



## **CITY COUNCIL**

City Clerk's Office      3/22/2023 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 March 27, 2023** at 07:00 PM.

City Clerk

### **Hearings**

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

### ***Moment of Silence - Pledge of Allegiance***

### **Special Permits**

- (1.) 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)

- (2.) For a Special Permit to Install a Digital, Non-Accessory (Billboard) Sign, at the Property Known as 4 Birnie Avenue (01480-0006)(Book#23369, Page#527), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 9, Section 9.9.

Request: See Above  
Owner: Hann Realty Bershire, LLC  
By: Daniel Hannoush  
Petitioner: Maverick Media, LLC  
By: Val Barsom

#### **ATTACHMENTS:**

- Birnie\_Ave\_4\_Tax\_Formal (PDF)
- Birnie\_Ave\_4\_2023 (PDF)
- Birnie\_Ave\_4\_2023\_Revised (PDF)

- (3.) To Amend an Existing Special Permit (Mechanical Public Car Wash), Originally Granted November 2006 and Amended in January 2017, by Allowing a Change in the Petitioner, at the Properties Known as 416 Cooley Street (03170-0086) and WS Cooley Street (03170-

0084) (Book#20442/Page#561), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.3(1).

Request: See Above  
Owner: Five Town Station, LLC  
By: Joseph Schlosser  
Petitioner: RTNC Auto Wash, Inc.  
By: Richard Lemelin, President

**ATTACHMENTS:**

- 416\_Cooley\_St\_Tax\_Formal (PDF)
- Cooley\_St\_416\_2023 (PDF)

- (4.) To Amend an Existing Special Permit (Mechanical Public Car Wash), Originally Granted March 2003, by Allowing a Change in the Petitioner, at the Property Known as 1310 St James Avenue (11170-0184) (Book#24734/Page#16B1), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.3(1).

Request: See Above  
Owner: James Carrier, Debra Chabot,  
Daniel H Burnett  
By: James Carrier, Debra Chabot,  
Daniel H Burnett  
Petitioner: RTNC Auto Wash, Inc.  
By: Richard Lemelin, President

**ATTACHMENTS:**

- 1310\_St\_James\_Ave\_Tax\_Formal (PDF)
- St\_James\_Ave\_1310\_2023 (PDF)

- (5.) For a Special Permit/Site Plan Review for the Proposed Barbara Rivera Community Center, to Include a Building for Medical Offices, at the Properties Known as ES Chestnut Street (02750-0410), WS Prospect Terrace (09952-0006, 0007 and 0008), SS Prospect Terrace (09952-0010), 27 Prospect Terrace (09952-0012), ES Prospect Terrace (09952-0014) and WS Prospect Terrace (09952-0005) (Book#24572/Page#54), as Authorized by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 10.3.

Request: See Above  
Owner: New North Citizens Council, Inc.  
By: Maria M Ligus, Executive Director  
Petitioner: New North Citizens Council, Inc.  
By: Maria M Ligus, Executive Director

**ATTACHMENTS:**

- Chestnut\_St\_Tax\_Formal (PDF)
- Chestnut\_St\_ES\_2023 (PDF)

**Petitions**

- (6.) 23-02 Rifle Street One Way

**ATTACHMENTS:**

- Rifle St map (PDF)
- Rifle St. view (PDF)
- 2-6-2023 Agenda (PDF)
- TRAFFIC comm mins 2 7 2023 (PDF)

- (7.) Honorary Sign- in Honor of Ron Johnson.

**ATTACHMENTS:**

- 3-6-2023 Agenda 1 (PDF)

- 23-05 application /Letter (PDF)
- 23-05 map Rutland St. (PDF)



## City Council

**SCHEDULED**

Meeting: 03/27/23 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 7204

1

### 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:  
**FELIPE O. GONCALVES**  
BY: AA082F78412849D...  
**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  
**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

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

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

*General Information*

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

*Staff Analysis*

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**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.

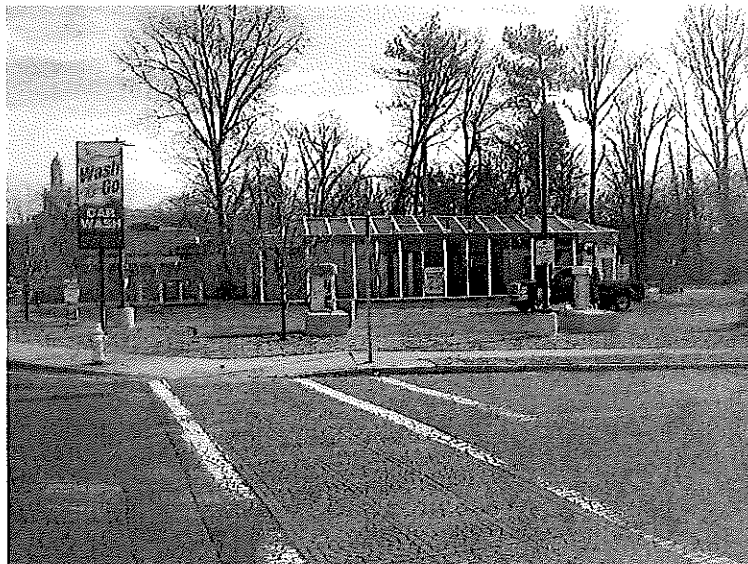
To the west are a commercial building and single-family house zoned Business B and Residence B.

**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.

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.



### ***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.



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

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: Felipe O. Goncalves and Petitioner: Felipe O. Goncalves to operate a mechanical, public car wash at the property known as SS State Street (aka 1193) (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)



Proposed Location

State St

Roosevelt Ave

Berlin St

Dearborn St

Attachment: State St\_1193\_2023 (7204 : 1193 State Street)

|                                                                                                                            |                                    |
|----------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| <br><b>MASSACHUSETTS</b><br><b>GIS</b> | City of Springfield, Massachusetts |
|                                                                                                                            | <b>1193 State Street</b>           |
| DATA SOURCE:                                                                                                               |                                    |



## City Council

**SCHEDULED**

Meeting: 03/27/23 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 7237

2

### Special Permit

**For a Special Permit to Install a Digital, Non-Accessory (Billboard) Sign, at the Property Known as 4 Birnie Avenue (01480-0006)(Book#23369, Page#527), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 9, Section 9.9.**

|             |                           |
|-------------|---------------------------|
| Request:    | See Above                 |
| Owner:      | Hann Realty Bershire, LLC |
| By:         | Daniel Hannoush           |
| Petitioner: | Maverick Media, LLC       |
| By:         | Val Barsom                |

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

for a special permit to install a digital, non-accessory (billboard) sign, at the property known as 4 Birnie Avenue (01480-0006)(Book#23369, Page#527), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 9, Section 9.9.

**Mailing Address:**

425 Union Street, PO Box 40  
 West Springfield, MA 01089

**Owner:**

**Hann Realty Bershire, LLC**

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

BY: 

Daniel Hannoush

**Mailing Address:**

7 Howe Street  
 Watertown, MA 02472

**Petitioner:**

**Maverick Media, LLC**

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

BY: 

Val Barsom

Attachment: Birnie\_Ave\_4\_Tax\_Formal (7237 : 4 Birnie Avenue)



THE CITY OF  
SPRINGFIELD, MASSACHUSETTS

2/7/2023

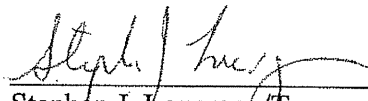
## Special Permit Tax Certification

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 : 4 Birnie Avenue

Petitioner : Maverick Media , LLC  
7 Howe Street  
Watertown Ma. 02472

LandLord: Hann Realty Berkshire, LLC  
425 Union Street  
P.O. Box 40  
West Springfield, Ma 01089

  
Stephen J. Lonergan/Treasurer Collector

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

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**4 BIRNIE AVENUE (01480-0006)  
DIGITAL NON-ACCESSORY SIGN (BILLBOARD)**

*General Information*

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|                                                       |                                                                                   |
|-------------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>Petitioner:</b>                                    | Marverik Media, LLC                                                               |
| <b>Request:</b>                                       | To allow the installation of a new, static digital billboard.                     |
| <b>Proposed use of the property:</b>                  | Digital Billboard                                                                 |
| <b>Parcel Size:</b>                                   | 31,444 s.f.                                                                       |
| <b>Compatibility with current planning documents:</b> | The Memorial Square Neighborhood Plan shows no changes to this area.              |
| <b>Neighborhood council Notification:</b>             | New North Citizens Council: 3-6-23                                                |
| <b>Tax Status:</b>                                    | SEE ATTACHED                                                                      |
| <b>Site Visit:</b>                                    | 3-20-23                                                                           |
| <b>Urban Renewal Status:</b>                          | This parcel is located within the Wason/North Industrial Park Urban Renewal Plan. |
| <b>Hearing Date:</b>                                  | 3-27-23                                                                           |

*Staff Analysis*

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**Neighborhood characteristics:**

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

- To the north is a recycling center zoned Industrial A.
- To the south is a warehouse zoned Business B.
- To the west are rail road tracks and an automotive repair operation zoned Industrial A and Business B.
- To the east is Interstate 91.

**Site plan review:**

The petitioner has requested a special permit to construct a new, digital non-accessory (billboard) sign at the property known as 4 Birnie Avenue. This site is a former manufacturing operation.

After reviewing the application and plans submitted, the staff does not recommend approval of the proposed sign. The main reason behind the staff's recommendation to not approve the proposed sign is that the

location does not conform to the underlying Zoning requirements for the installation of new, non-accessory signs. The proposed location required the applicant to obtain five (5) separate variances from the Board of Appeals, including a request to have the sign exceed the height requirements by more than double of what is otherwise allowed. It should be noted that the variances were approved by the Board of Appeals at their February meeting.



In reviewing the request, the staff took into consideration the amount of time and effort that was spent redrafting the non-accessory sign section of the Springfield Zoning Ordinance, back in 2012. This redrafting was completed in order to include the new digital sign technology. While at that time, the staff was not a staunch supporter of billboards within the city, as the staff strongly believed that the installation of billboards detracted from the overall viewshed of the city, the staff did believe that the proposed ordinance provided a fair compromise to allow for the installation of this new technology. As part of these regulations, language was added which specifically limited where these signs could be erected. This language was added to help protect abutters such as schools, parks and residents. It is also important to note that at the time these new regulations were being drafted, the city staff had worked directly with residents, neighborhood councils and local businesses to obtain input.

In addition, it needs to be noted that the sign will also be located within the Wason/North Industrial Park Urban Renewal Plan. This is an urban renewal plan that specifically prohibits the installation of non-accessory signs. While the Springfield Redevelopment Authority (SRA), at a previous meeting, has given preliminary approval to move forward with an amendment to the underlying regulations within the urban renewal plan, that process will only start when/if the applicant receives all required zoning approvals. A determination by the SRA will also have to be completed to determine if this will be a “minor” or “major” plan change.

Lastly, the one (1) digital, non-accessory sign that has been approved and installed within the City is located further south along East Columbus Avenue. This was the former location of a static, non-accessory sign. The billboard company who owns this sign had attempted to convert this into a digital sign a number of times but since the sign was located within five hundred (500) feet of a building containing residents, the conversion to a digital sign was not allowed. The building containing residents, that was within five hundred (500) feet of this site, was recently demolish thus opening the door for the conversion of this static sign to a digital sign. In that case, the City did not waive its regulations but rather required the owner to wait until the conditions around the sign changed. The staff would strongly suggest that in this case, the Council require the applicant to find a location which meets the intent and requirements of the underlying regulations.

### Recommendation

Not to approve.

***Recommended Conditions: (If Approved)***

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1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the installation of a one (1), two (2) panel, digital non-accessory sign at the property known as 4 Birnie Avenue (01480-0006).
3. The use shall be developed as per the attached site plan and elevations, with the addition of conditions #4 through #5.
4. A permit from the Massachusetts Department of Transportation shall be submitted to the Building Department prior to the issuance of a sign permit.
5. The proposed sign shall meet all the underlying regulations as outline in the Springfield Zoning Ordinance (Article 9, Section 9.9.30) and any and all regulations outlined in the Massachusetts Department of Transportation, 700 CMR 3.00: Control and Restrictions of Billboards, Signs and Other Advertising Devices, as amended.
6. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.



THE CITY OF  
SPRINGFIELD, MASSACHUSETTS

2/7/2023

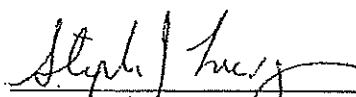
## Special Permit Tax Certification

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 : 4 Birnie Avenue

Petitioner :     Maverick Media , LLC  
                  7 Howe Street  
                  Watertown Ma. 02472

LandLord:       Hann Realty Berkshire, LLC  
                  425 Union Street  
                  P.O. Box 40  
                  West Springfield, Ma 01089

  
Stephen J. Lonergan/Treasurer Collector

## Project Narrative

**Petitioner:** Maverick Media, LLC

**Location:** 4 Birnie Ave, Springfield, MA

**Re:** Application for Special Permit and Site Plan Review

### **I. OVERVIEW**

This office represents Maverick Media, LLC (“Maverick Media”). Maverick Media is proposing the installation of a digital billboard sign (the “Proposed Sign”) on property located at 4 Birnie Avenue, Springfield, MA (the “Site”). As further explained below, Maverick Media is applying for a Special Permit (the “Application”) in order to lawfully erect the Proposed Sign. Attached in connection with the application is a structural plan and site plan for a sign (classified as a Digital Non-Accessory Sign) to be erected at the Site. Granting the requested Special Permit would advance the underlying purpose of the community surrounding the Site, which was to continue to advance the economic development of the City of Springfield.

The Proposed Sign would capitalize on this uniquely situated Site and its immediate adjacency to the I-91/Rte. 20/I-291 interchange to create a modern digital gateway to the Southern border, the Wason-North Urban Redevelopment area. Beyond that, the Proposed Sign would serve as a beacon to the community, with its capability of conveying community events and programs, as well as public health and safety alerts in multiple languages.

Pursuant to § 9.9.31 of the Zoning Ordinance, in order for Maverick Media to erect the Proposed Sign, it must first obtain a Tier 3 Special Permit from City Council.

#### **i. The Proposed Sign**

The Proposed Sign would be a single monopole digital sign with two sign faces, and with a height of 85 feet (70 feet from Interstate 91 based on a 20-foot drop from Birnie Avenue). The Proposed Sign’s faces will utilize the latest electronic light blocking technology, which limits viewing angles of the Proposed Sign. This means the Proposed Sign will only be seen by individuals traveling on I-91. Individuals not using I-91 will not be able to see the Proposed Sign’s faces.

#### **ii. Procedural History**

Prior to requesting this Special Permit, Maverick Media took to the community and obtained unanimous approval from the New North Citizens’ Council. Then, Maverick Media sought approval of the Proposed Sign from the Springfield Redevelopment Authority (the “SRA”). Upon petition Maverick Media was able to gain the SRA’s approval and agreement to amend the Wason-North Urban Renewal Plan to allow for the Proposed Sign. Following such approval, Maverick Media petitioned the Zoning Board of Appeals for variances. That petition is currently pending, the granting of which will be a prerequisite to approval of this Application. As the next step in the process, Maverick Media is now petitioning City Council for a Tier 3 Special Permit

for the Proposed Sign. Should Maverick Media obtain the requested Special Permit, it will require further review with the Massachusetts Office of Outdoor Advertising, as required by law.

## **II. AUTHORITY OF CITY COUNCIL TO ACT**

Pursuant to Zoning Ordinance §12.4.61, the City Council shall grant a Special Permit if “upon its written determination that the site is suitable for the proposed use, the application satisfies any specific requirements set forth in this Ordinance in relation to the particular use and the proposed use is in harmony with the general purpose and intent of the Ordinance and will not have a material adverse impact on the City or the neighborhood.” The determination of potential adverse impacts shall include consideration on each of the following:

- A. Traffic flow and safety, including parking and loading, both on-site and off-site;
- B. Adequacy of utilities and other public services;
- C. Character and intensity of surrounding land uses;
- D. Impacts on the health, safety and welfare of the surrounding area;
- E. Impacts on the natural environment;
- F. Minimize impacts on historic resources as determined by Section 12.7; and
- G. Potential fiscal impact, including impact on city services, tax base, and employment.

As outlined below, the Proposed Sign will not adversely impact any of the listed criteria. The Proposed Sign would be an asset to the surrounding area and public as a whole. As § 9.0 of the Zoning Ordinance states:

Signs are a highly visible and necessary means of communicating information.  
Signs play an important role for businesses to advertise their goods and services.  
Signs may be one of the most visible and apparent aspects of a City's character.  
Signs may create an impression on residents and visitors, and they provide an indication of the commercial health of business areas and the City as a whole.

The Proposed Sign seeks to achieve just that through advertising, select free advertising for local business, multilingual communications capability to fit the needs of the community, and as a public safety alert system. This Proposed Sign would be an asset should the City Council elect to grant the Special Permit requested.

### **i. The Site is Suitable for the Proposed Use.**

The Site is an Industrial A Zoning District. Under the Zoning Ordinances, Industrial A zones provide “for the full range of industrial and business uses compatible with a major urban center.” Such “full range of industrial and business uses” would include a Digital Non-Accessory Sign, such as the Proposed Sign.

Pursuant to § 9.931 of the Zoning Ordinance, Digital Non-Accessory signs shall only be allowed in Business B or Industrial A zones. Therefore, the Site is zoned appropriately for the Proposed Sign.

**ii. The Proposed Sign is in Harmony with the General Purpose and Intent of the Ordinance and Will Not Have a Material Adverse Impact on the City or the Neighborhood.**

As stated above, under the Zoning Ordinance signs are a highly visible and necessary means of communicating information and play an important role for businesses to advertise their goods and services. The Proposed Sign seeks to fill this important role on an exceptional and unique parcel, which provides optimal utilization for local promotion, advertisement, and economic development. The intent of the Zoning Ordinance is for utilization as a communication and advertisement resource, which is precisely how Maverick Media intends to utilize its Proposed Sign.

Given the economic benefit this Proposed Sign would bring to the community, prior to petitioning City Council, Maverick Media took it upon itself to meet with local leaders in the community, specifically the New North Citizens' Council to seek their approval. The New North Citizens' Council sees the economic and safety/communication benefits that this Proposed Sign would bring to the community and has provided us a letter of such support. We have attached that for the City Council's review.

The Proposed Sign will not cause an adverse impact on any of the criteria listed in the Ordinance.

**A. Traffic flow and safety, including parking and loading, both on-site and off-site.**

As the proposed structure is a sign there will be no impact on any parking or loading. The Proposed Sign will be located on a lot adjacent to the highway and not obstruct any parking in that area. Further, because the Proposed Sign's images will be adjacent and only visible from I-91, there will be no traffic flow affected, as it will not actually obstruct any roads. Therefore, traffic flow would be the same as it is currently and not adversely impacted by the Proposed Sign.

**B. Adequacy of utilities and other public services.**

The Proposed Sign will only require electricity to operate its digital features. The Proposed Sign will likely not require any other utilities. With regard to its electrical use, Maverick Media is confident its LED lighting and light dimming technology will have little impact on the surrounding community's electrical use.

Additionally, because of the Proposed Sign's proximity to the highway it is unlikely to obstruct any road work or plowing services the City may need to perform.

**C. Character and intensity of surrounding land uses.**

The Proposed Sign will not obstruct driving or views in the surrounding area. Maverick Media is utilizing light dimming and tilting technology to ensure that only oncoming traffic of I-91 can view the broadcast images and advertisements of the Proposed Sign. Utilization of the surrounding land as industrial, business, and residential zoned lots will be unimpacted by the

Proposed Sign. As the contents of the Sign will only be visible to individuals traveling on I-91 the surrounding land and its uses will not be adversely impacted.

**D. Impacts on the health, safety and welfare of the surrounding area.**

The Proposed Sign will not have an adverse impact on the health, safety and welfare of the surrounding area. Rather, the Proposed Sign will have an advantageous impact. The Proposed Sign has multilingual capabilities and will be able to broadcast public safety and health alerts to the surrounding community in English and Spanish to ensure inclusivity to the whole community.

The City will be able to use the sign for things such as Amber Alerts, health crisis notification, and safety hazard notices. The Proposed Sign offers only positive impacts to health and safety if the requested Special Permit is granted.

**E. Impacts on the natural environment.**

The Proposed Sign will be utilizing light dimming and tilting technology to limit the amount of light emanating from the sign. This is done in order to limit who can view the broadcast images and advertisements, as well as to limit light pollution.

**F. Minimize impacts on historic resources as determined by Section 12.7.**

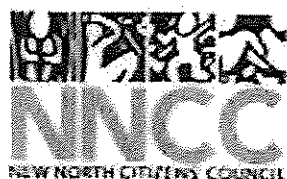
The Proposed Sign will not adversely impact historic resources.

**G. Potential fiscal impact, including impact on city services, tax base, and employment.**

The Proposed Sign will not adversely impact city services, tax base, and employment. Rather, the Proposed Sign will assist in the promotion of local businesses. Such promotion will ideally generate new revenues within the community. In connection with this, Maverick Media has agreed to allow for free advertising spots to local businesses. These spots will aid in local development and economic growth.

**III. CONCLUSION**

Granting the above requested Special Permit would further economic development within the area, promote local business, and aid the local and state government with broadcasting important messages in multiple languages to the community at large (amber alerts, vaccine messaging, voting message, weather conditions, etc.). Therefore, Maverick Media respectfully requests the City Council to grant the Special Permit requested herein.



2435 Main Street, Springfield, Massachusetts 01107-1907  
Tel. 413-737-3229 Fax 413-301-6938 [www.newnorthcc.org](http://www.newnorthcc.org)

October 12, 2022

Valerie Barsom  
Maverick Media LLC  
7 Howe Street  
Watertown, MA 02472

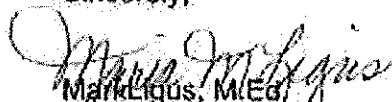
Dear Mrs. Barsom,

On behalf of the New North Citizens' Council, Inc. Board of Directors, we want to thank you for joining us and presenting your proposed Digital Billboard for 4 Birnie Avenue, Springfield, MA 01107.

Your presentation of the site and the proposed digital billboard was very informative, and the concerns of board members were answered to their satisfaction. After the presentation the board members took a vote, and the recommendation was passed unanimously. We know this is the first step for Maverick Media LLC obtaining the necessary permit.

If you need any more information, please contact me at [mligus@newnorthcc.org](mailto:mligus@newnorthcc.org) or call me at 413-747-0090.

Sincerely,

  
Mark Ligus, M.Ed.  
Executive Director

Attachment: Birnie Ave 4 2023 (7237 : 4 Birnie Avenue)



NOTE:  
 1) THIS PLAN SUBMITTAL IS FOR THE PROPOSED  
 2) THE PROPOSED SIGNAGE SHALL BE DESIGNED TO BE  
 AND OTHER RELATED INFORMATION SHALL BE  
 PROVIDED TO THE BOARD OF SELECTMEN  
 PRODUCT OF AN ON-THE-GROUND SURVEY.



