS SCHOOL 58 HARTFORD TERRACE
- B1. FREDERICK HARRIS SCHOOL 58 HARTFORD TERRACE
- C. FREDERICK HARRIS SCHOOL 58 HARTFORD TERRACE
- D. TALMADGE SCHOOL 1395 ALLEN STREET
- E. BRUNTON SCHOOL 1801 PARKER STREET
- F. KILEY MIDDLE SCHOOL 180 COOLEY STREET
- G. BRUNTON SCHOOL 1801 PARKER STREET
- H. GLICKMAN SCHOOL 120 ASHLAND AVENUE
- H1. GLICKMAN SCHOOL 120 ASHLAND AVENUE

WARD 8

- A. MARY MOTHER OF HOPE CHURCH (ST. MARY'S) 840 PAGE BLVD
- B. MARY LYNCH SCHOOL 315 NORTH BRANCH PARKWAY
- B1. MARY LYNCH SCHOOL 315 NORTH BRANCH PARKWAY
- C. CENTRAL HIGH SCHOOL 1840 ROOSEVELT AVENUE
- D. JOHN F. KENNEDY MIDDLE SCHOOL 1385 BERKSHIRE AVENUE
- E. INDIAN ORCHARD CITIZENS COUNCIL 117 MAIN ST (INDIAN ORCHARD)
- F. JOHN F. KENNEDY MIDDLE SCHOOL 1385 BERKSHIRE AVENUE
- G. WARNER SCHOOL 493 PARKER STREET
- G1. WARNER SCHOOL 493 PARKER STREET
- H. PINE POINT LIBRARY 204 BOSTON ROAD

POLLING PLACES SHALL BE OPEN FROM 7:00 AM TO 8:00 PM



City Council

SCHEDULED

Meeting: 10/24/22 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 7036

3

Special Permit

For a Special Permit to Operate an Adult Use Marijuana Establishment (Storefront Retail) at the Property Known as 311 Page Boulevard (09440-1063))(Book#17740/Page#19), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 20.1(1).

Request:	See Above
Owner:	575 Union Street, LLC
By:	Michael Vinick, its Manager
Petitioner:	311 Page Boulevard Holding Group
By:	Yasser Hussain

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 311 Page Boulevard (09440-1063))(Book#17740/Page#19), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 20.1(1).

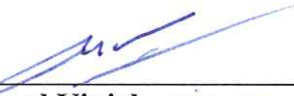
Mailing Address:

311 Page Boulevard
 Springfield, MA 01114

Owner:

575 Union Street, LLC

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

BY: 

Michael Vinick *Its manager*

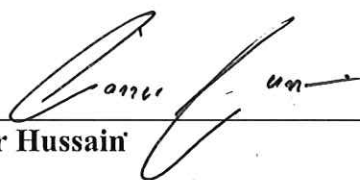
Mailing Address:

22 Day Lily Lane
 Westfield, MA 01085

Petitioner:

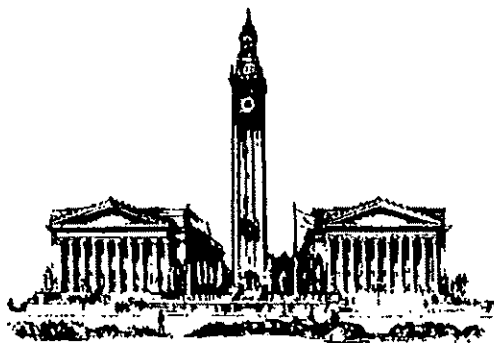
311 Page Boulevard Holding Group

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

BY: 

Yasser Hussain

Attachment: Page_BI_311_Tax_Form (7036 : 311 Page Boulevard)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

09/21/2022

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 : 311 Page Boulevard

Petitioner : 311 Page Boulevard Holding Group
22 Day Lily Lane
Westfield, Ma. 01085

LandLord: 575 Union Street, LLC
311 Page Boulevard
Springfield, Ma. 01114

Christopher A Caputo / Treasurer Collector



City Council

SCHEDULED

Meeting: 10/24/22 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 6883

4

Special Permit

For a Special Permit for a Temporary Truck or Truck Body Storage Lot at the Properties Known as 146 Verge Street (11840-0031)(Book#24540/Page#430), NS Verge Street (11840-0035)(Book#24540/Page#430) and NS Verge Street (11840-0038) (Book#24540/Page#426) as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.5(2) and M.G.L.

Request:	See Above
Owner:	Mr. Master, LLC
By:	Karim Radzhabov
Petitioner:	Mr. Master, LLC
By:	Karim Radzhabov

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

for a special permit for a temporary truck or truck body storage lot at the properties known as 146 Verge Street (11840-0031)(Book#24540/Page#430), NS Verge Street (11840-0035)(Book#24540/Page#430) and NS Verge Street (11840-0038) (Book#24540/Page#426) as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.5(2) and M.G.L.

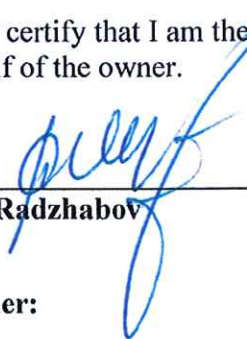
Mailing Address:

74 Hill Street
 West Springfield, MA 01089

Owner:

Mr. Master, LLC

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

By: 

Karim Radzhabov

Mailing Address:

74 Hill Street
 West Springfield, MA 01089

Petitioner:

Maya Izzatova

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

By: 

Maya Izzatova

Attachment: Verge St 146 Tax Formal (6883 : 146 Verge Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

06/14/2022

**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 : 146 Verge Street, NS Verge Street & NS Verge Street

Petitioner : Maya Izzatova

Landlord : Mr. Master, LLC

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

Christopher A Caputo / Treasurer Collector

Attachment: Verge_St_146_Tax_Formal (6883 : 146 Verge Street)

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

**146 VERGE STREET, ET. AL.
TEMPORARY TRUCK STORAGE**

General Information

Petitioner:	Maya Izzatova
Request:	Temporary truck storage
Proposed use of the property:	Temporary truck storage
Parcel Size:	90,604 s.f.
Compatibility with current planning documents:	The Boston Road Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Indian Orchard Citizens Council: 8-2-22
Tax Status:	SEE ATTACHED
Site Visit:	8-15-22
Hearing Date:	8-22-22

Neighborhood characteristics:

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

- To the north are a rail road line and Hubbard Park zoned Open Space.
- To the south are single and two-family homes zoned Industrial A and Residence A.
- To the east is an athletic club zoned Industrial A.
- To the west is a truck storage yard zoned Industrial A.

Site plan review:

The petitioner has requested a special permit to operate a temporary truck/truck body storage lot at the properties known as 146 Verge Street and ES Verge Street. This site is currently vacant and had been used as a machine shop.

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

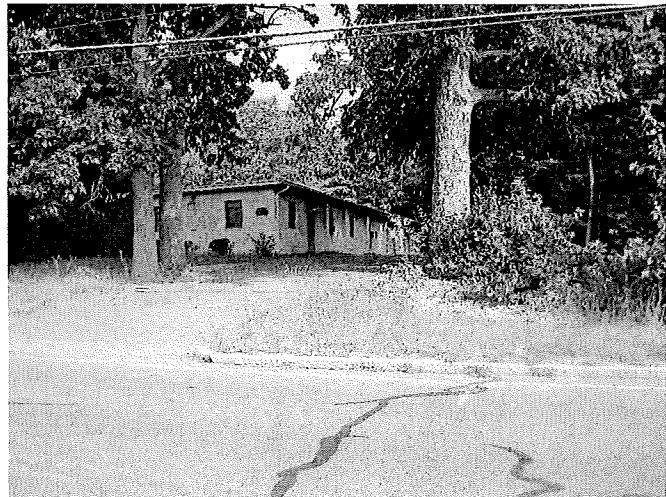
First and foremost, as noted above the majority of this site is currently vacant and wooded. Plans have been submitted showing that the lot will be paved and used for truck storage. In order to complete the paving, the lot must be cleared. As with all new developments a full review and approval by the Department of Public Works (DPW) will be required. This includes a review of the drainage and pavement as well as traffic related issues. This review and approval must be completed prior to any work being done at this location.

Additionally, the plans indicated that a new entrance into the site will be installed. Again, approval by DPW will be needed for this work. The plans submitted indicated that there will only be one (1) entrance and exit into the site. The existing driveway will be removed, loamed and seeded.

After visiting the site it was noted that there are several large trees located on the property. One of these trees appears to be in the area where the new curb cut will be installed. As per the City Ordinance, a “significant” tree cannot be removed without the City Forester’s approval. If this special permit is approved, the petitioner should be required to contact the City Forester to confirm whether this or any other tree on the site falls under the City’s Significant Tree Ordinance.

Further, after visiting the site it was noted that the existing building is in very poor condition. A number of the windows are broken and building appears to be in disrepair. If approved, the renovation of the building will need to be completed as well.

Lastly, it was noted that in addition to landscaping along Verge Street, the petitioner has also proposed to install a solid fence. The staff believes that this is needed as there are a number of single and two-family homes directly across the street. With regards to the residential abutters, the staff is also concerned with the hours of operation of this use. Again due to the close proximity of the residential abutters, late night operations should be limited.



Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is for a temporary truck/truck body storage lot at the properties known as 146 Verge Street (11840-0031) and NS Verge Street (11840-0035 & 0038).

3. The use shall be developed as per the attached plans, with the addition of conditions #4 through #12.
4. In addition to the special permit approval, a full review by the Department of Public Works, as per the provisions of City Ordinance, Chapter 27, Article VIII, § 27-58 through 27-63, will be required. This approval must be obtained prior to the issuance of a Building Permit.
5. The petitioner shall be required to contact the City Forest prior to the removal of any trees.
6. All unused curb shall be legally closed as per DPW standards.
7. The site, including all landscaped areas, shall be maintained and kept free of overgrown vegetation, litter, trash and debris.
8. The existing building shall be renovated.
9. Any and all signage shall be property permitted.
10. This use shall not be operated between the hours of 10:00PM and 6:00AM.
11. There shall be no storage of inoperable vehicles and/or trailers.
12. Fencing shall be installed as per the attached plans.
13. An ANR plan shall be completed combining the parcels into one (1) lot. The plan shall be submitted to the Springfield Planning Board and recorded at the Registry of Deeds.
14. 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

06/14/2022

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 : 146 Verge Street, NS Verge Street & NS Verge Street

Petitioner : Maya Izzatova

Landlord : Mr. Master, LLC

Christopher A Caputo / Treasurer Collector

Attachment: Verge St 146 2022 (6883 : 146 Verge Street)

Site Plans

Parcel IDs: 118400031, 118400035, 118400038

**146 Verge Street
Springfield, MA**

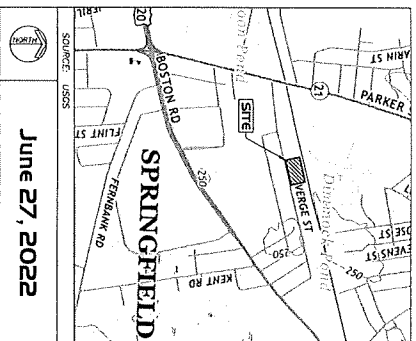
AS PREPARED FOR

**Ms. Maya Izzatova &
Mr. Karim Radzhabov**

**74 Hill Street
West Springfield, MA 01089**

ZONING REVIEW - Industrial A (IA)		
TYPE (INDUSTRIAL)	REQUIRED	PROPOSED
AREA	N/A	90,440 SF
Prepared	N/A	4,017 SF
Reviewed	N/A	5,517 SF
Reviewed	N/A	13,517 SF
CEC/PAID	N/A	
RECYCLED	N/A	30,717 SF
REPORT MADE		1,500 SF
REPORT MADE	100%	4,415
REVIEWED BY (CONTRACTOR)	70%	
REVIEWED BY (INDUSTRIAL)	27,794,315	17,794,315

*N.R. = NO REGULATION
*PARKING REQUIREMENT = 0.5 SPACE PER 1000 SF NET FLOOR AREA
14,032 SF/1000 = 2 SPACES



June 27, 2022

BY



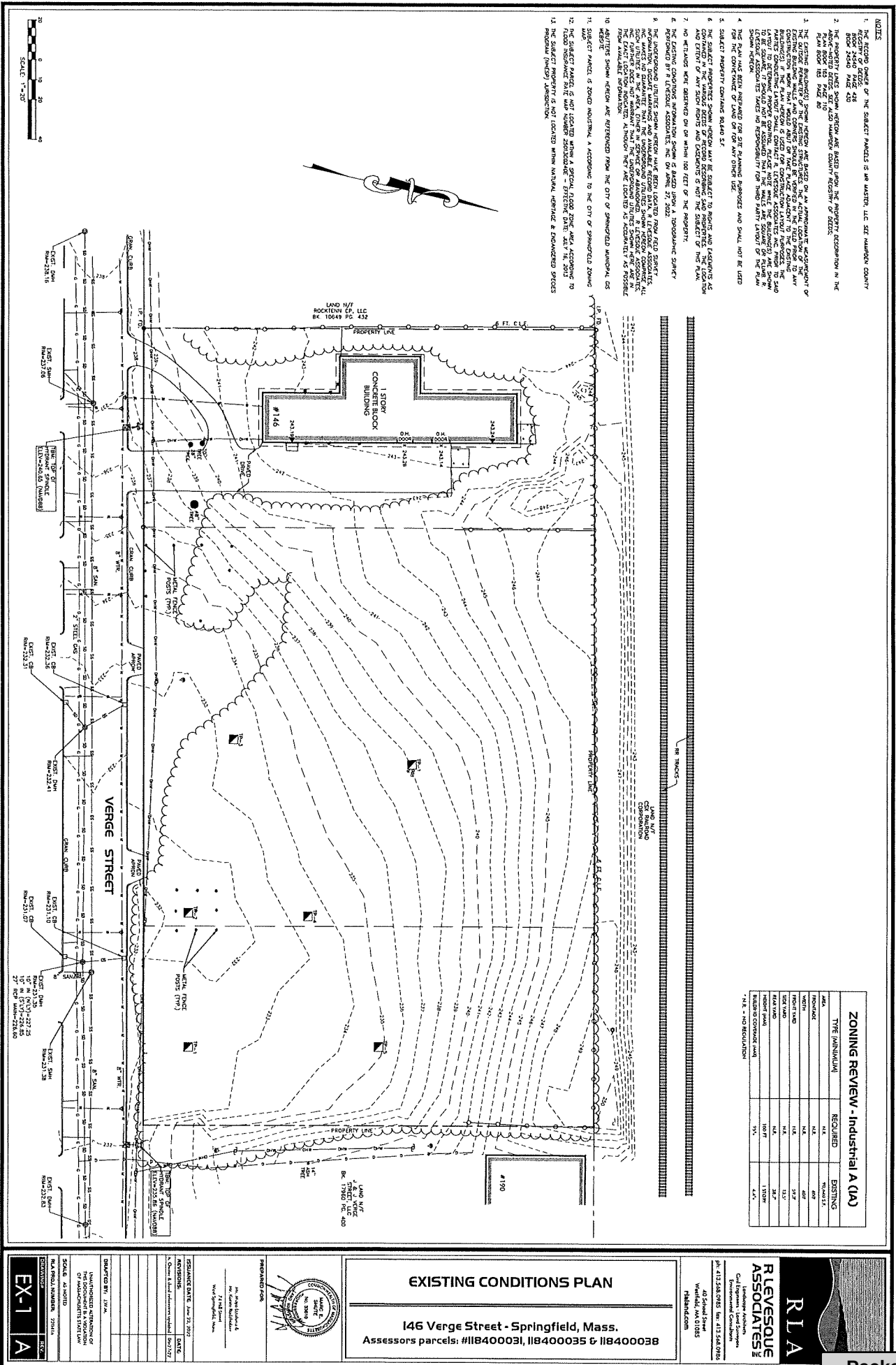
**R LEVESQUE
ASSOCIATES INC.**
A LAND PLANNING SERVICES COMPANY

40 School Street • Westfield, MA • 01085
ph 413.568.0985 • fax 413.568.0986
www.rfland.com

DRAWING INDEX			
SHEET NO.	SHEET NAME	ISSUE DATE	REVISION DATE
I-1	TITLE SHEET	0-7/7/2022	
B-1	EXISTING CONDITIONS PLAN	0-7/7/2022	
C-1	NOTES, SYMBOL & LINE LEGEND, AND ABBREVIATIONS	0-7/7/2022	
C-2	CONSTRUCTION NOTES	0-7/7/2022	
C-3	DEMOLITION & REMOVALS PLAN	0-7/7/2022	
C-4	LAYOUT AND MATERIALS PLAN	0-7/7/2022	
C-5	GRADING, EROSION & SEDIMENTATION CONTROL PLAN	0-7/7/2022	
C-6	DRAINAGE AND UTILITIES PLAN	0-7/7/2022	
C-7	LANDSCAPING PLAN	0-7/7/2022	
L-1	PROPOSED PLAN	0-7/7/2022	
D-1	DETAILS	0-7/7/2022	
D-2	DETAILS	0-7/7/2022	
D-3	DETAILS	0-7/7/2022	
D-4	DETAILS	0-7/7/2022	

