



CITY COUNCIL

City Clerk's Office 11/22/2022

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 November 28, 2022** at 07:00 PM.

City Clerk

Hearings

7:00 PM Meeting called to order on November 28, 2022 at Springfield City Hall -- Council Chambers, 36 Court Street, Springfield, MA.

Moment of Silence - Pledge of Allegiance

Petitions

- (1.) Clarks Street

Special Permits

- (2.) 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

- (3.) For a Special Permit to Reopen a Pre-Existing, Non-Conforming Use (11 Residential Units), at the Property Known as 169 Maple Street (08218-0165) (Book #24353/Page#322), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 10, Section 10.1.41(B).

Request: See Above
Owner: City of Springfield
By: Christopher Caputo,
Treasurer/Collector
Petitioner: Davenport Advisors, LLC
By: Joy Martin

- (4.) For a Special Permit to Operate a Drive-Up Service Window at the Property Known as SS West Street (12145-0047)(Book#19619/Page#332), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.1(2).

Request: See Above
Owner: The Pride Limited Partnership
By: Robert Bolduc

Petitioner: The Pride Limited Partnership
By: Robert Bolduc

- (5.) For a Special Permit to for the Expansion of a Pre-Existing, Non-Conforming Use (Gas Station), at the Properties Known as 643-649 Main Street (08130-0617)(Book#24696/Page#182) and 679 Main Street (08130-0614) (Book#15567/Page#0421), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 10, Section 10.1.30.

Request: See Above
Owner: Zahoor UI Haq
By: Zahoor UI Haq
Petitioner: Zahoor UI Haq
By: Zahoor UI Haq

Zoning Changes

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

PETITIONER: Springfield Planning Board
ADDRESS: 1400 State Street & 1414 State Street
CHANGE REQUESTED: Res C to Bus A

- (7.) To Change the Zoning of the Property Known as SS Central Street (02560-0220) from Residence C to Commercial P. SS Central Street None Yet

PETITIONER: Davenport Advisors, LLC
ADDRESS: SS Central Street
CHANGE REQUESTED: Residence C to Commercial P



City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 7136)

Meeting: 11/28/22 07:00 PM
Department: Department of Public Works
Category: General
Prepared By: Hector Velez
Initiator: Hector Velez
Sponsors:
DOC ID: 7136

Clarks Street

22-21

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

In City Council, November, 28 2022

ORDERED, that the Rules of the Road approved September 8, 1936, as amended be further

amended by striking out under Sections 1k through 13 of Article V, "No Parking Any Time" the following:

CLARK ST. South side, from Spruce Street to Hancock Street.

AND, further amending by inserting under Section 6 of Article VA, " Tow-Away Zone" as follow:

**NOTICE OF MEETING
SPRINGFIELD TRAFFIC COMMISSION
MEETING AGENDA**

Monday, November 7, 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 October 3, 2022

New items:

22-21 Clarks Street. No Parking Any Time Tow-Away Zone.

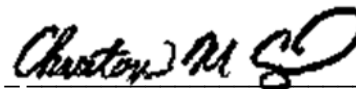
22-22 Dubois Street. Speed signs or Speed Hump on Dubois Street.

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

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

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

By: _____



Christopher M. Cignoli, Secretary
Springfield Traffic Commission

Attachment: 11-7-2022 Agenda city (7136 : Clark Street)



City Council

SCHEDULED

Meeting: 11/28/22 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 6964

2

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

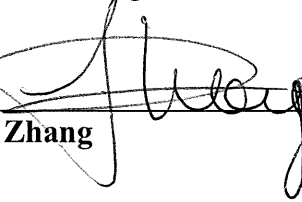
Mailing Address:

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

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

**1377 LIBERTY STREET (07770-0406) & 1355 LIBERTY STREET (07770-0408)
INDOOR PLACE OF AMUSEMENT (TRAMPOLINE PARK)**

General Information

Petitioner:	Jun Zhang
Request:	Indoor place of amusement – trampoline park.
Proposed use of the property:	Trampoline park
Size:	1,380,329 s.f. (approx. 31 acres)
Compatibility with current planning documents:	The Liberty Heights Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Hungry Hill Neighborhood Council: 10-3-22
Tax Status:	SEE ATTACHED
Site Visit:	10-3-22
Scheduled Hearing Date:	10-24-22

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Business A and is located within the larger commercial plaza. Other retail and restaurant uses surround the proposed location.