**Proposed Electronic  
Billboard**

4 Birnie Street  
 Springfield, Massachusetts

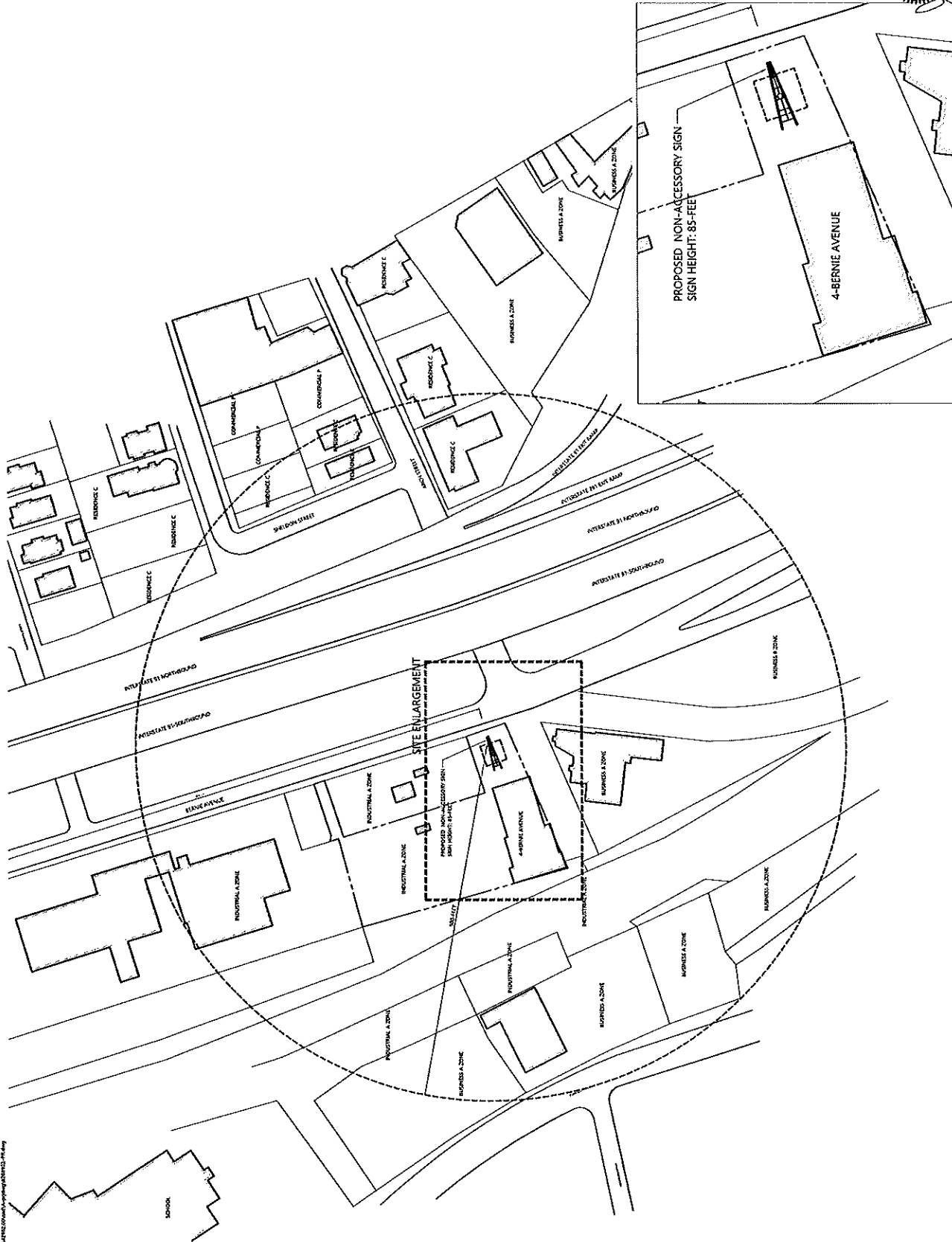
|             |  |
|-------------|--|
| Prepared by |  |
| Checked by  |  |
| Reviewed by |  |
| May 6, 2023 |  |

**Site Alteration Plan**

C-2

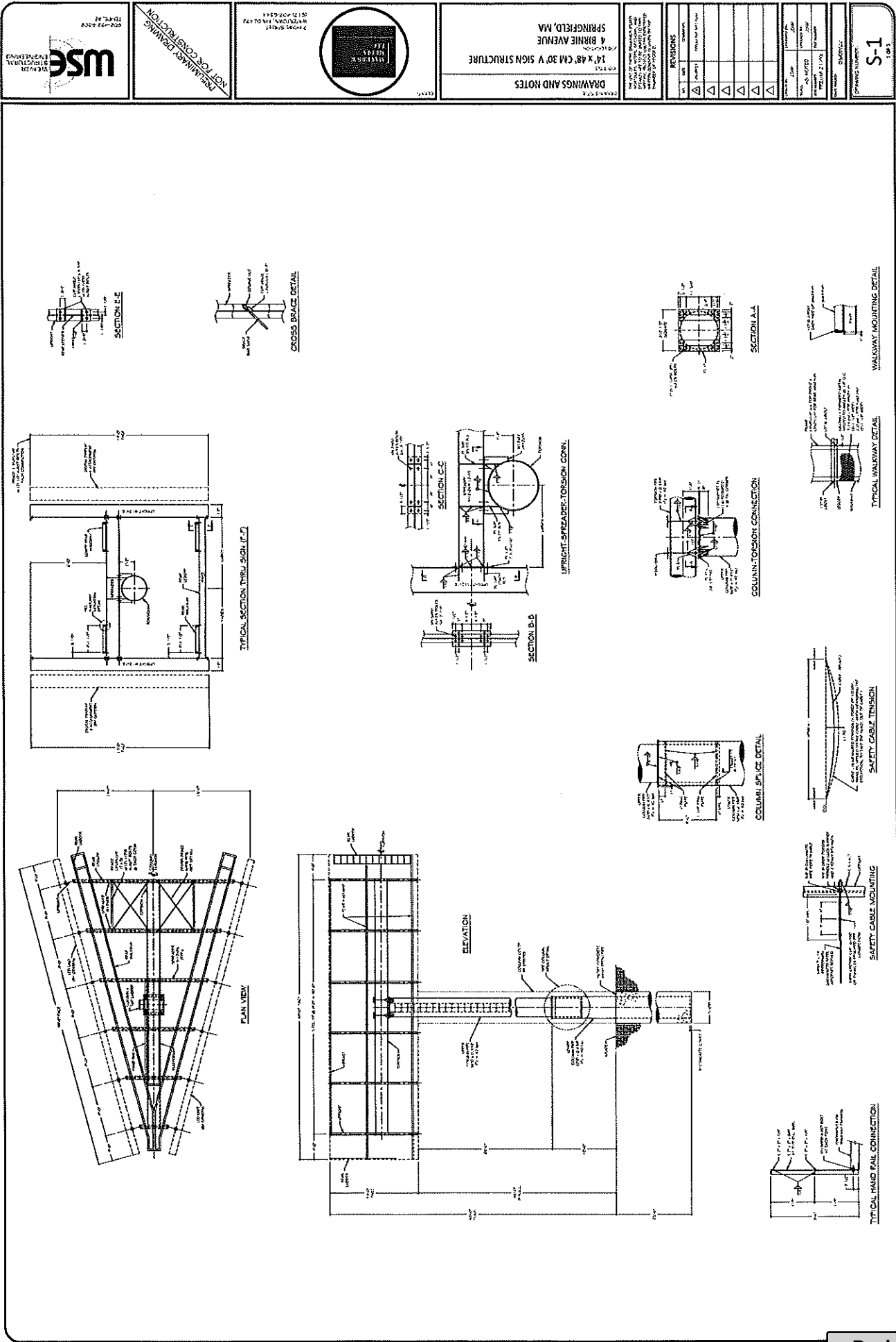


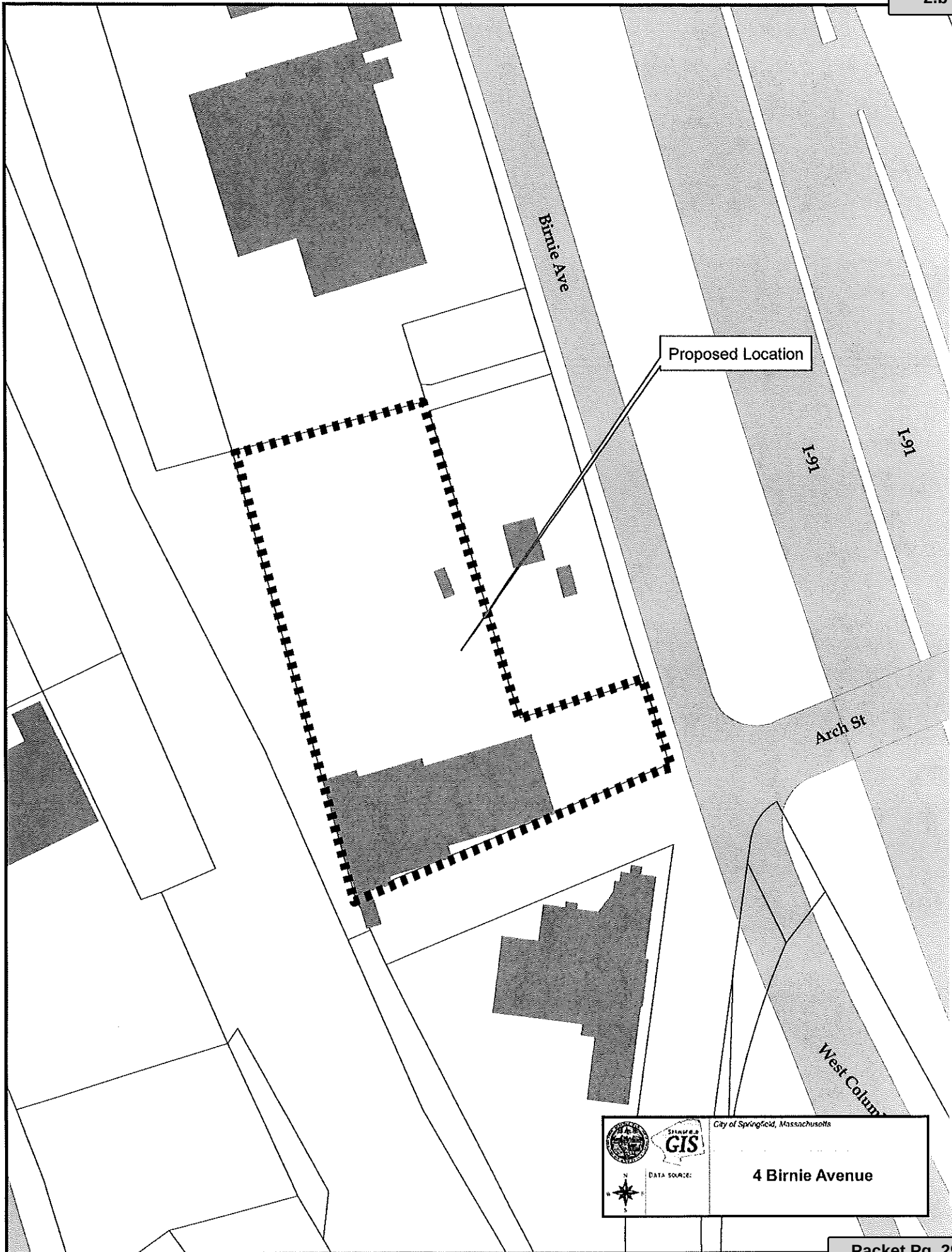
SITE ENLARGEMENT: 1"=30'



PROPOSED NON-ACCESSORY SIGN  
 SIGN HEIGHT: 85'-FEET

4-BIRNIE AVENUE





Attachment: Birnie\_Ave\_4\_2023 (7237 : 4 Birnie Avenue)

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

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**4 BIRNIE AVENUE (01480-0006)  
DIGITAL NON-ACCESSORY SIGN (BILLBOARD)**

*General Information*

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|                                                       |                                                                                   |
|-------------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>Petitioner:</b>                                    | Marverik Media, LLC                                                               |
| <b>Request:</b>                                       | To allow the installation of a new, static digital billboard.                     |
| <b>Proposed use of the property:</b>                  | Digital Billboard                                                                 |
| <b>Parcel Size:</b>                                   | 31,444 s.f.                                                                       |
| <b>Compatibility with current planning documents:</b> | The Memorial Square Neighborhood Plan shows no changes to this area.              |
| <b>Neighborhood council Notification:</b>             | New North Citizens Council: 3-6-23                                                |
| <b>Tax Status:</b>                                    | <b>SEE ATTACHED</b>                                                               |
| <b>Site Visit:</b>                                    | 3-20-23                                                                           |
| <b>Urban Renewal Status:</b>                          | This parcel is located within the Wason/North Industrial Park Urban Renewal Plan. |
| <b>Hearing Date:</b>                                  | 3-27-23                                                                           |

*Staff Analysis*

---

**Neighborhood characteristics:**

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

- To the north is a recycling center zoned Industrial A.
- To the south is a warehouse zoned Business B.
- To the west are rail road tracks and an automotive repair operation zoned Industrial A and Business B.
- To the east is Interstate 91.

**Site plan review:**

The petitioner has requested a special permit to construct a new, digital non-accessory (billboard) sign at the property known as 4 Birnie Avenue. This site is a former manufacturing operation.

After reviewing the application and plans submitted, the staff does not recommend approval of the proposed sign. The main reason behind the staff's recommendation to not approve the proposed sign is that the

location does not conform to the underlying Zoning requirements for the installation of new, non-accessory signs. The proposed location required the applicant to obtain five (5) separate variances from the Board of Appeals, including a request to have the sign exceed the height requirements by more than double of what is otherwise allowed. It should be noted that the variances were approved by the Board of Appeals at their February meeting.



In reviewing the request, the staff took into consideration the amount of time and effort that was spent redrafting the non-accessory sign section of the Springfield Zoning Ordinance, back in 2012. This redrafting was completed in order to include the new digital sign technology. While at that time, the staff was not a staunch supporter of billboards within the city, as the staff strongly believed that the installation of billboards detracted from the overall viewshed of the city, the staff did believe that the proposed ordinance provided a fair compromise to allow for the installation of this new technology. As part of these regulations, language was added which specifically limited where these signs could be erected. This language was added to help protect abutters such as schools, parks and residents. It is also important to note that at the time these new regulations were being drafted, the city staff had worked directly with residents, neighborhood councils and local businesses to obtain input.

In addition, it needs to be noted that the sign will also be located within the Wason/North Industrial Park Urban Renewal Plan. This is an urban renewal plan that specifically prohibits the installation of non-accessory signs. While the Springfield Redevelopment Authority (SRA), at a previous meeting, has given preliminary approval to move forward with an amendment to the underlying regulations within the urban renewal plan, that process will only start when/if the applicant receives all required zoning approvals. A determination by the SRA will also have to be completed to determine if this will be a “minor” or “major” plan change.

Lastly, the one (1) digital, non-accessory sign that has been approved and installed within the City is located further south along East Columbus Avenue. This was the former location of a static, non-accessory sign. The billboard company who owns this sign had attempted to convert this into a digital sign a number of times but since the sign was located within five hundred (500) feet of a building containing residents, the conversion to a digital sign was not allowed. The building containing residents, that was within five hundred (500) feet of this site, was recently demolish thus opening the door for the conversion of this static sign to a digital sign. In that case, the City did not waive its regulations but rather required the owner to wait until the conditions around the sign changed. The staff would strongly suggest that in this case, the Council require the applicant to find a location which meets the intent and requirements of the underlying regulations.

### **Recommendation**

Not to approve.

***Recommended Conditions: (If Approved)***

---

1. This special permit is granted to this petitioner or its successor's or it assigns.
2. This special permit is granted solely for the installation of a one (1), two (2) panel, digital non-accessory sign at the property known as 4 Birnie Avenue (01480-0006).
3. The use shall be developed as per the attached site plan and elevations, with the addition of conditions #4 through #5.
4. A permit from the Massachusetts Department of Transportation shall be submitted to the Building Department prior to the issuance of a sign permit.
5. The proposed sign shall meet all the underlying regulations as outline in the Springfield Zoning Ordinance (Article 9, Section 9.9.30) and any and all regulations outlined in the Massachusetts Department of Transportation, 700 CMR 3.00: Control and Restrictions of Billboards, Signs and Other Advertising Devices, as amended.
6. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.



THE CITY OF  
SPRINGFIELD, MASSACHUSETTS

2/7/2023

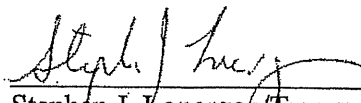
## Special Permit Tax Certification

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 : 4 Birnie Avenue

Petitioner : Maverick Media , LLC  
7 Howe Street  
Watertown Ma. 02472

LandLord: Hann Realty Berkshire, LLC  
425 Union Street  
P.O. Box 40  
West Springfield, Ma 01089

  
Stephen J. Lonergan/Treasurer Collector

## **Project Narrative**

**Petitioner:** Maverick Media, LLC

**Location:** 4 Birnie Ave, Springfield, MA

**Re:** Application for Special Permit and Site Plan Review

### **I. OVERVIEW**

This office represents Maverick Media, LLC (“Maverick Media”). Maverick Media is proposing the installation of a digital billboard sign (the “Proposed Sign”) on property located at 4 Birnie Avenue, Springfield, MA (the “Site”). As further explained below, Maverick Media is applying for a Special Permit (the “Application”) in order to lawfully erect the Proposed Sign. Attached in connection with the application is a structural plan and site plan for a sign (classified as a Digital Non-Accessory Sign) to be erected at the Site. Granting the requested Special Permit would advance the underlying purpose of the community surrounding the Site, which was to continue to advance the economic development of the City of Springfield.

The Proposed Sign would capitalize on this uniquely situated Site and its immediate adjacency to the I-91/Rte. 20/I-291 interchange to create a modern digital gateway to the Southern border, the Wason-North Urban Redevelopment area. Beyond that, the Proposed Sign would serve as a beacon to the community, with its capability of conveying community events and programs, as well as public health and safety alerts in multiple languages.

Pursuant to § 9.9.31 of the Zoning Ordinance, in order for Maverick Media to erect the Proposed Sign, it must first obtain a Tier 3 Special Permit from City Council.

#### **i. The Proposed Sign**

The Proposed Sign would be a single monopole digital sign with two sign faces, and with a height of 85 feet (70 feet from Interstate 91 based on a 20-foot drop from Birnie Avenue). The Proposed Sign’s faces will utilize the latest electronic light blocking technology, which limits viewing angles of the Proposed Sign. This means the Proposed Sign will only be seen by individuals traveling on I-91. Individuals not using I-91 will not be able to see the Proposed Sign’s faces.

#### **ii. Procedural History**

Prior to requesting this Special Permit, Maverick Media took to the community and obtained unanimous approval from the New North Citizens’ Council. Then, Maverick Media sought approval of the Proposed Sign from the Springfield Redevelopment Authority (the “SRA”). Upon petition Maverick Media was able to gain the SRA’s approval and agreement to amend the Wason-North Urban Renewal Plan to allow for the Proposed Sign. Following such approval, Maverick Media petitioned the Zoning Board of Appeals for variances. That petition is currently pending, the granting of which will be a prerequisite to approval of this Application. As the next step in the process, Maverick Media is now petitioning City Council for a Tier 3 Special Permit

for the Proposed Sign. Should Maverick Media obtain the requested Special Permit, it will require further review with the Massachusetts Office of Outdoor Advertising, as required by law.

## **II. AUTHORITY OF CITY COUNCIL TO ACT**

Pursuant to Zoning Ordinance §12.4.61, the City Council shall grant a Special Permit if “upon its written determination that the site is suitable for the proposed use, the application satisfies any specific requirements set forth in this Ordinance in relation to the particular use and the proposed use is in harmony with the general purpose and intent of the Ordinance and will not have a material adverse impact on the City or the neighborhood.” The determination of potential adverse impacts shall include consideration on each of the following:

- A. Traffic flow and safety, including parking and loading, both on-site and off-site;
- B. Adequacy of utilities and other public services;
- C. Character and intensity of surrounding land uses;
- D. Impacts on the health, safety and welfare of the surrounding area;
- E. Impacts on the natural environment;
- F. Minimize impacts on historic resources as determined by Section 12.7; and
- G. Potential fiscal impact, including impact on city services, tax base, and employment.

As outlined below, the Proposed Sign will not adversely impact any of the listed criteria. The Proposed Sign would be an asset to the surrounding area and public as a whole. As § 9.0 of the Zoning Ordinance states:

Signs are a highly visible and necessary means of communicating information.  
Signs play an important role for businesses to advertise their goods and services.  
Signs may be one of the most visible and apparent aspects of a City's character.  
Signs may create an impression on residents and visitors, and they provide an indication of the commercial health of business areas and the City as a whole.

The Proposed Sign seeks to achieve just that through advertising, select free advertising for local business, multilingual communications capability to fit the needs of the community, and as a public safety alert system. This Proposed Sign would be an asset should the City Council elect to grant the Special Permit requested.

### **i. The Site is Suitable for the Proposed Use.**

The Site is an Industrial A Zoning District. Under the Zoning Ordinances, Industrial A zones provide “for the full range of industrial and business uses compatible with a major urban center.” Such “full range of industrial and business uses” would include a Digital Non-Accessory Sign, such as the Proposed Sign.

Pursuant to § 9.931 of the Zoning Ordinance, Digital Non-Accessory signs shall only be allowed in Business B or Industrial A zones. Therefore, the Site is zoned appropriately for the Proposed Sign.

**ii. The Proposed Sign is in Harmony with the General Purpose and Intent of the Ordinance and Will Not Have a Material Adverse Impact on the City or the Neighborhood.**

As stated above, under the Zoning Ordinance signs are a highly visible and necessary means of communicating information and play an important role for businesses to advertise their goods and services. The Proposed Sign seeks to fill this important role on an exceptional and unique parcel, which provides optimal utilization for local promotion, advertisement, and economic development. The intent of the Zoning Ordinance is for utilization as a communication and advertisement resource, which is precisely how Maverick Media intends to utilize its Proposed Sign.

Given the economic benefit this Proposed Sign would bring to the community, prior to petitioning City Council, Maverick Media took it upon itself to meet with local leaders in the community, specifically the New North Citizens' Council to seek their approval. The New North Citizens' Council sees the economic and safety/communication benefits that this Proposed Sign would bring to the community and has provided us a letter of such support. We have attached that for the City Council's review.

The Proposed Sign will not cause an adverse impact on any of the criteria listed in the Ordinance.

**A. Traffic flow and safety, including parking and loading, both on-site and off-site.**

As the proposed structure is a sign there will be no impact on any parking or loading. The Proposed Sign will be located on a lot adjacent to the highway and not obstruct any parking in that area. Further, because the Proposed Sign's images will be adjacent and only visible from I-91, there will be no traffic flow affected, as it will not actually obstruct any roads. Therefore, traffic flow would be the same as it is currently and not adversely impacted by the Proposed Sign.