RLA Project Number: 220416

PERMITTING
NOT FOR CONSTRUCTION



[illegible]

MANAGEMENT STRATEGIES

- [illegible]

1. THIS SEDIMENT BARRIER UTILIZES MARAF ENVIRONMENTAL FILLS FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAY

- [illegible]

1. HAY BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE ON THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER

1. ALL BATS MUST BE PLACED WITH SOUND OF CHIRPS. THE BATS MUST BE RELEASED AS SOON AS POSSIBLE. BATS SHOULD BE RELEASED WITHIN 10 MINUTES OF THE END OF THE NIGHT.
2. ALL BATS SHOULD BE ORIENTED AGAINST THE WINDS BLowing FROM THE EAST AND NORTH. BATS SHOULD BE RELEASED IN THE FOLLOWING ORDER: (1) BATS FROM THE EAST, (2) BATS FROM THE NORTH, (3) BATS FROM THE SOUTH, (4) BATS FROM THE WEST.
3. THE ORDER OF BATS RELEASED FROM EACH OF THE FOUR DIRECTIONS SHOULD BE DETERMINED BY THE ORDER OF THE BATS' ARRIVAL AT THE RELEASE POINTS. THE ORDER OF RELEASE SHOULD BE DETERMINED BY THE ORDER OF THE BATS' ARRIVAL AT THE RELEASE POINTS. THE ORDER OF RELEASE SHOULD BE DETERMINED BY THE ORDER OF THE BATS' ARRIVAL AT THE RELEASE POINTS.
4. EACH BAT SHOULD BE IDENTIFIED AND RELEASED IN A SEPARATE LOT. THE ORDER OF RELEASE SHOULD BE DETERMINED BY THE ORDER OF THE BATS' ARRIVAL AT THE RELEASE POINTS. THE ORDER OF RELEASE SHOULD BE DETERMINED BY THE ORDER OF THE BATS' ARRIVAL AT THE RELEASE POINTS.
5. THE ORDER OF RELEASE SHOULD BE DETERMINED BY THE ORDER OF THE BATS' ARRIVAL AT THE RELEASE POINTS. THE ORDER OF RELEASE SHOULD BE DETERMINED BY THE ORDER OF THE BATS' ARRIVAL AT THE RELEASE POINTS.
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1. **CONTRACTOR:**

- [illegible]

7. THE CONTRACTOR SHALL VE
LANDSCAPE ARCHITECT AND

- [illegible]

146 Verge Street - Springfield, Mass.
Assessors Parcels: #118400031, 118400035 &
118400038



PREPARED FOR: Mr. James H. Brown Mr. James H. Brown 7414 Street West Springfield, Mass.	
ISSUANCE DATE: June 2, 1937	
REVISIONS:	DATE:
DRAWN BY: C.H.	
UNAUTHORIZED REPRODUCTION OF THIS DOCUMENT IS PROHIBITED BY LAW	
SCALE: AS SHOWN	DATE:
P.C.A. PROJ. NUMBER: 77041	DATE:
DRAWING:	REV:
C-1	-

RLA

R LEVESQUE ASSOCIATES

Interior Design Architects
Civil Engineers • Land Surveyors
Environmental Consultants

P.O. #13-566-0985 Fax: #13-566-0986

40 Simco Street
Windsor, N6A 6T0/05

1. **FOR THE PURPOSES OF THIS AGREEMENT, THE CONSTRUCTION OF THE PROJECT DESCRIBED HEREIN SHALL BE CONSIDERED A PRE-CONSTRUCTION CONFERENCE BETWEEN THE CITY/TOWN REPRESENTATIVES, CONSULTING ENGINEER/LANDSCAPE ARCHITECT, UTILITY COMPANY REPRESENTATIVES, AND ANY OTHER AFFECTED PARTIES.**

- [illegible]

2. IN THE EVENT OF DISCREPANCIES BETWEEN LOCAL SPECIFICATIONS AND SITE SPECIFICATIONS THE MORE STRINGENT REQUIREMENT SHALL GOVERN.

- [illegible]

1. THE CONTRACTOR IS SPECIFICALLY RESPONSIBLE FOR OBTAINING ALL EXISTING UTILITIES AS SHOWN

1. STUDY THE FOLLOWING AND WRITE DOWN THE DEFINITIONS OF THE FOLLOWING TERMS IN THE FIELD OF THE CONSTRUCTION OF A BUILDING. (10 MARKS)
2. WHAT IS A FOUNDATION? WHAT IS ITS PURPOSE? (2 MARKS)
3. WHAT IS A FOUNDATION? WHAT IS ITS PURPOSE? (2 MARKS)
4. WHAT IS A FOUNDATION? WHAT IS ITS PURPOSE? (2 MARKS)
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12. WHAT IS A FOUNDATION? WHAT IS ITS PURPOSE? (2 MARKS)
13. WHAT IS A FOUNDATION? WHAT IS ITS PURPOSE? (2 MARKS)
14. WHAT IS A FOUNDATION? WHAT IS ITS PURPOSE? (2 MARKS)
15. WHAT IS A FOUNDATION? WHAT IS ITS PURPOSE? (2 MARKS)

GENERAL:
1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. TOPS OF EXISTING MANHOLES SHALL BE SET FLOW TO FINISH GRADE IN

- [illegible]

146 Verge Street - Springfield, Mass.
Assessors Parcels: #118400031, 118400035 &
118400038



Mr. Maynard Williams &
Co., Kansas Real Estate

ISSUANCE DATE	June 7, 2092
REVISIONS:	
DATE	

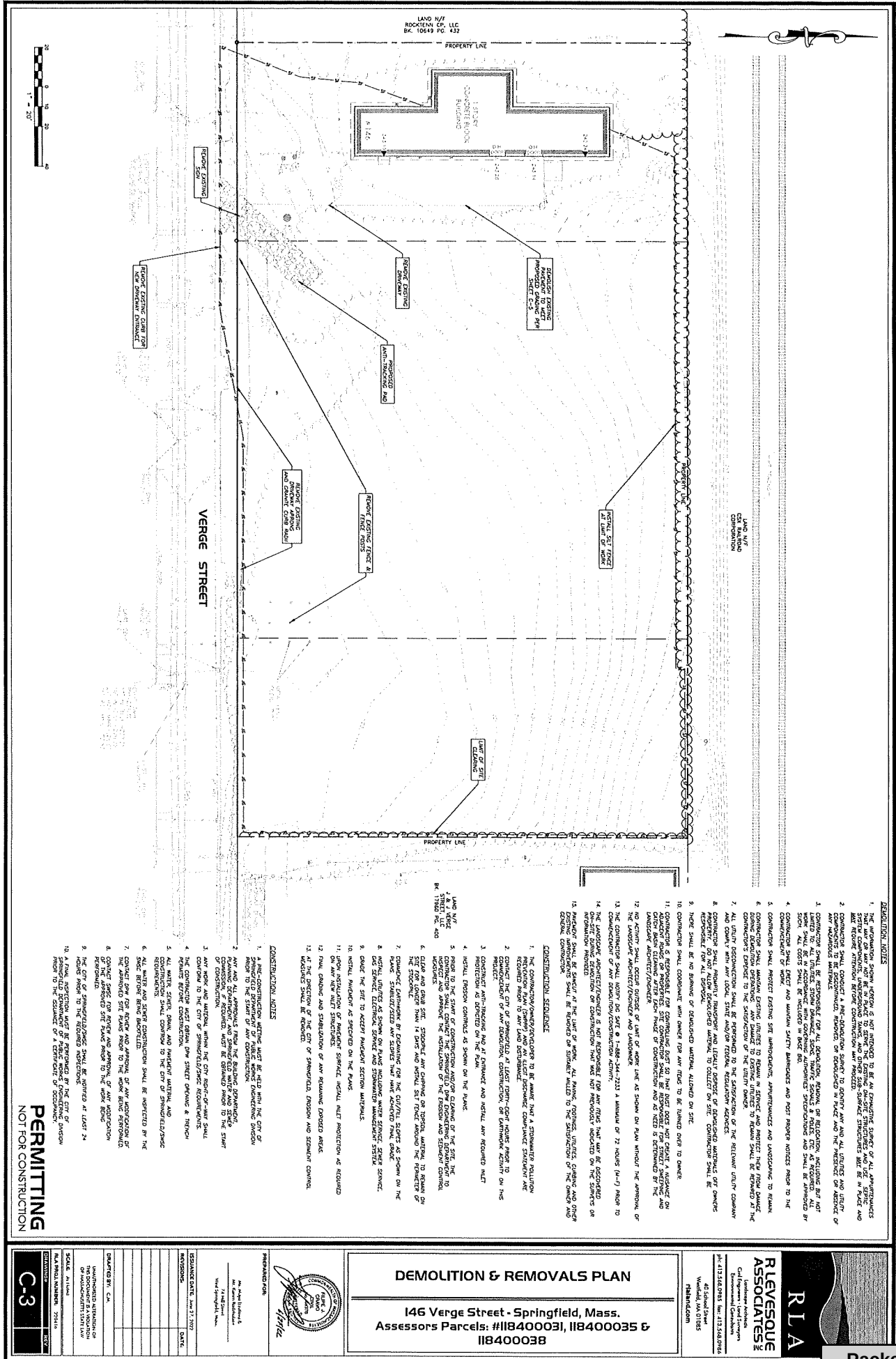
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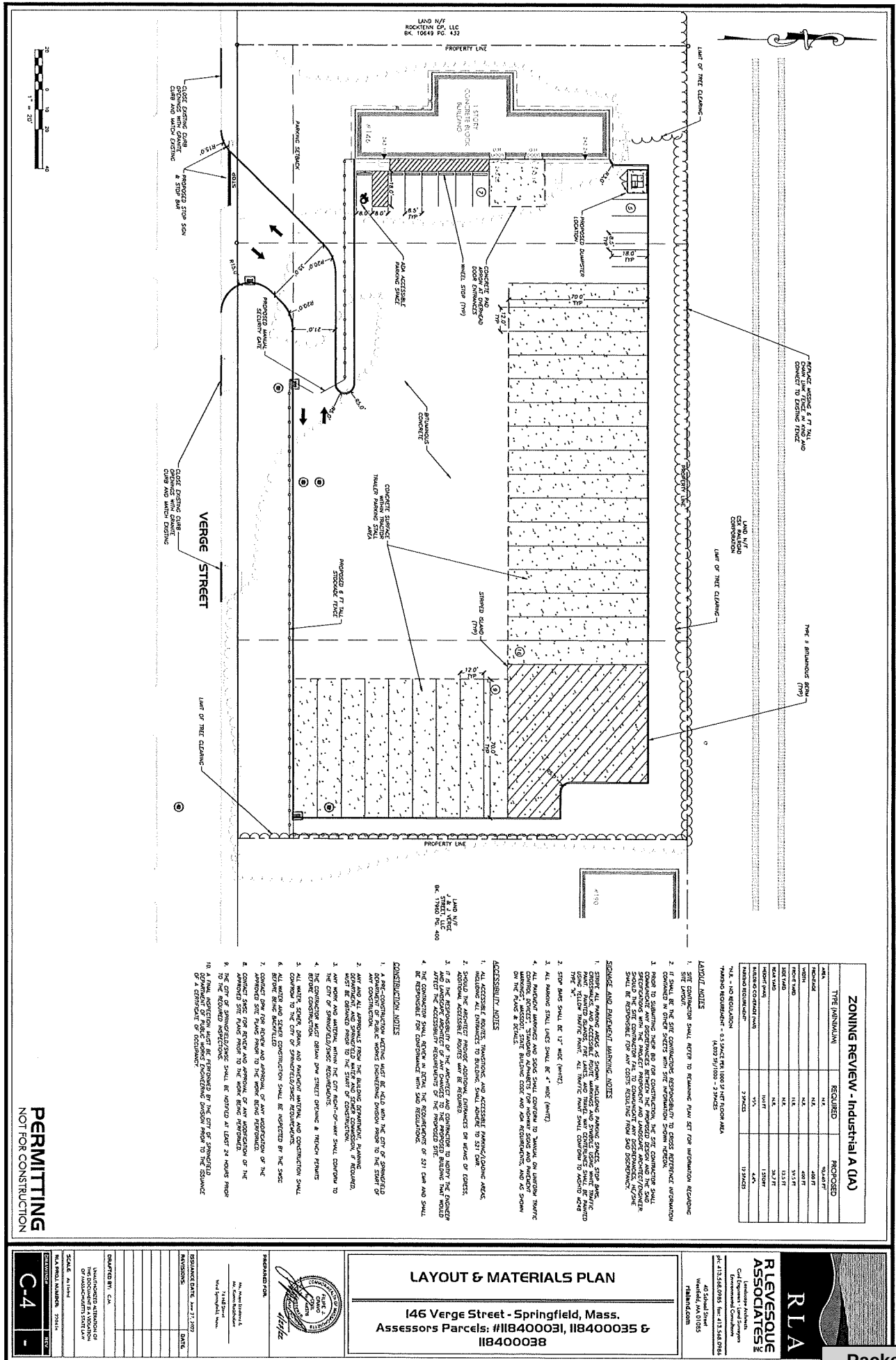
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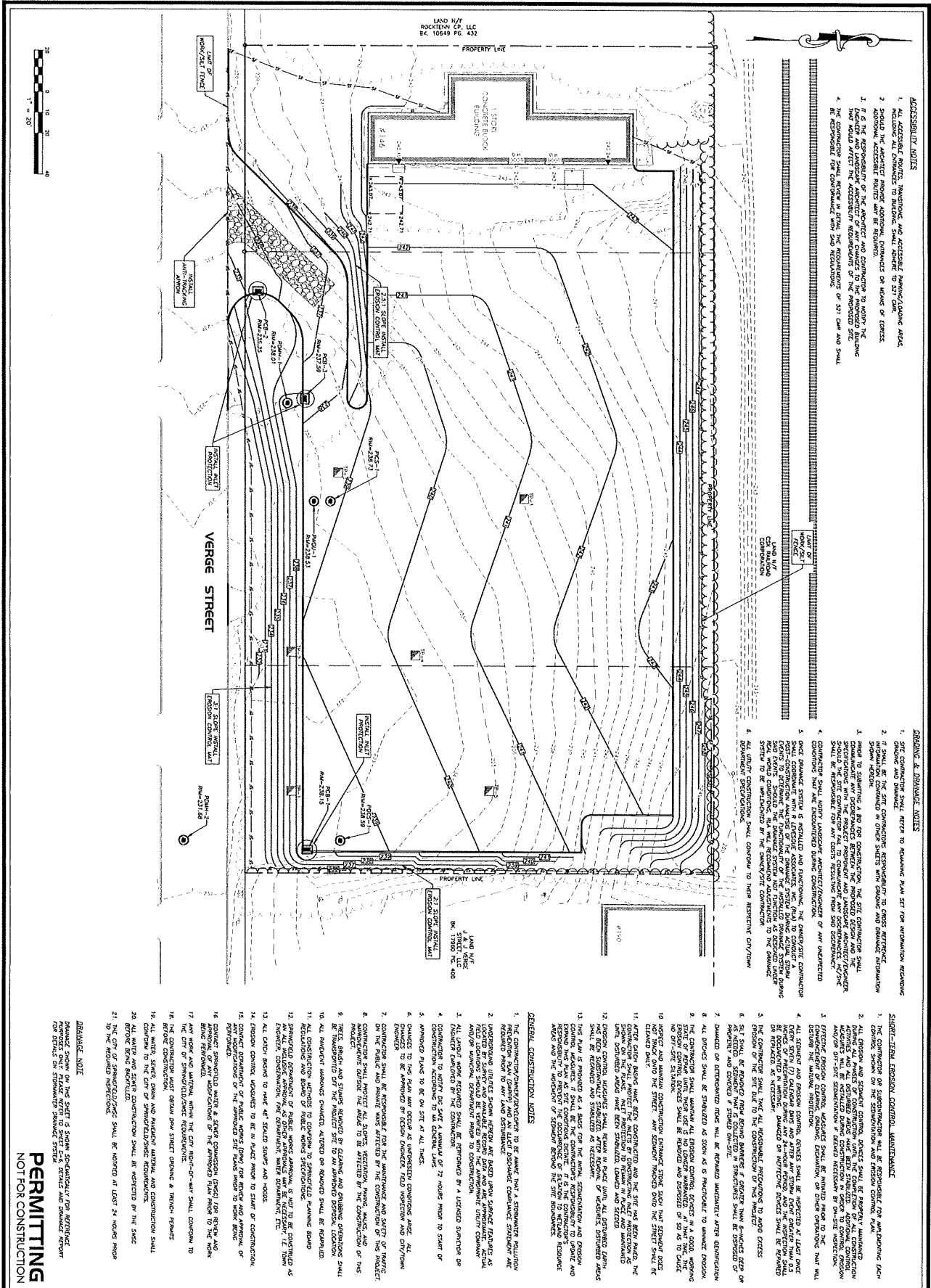
PERMITTING
NOT FOR CONSTRUCTION

RLA
R LEVESQUE
ASSOCIATES INC.