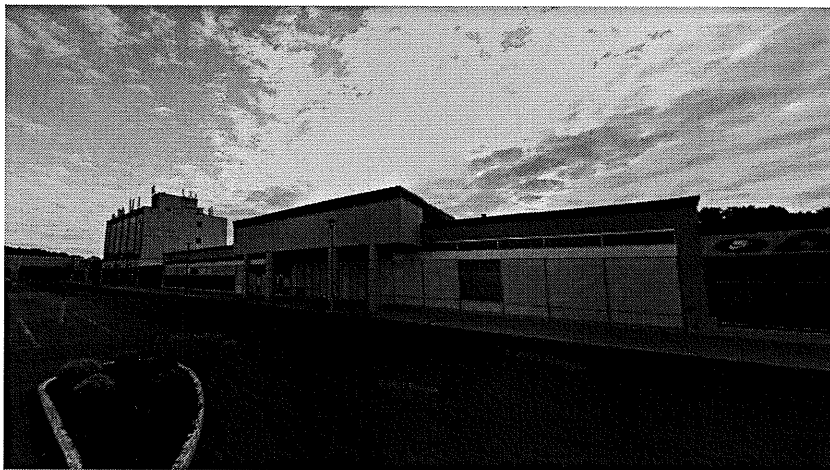
Site plan review:

The petitioner has requested a special permit to operate an indoor place of amusement (trampoline park) at the property located at 1377 and 1355 Liberty Street. This proposed location is an existing building within the larger Springfield Plaza. The petitioner intends to renovate a portion of the existing building which is currently vacant and was the former location of Kmart. The new trampoline park will be known as *Funcity Trampoline Park*.

As noted above, the petitioner intends to renovate the existing space into a new trampoline park. This will be a large recreational facility which utilizes large format trampolines for a number of different uses. The interior site plans submitted indicates that there will be a number of different uses within the space. These will include a number of party rooms, ball pits, rope courses and climbing walls. Other uses include trampoline dodgeball courts and “ninja” courts. The petitioner has indicated that this facility caters to families, large groups for

parties, camps, schools and other special events.

After reviewing the proposed plans and visiting the site, the staff does not object to the proposed use. The staff believes this is a unique re-use of a vacant property and one that will not have a negative effect on the surrounding neighborhood. It should be noted that the existing site already has a large number of on-site parking so large groups can easily be accommodated. No changes to the exterior of the site are planned.

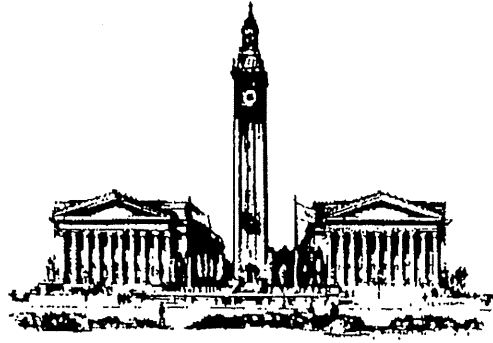


Recommendation

Approve, with conditions.

Recommended Conditions

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the operation of an indoor place of amusement (trampoline park) at the property known as 1377 Liberty Street (07770-0406) and 1355 Liberty Street (07770-0408).
3. The use shall be developed according to the attached plans, with the addition of conditions #4 through #6.
4. Any and all Building Permits shall be obtained prior to any construction.
5. The site, including all landscaped areas shall be maintained and kept free of all litter, trash and debris.
6. Any and all dumpsters shall be completely enclosed.
7. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by fine of up to \$200 per day for each day a violation exists.



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

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

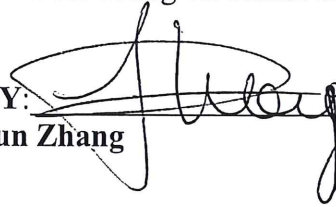
Mailing Address:

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.

