CITY COUNCIL

City Clerk's Office 2/22/2023 12:00:00 PM

Hearings Meeting Agenda~

I hereby notify you that the following items of business have been filed with this office and can be acted upon at the meeting of the City Council **Monday February 27, 2023** at 07:00 PM.

City Clerk

Hearings

7:00 PM Meeting called to order on February 27, 2023 at Springfield City Hall -- Council Chambers, 36 Court Street, Springfield, MA.

Moment of Silence - Pledge of Allegiance

Special Permits

(1.) 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

ATTACHMENTS:

- Martone_Pl_ES_Tax_Formal (PDF)
- Martone_Pl_ES_2022 (PDF)

(2.) To Amend an Existing Special Permit (Used Car Sales/Accessory Use), Granted April 2010, by Allowing a Change to the Petitioner, at the Property Known as 715 Liberty Street (07770-0524)(Book#15392/Page#0524), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.5.

Request:	See Above
Owner:	Frank DePergola
By:	Frank DePergola
Petitioner:	Tina DePergola
By:	Tina DePergola

ATTACHMENTS:

- Liberty_St_715_Tax_Formal (PDF)
- Liberty_St_715_2023 (PDF)

(3.) For a Special Permit for an Accessory Wall Sign, Above the First Floor, at the Property Known as 44 Hampden Street (06230-0014)(Book#4583/Page#397), as Authorized by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.8.17.

Request:	See Above
Owner:	WGBH Educational Foundation
By:	David Price
Petitioner:	WGBH Educational Foundation
By:	David Price

ATTACHMENTS:

- Hampden_St_44_Tax_Formal (PDF)
- Hampden_St_44_2023 (PDF)

(4.) To Amend an Existing Special Permit (Mechanical Public Car Wash), Granted March 2013, by Allowing a Change in the Petitioner, at the Property Known as 1193 State Street (11110-0416) (Book#15590/Page#333), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.3(1).

Request:	See Above
Owner:	Pogman Realty, LLC
By:	Felipe Goncalves
Petitioner:	JLL Real Estate, LLC
By:	Richard Kowalski

ATTACHMENTS:

- State_St_1193_Tax_Formal (PDF)
- State_St_1193_2023 (PDF)

City Council

SCHEDULED

Meeting: 02/27/23 07:00 PM
Initiator: Amanda Pham
Sponsors:
DOC ID: 7135

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

Attachment: Martone_Pl_ES_Tax_Formal (7135 : ES Martone_Place_Et_Al)

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

Sandra Powell / Assistant Treasurer

Attachment: Martone_Pl_ES_Tax_Formal (7135 : ES Martone_Place_Et_Al)

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:

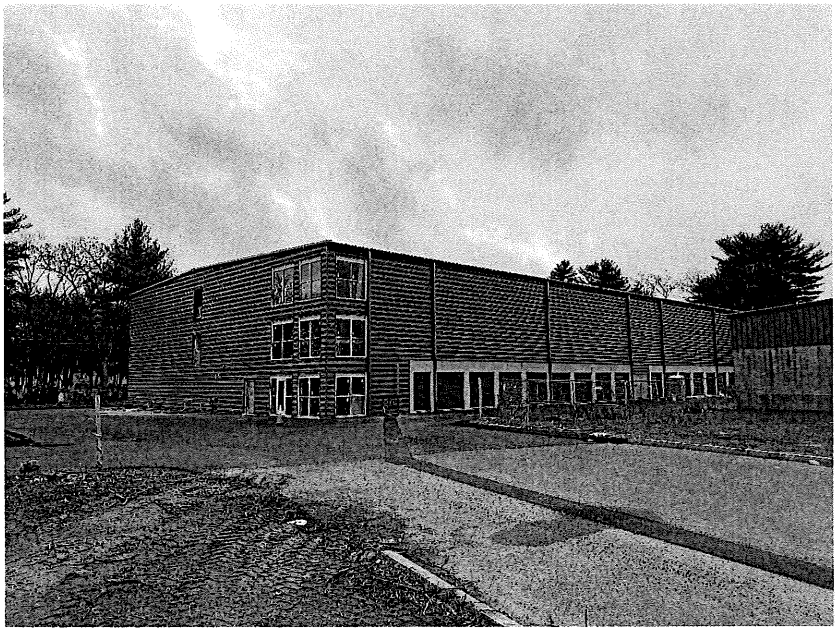
The petitioner has submitted a sign package for the property known as ES Martone Place which includes two (2) accessory wall signs to be located above the first floor. The proposed signs will be advertising the new BKaye Self Storge operation currently being constructed at this location.

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

Attachment: Martone_Pl_ES_2022 (7135 : ES Martone_Place_Et_Al)

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.

Attachment: Martone_Pl_ES_2022 (7135 : ES Martone_Place_Et_Al)

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.

Attachment: Martone_Pl_ES_2022 (7135 : ES Martone_Place_Et_Al)

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

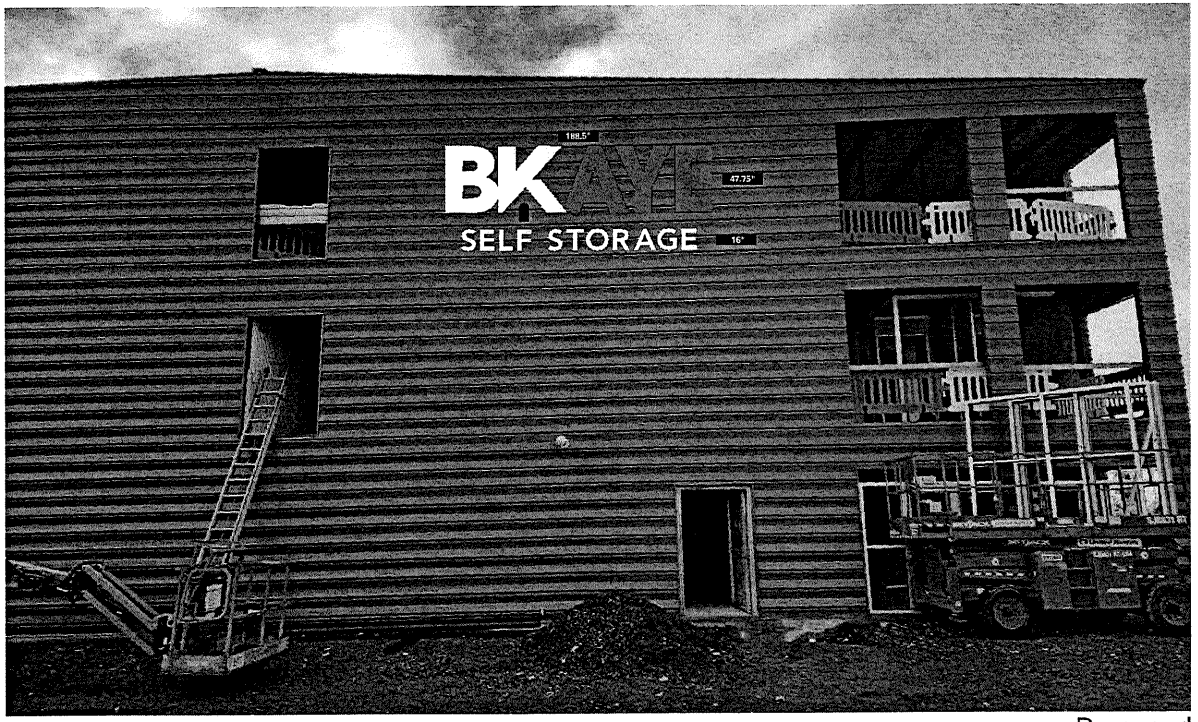
Sandra Powell / Assistant Treasurer

Attachment: Martone_Pl_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

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

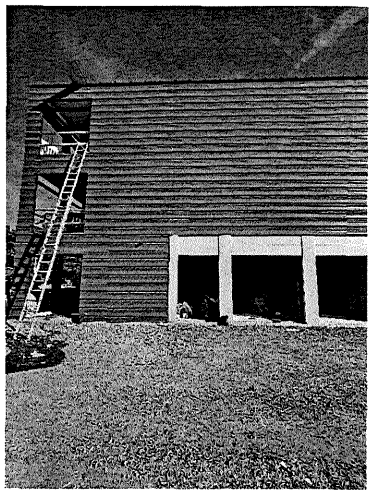
CHUCK'S SIGN CO. Since 1986
chuckssign@yahoo.com www.chuckssign.com
658 fuller Rd. Chicopee, MA 01020
413-592-3710 fax 413-594-4913

