



CITY COUNCIL

City Clerk's Office 12/6/2022

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 December 12, 2022** at 07:00 PM.

City Clerk

Hearings

7:00 PM Meeting called to order on December 12, 2022 at Springfield City Hall -- Council Chambers, 36 Court Street, Springfield, MA.

Moment of Silence - Pledge of Allegiance

Petitions

- (1.) Eversource- Cass St. & Franklin St.

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 for a New Residential Development (24 Residential Units), at the Properties Known as 291 Oakland Street (09210-0112), 283 Oakland Street (09210-0114) and ES Oakland Street (09210-0110) (Plan#718/Book#22507/Page#236), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 2.3(2).

Request: See Above
Owner: Spring Park Properties, Inc.
By: Mike Lemelin
Petitioner: Spring Park Properties, Inc.
By: Mike Lemelin

- (4.) For a Special Permit for an Accessory Wall Sign(S), Above the First Floor, at the Properties Known as ES Martone Place (08325-0001)(Book#23837/Page#362), ES O Martone Place (08325-0006)(Book#L107/Page#L059) and 70 Martone Place (08325-0007)(Book#L106/Page#0096), as Authorized by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.8.17.

Request: See Above

Owner:	St James Place Properties, LLC
By:	Bryan Kaye
Petitioner:	St James Place Properties, LLC
By:	Bryan Kaye



City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 7157)

Meeting: 12/12/22 07:00 PM
Department: Department of Public Works
Category: General
Prepared By: Hector Velez
Initiator: Hector Velez
Sponsors:
DOC ID: 7157

Eversource- Cass St. & Franklin St.

ORDER FOR LOCATION OF UNDERGROUND CONDUIT

WHEREAS, The Board of Public Works, to which was referred the petition Cass St. & Franklin Street from Eversource Electric Company dated October 24, 2022, to install two (2) 36" Silos in the sidewalk adjacent to 281 Franklin Street

WHEREAS, said petition Cass St. & Franklin Street was referred to the Board of Public Works on October 24, 2022; and

WHEREAS, On, November 21, 2022, a Notice of a Public Hearing on Cass St. & Franklin Street, to be held on December 5, 2022, was sent by email, to various Departments, Utility Companies, etc before the day of the hearing and posted on two public bulletin boards a copy of which is attached a hearing of the Board of Public Works was held at the corner of Cass St. & Franklin Street in Springfield, MA

WHEREAS, on December 5, 2022, the Board of Public Works reported thereon that, after careful consideration of the petition Cass St. & Franklin Street to install two (2) 36" Silos in the sidewalk adjacent to 281 Franklin Street, and fifty-one (51') feet of conduit to make a connection to an existing manhole located on the easterly corner of Cass Street and Franklin Street to improve the reliability of the area., shown on a plan entitled:

EVERSOURCE, Cass St. & Franklin Street

Consists of one (1) sheet, which plan is incorporated herein by reference and is on file in the office of the Engineering Division of the Department of Public Works, Springfield, Massachusetts.

WHEREAS, the petition Cass St. & Franklin Street came before the City Council for a Public Hearing on this date,

NOW, THEREFORE, BE IT ORDERED:

1. That due care for public safety is exercised during construction including but not limited to the use of a police officer(s) for traffic control if necessary.
2. That said construction would not unnecessarily interfere with the movement of vehicular or pedestrian traffic in the area.
3. That care be taken during said construction not to damage any underground services.

4. That the construction site be returned to the same condition as found or better.
5. Said company shall indemnify and save harmless against all damages, costs, and expenses whatsoever to which the City may be subjected in consequence of the acts or neglect of said Company, its agents or servants, or in any manner arising from the rights and privileges granted it by the City.
6. In addition, said company shall, before a public way is disturbed for the laying of its wire or conduit, execute its bond in the penal sum of Ten Thousand Dollars (\$10,000) conditioned for the faithful performance of its duties under this permit.
7. Said company shall comply with the requirements of existing Ordinances and orders and comply with any changes in Ordinances and orders as may hereafter be adopted by the Mayor and Council governing the construction and maintenance of buried cable, conduits, and wires.
8. That any sidewalks that are damaged or removed will be replaced in kind and accordance with the City of Springfield's Standard Specifications.
9. Ramps for the handicapped will be provided if and where required by law and in conformance with the Rules and Regulations of the Massachusetts Architectural Barrier Board.
10. That any curbing that is disturbed during construction will be reset to the established street grade using proper construction procedures.
11. That all proposed silo, manhole, and hex hole covers will conform to and be compatible with established street, tree belt or sidewalk grades with suitable non-skid covers when in the sidewalk area.
12. That the Springfield Water and Sewer Commission be notified before construction begins. All installations of adjacent utilities must be a minimum of 4 feet from the existing water and/or sewer main, edge to edge of the pipe.
13. That asphalt trench restoration be done in accordance with the City of Springfield DPW requirements.
14. That all conditions set forth in the respective order are complied with.

CITY OF SPRINGFIELD, MASSACHUSETTS

Date: December 5, 2022

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

The Board of Public Works, to which was referred the petition Cass St. & Franklin Street from Everesource Electric Company dated October 24, 2022, to install two (2) 36" Silos in the sidewalk adjacent to 281 Franklin Street. Eversource petition to install two (2) 36" Silos in the sidewalk adjacent to 281 Franklin Street, and fifty-one (51') feet of conduit to make a connection to an existing manhole located on the easterly corner of Cass Street and Franklin Street to improve the reliability of the area., all as substantially shown on a plan attached referred to Cass St. & Franklin Street, which is incorporated herein by reference and to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways to make connections with the substation as it may desire for distributing purposes, reports thereon as follows:

By virtue of Chapter 708 of the Acts of 1977, the Board of Public Works held the hearing on the above matter provided for in Section 22 of Chapter 166 of the General Laws. The hearing was held on December 5, 2022, at 3:30 P.M. at the corner of Cass St. & Franklin Street in Springfield, MA Two (2) members of the Board and one (1) person interested in the matter were present. Of the latter, one (1) voted in favor and no one (0) voted against.

The Board finds the request necessary to improve the reliability of the area.

After careful consideration, the Board recommends the petition be granted provided:

That due care for public safety is exercised during construction including but not limited to the use of a police officer(s) for traffic control if necessary.

That said construction would not unnecessarily interfere with the movement of vehicular or pedestrian traffic in the area.

That care be taken during said construction not to damage any underground services.

That the construction site be returned to the same condition as found or better.

Said company shall indemnify and save harmless against all damages, costs and expenses whatsoever to which the City may be subjected in consequence of the acts or neglect of said Company, its agents or servants, or in any manner arising from the rights and privileges granted it by the City.

Attachment: Report Cass St & Franklin St. (7157 : Eversource- Cass St. & Franklin St.)

In addition, said company shall, before a public way is disturbed for the laying of its wire or conduit, execute its bond in the penal sum of Ten Thousand Dollars (\$10,000) conditioned for faithful performance of its duties under this permit.

Said company shall comply with the requirements of existing Ordinances and orders and comply with any changes in Ordinances and orders as may hereafter be adopted by the Mayor and Council governing the construction and maintenance of buried cable, conduits and wires.

That any sidewalks that are damaged or removed will be replaced in kind and in accordance with the City of Springfield's Standard Specifications.

That ramps for the handicapped will be provided if and where required by law and in conformance with the Rules and Regulations of the Massachusetts Architectural Barrier Board.

That any curbing that is disturbed during construction will be reset to the established street grade using proper construction procedures.

That due care be exercised not to unnecessarily damage any public shade trees located within the construction area.

That the Springfield Water and Sewer Commission be notified before construction begins. All installations of adjacent utilities must be a minimum of 4 feet from the existing water and/or sewer main, edge to edge of the pipe.

That all conditions set forth in the respective order are complied with.

John J. Fitzgerald)
Ronald A. Briggs)
Michael L. Briggs)

BOARD OF PUBLIC WORKS

PETITION TO INSTALL AND MAINTAIN UNDERGROUND
LINES
FOR THE TRANSMISSION OF ELECTRICITY

To the City Council of Springfield, Massachusetts:

EVERSOURCE prays that after due notice and a hearing as provided by the law it may be granted permission to install and maintain below the surface of the ground in the public way hereinafter named, a line or lines for the transmission of electricity consisting of conduits located as shown upon the plan filed herewith and made a part hereof together with the necessary wires, cables, transformers, switches, protective devices and other appurtenances, and likewise the manhole and vault construction connected with said lines as indicated by said plan marked:

The following is the public way above referred to:

CASS ST & FRANKLIN ST

EVERSOURCE IS REQUESTING PERMISSION TO INSTALL (2) 36" SILO'S IN THE SIDEWALK ADJACENT TO 281 FRANKLIN ST SPRINGFIELD. CONDUITS WILL CONNECT THESE STRUCTURES TO AN EXISTING MANHOLE. THE PURPOSE OF THESE NEW STRUCTURES IS TO INSTALL ADDITIONAL FUSING ON UNDERGROUND LATERAL LINES TO IMPROVE RELIABILITY.

Drawing # 6324

Also, for permission to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as it may desire for distributing purposes.

EVERSOURCE

Matthew Fuller

By _____
Matthew Fuller
Matthew.fuller@eversource.com

Dated this 24th day of October 2022.

Attachment: Petition Cass & Franklin (7157 : Eversource- Cass St. & Franklin St.)

ORDER OF LOCATION FOR UNDERGROUND LINES FOR THE TRANSMISSION OF ELECTRICITY

By the City Council of the City of Springfield, Massachusetts:
Notice having been given and a public hearing held, as provided by law,

IT IS HEREBY ORDERED:

That Eversource, be and it is hereby granted a location for and permission to install and maintain below the surface of the ground in the public way hereinafter named, a line or lines for the transmission of electricity consisting of conduits located as shown upon the plan hereinafter referred to, together with the necessary wires, cables, transformers, switches, protective devices and other appurtenances, and likewise the manhole and vault construction connected with said lines as requested in petition of said Company dated the 24th day of October 2022.

All construction under this order shall be substantial, with due regard for public safety, and shall be placed substantially at the points indicated upon the plan marked filed with and made a part of said petition. The conduits to be installed shall not exceed 6 ducts and all of said ducts shall be placed at a depth of 2.5 feet under the surface of public way, depending upon trench conditions.

The public way beneath which the construction above referred to may be installed, the distance of such construction along each such way and the plan showing the proposed installation are as follows namely:

Cass St & Franklin St

EVERSOURCE IS REQUESTING PERMISSION TO INSTALL (2) 36" SILO'S IN THE SIDEWALK ADJACENT TO 281 FRANKLIN ST SPRINGFIELD. CONDUITS WILL CONNECT THESE STRUCTURES TO AN EXISTING MANHOLE. THE PURPOSE OF THESE NEW STRUCTURES IS TO INSTALL ADDITIONAL FUSING ON UNDERGROUND LATERAL LINES TO IMPROVE RELIABILITY.

Also, that permission be and hereby is granted said Eversource to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as it may desire for distributing purposes.

I hereby certify that the foregoing order was adopted at a meeting of the City Council of the City of Springfield, Massachusetts held on the _____ day of _____, 2022.

City Clerk

We hereby certify that on _____ 2022, at _____ o'clock ____ M, at _____ a public hearing was held on the petition of Eversource for permission to install underground lines for the transmission of electricity as described in the order herewith recorded, and that we mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the way upon which the Company is permitted to install said lines under said order; and that thereupon said order was duly adopted.

City Clerk

I hereby certify that the foregoing is a true copy of a location order and certificate of hearing with notice adopted by the City Council of the City of Springfield, Massachusetts, on the _____ day of _____ 2022 and recorded with the records of location orders of said city, Book _____, Page _____. This certified copy is made under the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest:

City Clerk

Attachment: Petition Cass & Franklin (7157 : Eversource- Cass St. & Franklin St.)