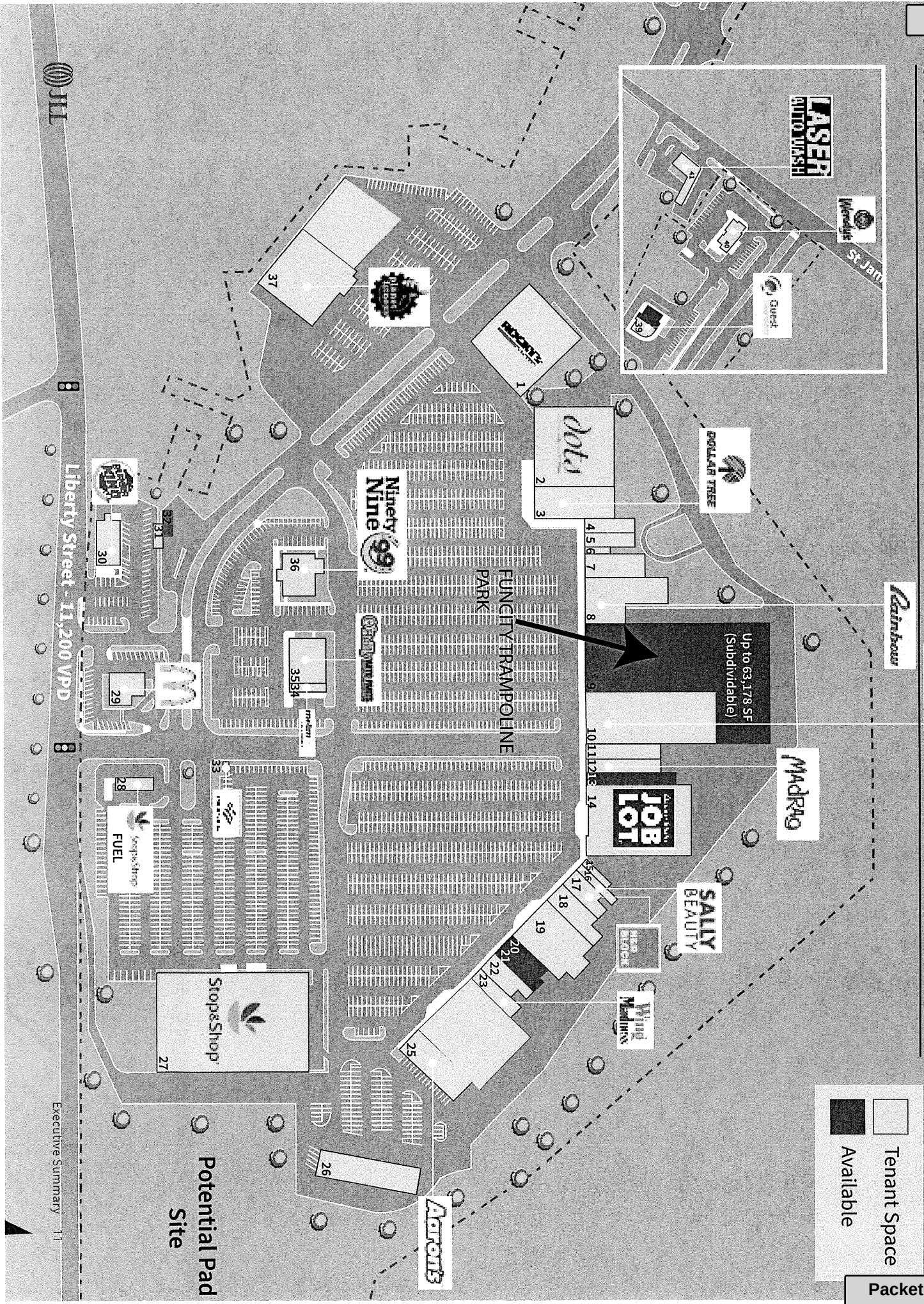
BY: 

Jun Zhang

Attachment: Liberty St 1377 (indoor place of amusement) 2022 (6964 : 1377 Liberty Street)

RECEIVED
 2022 SEP -7 A 11:16
 CITY CLERK'S OFFICE
 SPRINGFIELD, MA

Site Plan



ATTENDS

Tenant Space

Available

Liberty Street - 11,200 VPD



1355 LIBERTY ST

10/20/2022 3:14:36

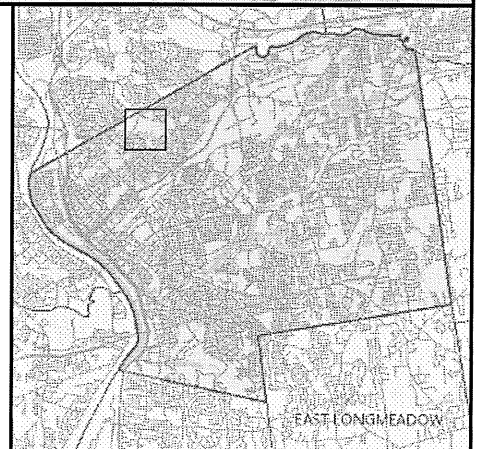
1"=500'

Property Information

Parcel ID	07770-0408
Owner Name	1277 LIBERTY ST LLC
Owner Address1	139 FRONT ST
Owner Address2	FALL RIVER, MA 02721
Land Area In Square Feet	1,380,329
Assessed Value	11,068,600
Historic	
Zoning Name	Business A



GIS information is provided on these Web Pages as a public resource for general information purposes only. It is used to locate, identify and inventory parcels of land in the City of Springfield for general purposes only and is NOT to be construed or used as a "legal description." Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against the City of Springfield that may arise from the use of this data. Information provided on these Web Pages should be verified with the appropriate City department, and reviewed and approved by an attorney or other qualified professional prior to its use for any purpose with potential legal consequences.



Attachment: Liberty St_1377_(indoor_place_of_amusement)_2022 (6964 : 1377 Liberty Street)



City Council

SCHEDULED

Meeting: 11/28/22 07:00 PM

Initiator: Amanda Pham

Sponsors:

DOC ID: 7089

3

Special Permit

For a Special Permit to Reopen a Pre-Existing, Non-Conforming Use (11 Residential Units), at the Property Known as 169 Maple Street (08218-0165) (Book #24353/Page#322), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 10, Section 10.1.41(B).