Company BKaye Self Storage
Contact Bryan Kaye
Address 553 St. James Ave., Springfield, MA 01109 **Phone:** 413-636-6928
E Mail bkaye@bkaye.com

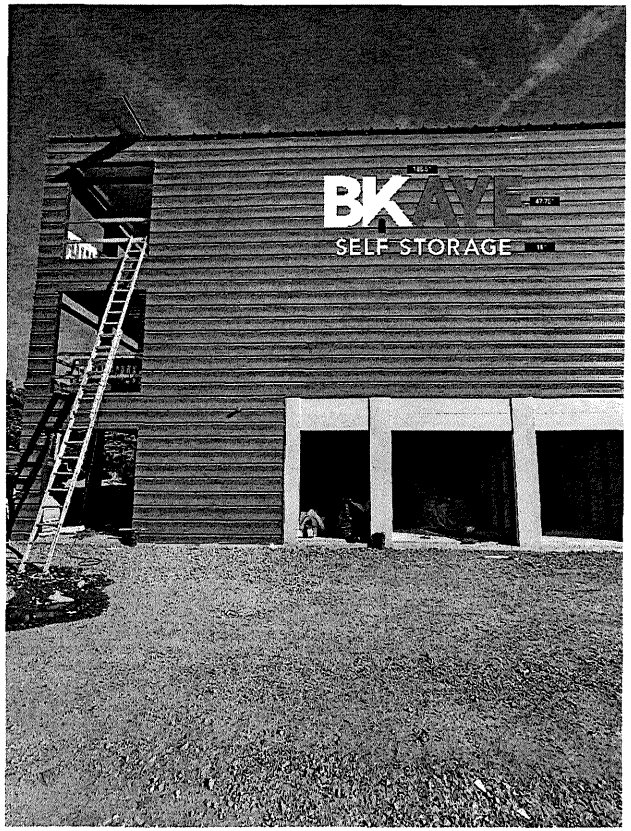
Attachment: Martone_PI_ES_2022 (7135 : ES Martone_Place_Et_Al)

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

sign drawing proposal



Existing



Proposed

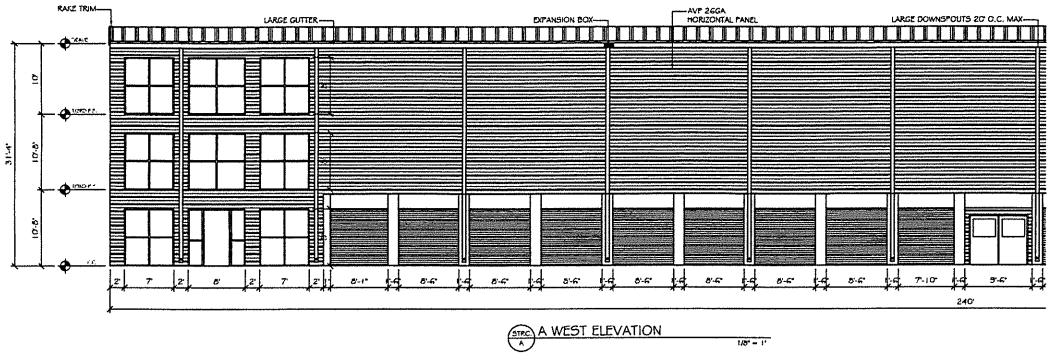
Description: Backlit Channel letter Sign 82 SQ. FT

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

CHUCK'S SIGN CO. Since 1986
chuckssign@yahoo.com www.chuckssign.com
658 fuller Rd. Chicopee, MA 01020
413-592-3710 fax 413-594-4913

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)



STRC A WEST ELEVATION 1/8" = 1'

NOTES:
ALL MAN DOORS, ROLL-UP DOORS, SLIDING GLASS DOORS, WINDOWS AND TRANSOMS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION TO ENSURE PROPER FIT. G.C./SUBCONTRACTOR SHALL NOT FABRICATE FROM THE CONSTRUCTION DOCUMENTS. SHOULD THE G.C./ SUBCONTRACTOR CHOOSE TO FABRICATE THE PREVIOUSLY REFERENCED ITEMS FROM THE CONTRACT/PROPOSAL DOCUMENTS AND NOT FROM THE FIELD THEY DO SO AT THEIR OWN RISK AND ANY AND ALL MODIFICATIONS REQUIRED AS A RESULT SHALL BE AT THEIR OWN EXPENSE.

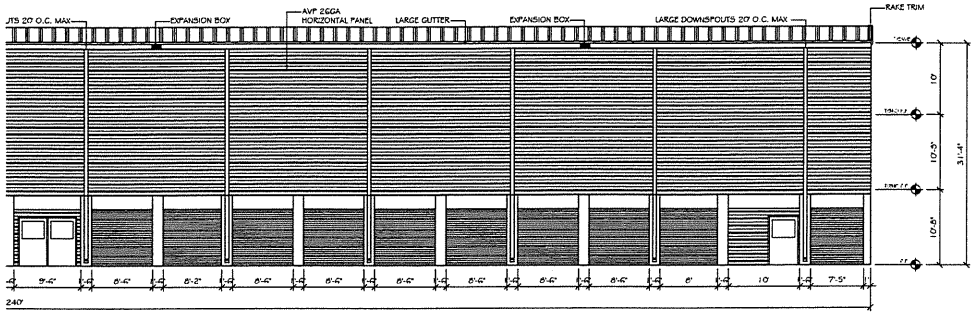
NOTE:
GC SHALL COORDINATE ALL TIOMU WALL HEIGHTS WITH RABCO ENTERPRISES, LLC PRIOR TO CONSTRUCTION TO ENSURE PROPER FIT OF THE METAL BUILDING COMPONENTS. FAILURE TO GET WRITTEN APPROVAL PRIOR TO ERECTING THE CMU WALLS MAY RESULT IN NEEDED MODIFICATIONS TO EITHER THE CMU WALL AND/OR THE METAL BUILDING COMPONENTS AT THE G.C.'S EXPENSE.

TYPICAL PIER AND HEADER UNLESS INDICATED OTHERWISE

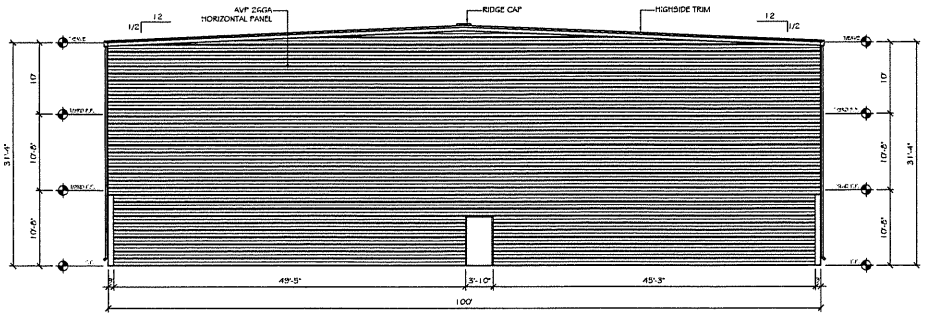
PIER TEX COTE	- 18" X 16ga
CORNER PIER	- 9" X 12" X 16ga
SIDE WALL HEADER	- 24" X 16ga

24ga STANDING SEAM ROOF
"DOUBLE LOK" - GALVALUME

DOWNSPOUTS 30' O.C. MAX.
GUTTER EXT. BOX 90' O.C. MAX.