LEGEND

-  PROPOSED JOINT POLE
-  PROPOSED EVERSOURCE POLE
-  EXISTING JOINT POLE
-  EXISTING EVERSOURCE POLE
-  EXISTING EVERSOURCE POLE TO BE JOINT
-  EXISTING FOREIGN POLE TO BE JOINT
-  PROPOSED PAD MOUNT TRANSFORMER
-  EXISTING PAD MOUNT TRANSFORMER
-  EXISTING MANHOLE
-  UG EXISTING CONDUIT
-  UG PROPOSED CONDUIT
-  PROPOSED HANDHOLE
-  EXISTING HANDHOLE
-  ANCHOR
-  PROPOSED SILO
-  EXISTING SILO
-  HEXHOLE

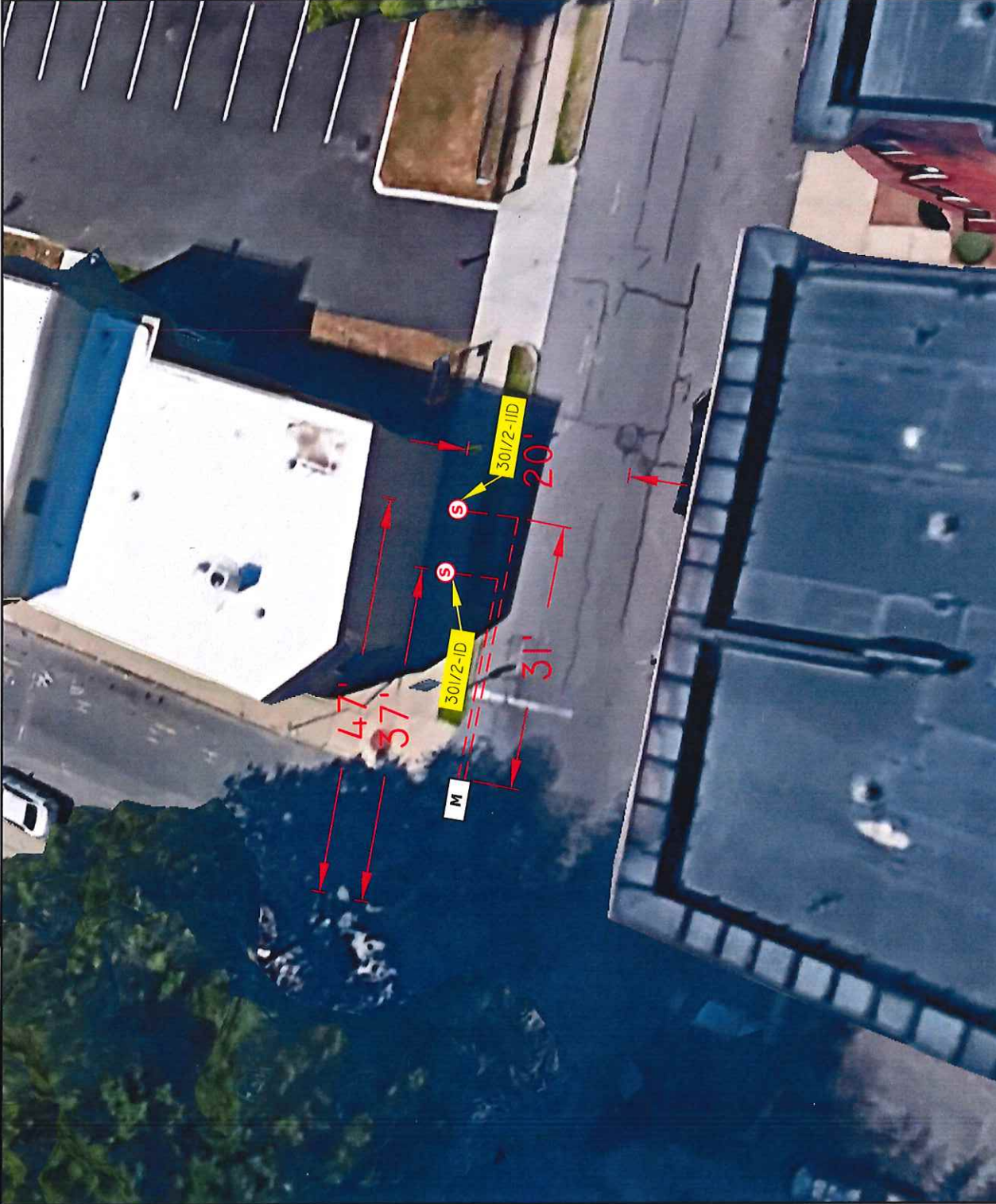
PROPRIETARY INFORMATION:
THE INFORMATION ON THIS MAP SHALL BE CONSIDERED PROPRIETARY TO EVERSOURCE AND THE USER (WHICH SHALL BE DEFINED AS ANY PERSON OR ENTITY WHO HAS RECEIVED THE MAP THROUGH SALE, PURCHASE, EXCHANGE, GIFT OR OTHERWISE) SHALL KEEP IT IN CONFIDENCE AND SHALL NOT DISCLOSE OR REPRODUCE IT IN ANY MANNER WITHOUT PRIOR WRITTEN PERMISSION OF EVERSOURCE UTILITIES.

EVERSOURCE
ENERGY

PETITION PROPOSAL

CASS ST & FRANKLIN ST
SPRINGFIELD

DATE	CIRCUIT	VOLTAGE	WORK ORDER	FIELD WORK ORDER
10/12/22	21S7	13.8KV	9220860	80252230



PURPOSE AND DESCRIPTION:
EVERSOURCE IS REQUESTING PERMISSION TO INSTALL (2) 36" SILO'S IN THE SIDEWALK ADJACENT TO 281 FRANKLIN ST, SPRINGFIELD. CONDUITS WILL CONNECT THESE STRUCTURES TO AN EXISTING MANHOLE. THE PURPOSE OF THESE NEW STRUCTURES IS TO INSTALL ADDITIONAL FUSING ON UNDERGROUND LATERAL LINES TO IMPROVE RELIABILITY.



City Council

SCHEDULED

Meeting: 12/12/22 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.

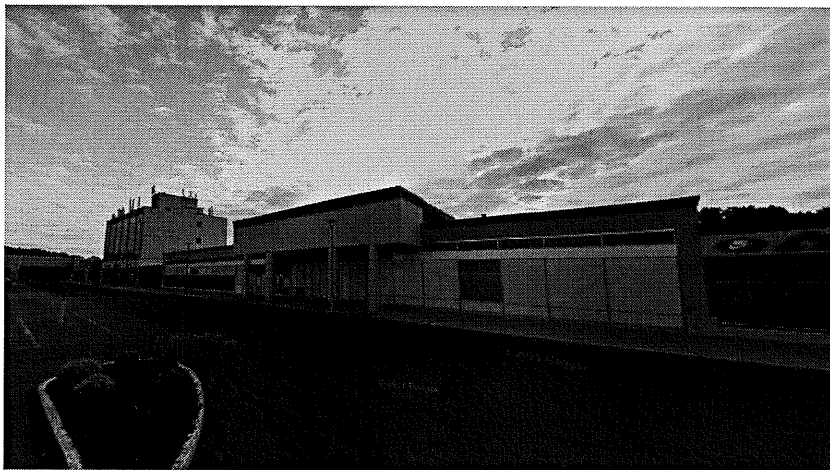
Site plan review:

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.

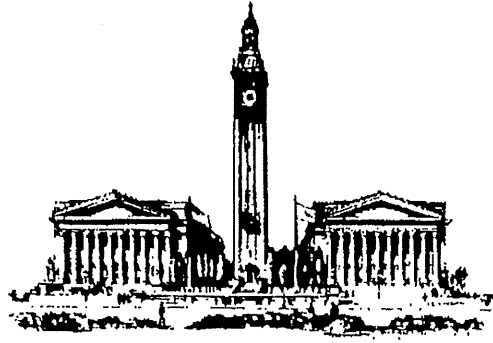


Recommendation

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

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

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

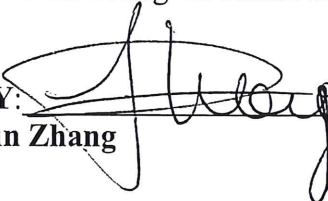
Mailing Address:

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)

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 2022 SEP -7 A 11:16
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 SPRINGFIELD, MA

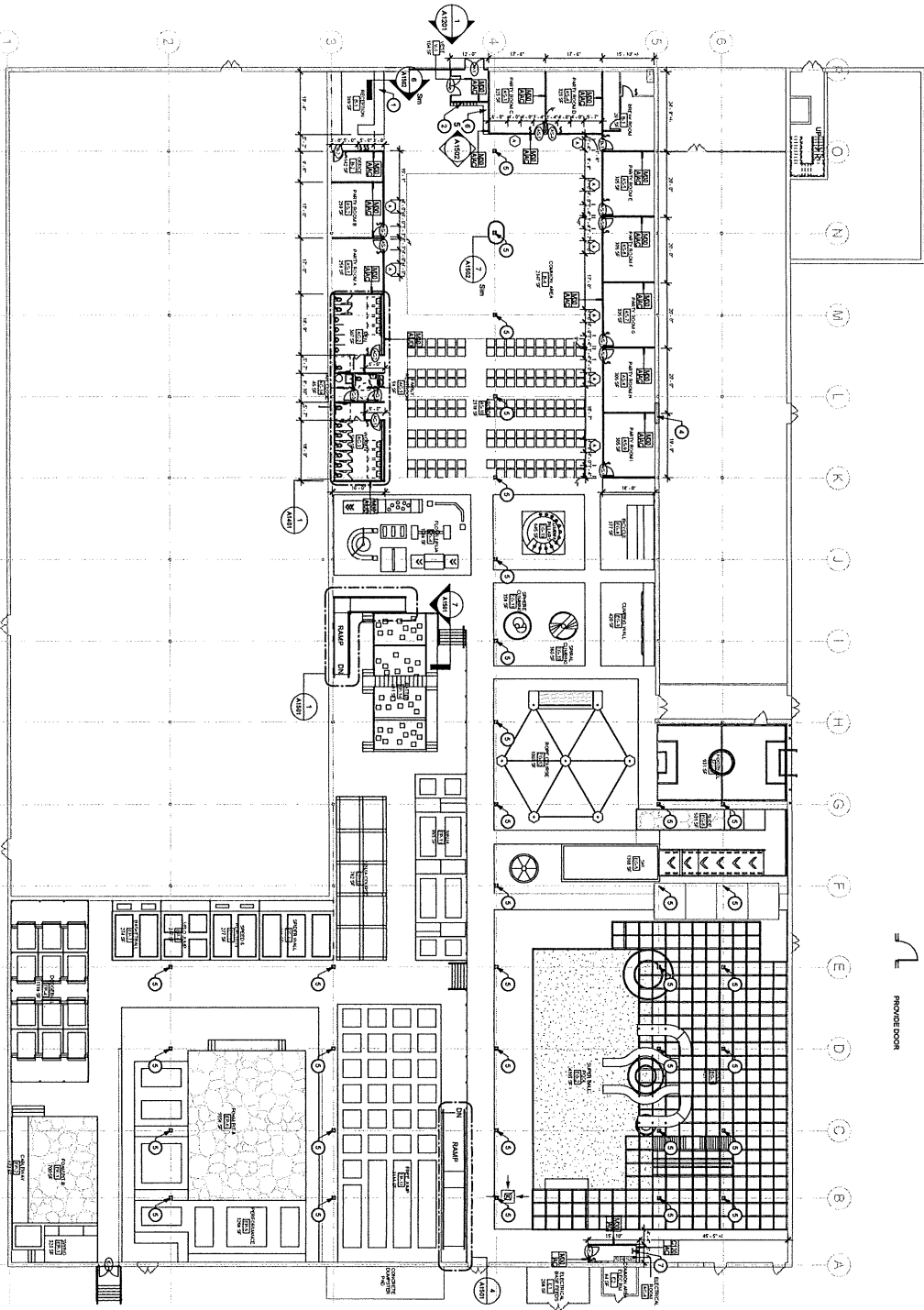
CITIZENS



7/25/2022 8:12:49 PM

0 TCT General Contractors

1 OVERALL FLOOR PLAN
DATE: 7-25-22



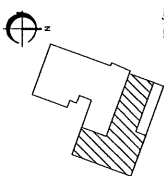
FLOOR PLAN LEGEND	FLOOR PLAN KEYNOTES
1. CONSTRUCTION KEYNOTE	1. PROVIDE RECEPTION DESK REFER TO MAINWORK CENTRAL
2. EXISTING WALL TO REMAIN	2. PROVIDE CHANGING TABLES
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FUNCITY TRAMPOLI
PA

FUNCITY
TRAMPOLINE PARK
SPRINGFIELD, MA

1225 LIBERTY ST.
SPRINGFIELD, MA 01104



TCT GENERAL CONTRACTORS
CREATIVE • THINKING
2411 W. Henrietta Rd. Suite 201, Henrietta, NY
774-403-9788 admin@tctgeneralcontractors.com



ISSUE FOR PERMIT
Date: 07/25/2022 TCT Project No.: 22-018
Revision:

OVERALL FLOOR PLAN

A1031

**1355 LIBERTY ST**

10/20/2022 3:14:36

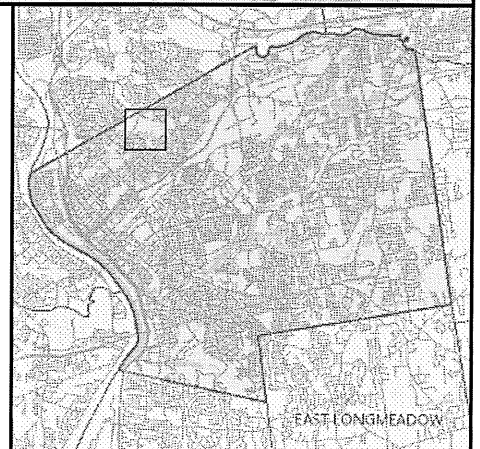
1"=500'

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.





City Council

SCHEDULED

Meeting: 12/12/22 07:00 PM

Initiator: Amanda Pham

Sponsors:

DOC ID: 7121

3

Special Permit

For a Special Permit for a New Residential Development (24 Residential Units), at the Properties Known as 291 Oakland Street (09210-0112), 283 Oakland Street (09210-0114) and ES Oakland Street (09210-0110) (Plan#718/Book#22507/Page#236), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 2.3(2).

Request:	See Above
Owner:	Spring Park Properties, Inc.
By:	Mike Lemelin
Petitioner:	Spring Park Properties, Inc.
By:	Mike Lemelin

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

for a special permit for a new residential development (24 residential units), at the properties known as 291 Oakland Street (09210-0112), 283 Oakland Street (09210-0114) and ES Oakland Street (09210-0110) (Plan#718/Book#22507/Page#236), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 2.3(2).

Mailing Address:

25 Chesterfield Avenue
Springfield, MA 01118

Owner & Petitioner:

Spring Park Properties, Inc.