40 School Street
Westfield, MA 01085







ACCESSIBILITY NOTES

1. ALL ACCESSIBLE ROUTES, INCLUDING AND ACCESSIBLE PARKING/LOADING AREAS, SHALL BE MAINTAINED AT ALL TIMES.
2. SHOULD THE ACCESSIBLE ROUTES BE REQUIRED TO BE MAINTAINED BY THE CONTRACTOR, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROUTES.
3. IF THE RESPONSIBILITY OF THE MAINTENANCE AND CONSTRUCTION TO MAINTAIN THE ACCESSIBLE ROUTES IS NOT SPECIFICALLY STATED IN THE PERMITTING DOCUMENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROUTES.
4. THE CONTRACTOR SHALL MAINTAIN ACCESSIBLE ROUTES AT ALL TIMES AND SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL REGULATIONS.

GRADING & EROSION NOTES

1. GRADING AND EROSION SHALL BE MAINTAINED TO REMAIN PERMANENT FOR THE ENTIRE DURATION OF THE PROJECT.
2. IF THE SITE CONSTRUCTION RESPONSIBILITY TO CROSS EXISTING INFRASTRUCTURE IS NOT SPECIFICALLY STATED IN THE PERMITTING DOCUMENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE INFRASTRUCTURE.
3. SHOULD ANY DISCREPANCIES BETWEEN THE PROPOSED DESIGN AND THE EXISTING CONDITIONS BE IDENTIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EXISTING CONDITIONS.
4. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES AT ALL TIMES AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE UTILITIES AND STRUCTURES.
5. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE MEASURES.
6. ALL SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE MEASURES.

SHORT-TERM EROSION CONTROL MEASURES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE MEASURES.
2. SHOULD ANY DISCREPANCIES BETWEEN THE PROPOSED DESIGN AND THE EXISTING CONDITIONS BE IDENTIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EXISTING CONDITIONS.
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GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES AT ALL TIMES AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE UTILITIES AND STRUCTURES.
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DISTANCE NOTE

THE DISTANCE BETWEEN THE PERMITTING OFFICE AND THE PROJECT SITE IS APPROXIMATELY 10 MILES. THE DISTANCE BETWEEN THE PERMITTING OFFICE AND THE PROJECT SITE IS APPROXIMATELY 10 MILES.

PERMITTING
NOT FOR CONSTRUCTION

RLA
REYESQUE ASSOCIATES
Civil Engineering Consultants
40 School Street
Worcester, MA 01095
Tel: 508.853.8888 Fax: 508.853.8888
rla.com

GRADING, EROSION & SEDIMENTATION CONTROL PLAN

146 Verge Street - Springfield, Mass.
Assessors Parcels: #118400031, #118400035 & #118400038

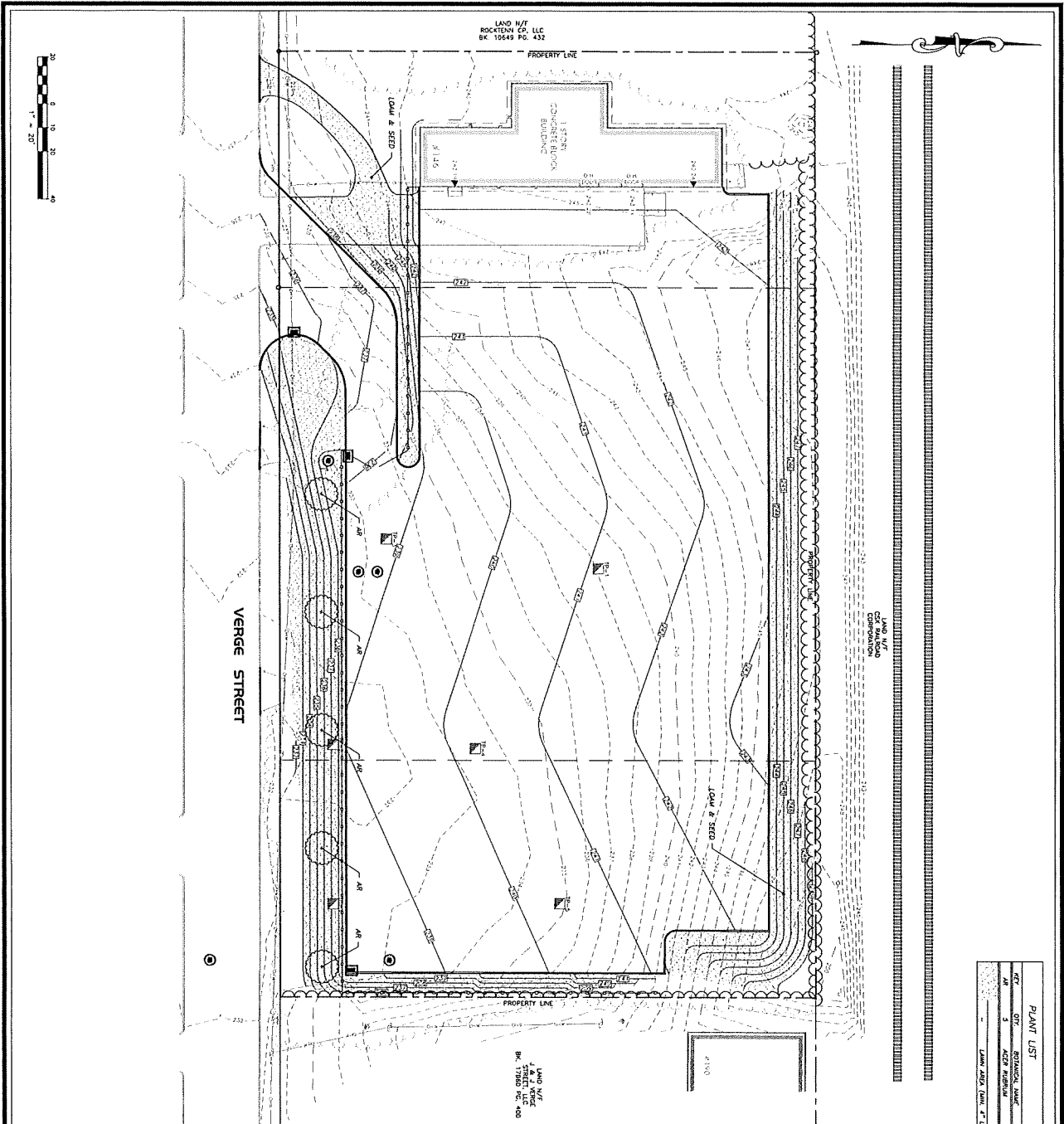
PREPARED FOR:
Mr. [Name] [Address]
[Address]
[Address]
[Address]

DESIGNED BY: C.A.
[Name]
[Address]
[Address]
[Address]

DATE: 07/27/2022

SCALE: 1" = 20'

UNAPPROVED ATTENTION:
THIS PLAN IS UNAPPROVED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE SUBMITTER TO OBTAIN ALL NECESSARY PERMITS AND TO COMPLY WITH ALL APPLICABLE REGULATIONS. THE SUBMITTER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PLAN AND FOR THE CONSTRUCTION OF THE PROJECT.



PERMITTING
NOT FOR CONSTRUCTION

PLANT LIST			
KEY	ROTATION NAME	COMMON NAME	SEED/SHOOTING
Q	ACER	RED MAPLE	2-3" DIA.
—	LAWN AREA (TWIN, 4" LODGE & SEEDS)		
—			RATE PER SQUARE METER

SITE LANDSCAPING PLAN

**146 Verge Street - Springfield, Mass.
Assessors Parcels: #118400031, 118400035 &
118400038**



PREPARED FOR

Mr. Anthony Brubaker
Mr. Kristen Randolph
74401 Street
West Sacramento, CA

2

REVISIONS:

6

[illegible][illegible]

PREPARED BY: C.M.

T

OF MASSACHUSETTS 57A

NOT LAW

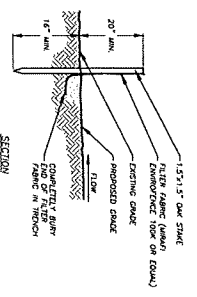
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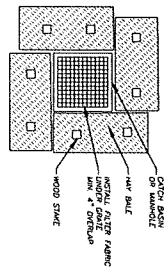
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Contract: Ultra Traffic Specification Sales (860) 751-4388 bullet@ultracure.com	Project: 146 Vege Street
 44 South Road Woburn, MA 01801 (781) 935-8500 333 Pleasant Valley Road South Windsor, CT 06074 (860) 282-0957	Drawing Number: L-1
Detail: Pedestrian/Car/Trailer Date: 6/28/2012 Revision: — Scale: 1" = 30'-0" Drawn By: AIS	

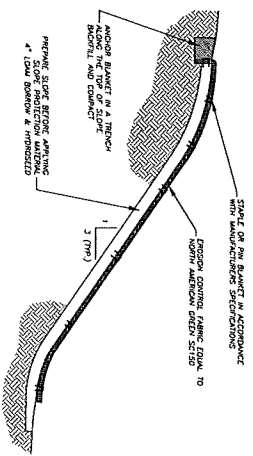
Sheet 1 of 1



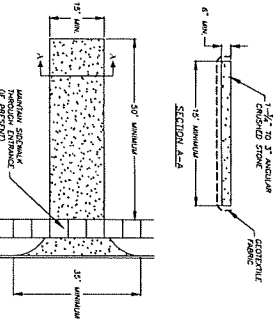
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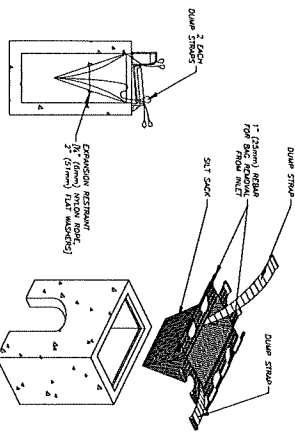
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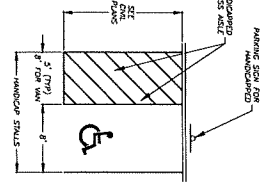
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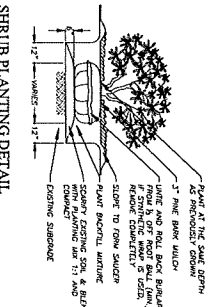
ANTI-TRACKING APRON (AS REQD.)
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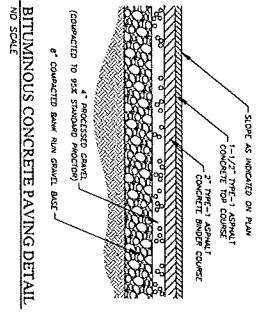
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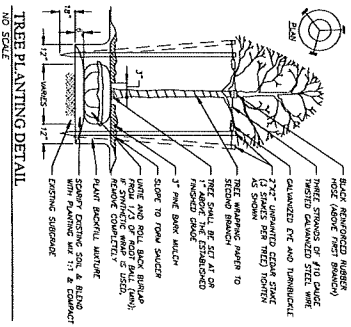
HANDICAP PARKING STALL
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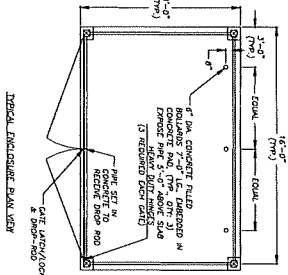
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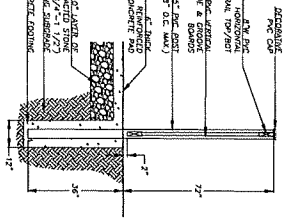
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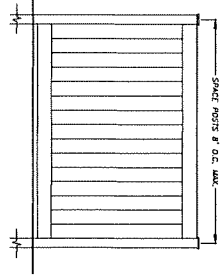
TREE PLANTING DETAIL
NO SCALE



DUMPSTER ENCLOSURE
NO SCALE



TYPICAL ENCLOSURE DUMPSTER SECTION
NO SCALE



TYPICAL DUMPSTER ENCLOSURE ELEVATION
NO SCALE

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NOT FOR CONSTRUCTION

RLA
RIVESQUE ASSOCIATES
Civil Engineers and Surveyors
Professional Consulting
40 School Street
Worcester, MA 01095
rlaand.com

DETAILS

146 Verge Street - Springfield, Mass.
Assessors Parcels: #118400031, 118400035 & 118400038

PREPARED FOR:
Mr. John P. P. P.
146 Verge Street
Springfield, MA 01103
Verge Street, Inc.

DATE: 11/1/2022

SCALE: AS SHOWN

PROJECT: 146 VERGE STREET

DRAWN BY: C.A.

CHECKED BY: C.A.

UNAPPROVED ATTENTION OF:
C.A. (11/1/2022)

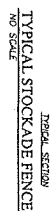
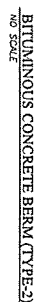
SCALE: AS SHOWN

PROJECT: 146 VERGE STREET

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D-1

Packet Pg. 31



DRAWING	REV
D-2	

RLA

R L EVESQUE ASSOCIATES

Envelope Architects
Civil Engineers • Land-Use/Design
Professional Consultants

ph: 413.546.0955 fax: 413.546.0949
40 School Street
Westfield, MA 01085
rla@nd.com

146 Verge Street - Springfield, Mass.
Assessors Parcels: #118400031, 118400035 &
118400038

40 School Street
Westfield, MA 01085
rlaland.com

Mr. Augustus J. Higgins &
Mr. Kenneth Radford
74 Hill Street
West Springfield, Mass.

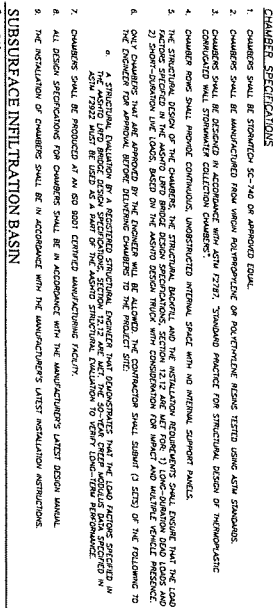
DATE

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OF MASSACHUSETTS STATE LAW

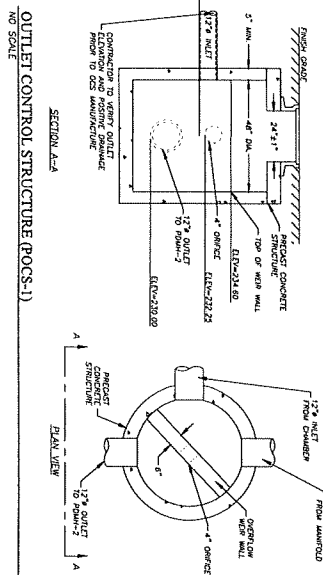
DATE: 11/16/2011

REV	DATE	BY	NO.	NAME

D-2



SUBS

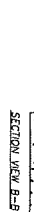
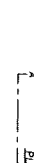
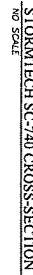


146 Verge Street - Springfield, Mass.
Assessors Parcels: #118400031, 118400035 &
118400038

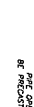
Packet Pg. 33

PERMITTING
NOT FOR CONSTRUCTION

U
3



WATER QUALITY UNIT - BARRACUDA S6 (PWQU-1)
NO SCALE
25" x 33"



PRECAST CONCRETE CATCH BASIN-CT STYLE/ROUND BASE
NO SCALE



**146 Verge Street - Springfield, Mass.
Assessors Parcels: #118400031, 118400035 &
118400038**

RLA

REVESQUE ASSOCIATES

10000 Highway 100
Suite 100
Cedar Rapids, IA 52403
Environmental Consultants

Ph: 319.546.0785 Fax: 319.546.0789

40 School Street
Wentz, MA 01085
rla@aol.com

PREPARED FOR:		Mr. George Washington Mr. George Washington 7414 E. 2nd Ave. West Springfield, Mass.	
ISSUANCE DATE: JAN 31, 2007		DATE:	
ACROSSBON:			
UNAUTHORIZED SIGNATURE OF OR MODIFICATION OF OR MODIFICATION OF OR MODIFICATION OF			
SCALE: All metal			
M.A. PULL NUMBER: 777774			
EVALUATION:		REV:	
D-4			

Proposed Location

Verge St

Laconia St



City of Springfield, Massachusetts

DATA SOURCE:

146 Verge Street

Attachment: Verge St 146 2022 (6883 : 146 Verge Street)



City Council

SCHEDULED

Meeting: 10/24/22 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 6919

5

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

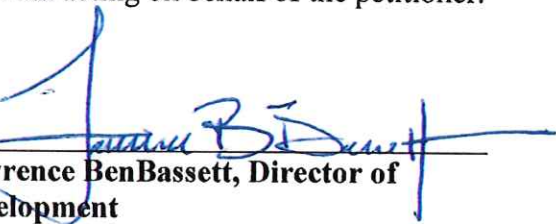
Mailing Address

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:

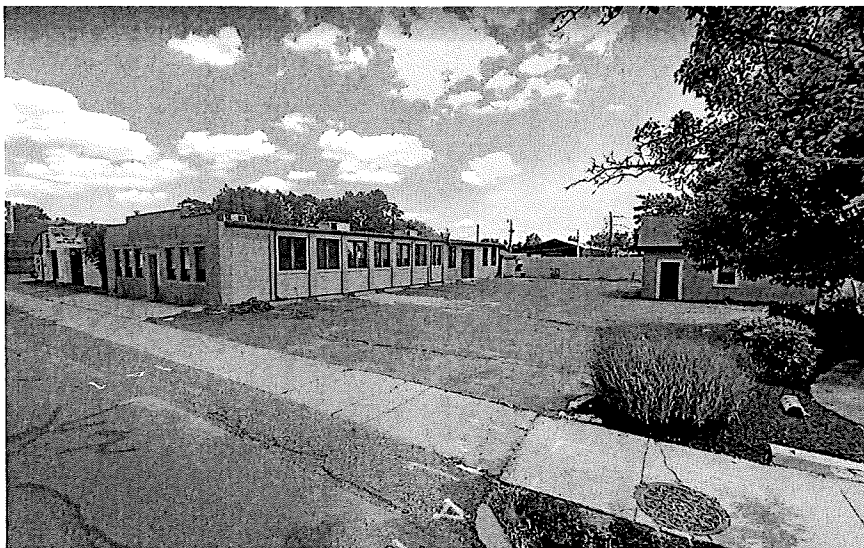
The petitioner has requested a special permit to operate a fast food restaurant with a drive-up service window at the properties known as 785 Page Boulevard, SS Page Boulevard, 24 Rose Place and 26 Rose Place. These parcels currently contain a number of commercial buildings. The existing buildings will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

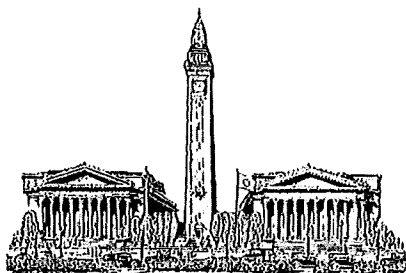
Christopher A Caputo / Treasurer Collector

**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.

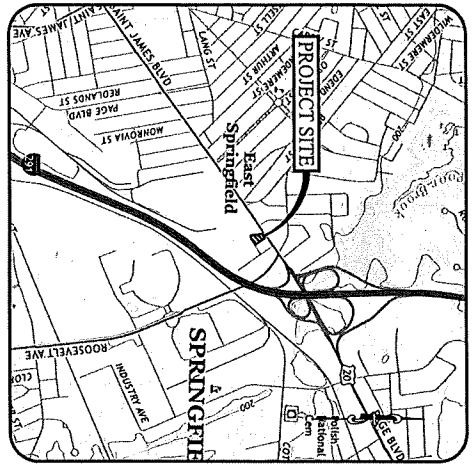
The Engineering Division has approved the site plan submission with the following conditions:

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:

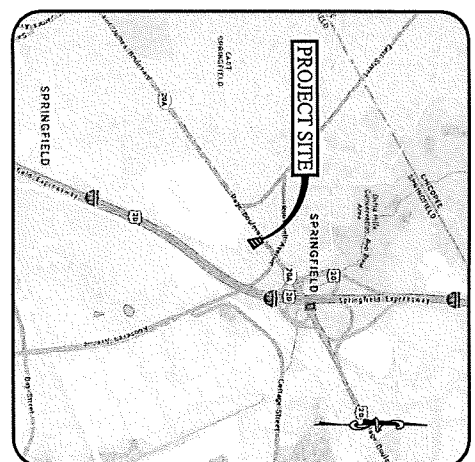
G141

SOELLI
ENGINEERING

11 VANDERBILT AVENUE, SUITE 340
NORWOOD, MASSACHUSETTS 02062

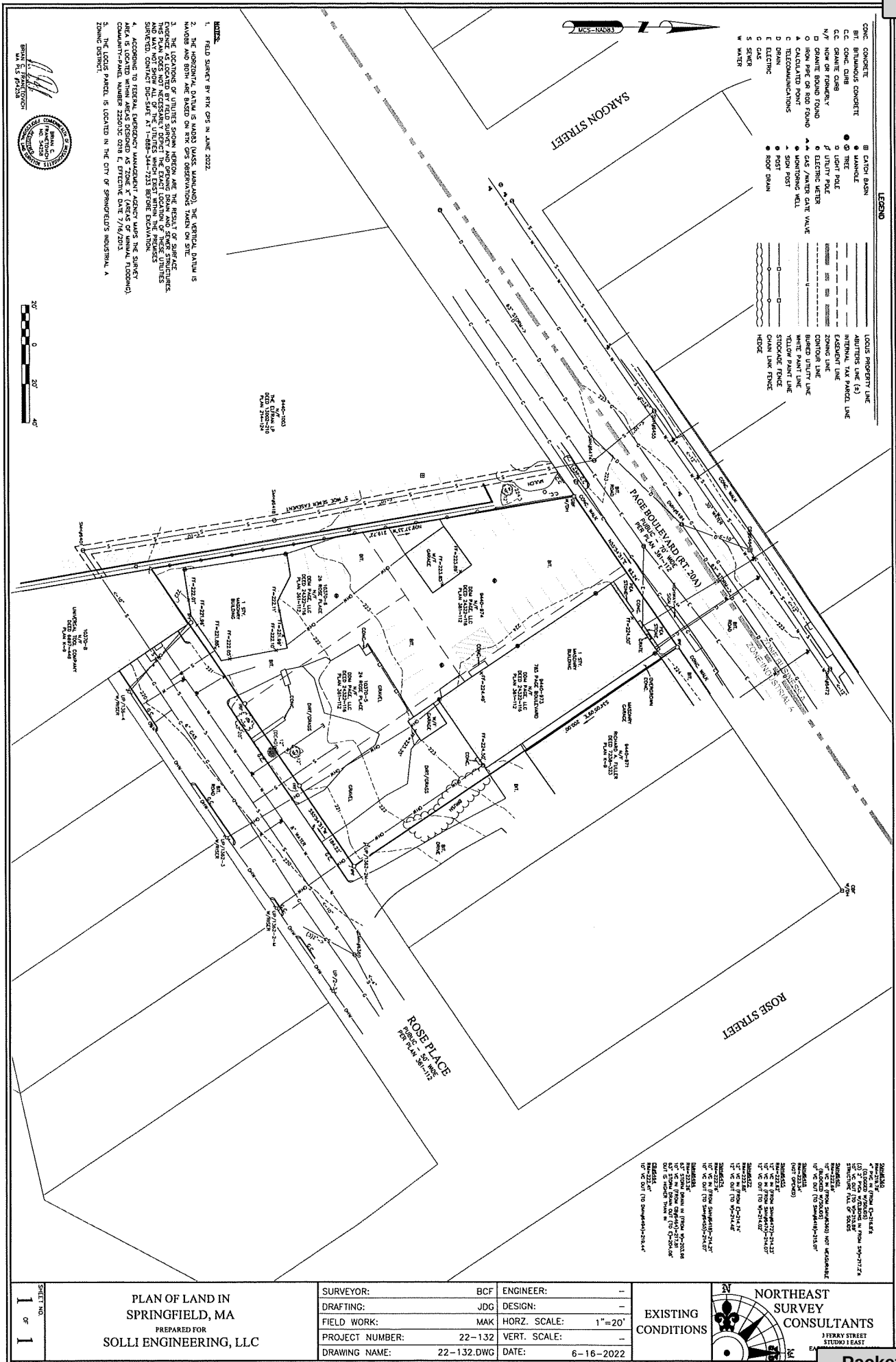
ARCHITECTURE, LLC

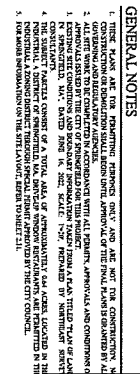
39 NORTH 11TH STREET
KENILWORTH, NEW JERSEY 07033

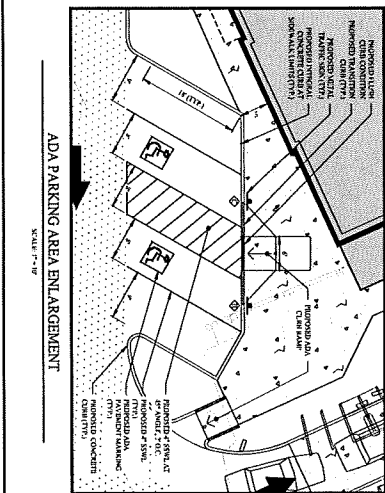
LOCATION MAP
SCALE 1" = 100'

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
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100	PROPOSED EXISTING ELEVATIONS	06/22/22

APPLICANT		SITE / CIVIL ENGINEER	
LAYAN ENGINEERING 20 ROUTE 17 NORTH SUITE 802 RUTHERFORD, NEW JERSEY 07070 (973) 241-1111		LYNN KELLY P.E., CIVIL, 1983 AP, 1983 SOIL ENGINEERING, LLC 1000 ROUTE 17 NORTH SUITE 802 RUTHERFORD, NEW JERSEY 07070 (973) 241-1111	
PROPERTY INFORMATION		SURVEYOR OF RECORD	
ADDRESS: 785 PAGE BOULEVARD MAP: 1000 ROUTE 17 NORTH SUITE 802 TOWN: RUTHERFORD, NEW JERSEY 07070 ZONE: 1000 ROUTE 17 NORTH SUITE 802 TOTAL AREA: 1000 SQ. FT.		LICENSE NO. 1000 TOWN: RUTHERFORD, NEW JERSEY 07070 TOWN: RUTHERFORD, NEW JERSEY 07070 TOWN: RUTHERFORD, NEW JERSEY 07070 TOWN: RUTHERFORD, NEW JERSEY 07070	
PROPERTY OWNER		ARCHITECT	
COMPANY: POPEYES 785 PAGE BOULEVARD RUTHERFORD, NEW JERSEY 07070 (973) 241-1111 CONTACT: LYNN KELLY P.E. (973) 241-1111		CIVIL ENGINEERING, LLC 1000 ROUTE 17 NORTH SUITE 802 RUTHERFORD, NEW JERSEY 07070 (973) 241-1111 CONTACT: LYNN KELLY P.E. (973) 241-1111	
UTILITY PROVIDERS		MASSDEP SOIL EVALUATOR	
WATER AND SEWER: RUTHERFORD TOWN GAS: RUTHERFORD TOWN ELECTRIC: RUTHERFORD TOWN TELEPHONE: RUTHERFORD TOWN CABLE: RUTHERFORD TOWN SATELLITE: RUTHERFORD TOWN OTHER: RUTHERFORD TOWN		CONTACT: LYNN KELLY P.E. (973) 241-1111 CONTACT: LYNN KELLY P.E. (973) 241-1111 CONTACT: LYNN KELLY P.E. (973) 241-1111	
DATE: 06/22/22		DATE: 06/22/22	
TIME: 10:00 AM		TIME: 10:00 AM	
PROJECT: 785 PAGE BOULEVARD		PROJECT: 785 PAGE BOULEVARD	
SHEET: 0.00		SHEET: 0.00	





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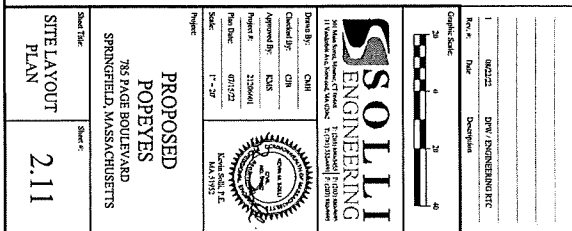
DPW GENERAL NOTES

ZONING INFORMATION, ZONING DISTRICT		ZONING REQUIREMENT		REQUIREMENT	EXISTING COVERAGE	PROPOSED COVERAGE
MINIMUM PLOT AREA	N/A	N/A	8,644 AC	76.4 AC	96.6 AC	
MINIMUM PLOT WIDTH	N/A	N/A	914 FT (281 FT)	914 FT (281 FT)	914 FT (281 FT)	
MINIMUM FRONT YARD BUILDING SETBACK	N/A	N/A	347 ± 0.8	217	217	
MINIMUM SIDE AND REAR BUILDING SETBACK	N/A	N/A	317 ± 0.8	307	307	
MINIMUM REAR YARD BUILDING SETBACK	N/A	N/A	317	317	421	
MINIMUM BUILDING HEIGHT	N/A	N/A	16 FT	16 FT	16 FT	
MINIMUM LOT COVERAGE	9%	N/A	2.9%	10.8 FT	19.7	41%
MINIMUM BUILDING COVERAGE						

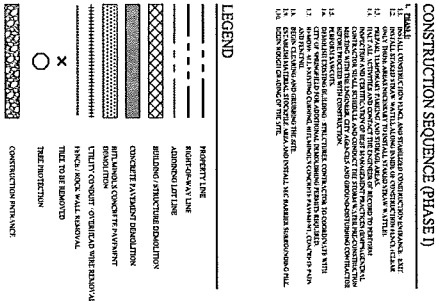
PARKING DEVELOPMENT	CHARGES	REQUIREMENT	REQ.	PROT.
PART-PARKING DEVELOPMENT	15% OF 24.54 S/F	50 SQUARES / 1,000 S/F	21	21

* THE MAXIMUM TOTAL PARKING SPACES (PARTY ONE) TOTAL PARKING SPACES INCLUDING TWO (2) AND ACCESSIBLE PARKING SPACES

* IN COMPLIANCE WITH SECTION 14.1 OF THE CITY OF SAN FRANCISCO ZONING ORDINANCE, THE DEVELOPMENT PROVIDES AN IN-ADDITION TO IN-ADDITION PARKING SPACES AND TWO (2) ACCESSIBLE SPACES FOR EACH 1,000 S/F OF THE DEVELOPMENT. THE 9% PARKING SPACE DIMENSION REGULATION





[illegible][illegible][illegible]

DRAWING NO. 06-223 DATE 06/22/2006 PROJECT DRY ENGINEERING ETC.		SHEET NO. 1 TOTAL SHEETS 1	
CLIENT DRY ENGINEERING ETC. ADDRESS 10000 W. 10TH AVE. SUITE 100 DENVER, CO 80202		SCALE AS SHOWN DRAWN BY DRY CHECKED BY DRY	
PROJECT NO. 06-223 PROJECT NAME DRY ENGINEERING ETC.		PROJECT LOCATION 10000 W. 10TH AVE. SUITE 100 DENVER, CO 80202	
PROJECT OWNER DRY ENGINEERING ETC. PROJECT ENGINEER DRY		PROJECT ARCHITECT DRY PROJECT CONTRACTOR DRY	
PROJECT DESCRIPTION DRY ENGINEERING ETC. PROJECT COMMENTS DRY		PROJECT NOTES DRY PROJECT REVISIONS DRY	

PROPOSED

POPEYES

735 PACE BOULEVARD

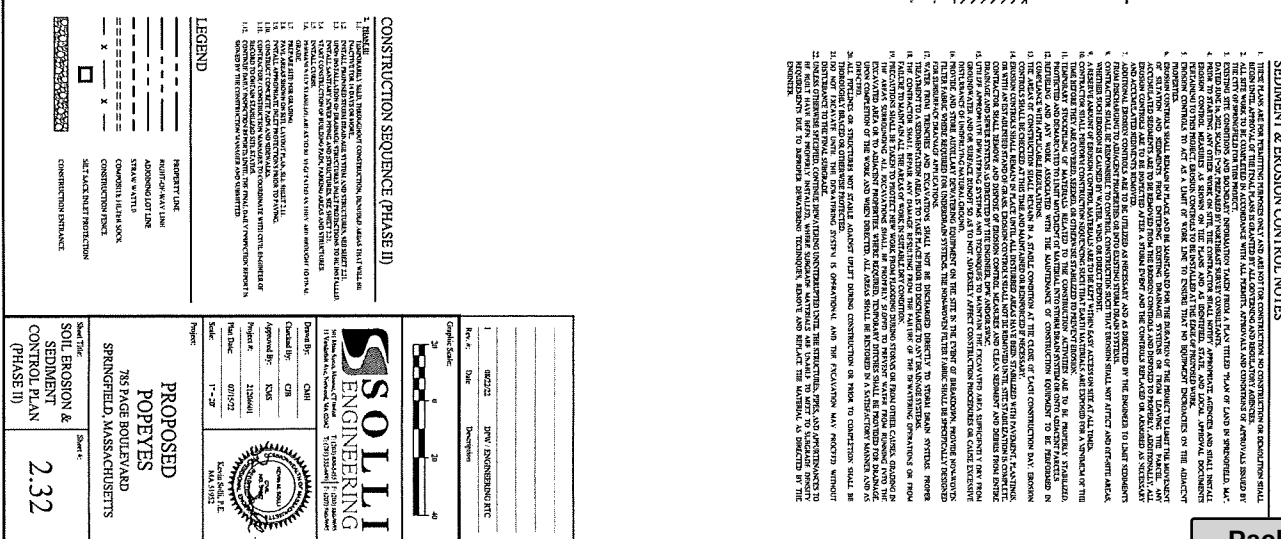
SPRINGFIELD, MASSACHUSETTS



SEAL OF THE STATE OF MASSACHUSETTS
OFFICE OF THE ATTORNEY GENERAL
JULY 18, 1780

2.31

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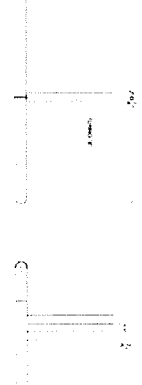
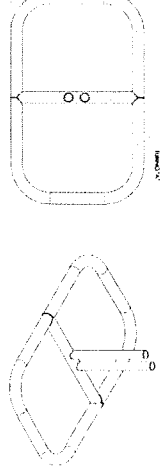
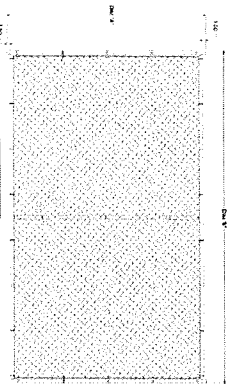