STRC A WEST ELEVATION 1/8" = 1'



STRC A SOUTH ELEVATION 1/8" = 1'

MARKUPS

#	DATE	BY	PURPOSE

REVISIONS

#	DATE	BY	PURPOSE

STRUCTURE A ELEVATIONS

MARTONE PLACE SELF STORAGE
70 MARTONE PL
SPRINGFIELD, MA 01109

DRAWING NOT VALID UNLESS SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER

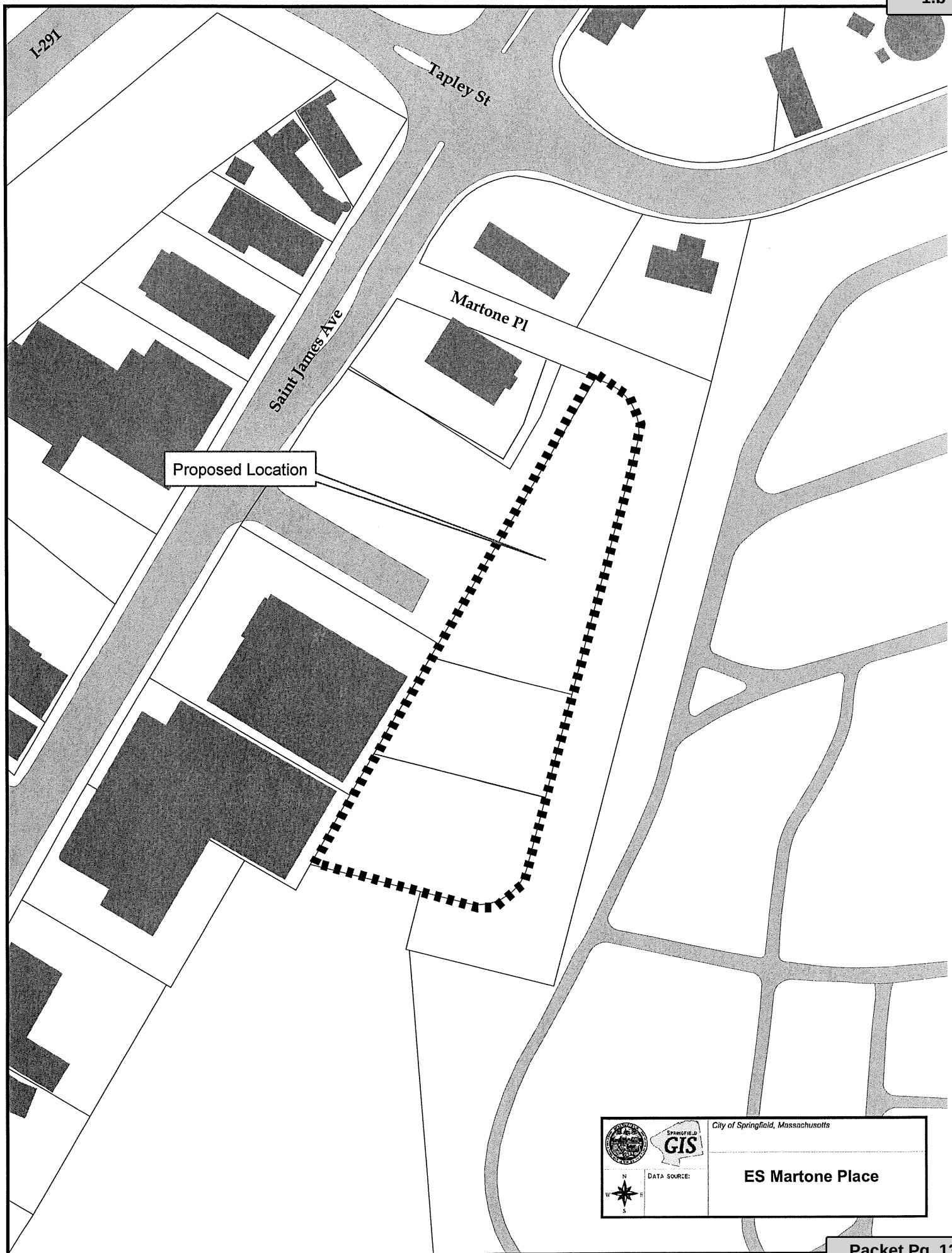
RABCO
INNOVATIVE METAL BUILDING SYSTEMS
1951 CROWN PARK CIRCLE, WINTER GARDEN, FL 34787
800.289.7226 CCC057573 MA 4677 RI 23026

ROBERT M. BEATTIE, PE

DATE
OCT. 28, 20

SHEET
S-1-20

Approved Plans



Attachment: Martone_Pl_ES_2022 (7135 : ES Martone_Place_Et_Al)

City Council

SCHEDULED

Meeting: 02/27/23 07:00 PM
Initiator: Phil Dromey
Sponsors:
DOC ID: 7191

Special Permit

To Amend an Existing Special Permit (Used Car Sales/Accessory Use), Granted April 2010, by Allowing a Change to the Petitioner, at the Property Known as 715 Liberty Street (07770-0524)(Book#15392/Page#0524), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.5.

Request:	See Above
Owner:	Frank DePergola
By:	Frank DePergola
Petitioner:	Tina DePergola
By:	Tina DePergola

To The City Council of the City of Springfield:

The undersigned respectfully petition your honorable body

to amend an existing special permit (used car sales/accessory use), granted April 2010, by allowing a change to the petitioner, at the property known as 715 Liberty Street (07770-0524)(Book#15392/Page#0524), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.5.

Mailing Address:

98 Paulson Drive
West Springfield, MA 01089

Owner:

Frank DePergola

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

By:
Frank DePergola

Mailing Address:

98 Paulson Drive
West Springfield, MA 01089

Petitioner:

Tina DePergola

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

By:
Tina DePergola

Attachment: Liberty_St_715_Tax_Formal (7191 : 715 Liberty Street)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

1/6/2023

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 : 715 Liberty Street

Petitioner : Tina DePergola
98 Paulson Drive
West Springfield, Ma. 01089

LandLord: Frank DePergola
98 Paulson Drive
West Springfield, Ma. 01089

Stephen J. Lonergan/ Treasurer Collector

Attachment: Liberty_St_715_Tax_Formal (7191 : 715 Liberty Street)

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT

715 LIBERTY STREET (07770-0524)
AMEND AN EXISTING SPECIAL PERMIT (MOTOR VEHICLE SALES)

General Information

Petitioner:	Tina DePergola
Request:	Amend an existing special permit, granted April 2010, by allowing a change in the petitioner.
Proposed use of the property:	Motor vehicle sales, as an accessory use.
Parcel Size:	7,773 s.f.
Compatibility with current planning documents:	The Liberty Heights Neighborhood Plan shows no change to this area.
Neighborhood council notification:	Hungry Hill Neighborhood Council: 2-7-23
Tax Status:	**SEE ATTACHED**
Site Visit:	2-15-23
Urban Renewal Status:	This parcel is not located within an urban renewal area.
Hearing Date:	2-27-23

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Business A.

To the north is the existing used car lot zoned Business A.
To the south are two-family houses and an automotive service station zoned Business A and Residence B.
To the west is a funeral home zoned Business A.
To the east is a two-family house zoned Residence B.

Site plan review:

The petitioner has requested to amend an existing special, granted April 2010 (used cars as an accessory use), by allowing a change to the petitioner, at the property known as 715 Liberty Street.

After reviewing the application and visiting the site, the staff does not object to the proposed request. The site appeared to be well maintained and the vehicles were being displayed in an orderly fashion. As noted

Attachment: Liberty_St_715_2023 (7191 : 715 Liberty Street)

above, the property is zoned Business A. As such, the sale of used cars is limited to no more than five (5) vehicles.

Recommendation

Approve, with conditions.

Recommended Conditions

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for used car sales as an accessory use at the property known as 715 Liberty Street (07770-0524).
3. All conditions placed on the April 2010 special permit shall remain in effect.
4. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to $200 per day for each day a violation exists.