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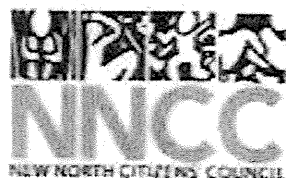
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**III. CONCLUSION**

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2455 Main Street, Springfield, Massachusetts 01107-0907  
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October 12, 2022

Valerie Barsom  
Maverick Media LLC  
7 Howe Street  
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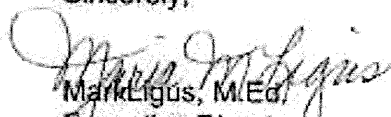
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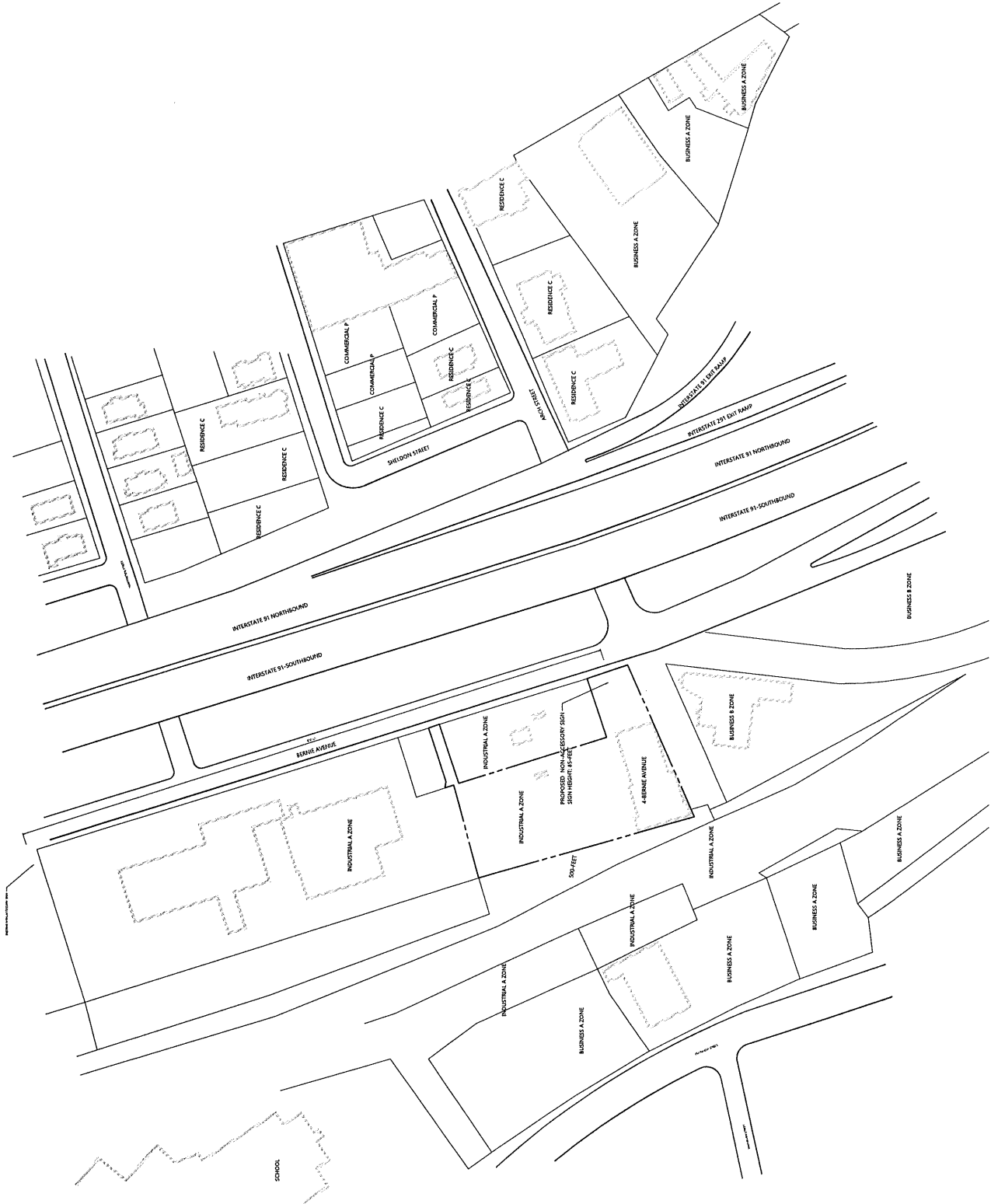
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If you need any more information, please contact me at [mligus@newnorthcc.org](mailto:mligus@newnorthcc.org) or call me at 413-747-0090.

Sincerely,

  
Mark Ligus, M.Ed.  
Executive Director

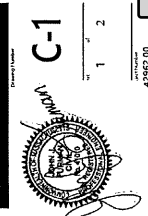
Attachment: Birnie\_Ave\_4\_2023\_Revised (7237 : 4 Birnie Avenue)



**Proposed Electronic  
Billboard**  
4 Birnie Street  
Springfield, Massachusetts

|          |             |
|----------|-------------|
| Author   | JD          |
| Checker  | JD          |
| Reviewer | JD          |
| Design   | JD          |
| Drawn    | JD          |
| Scale    | 1" = 40'    |
| Date     | May 6, 2023 |
| Review   |             |

**Existing Conditions Plan**



425962.00

NOTE  
1) BASE PLAT INFORMATION OF ANY KIND, INCLUDING BUT NOT LIMITED TO, THE FIELD OF MATERIAL RECORD INFORMATION AND OTHER RECORD INFORMATION PUBLISHED BY THE MASSACHUSETTS DEPARTMENT OF REVENUE, IS THE PRODUCT OF AN ON-THE-GROUND SURVEY.



**Proposed Electronic  
Billboard**  
4 Bernie Street  
Springfield, Massachusetts

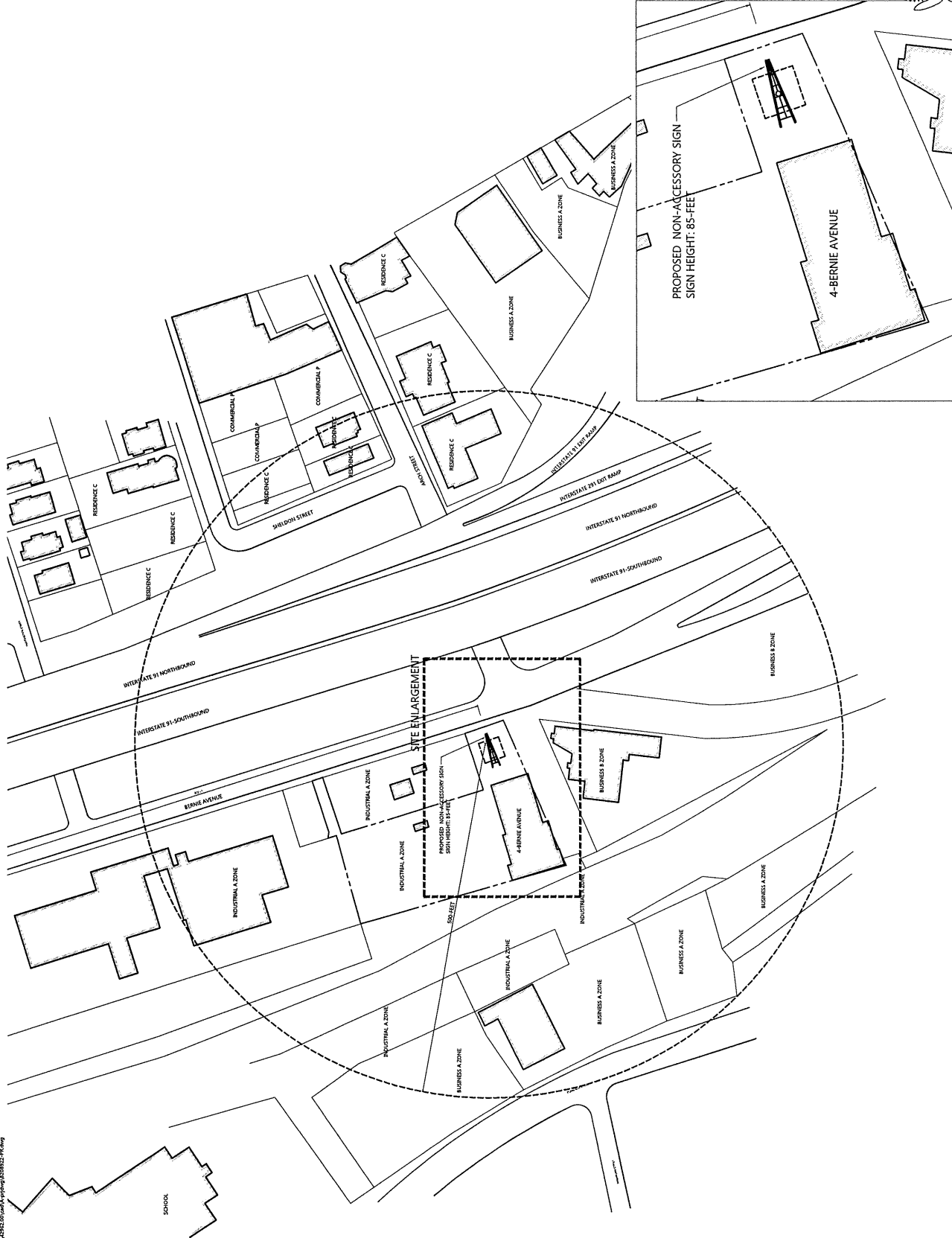
|             |             |
|-------------|-------------|
| Drawn By    | May 6, 2023 |
| Checked By  |             |
| Reviewed By |             |
| Project No. |             |
| Sheet No.   |             |
| Scale       |             |
| Notes       |             |

**Site Alteration Plan**

**C-2**

2 2

42592.00

PROPOSED NON-ACCESSORY SIGN  
SIGN HEIGHT: 85'-FEE

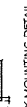
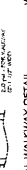
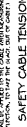
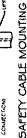
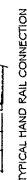
4-BERNIE AVENUE

SITE ENLARGEMENT: 1"=30'

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SCHOOL

Attachment: Birnie\_Ave\_4\_2023\_Revised (7237 : 4 Birnie Avenue)



| REVIEWS |         | DRAWING NO. |         | DRAWING BY |         |
|---------|---------|-------------|---------|------------|---------|
| NO.     | DATE    | NO.         | DATE    | NO.        | DATE    |
| 1       | 10/1/82 | 1           | 10/1/82 | 1          | 10/1/82 |
| 2       | 10/1/82 | 2           | 10/1/82 | 2          | 10/1/82 |
| 3       | 10/1/82 | 3           | 10/1/82 | 3          | 10/1/82 |
| 4       | 10/1/82 | 4           | 10/1/82 | 4          | 10/1/82 |
| 5       | 10/1/82 | 5           | 10/1/82 | 5          | 10/1/82 |
| 6       | 10/1/82 | 6           | 10/1/82 | 6          | 10/1/82 |
| 7       | 10/1/82 | 7           | 10/1/82 | 7          | 10/1/82 |
| 8       | 10/1/82 | 8           | 10/1/82 | 8          | 10/1/82 |
| 9       | 10/1/82 | 9           | 10/1/82 | 9          | 10/1/82 |
| 10      | 10/1/82 | 10          | 10/1/82 | 10         | 10/1/82 |
| 11      | 10/1/82 | 11          | 10/1/82 | 11         | 10/1/82 |
| 12      | 10/1/82 | 12          | 10/1/82 | 12         | 10/1/82 |
| 13      | 10/1/82 | 13          | 10/1/82 | 13         | 10/1/82 |
| 14      | 10/1/82 | 14          | 10/1/82 | 14         | 10/1/82 |
| 15      | 10/1/82 | 15          | 10/1/82 | 15         | 10/1/82 |
| 16      | 10/1/82 | 16          | 10/1/82 | 16         | 10/1/82 |
| 17      | 10/1/82 | 17          | 10/1/82 | 17         | 10/1/82 |
| 18      | 10/1/82 | 18          | 10/1/82 | 18         | 10/1/82 |
| 19      | 10/1/82 | 19          | 10/1/82 | 19         | 10/1/82 |
| 20      | 10/1/82 | 20          | 10/1/82 | 20         | 10/1/82 |
| 21      | 10/1/82 | 21          | 10/1/82 | 21         | 10/1/82 |
| 22      | 10/1/82 | 22          | 10/1/82 | 22         | 10/1/82 |
| 23      | 10/1/82 | 23          | 10/1/82 | 23         | 10/1/82 |
| 24      | 10/1/82 | 24          | 10/1/82 | 24         | 10/1/82 |
| 25      | 10/1/82 | 25          | 10/1/82 | 25         | 10/1/82 |
| 26      | 10/1/82 | 26          | 10/1/82 | 26         | 10/1/82 |
| 27      | 10/1/82 | 27          | 10/1/82 | 27         | 10/1/82 |
| 28      | 10/1/82 | 28          | 10/1/82 | 28         | 10/1/82 |
| 29      | 10/1/82 | 29          | 10/1/82 | 29         | 10/1/82 |
| 30      | 10/1/82 | 30          | 10/1/82 | 30         | 10/1/82 |
| 31      | 10/1/82 | 31          | 10/1/82 | 31         | 10/1/82 |
| 32      | 10/1/82 | 32          | 10/1/82 | 32         | 10/1/82 |
| 33      | 10/1/82 | 33          | 10/1/82 | 33         | 10/1/82 |
| 34      | 10/1/82 | 34          | 10/1/82 | 34         | 10/1/82 |
| 35      | 10/1/82 | 35          | 10/1/82 | 35         | 10/1/82 |
| 36      | 10/1/82 | 36          | 10/1/82 | 36         | 10/1/82 |
| 37      | 10/1/82 | 37          | 10/1/82 | 37         | 10/1/82 |
| 38      | 10/1/82 | 38          | 10/1/82 | 38         | 10/1/82 |
| 39      | 10/1/82 | 39          | 10/1/82 | 39         | 10/1/82 |
| 40      | 10/1/82 | 40          | 10/1/82 | 40         | 10/1/82 |
| 41      | 10/1/82 | 41          | 10/1/82 | 41         | 10/1/82 |
| 42      | 10/1/82 | 42          | 10/1/82 | 42         | 10/1/82 |
| 43      | 10/1/82 | 43          | 10/1/82 | 43         | 10/1/82 |
| 44      | 10/1/82 | 44          | 10/1/82 | 44         | 10/1/82 |
| 45      | 10/1/82 | 45          | 10/1/82 | 45         | 10/1/82 |
| 46      | 10/1/82 | 46          | 10/1/82 | 46         | 10/1/82 |
| 47      | 10/1/82 | 47          | 10/1/82 | 47         | 10/1/82 |
| 48      | 10/1/82 | 48          | 10/1/82 | 48         | 10/1/82 |
| 49      | 10/1/82 | 49          | 10/1/82 | 49         | 10/1/82 |
| 50      | 10/1/82 | 50          | 10/1/82 | 50         | 10/1/82 |
| 51      | 10/1/82 | 51          | 10/1/82 | 51         | 10/1/82 |
| 52      | 10/1/82 | 52          | 10/1/82 | 52         | 10/1/82 |
| 53      | 10/1/82 | 53          | 10/1/82 | 53         | 10/1/82 |
| 54      | 10/1/82 | 54          | 10/1/82 | 54         | 10/1/82 |
| 55      | 10/1/82 | 55          | 10/1/82 | 55         | 10/1/82 |
| 56      | 10/1/82 | 56          | 10/1/82 | 56         | 10/1/82 |
| 57      | 10/1/82 | 57          | 10/1/82 | 57         | 10/1/82 |
| 58      | 10/1/82 |             |         |            |         |

|             |              |             |              |
|-------------|--------------|-------------|--------------|
| DESIGNED BY | JAW          | DESIGNED BY | JAW          |
| CHECKED BY  | JAW          | CHECKED BY  | JAW          |
| DATE        | 10/1/82      | DATE        | 10/1/82      |
| PROJECT NO. | 100          | PROJECT NO. | 100          |
| SCALE       | 1/4" = 1'-0" | SCALE       | 1/4" = 1'-0" |
| BY          | JAW          | BY          | JAW          |
| DATE        | 10/1/82      | DATE        | 10/1/82      |

|                 |     |
|-----------------|-----|
| DRAWING NUMBER: | S-1 |
| OF              | 1   |

THE USE OF THESE DRAWINGS, PLANS, SPECIFICATIONS, NOTES, SECTIONS, AND DETAILS ARE TO BE LIMITED TO THE SPECIFIC PROJECT UNLESS EXPRESSED WRITTEN CONSENT IS GIVEN BY THE ENGINEER OF RECORD.

**DRAWINGS AND NOTES**

14' x 48' CM 30" V SIGN STRUCTURE

4 BIRNIE AVENUE  
SPRINGFIELD, MA

JOB TITLE: \_\_\_\_\_

JOB LOCATION: \_\_\_\_\_

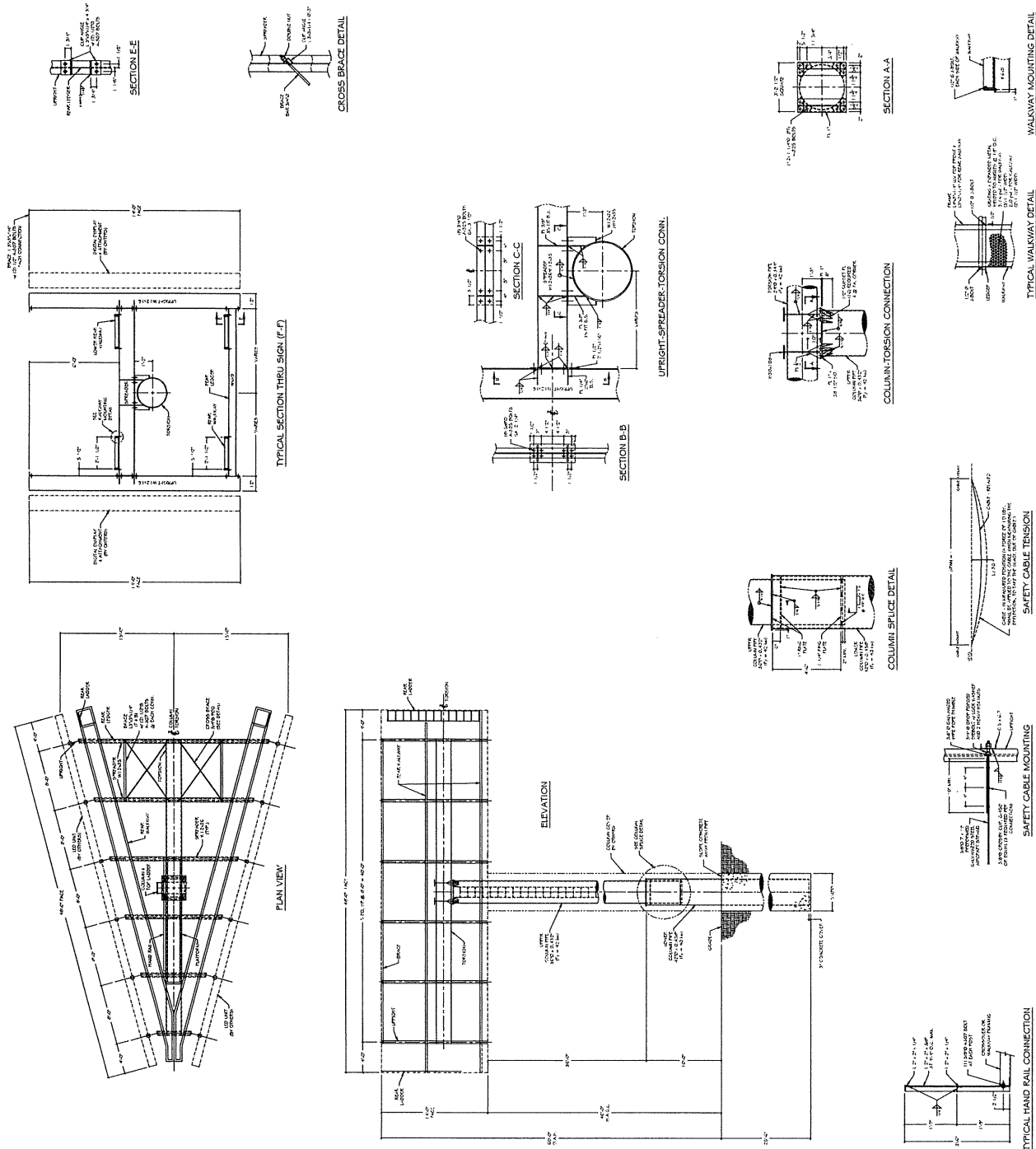


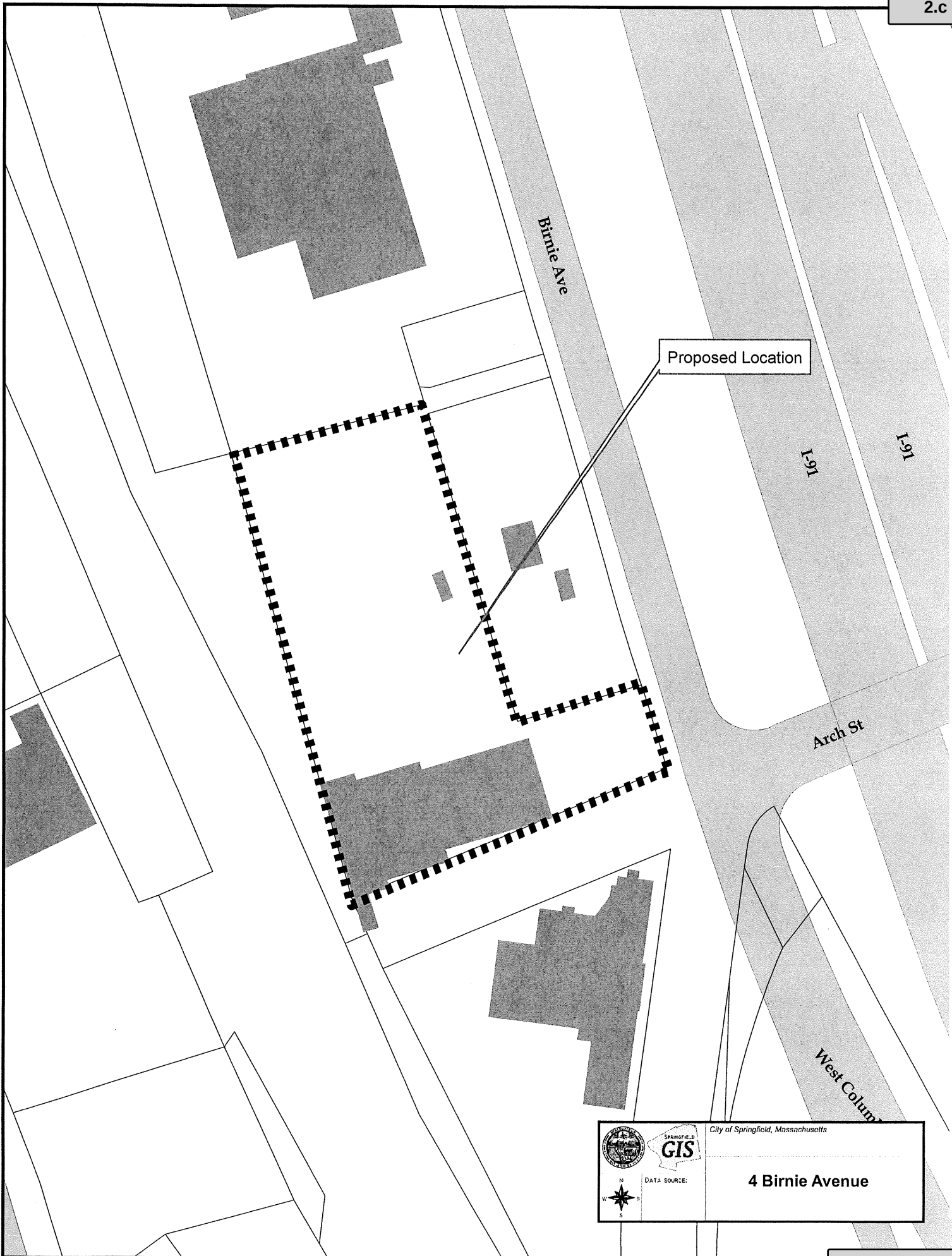
7 HOME STREET  
WATERTOWN, MA 02472

PRELIMINARY DRAWING  
NOT FOR CONSTRUCTION



WSE  
STRUCTURAL  
ENGINEERING





Attachment: Birnie Ave 4 2023 Revised (7237 : 4 Birnie Avenue)



## City Council

**SCHEDULED**

Meeting: 03/27/23 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 7262

3

### Special Permit

**To Amend an Existing Special Permit (Mechanical Public Car Wash), Originally Granted November 2006 and Amended in January 2017, by Allowing a Change in the Petitioner, at the Properties Known as 416 Cooley Street (03170-0086) and WS Cooley Street (03170-0084) (Book#20442/Page#561), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.3(1).**

|             |                            |
|-------------|----------------------------|
| Request:    | See Above                  |
| Owner:      | Five Town Station, LLC     |
| By:         | Joseph Schlosser           |
| Petitioner: | RTNC Auto Wash, Inc.       |
| By:         | Richard Lemelin, President |

**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), originally granted November 2006 and amended in January 2017, by allowing a change in the petitioner, at the properties known as 416 Cooley Street (03170-0086) and WS Cooley Street (03170-0084) (Book#20442/Page#561), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.3(1).