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

By: Mike Lemelin
Mike Lemelin

Attachment: Oakland_St_291_Tax_Formal (7121 : 291 Oakland Street Et.Al.)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

10/20/2022

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 : 291, 283 & ES Oakland Street

Petitioner : Spring Park Properties, Inc.
25 Chesterfield Avenue
Springfield, Ma. 01118

LandLord: Spring Park Properties, Inc.
25 Chesterfield Avenue
Springfield, Ma. 01118

Christopher A Caputo / Treasurer Collector

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

**291 OAKLAND STREET, ET.AL. (09210-0112)
RESIDENTIAL DEVELOPMENT (24 UNITS)**

General Information

Petitioner:	Spring Park Properties, Inc.
Request:	Construction of twenty-four (24) residential units.
Proposed use of the property:	Residential units and accessory parking.
Parcel Size:	31,492 s.f.
Compatibility with current planning documents:	The Forest Park Neighborhood Plans show no changes to this area.
Urban Renewal Plan Status:	Property is not located within an urban renewal plan.
Neighborhood council notification:	Forest Park Civic Associations: 11-28-22
Tax Status:	SEE ATTACHED
Site Visit:	12-5-22
Hearing Date:	12-12-22

Staff Analysis

Neighborhood characteristics:

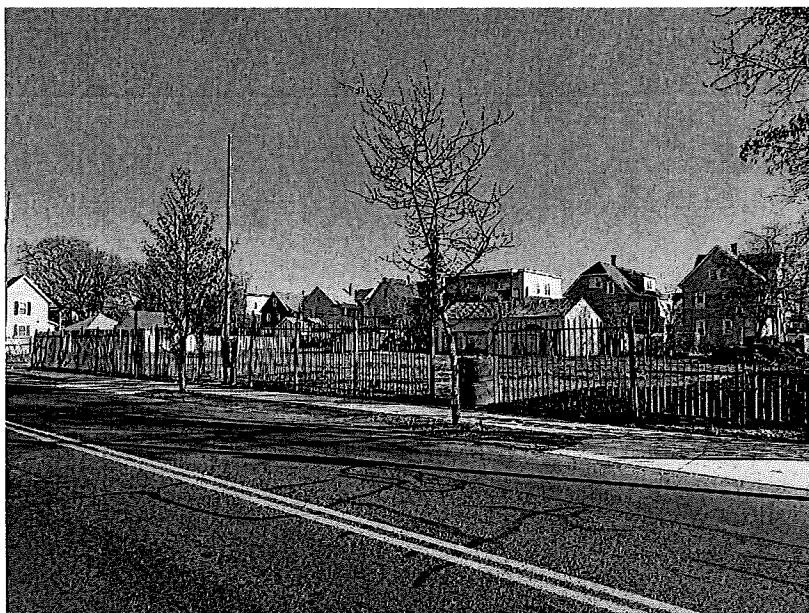
The property is zoned Residence C and is located in an area with a mix of commercial and residential uses. The surrounding land uses include:

- To the north is a single-family house zoned Residence B.
- To the south is a gas station zoned Business A.
- To the east are a number of multi-family residential buildings zoned Residence B.
- To the west are a number of four (4) unit residential buildings zoned Residence B.

Site plan review:

The petitioner has requested a special permit for the construction of a twenty-four (24) unit, residential development at the properties known as 291, 283 and ES Oakland Street. There is currently one (1) building on the property but this is slated to be demolished. The site is currently vacant but had been used as a storage/warehouse facility in the past.

As noted above, plans have been submitted indicating that a new, twenty-four (24) unit residential development will be constructed on a number of parcels within the Forest Park Neighborhood. The project will be comprised of the construction of three (3), 2-story buildings, each containing eight (8) units. The proposed buildings would front along Oakland Street with parking located in the rear. In addition to fourteen (14) open-air parking spaces, the plans also indicated that a twenty-four (24) space garage will also be constructed. The proposed garage also includes a maintenance area.



The proposed development will have a total of thirty-eight (38) parking spaces. This amount of parking exceeds the underlying Zoning Regulations. It should be noted that under Residence C zoning, only twenty-two (22) units would be allowed due to the size of the parcel. However, the applicant received a variance from the Board of Appeals back in September allowing them to construct twenty-four (24).

In reviewing the plans, there are currently three (3) existing curb cuts onto the site. The development plans submit indicated that the curb cuts will be reconfigured and two (2) curb cuts will be used to access the site. There will be a one-way entrance into the site located at the northern end of the property and a one-way exit out of the property at the southern end of the property. The un-used curb cuts will need to be legally closed and the tree belts re-established. The sidewalks along the front of this property have recently been re-done. As such, any damage to the sidewalks due to the reconfiguration of the curb cuts will need to be corrected by the petitioner. As with all new developments, in addition to the special permit, a full review and approval will also be required by the Department of Public Works (DPW), prior to the issuance of a Building Permit.

In addition to the site plan, a landscaping plan has been submitted. The proposed landscaping plan shows planting and a mulched area in front of the proposed buildings. With regards to the proposed mulched area, the staff would prefer to see this area loam and seeded to match the existing streetscape of Oakland Street. Walkways will also be installed between each building. It should be noted that the plans indicate that a four (4) foot fence will be installed along the perimeter of the site. The staff would recommend that this be replaced with a six (6) foot, solid fencing. The staff believes this will provide a better buffer between this new development and the existing homes surrounding this property. No fencing has been shown along Oakland Street.

Lastly, detailed elevations and floor plans of the buildings have been submitted. After a full review, the staff is pleased with the design, however as with new housing developments, the staff has a number of standard development conditions that should be attached, including foundation heights and porch treatments.

Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner or its or its successor's or it assigns.
2. This special permit is granted solely for the construction of a twenty-four (24) residential units at the properties known as 291 Oakland Street (09210-0112), 283 Oakland Street (09210-0114) and ES Oakland Street (09210-0110).
3. The use shall be developed as per that attached site plans and elevations, with the addition of conditions #4 through #16.
4. All landscaping shall be installed as per the attached plans. The mulched area located in the front of the property shall be loam and seeded.
5. All landscaped areas shall be maintained and kept free of all overgrown vegetation, litter and debris.
6. The public treebelt and sidewalks shall be maintained, including snow removal.
7. 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.
8. A Non-Subdivision Plan (ANR) shall be submitted to the Springfield Planning Board for approval and recorded at the Hampden County Registry of Deeds, combining the parcels.
9. Foundation height and set back from the street to be the same as adjacent houses.
10. All wood must be painted or stained and not left to weather.
11. All porches and decks must be skirted with framed lattice or similar material.
12. Porch balusters shall be attached in traditional manner between the upper and lower rails, not attached to the sides.
13. Any and all dumpsters shall be completely enclosed.
14. Property management information shall be clearly posted on the property.
15. A six (6) foot, solid fence shall be installed along the perimeter of the property.
16. There shall be no fencing along Oakland Street.
17. 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

10/20/2022

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 : 291, 283 & ES Oakland Street

Petitioner : Spring Park Properties, Inc.
25 Chesterfield Avenue
Springfield, Ma. 01118

LandLord: Spring Park Properties, Inc.
25 Chesterfield Avenue
Springfield, Ma. 01118

A handwritten signature in black ink, appearing to read "Christopher A. Caputo", is written over a horizontal line.

Christopher A Caputo / Treasurer Collector



forestparkcivicassociation@gmail.com

Beate Bolen, President,
beatebolen@gmail.com

August 1, 2022

Mr. Phil Dromey, Deputy Director of Planning
and Members of the Planning Board
70 Tapley Street
Springfield, MA 01104

Re: Spring Park Properties
Project Oakland Street 321 Community
291 Oakland Street, Springfield, MA

Dear Honorable Members,

On behalf of the Forest Park Civic Association, I am writing with regard to Spring Park Properties, Project Oakland Street 321 Community, request for a special permit. Spring Park Properties has plans to build a 24-unit housing unit at 291 Oakland Street.

At a regular meeting of the Forest Park Civic Association held on September 13, 2022 in Forest Park, Mike Lemelin, the landlord, shared plans for the proposed housing units. He presented the layout, and parking proposals and answered questions regarding the fencing and other aesthetic concerns posed by members. He agreed to consider repurposing the existing wrought iron fencing in lieu of the proposed chain link fencing,

FPCA Board voted to approve a letter in support of a special permit to allow the 24 unit housing as presented.

We thank you in advance for your consideration.

Respectfully,

On behalf of the Forest Park Civic Association

Beate Bolen, President,
Forest Park Civic Association

Cc: Mike Lemelin, Spring Park Properties, Inc.

Attachment: Oakland St 291 2022 (7121 : 291 Oakland Street Et.Al.)

PROJECT NARRATIVE TO CITY COUNCIL SPECIAL PERMIT APPLICATION – TIER 3

For

PROPOSED RESIDENTIAL DEVELOPMENT

283; 291; & 299 ES OAKLAND STREET

SPRINGFIELD, MASSACHUSETTS 01108

(PARCEL ID'S: 09210-0114; 09210-0112; & 09210-0110)

INTRODUCTION & PROPERTY DESCRIPTION

On behalf of the applicant and property owner, Spring Park Properties, Inc. c/o Mr. Michael Lemelin, R Levesque Associates, Inc. is herein providing this Project Narrative as a supplement to the City Council Tier 3 Special Permit application for the proposed construction of a new residential development, with a total of twenty-four (24) residential units, and associated site improvements to be located at the above-referenced properties in Springfield, Massachusetts.

The subject properties are located east of Oakland Street in Springfield, Massachusetts (hereinafter referred to as the "project site"). Said properties are designated with parcel ID numbers, 09210-0114 (283 Oakland Street); 09210-0112 (291 Oakland Street); and 09210-0110 (299 ES Oakland Street), with the City of Springfield Assessor's database and all three (3) parcels lie within the Residence C zoning district according to the City of Springfield Zoning Map. The subject parcels consist of approximately 31,528 SF and are shown on the associated site plan set entitled "Proposed Residential Development", dated November 10, 2022, as prepared by R Levesque Associates, Inc. The record owner of the three (3) parcels is Spring Park Properties, Inc. and is recorded under the Hampden County Registry of Deeds in Book 22507, Page 236. An apartment building is an allowed use within the Residence C zoning district governed by the City Council with a Tier 3 Special Permit per the City of Springfield Zoning Ordinance under Table 4-4 – Use Regulations, Section 2.3 (2), for multi-family dwellings with a total of ten (10) or more dwelling units.

EXISTING CONDITIONS & SURROUNDING LAND USES

The project site has been historically developed and currently consists of a garage building, paved and gravel parking areas, and various material stockpiles. The topography of the site can be described as generally flat. Elevations along the frontage of Oakland Street range from about elevation 191 at the northwest corner to about 190 at the southwest

corner. The elevations along the rear of the site are generally 192 along the entire property line. There is an on-site low-point likely caused by the demolition of a previously existing residential building adjacent to the southern property line. Please refer to the Existing Conditions Plan, Sheet EX-1, of the associated site plans set for greater detail.

All surrounding areas consist of additional residence zoning districts and abutting Business A zoning districts to the south. The site is bounded to the north and east by residential areas and developed properties, to the south by a commercially developed parcel in the Business A zone, and to the west by Oakland Street. A Locus Map of the parcel is included under Section 5 of this application packet.

DETAILED PROJECT DESCRIPTION

The applicant proposes to construct of three (3) new two-story apartment buildings, with a total of twenty-four (24) dwelling units, and associated site improvements. Associated site improvements include, but are not limited to, a driveway, vehicle parking garages, walkways, the installation of underground utilities including, water, sewer, gas, electric, and telecommunication services, associated site grading, and landscaped areas.

Additionally, if applicable, the applicant will be filing an ANR (Approval Not Required) Plan to combine both parcels to create one contiguous lot.

The proposed project will occur in the following general sequence:

1. Clearing, grubbing, and excavation of the project site within the permitted limit of work;
2. Demolition and removal of the garage building and any remaining paved areas as shown on the associated site plan set;
3. Associated site grading;
4. Installation of underground utilities including, water, sewer, gas, electric, and telecommunication services;
5. Construction of three (3) new 2,535 SF apartment buildings;
6. Construction of associated site improvements including, but not limited to, a driveway, vehicle parking garages, walkways, etc.;
7. Installation of a stormwater management system to provide groundwater recharge, water quality treatment and attenuate peak discharge rates from the proposed development; and
8. Final site grading, installation of curbing, and landscaped areas.

Please refer to the associated site plan set for greater detail regarding the exact locations of proposed work.

STORMWATER

In order to mitigate the impacts of the proposed site improvements a new stormwater management system is proposed as part of this project. The stormwater management system has been designed to meet the standards set forth by the City of Springfield Engineering Department Drainage/Stormwater Report Checklist as well as the Massachusetts Department of Environmental Protection Stormwater Management Handbook. The proposed site improvements will maintain the general drainage patterns of the site by discharging runoff to the same design points in post-development as in pre-development conditions.

Please refer to the accompanying Stormwater Drainage Report for further information regarding the proposed stormwater management system.

PARKING & SITE CIRCULATION

As part of this project, provisions for a total of thirty-eight (38) off-street parking spaces are proposed including two (2) handicap and van accessible spaces, twenty-four (24) of these spaces are proposed as garage spaces. A total of twenty-four (24) parking spaces are required per the City of Springfield Zoning Ordinance as calculated from Table 7-1 regarding presumptive required off-street parking for multi-family dwellings at 1 space per each 1-bedroom unit. There are a total of twenty-four (24) 1-bedroom units proposed, totaling the required twenty-four (24) off-street parking spaces. The drive aisles surrounding the buildings have been designed to be a width of approximately sixteen (16) to twenty (20) feet wide to accommodate parked vehicles for residents accessing the buildings while allowing enough space for cars to pass through. Drive aisles have been arranged in a north and west direction to allow for residents to navigate back and forth between the buildings and Oakland Street. Please refer to the Layout and Materials Plan, Sheet C-3, of the associated site plan set for greater detail regarding the configuration of parking/drive aisle areas at the project site.

UTILITIES

As part of this project inspection and extension of existing water, sewer, gas, electric, and telecommunication service connections from existing utilities within Oakland Street are proposed. Utilities will be run within the project site to the proposed buildings as shown on

the associated site plan set. All new/revised utility connections will be coordinated with the utility provider and are subject to provider specification. All utility connections will be coordinated with final plans and are subject to modification as necessary. Please refer to the Drainage and Utilities Plan, Sheet C-5, of the associated site plan set for greater detail regarding proposed locations of utilities at the project site.

LANDSCAPING

On-site landscaping will be provided and will be in conformance with municipal regulations. All proposed landscaping has been coordinated by the applicant. All plantings will be native plants and will be non-invasive. Please refer to the Site Landscaping Plan, Sheet C-6, of the associated site plan set for greater detail regarding proposed landscaping at the project site.