SOIL EROSION & SEDIMENT CONTROL NOTES

GENERAL NOTES

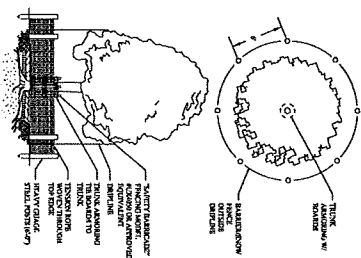
1. THE SUBMITTER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE SUBMITTER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.
2. THE SUBMITTER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE SUBMITTER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.
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5. THE SUBMITTER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE SUBMITTER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.
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DATE	REVISION	BY	CHKD	DESCRIPTION
01/01/2022	1	XXX	XXX	ISSUED FOR PERMITTING
01/01/2022	2	XXX	XXX	REVISED FOR COMMENTS
01/01/2022	3	XXX	XXX	REVISED FOR COMMENTS
01/01/2022	4	XXX	XXX	REVISED FOR COMMENTS
01/01/2022	5	XXX	XXX	REVISED FOR COMMENTS
01/01/2022	6	XXX	XXX	REVISED FOR COMMENTS
01/01/2022	7	XXX	XXX	REVISED FOR COMMENTS
01/01/2022	8	XXX	XXX	REVISED FOR COMMENTS
01/01/2022	9	XXX	XXX	REVISED FOR COMMENTS
01/01/2022	10	XXX	XXX	REVISED FOR COMMENTS



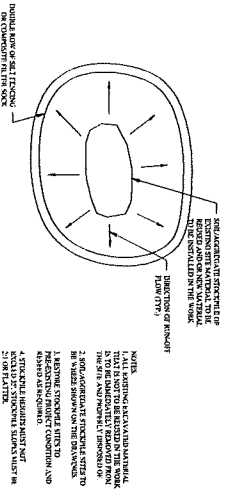
TEMPORARY CONSTRUCTION FENCE

SCALE: 1/8" = 1'-0"



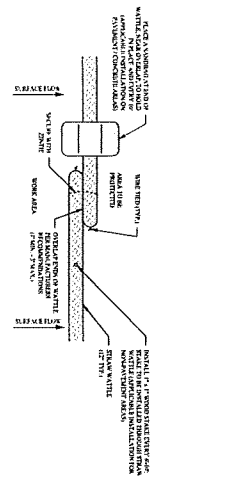
CONSTRUCTION ENTRANCE

SCALE: 1/8" = 1'-0"



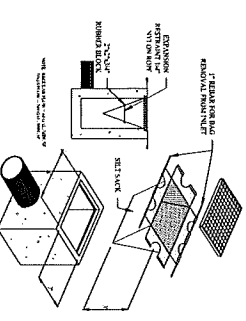
MATERIALS STOCKPILE DETAIL

SCALE: 1/8" = 1'-0"



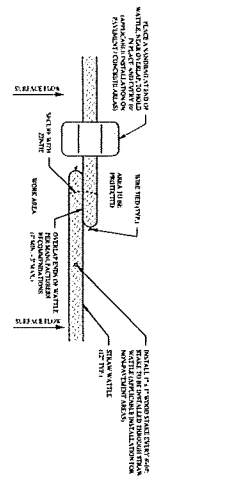
SILT SACK INLET PROTECTION

SCALE: 1/8" = 1'-0"



STAKED STRAW MATTE

SCALE: 1/8" = 1'-0"



PROPOSED

POPEYES

785 PAGE BOULEVARD

SPRINGFIELD, MASSACHUSETTS

Sheet Title: SEC NOTES & DETAILS

Sheet #: 2.41

SOLI ENGINEERING

1000 STATE STREET, SUITE 200, SPRINGFIELD, MA 01103

TEL: 413-735-1234 FAX: 413-735-1235

WWW.SOLIENGINEERING.COM

Project: 785 PAGE BOULEVARD

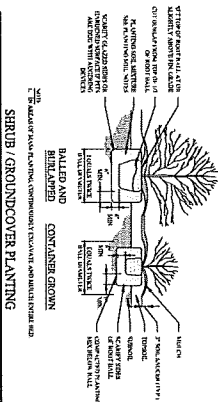
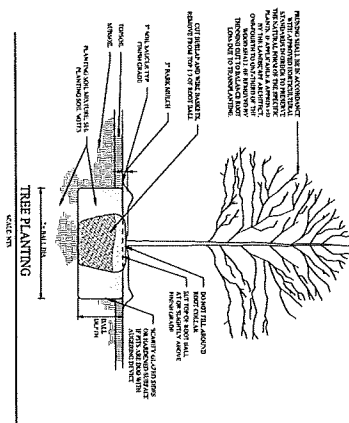
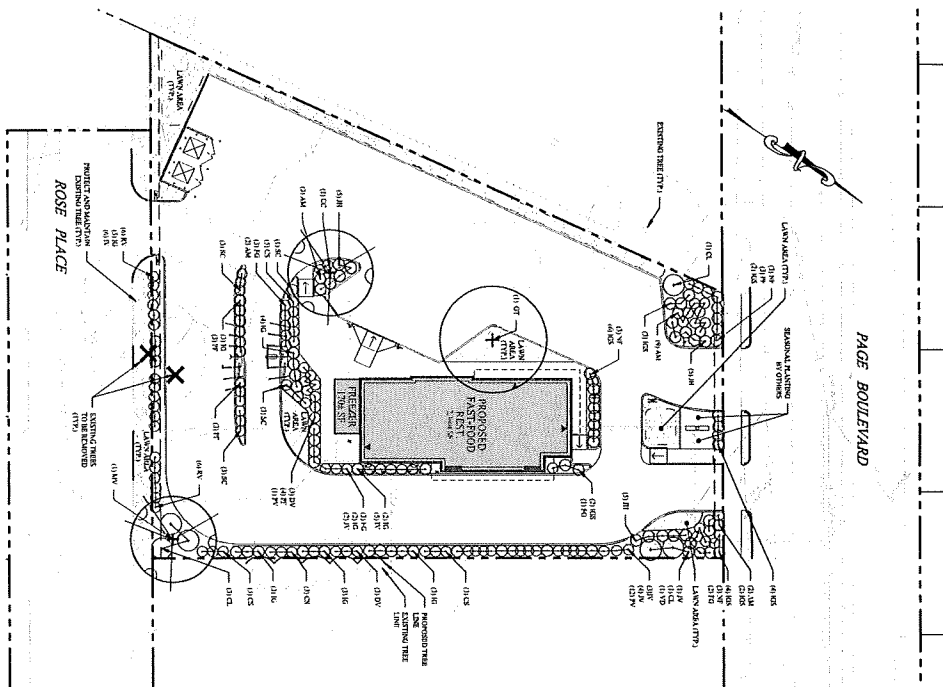
Client: POPEYES

Design: DPC ENGINEERING INC

Scale: 1/8" = 1'-0"

Sheet: 2.41

1. THESE PLANS ARE FOR RESIDENTIAL PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION OF COMMERCIAL OR INDUSTRIAL BUILDINGS.
2. ALL WORKING AND REDLINED DIMENSIONS SHALL BEGAIN FROM THE EXTERIOR FACE OF THE FOUNDATION WALLS UNLESS OTHERWISE SPECIFIED.
3. EXISTING SITE CONDITIONS AND EXISTING UTILITIES SHALL BE SHOWN ON THESE PLANS. EXISTING UTILITIES SHALL BE MAINTAINED OR RELOCATED AS NECESSARY TO ACCOMMODATE THE PROPOSED CONSTRUCTION.
4. EXISTING SITE CONDITIONS AND EXISTING UTILITIES SHALL BE SHOWN ON THESE PLANS. EXISTING UTILITIES SHALL BE MAINTAINED OR RELOCATED AS NECESSARY TO ACCOMMODATE THE PROPOSED CONSTRUCTION.

[illegible][illegible][illegible]

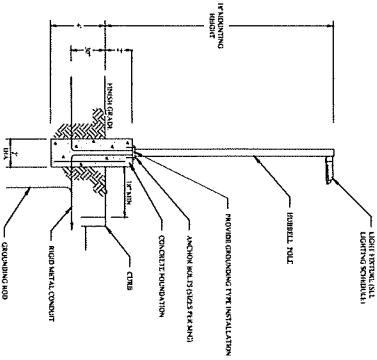
LEGEND

	PRIORITY LINE
	REAR-DRIVEWAY LINE
	ADJOINING LOT LINE
	EXISTING TREE LINE
	PROPOSED TREE LINE

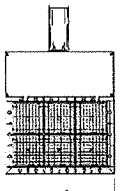
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LIGHTING NOTES

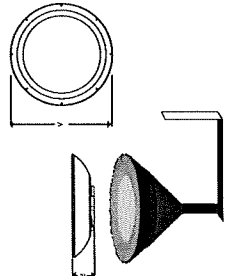
1. ALL LIGHTING FIXTURES SHALL BE LISTED BY AN ETL-TESTED MANUFACTURER AND SHALL BE APPROVED BY THE CITY OF SPRINGFIELD.
2. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SPRINGFIELD'S LIGHTING ORDINANCE.
3. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SPRINGFIELD'S LIGHTING ORDINANCE.
4. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SPRINGFIELD'S LIGHTING ORDINANCE.
5. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SPRINGFIELD'S LIGHTING ORDINANCE.



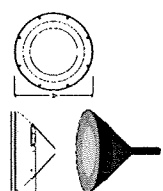
PROPOSED LIGHT POLE - P1



PROPOSED POLE MOUNTED LIGHT FIXTURE - P1 & P2



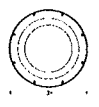
PROPOSED WALL MOUNTED LIGHT FIXTURE - W1



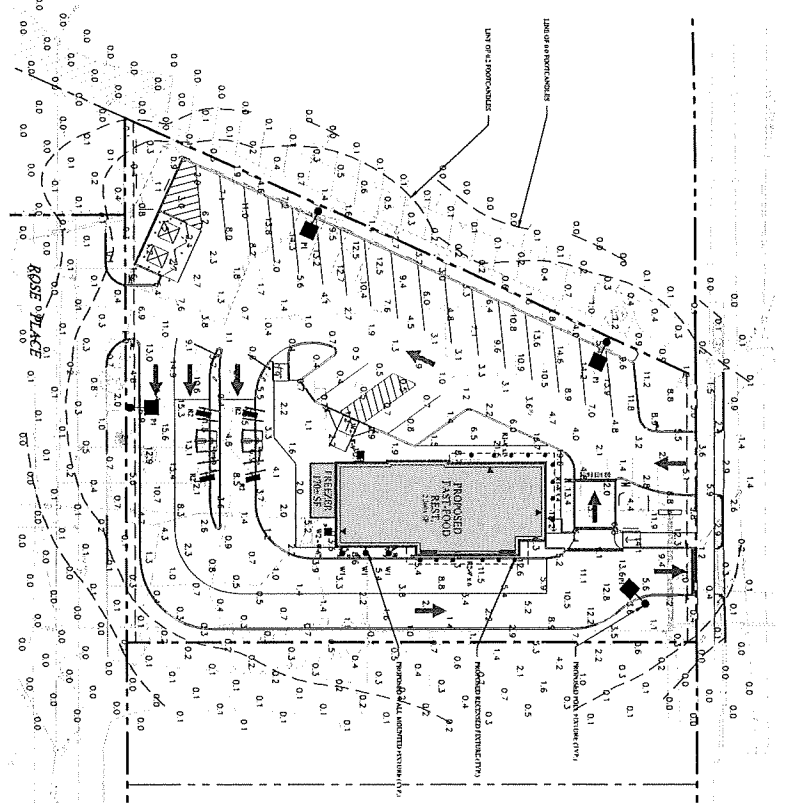
PROPOSED WALL RECESSED LIGHT FIXTURE - R1



PROPOSED RECESSED LED STRIP LIGHT FIXTURE - R2



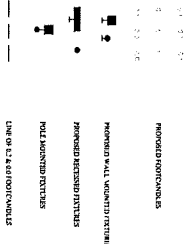
PROPOSED WALL MOUNTED LIGHT FIXTURE - R2



FIXTURE SCHEDULE

QTY	SYMBOL	FIXTURE DESCRIPTION	MODEL	NOTES	LUMENS
1	W1	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400
1	W2	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400
1	W3	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400
1	W4	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400
1	W5	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400
1	W6	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400
1	W7	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400
1	W8	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400
1	W9	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400
1	W10	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400
1	W11	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400
1	W12	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400
1	W13	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400
1	W14	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400
1	W15	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400
1	W16	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400
1	W17	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400
1	W18	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400
1	W19	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400
1	W20	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400
1	W21	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400
1	W22	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400
1	W23	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400
1	W24	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400
1	W25	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400
1	W26	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400
1	W27	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400
1	W28	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400
1	W29	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400
1	W30	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400
1	W31	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400
1	W32	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400
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1	W35	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400
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1	W80	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400
1	W81	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400
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1	W84	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400
1	W85	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400
1	W86	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400
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1	W97	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400
1	W98	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400
1	W99	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400
1	W100	WALL MOUNTED LIGHT	RECESSED LIGHTING, BLACK, 10" x 10", 120V, 150W	2400	2400

LEGEND



PROPOSED LIGHTING PLAN

2.71

PROPOSED POPYES

785 PAGE BOULEVARD

SPRINGFIELD, MASSACHUSETTS

ENGINEERING

DATE: 07/15/22

PROJECT: 2200000

SCALE: 1" = 20'

DESIGNED BY: EJD

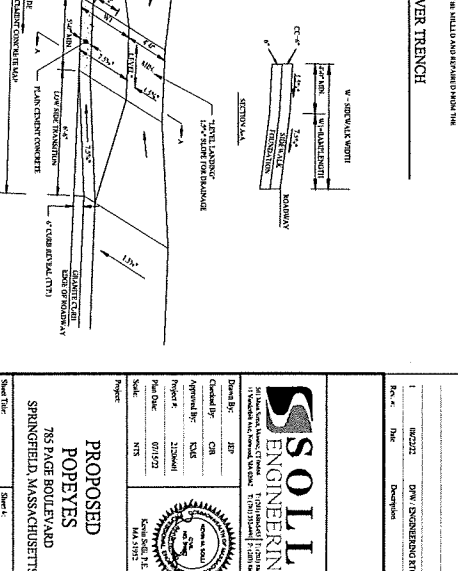
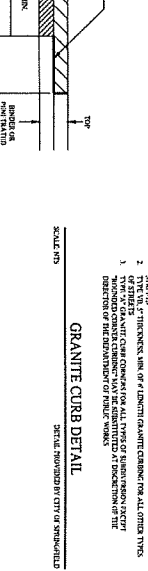
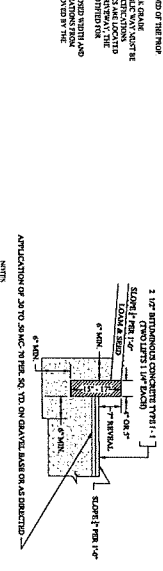
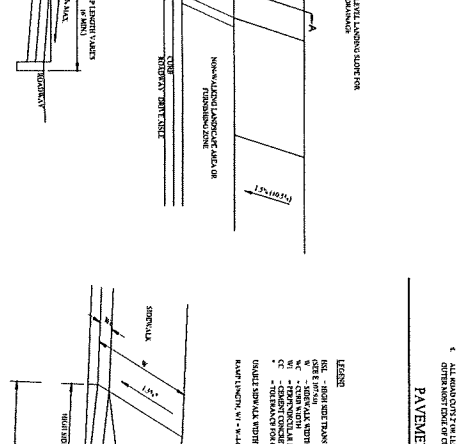
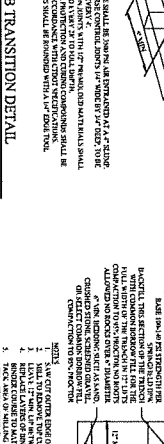
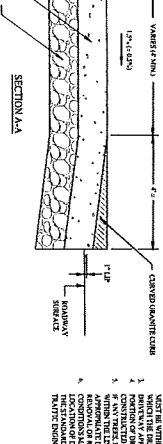
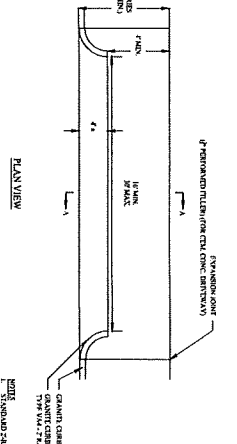
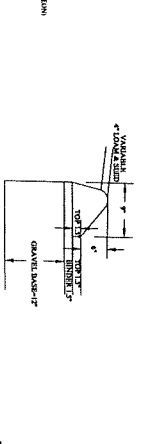
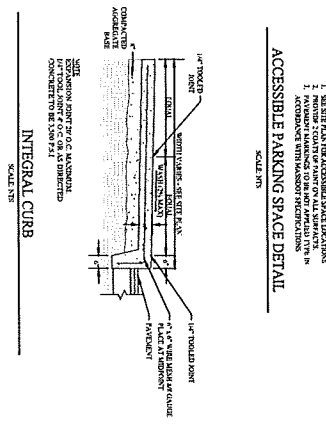
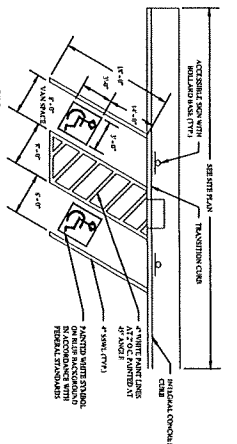
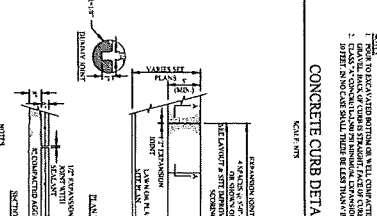
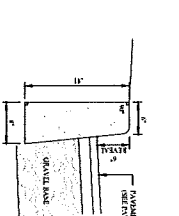
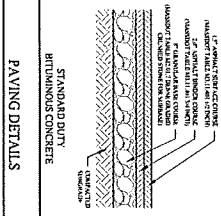
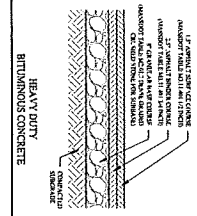
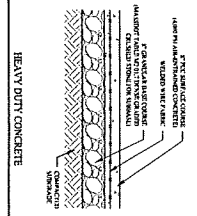
CHECKED BY: MJB