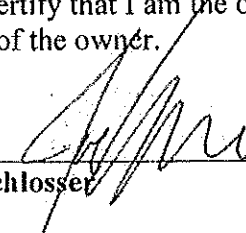
**Mailing Address:**

11501 Northlake Drive  
 Cincinnati, OH 45249

**Owner:**

**Five Town Station, LLC**

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

BY:   
 Joseph Schlosser

**Mailing Address:**

22 Pequot Road  
 Southampton, MA 01073

**Petitioner:**

**RTNC Auto Wash, Inc.**

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

BY: \_\_\_\_\_  
 Richard Lemelin, President

Attachment: 416\_Cooley\_St\_Tax\_Formal (7262 : 416 Cooley Street)

**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), originally granted November 2006 and amended in January 2017, by allowing a change in the petitioner, at the properties known as 416 Cooley Street (03170-0086) and WS Cooley Street (03170-0084) (Book#20442/Page#561), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.3(1).

**Mailing Address:**

11501 Northlake Drive  
 Cincinnati, OH 45249

**Owner:**

**Five Town Station, LLC**

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

**BY:** \_\_\_\_\_

Joseph Schlosser

**Mailing Address:**

22 Pequot Road  
 Southampton, MA 01073

**Petitioner:**

**RTNC Auto Wash, Inc.**

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

**BY:** Richard Lemelin  
 Richard Lemelin, President

Attachment: 416\_Cooley\_St\_Tax\_Formal (7262 : 416 Cooley Street)



THE CITY OF  
SPRINGFIELD, MASSACHUSETTS

2/22/2023

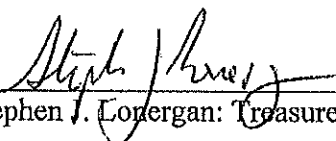
## Special Permit Tax Certification

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: 416 Cooley Street & WS Cooley Street

Petitioner: RTNC Auto Wash, Inc.  
22 Pequot Road  
Southampton, Ma. 01073

Landlord: Five Town Station, LLC  
11501 Northlake Drive  
Cincinnati, OH 01073

  
Stephen J. Lonergan: Treasurer/Collector

Attachment: 416\_Cooley\_St\_Tax\_Formal (7262 : 416 Cooley Street)

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

---

**416 COOLEY STREET (03170-0086)  
AMEND AN EXISTING SPECIAL PERMIT (CAR WASH)**

*General Information*

---

|                                                       |                                                                                                                                         |
|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| <b>Petitioner:</b>                                    | RTNC Auto Wash, LLC                                                                                                                     |
| <b>Request:</b>                                       | To amend an existing special permit (car wash), granted November 2006 and amended January 2017, by allowing a change to the petitioner. |
| <b>Proposed use of the property:</b>                  | Car Wash                                                                                                                                |
| <b>Parcel Size:</b>                                   | 21,344 s.f.                                                                                                                             |
| <b>Compatibility with current planning documents:</b> | The Sixteen Acre Neighborhood Plan shows no changes to this area.                                                                       |
| <b>Neighborhood council Notification:</b>             | Outerbelt Civic Association: 3-6-23                                                                                                     |
| <b>Tax Status:</b>                                    | SEE ATTACHED                                                                                                                            |
| <b>Site Visit:</b>                                    | 3-20-23                                                                                                                                 |
| <b>Urban Renewal Status:</b>                          | This parcel is not located within an urban renewal plan.                                                                                |
| <b>Hearing Date:</b>                                  | 3-27-23                                                                                                                                 |

*Staff Analysis*

---

**Neighborhood characteristics:**

The parcel is currently zoned Business A and is located in an area with primarily commercial uses. The surrounding land uses include:

- To the north is a Burger King Fast Food restaurant zoned Business A.
- To the south is a medical use zoned Business A.
- To the west are retail uses zoned Business A.
- To the east is a retail mall zoned Business A.

**Site plan review:**

The petitioner has requested to amend an existing special permit (mechanical public car wash), granted November 2006 and amend January 2017, by allowing a change in the petitioner at the property known as 416 Cooley Street. This is the current location of the Touchless Auto Wash mechanical public car wash.

After reviewing the application and visiting the site, the staff does not object to the proposed request. The

overall site appears to be maintained in good condition and the staff did not see any outstanding issues.



#### Recommendation

Approve, with conditions.

#### Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely to operate a three (3)-bay, mechanical car wash at the property known as 416 Cooley Street (03170-0086).
3. All conditions placed on the November 2006 and January 2017 special permits shall remain in effect.
4. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.



THE CITY OF  
SPRINGFIELD, MASSACHUSETTS

2/22/2023

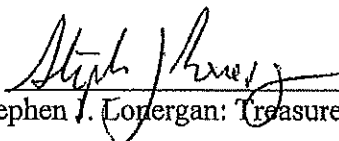
## Special Permit Tax Certification

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: 416 Cooley Street & WS Cooley Street

Petitioner: RTNC Auto Wash, Inc.  
22 Pequot Road  
Southampton, Ma. 01073

Landlord: Five Town Station, LLC  
11501 Northlake Drive  
Cincinnati, OH 01073

  
Stephen J. Loneragan: Treasurer/Collector

Attachment: Cooley\_St\_416\_2023 (7262 : 416 Cooley Street)

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE  
CITY OF SPRINGFIELD  
MASSACHUSETTS

2006-0639

TO: DATE: Nov. 22, 2006

DEPARTMENT: FROM: Wayman Lee, Esquire

COPIES TO: DEPARTMENT: City Clerk

SUBJECT: Special Permit  
416 Cooley Street

This is to inform you that at a meeting of the City Council held on Monday evening October 30, 2006 it was voted by the Council in accordance with law to grant a Special Permit on the petition of Owner: Auto Laser Car Wash Inc. By: Joseph O. Chabot and Petitioner: Auto Fuel & Wash Center LLC By: John O. Chabot to amend an existing special permit (mechanical public car wash) by allowing a change in the petitioner at the property known as 416 Cooley Street (03170-0086) and WS Cooley Street (03170-0084) as allowed by Massachusetts General Laws 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 three-bay, automated, mechanical car wash on the property known as 416 Cooley Street (03170-0086) (formally known as WS Cooley Street).
3. The use shall be developed in accordance to the attached site plan and elevations, dated 4-26-01, with the additions of conditions #4 through #17.
4. There shall be no pole sign associated with this use.
5. No existing trees shall be removed. All pruning shall be done with the review and approval of the City Forester.
6. The hours of operation shall be from 8:00 AM to 9:00 PM, Monday through Sunday.
7. The sign lights on the building shall be turned off when the establishment is closed.
8. All proposed landscaped buffers shall have 6" bituminous concrete or granite curbing installed. There shall be no entrances along the southern or northern property lines.
9. The vacuum machines shall be turned off when the establishment is not in operation.
10. Barriers shall be installed in order to keep cars out of the bays when the establishment is not in operation.
11. The tree belt along Cooley Street shall be grass, which shall be irrigated and maintained free of trash and debris.
12. There shall be no curb cut onto Cooley Street.
13. All landscaped areas shall be maintained free of all trash and debris.
14. The dumpster shall be completely enclosed.
15. There shall be no work done on the Residence A portion of the parcel.
16. There shall be no banner, streamers or other promotional materials placed on the building or in outside areas.
17. Approval from the Department of Public Works and the Springfield Water & Sewer Commission shall be obtained prior to issuing the building permit.
18. 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.

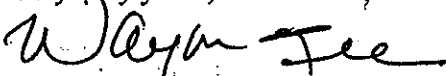
Attachment: Cooley\_St\_416\_2023 (7262 : 416 Cooley Street)

A copy of this decision and all plans referred to in the decision have been filed with the Planning Board and City Clerk.

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 November 22, 2006.

Very truly yours,



Wayman Lee, Esquire  
City Clerk

WL/laf

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE  
CITY OF SPRINGFIELD  
MASSACHUSETTS

2017-1702

TO:

DATE: January 6, 2017

DEPARTMENT:

FROM: Anthony I Wilson, Esq.

COPIES TO:

DEPARTMENT: City Clerk

SUBJECT: 416 Cooley Street &amp; WS Cooley Street

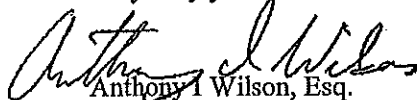
This is to inform you that at a meeting of the City Council held on Monday, December 12, 2016, it was voted by the City Council according to law to grant a special permit to Owner: Five Town Station LLC By: Robert Myers and Petitioner: Auto Fuel and Wash LLC By: Anthony Parrelli to amend an existing special permit (mechanical public car wash) granted November 2006, by allowing amended condition #6 (hours of operation) at the property known as 416 Cooley Street (03170-0086) and WS Cooley Street (03170-0084) as allowed by M.G.L and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.3 with the following conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely to operate a three-bay, automated, mechanical car wash on the property knows as 416 Cooley Street (03170-0086) and WS Cooley Street (03170-0084).
3. All conditions placed on the November 2006 special permit shall remain in place with the exception of the hours of operation.
4. The hours of operation shall be from 6:00AM to 10:00PM, Monday through Sunday.
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.

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 January 6, 2017

Very truly yours

  
Anthony I Wilson, Esq.  
City Clerk

AIW/laf

Attachment: Cooley\_St\_416\_2023 (7262 : 416 Cooley Street)

Proposed Location

Devine St

Cooley St

Allen St



City of Springfield, Massachusetts



DATA SOURCE:

**416 Cooley Street**

Attachment: Cooley\_St\_416\_2023 (7262 : 416 Cooley Street)



## City Council

**SCHEDULED**

Meeting: 03/27/23 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 7263

4

### Special Permit

**To Amend an Existing Special Permit (Mechanical Public Car Wash), Originally Granted March 2003, by Allowing a Change in the Petitioner, at the Property Known as 1310 St James Avenue (11170-0184) (Book#24734/Page#16B1), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.3(1).**

|             |                                                  |
|-------------|--------------------------------------------------|
| Request:    | See Above                                        |
| Owner:      | James Carrier, Debra Chabot,<br>Daniel H Burnett |
| By:         | James Carrier, Debra Chabot,<br>Daniel H Burnett |
| Petitioner: | RTNC Auto Wash, Inc.                             |
| By:         | Richard Lemelin, President                       |

**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), originally granted March 2003, by allowing a change in the petitioner, at the property known as 1310 St James Avenue (11170-0184) (Book#24734/Page#16B1), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.3(1).

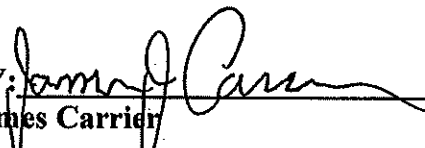
**Mailing Address:**

73 Three Rivers Road  
 Wilbraham, MA 01095

**Owner:**

**James Carrier, Debra Chabot, Daniel H. Burnett**

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

BY:   
 James Carrier

BY:   
 Debra Chabot

BY:   
 Daniel H. Burnett

**Mailing Address:**

22 Pequot Road  
 Southamptn, MA 01073

**Petitioner:**

**RTNC Auto Wash, Inc.**

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

BY: \_\_\_\_\_  
 Richard Lemelin, President

Attachment: 1310 St James Ave Tax Formal (7263 : 1310 St James Avenue)

**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), originally granted March 2003, by allowing a change in the petitioner, at the property known as 1310 St James Avenue (11170-0184) (Book#24734/Page#16B1), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.3(1).

**Mailing Address:**

73 Three Rivers Road  
 Wilbraham, MA 01095

**Owner:**

**James Carrier, Debra Chabot, Daniel H. Burnett**

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

**BY:** \_\_\_\_\_  
**James Carrier**

**BY:** \_\_\_\_\_  
**Debra Chabot**

**BY:** \_\_\_\_\_  
**Daniel H. Burnett**

**Mailing Address:**

22 Pequot Road  
 Southampton, MA 01073

**Petitioner:**

**RTNC Auto Wash, Inc.**

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

**BY:** Richard Lemelin  
**Richard Lemelin, President**

Attachment: 1310 St James Ave Tax Formal (7263 : 1310 St James Avenue)



THE CITY OF  
SPRINGFIELD, MASSACHUSETTS

2/22/2023

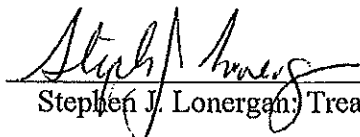
## Special Permit Tax Certification

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 : 1310 St. James Avenue

Petitioner : RTNC Auto Wash, Inc.  
22 Pequot Road  
Southampton, Ma. 01073

Landlord: James Carrier, Debra Chabot, Daniel H. Burnett  
73 Three Rivers Road  
Wilbraham, Ma. 01095

  
Stephen J. Lonergan, Treasurer/Collector

Attachment: 1310\_St\_James\_Ave\_Tax\_Formal (7263 : 1310 St James Avenue)

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

---

**1310 ST JAMES AVENUE (11170-0184)  
AMEND AN EXISTING SPECIAL PERMIT (CAR WASH)**

*General Information*

---

|                                                       |                                                                                                             |
|-------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| <b>Petitioner:</b>                                    | RTNC Auto Wash, LLC                                                                                         |
| <b>Request:</b>                                       | To amend an existing special permit (car wash), granted March 2003, by allowing a change to the petitioner. |
| <b>Proposed use of the property:</b>                  | Car Wash                                                                                                    |
| <b>Parcel Size:</b>                                   | 13,866 s.f.                                                                                                 |
| <b>Compatibility with current planning documents:</b> | The Liberty Heights Neighborhood Plan shows no changes to this area.                                        |
| <b>Neighborhood council Notification:</b>             | Hungry Hill Neighborhood Council: 3-6-23                                                                    |
| <b>Tax Status:</b>                                    | SEE ATTACHED                                                                                                |
| <b>Site Visit:</b>                                    | 3-20-23                                                                                                     |
| <b>Urban Renewal Status:</b>                          | This parcel is not located within an urban renewal plan.                                                    |
| <b>Hearing Date:</b>                                  | 3-27-23                                                                                                     |

*Staff Analysis*

---

**Neighborhood characteristics:**

The parcel is currently zoned Business A and is located in an area with a mix of commercial and residential uses. The property also lies on the border of Springfield and Chicopee. The surrounding land uses include:

- To the north is the City of Chicopee.
- To the south is a Wendy's Fast Food Restaurant zoned Business A.
- To the east is an apartment complex zoned Residence C.
- To the west are single family houses zoned Residence B.

**Site plan review:**

The petitioner has requested to amend an existing special permit (mechanical public car wash), granted March 2003, by allowing a change in the petitioner at the property known as 1310 St James Avenue. This is the current location of the Laser Auto Wash mechanical public car wash.

After reviewing the application and visiting the site, the staff does not object to the proposed request. The

overall stie appears to be maintained in good condition and the staff did not see any outstanding issues.



---

***Recommendation***

Approve, with conditions.

---

***Recommended Conditions:***

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely to operate a three (3)-bay, mechanical car wash at the property known as 1310 Saint James Avenue (11170-0184).
3. All conditions placed on the March 19, 2003 special permit shall remain in effect.
4. The public sidewalks along St James Avenue shall be maintained, including snow removal.
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

2/22/2023

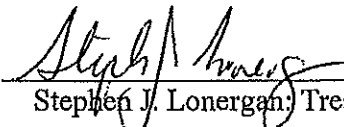
## Special Permit Tax Certification

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 : 1310 St. James Avenue

Petitioner : RTNC Auto Wash, Inc.  
22 Pequot Road  
Southampton, Ma. 01073

Landlord: James Carrier, Debra Chabot, Daniel H. Burnett  
73 Three Rivers Road  
Wilbraham, Ma. 01095

  
Stephen J. Lonergan, Treasurer/Collector

Attachment: St James Ave 1310 2023 (7263 : 1310 St James Avenue)

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE  
CITY OF SPRINGFIELD *2003-0305*  
MASSACHUSETTS

DATE: March 19, 2003

TO:

FROM: William J. Metzger

DEPARTMENT:

DEPARTMENT: City Clerk

COPIES TO:

SUBJECT: Special Permit:  
1310 St. James Ave.

This is to inform you that at a meeting of the City Council held on Monday evening, February 24, 2003, it was voted by the Council in accordance with law to grant a Special Permit on the petition of Owner: Jospeh Chabot, Daniel Burnett, Anthony Parrelli By: Anthony Parrelli and Petitioner: Laser Car Wash, Inc. By: Anthony Parrelli to amend an existing special permit granted October 2, 2002 (mechanical public car wash) at **1310 Saint James Avenue** by allowing a change in the petitioner, as allowed by Massachusetts General Law and the Springfield Zoning Ordinance Article X-D, Section 1001.10.b, with the following conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely to operate a three (3) bay, automated, mechanical car wash at 1310 Saint James Avenue (11170-0184).
3. The use shall be developed in accordance to the attached site plan and elevations, dated July 25, 2002 with the additions of conditions #4 through #18.
4. The hours of operation shall be from 8:00 AM to 9:00 PM, Monday through Sunday.
5. The bays shall be secured when the establishment is not in operation.
6. The vacuum machines shall be turned off when the establishment is not in operation.
7. The site and all landscaped areas shall be maintained and kept free of all trash and debris.
8. All areas not paved or planted shall be grass.
9. The dumpster shall be completely enclosed.
10. The light fixtures shall be no higher than thirty (30) feet. All light fixtures shall be shielded to direct all light on-site.
11. A six (6) foot, opaque fence shall be installed along the western property lines. Also, there shall be arborvitae shrubs, three (3) feet high at the time of planting, planted three (3) feet on center, along the western property lines.
12. There shall be a row of evergreen shrubs, planted three (3) feet on center, to be maintained at a height not to exceed three (3) feet, along the frontage of Saint James Avenue.
13. There shall be three (3), 2.5" - 3" caliper shade trees, planted thirty (30) feet on center along the frontage of Saint James Avenue.
14. Approval from the Department of Public Works and the Springfield Water & Sewer Commission shall be obtained prior to issuing the building permit.

Attachment: St James Ave 1310 2023 (7263 : 1310 St James Avenue)

Page 2  
Inter-Office Ltr.  
1310 St. James Avenue

15. There shall be a six (6) foot concrete sidewalk along portion of Saint James Avenue which has been paved over. The sidewalk shall not be depressed to accommodate the driveway.
16. There shall be only one (1) ground sign at this location.
17. There shall be no non-accessory signs on the premises.
18. There shall be no banners, streamers, pennants, or additional signs located on the property.
19. 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.

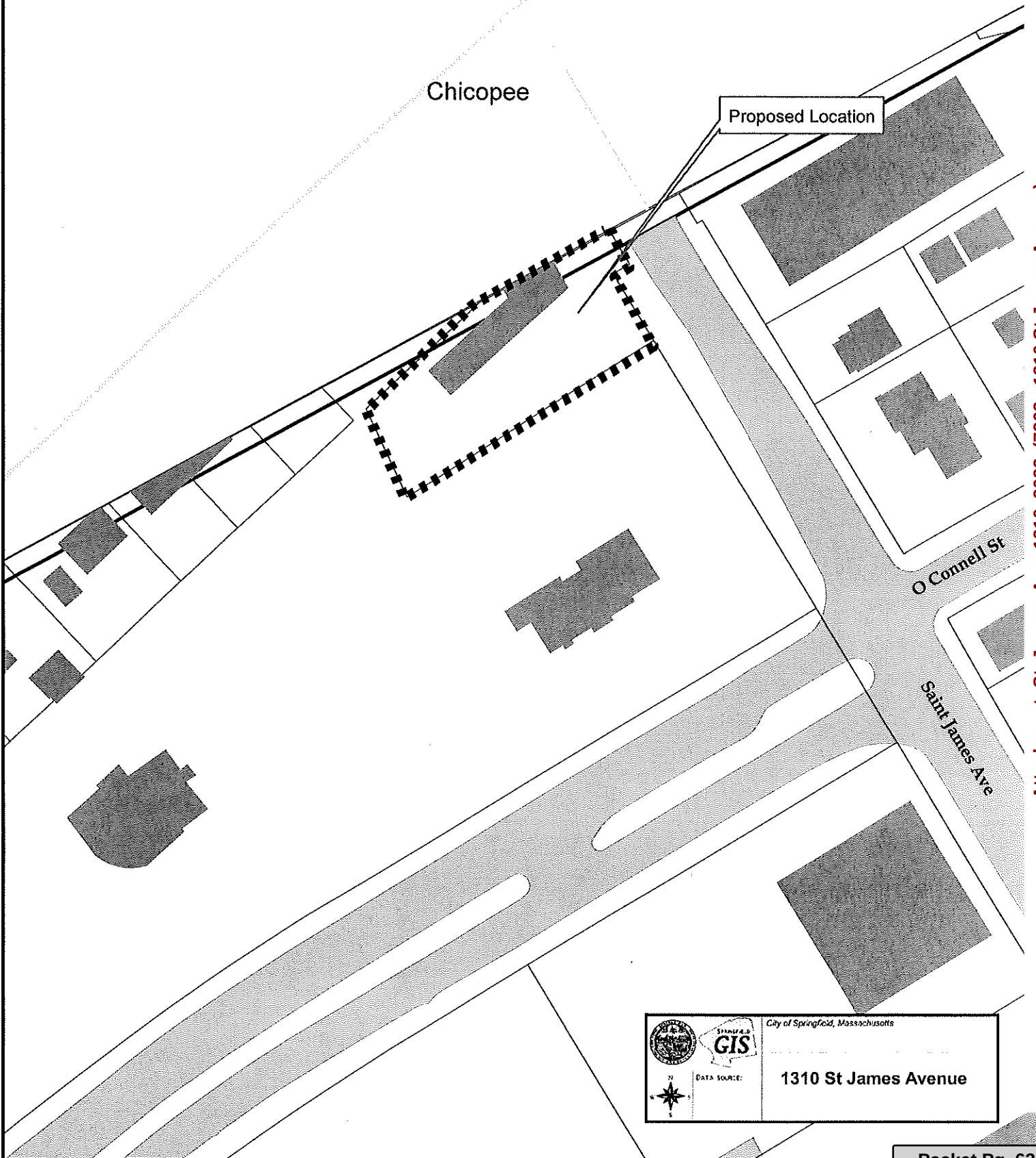
This permit becomes effective on March 19, 2003.