Attachment: Liberty_St_715_2023 (7191 : 715 Liberty Street)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

1/6/2023

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 : 715 Liberty Street

Petitioner : Tina DePergola
98 Paulson Drive
West Springfield, Ma. 01089

LandLord: Frank DePergola
98 Paulson Drive
West Springfield, Ma. 01089

Stephen J. Lonergan/ Treasurer Collector

Attachment: Liberty_St_715_2023 (7191 : 715 Liberty Street)

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

2010-101

TO:

DATE : April 23, 2010

DEPARTMENT:

FROM: Wayman Lee, Esq.

COPIES TO:

DEPARTMENT: City Clerk

SUBJECT: 715 LIBERTY ST

This is to inform you that at a meeting of the City Council held on Monday, March 29, 2010 it was voted by the City Council according to law to grant a special permit to Owner: Frank DePergola and Petitioner: Ryan Conway for a special permit to sell used cars, as an accessory use, with no more than five (5) used cars for display or sale at any one time at the property known as **715 Liberty Street** (a/k/a/ 719 Liberty Street) **(07770-0524)** as allowed by Massachusetts General Laws and the Springfield Zoning Ordinance, Article X-D, Section X-D Section 1001-D.10.j. with the following conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely to operate an auto body shop at the property known as 719 Liberty Street (AKA 715 Liberty Street) (07770-0524).
3. The use shall be developed according to the attached site plan and elevations, with the addition of conditions #4 through #12.
4. There shall be no more than five (5) cars displayed or stored for sale at any one time.
5. There shall be no auto body repairs, including painting, done at this location.
6. There shall be no repair of vehicles done outside of the building.
7. There shall be no pole sign at his location.
8. There shall be barbed wire located on the fence.
9. There shall be no advertisement located on the fence.
10. There shall be no banners, streamers, or other promotional materials placed in the outside areas or on vehicles.
11. There shall be no non-accessory signs on the premises.
12. The existing storage trailer shall be removed.
13. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by fine of up to $50 per day for each day a violation exists.

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

This permit becomes effective on April 23, 2010.

Very truly yours

Wayman Lee, Esq.
City Clerk

WL/laf

Attachment: Liberty_St_715_2023 (7191 : 715 Liberty Street)

Attachment: Liberty_St_715_2023 (7191 : 715 Liberty Street)

Attachment: Liberty_St_715_2023 (7191 : 715 Liberty Street)

City Council

SCHEDULED

Meeting: 02/27/23 07:00 PM
Initiator: Amanda Pham
Sponsors:
DOC ID: 7192

Special Permit

For a Special Permit for an Accessory Wall Sign, Above the First Floor, at the Property Known as 44 Hampden Street (06230-0014)(Book#4583/Page#397), as Authorized by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.8.17.

Request:	See Above
Owner:	WGBH Educational Foundation
By:	David Price
Petitioner:	WGBH Educational Foundation
By:	David Price

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, above the first floor, at the property known as 44 Hampden Street (06230-0014)(Book#4583/Page#397), as authorized by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.8.17.

Mailing Address

One Guest Street
Boston, MA 02135

Owner & Petitioner:

WGBH Educational Foundation

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

BY: _____
David Price

Attachment: Hampden_St_44_Tax_Formal (7192 : 44 Hampden Street)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

1/10/2023

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 : 44 Hampden Street

Petitioner : WGBH Educational Foundation
One Guest Street
Boston, Ma. 02135

LandLord: WGBH Educational Foundation
One Guest Street
Boston, Ma. 02135

Stephen J. Lonergan/ Treasurer Collector

Attachment: Hampden_St_44_Tax_Formal (7192 : 44 Hampden Street)

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT

44 HAMPDEN STREET (06230-0014)
WALL SIGN(S) (ABOVE THE FIRST FLOOR)

General Information

Petitioner:	WGBH Educational Foundation
Request:	Erect one (1) wall sign, above the first floor.
Proposed use of the property:	Office building
Parcel Size:	26,716 s.f.
Compatibility with current planning documents:	The Downtown Master Plan shows no changes to this area.
Urban Renewal Plan Status:	Proposed sign has been reviewed and approved by the Springfield Redevelopment Authority (SRA).
Neighborhood council notification:	Armoury Quadrangle Civic Council: 2-7-23
Tax Status:	**SEE ATTACHED**
Site Visit:	2-15-23
Hearing Date:	2-27-23

Neighborhood characteristics:

This site is zoned Business C and is located within an area with primary commercial uses. The surrounding land uses include:

To the north is a commercial parking lot zoned Business C.
To the south is a commercial parking lot zoned Business C.
To the west is Interstate 91.
To the east is an office building zoned Business C.

Site plan review:

The petitioner has requested a special permit to install an accessory wall sign, above the first floor, at the property known as 44 Hampden Street. This site is currently the location of the WGBH offices.

After visiting the site and reviewing the submitted plans, the staff does not object to the proposed request. The proposed signs will be located on the northern façade (front) of the building and will be approximately twenty-eight (28) square feet. The proposed sign will be constructed with fabricated lettering and will not be internally illuminated.

Attachment: Hampden_St_44_2023 (7192 : 44 Hampden Street)

After reviewing the proposed plans, the staff believes the proposed sign is in context with the existing signs in this area, as well as being in scale with the overall building. As such, the staff does not believe the sign will have a negative impact on the surrounding businesses or on the neighborhood as a whole.

Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the installation of one (1), accessory wall sign, above the first floor, at the property known as 44 Hampden Street (06230-0014).
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.

Attachment: Hampden_St_44_2023 (7192 : 44 Hampden Street)

Springfield Redevelopment Authority
70 Tapley Street • Springfield, MA 01104 • (413) 787-6020

December 12, 2022

URBAN RENEWAL PLAN REVIEW

URP Plan: Court Square URP

Project: New England Public Media (NEPM) Signage (44 Hampden Street)
Submission By: Agnoli Sign. on behalf of NEPM

The Springfield Redevelopment Authority (SRA), during its December 7, 2022 meeting approved the proposed signage at 44 Hampden Street, as presented.

If there are changes to the proposed signage, you will need to seek confirmation from the Authority prior to proceeding.

Amanda Pham

Executive Director
Springfield Redevelopment Authority

Commissioners:
Armando Feliciano - Chair *Dot Lortie – Vice Chair*
Fiore Grassetti – Secretary *Cheryl Stanley – Treasurer* *Margaret Boyle – At Large*

Attachment: Hampden_St_44_2023 (7192 : 44 Hampden Street)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

1/10/2023

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 : 44 Hampden Street

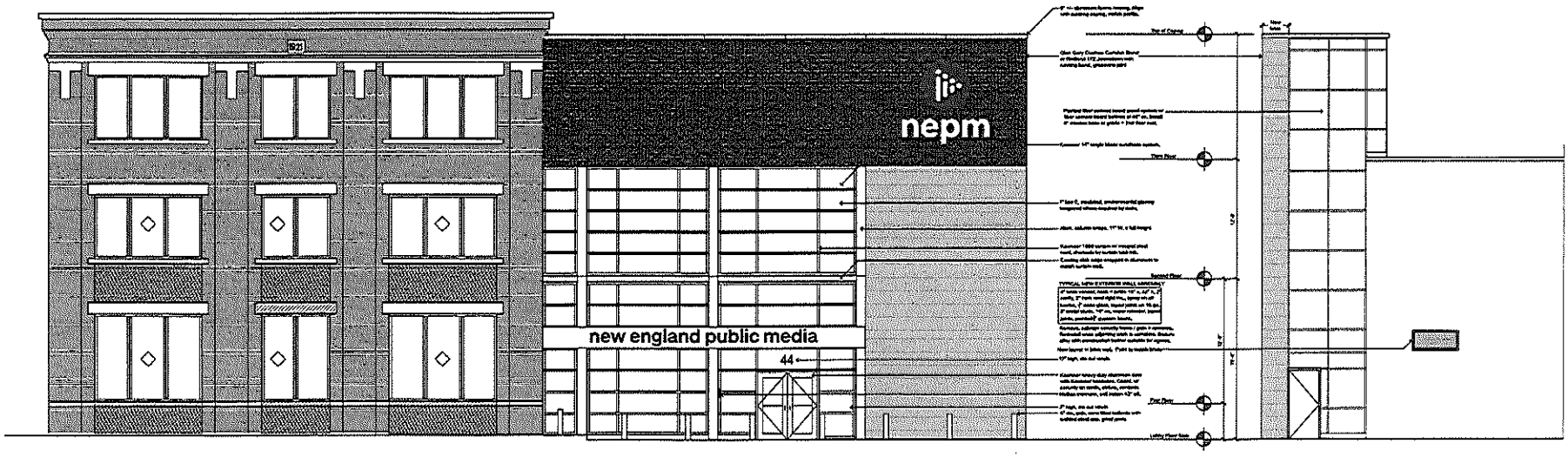
Petitioner : WGBH Educational Foundation
One Guest Street
Boston, Ma. 02135