APPROVED BY: EJD

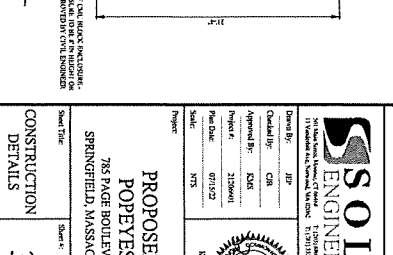
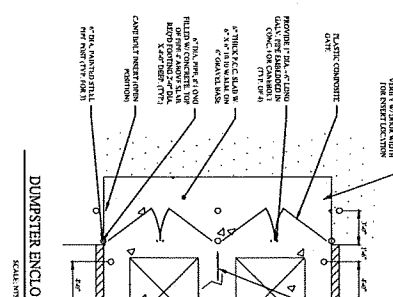
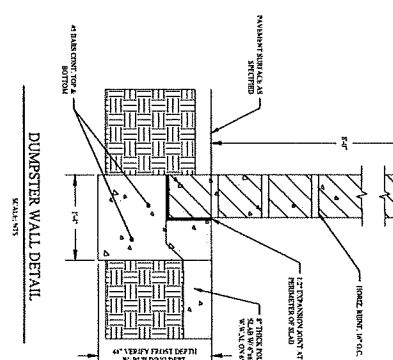
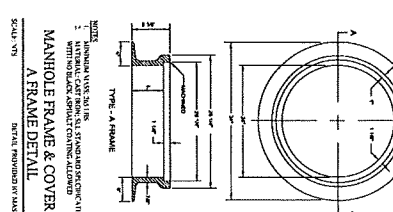
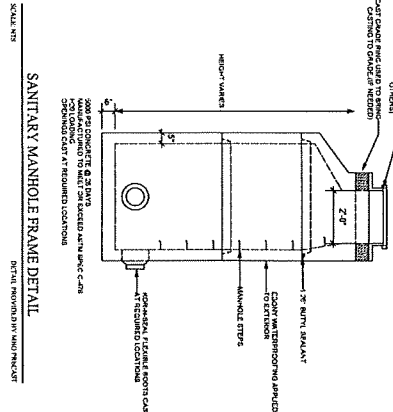
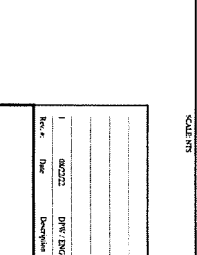
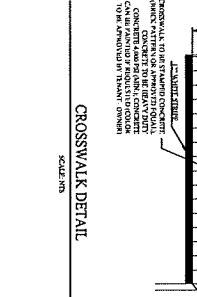
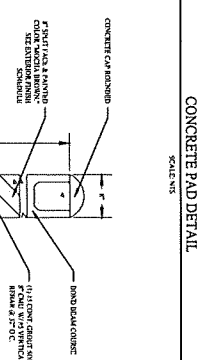
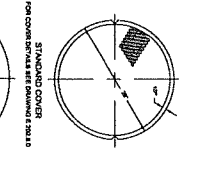
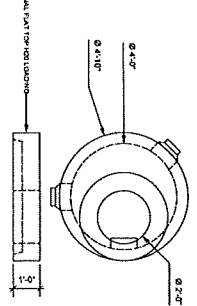
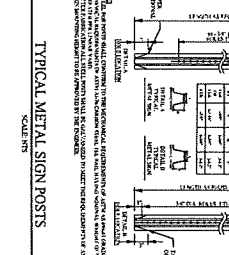
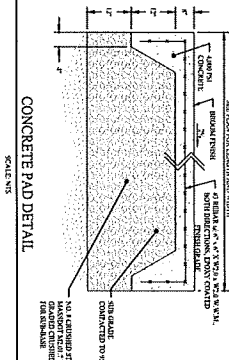
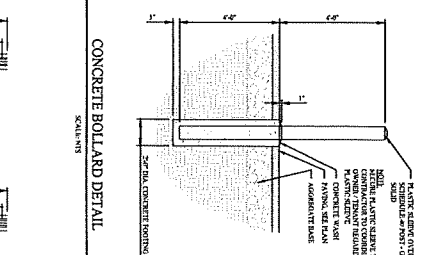
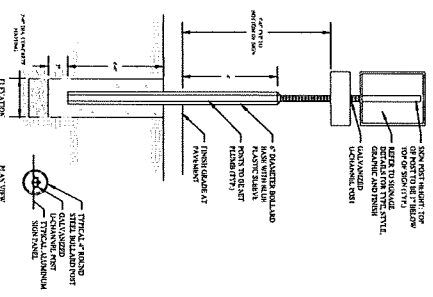
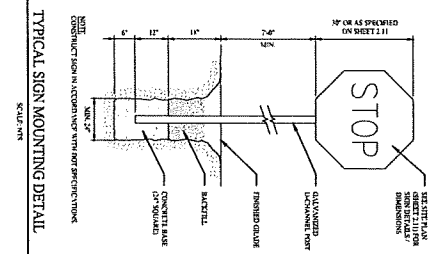
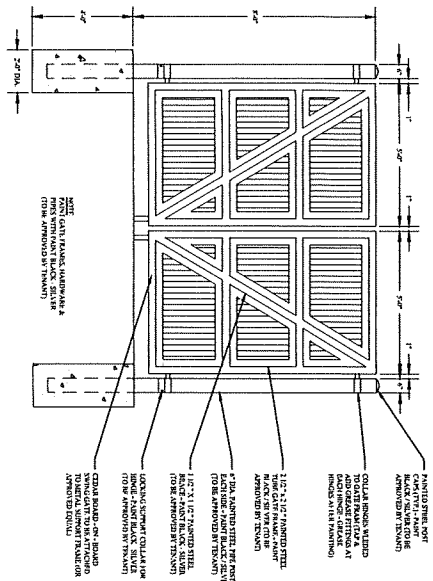
PROJECT: 2200000

DATE: 07/15/22

SCALE: 1" = 20'



PROPOSED POPEYES 785 PAGE BOULEVARD SPRINGFIELD, MASSACHUSETTS		
Project: 22044 Date: 07/12/22 Scale: 1/8" = 1'-0"	Drawn By: JEP Checked By: JEP Approved By: JEP Project #: 22044 Date: 07/12/22 Scale: 1/8" = 1'-0"	SOLI ENGINEERING 1170 Main Street, Suite 200 Springfield, MA 01103 Tel: 413-785-1234 Fax: 413-785-1235 Email: info@solli-engineering.com



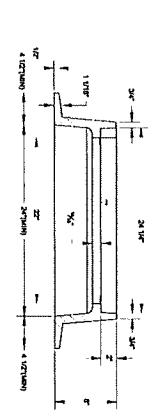
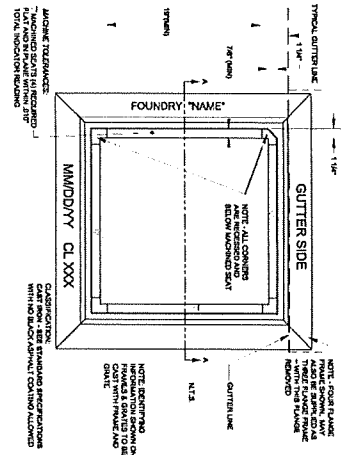
PROPOSED
POPEYES
785 PAGE BOULEVARD
SPRINGFIELD, MASSACHUSETTS

SOLI ENGINEERING

1000 Main Street, Suite 100
Springfield, MA 01103
Tel: 413-735-1111
Fax: 413-735-1112
Email: info@solie.com

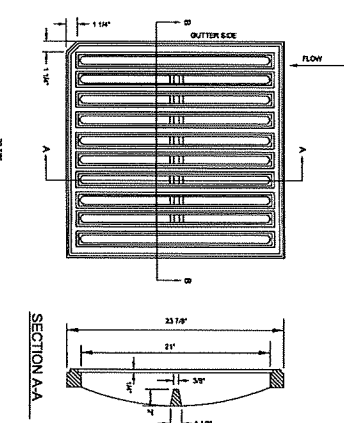
Scale: 1/8"

Sheet: 3.02



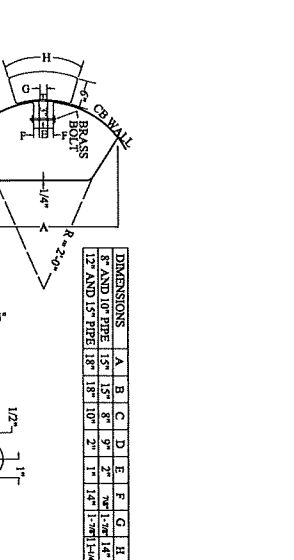
CATCH BASIN FRAME DETAIL

SCALE: NTS DETAIL PROVIDED BY MANHOLE



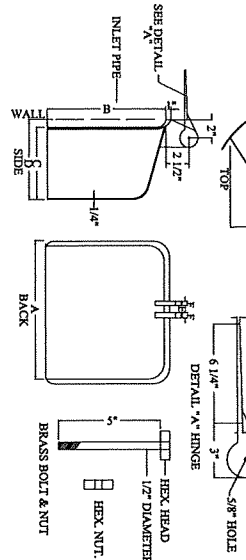
CATCH BASIN GRATE DETAIL

SCALE: NTS DETAIL PROVIDED BY MANHOLE



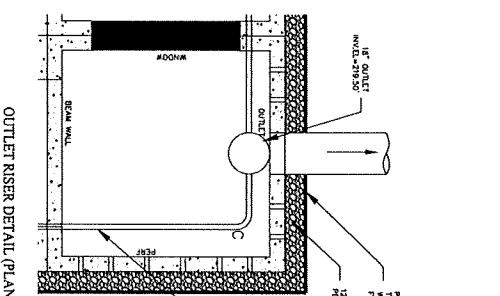
CLEANOUT DETAIL IN PAVED AREAS

SCALE: NTS



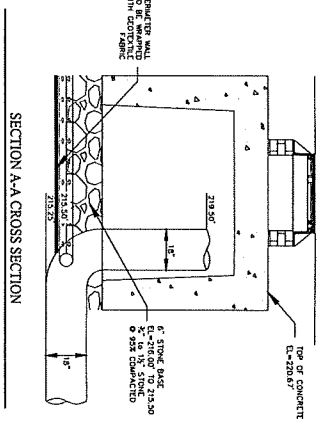
CATCH BASIN HOOD DETAIL

SCALE: NTS DETAIL PROVIDED BY CITY OF SPRINGFIELD



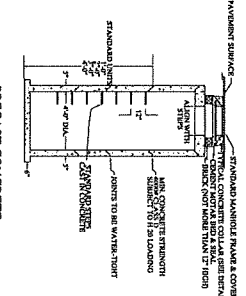
OUTLET RISER DETAIL (PLAN VIEW)

SCALE: NTS



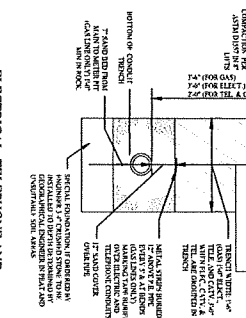
SECTION A-A CROSS SECTION

SCALE: NTS



STORM TRENCH DETAIL

SCALE: NTS



ELECTRICAL, TELEPHONE AND GAS TRENCH

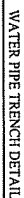
SCALE: NTS

PROPOSED
POPEYES
785 PAGE BOULEVARD
SPRINGFIELD, MASSACHUSETTS

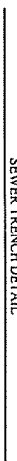
CONSTRUCTION
DETAILS
3.03

SOLI ENGINEERING
177 Franklin Street, Springfield, MA 01103
(413) 232-1111

Rev. No. 001222
Date 09/13/22
Description DRW. ENGINEERING ETC.



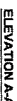
SCALE IN FT. DETAIL PROVIDED BY SPRINGFIELD WATER AND SEWER



SEWER TRENCH DETAIL

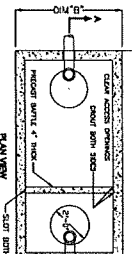


N.1.2.



N.T.S.

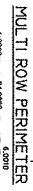
HYDRODYNAMIC SEPARATOR (WQU)
CONTECH CDS-1515-3-C OR APPROVED EQUAL



SEWER TRENCH DETAIL

1. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL CONFORM TO THE FOLLOWING:
2. ALL SINKS SHALL BE INSTALLED TO A MINIMUM DEPTH OF 4" FROM TOP OF FACE TO FINISH GRADE.
3. IF COVER IS NOT POSSIBLE, PIP SHALL BE INSULATED.
4. SINKS REPAIR SECTION MATCHING SHALL BE THE SAME MATERIAL, AND THE HOIST PIPE SHALL BE APPROVED BY SINK.
5. REPAIR SECTION SHALL BE CEMENT TO REPAIR LEAKAGE THE HOIST PIPE.

1,500 GALLON SEPTIC / GREASE TANK DETAILS



MULTI ROW PERIMETER



Diagram illustrating the Retain-It Stormwater System II, showing a cross-section of the multi-row perimeter. The diagram labels the WINDOW, OPEN, PERF WALL, and MULTI ROW PERIMETER.