[END OF NARRATIVE ADDENDUM]

Site Plans

**Parcel IDs: 092100110, 092100112 & 092100114
283, 291 & 299 Oakland Street
Springfield, Mass.**

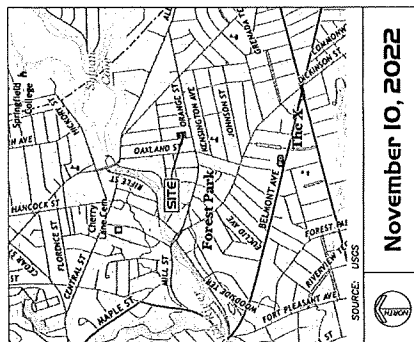
AS PREPARED FOR

Spring Park Properties, Inc.
c/o Mr. Michael Lemelin

225 Chesterfield Avenue
Springfield, MA 01118

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DRAWING INDEX			ISSUE DATE	REVISION DATE
SHEET NO.	SHEET NAME			
1-1	TITLE SHEET		11/10/22	
B-1	EXISTING CONDITIONS PLAN		11/10/22	
C-1	NOTES, SYMBOL & LINE LEGEND, AND ABBREVIATIONS		11/10/22	
C-2	CONSTRUCTION NOTES		11/10/22	
C-3	LAYOUT AND MATERIALS PLAN		11/10/22	
C-4	GRAZING, EROSION & SEDIMENTATION CONTROL PLAN		11/10/22	
C-5	DRAINAGE AND UTILITIES PLAN		11/10/22	
C-6	LANDSCAPING PLAN		11/10/22	
D-1	DETAILS		11/10/22	
D-2	DETAILS		11/10/22	
D-3	DETAILS		11/10/22	
D-4	DETAILS		11/10/22	
D-5	DETAILS		11/10/22	



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.rland.com

PERMITTING
NOT FOR CONSTRUCTION

RLA Project Number: 211212

SITE UTILITY NOTES (CONTINUED)

4. ALL CONSTRUCTION IN CITY/TOWN RIGHT-OF-WAYS AND/OR ADJACENTS SHALL BE IN ACCORDANCE WITH THE CITY/TOWN SPECIFICATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SITE ACCESS TO THE PROJECT AREA.
6. THE CONTRACTOR SHALL PROTECT ALL ENVIRONMENTAL SENSITIVITIES AND ENVIRONMENTAL RESOURCES, INCLUDING BUT NOT LIMITED TO, WETLANDS, RICH SOILS, HISTORIC AND CULTURAL RESOURCES, AND OTHER SENSITIVE AREAS.
7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING AND FUTURE EGRESS ROUTES, INCLUDING BUT NOT LIMITED TO, FIRE LANE ACCESS, AND SHALL MAINTAIN ACCESS TO ALL EXISTING AND FUTURE EGRESS ROUTES, INCLUDING BUT NOT LIMITED TO, FIRE LANE ACCESS.
8. ALL EXISTING AND FUTURE EGRESS ROUTES, INCLUDING BUT NOT LIMITED TO, FIRE LANE ACCESS, SHALL BE MAINTAINED AND KEPT OPEN AT ALL TIMES.
9. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING AND FUTURE EGRESS ROUTES, INCLUDING BUT NOT LIMITED TO, FIRE LANE ACCESS, AND SHALL MAINTAIN ACCESS TO ALL EXISTING AND FUTURE EGRESS ROUTES, INCLUDING BUT NOT LIMITED TO, FIRE LANE ACCESS.
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12. THE TOWN ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE EXISTING UTILITY AND THE EXISTING UTILITY SHALL BE EXPOSED TO LOCATE AND PREPARE ANY AND ALL UNDERGROUND UTILITIES.
 13. DO NOT INTERFERE EXISTING UTILITIES WITHOUT AUTHORIZATION FROM THE OWNER. THE TOWN ENGINEER SHALL ADVANCE TO THE TOWN ENGINEER, AS REQUIRED, WITH THE UTILITY OWNERS.
 14. COORDINATE UTILITY TENDONING WITH UTILITY OWNERS.
- SEWERAGE SYSTEMS SHALL BE DESIGNED AND LATERALS SHALL BE PVC PIPE CONFORMING TO ASTM D 3034-SOURCE: 8. THE MINIMUM SIZE FOR SEWER MAINS SHALL BE 8" SEWER LATERALS SHALL BE 4" MINIMUM SIZE.
1. ALL EXISTING SEWER LATERALS SHALL BE REMOVED AND NEW SEWER MAINS SHALL BE INSTALLED IN PRE-DESIGNED BEDDING AND IN ACCORDANCE WITH THE TOWN ENGINEER'S REQUIREMENTS. ALL EXISTING SEWER LATERALS SHALL BE NOTED TO THE LINE AND SHALL BE REMOVED TO THE PROPERTY LINE.
 2. ALL EXISTING SEWER MAINS SHALL BE REMOVED TO THE PROPERTY LINE.
 3. ONLY PRECAST CONCRETE MANHOLE OF A DESIGN APPROVED BY THE TOWN ENGINEER SHALL BE INSTALLED ON A SANDARY SEWER MAIN.
 4. NO GROUNDWATER OR SURFACE WATER SHALL BE DISCHARGED INTO THE SANDARY SEWER.
 5. ALL SEWERS SHALL BE COVERED. IT SHALL BE PROVIDED TO A DEPTH OF ONE FOOT BELOW THE FINISH OF THE SEWER AND THE PVC AND IN A PROPERLY CONNECTED CHANNEL MATERIAL APPROVED BY THE TOWN ENGINEER.
 6. SANDARY SEWER MATERIAL SHALL BE APPROVED BY THE TOWN ENGINEER.
- SEWERAGE SYSTEMS SHALL BE DESIGNED AND LATERALS SHALL BE PVC PIPE CONFORMING TO ASTM D 3034-SOURCE: 8. THE MINIMUM SIZE FOR SEWER MAINS SHALL BE 8" SEWER LATERALS SHALL BE 4" MINIMUM SIZE.

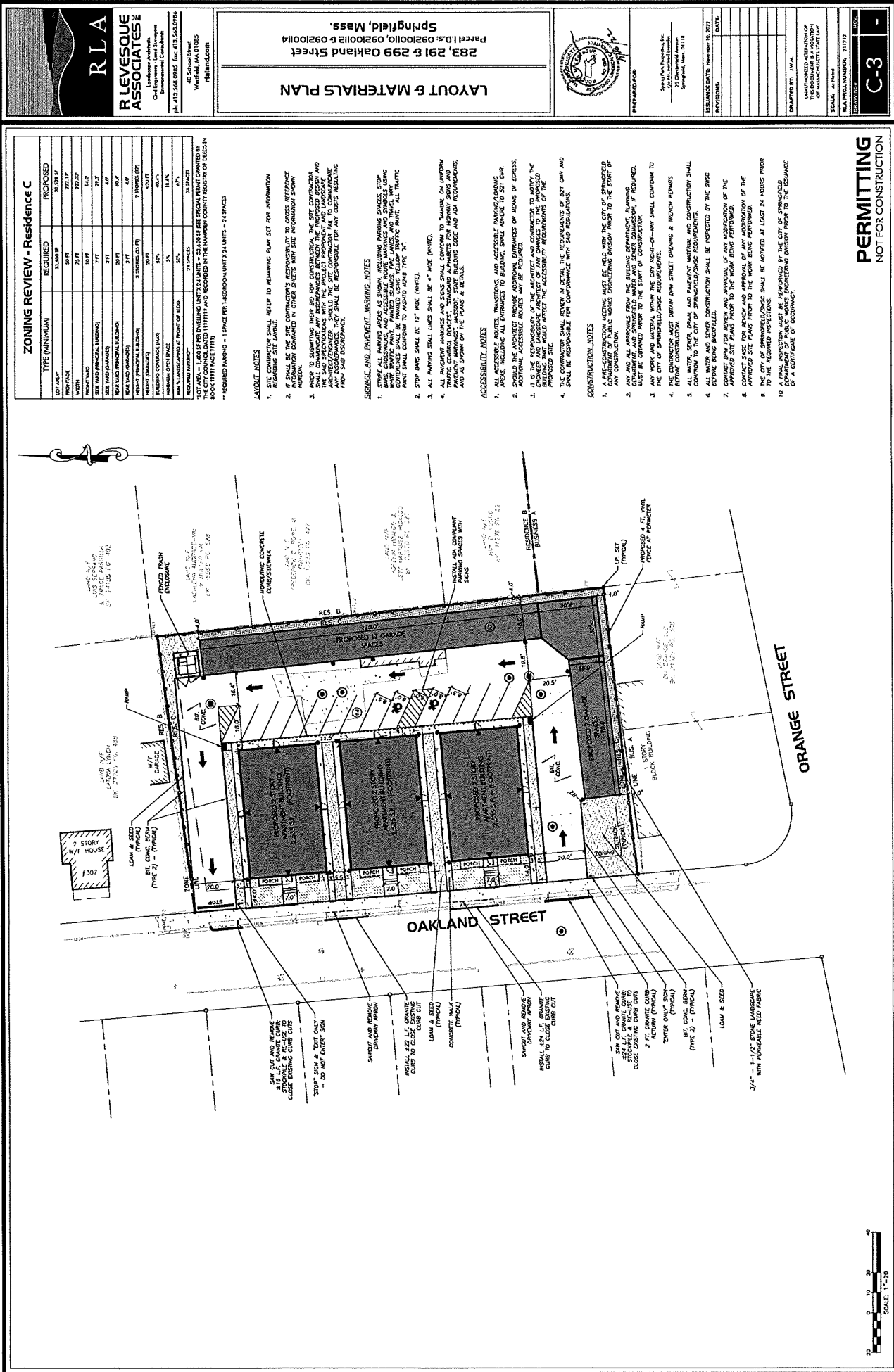
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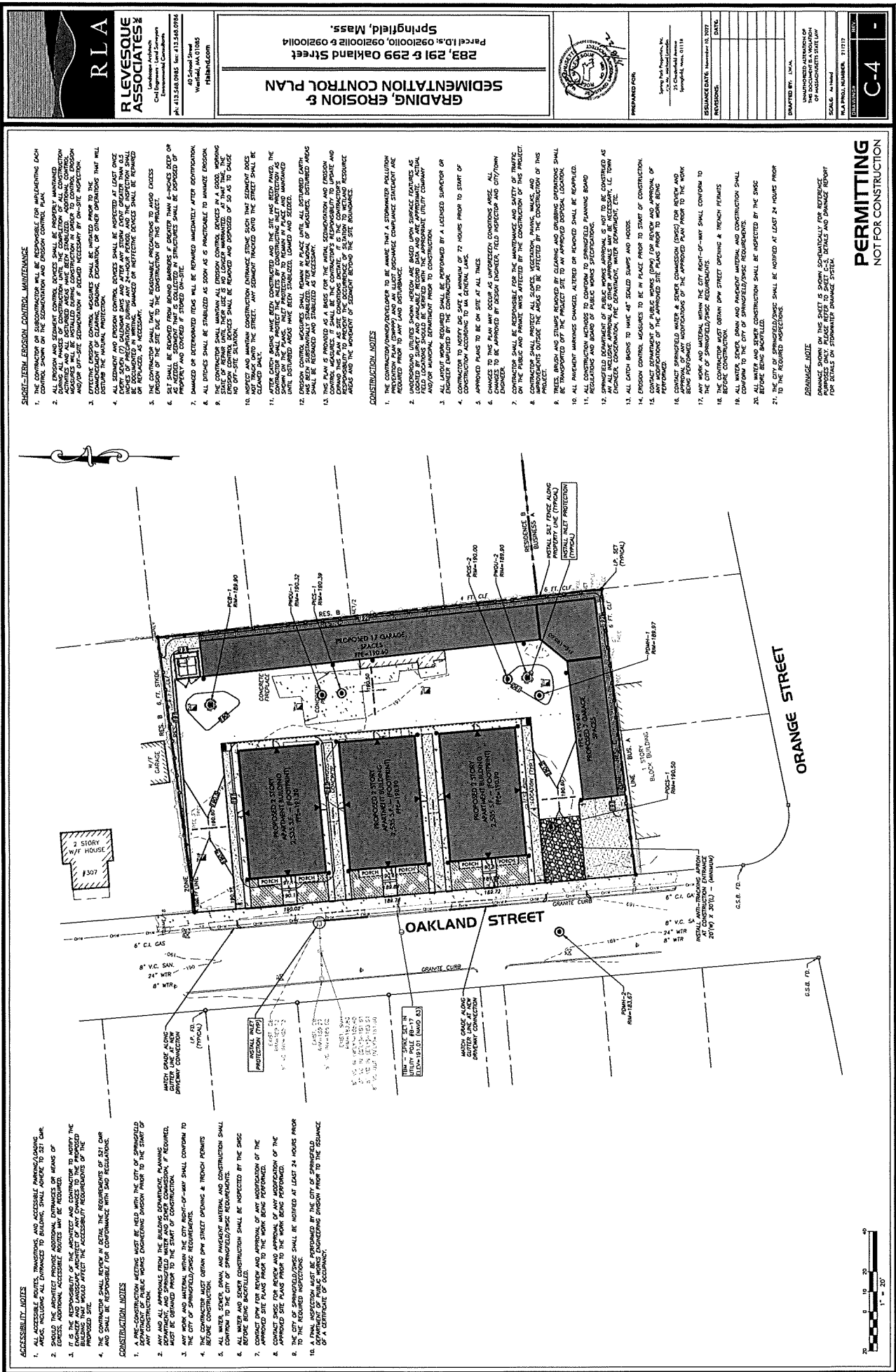
SITE UTILITY NOTES (CONTINUED)