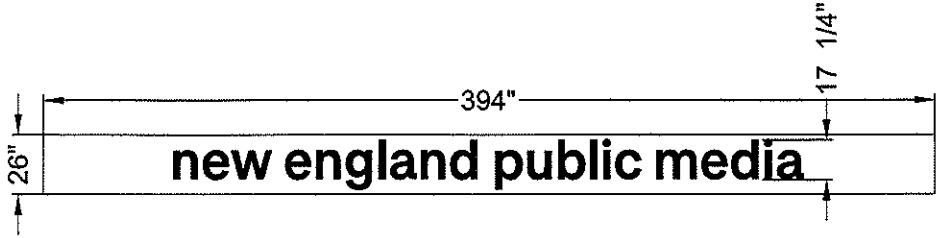
LandLord: WGBH Educational Foundation
One Guest Street
Boston, Ma. 02135

Stephen J. Lonergan/ Treasurer Collector

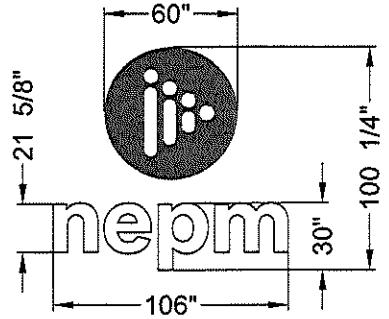
Attachment: Hampden_St_44_2023 (7192 : 44 Hampden Street)

OPTION 3





FABRICATED LETTERS
LETTERS: BLUE-PMS 072
WHITE ALUMINUM PANEL

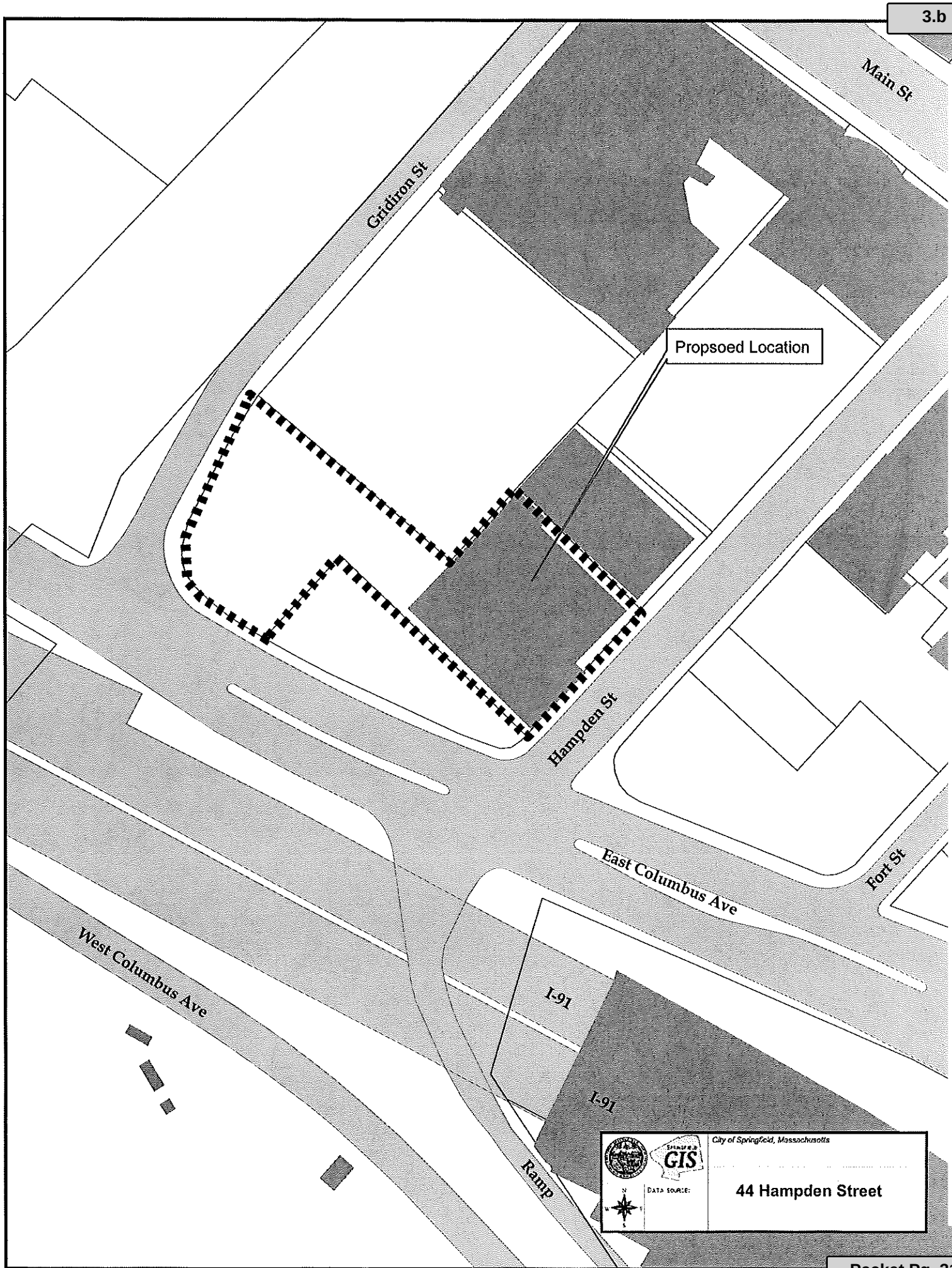


FABRICATED LETTERS
LOGO: ORANGE-PMS WARM RED C
LETTERS: WHITE-PAINTED

Agnoli Sign Company Inc. AGNOLI SIGN COMPANY, INC. 22 WORTHINGTON STREET SPRINGFIELD, MA 01105 TEL. (413) 732-5111	ORIG. DATE: 06-17-22 REV. DATE: 06-20-22V REV. DATE: 06-21-22V	REV. DATE: 09-09-22V REV. DATE: 09-14-22V REV. DATE: 10-13-22V	REV. DATE: 00-00-00 REV. DATE: 00-00-00 REV. DATE: 00-00-00	APPROVAL: ☐ APPROVED DATE: ☐ APPROVED AS NOTED DATE: ☐ REVISE & RE-SUBMIT DATE:	N-MISC/NEPM-SPRINGFIELD, MA-44 HAMPDEN STREET.PLT NEPM-SPRINGFIELD, MA-44 HAMPDEN STREET.CDR			ORDER# 00000
	CUSTOMER: NEPM 44 HAMPDEN STREET SPRINGFIELD, MA	LOCATION: NEPM 44 HAMPDEN STREET SPRINGFIELD, MA	CONTACT: KEVIN CHROBAK		SALESPERSON: CM	PROJECT MANAGER: CM/JGM	NOT RELEASED FOR PRODUCTION	PAGE: A
					DESIGNER: LANCE	SCALE: 0"=1'-0"	RELEASE DATE: 00-00-22	

APPROVED ELECTRIC SIGN

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF AGNOLI SIGN COMPANY INCORPORATED AND ALL RIGHTS TO ITS USE OR REPRODUCTION ARE RESERVED



Attachment: Hampden_St_44_2023 (7192 : 44 Hampden Street)

City Council

SCHEDULED

Meeting: 02/27/23 07:00 PM
Initiator: Phil Dromey
Sponsors:
DOC ID: 7204

Special Permit

To Amend an Existing Special Permit (Mechanical Public Car Wash), Granted March 2013, by Allowing a Change in the Petitioner, at the Property Known as 1193 State Street (11110-0416) (Book#15590/Page#333), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.3(1).