Very truly yours,

  
William J. Metzger  
City Clerk

WJM/laf

Attachment: St James Ave 1310 2023 (7263 : 1310 St James Avenue)



Chicopee

Proposed Location

O'Connell St

Saint James Ave



City of Springfield, Massachusetts

DATA SOURCE:

**1310 St James Avenue**

Attachment: St James Ave 1310\_2023 (7263 : 1310 St James Avenue)



## City Council

**SCHEDULED**

Meeting: 03/27/23 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 7252

5

### Special Permit

**For a Special Permit/Site Plan Review for the Proposed Barbara Rivera Community Center, to Include a Building for Medical Offices, at the Properties Known as ES Chestnut Street (02750-0410), WS Prospect Terrace (09952-0006, 0007 and 0008), SS Prospect Terrace (09952-0010), 27 Prospect Terrace (09952-0012), ES Prospect Terrace (09952-0014) and WS Prospect Terrace (09952-0005) (Book#24572/Page#54), as Authorized by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 10.3.**

|             |                                   |
|-------------|-----------------------------------|
| Request:    | See Above                         |
| Owner:      | New North Citizens Council, Inc.  |
| By:         | Maria M Ligus, Executive Director |
| Petitioner: | New North Citizens Council, Inc.  |
| By:         | Maria M Ligus, Executive Director |

## To The City Council of the City of Springfield:

*The undersigned respectfully petition your honorable body*

for a special permit/site plan review for the proposed Barbara Rivera Community Center, to include a building for medical offices, at the properties known as ES Chestnut Street (02750-0410), WS Prospect Terrace (09952-0006, 0007 and 0008), SS Prospect Terrace (09952-0010), 27 Prospect Terrace (09952-0012), ES Prospect Terrace (09952-0014) and WS Prospect Terrace (09952-0005) (Book#24572/Page#54), as authorized by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 10.3.

### Mailing Address

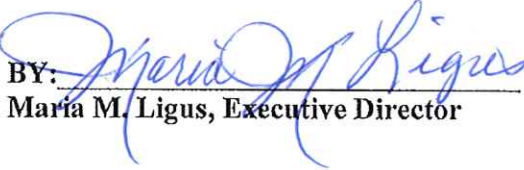
2455 Main Street  
Springfield, MA 01107

### Owner & Petitioner:

New North Citizens Council, Inc.

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

BY:

  
Maria M. Ligus, Executive Director

Attachment: Chestnut St Tax Formal (7252 : ES Chestnut Street, Et.Al.)



THE CITY OF  
SPRINGFIELD, MASSACHUSETTS

2/21/2023

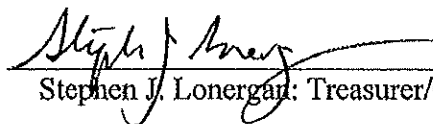
## Special Permit Tax Certification

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 : ES Chestnut St, WS Prospect Terrace, SS Prospect Terrace, 27 Prospect Terrace, ES Prospect Terrace, & WS Prospect Terrace

Petitioner : New North Citizens Council, Inc.  
2455 Main Street  
Springfield, Ma. 01107

Landlord: New North Citizens Council, Inc  
2455 Main Street  
Springfield, Ma. 01107

  
Stephen J. Loneragan: Treasurer/Collector

Attachment: Chestnut\_St\_Tax\_Form (7252 : ES Chestnut Street, Et.Al.)

**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT  
ANALYSIS FOR A CITY COUNCIL SITE PLAN REVIEW/SPECIAL PERMIT**

---

**ES CHESTNUT STREET ET.AL. (02750-0410)  
CONSTRUCTION OF NEW COMMUNITY CENTER AND MEDICAL OFFICE**

*General Information*

---

|                                           |                                                                                      |
|-------------------------------------------|--------------------------------------------------------------------------------------|
| <b>Petitioner:</b>                        | New North Citizens Council, Inc.                                                     |
| <b>Request:</b>                           | Proposed Barbara Rivera Community Center, to include a building for medical offices. |
| <b>Proposed use of the property:</b>      | Community Center/medical office                                                      |
| <b>Parcel Size:</b>                       | 166,597 s.f.                                                                         |
| <b>Neighborhood council Notification:</b> | New North Citizens Council: 3-6-23                                                   |
| <b>Urban Renewal Plan:</b>                | Property is not located within an Urban Renewal Plan area.                           |
| <b>Site Visit:</b>                        | 3-20-23                                                                              |
| <b>Planning Board Hearing Date:</b>       | 3-27-23                                                                              |

*Staff Analysis*

**Neighborhood characteristics:**

The property is located in the Memorial Square Neighborhood and is located in an area that has a primarily residential use. The surrounding land uses include:

- To the north are a number of three-family homes and a church zoned Residence B.
- To the south is a Behavioral Health Network building zoned Residence C.
- To the east are single and two-family homes zoned Residence B.
- To the west are two and three-family homes zoned Residence B.

**Site plan review:**

The petitioner has requested a special permit/site plan review for the development of a new community center and medical office at the properties known as ES Chestnut Street. As the Council is aware, this was the former location of the Chestnut Street School. The school was closed in 2004 and heavily damaged by a fire in 2013. The building was demolished in 2014 and has been vacant ever since.

The City had issued a number of Request for Proposals (RFP) for the redevelopment of this property; however, no successful developers had been selected. The most recent RFP was issued back in 2020. At that time a total of three (3) bids were received. All three (3) submissions were reviewed by a committee consisting of representatives from the City Council, SRA, Capital Assets, Springfield Housing Authority, Office of Planning & Economic Development and the Office of Disaster Recovery. After a full review of the proposals, the committee unanimously selected the New North Citizens Council as the preferred developer.

After a full review of the plans submitted and visiting the site, the staff does not object to the proposed request. The plans submitted indicate that two (2) new office buildings will be constructed. The proposed community center building is proposed to house a number of community and health-based services, including a gymnasium, library, and physical therapy. The second building, to be constructed at a later date, will house medical offices. The staff is pleased to see that both buildings will be located up against Chestnut Street, providing direct pedestrian access. In addition, a maintenance building will also be constructed and located along the rear of the parcel. Lastly, a one hundred and sixty-six (166) parking lot will also be constructed.

The plans submitted indicate that there will be one (1) curb cut onto Chestnut Street and one (1) located on Prospect Street. As with all new developments, in addition to the special permit, a full site plan review will need to be completed from the Department of Public Works (DPW).

Lastly, in addition to the site plan, the petitioner has submitted a detailed landscaping plan. After a full review, the staff is pleased as to what is being proposed. There is a good mix of planting materials. The only comment the staff would have with regards to the landscaping plan, is that this site does directly abut residential homes along Massasoit Street and as such, the proposed landscape buffer should be extended along the entire property line. This is also a Zoning requirement. As with all new developments, the staff would strongly recommend that the landscape areas be irrigated to ensure the long-term viability of the plantings.

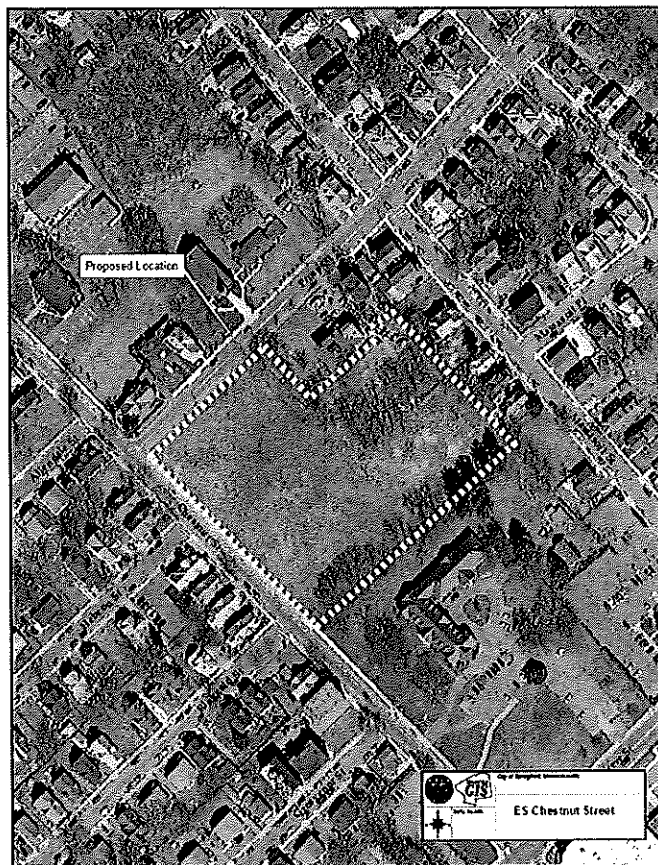
Overall, the staff is pleased with the submitted plans and believes this project will be a benefit to the surrounding properties and the neighborhood as a whole.

### **Recommendation**

Approve, with conditions.

### **Recommended Conditions:**

1. This site plan/special permit approval is granted solely for the construction of a new community center and medical office at the properties known as ES Chestnut Street (02750-0410), WS Prospect Terrace (09952-0006, 0007 and 0008), SS Prospect Terrace (09952-0010), 27 Prospect Terrace (09952-0012), ES Prospect Terrace (09952-0014) and WS Prospect Terrace (09952-0005).
2. The use shall be developed in accordance to the attached site plans and elevations, dated January 2023, with the addition of conditions #4 and #10.
3. All landscaping shall be installed as per the attached plans.



4. The required landscape buffer, as per Article 7 of the Springfield Zoning Ordinance shall be installed along the eastern property line.
5. All landscaping areas shall be irrigated and maintained.
6. The site shall be maintained free of all litter, trash and debris.
7. The public sidewalks along Chestnut Street and Prospect Street shall be maintained, including snow removal.
8. The buildings shall be maintained graffiti free.
9. In addition to the site plan/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 review shall include the approval of the traffic study and/or traffic management plan. This approval must be obtained prior to the issuance of a Building Permit and/or a Certificate of Occupancy.
10. Any and all building permits, including sign permits, shall be obtained prior to start of any work.
11. An Approval Not Required (ANR) Plan shall be completed combining all the existing properties. The approved ANR plan shall be recorded at the Hampden County Registry of Deeds.
12. 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.

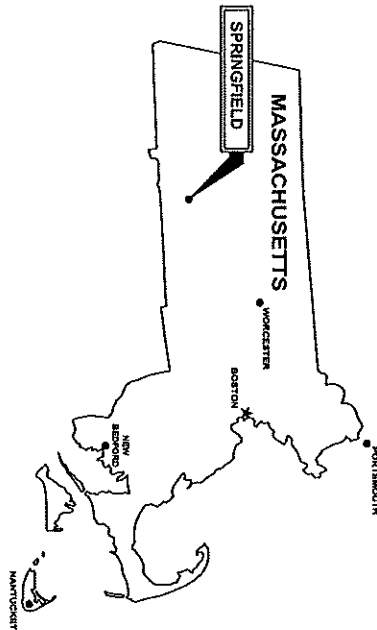
# CITY OF SPRINGFIELD, MASSACHUSETTS

## PERMIT DRAWINGS

### BARBARA RIVERA COMMUNITY CENTER

### CHESTNUT STREET PROPERTY

JANUARY 24, 2023

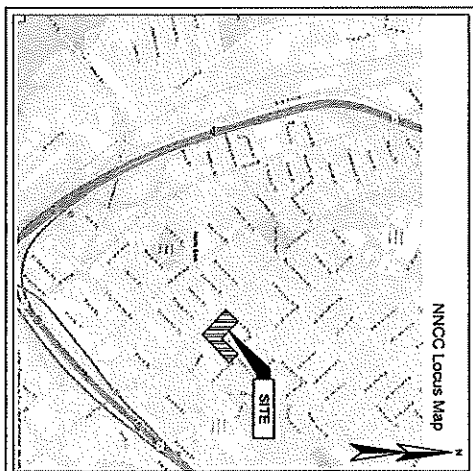


#### DRAWING INDEX

| NO. | DESCRIPTION       | DATE    |
|-----|-------------------|---------|
| 1   | GENERAL SITE PLAN | 1/24/23 |
| 2   | GENERAL SITE PLAN | 1/24/23 |
| 3   | GENERAL SITE PLAN | 1/24/23 |
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| 100 | GENERAL SITE PLAN | 1/24/23 |



**WRIGHT-PIERCE**  
Engineering a Better Environment  
(413) 459-2007 | www.wright-pierce.com



LOCATION MAP

NOT FOR CONSTRUCTION  
WP PROJECT NO. 20898

BARBARA RIVERA COMMUNITY CENTER  
CHESTNUT STREET PROPERTY  
SPRINGFIELD, MA

| NO. | REVISION                                     | DATE    |
|-----|----------------------------------------------|---------|
| 1   | REVISIONS PER CITY ENGINEERING DEPT COMMENTS | 1/24/23 |
| 2   |                                              |         |
| 3   |                                              |         |
| 4   |                                              |         |
| 5   |                                              |         |

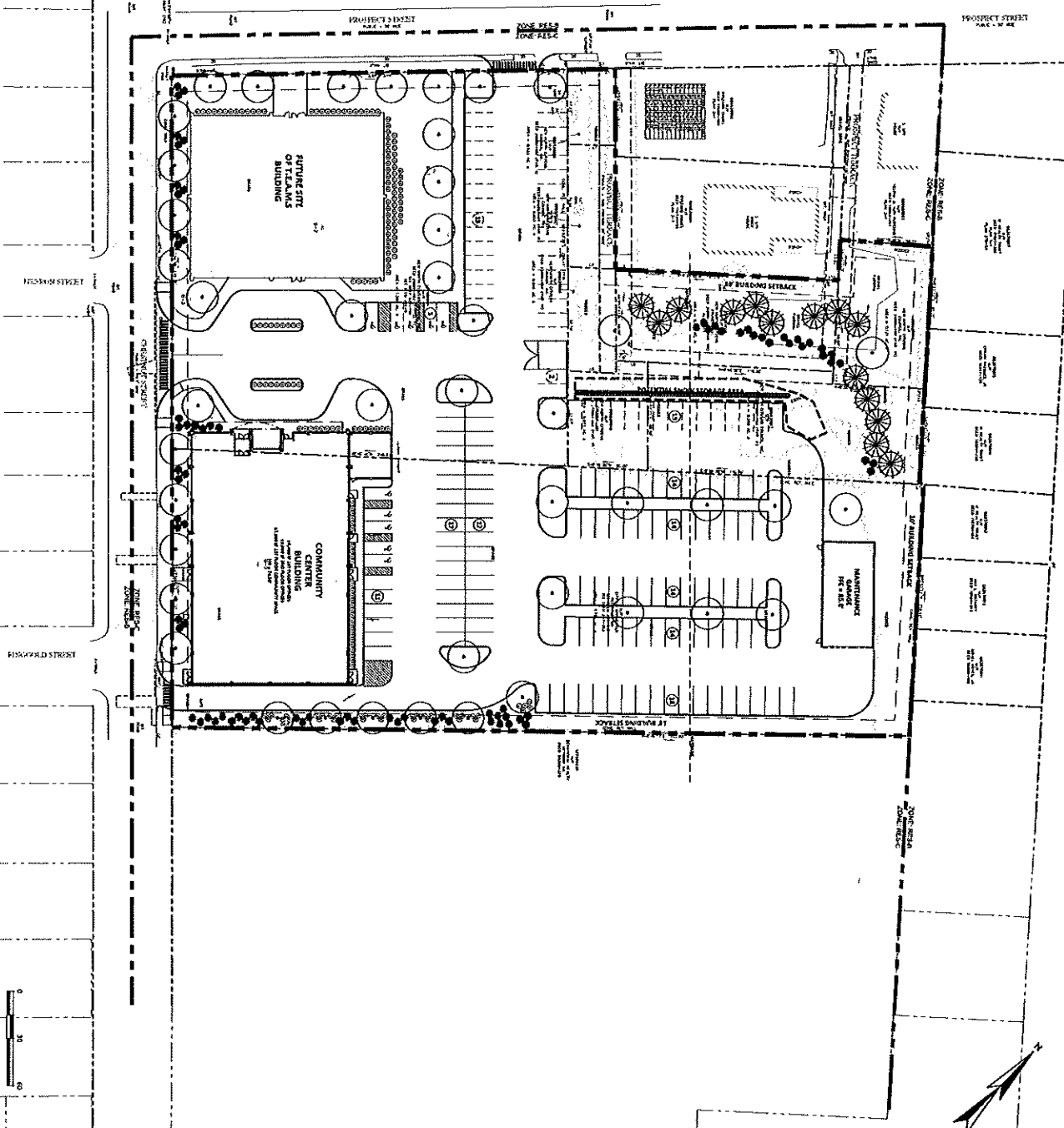
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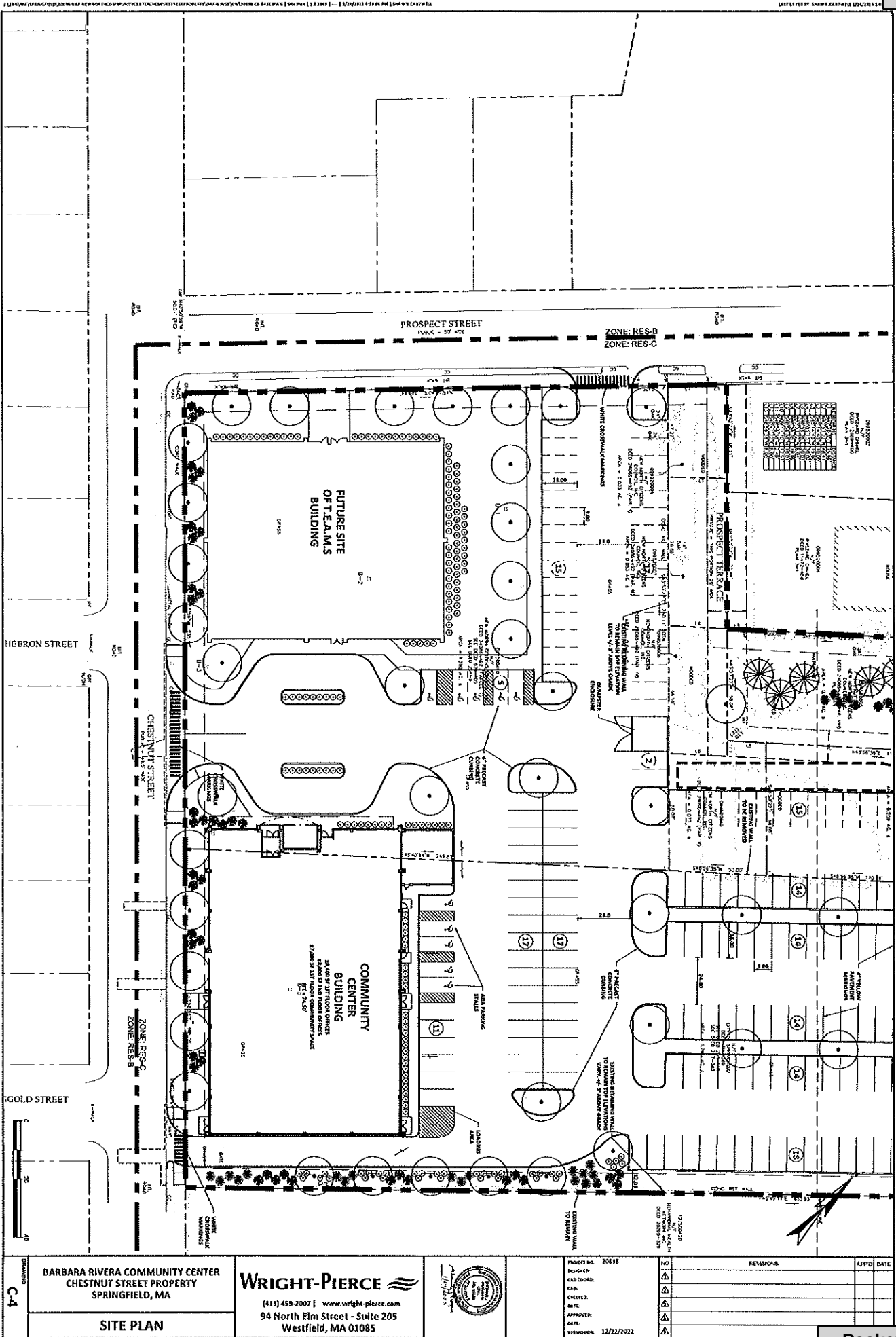
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1. CONTACT DPA FOR REVIEW AND APPROVAL OF ANY MODIFICATIONS TO THE APPROVED SITE PLANS PRIOR TO THE WORK BEING PERFORMED.
2. CONTACT SWSG FOR REVIEW AND APPROVAL OF ANY MODIFICATIONS OF THE APPROVED SITE PLANS PRIOR TO THE WORK BEING PERFORMED.
3. ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF SPRINGFIELD REQUIREMENTS FOR THE CONSTRUCTION OF A NEW STREET OPENING & FRONT YARD DRIVE CONSTRUCTION.
4. LANDS SHOWN IN CONFORMANCE ON THE PARCELS BEING SUBMITTED INTO ONE LOT.
5. CORNERED INTO ONE LOT.

| PARKING SUMMARY           |         |
|---------------------------|---------|
|                           | PROJECT |
| STANDARD SPACES (4' x 8') | 306     |
| ACCESSORY SPACES          | 6       |
| TOTAL PARKING SPACES      | 312     |