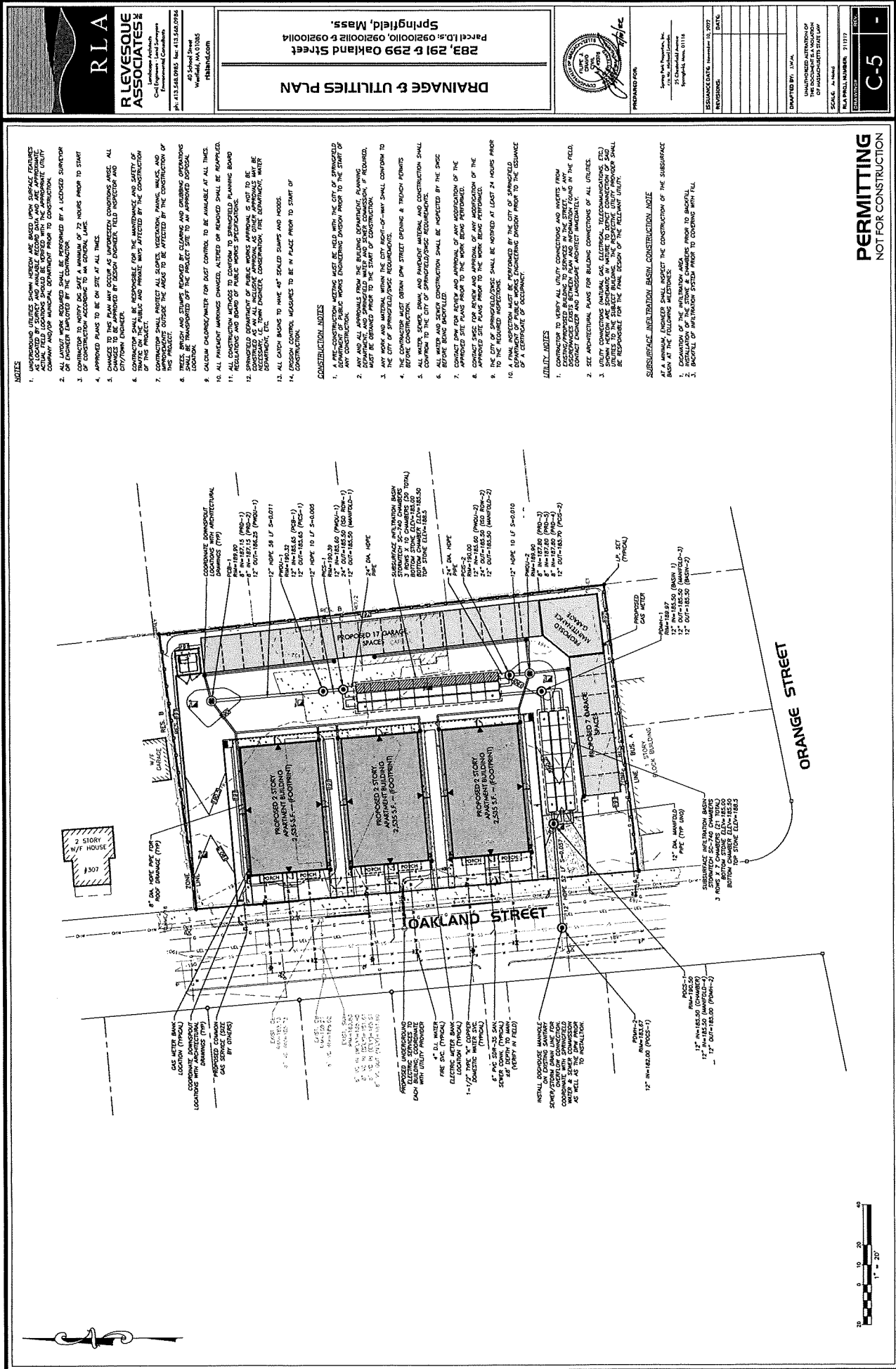
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OR DISTANCE SHALL BE
THE MANUFACTURE'S NAME &
TYPE SHALL BE A MINIMUM 1/2
INCHES SEPARATE FROM
WATER DEPARTMENT
WATER MAIN DEPARTMENT
MENTS LISTED ABOVE.

	Spring Park Properties, Inc. 300 West Industrial Lane Springfield, Mass. 01108	ISSUANCE DATE: November 10, 2009 EXPIRATION DATE:	AUTHORIZED BY: JWA	SCALE: As Shown	SHEET NO. 1 OF 1
	PREPARED FOR:	DIVISIONS:	DATE:	UNAUTHORIZED ALTERATION OF THIS PLAN VIOLATES THE MASSACHUSETTS LAND RECORDS ACT	PROJECT NAME: 317102
					RECORDS C-2







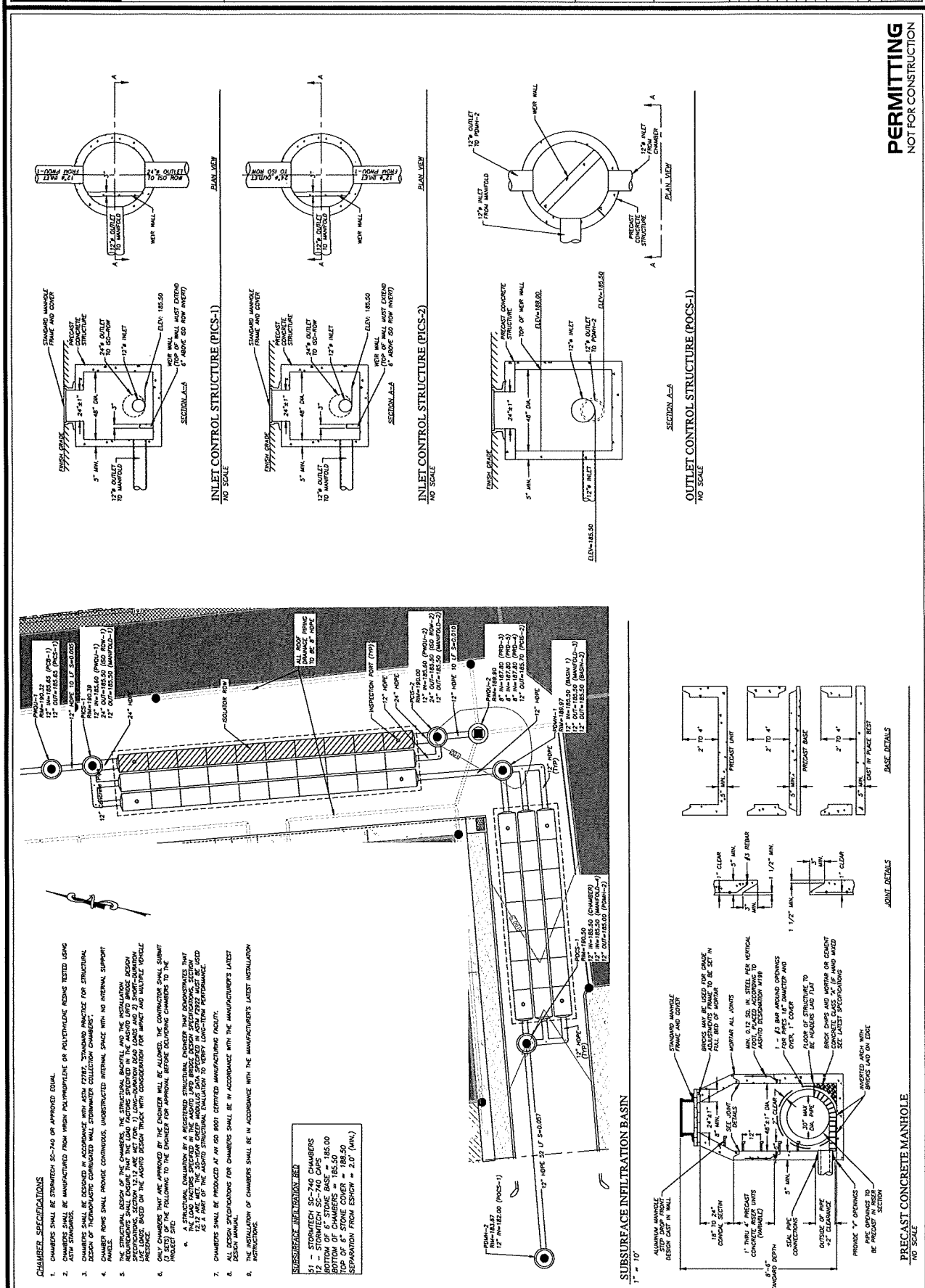
RLA
R LEVESQUE ASSOCIATES
Civil Engineers & Land Surveyors
40 School Street
Springfield, Mass. 01104
Tel: 413-263-0965 Fax: 413-263-0966
www.rla.com

DETAILS

283, 291 & 299 Oakland Street
Springfield, Mass. 01104
Parcel ID: 0920010, 0920012 & 0920014

PROPOSED FOR: [Signature]
[Stamp: CIVIL ENGINEER, MASSACHUSETTS, 000000000]

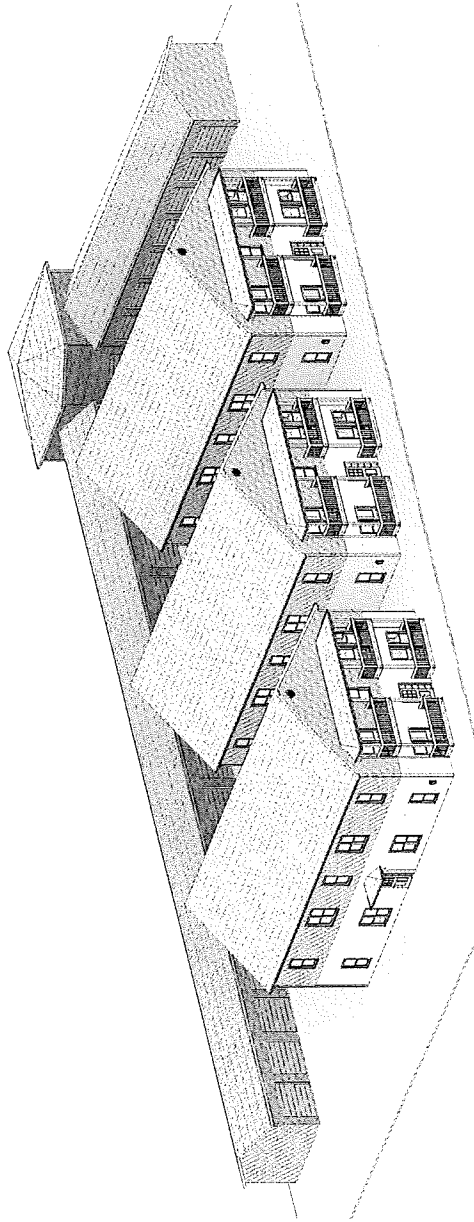
ISSUANCE DATE: November 10, 2022
DATE: []
REVISIONS: []
DRAWN BY: JVA
CHECKED BY: []
SCALE: 1/4" = 1'-0"
SHEET NUMBER: 21113



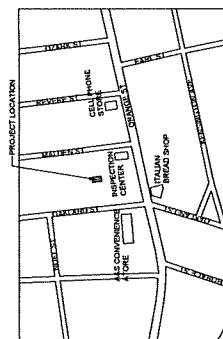
PERMITTING
NOT FOR CONSTRUCTION

321 COMMUNITY

291 OAKLAND STREET, SPRINGFIELD MA



PERSPECTIVE VIEW
N.T.S.



PROJECT LOCATION MAP
N.T.S.

LIST OF PROFESSIONALS	
OWNER	ARCHITECTURE-STRUCTURE-INTER
ARCHITECT	ARCHITECTURE-STRUCTURE-INTER
ENGINEER	ENGINEERING
XXXX	XXXX
XXXX	XXXX
PHONE: XXXX	PHONE: (860) 289-1100 FAX: (860) 289-3272
WWW: XXXX	WWW: www.dawsoninc.com

RUSSELL AND DAWSON INC.
ARCHITECTURE & ENGINEERING

1111 Main Street, East Hartford CT 06108
TEL (860) 289-1100 FAX (860) 289-3272 E-MAIL: info@dawson.com

© 2022 by Russell and Dawson Inc.