Request:	See Above
Owner:	City of Springfield
By:	Christopher Caputo, Treasurer/Collector
Petitioner:	Davenport Advisors, LLC
By:	Joy Martin

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

for a special permit to reopen a pre-existing, non-conforming use (11 residential units), at the property known as 169 Maple Street (08218-0135) (Book #24353/Page#322), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 10, Section 10.1.41(B).

Mailing Address:

36 Court Street
 Springfield, MA 01103

Owner:

City of Springfield

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

By: 

Christopher Caputo, Collector-Treasurer

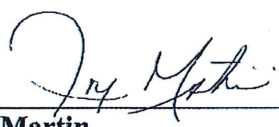
Mailing Address:

667 Boylston Street, 2nd floor
 Boston, MA 02116

Petitioner:

Davenport Advisors, LLC

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

By: 

Joy Martin

Attachment: 169 Maple Street Tax Formal (7089 : 169 Maple Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

10/26/2022

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 : 169 Maple Street

Petitioner : Davenport Advisors, LLC
667 Boylston Street, 2nd Floor
Boston, Ma. 02116

LandLord: City of Springfield
36 Court Street
Springfield, Ma. 01103

Christopher A Caputo / Treasurer Collector



City Council

SCHEDULED

Meeting: 11/28/22 07:00 PM

Initiator: Amanda Pham

Sponsors:

DOC ID: 7091

4

Special Permit

For a Special Permit to Operate a Drive-Up Service Window at the Property Known as SS West Street (12145-0047)(Book#19619/Page#332), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.1(2).

Request:	See Above
Owner:	The Pride Limited Partnership
By:	Robert Bolduc
Petitioner:	The Pride Limited Partnership
By:	Robert Bolduc

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

for a special permit to operate a drive-up service window at the property known as SS West Street (12145-0047)(Book#19619/Page#332), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.1(2).

Mailing Address:

49 Woodsley Road
Longmeadow, MA 01106

Owner & Petitioner:

The Pride Limited Partnership

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

By: _____

Robert Bolduc

Attachment: West St SS Tax Form (7091 : SS West Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

08/24/2022

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 : SS West Street

Petitioner : The Pride Limited Partnership
49 Woodsley Road
Longmeadow, Ma. 01106

LandLord: The Pride Limited Partnership
49 Woodsley Road
Longmeadow, Ma. 01106

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

Christopher A Caputo / Treasurer Collector



City Council

SCHEDULED

Meeting: 11/28/22 07:00 PM

Initiator: Amanda Pham

Sponsors:

DOC ID: 7092

5

Special Permit

For a Special Permit to for the Expansion of a Pre-Existing, Non-Conforming Use (Gas Station), at the Properties Known as 643-649 Main Street (08130-0617)(Book#24696/Page#182) and 679 Main Street (08130-0614) (Book#15567/Page#0421), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 10, Section 10.1.30.

Request:	See Above
Owner:	Zahoor UI Haq
By:	Zahoor UI Haq
Petitioner:	Zahoor UI Haq
By:	Zahoor UI Haq

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

for a special permit to for the expansion of a pre-existing, non-conforming use (gas station), at the properties known as 643-649 Main Street (08130-0617)(Book#24696/Page#182) and 679 Main Street (08130-0614) (Book#15567/Page#0421), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 10, Section 10.1.30.

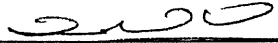
Mailing Address:

679 Main Street
Springfield, MA 01105

Owner & Petitioner:

Zahoor UI Haq

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

By: 
Zahoor UI Haq

Attachment: Main St 643 679 Tax Form (7092 : 643-679 Main Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

10/28/2022

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 : 643-649 Main Street

Petitioner : Zahoor UI Haq
679 Main Street
Springfield, Ma. 01105

LandLord: Zahoor UI Haq
679 Main Street
Springfield, Ma. 01105

Christopher A. Caputo/ Treasurer Collector

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

to change the zoning of the properties known as 1400 State Street (11110-0275) and 1414 State Street (11110-0278) from Residence C Business A.