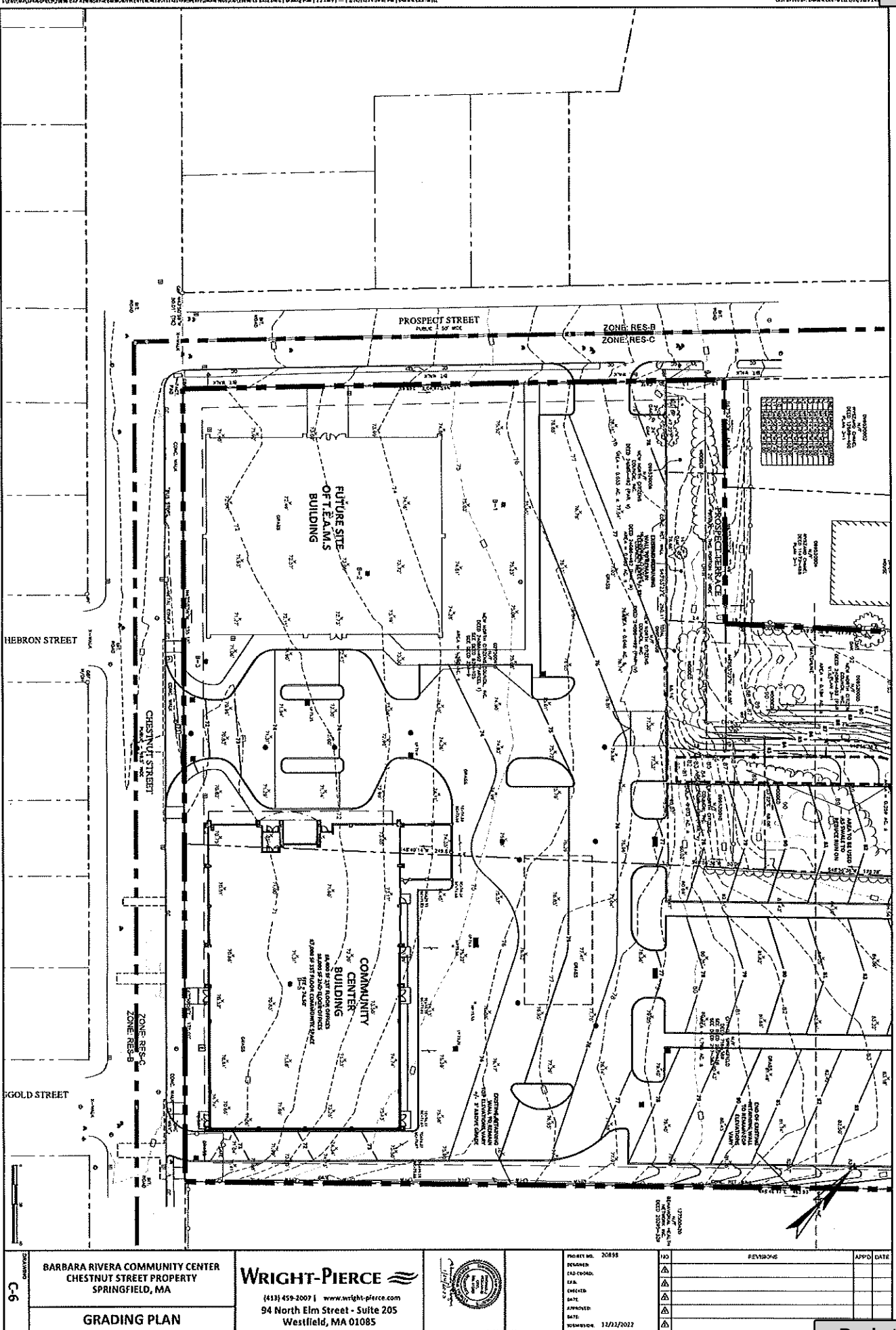
1. RELEVANT INFORMATION IS BASED ON THE CONCEPTUAL LAYOUT AND WILL CHANGE AS THE ARCHITECTURAL DESIGN DEVELOPS
2. 3 SPACES / 1,000 SF OF COMMUNITY SPACE
3. 3 SPACES / 200 SF OF COMMUNITY SPACE
4. 3 SPACES / 1,000 SF MEDICAL OFFICE
5. 3 SPACES / 1,000 SF MEDICAL OFFICE
6. 3 SPACES / 1,000 SF MEDICAL OFFICE
7. 10,000 SF OFFICE SPACE = 11 SPACES
8. 10,000 SF COMMUNITY SPACE = 12 SPACES
9. 10,000 SF COMMUNITY SPACE = 13 SPACES
10. 10,000 SF COMMUNITY SPACE = 14 SPACES
11. 10,000 SF MEDICAL / OFFICE SPACE = 4 SPACES



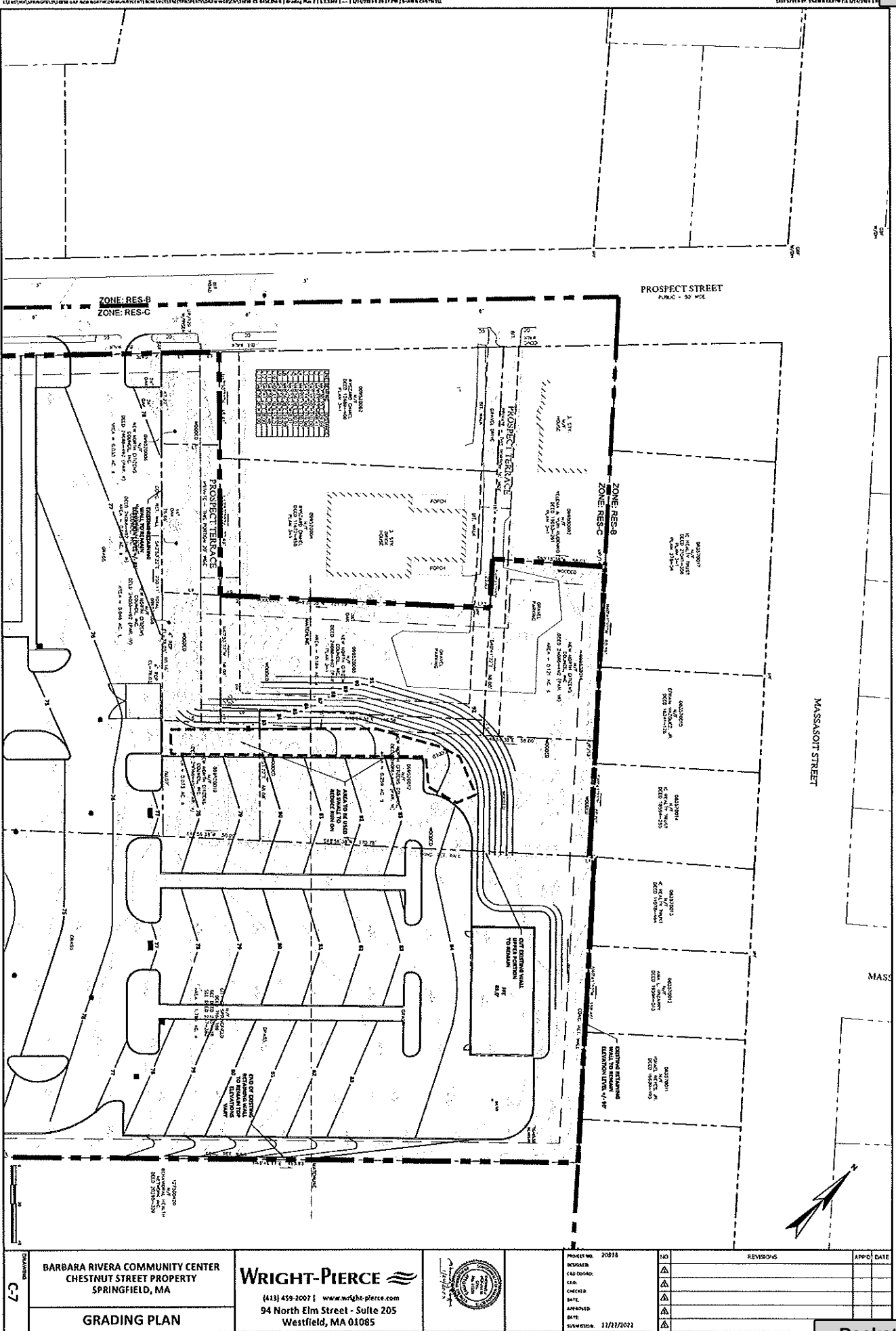


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|-----------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| DRAWING<br><b>C-4</b> | <b>BARBARA RIVERA COMMUNITY CENTER</b><br>CHESTNUT STREET PROPERTY<br>SPRINGFIELD, MA | <b>WRIGHT-PIERCE</b><br>(413) 459-2007   www.wright-pierce.com<br>94 North Elm Street - Suite 205<br>Westfield, MA 01085 |  | PROJECT NO. 20618<br>DESIGNED BY<br>EXIST. COORD. BY<br>CHECKED BY<br>DATE<br>APPROVED BY<br>DATE<br>REVISIONS: 11/21/2011 | NO<br>1<br>2<br>3<br>4<br>5<br>6<br>7<br>8<br>9<br>10<br>11<br>12<br>13<br>14<br>15<br>16<br>17<br>18<br>19<br>20<br>21<br>22<br>23<br>24<br>25<br>26<br>27<br>28<br>29<br>30<br>31<br>32<br>33<br>34<br>35<br>36<br>37<br>38<br>39<br>40<br>41<br>42<br>43<br>44<br>45<br>46<br>47<br>48<br>49<br>50<br>51<br>52<br>53<br>54<br>55<br>56<br>57<br>58<br>59<br>60<br>61<br>62<br>63<br>64<br>65<br>66<br>67<br>68<br>69<br>70<br>71<br>72<br>73<br>74<br>75<br>76<br>77<br>78<br>79<br>80<br>81<br>82<br>83<br>84<br>85<br>86<br>87<br>88<br>89<br>90<br>91<br>92<br>93<br>94<br>95<br>96<br>97<br>98<br>99<br>100 | REVISIONS<br>APP'D DATE |
|                       |                                                                                       |                                                                                                                          |  | <b>SITE PLAN</b>                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Packet Pg. 73           |

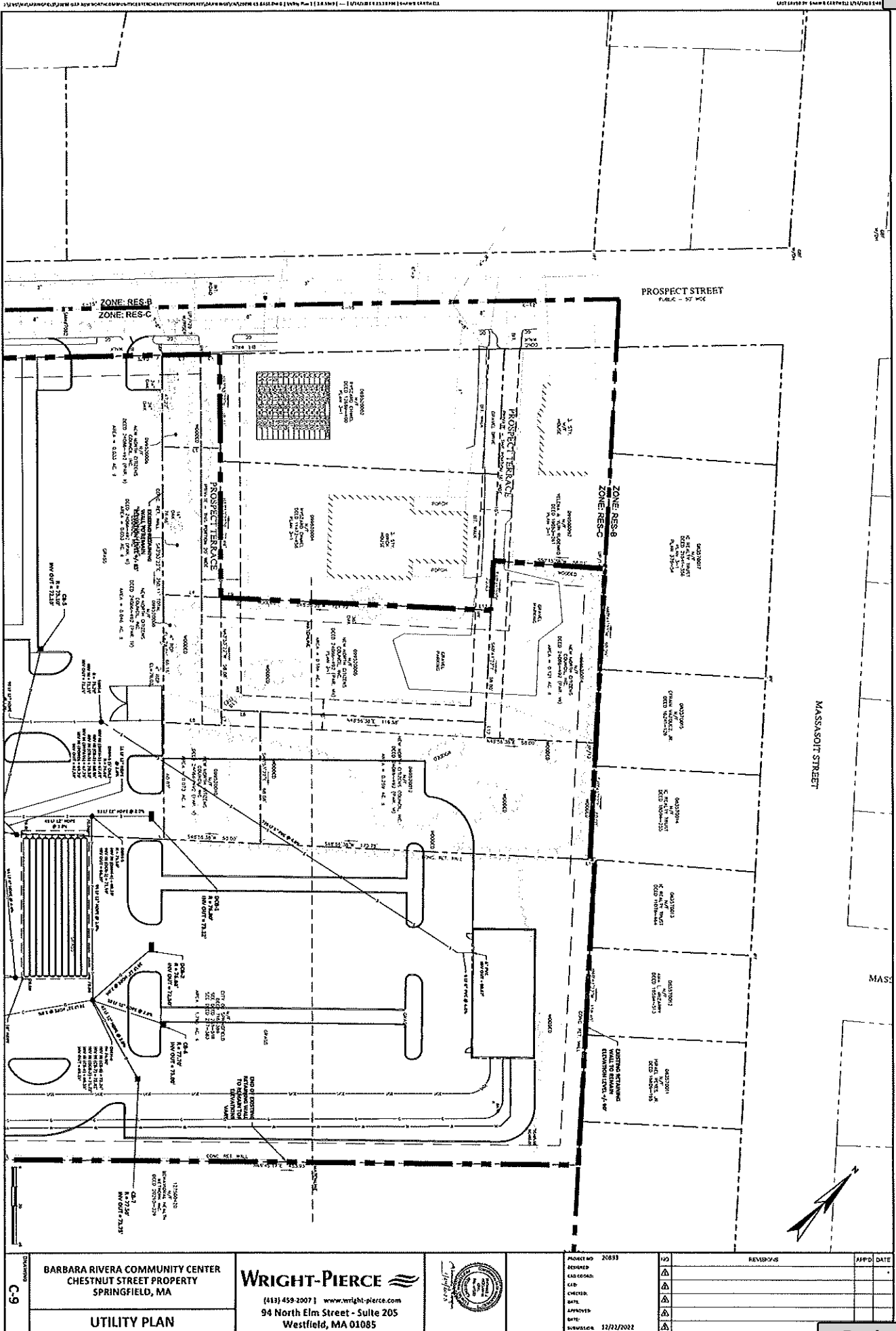




|     |                                                                                |                                                                                                                          |  |                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                         |
|-----|--------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| C-6 | BARBARA RIVERA COMMUNITY CENTER<br>CHESTNUT STREET PROPERTY<br>SPRINGFIELD, MA | <b>WRIGHT-PIERCE</b><br>(413) 459-2007   www.wright-pierce.com<br>94 North Elm Street - Suite 205<br>Westfield, MA 01085 |  | PROJECT NO. 20558<br>DESIGNED: [ ]<br>CAD COORD: [ ]<br>DRA: [ ]<br>CHECKED: [ ]<br>DATE: [ ]<br>APPROVED: [ ]<br>DATE: 12/12/2022 | NO<br>REVISIONS<br>1<br>2<br>3<br>4<br>5<br>6<br>7<br>8<br>9<br>10<br>11<br>12<br>13<br>14<br>15<br>16<br>17<br>18<br>19<br>20<br>21<br>22<br>23<br>24<br>25<br>26<br>27<br>28<br>29<br>30<br>31<br>32<br>33<br>34<br>35<br>36<br>37<br>38<br>39<br>40<br>41<br>42<br>43<br>44<br>45<br>46<br>47<br>48<br>49<br>50<br>51<br>52<br>53<br>54<br>55<br>56<br>57<br>58<br>59<br>60<br>61<br>62<br>63<br>64<br>65<br>66<br>67<br>68<br>69<br>70<br>71<br>72<br>73<br>74<br>75<br>76<br>77<br>78<br>79<br>80<br>81<br>82<br>83<br>84<br>85<br>86<br>87<br>88<br>89<br>90<br>91<br>92<br>93<br>94<br>95<br>96<br>97<br>98<br>99<br>100 | APP'D: [ ]<br>DATE: [ ] |
|     | <b>GRADING PLAN</b>                                                            |                                                                                                                          |  |                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                         |



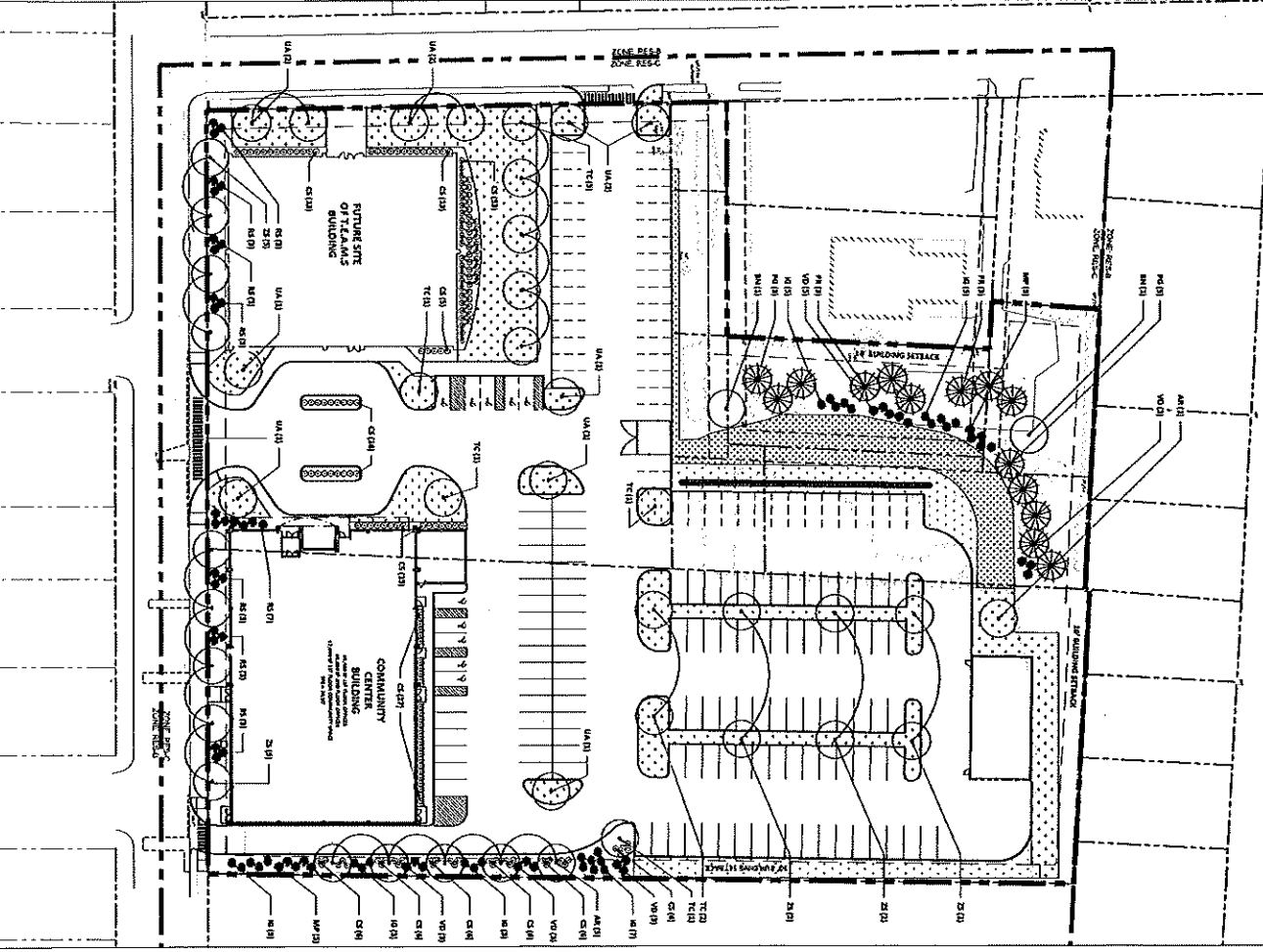




PLANTING SCHEDULE

| LEADER                 | SPIN | QTY | NOT NAME  | COMMON NAME | SIZE      | ROOT | COMMENTS    |
|------------------------|------|-----|-----------|-------------|-----------|------|-------------|
| RECOMMENDED TREES      |      |     |           |             |           |      |             |
| AL                     | 6    | 1   | ALB. BARK | ALB. BARK   | 3.5" DIA. | BA   | REPLACEMENT |
| AM                     | 2    | 1   | AM. BARK  | AM. BARK    | 3.5" DIA. | BA   | REPLACEMENT |
| AN                     | 2    | 1   | AN. BARK  | AN. BARK    | 3.5" DIA. | BA   | REPLACEMENT |
| AO                     | 2    | 1   | AO. BARK  | AO. BARK    | 3.5" DIA. | BA   | REPLACEMENT |
| AP                     | 2    | 1   | AP. BARK  | AP. BARK    | 3.5" DIA. | BA   | REPLACEMENT |
| AT                     | 2    | 1   | AT. BARK  | AT. BARK    | 3.5" DIA. | BA   | REPLACEMENT |
| AV                     | 2    | 1   | AV. BARK  | AV. BARK    | 3.5" DIA. | BA   | REPLACEMENT |
| AW                     | 2    | 1   | AW. BARK  | AW. BARK    | 3.5" DIA. | BA   | REPLACEMENT |
| AX                     | 2    | 1   | AX. BARK  | AX. BARK    | 3.5" DIA. | BA   | REPLACEMENT |
| AY                     | 2    | 1   | AY. BARK  | AY. BARK    | 3.5" DIA. | BA   | REPLACEMENT |
| AZ                     | 2    | 1   | AZ. BARK  | AZ. BARK    | 3.5" DIA. | BA   | REPLACEMENT |
| RECOMMENDED SHRUBS     |      |     |           |             |           |      |             |
| BS                     | 1    | 1   | BS. BARK  | BS. BARK    | 3.5" DIA. | BA   | REPLACEMENT |
| BT                     | 1    | 1   | BT. BARK  | BT. BARK    | 3.5" DIA. | BA   | REPLACEMENT |
| BU                     | 1    | 1   | BU. BARK  | BU. BARK    | 3.5" DIA. | BA   | REPLACEMENT |
| BV                     | 1    | 1   | BV. BARK  | BV. BARK    | 3.5" DIA. | BA   | REPLACEMENT |
| BW                     | 1    | 1   | BW. BARK  | BW. BARK    | 3.5" DIA. | BA   | REPLACEMENT |
| BX                     | 1    | 1   | BX. BARK  | BX. BARK    | 3.5" DIA. | BA   | REPLACEMENT |
| BY                     | 1    | 1   | BY. BARK  | BY. BARK    | 3.5" DIA. | BA   | REPLACEMENT |
| BZ                     | 1    | 1   | BZ. BARK  | BZ. BARK    | 3.5" DIA. | BA   | REPLACEMENT |
| RECOMMENDED PERENNIALS |      |     |           |             |           |      |             |
| CS                     | 1    | 1   | CS. BARK  | CS. BARK    | 3.5" DIA. | BA   | REPLACEMENT |
| CT                     | 1    | 1   | CT. BARK  | CT. BARK    | 3.5" DIA. | BA   | REPLACEMENT |
| CU                     | 1    | 1   | CU. BARK  | CU. BARK    | 3.5" DIA. | BA   | REPLACEMENT |
| CV                     | 1    | 1   | CV. BARK  | CV. BARK    | 3.5" DIA. | BA   | REPLACEMENT |
| CW                     | 1    | 1   | CW. BARK  | CW. BARK    | 3.5" DIA. | BA   | REPLACEMENT |
| CX                     | 1    | 1   | CX. BARK  | CX. BARK    | 3.5" DIA. | BA   | REPLACEMENT |
| CY                     | 1    | 1   | CY. BARK  | CY. BARK    | 3.5" DIA. | BA   | REPLACEMENT |
| CZ                     | 1    | 1   | CZ. BARK  | CZ. BARK    | 3.5" DIA. | BA   | REPLACEMENT |

- PLANTING NOTES:
1. ALL NEW PLANT MATERIAL SHALL CONFORM TO THE REQUIREMENTS AS ESTABLISHED BY THE AMERICAN ASSOCIATION OF HEDERMAN, LATEST EDITION, IN THE PLANTING SCHEDULE.
  2. ALL PLANT MATERIAL SHALL BE OF THE SPECIES AND VARIETY LISTED IN THE PLANTING SCHEDULE.
  3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTICES FROM THE CITY OF SPRINGFIELD.
  4. ALL PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE PLANTING SCHEDULE AND THE PLANTING NOTES.
  5. PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE PLANTING SCHEDULE AND THE PLANTING NOTES.
  6. PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE PLANTING SCHEDULE AND THE PLANTING NOTES.
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  19. PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE PLANTING SCHEDULE AND THE PLANTING NOTES.
  20. PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE PLANTING SCHEDULE AND THE PLANTING NOTES.
  21. PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE PLANTING SCHEDULE AND THE PLANTING NOTES.