Request:	See Above
Owner:	Pogman Realty, LLC
By:	Felipe Goncalves
Petitioner:	JLL Real Estate, LLC
By:	Richard Kowalski

To The City Council of the City of Springfield:

The undersigned respectfully petition your honorable body

to amend an existing special permit (mechanical public car wash), granted March 2013, by allowing a change in the petitioner, at the property known as 1193 State Street (11110-0416) (Book#15590/Page#333), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.3(1).

Mailing Address:

16 Primrose Lane
Wilbraham, MA 01095

Owner:

Pogman Realty, LLC

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

DocuSigned by:
BY: FELIP O. GONCALVES
AA082F784128499...
Felipe Goncalves

Mailing Address:

5 Wandering Meadows
Wilbraham, MA 01095

Petitioner:

JLL Real Estate. LLC

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

BY: _____
Richard Kowalski

Attachment: State_St_1193_Tax_Formal (7204 : 1193 State Street)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

1/19/2023

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 : 1193 State Street

Petitioner : JLL Real Estate , LLC
5 Wandering Meadows
Wilbraham, Ma. 01095

LandLord: Pogman Realty, LLC
16 Primrose Lane
Wilbraham, Ma. 01095

Attachment: State_St_1193_Tax_Formal (7204 : 1193 State Street)

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT

1193 STATE STREET (11110-0416)
AMEND AN EXISTING SPECIAL PERMIT (CAR WASH)

General Information

Petitioner:	JLL Real Estate, LLC
Request:	To amend an existing special permit (mechanical public car wash), granted March 2013, by allowing a change in the petitioner.
Proposed use of the property:	Car wash
Parcel Size:	19,677 s.f.
Compatibility with current planning documents:	The Upper Hill Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Upper Hill Neighborhood Council: 2-7-23
Tax Status:	**SEE ATTACHED**
Urban Renewal Plan	Not located within an urban renewal plan.
Site Visit:	2-15-23
City Council Hearing:	2-27-23

Staff Analysis

Neighborhood characteristics:

The properties are currently zoned Business A and are located in an area with a mix of commercial and residential uses. The surrounding land uses include:

To the north is vacant land zoned Business A and Business B.
To the south are a church and Adams Park zoned Open Space and Residence B.
To the east is a wooded area and Roosevelt Avenue.
To the west are a commercial building and single-family house zoned Business B and Residence B.

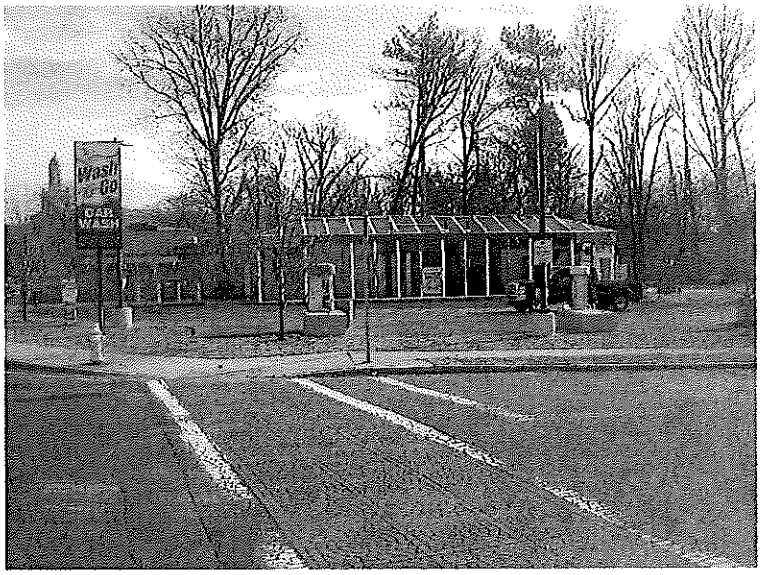
Site plan review:

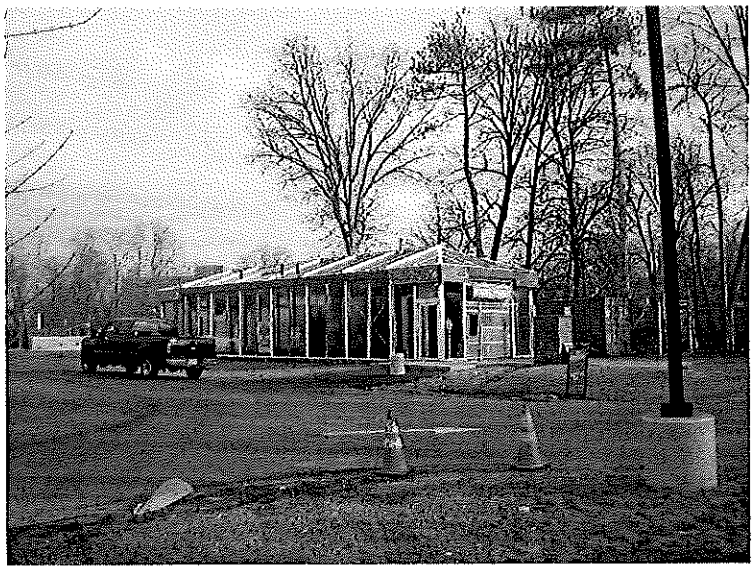
The petitioner has requested to amend an existing special permit (mechanical public car wash), granted March 2013, by allowing a change in the petitioner at the property known as 1193 State Street. This is the current location of the Wash & Go mechanical public car wash.

Attachment: State_St_1193_2023 (7204 : 1193 State Street)

After reviewing the application, the staff does not object to the proposed request, however, after completing a site visit, there was a number of issues that need to be addressed.

First, it was noted that the site currently has a large amount of trash and debris around the property, specifically along the fence lines. Further, the dumpster is not currently fully enclosed, as required by the original special permit. Lastly, it was noted that there is a large storage container located along the eastern side of the property. This is not allowed under zoning and must be removed.





Attachment: State_St_1193_2023 (7204 : 1193 State Street)

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 a mechanical, public car wash at the property known as 1193 State Street (11110-0416).
3. All conditions placed on the March 13, 2013 special permit shall remain in place.
4. The storage container, currently located on the eastern side of the building, shall be removed.
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.

Attachment: State_St_1193_2023 (7204 : 1193 State Street)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

1/19/2023

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 : 1193 State Street

Petitioner : JLL Real Estate , LLC
5 Wandering Meadows
Wilbraham, Ma. 01095

LandLord: Pogman Realty, LLC
16 Primrose Lane
Wilbraham, Ma. 01095

Attachment: State_St_1193_2023 (7204 : 1193 State Street)

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

2013-1301

TO:

DATE: March 13, 2013

DEPARTMENT:

FROM: Wayman Lee, Esq.