SCOPE OF WORK			
XXXX			
LIST OF SHEETS			
SHEET NO.	SHEET NAME	Project Issue Date	Current Revision
A-001	COVER SHEET	11/05/2021	
A-002	GENERAL NOTES	11/05/2021	
A-003	GENERAL LEGEND & GENERAL NOTES	11/05/2021	
A-004	GENERAL LEGEND & GENERAL NOTES	11/05/2021	
A-005	GENERAL LEGEND & GENERAL NOTES	11/05/2021	
A-006	GENERAL LEGEND & GENERAL NOTES	11/05/2021	
A-007	GENERAL LEGEND & GENERAL NOTES	11/05/2021	
A-008	GENERAL LEGEND & GENERAL NOTES	11/05/2021	
A-009	GENERAL LEGEND & GENERAL NOTES	11/05/2021	
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A-100	GENERAL LEGEND & GENERAL NOTES	11/05/2021	

1111 MAIN STREET, EAST HARTFORD CT 06108 (860) 289-1100

FILE NO. 22090
DATE: MM/DD/YYYY
REV :

NOT FOR
CONSTRUCTION
NOT FOR BIDDING
SCHEMATIC
DESIGN
08/27/2022

[illegible]



291 OAKLAND STREET, SPRINGFIELD MA

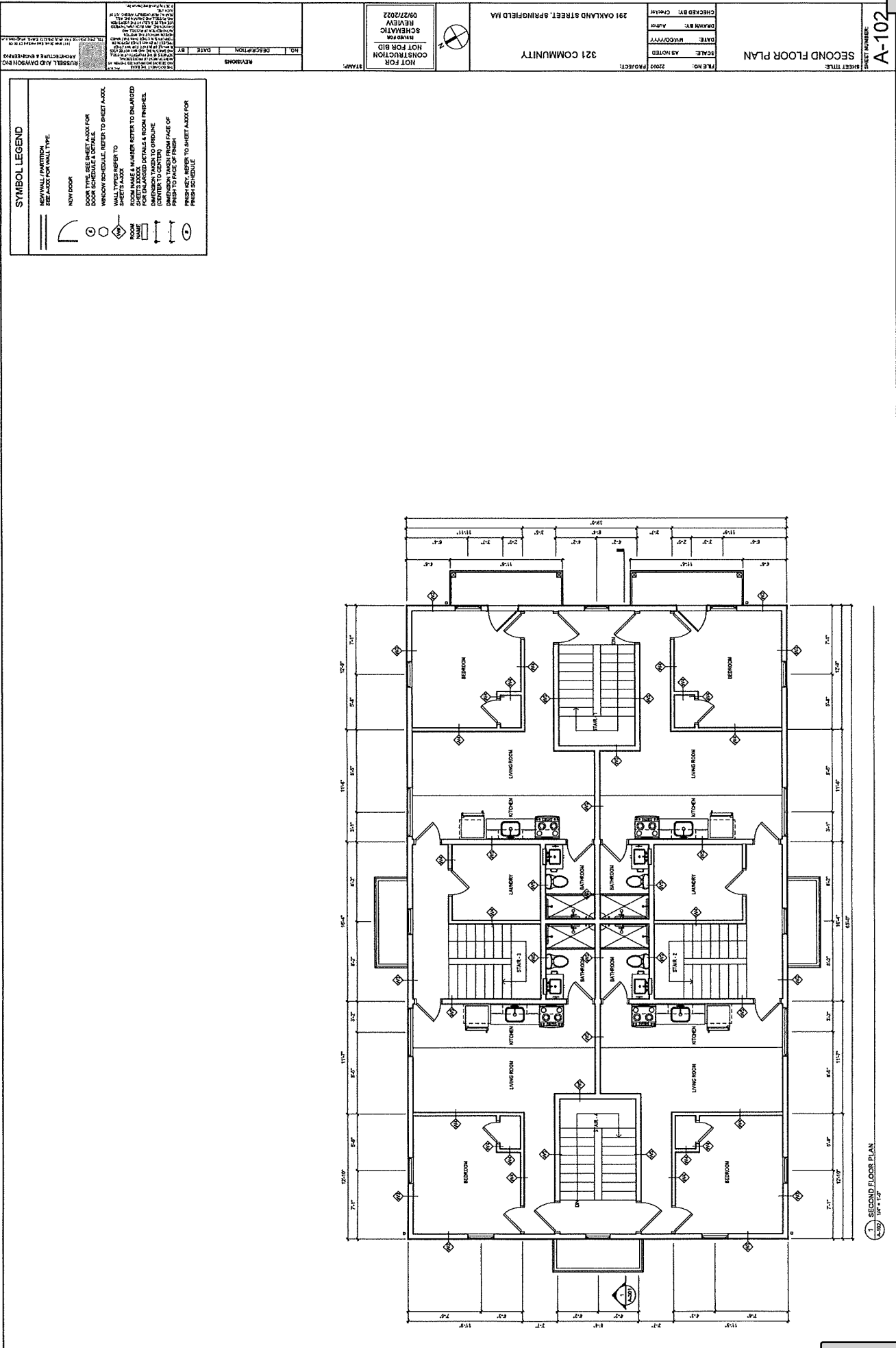
NOT FOR
CONSTRUCTION
NOT FOR BID
REVISED FOR
SCHEMATIC
REVIEW
09/27/2022



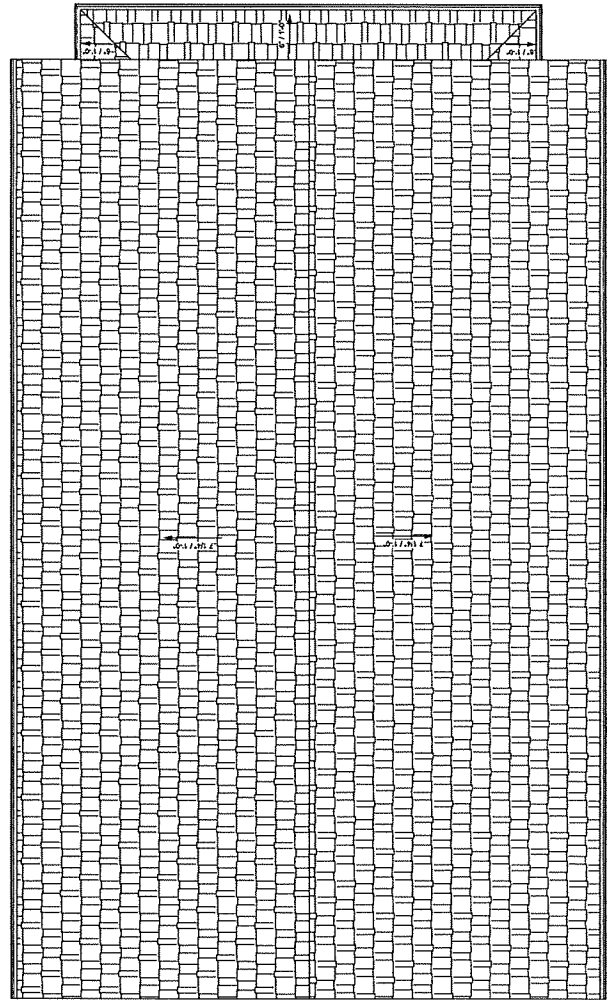
REVISIONS		
NO.	DESCRIPTION	DATE BY

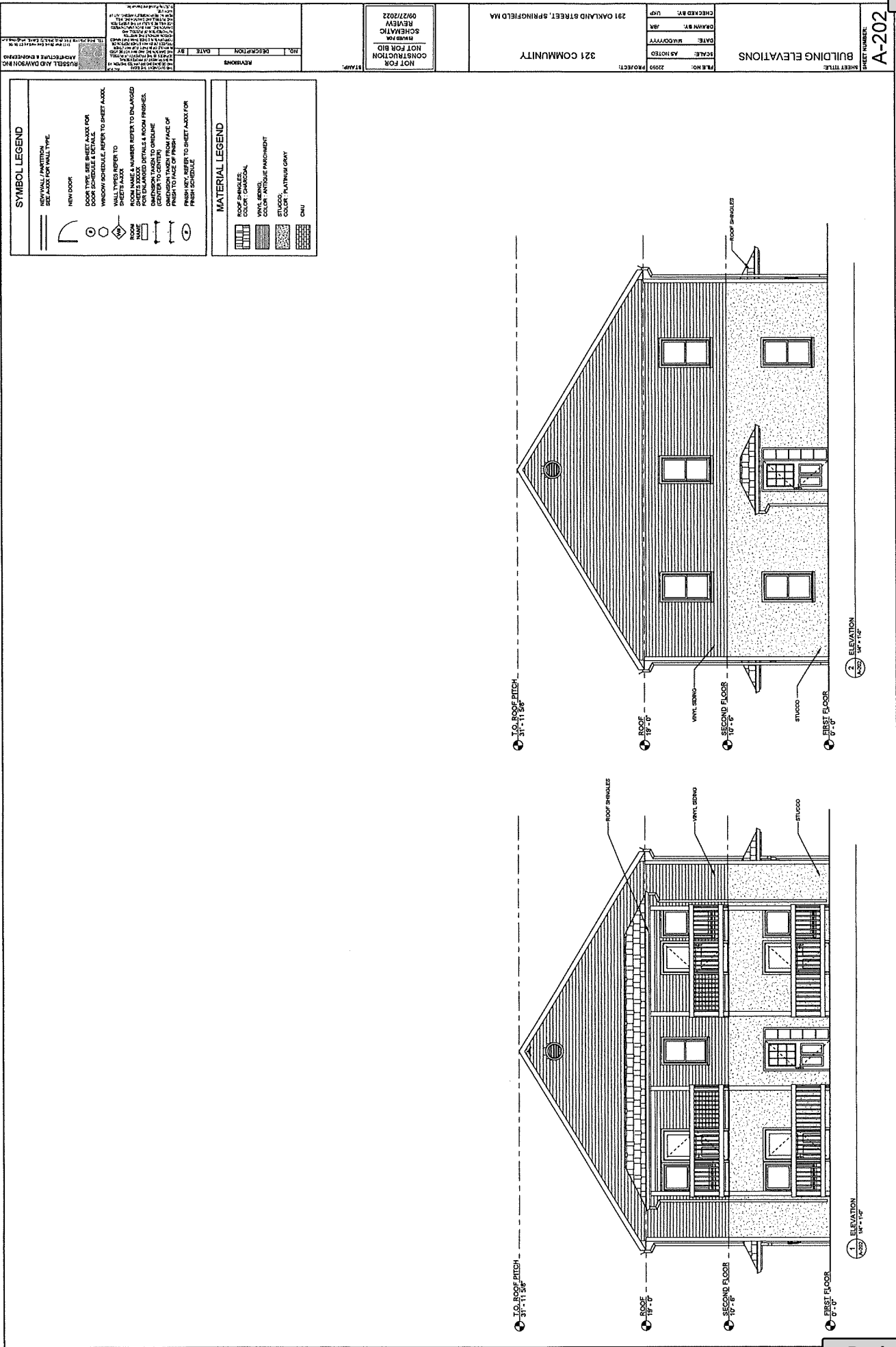
NEW WALL / PARTITION
SEE A-100X FOR WALL TYPE