PROJECT NO. 20832

DESIGNED: CAD/CORP

CAD: CAD/CORP

CHECKED: SITE

APPROVED: DATE

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

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| 1   |      |             |
| 2   |      |             |
| 3   |      |             |
| 4   |      |             |
| 5   |      |             |

APPROVED: DATE

BARBARA RIVERA COMMUNITY CENTER  
CHESTNUT STREET PROPERTY  
SPRINGFIELD, MA

LANDSCAPING PLAN

C-10

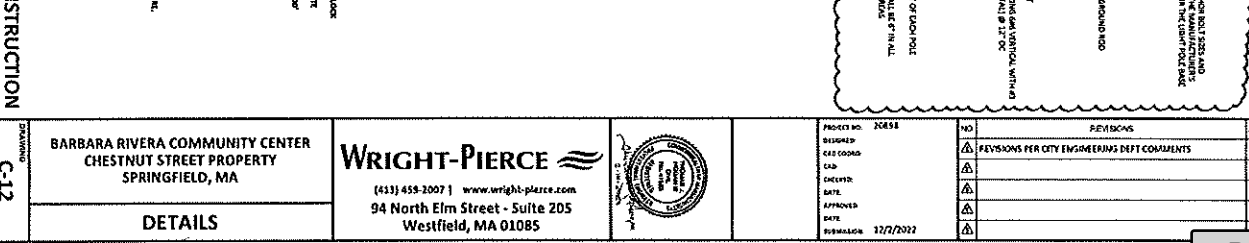
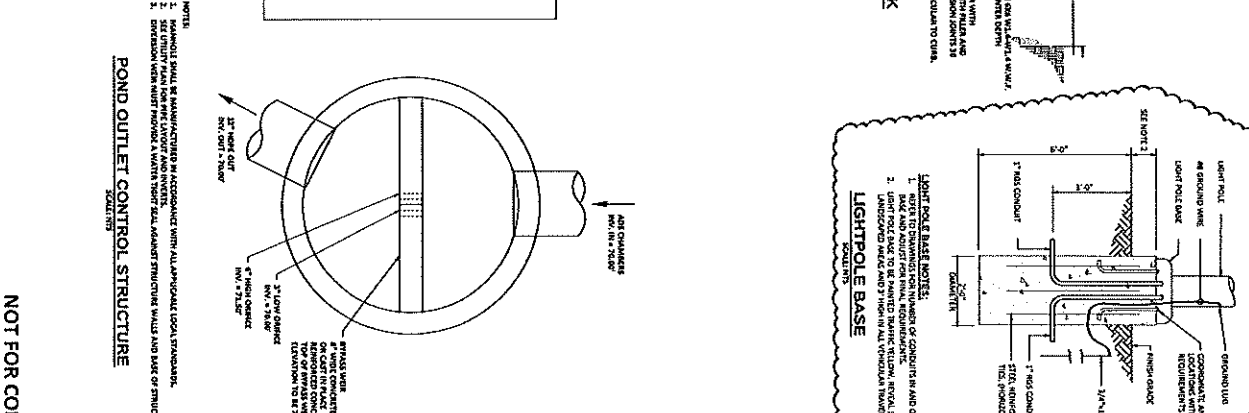
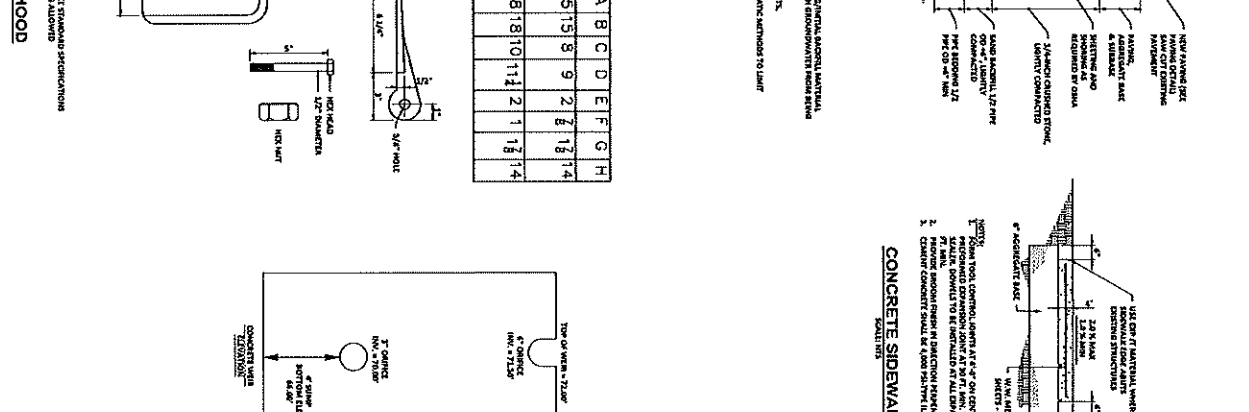
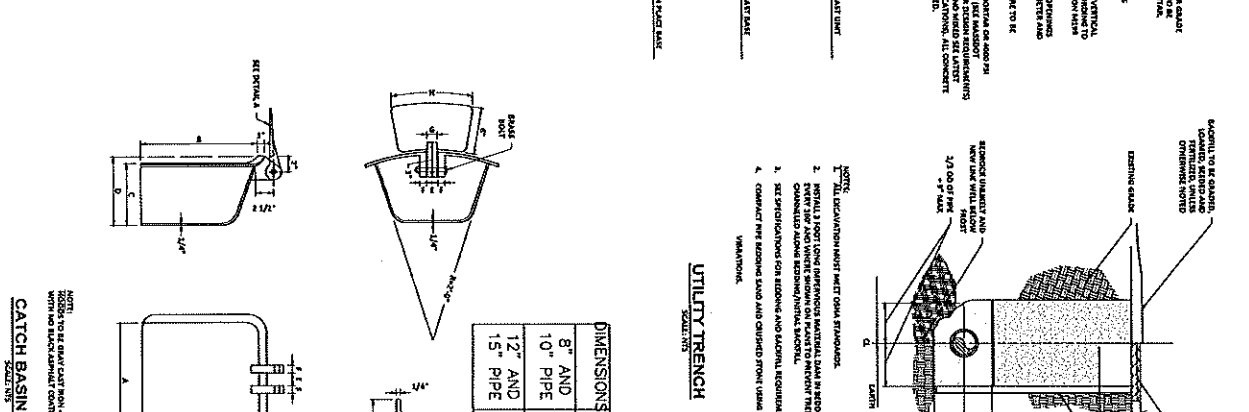
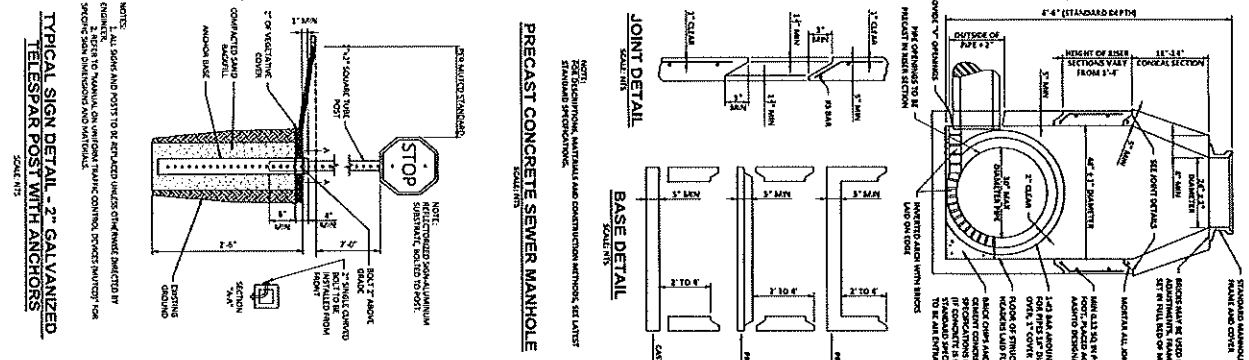
WRIGHT-PIERCE

(413) 459-2007 | www.wright-pierce.com

94 North Elm Street - Suite 205  
Westfield, MA 01085

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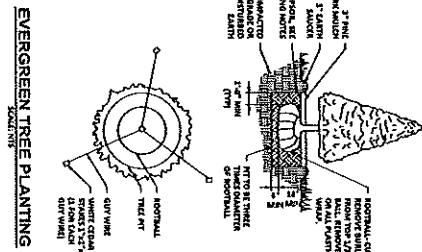
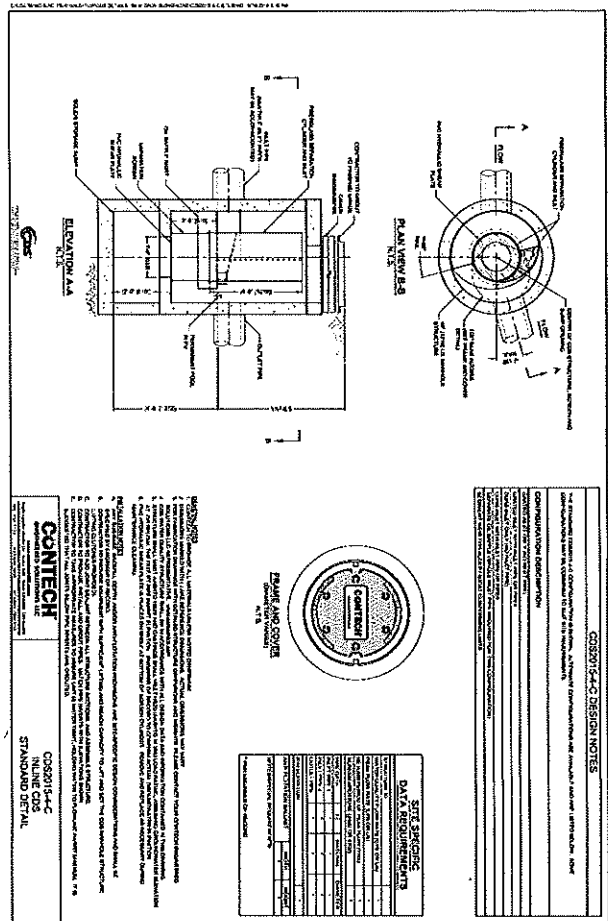


|                   |                |          |      |
|-------------------|----------------|----------|------|
| PROJECT NO. 20658 | DATE 12/2/2022 | APPROVED | DATE |
| DESIGNED BY       | CHECKED BY     | APPROVED | DATE |
| DRAWN BY          | CHECKED BY     | APPROVED | DATE |
| PROJECT NO. 20658 | DATE 12/2/2022 | APPROVED | DATE |

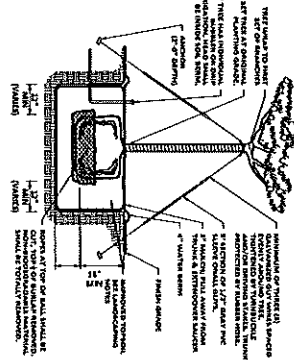
BARBARA RIVERA COMMUNITY CENTER  
CHESTNUT STREET PROPERTY  
SPRINGFIELD, MA

**WRIGHT-PIERCE**  
[433] 455-2007 | www.wright-pierce.com  
94 North Elm Street - Suite 205  
Westfield, MA 01085

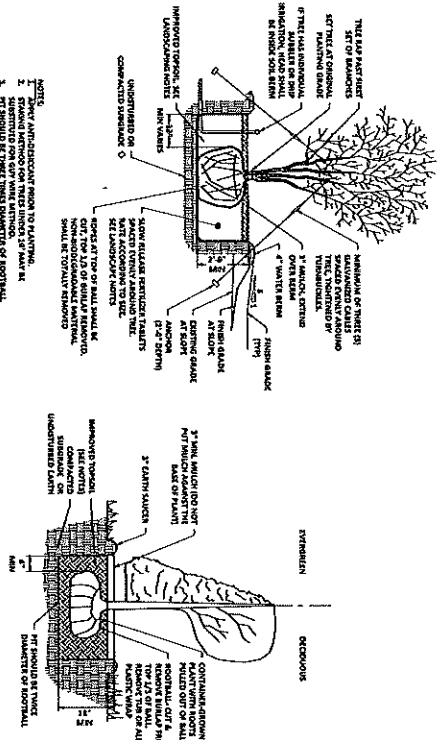




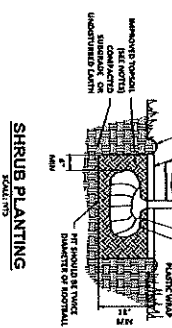
## EVERGREEN TREE PLANTING



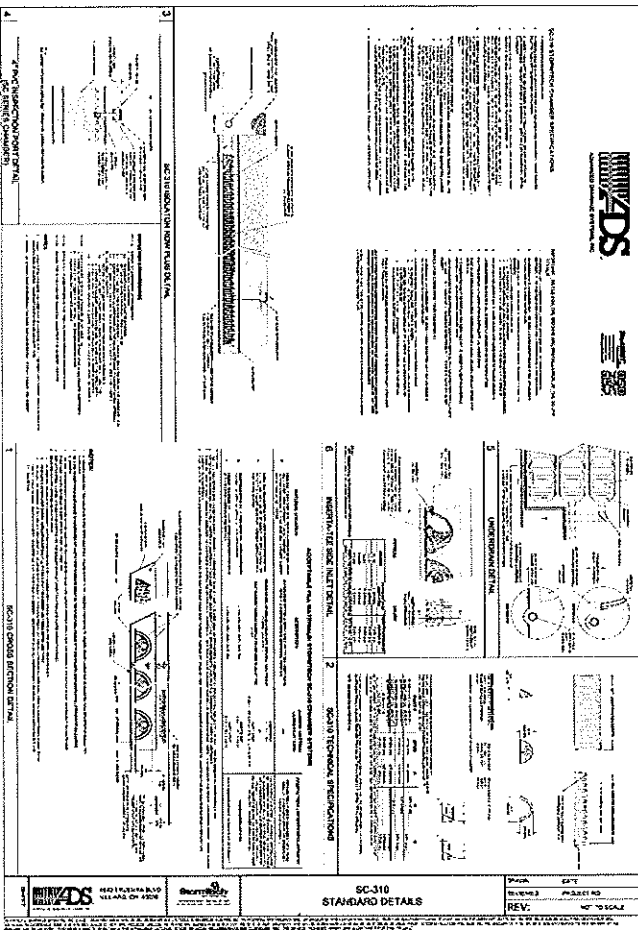
**TREE INSTALLATION: 10' AND TALLER**



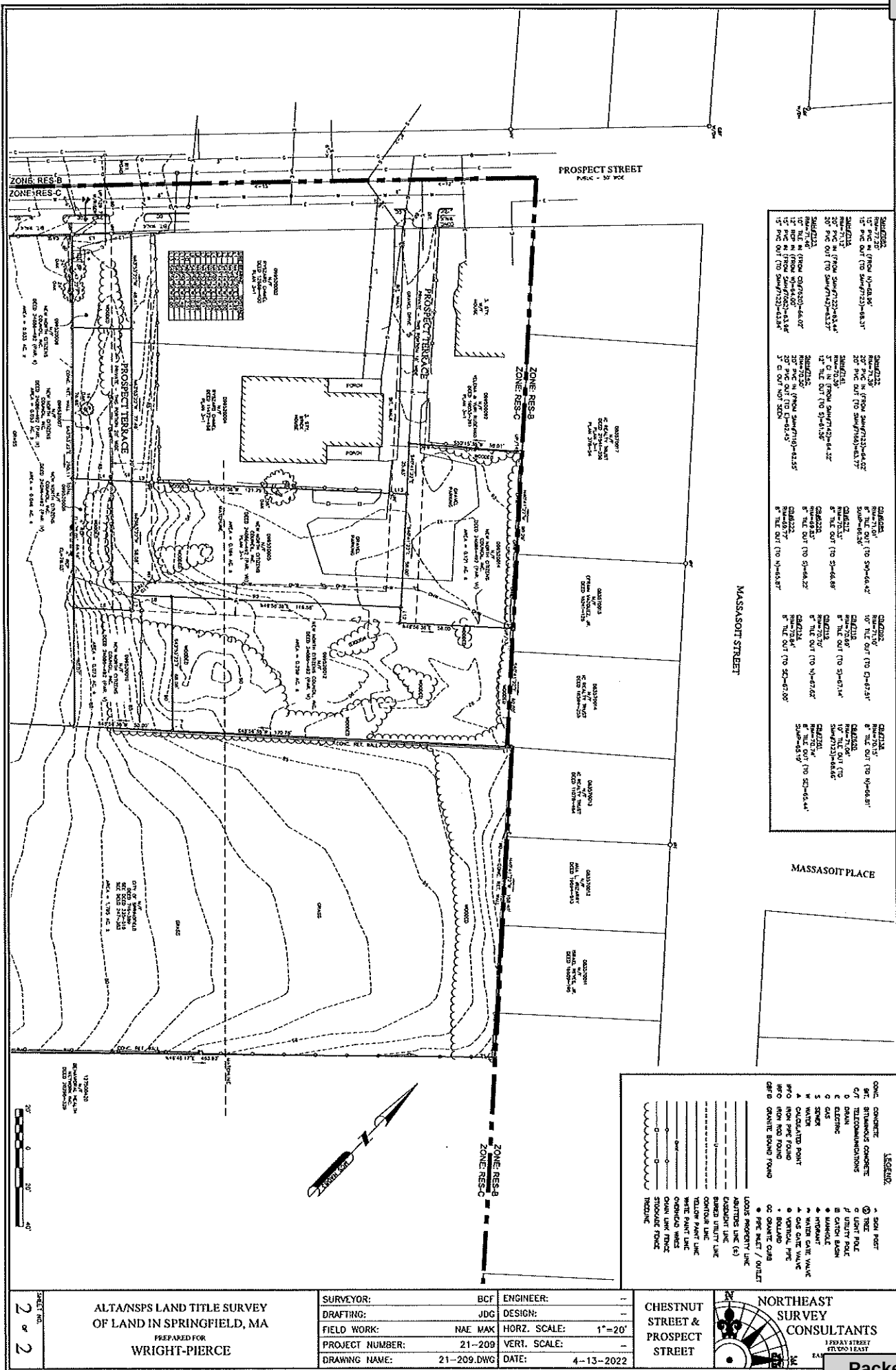
**TREE INSTALLATION: MULT-STEM**



## SHRUB PLANTING





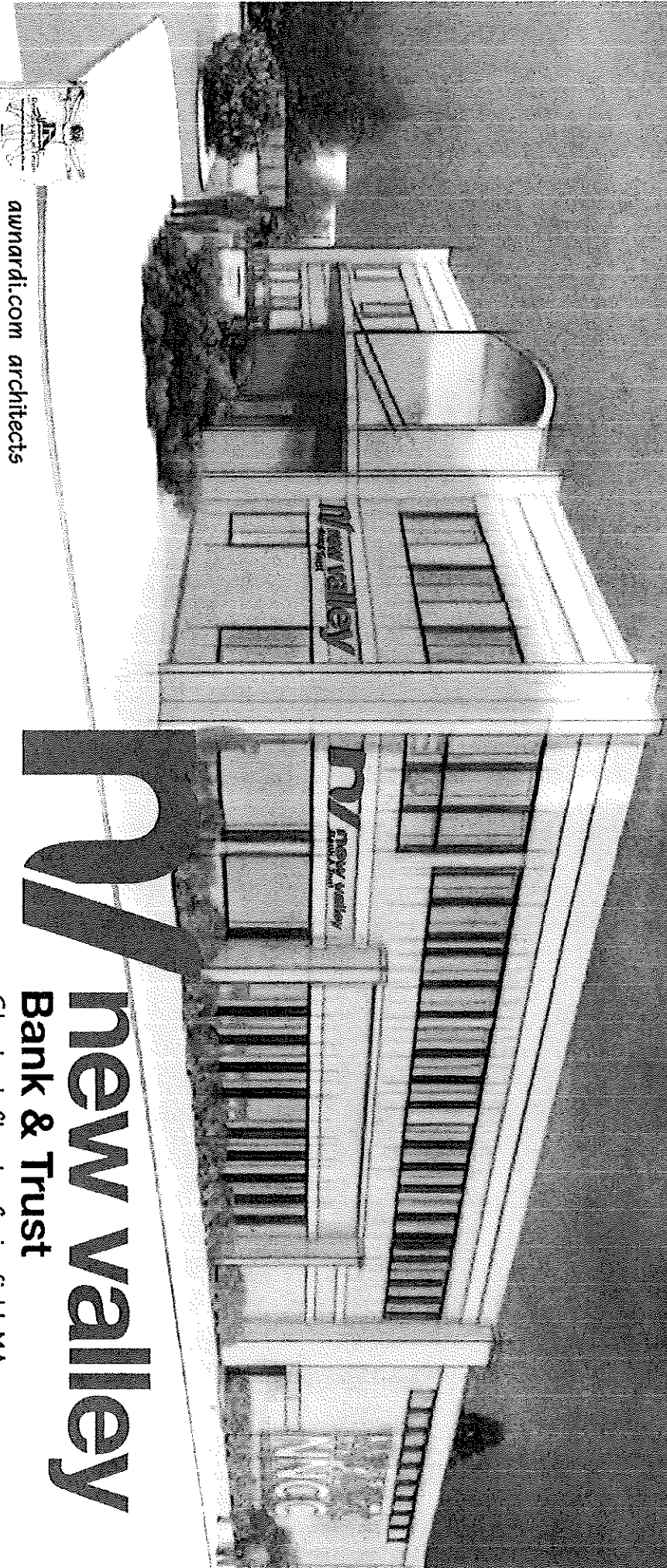




NEW NORTH CITIZENS COUNCIL

# Barbara Rivera Community Center

New Neighborhood Branch  
Walk-In Bank



awnardi.com architects

# new valley

Bank & Trust

Chestnut Street - Springfield, MA

# Barbara Rivera Community Center



MAYOR DOMENIC J. SARNO

U.S. REPRESENTATIVE RICHARD E. NEAL

MARIA LIGUS, EXECUTIVE DIRECTOR

JOSE CLAUDIO, CHIEF OPERATING OFFICER

## EXECUTIVE BOARD MEMBERS

BOARD MEMBER  
BOARD MEMBER  
BOARD MEMBER  
BOARD MEMBER  
BOARD MEMBER  
BOARD MEMBER  
BOARD MEMBER  
BOARD MEMBER  
BOARD MEMBER