COPIES TO:

DEPARTMENT: City Clerk

SUBJECT: SS State Street

This is to inform you that at a meeting of the City Council held on Monday, February 11, 2013 it was voted by the City Council according to law to grant a special permit to Owner: Pogman Realty By: Felipo O. Goncalves and Petitioner: Felipo O. Goncalves to operate a mechanical, public car wash at the property known as SS State Street (aka1193) (11110-0416) as allowed by M.G.L and the Springfield Zoning Ordinance Article XI, Section 1101.11.a with the following conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely to operate a one (1) bay, mechanical, public car wash at the property known as SS State Street (a.k.a. 1193 State Street)(1110-0416).
3. The use shall be developed in accordance with the attached site plans and elevations, dated July 12, 2012, with the additions of conditions #4 through #20.
4. Any and all approvals required from the Department of Public Works shall be obtained prior to issuing a building permit.
5. All un-used curb cuts shall be legally closed, as per DPW specifications.
6. All vehicle staking lanes shall be clearly marked.
7. Detailed landscaping and sign plans shall be submitted to the Office of Planning & Economic Development for review and approval, prior to issuing a Building Permit.
8. There shall be one (1) shade tree, 1.5" to 2" caliper, along both Benton Street and State Street.
9. There shall be only one (1) ground sign at this location.
10. There shall be no "running messages" or "flashing messages" allowed on the ground sign.
11. There shall be no additional advertising material located on any directional signage.
12. The existing chain link fencing located along the frontage of State Street and Berlin Street shall be removed. No additional fencing shall be located along these street lines without the approval of the Office of Planning & Economic Development.
13. The site shall be maintained free of all weeds and trash and debris.
14. The public sidewalk and tree belt shall be maintained by the petitioner, including snow removal.
15. The dumpster(s) shall be completely enclosed.
16. The hours of operation, including vacuums, shall be from 7:00AM to 10:00PM, Monday through Sunday.
17. There shall be no outside advertising, through the use of audio devices allowed.
18. All sidewalks shall remain at grade and shall not be depressed to accommodate the driveways.
19. There shall be no banners, streamers or other promotional materials placed in outside areas.
20. There shall be no non-accessory signs located on the property. .
21. 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 a fine of up to $50 per day for each day a violation exists.

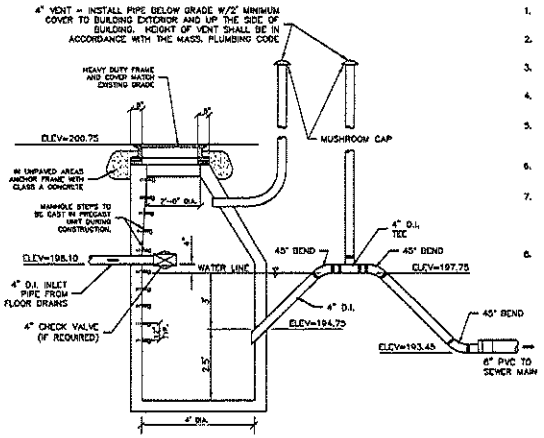
REASONS: (1) The specific site is an appropriate location for such a use, structure, or condition. (2) The use as developed will not adversely affect the neighborhood. (3) Adequate and appropriate facilities will be provided for the proper operation of the proposed use. (4.) To incorporate the Planning Staff Analysis into the decision at the basis of the findings.

This permit becomes effective on March 13, 2013

Very truly yours

Wayman Lee, Esq.
City Clerk

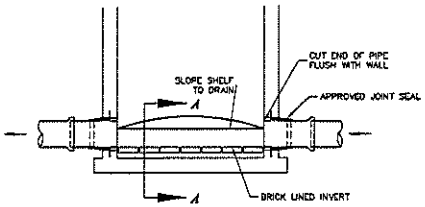
Attachment: State_St_1193_2023 (7204 : 1193 State Street)

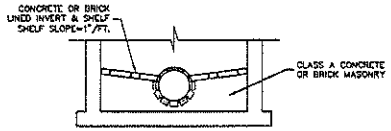


OIL/WATER SEPARATOR DETAIL
NOT TO SCALE

OIL/WATER SEPARATOR NOTES:

1. MANHOLE SYSTEM SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE MASS. PLUMBING CODE.
2. INLET AND OUTLET SHOWN HAVE BEEN ROTATED FOR CLARITY. SEE PLAN FOR LAYOUT OF PIPES. PIPES SHALL NOT CONFLICT WITH STEPS OF MANHOLE.
3. MANHOLE SHALL BE FILLED WITH WATER BEFORE USING AND AFTER EMPTYING FOR PERIODIC CLEANING.
4. THE OWNER OF THE FACILITY SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PROPOSED OIL/WATER SEPARATOR.
5. THE OIL AND WATER SEPARATOR SHALL BE INSPECTED ON A MONTHLY BASIS. THE OIL/WATER INTERFACE SHALL BE MEASURED TO VERIFY THAT THE OIL LEVEL IS ABOVE THE 4" OUTLET PIPE AND NOT ENTERING THE MUNICIPAL SEWER SYSTEM.
6. A LOG OF EACH INSPECTION WILL BE RECORDED AND KEPT ON SITE, INCLUDING DATE OF INSPECTION, INSPECTOR'S NAME, AND LEVEL OF THE OIL/WATER INTERFACE.
7. WHEN OIL/WATER INTERFACE IS APPROXIMATELY ONE FOOT ABOVE THE OUTLET PIPE, ARRANGEMENTS SHALL BE MADE TO REMOVE THE COLLECTED OIL. COLLECTED OIL SHALL BE REMOVED, HAULED AND DISPOSED OF BY A LICENSED WASTE HAULER. A LOG OF THIS WORK SHALL BE KEPT ON SITE INCLUDING THE NAME OF THE HAULER AND COPIES OF OIL MANIFESTS AND DISPOSAL RECORDS.
8. 4" CHECK VALVE, IF REQUIRED, SHALL BE ACCESSABLE WITHIN OIL/WATER SEPARATOR MANHOLE.





NOTE:
PRIOR TO CONSTRUCTION EXISTING MANHOLE SHALL BE INSPECTED FOR STRUCTURAL INTEGRITY. CONTRACTOR SHALL CONSTRUCT BRICK INVERT ACROSS BASE OF SEWER MANHOLE

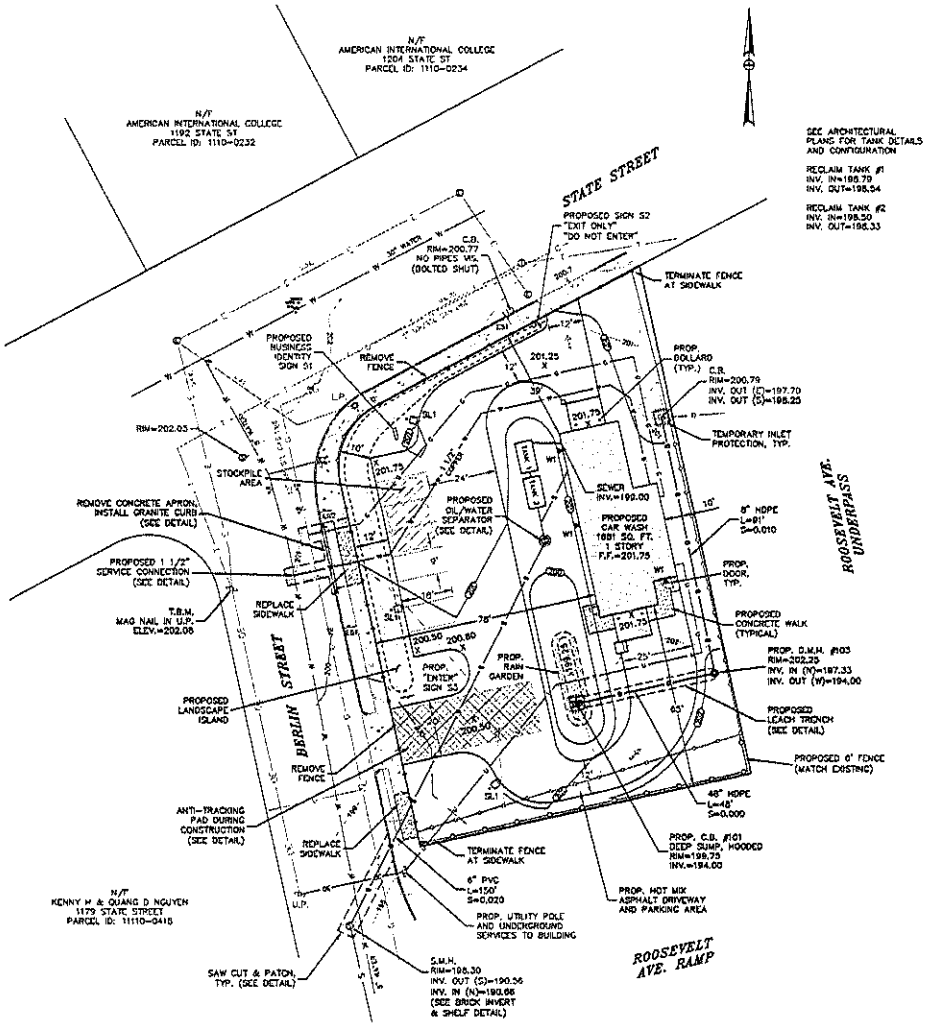
BRICK INVERT & SHELF DETAIL
N.T.S.