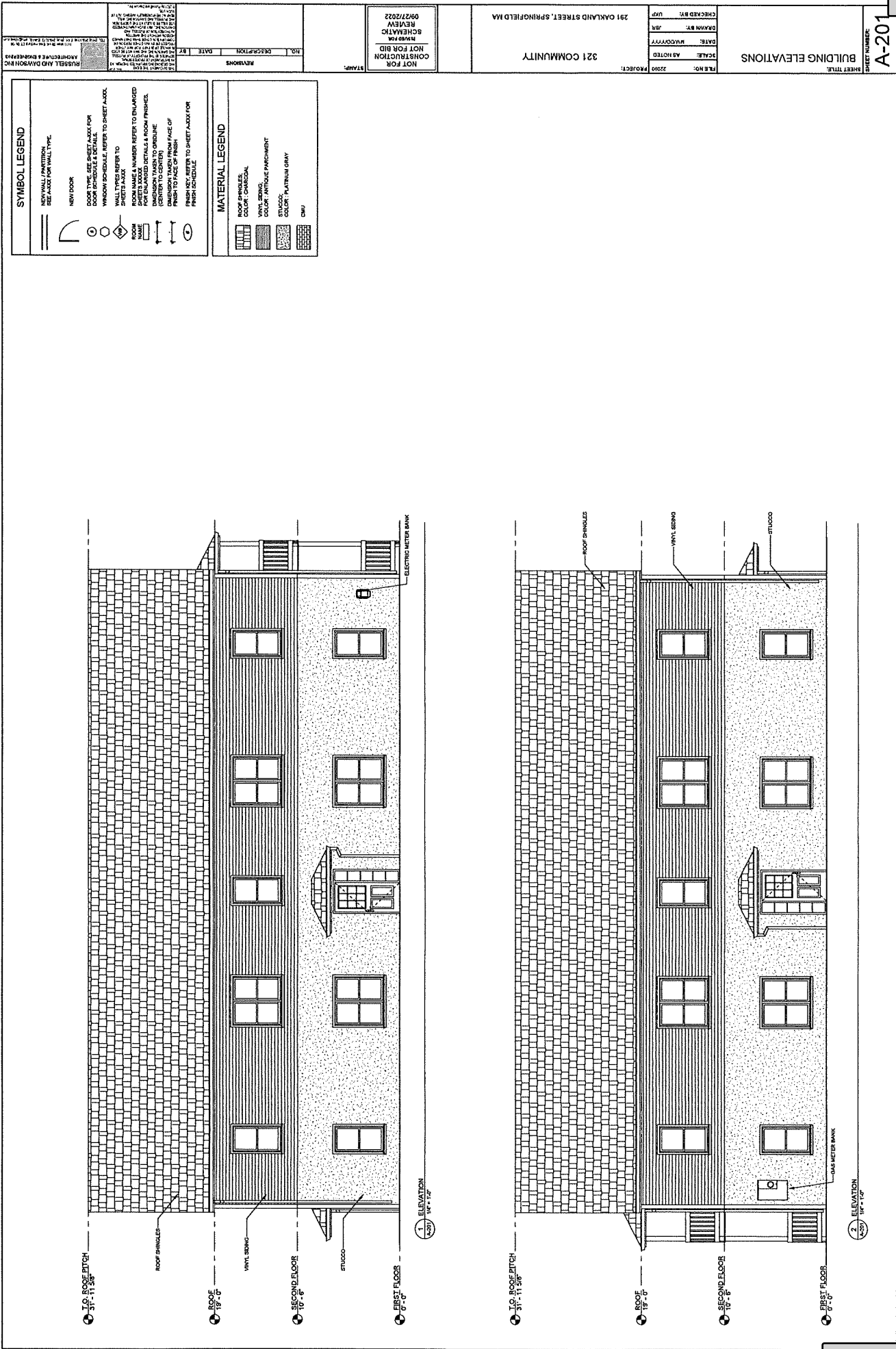


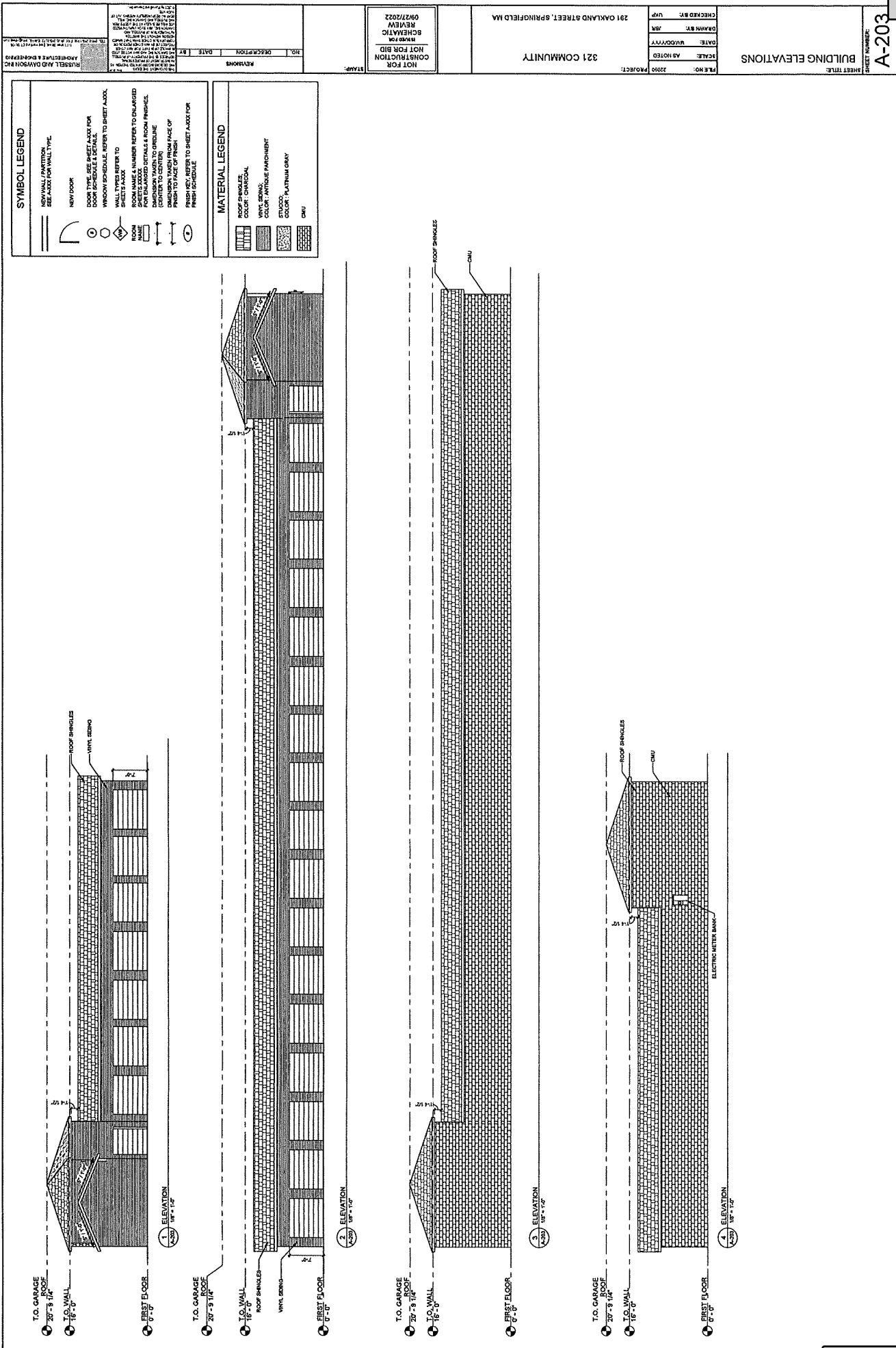


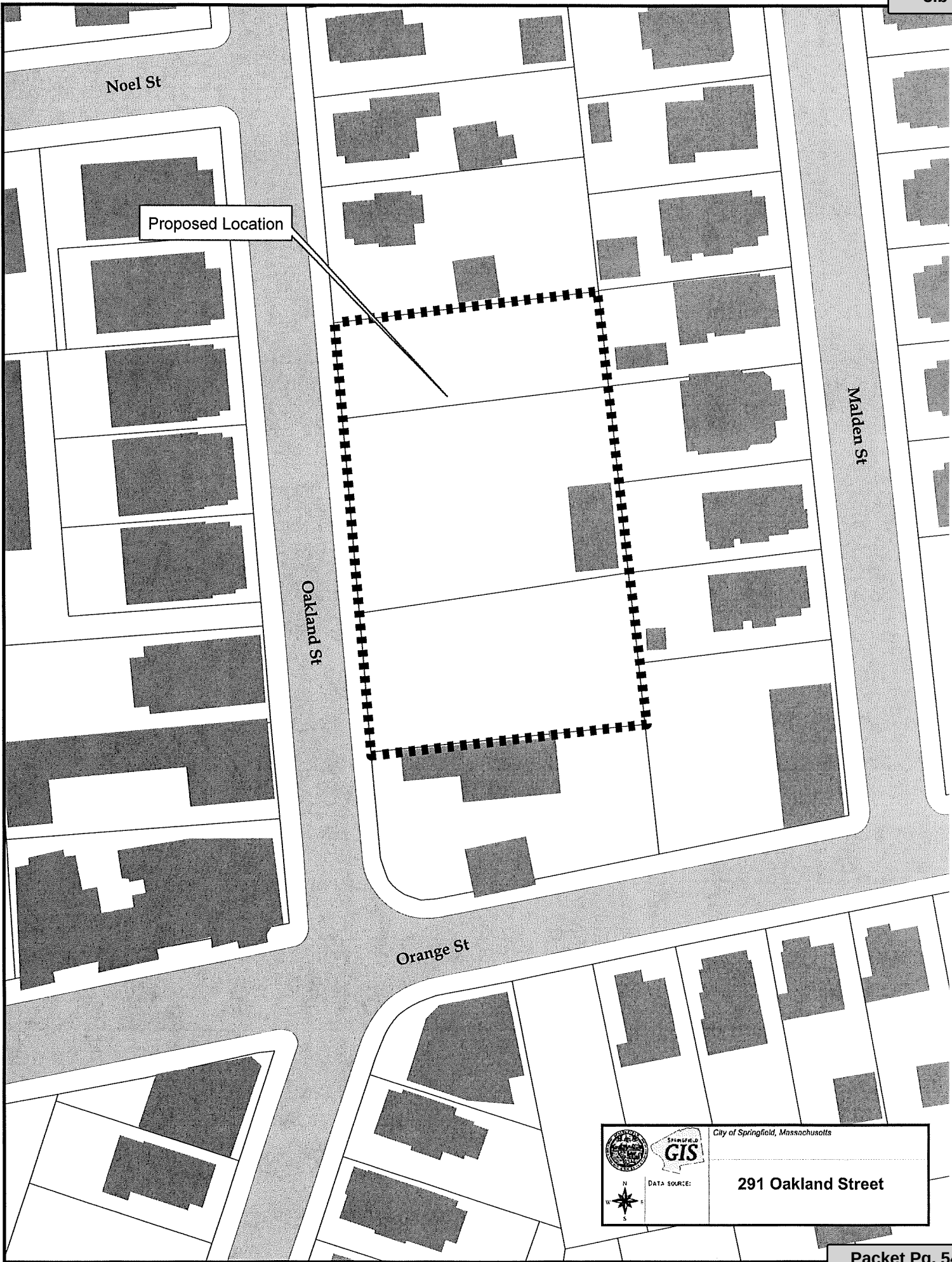
SHEET NUMBER: A-103		SHEET TITLE: ROOF PLAN		SCALE: AS NOTED DATE: 05/07/2022 CHECKED BY: JWP DRAWN BY: JWP		291 OAKLAND STREET, SPRINGFIELD MA 321 COMMUNITY		NOT FOR CONSTRUCTION NOT FOR BID SCHEMATIC REVIEW 09/27/2022		NO. DESCRIPTION DATE BY REVISIONS		1. 12/15/2022 2. 01/10/2023 3. 01/10/2023 4. 01/10/2023 5. 01/10/2023 6. 01/10/2023 7. 01/10/2023 8. 01/10/2023 9. 01/10/2023 10. 01/10/2023 11. 01/10/2023 12. 01/10/2023 13. 01/10/2023 14. 01/10/2023 15. 01/10/2023 16. 01/10/2023 17. 01/10/2023 18. 01/10/2023 19. 01/10/2023 20. 01/10/2023 21. 01/10/2023 22. 01/10/2023 23. 01/10/2023 24. 01/10/2023 25. 01/10/2023 26. 01/10/2023 27. 01/10/2023 28. 01/10/2023 29. 01/10/2023 30. 01/10/2023 31. 01/10/2023 32. 01/10/2023 33. 01/10/2023 34. 01/10/2023 35. 01/10/2023 36. 01/10/2023 37. 01/10/2023 38. 01/10/2023 39. 01/10/2023 40. 01/10/2023 41. 01/10/2023 42. 01/10/2023 43. 01/10/2023 44. 01/10/2023 45. 01/10/2023 46. 01/10/2023 47. 01/10/2023 48. 01/10/2023 49. 01/10/2023 50. 01/10/2023 51. 01/10/2023 52. 01/10/2023 53. 01/10/2023 54. 01/10/2023 55. 01/10/2023 56. 01/10/2023 57. 01/10/2023 58. 01/10/2023 59. 01/10/2023 60. 01/10/2023 61. 01/10/2023 62. 01/10/2023 63. 01/10/2023 64. 01/10/2023 65. 01/10/2023 66. 01/10/2023 67. 01/10/2023 68. 01/10/2023 69. 01/10/2023 70. 01/10/2023 71. 01/10/2023 72. 01/10/2023 73. 01/10/2023 74. 01/10/2023 75. 01/10/2023 76. 01/10/2023 77. 01/10/2023 78. 01/10/2023 79. 01/10/2023 80. 01/10/2023 81. 01/10/2023 82. 01/10/2023 83. 01/10/2023 84. 01/10/2023 85. 01/10/2023 86. 01/10/2023 87. 01/10/2023 88. 01/10/2023 89. 01/10/2023 90. 01/10/2023 91. 01/10/2023 92. 01/10/2023 93. 01/10/2023 94. 01/10/2023 95. 01/10/2023 96. 01/10/2023 97. 01/10/2023 98. 01/10/2023 99. 01/10/2023 100. 01/10/2023 101. 01/10/2023 102. 01/10/2023 103. 01/10/2023 104. 01/10/2023 105. 01/10/2023 106. 01/10/2023 107. 01/10/2023 108. 01/10/2023 109. 01/10/2023 110. 01/10/2023 111. 01/10/2023 112. 01/10/2023 113. 01/10/2023 114. 01/10/2023 115. 01/10/2023 116. 01/10/2023 117. 01/10/2023 118. 01/10/2023 119. 01/10/2023 120. 01/10/2023 121. 01/10/2023 122. 01/10/2023 123. 01/10/2023 124. 01/10/2023 125. 01/10/2023 126. 01/10/2023 127. 01/10/2023 128. 01/10/2023 129. 01/10/2023 130. 01/10/2023 131. 01/10/2023 132. 01/10/2023 133. 01/10/2023 134. 01/10/2023 135. 01/10/2023 136. 01/10/2023 137. 01/10/2023 138. 01/10/2023 139. 01/10/2023 140. 01/10/2023 141. 01/10/2023 142. 01/10/2023 143. 01/10/2023 144. 01/10/2023 145. 01/10/2023 146. 01/10/2023 147. 01/10/2023 148. 01/10/2023 149. 01/10/2023 150. 01/10/2023 151. 01/10/2023 152. 01/10/2023 153. 01/10/2023 154. 01/10/2023 155. 01/10/2023 156. 01/10/2023 157. 01/10/2023 158. 01/10/2023 159. 01/10/2023 160. 01/10/2023 161. 01/10/2023 162. 01/10/2023 163. 01/10/2023 164. 01/10/2023 165. 01/10/2023 166. 01/10/2023 167. 01/10/2023 168. 01/10/2023 169. 01/10/2023 170. 01/10/2023 171. 01/10/2023 172. 01/10/2023 173. 01/10/2023 174. 01/10/2023 175. 01/10/2023 176. 01/10/2023 177. 01/10/2023 178. 01/10/2023 179. 01/10/2023 180. 01/10/2023 181. 01/10/2023 182. 01/10/2023 183. 01/10/2023 184. 01/10/2023 185. 01/10/2023 186. 01/10/2023 187. 01/10/2023 188. 01/10/2023 189. 01/10/2023 190. 01/10/2023 191. 01/10/2023 192. 01/10/2023 193. 01/10/2023 194. 01/10/2023 195. 01/10/2023 196. 01/10/2023 197. 01/10/2023 198. 01/10/2023 199. 01/10/2023 	
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Attachment: Oakland St 291 2022 (7121 : 291 Oakland Street Et.Al.)



City Council

SCHEDULED

Meeting: 12/12/22 07:00 PM

Initiator: Amanda Pham

Sponsors:

DOC ID: 7135

4

Special Permit

For a Special Permit for an Accessory Wall Sign(S), Above the First Floor, at the Properties Known as ES Martone Place (08325-0001)(Book#23837/Page#362), ES 0 Martone Place (08325-0006)(Book#L107/Page#L059) and 70 Martone Place (08325-0007)(Book#L106/Page#0096), as Authorized by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.8.17.

Request:	See Above
Owner:	St James Place Properties, LLC
By:	Bryan Kaye
Petitioner:	St James Place Properties, LLC
By:	Bryan Kaye

To The City Council of the City of Springfield:

The undersigned respectfully petition your honorable body

for a special permit for an accessory wall sign(s), above the first floor, at the properties known as ES Martone Place (08325-0001)(Book#23837/Page#362), ES 0 Martone Place (08325-0006)(Book#L107/Page#L059) and 70 Martone Place (08325-0007)(Book#L106/Page#0096), as authorized by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.8.17.