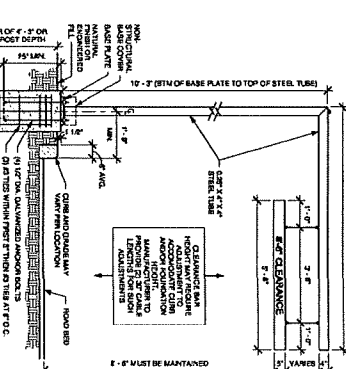


PLAN NEW

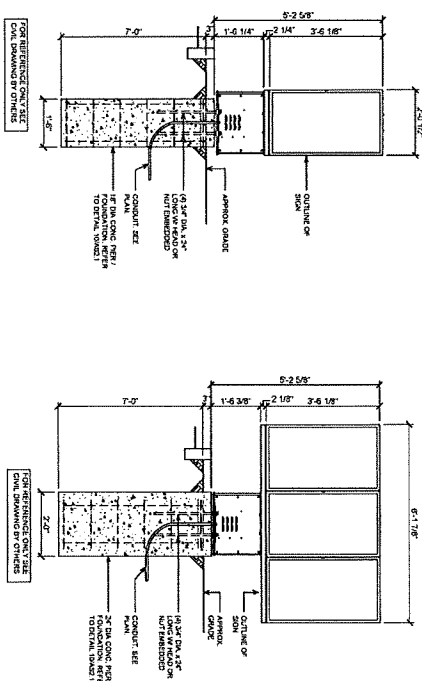


SERVICE BOX DETAIL

DETAILS 3.04



HIGH CLEARANCE BAR DETAIL



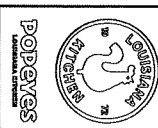
DIGITAL MENU BOARD DETAIL

Packet Pg. 58



PROPOSED AS NOTED CHINA		EXISTING AS NOTED CHINA		PROPOSED AS NOTED CHINA	
NORTH EAST WEST SOUTH		NORTH EAST WEST SOUTH		NORTH EAST WEST SOUTH	

PROPOSED FLOOR PLAN



CT	1358
DE	S5-00848
DC	AEC10302
MA	95175
MD	18744
NJ	A115477
NH	0484
NY	03833
OH	ARC000000
PA	AR07633
VA	040101805

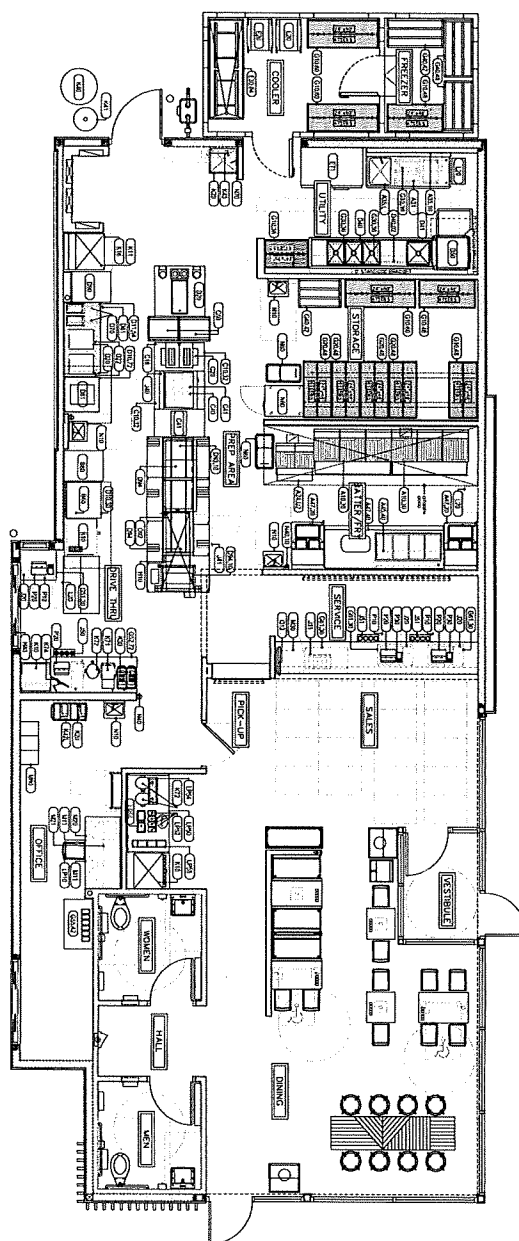
ROBERT ANTHON
GRIMALDI
39 NORTH 11th STREET
KENILWORTH, NJ 07033
908-347-7419
NCARB 8469
AIA 3864069







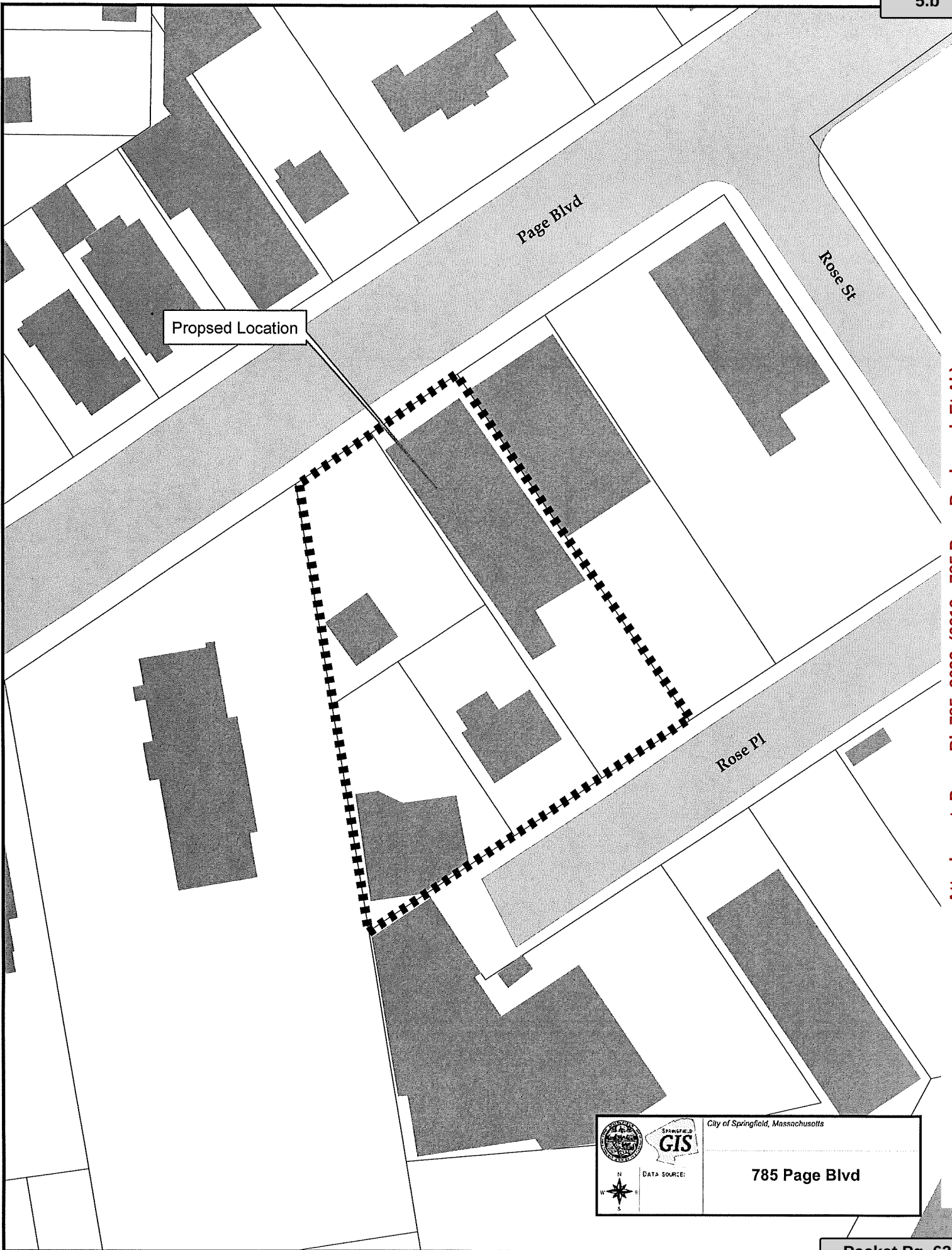
PROPOSED EXTERIOR ELEVATION

[illegible]

CT	1356
DE	SS-000846
DC	AEC10302
MA	95175
MD	1874
NJ	AI 1547
NH	0484
NY	03833
OH	ARC11111
PA	ARC763
VA	04010905

ROBERT ANTHON GRIMALDI	39 NORTH 11TH STREET KENILWORTH, NJ 07033	845858	38640699
XXXXXXXXXX	XXXXXXXXXX	NCARB	ANA
908-347-7411			

ADDITIONAL INFORMATION



Proposed Location

Page Blvd

Rose St

Rose Pl

  DATA SOURCE:	City of Springfield, Massachusetts
	785 Page Blvd

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



City Council

SCHEDULED

Meeting: 10/24/22 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 6964

6

Special Permit

For a Special Permit to Operate an Indoor Place of Amusement on a Portion of the Property Known as 1377 Liberty Street (07770-0406)(Book#24320/Page#277), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 17.2 (1).

Request:	See Above
Owner:	1277 Liberty Street, LLC
By:	Zi Quan Zhang
Petitioner:	Jun Zhang
By:	Jun Zhang

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

for a special permit to operate an Indoor Place of Amusement on a portion of the property known as 1377 Liberty Street (07770-0406)(Book#24320/Page#277), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 17.2 (1).

Mailing Address:

139 Front Street
 Fall River, MA 02721

Owner:

1277 Liberty Street, LLC

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

BY: _____

Zi Quan Zhang

Mailing Address:

139 Front Street
 Fall River, MA 02721

Petitioner:

Jun Zhang

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

BY: _____

Jun Zhang

Attachment: 1377_Liberty_St_Tax_Formal (6964 : 1377 Liberty Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

08/31/2022

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 : 1377 Liberty Street

Petitioner : Jun Zhang
139 Front Street
Fall River, Ma. 02721

LandLord: 1277 Liberty Street, LLC
139 Front Street
Fall River, Ma. 02721

Christopher A Caputo / Treasurer Collector



City Council

SCHEDULED

Meeting: 10/24/22 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 6973

7

Special Permit

**To Amend an Existing Special Permit (Used Car Sales),
Granted February 2011, by Allowing a Change in the
Petitioner at the Property Known as 890 Boston Road (01655-
0158) (Book# 24302/Page#520), as Allowed by M.G.L. and the
Springfield Zoning Ordinance, Article 4, Table 4-4, Section
12.1.**

Request:	See Above
Owner:	H & F Properties, Inc.
By:	Usman Sheikh
Petitioner:	H & F Properties, Inc.
By:	Usman Sheikh

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

to amend an existing special permit (used car sales), granted February 2011, by allowing a change in the petitioner at the property known as 890 Boston Road (01655-0158) (Book# 24302/Page#520), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1.

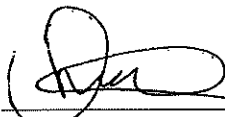
Mailing Address:

33 Rawson Hill Drive
Shrewsbury, MA 01545

Owner & Petitioner:

H & F Properties, Inc.

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

By: 

Usman Sheikh

Attachment: 890_Boston_Rd_Tax_Formal (6973 : 890 Boston Road)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

09/07/2022

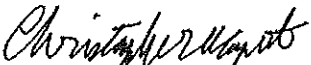
Special Permit Tax Certification

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 : 890 Boston Road

Petitioner : H & F Properties, Inc.
33 Rawson Hill Drive
Shrewsbury, Ma. 01545

LandLord: H & F Properties, Inc.
33 Rawson Hill Drive
Shrewsbury, Ma. 01545


Christopher A Caputo / Treasurer Collector



City Council

SCHEDULED

Meeting: 10/24/22 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 7028

8

Special Permit

For a Special Permit a Motor Vehicle Repairs, Used Car Sales and Motor Vehicle Body Work at the Property Known as 1122 Bay Street (01085-0127) (Doc# 213745-1) as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1, 12.3(4), 12.(5) and M.G.L.

Request:	See Above
Owner:	Marigold Realty, LLC
By:	Chiang Huey Ying Swei
Petitioner:	Hector Davila
By:	Hector Davila

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

for a special permit a Motor Vehicle Repairs, Used Car Sales and Motor Vehicle Body Work at the property known as 1122 Bay Street (01085-0127) (Doc# 213745-1) as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1, 12.3(4), 12.(5) and M.G.L.

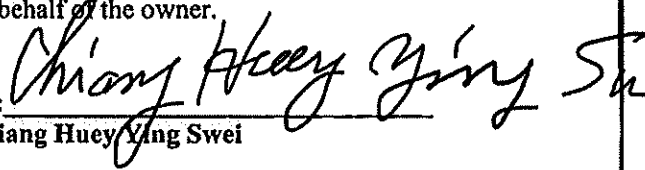
Mailing Address:

1122 Bay Street
 Springfield, MA 01109

Owner:

Marigold Realty, LLC

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

By: 

Chiang Huey Ying Swei

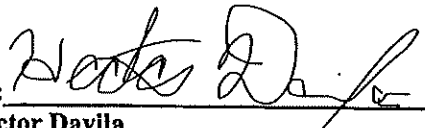
Mailing Address:

491 Allen Street
 Springfield, MA 01118

Petitioner:

Hector Davila

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

By: 

Hector Davila

Attachment: Bay_St_1122_Tax_Formal (7028 : 1122 Bay Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

09/21/2022

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 : 1122 Bay Street

Petitioner : Hector Davila
491 Allen Street
Springfield, Ma. 01118

LandLord: Marigold Realty, LLC
1122 Bay Street
Springfield, Ma. 01109


Christopher A Caputo / Treasurer Collector



City Council

SCHEDULED

Meeting: 10/24/22 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 7047

9

Special Permit

For a Special Permit to Operate an Adult Use Marijuana Establishment (Storefront Retail) at the Property Known as 337 East Columbus Avenue (04303-0644) (Book#9195/Page#0472), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 20.1(1).

Request:	See Above
Owner:	Paley Mark Trustee S & L Realty
By:	Mark Paley
Petitioner:	Diem Springfield, LLC
By:	Christopher Mitchem/Luiselis Hernandez

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 337 East Columbus Avenue (04303-0644) (Book#9195/Page#0472), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 20.1(1).

Mailing Address:

530 Silas Deane HGWY S130
 Wethersfield, CT 06109

Owner:

Paley Mark Trustee S & L Realty

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

BY: Mark Paley

Mark Paley

Mailing Address:

74 Groton Street
 Worcester, MA 01604

Petitioner:

Diem Springfield, LLC

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

BY: Chris Mitchem

Christopher Mitchem

BY: Luiselis Hernandez

Luiselis Hernandez



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

10/4/2022

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 : 337 East Columbus Avenue

Petitioner : Diem Springfield, LLC
74 Groton Street
Worcester, Ma. 01604

LandLord: Paley Mark Trustee S & I Realty
530 Silas Deane HGWY S130
Wethersfield, Ct. 06109

Christopher A Caputo / Treasurer Collector



City Council
36 Court Street
Springfield, MA 01103

Meeting: 10/24/22 07:00 PM
Department: Department of Public Works
Category: General
Prepared By: Hector Velez
Initiator: Hector Velez
Sponsors:
DOC ID: 7060

SCHEDULED

PETITION (ID # 7060)

Honorary Sign

NOTICE OF MEETING

SPRINGFIELD TRAFFIC COMMISSION

MEETING AGENDA

Monday, October 3, 2022

Meeting Hour: 10:15 A.M

Location: 70 Tapley Street, Springfield MA (Conference Room)

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 September 12, 2022

New items:

22-20 Honorary sign. In honor of Bishop Curies L. Shaird, honorary street sign at Liberty Street.

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

**City of Springfield
Honorary Street Sign Application**

APPLICANT INFORMATION

*Please print clearly

Applicant's Name:

PASTOR HAROLD DIXON

Organization/Company:

SOLID ROCK COMMUNITY BAPTIST CHURCH

Street Address:

821 LIBERTY STREET,

Telephone: (413) 734-5441

E-mail: Revhpdee@aol.com

HONORARY NAME REQUEST

NAME OF HONOREE:

BISHOP CURTIS L. SHAIRD WAY
(As it would appear on the Street Name Sign)

LOCATION:

BANBURY STREET / LIBERTY STREET CORNER

Criteria for NAME REQUEST

Please complete the following criteria that apply, which are used in the evaluation for each request for an honorary street sign, attach documents or use additional paper if required.

Historical and/ or Cultural Influence to the City:

BISHOP SHAIRD WAS THE FIRST BLACK CLERK MAGISTRATE FOR THE HAMPTON COUNTY HOUSING COURT APPOINTED BY GOVERNOR WILLIAM WELD IN 1994. BISHOP SHAIRD IS THE FOUNDING PASTOR OF THE SOLID ROCK COMMUNITY BAPTIST CHURCH THAT WAS ESTABLISHED IN FEB. 1993

Clearly Defined Community or Public Contribution Made by the Honoree:

BISHOP SHAIRD HAS BEEN AN INSTRUMENTAL COMMUNITY LEADER WHO HAS ESTABLISHED YEARLY SCHOLARSHIPS FOR COLLEGE STUDENTS / CLOTHING GIVE-A-WAYS AND MENTORSHIP AND COUNSELING TO THE COMMUNITY.

Humanitarian Efforts:

AS THE PASTOR OF SOLID ROCK COMMUNITY BAPTIST CHURCH, BISHOP SHAIRO HAS GIVEN UNSELFISHLY TO PROVIDE HOUSING ASSISTANCE TO THOSE IN NEED. HE ALSO HAS GIVEN OUTREACH TO RECOVERY PROGRAM/PRISON MINISTRIES.

Provide Proof of Significant Lineage or Family Ties to the City:

BISHOP SHAIRO WAS BORN IN BERKELEY, ALABAMA. HE IS THE SON OF RETIRED AIR FORCE SERGEANT HEATH SHAIRO WHO RETIRED AT WESTOVER AFB. BISHOP SHAIRO GRADUATED FROM TECHNICAL HIGH SCHOOL.

Establish clear geographical relationship of street to the area of interest of the applicant:

THE CHURCH THAT BISHOP SHAIRO ESTABLISHED IS LOCATED AT 821 LIBERTY STREET. BANBURY STREET BORDERS THE SIDE OF THE CHURCH MAKING IT THE NATURAL LOCATION FOR THIS HONORARY STREET SIGN. BISHOP SHAIRO HAS IMPROVED THE CONDITIONS OF THIS AREA FOR THE PAST 30 YEARS.