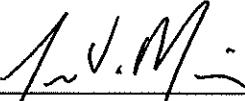
Mailing Address:

36 Court Street
 Springfield, MA 01103

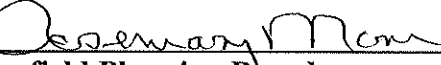
Petitioner:

Springfield Planning Board

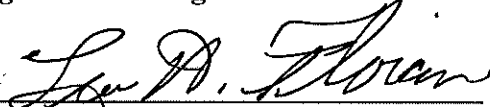
BY: 
 Springfield Planning Board

BY: 
 Springfield Planning Board

BY: 
 Springfield Planning Board

BY: 
 Springfield Planning Board

BY: 
 Springfield Planning Board

BY: 
 Springfield Planning Board

BY: 
 Springfield Planning Board

BY: 
 Springfield Planning Board

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

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

GENERAL INFORMATION

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

SPECIAL INFORMATION

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

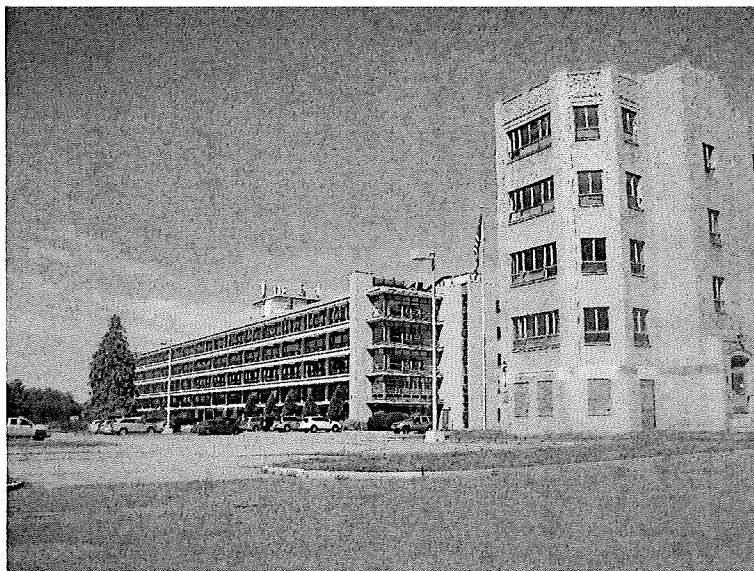
ANALYSIS

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

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

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

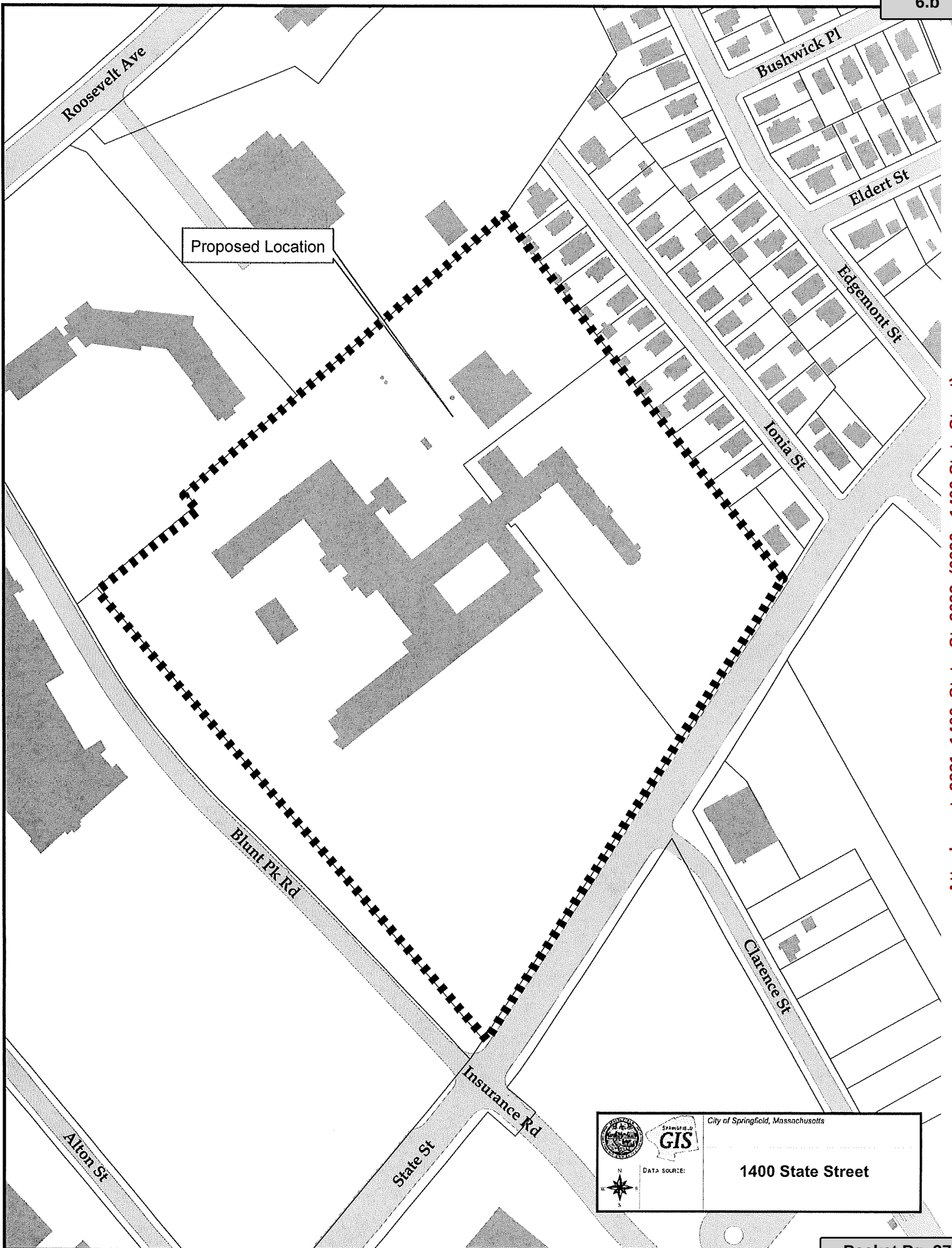
While no formal plans have been submitted, conceptual plans have been discussed which include the redevelopment of the property for additional medical uses. In addition to the zone change, the redevelopment of this site will most likely trigger special permits from the City Council. As part of any redevelopment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