GENERAL NOTES:

1. SNOW STOCKPILING SHALL BE LOCATED ON PERVIOUS SURFACE THAT DRAINS TO ON-SITE DRAINAGE STRUCTURES.
2. PROPOSED SITE USE DOES NOT REQUIRE A DUMPSTER.
3. REMOVE FENCE ALONG BERLIN AND STATE STREET FRONTAGE.

CONSTRUCTION NOTES:

1. CONTACT DEPARTMENT OF PUBLIC WORKS (DPW) FOR REVIEW AND APPROVAL OF ANY MODIFICATION OF THE APPROVED SITE PLANS PRIOR TO THE WORK BEING PERFORMED.
2. CONTACT SPRINGFIELD WATER & SEWER COMMISSION (SWSC) FOR REVIEW AND APPROVAL OF ANY MODIFICATION OF THE APPROVED SITE PLANS PRIOR TO THE WORK BEING PERFORMED.
3. THE CITY OF SPRINGFIELD & SWSC SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE REQUIRED INSPECTIONS.
4. THE CONTRACTOR MUST OBTAIN DPW STREET OPENING & TRENCH PERMITS BEFORE CONSTRUCTION.
5. ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF SPRINGFIELD & SWSC REQUIREMENTS.
6. ALL WATER, SEWER, DRAIN AND PAVEMENT MATERIAL AND CONSTRUCTION SHALL CONFORM TO TO THE CITY OF SPRINGFIELD & SWSC REQUIREMENTS.
7. WATER SERVICE SHALL UTILIZE A MAIMUM 45° BEND AT EACH CHANGE OF DIRECTION.
8. ALL WATER AND SEWER CONSTRUCTION SHALL BE INSPECTED BY THE CITY OF SPRINGFIELD BEFORE BEING BACKFILLED.



LUMINAIRE SCHEDULE

SL1	MCGRAW EDISON	TLM250MP#T3FGDZMA1213BZ
W1	LUMARK	XTOR5ACOLORPC1

NOTES:
1. LIGHTING ANALYSIS PROVIDED BY SHEPHERD ENGINEERING, INC.

NO.	DATE	BY	REVISIONS
1	8/23/13	KTT	SIDEWALK AND LEACHING TRENCH NOTES
2	9/12/13	KTT	MDC MANHOLE, SEWER & WATER SERVICES

SHERMAN & FRYDRYK
Land Surveying and Engineering
3 Converse Street, Suite 203
Palmer, MA 01069

DESIGN: KTT
DRAFTING: JDG
CHECKED: DJF
APPROVED: DJF

DONALD J. FRYDRYK CIVIL No. 33405 REGISTERED PROFESSIONAL ENGINEER

SCALE:
HORZ: 1"=20'
VERT: N/A
DATE: 8/02/13

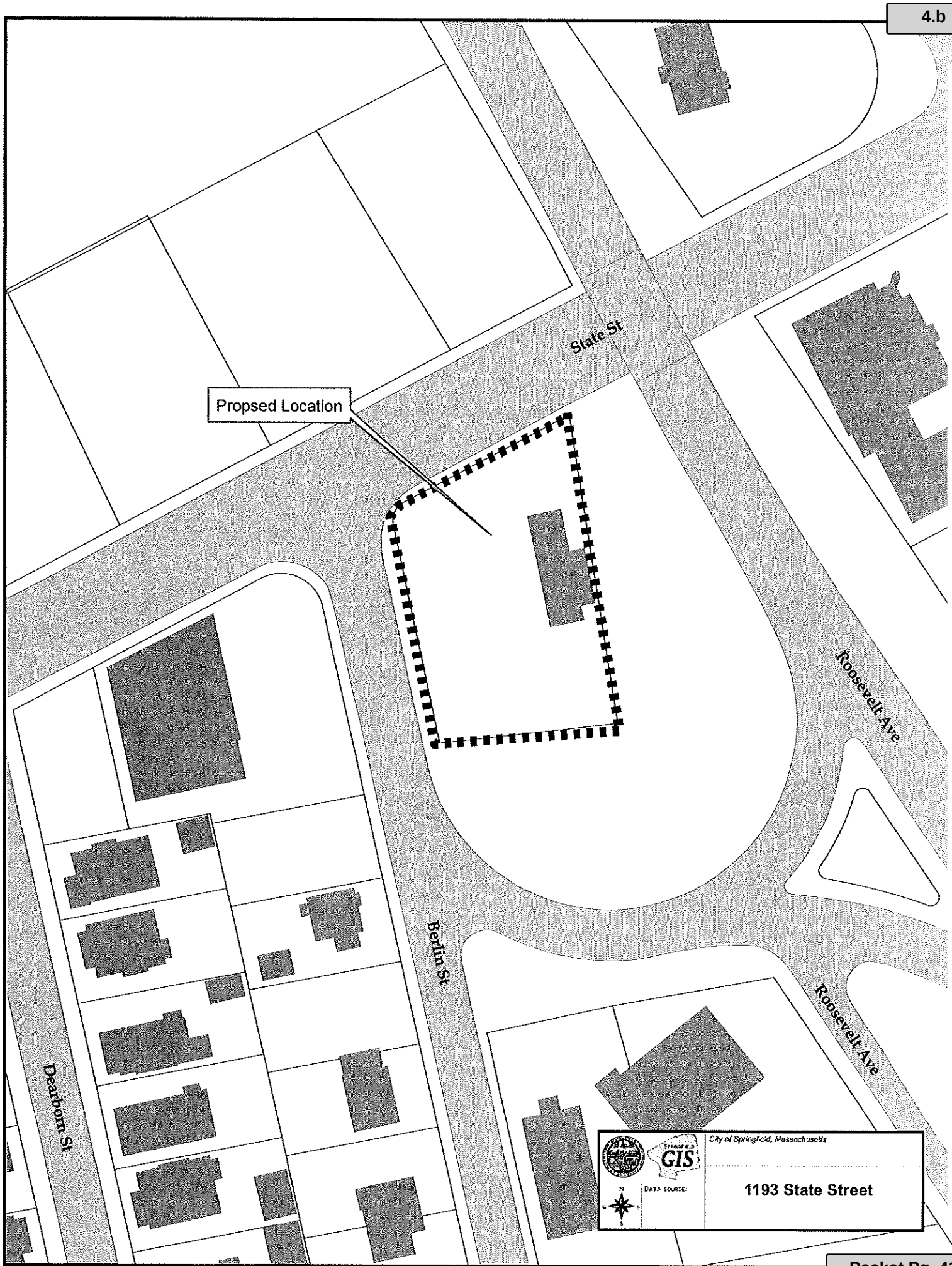
SITE PLAN

WASH N GO, LLC
SITE PLAN
1193 STATE STREET
SPRINGFIELD, MA

PROJECT NUMBER 13085
SHEET NUMBER 2 OF 3

5-34918-2

Attachment: State_St_1193_2023 (7204 : 1193 State Street)



Attachment: State_St_1193_2023 (7204 : 1193 State Street)