Number of sign (s) required.

Please circle one: 1 or 2

SIGNATURE OF APPLICANT:

My application consists of the following items necessary for a complete application. Please check:

☒ Completed Application Form, plus a \$250 or \$370 fee (make checks payable to "City of Springfield")

☐ A **typed** recommendation from the Neighborhood Civic Association stating the designee and preferred location.

Signature of Applicant: Rev. Harold L. Shairo

Date: 9/12/2022

Office use only:

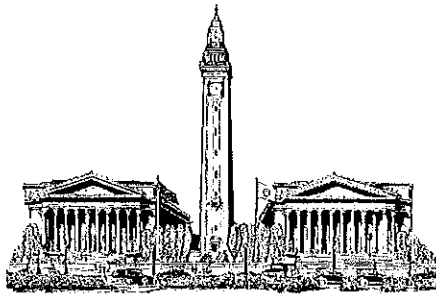
Date Sign Installed: _____

**DEPARTMENT OF
PUBLIC WORKS**

ENGINEERING DIVISION

70 TAPLEY STREET
SPRINGFIELD, MA 01104

413-787-6210 413-787-6029 FAX



**CITY OF SPRINGFIELD
MASSACHUSETTS**

Honorary Street Sign Policy and Application

PURPOSE OF PROGRAM

The Honorary Street Sign Program provides citizens of the City of Springfield with an opportunity to honor people that have made significant contributions to the City. The program is administered by the City Traffic Commission in conjunction with the Public Work Department. All supporting documentation is required at time of application submittal.

PROCEDURES

1. Applicant completes attached Honorary Street Designation Application.
2. The project proponent must first present the request to their neighborhood civic association for consideration.
3. If the neighborhood civic association is in favor of the applicant's request, they will send the Application to the Chairman of the Traffic Commission on behalf of the applicant along with all supporting documentation.
4. Traffic Commission will review the request at one of their meetings. The applicant or their representative must be present at the meeting.
5. The Traffic Commission will contact the neighborhood civic association through the Department of Public Works with their decision.

CRITERIA FOR REVIEW

- Historical and/or cultural influence of the applicant on the City.
- Proof of significant lineage to the City.
- Clear geographical relationship of street to the area of interest of applicant.
- Known to be of good moral character.
- Clearly defined community or public contribution made by the honoree.

SIGN COSTS

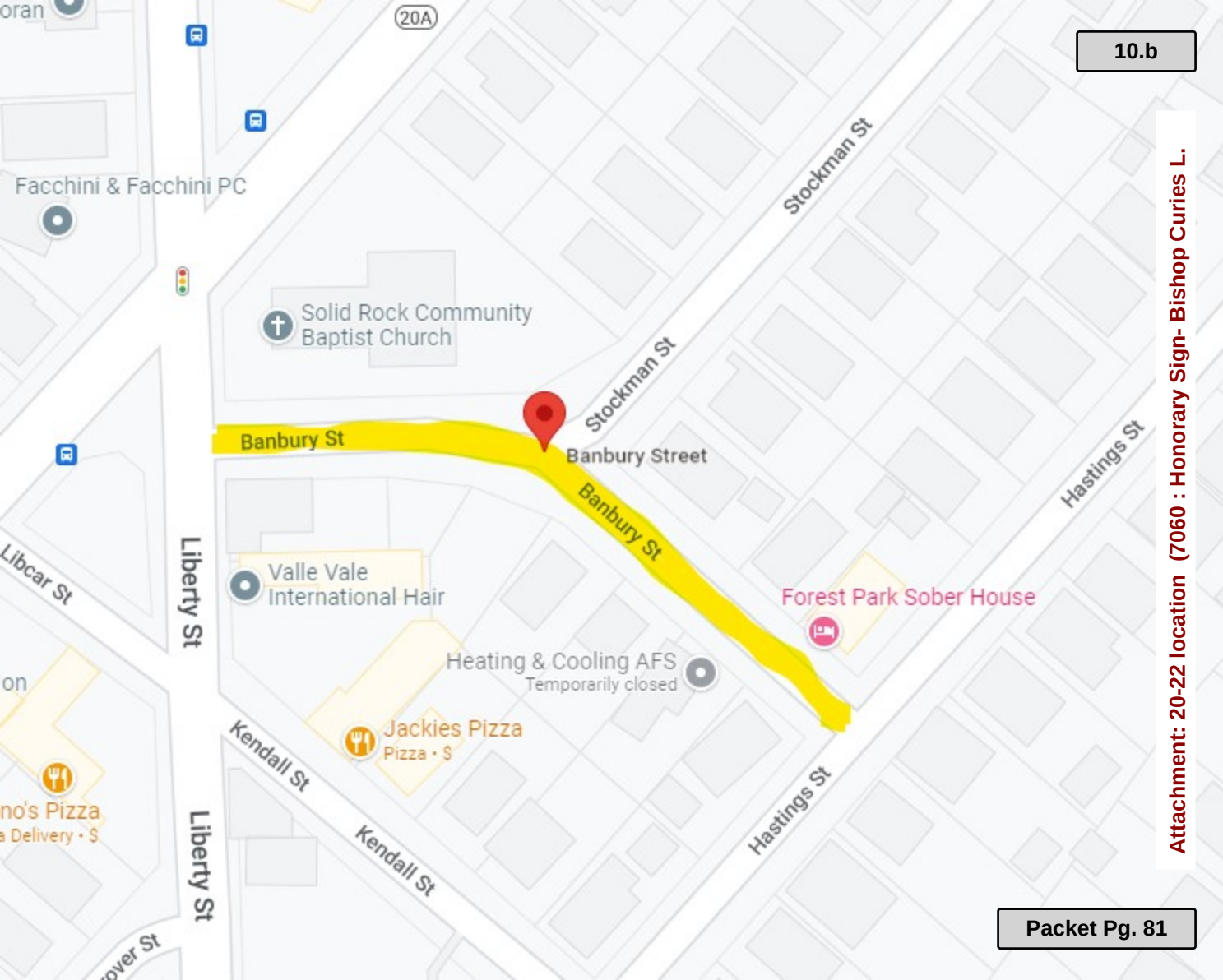
The total cost for one sign including installation is \$250.00. The cost for two signs including installation is \$370.00. This must be paid by the applicant before the sign fabrication begins. This should be submitted to the Engineering Division of the Public Works Department.

GENERAL CONDITIONS

- Applicant will be responsible for all the costs associated, if approved.
- There shall be no more than two (2) signs per person honored.
- The city is not responsible for the maintenance and replacement of sign(s) in the future.
- The sign(s) will be no larger than 12" X 12" with blue background and white lettering.
- All proposed locations must be on City public ways approved by the Department of Public Works.

The City will not be responsible for replacing stolen, vandalized or damaged signs and poles. The City reserves the right to remove any sign and post it considers in poor condition. These signs and poles will not be replaced. A petitioner will need to go back to their neighborhood civic association and repeat the process for replacements. This will include paying associated costs. This is to ensure that the community feels the person should still be honored in this fashion.

Please complete the application below and return it to the Department of Public Work:



10.b

Attachment: 20-22 location (7060 : Honorary Sign- Bishop Curies L.

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

to change the zoning of the property known as 435-455 Cottage Street (03310-0292) from
Industrial Park to Industrial A.

Mailing Address:

8159 Quail Meadow Way
West Palm Beach, FL 33412

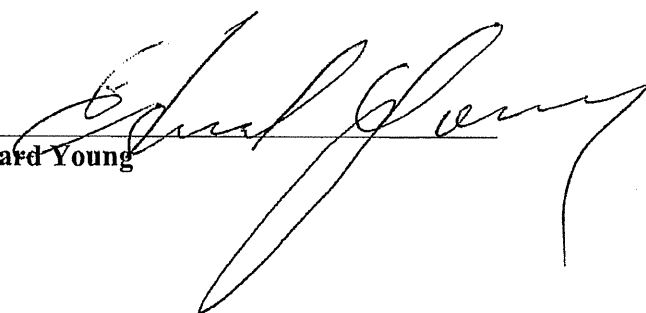
Owner & Petitioner:

Edward Young

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

BY: _____

Edward Young

A handwritten signature in black ink, appearing to read 'Edward Young', is written over a horizontal line. The signature is stylized with a large, sweeping loop at the end.

Attachment: 3233_435_Cottage_St_Formal (6951 : 435-455 Cottage Street)

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

**435-455 COTTAGE STREET (03310-0292)
INDUSTRIAL PARK TO INDUSTRIAL A**

GENERAL INFORMATION

Applicant:	Edward Young
Request:	Industrial Park to Industrial A
Location:	435-455 Cottage Street
Parcel Size:	87,429 s.f.
Purpose:	Re-configuration of parcel and consistency with overall area.
Surrounding Land Use and Zoning:	The property is located in the East Springfield neighborhood. This area has a mix of commercial and industrial uses. To the north are an office building and manufacturing operation zoned Industrial A. To the south is a solar field zoned Industrial Park. To the east is a manufacturing/warehouse operation zoned Industrial A. To the west is a solar field zoned Industrial Park.
Comprehensive/ Neighborhood Plan:	The East Springfield Neighborhood Plan shows no changes to this area.
Site Visit:	9-12-22
Urban Renewal Plan:	This parcel is not located within an urban renewal district.
Neighborhood Council Notification:	East Springfield Neighborhood Council: 9-6-22
Planning Board Hearing Date:	9-21-22

SPECIAL INFORMATION

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

ANALYSIS

The petitioners have requested to change the zoning of the property known as 435-455 Cottage Street from Industrial Park to Industrial A. The site is currently the location of two (2) existing industrial buildings. Recently, an ANR plan was submitted to reconfigure the existing parcel into two (2) new parcels, each one

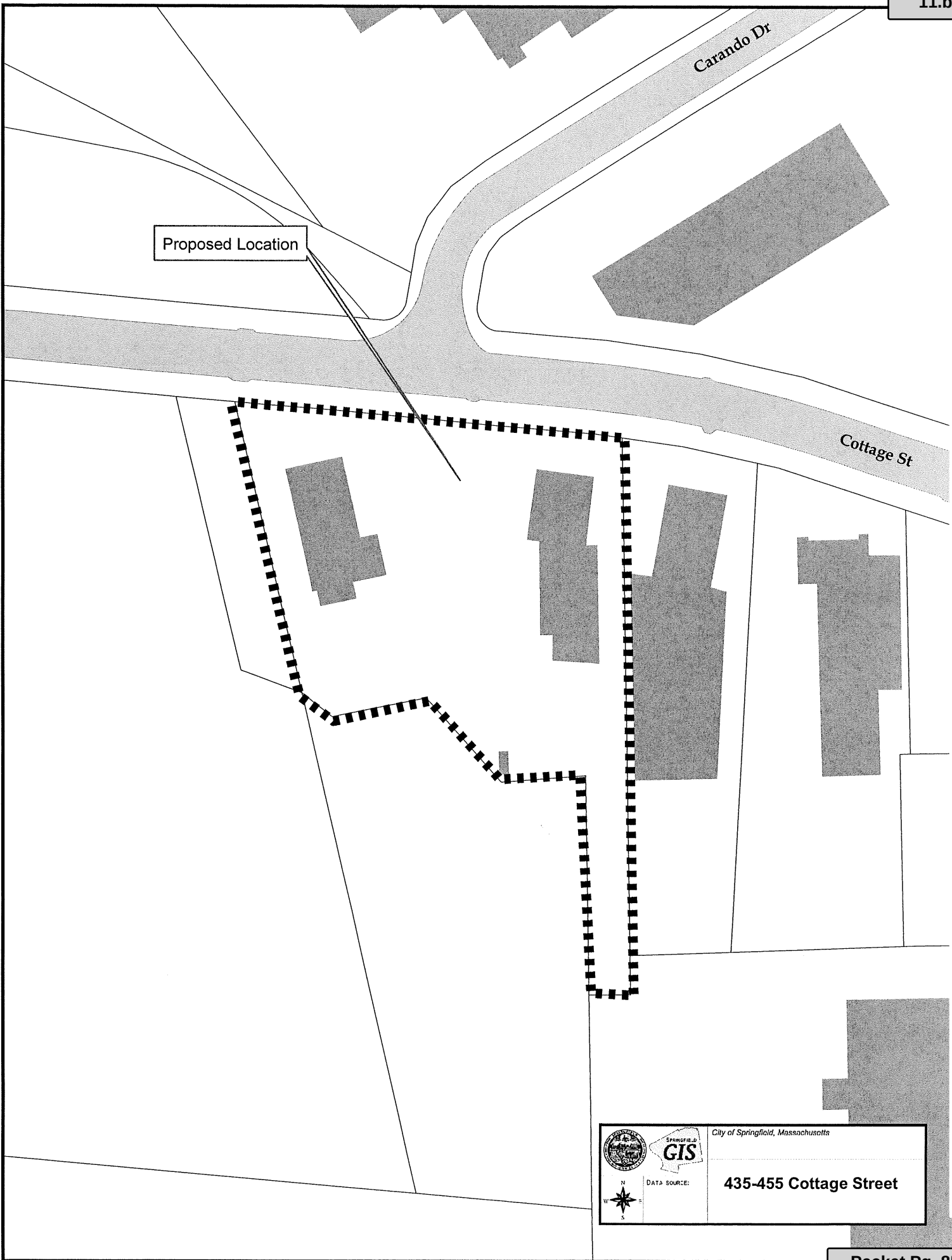
containing a building. However, after a review it was determined that the parcels are now considered to be non-conforming parcels due to the fact that the Industrial Park zoning requires two hundred (200) feet of frontage and one and a half (1.5) acres of land. As such the owner has requested to re-zone the property to Industrial A to remove the non-conforming status and to “have the particular parcels be consistent with the general plan of the area”.



This section of the City was re-zoned to Industrial Park back in 1962. The Industrial Park zoning requires a number of stricter zoning regulations including larger frontage requirements, lot sizes and increased landscaping requirements. Although it is the staff's prerogative to keep the intent of the original zone change, after a review, the staff has determined that many of the uses along this section of Cottage Street consist of similar industrial type uses, ranging from manufacturing operations to truck terminals. Additionally, all of the properties located directly adjacent to this property as well as those found along the northern side of Cottage Street are currently zoned Industrial A. Due to this fact, the staff believes that the proposed zone change is consistent with the existing surrounding land uses and will not have an adverse effect on this area as a whole. The zone change would also allow the owner to separate the two (2) buildings onto their own parcels while not having them categorized as non-conforming lots.

RECOMMENDATION

Approve.



Attachment: 3233_435_Cottage_St_2022 (6951 : 435-455 Cottage Street)

 SPRINGFIELD GIS	City of Springfield, Massachusetts
	435-455 Cottage Street

DATA SOURCE:



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND TWENTY-TWO

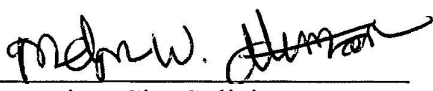
AN ORDINANCE

AMENDING SECTION 18 OF THE BUILDING ZONE MAP

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

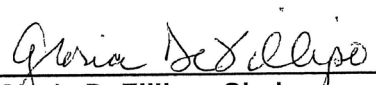
SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City”, text enacted, May 28, 2013, as amended, is hereby further amended by changing from **Industrial Park to Industrial A** the zoning on **Plot #3233, Section 18** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “**Section 18 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 September 21, 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 18 BUILDING ZONE MAP

SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City”, text enacted, May 28, 2013, as amended, is hereby further amended by changing from **Industrial Park to Industrial A** the zoning on **Plot #3233, Section 18** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “**Section 18 Building Zone Map of the City of Springfield.**”

**REPORT TO CITY COUNCIL
ZONE CHANGE HEARING**

PETITION: #3233
SECTION: 18

DATE: September 22, 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: Edward Young

ADDRESS: 435-455 Cottage Street (03310-0292)

CHANGE REQUESTED: Proposed zone change from Industrial Park to Industrial A

PETITIONER'S PURPOSE STATEMENT: Elimination of non-conforming use and conformity with surrounding properties.

DATE OF PUBLIC HEARING: September 21, 2022

DATE OF FINAL DECISION: September 21, 2022

BOARD MEMBERS PRESENT and COUNT: six (6): Ms. Morin, Mr. Cunningham, Ms. McQuade, Ms. Choi, Ms. DeFillipo and Mr. Florian

FINAL MOTION: APPROVE

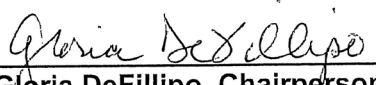
IN FAVOR: six (6): Ms. Morin, Mr. Cunningham, Ms. McQuade, Ms. Choi, Ms. DeFillipo and Mr. Florian

OPPOSED: zero (0)

ABSTAINED: N/A

RECOMMENDATION: APPROVE

Respectfully submitted,


Gloria DeFillipo, Chairperson

Attachment: 3233_435_455_Cottage_St_PB_Report_2022 (6951 : 435-455 Cottage Street)