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

RECOMMENDATION

Approve.



Attachment: 3231_1400_State_St_2022 (6920 : 1400 State Street)

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



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND TWENTY-TWO

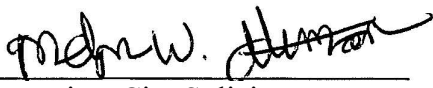
AN ORDINANCE

AMENDING SECTION 30 & 31 OF THE BUILDING ZONE MAP

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

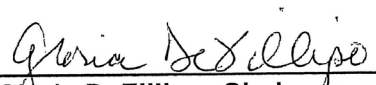
SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the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

Approved as to Form;


Associate City Solicitor

In accordance with Mass. Gen. Laws c. 40A, section 5, the Planning Board held a hearing on August 17, 2022 regarding the above Ordinance amendment.

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


Gloria DeFillipo, Chairperson

Attachment: 3231_1400_State_St_2022_PB_Report (6920 : 1400 State Street)



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND TWENTY-TWO

AN ORDINANCE

AMENDING SECTION 30 & 31 BUILDING ZONE MAP

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

Attachment: 3231_1400_State_St_2022_PB_Report (6920 : 1400 State Street)

**REPORT TO CITY COUNCIL
ZONE CHANGE HEARING**

PETITION: #3231
SECTION: 30 & 31

DATE: August 18, 2022

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

PETITIONER: Springfield Planning Board

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

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

PETITIONER'S PURPOSE STATEMENT: Medical redevelopment

DATE OF PUBLIC HEARING: August 17, 2022

DATE OF FINAL DECISION: August 17, 2022

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

FINAL MOTION: APPROVE

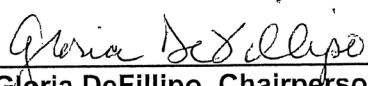
IN FAVOR: five (5): Ms. Morin, Mr. Cunningham, Mr. Daniele, Ms. McQuade and Mr. Florian

OPPOSED: zero (0)

ABSTAINED: N/A

RECOMMENDATION: APPROVE

Respectfully submitted,



Gloria DeFillipo, Chairperson

Attachment: 3231_1400_State_St_2022_PB_Report_(6920 : 1400 State Street)

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 SS Central Street (02560-0220) from Residence C to Commercial P.

Mailing Address:

36 Court Street
 Springfield, MA 01103

Owner:

City of Springfield

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

BY: 

Christopher Caputo , Collector-Treasurer

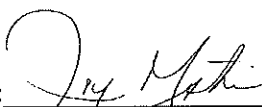
Mailing Address:

667 Boylston Street, 2nd floor
 Boston, MA 02116

Petitioner:

Davenport Advisors, LLC

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

BY: 

Joy Martin, as Manager

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

**SS CENTRAL STREET (02560-0220)
RESIDENCE C TO COMMERCIAL P**

GENERAL INFORMATION

Applicant:	Davenport Advisors, LLC
Request:	Residence C to Commercial P
Location:	SS Central Street
Parcel Size:	7,508 s.f.
Purpose:	Parking lot
Surrounding Land Use and Zoning:	The property is located in the South End Neighborhood and is located in an area with primarily residential uses. The surrounding land uses include: To the north is a vacant parcel zoned Residence C. To the south is vacant land zoned Residence A and Residence C. To the east are a vacant lot and single-family house zoned Residence C. To the west is two-family house zoned Residence C.
Site Visit:	10-3-22
Neighborhood Council Notification:	South End Citizens Council: 10-18-22
Planning Board Hearing Date:	11-2-22

SPECIAL INFORMATION

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

ANALYSIS

The petitioner has requested to change the zoning of the property known as SS Central Street from Residence C to Commercial P. This site is currently vacant and will be used for the creation of a parking lot.