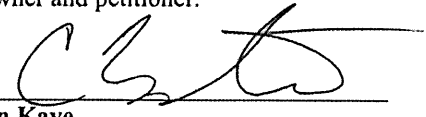
Mailing Address

1260 Sumner Avenue
Springfield, MA 01108

Owner & Petitioner:

St James Place Properties, LLC

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

BY: 

Bryan Kaye



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

11/18/2022

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 : ES Martone Place, ES Martone Place & 70 Martone Place

Petitioner : St. James Place Properties, LLC
1260 Sumner Avenue
Springfield, Ma. 01108

LandLord: St James Place Properties, LLC
1260 Sumner Avenue
Springfield, Ma. 011058

A handwritten signature in cursive script that reads "Sandra Powell". The signature is written in black ink and is positioned above a horizontal line.

Sandra Powell / Assistant Treasurer

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

**ES MARTONE PLACE, ET.AL (08325-0001)
WALL SIGN(S) (ABOVE THE FIRST FLOOR)**

General Information

Petitioner:	St James Place Properties, LLC
Request:	Erect a wall sign(s) above the first floor.
Proposed use of the property:	Self-storage building
Parcel Size:	68,643 s.f.
Compatibility with current planning documents:	The Bay Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Bay Area Neighborhood Council: 11-28-22
Tax Status:	SEE ATTACHED
Site Visit:	12-5-22
Hearing Date:	12-12-22

Neighborhood characteristics:

The property is zoned Business B and is located in an area that is comprised of primarily industrial/commercial uses. The surrounding land uses include:

To the north are a gas station/convenience store and an auto glass repair facility zoned Business B.

To the south are a warehouse operation and oil tank farm zoned Business B.

To the east is the Oak Grove Cemetery zoned Residence B.

To the west are an automotive repair facility and manufacturing operation zoned Business B and Industrial A.

Site plan review:

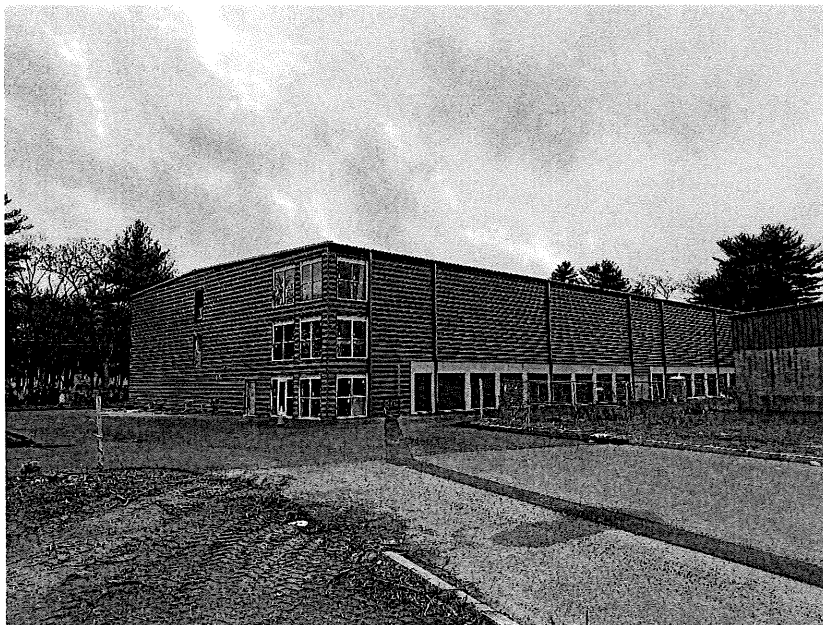
The petitioner has submitted a sign package for the property known as ES Martone Place which includes two (2) accessory wall signs to be located above the first floor. The proposed signs will be advertising the new BKaye Self Storage operation currently being constructed at this location.

As per the attached plans, the proposed signs would be back-lit channel lettering with a total size of eight-two (82) square feet. The proposed signs would be located on the west elevation of the building (facing St James Avenue) and the north elevation (facing Tapley Street).

After visiting the site the staff does not object to the proposed request, however, after reviewing the plans approved during the Site Plan Review process, it was noted that there is a significant design change to the

west elevation of the building. As can be seen in the attached photo, there is currently only one (1) row of windows along the west elevation. As per the approved plans (see attached), there were supposed to be three (3) rows of windows along this side of the property.

In the opinion of the staff, this is a significant change to the approved plans. As such, until this change in the design can be adequately resolved by the petitioner, the staff would recommend that the special permit for the signs be continued.

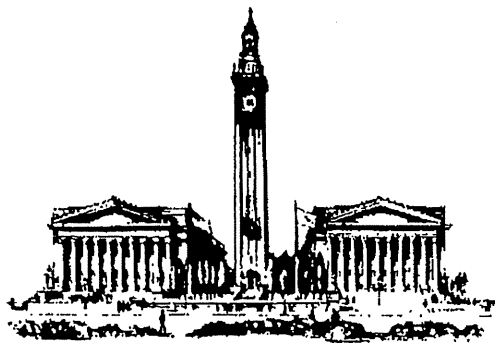


Recommendation

CONTINUE.

Recommended Conditions: (IF APPROVED)

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the installation of two (2) accessory wall signs, above the first floor, at the property known as ES Martone Place (08325-0001), ES 0 Martone Place (08325-0006) and 70 Martone Place (08325-0007).
3. The use shall be developed as per the attached plans and elevations, with the addition of condition #4.
4. All signage shall be fully permitted through the Building Department, prior to installation.
5. 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

11/18/2022

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 : ES Martone Place, ES Martone Place & 70 Martone Place

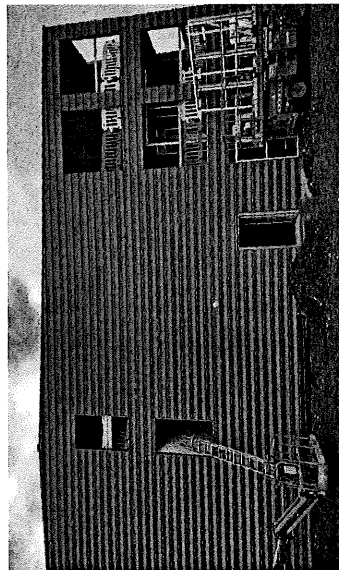
Petitioner : St. James Place Properties, LLC
1260 Sumner Avenue
Springfield, Ma. 01108

LandLord: St James Place Properties, LLC
1260 Sumner Avenue
Springfield, Ma. 011058

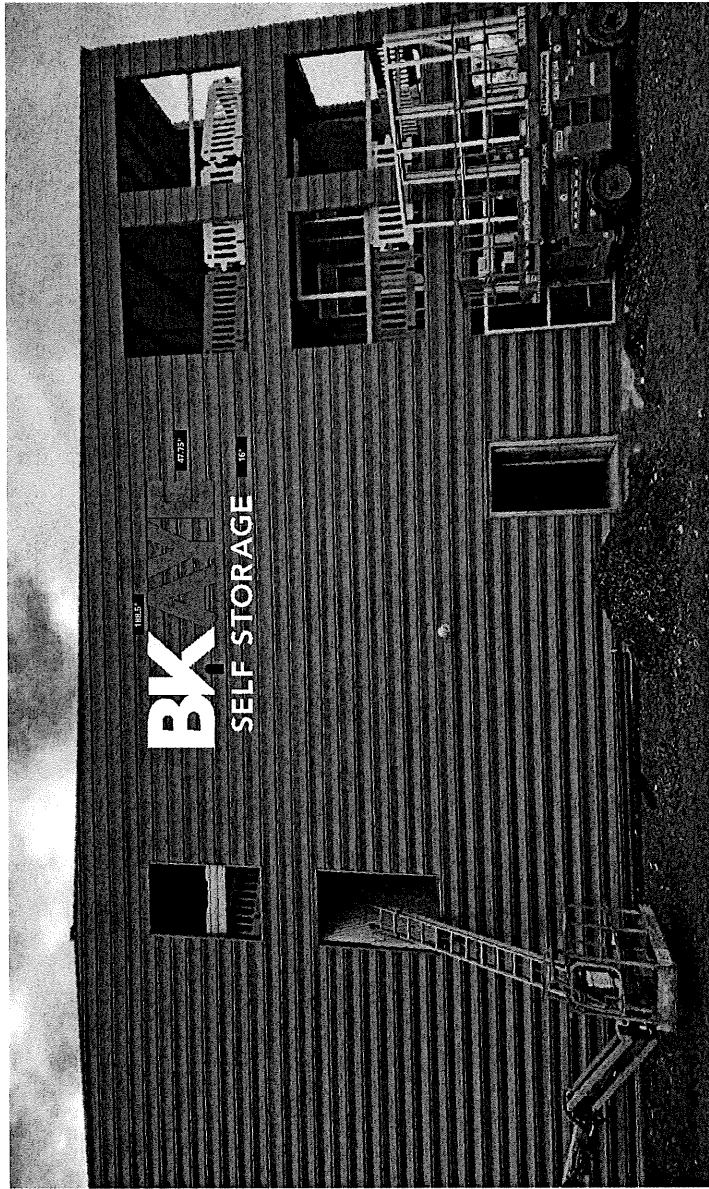
Sandra Powell / Assistant Treasurer

10 18 22 Job Location:
File/ b/bkaye self storage

sign drawing proposal



Existing



Proposed

Description: Backlit Channel letter Sign 82 SQ. FT

ALL ARTWORK IS SOLE PROPERTY OF CHUCK'S SIGN CO.
USE BY ANYONE OTHER THAN CHUCK'S SIGN CO. IS PROHIBITED
ELECTRICAL CONNECTIONS BY OTHERS



Company BKaye Self Storage

Contact Bryan Kaye

Address 553 St. James Ave., Springfield, MA 01109 Phone: 413-636-6928

E Mail bkaye@bkaye.com

Attachment: Martone PI_ES_2022 (7135 : ES Martone Place Et Al)

10 18 22 Job Location:
File/ b/bkaye self storage

sign drawing proposal



Existing

Proposed

Description: Backlit Channel letter Sign 82 SQ. FT

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chuckssign@yahoo.com
658 Fuller Rd. Chicopee, MA 01020
413-592-3710 fax 413-594-4913
www.chuckssign.com

Company BKaye Self Storage

Contact Bryan Kaye

Address 553 St. James Ave., Springfield, MA 01109 Phone: 413-636-6928

E Mail bkaye@bkaye.com

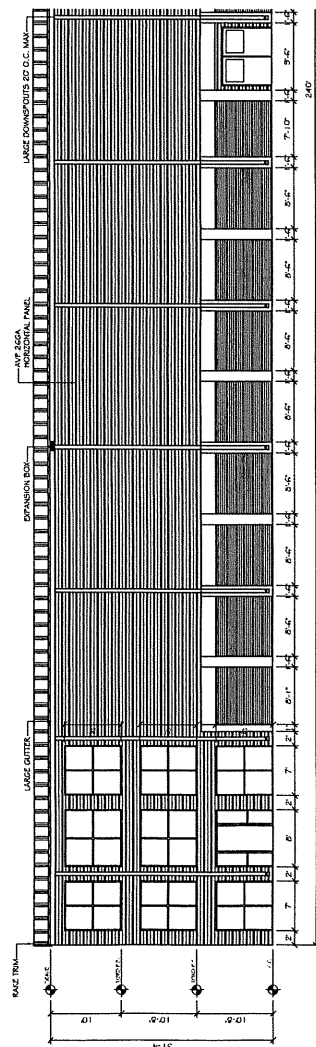
Attachment: Martone PI ES 2022 (7135 : ES Martone Place Et Al)

4.b

ROBERT M. DEATHE, JR.

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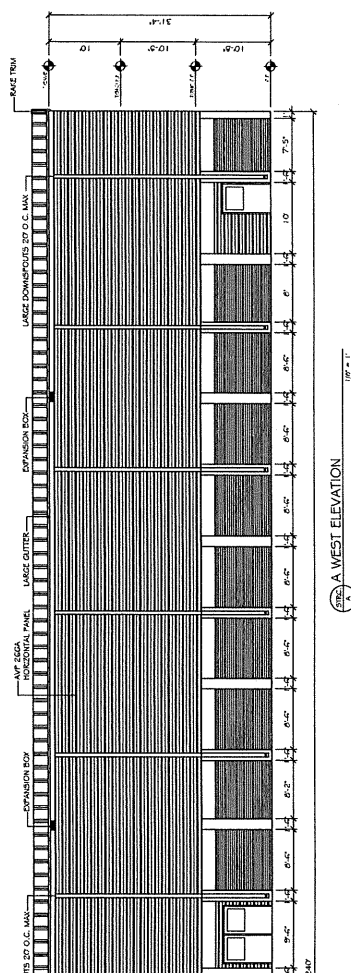
STRUCTURE A ELEVATIONS	MARTONE PLACE SELF STORAGE
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STC
A

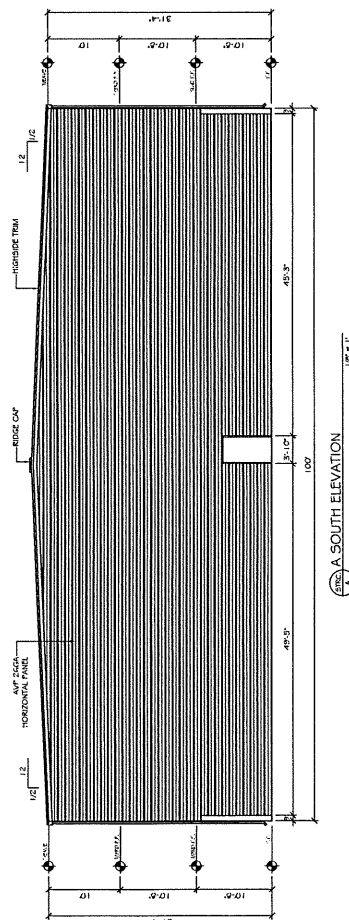
A WEST ELEVATION

1/8" = 1'



10' = 1'

A WEST ELEVATION



SYNCR. A SOUTH ELEVATION