After reviewing the plans submitted with the application and reviewing the overall zoning of this area, the staff does not object to the proposed request. As noted above, the proposed parcel is currently vacant and will be used for the creation of an eleven (11) space, off-street, parking lot. The proposed parking will be used in conjunction with the redevelopment of the property known as 169 Maple Street. This is an eleven (11) unit, city owned, apartment building that has been vacant for a number of years. The City recently put out an RFP for the redevelopment of this property and the petitioner was selected as preferred developer. Currently, there is no off-street parking at 169 Maple Street.

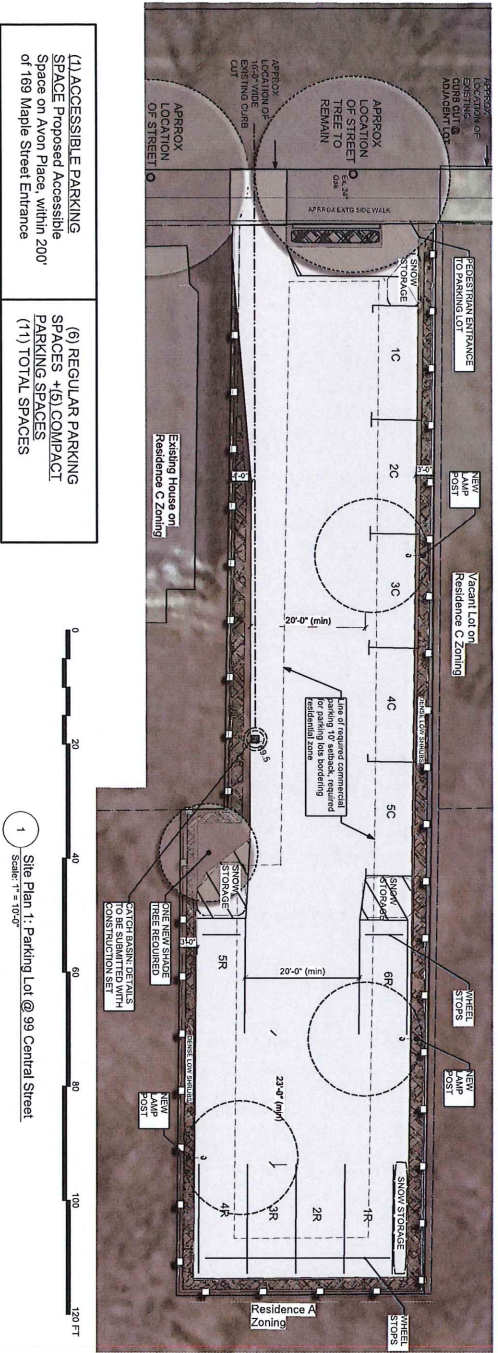
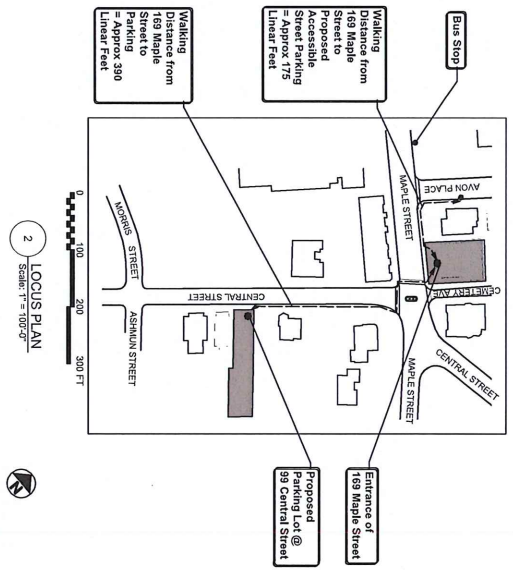
After reviewing the plans submitted, the staff does have the following comments. As noted above, the parcel is proposed to contain a total of eleven (11) spaces. It does need to be noted that Commercial P does require a ten (10) foot landscape buffer along all sides of the property which abut a residentially zoned property. This buffer is required to help protect any and all residential abutters. The plan submitted indicates that a buffer will be installed, however, it will not be the required ten (10) feet. As such, in addition to the zone change, a variance from the Board of Appeals will also be required. Further, in addition to landscaping, solid fencing will also need to be installed.

Lastly, as with all new paving projects, a full review by the Department of Public Works will be required prior to the start of any construction.

Overall, the staff believes that a change to Commercial P will not adversely affect the abutting properties or the neighborhood as a whole while also helping with the redevelopment of the property at 169 Maple Street.

RECOMMENDATION

Approve.



(1) ACCESSIBLE PARKING SPACE Proposed Accessible Space on Avon Place, within 200' of 169 Maple Street Entrance

(6) REGULAR PARKING SPACES + (5) COMPACT PARKING SPACES (11) TOTAL SPACES



L-1.1

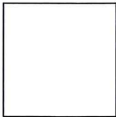
Date: 9/16/2022
File Name: 169 Maple_2022.dwg
Drawn By: [Name]
Scale: 1/16" = 1'-0"

Revisions:
Parking Lot Plan

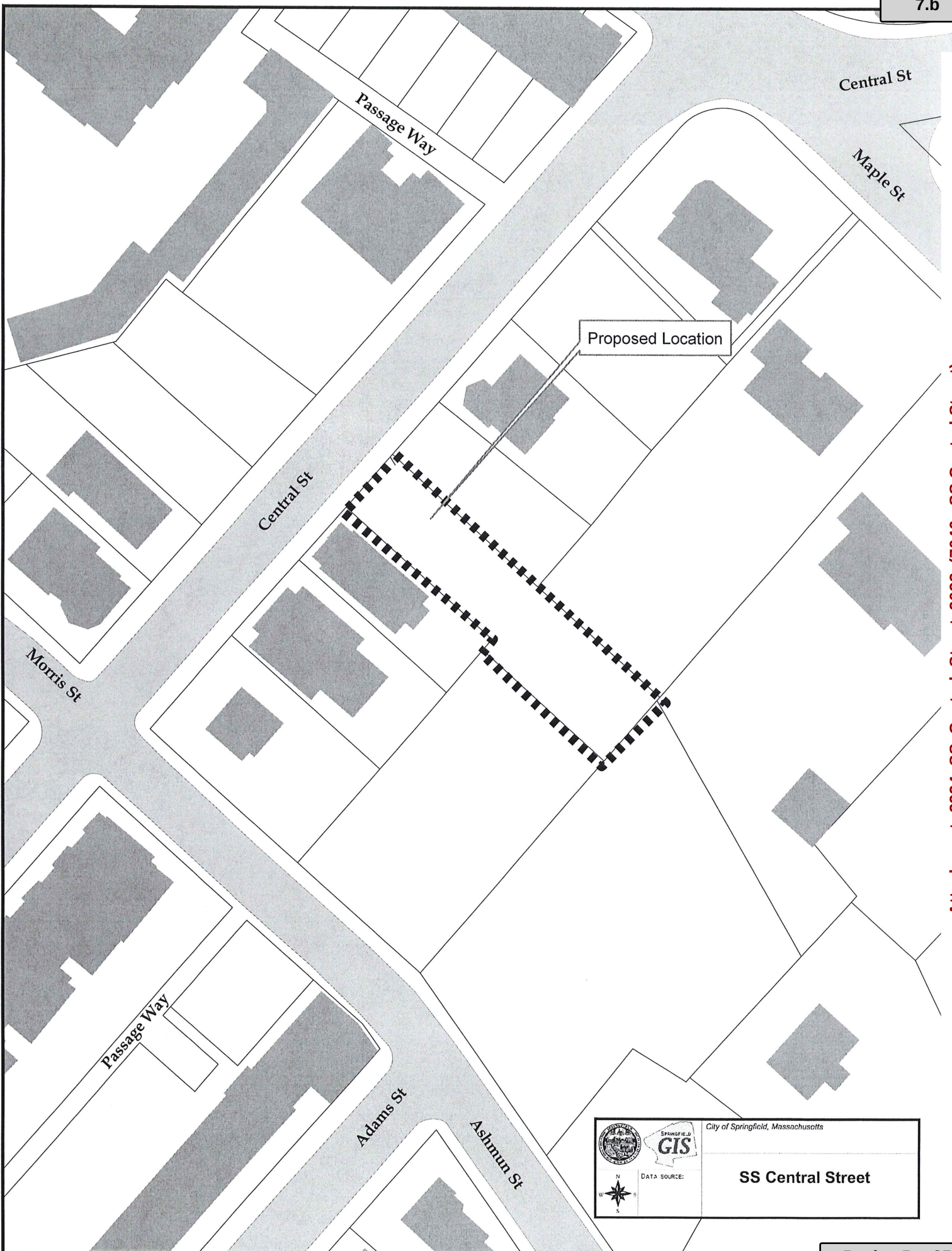
Davenport Advisors, LLC (MBE)
667 Boylston Street, 2nd Floor
Boston, Massachusetts 02116

Apartment Building
169 Maple Street
Springfield, MA

Consultants



JABLONSKI | DEVIRE
ARCHITECTS
member: American Institute of Architects
22 Green Lane Springfield, MA 01107
413-747-5285



Attachment: 3234_SS_Central_Street_2022 (7046 : SS Central Street)

 SPRINGFIELD MASSACHUSETTS GIS DATA SOURCE:	City of Springfield, Massachusetts
	SS Central Street