BARBARA RIVERA COMMUNITY CENTER  
NEW NORTH COMMUNITY COUNCIL  
AND RELATED WORK AT 495 CHESTNUT STREET SPRINGFIELD, MA 01107

UNAR-DVAVINCI.jpg

Packet Pg. 86

RENDERING NOT TO SCALE



UNAR-DVAVINCI.jpg

UNAR-DVAVINCI.jpg

UNCOMO ARCHITECTURAL PICES  
A.W.N.A.R.D.I. ARCHITECT - A.W.N.A.R.D.I. @ COMCAST.NET - 413.246.8264

REVISION 5.3.2022

COVERSHEET

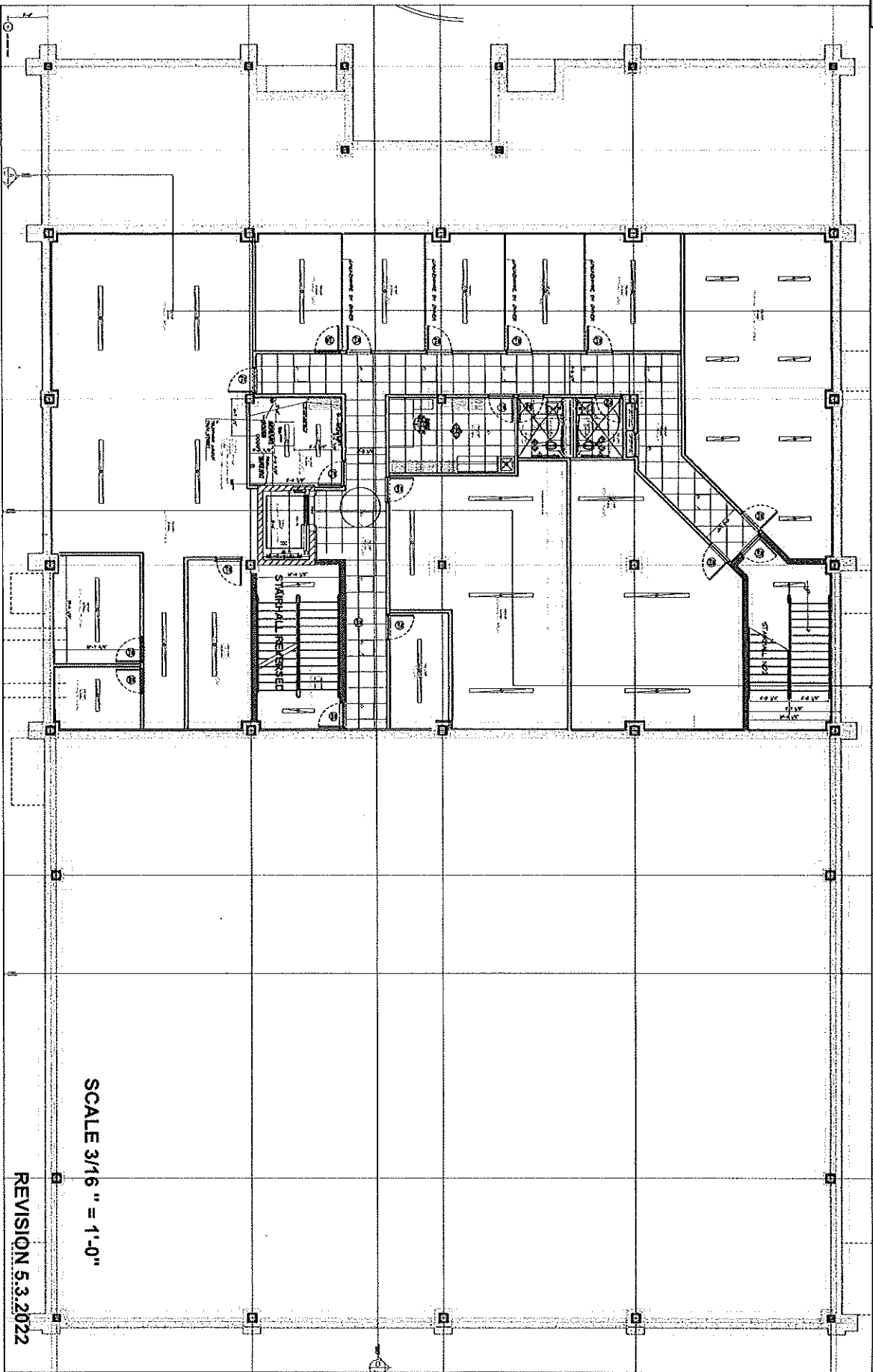
C-1

DATE:  
10.28.2022

PROJECT NO:  
20-334-0-01

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UNLESS NOT STAMPED  
AND SIGNED BY ARCHITECT

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UNLESS NOT STAMPED  
AND SIGNED BY ENGINEER



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UNLESS WE'VE ESTAMPED AND  
SIGNED BY ARCHITECT

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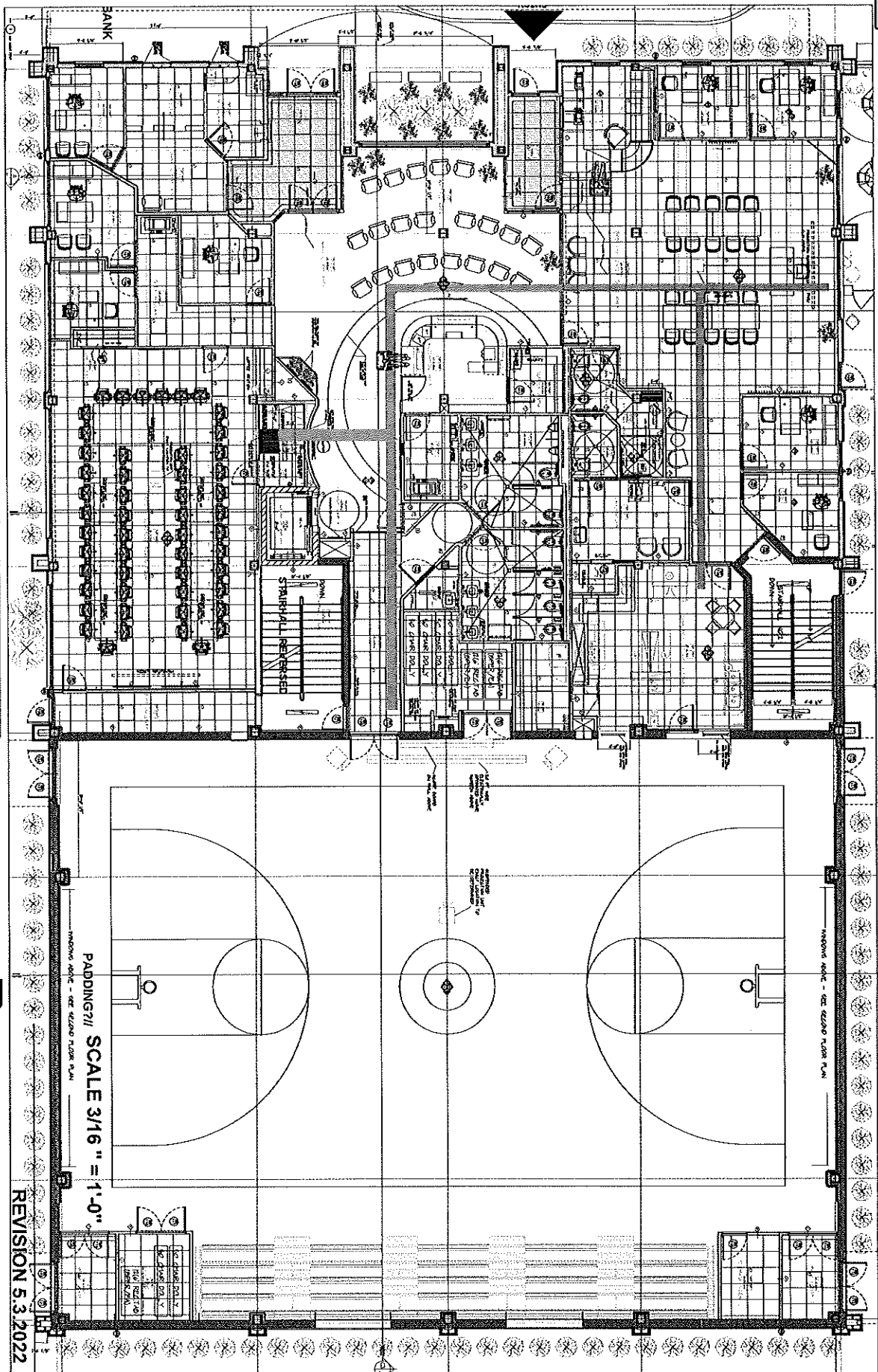
**UNCOMOT ARCHITECTURAL PLACES**  
A.W. NARDI, ARCHITECT - A.W.NARDI@COMCAST.NET - 413.246.8264

**BASEMENT FLOOR PLAN**  
**A-1**

DATE: 00.00.2022  
PROJECT NO: 20-934-0-01

**BARBARA RIVERA COMMUNITY CENTER**  
**NEW NORTH COMMUNITY COUNCIL**  
AND RELATED WORK AT 495 CHESTNUT STREET SPRINGFIELD, MA 01107

UNAP - DAVINCI



UNCOMCAST ARCHITECTURAL PLACES  
A.W. NARDI, ARCHITECT - A.W. NARDI@COMCAST.NET - 413.246.8264

UNCOMCAST ARCHITECTURAL PLACES  
A.W. NARDI, ARCHITECT - A.W. NARDI@COMCAST.NET - 413.246.8264

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UNCOMCAST ARCHITECTURAL PLACES  
A.W. NARDI, ARCHITECT - A.W. NARDI@COMCAST.NET - 413.246.8264

FIRST FLOOR PLAN

A-2

20-934-0-01

PROJECT NO:

DATE:

00.00.2022

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UNLESS NOTED OTHERWISE

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AND BROWN BY ENGINEER

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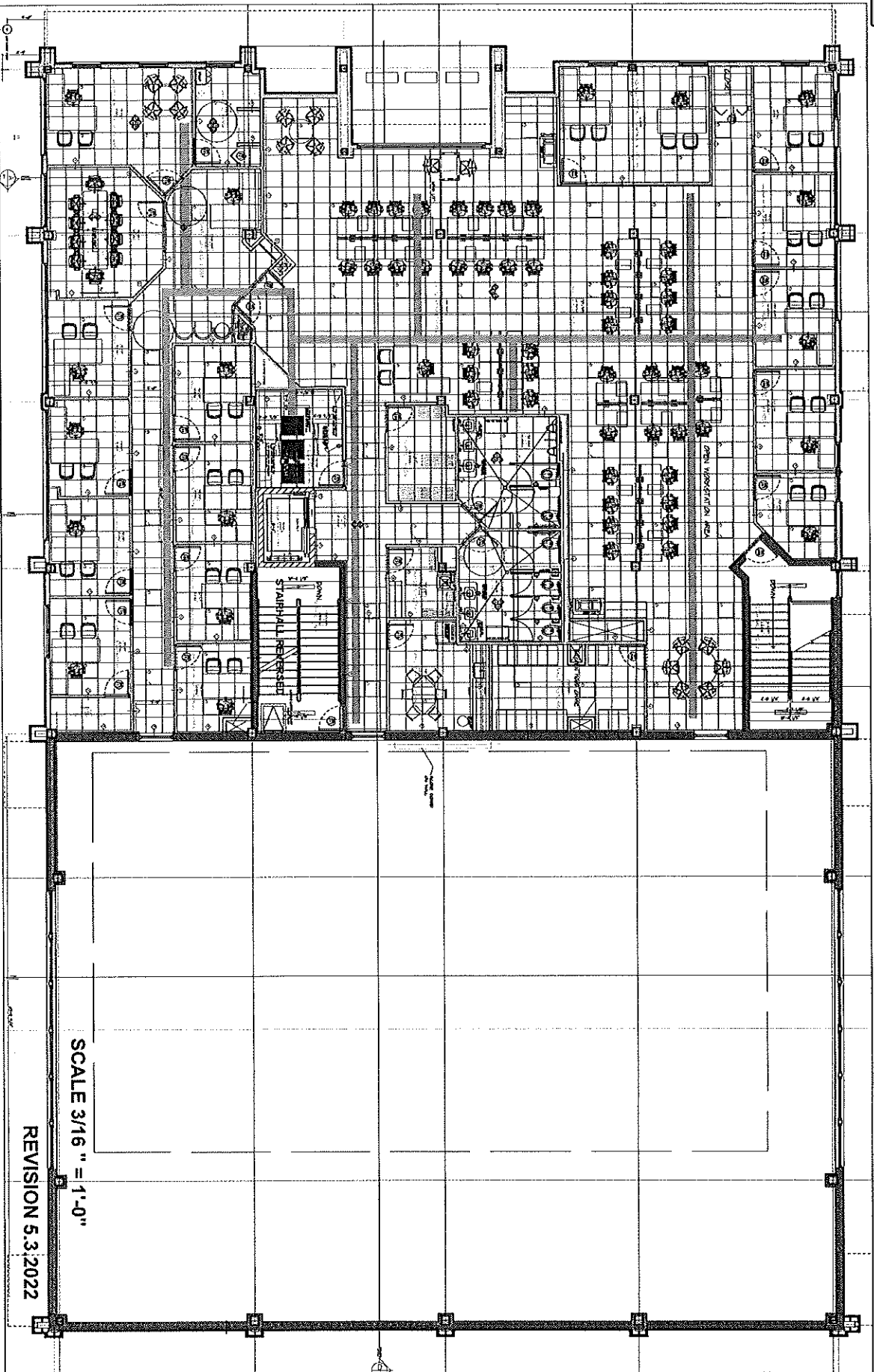
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AND BROWN BY ENGINEER

BARBARA RIVERA COMMUNITY CENTER  
NEW NORTH COMMUNITY COUNCIL  
AND RELATED WORK AT 495 CHESTNUT STREET SPRINGFIELD, MA 01107

UNAPPROVED




  
 CITY OF SPRINGFIELD, MASSACHUSETTS  
 DEPARTMENT OF PUBLIC WORKS  
 COMMUNITY DEVELOPMENT DIVISION  
 100 STATE STREET, 3RD FLOOR  
 SPRINGFIELD, MA 01103  
 TEL: 413.246.3254

CHAIRMAN/BOARD OF DIRECTORS  
 CUSTOMER SERVICE/INFORMATION  
 100 STATE STREET, 3RD FLOOR  
 SPRINGFIELD, MA 01103  
 TEL: 413.246.3254


  
**UNCOMMON ARCHITECTURAL PRACTICES**  
 A.M. WARD ARCHITECT - A.M.WARD@COMCAST.NET - 413.246.8264

SECOND FLOOR PLAN

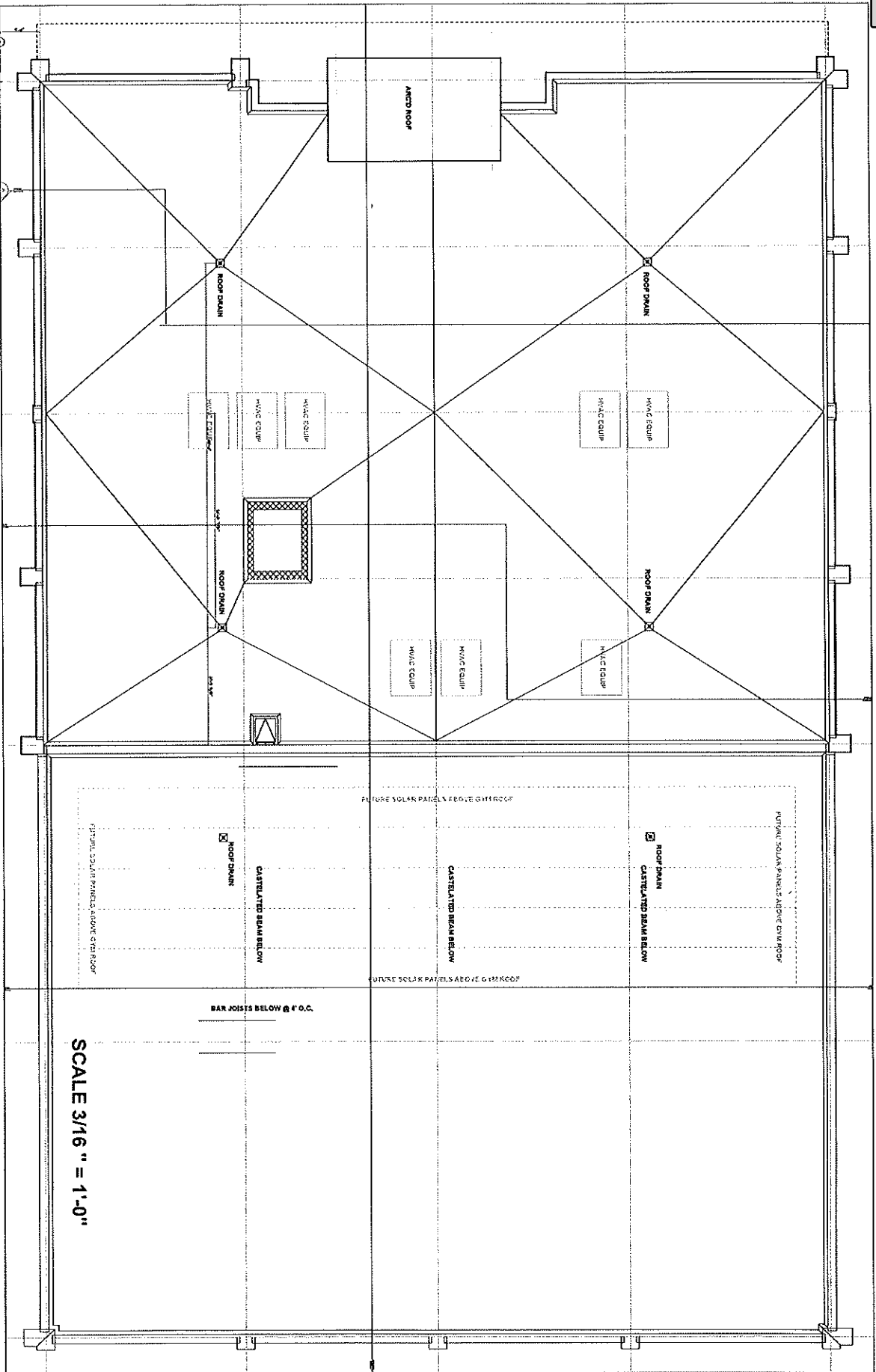
A-3

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 UNLESS NOTED OTHERWISE  
 DRAWN BY ARCHITECT  
 DATE: 06.00.2022  
 PROJECT NO: 20-934-0-01

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 AND BOUND BY ENGINEER

**BARBARA RIVERA COMMUNITY CENTER**  
**NEW NORTH COMMUNITY COUNCIL**  
 AND RELATED WORK AT 495 CHESTNUT STREET SPRINGFIELD, MA 01107

MAP-DRAWING



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AND SHOWN BY ENGINEER

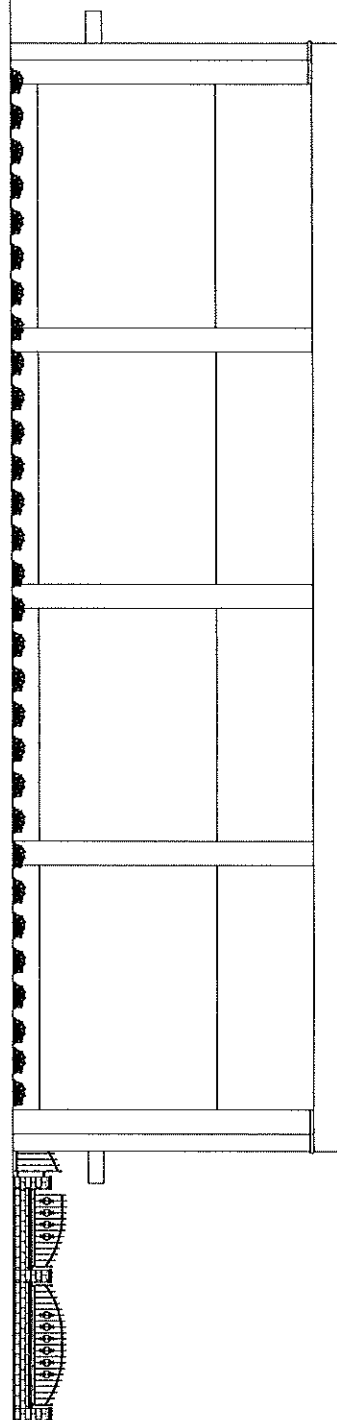
UNCOMOT ARCHITECTURAL PICES  
A.W. NARDI, ARCHITECT - A.W.NARDI@COMCAST.NET - 413.246.5264

REVISION 5.3.2022

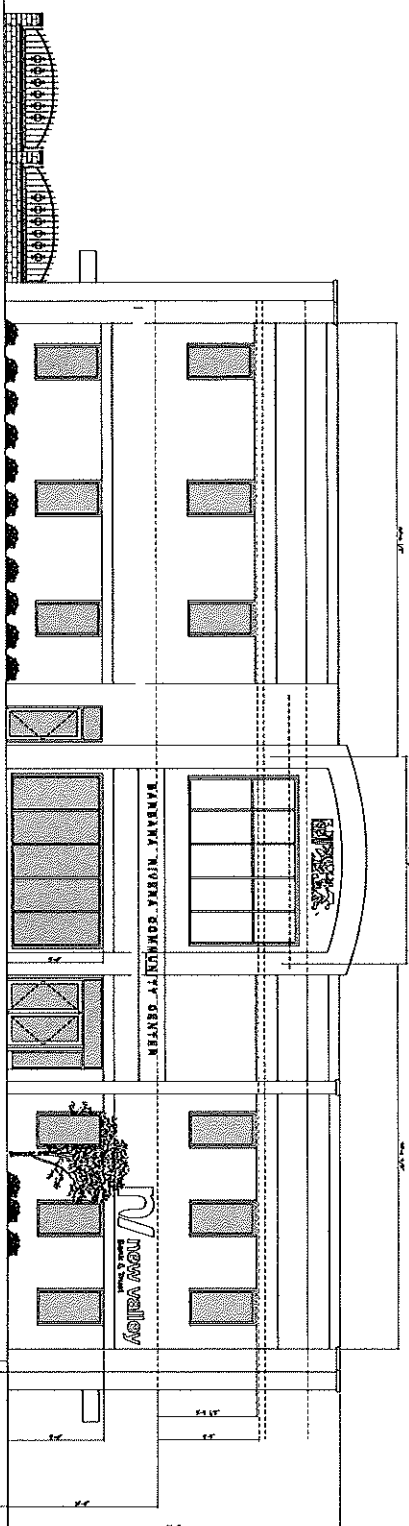
PROJECT NO: 20-934-0-01  
DATE: 00.00.2022

BARBARA RIVERA COMMUNITY CENTER  
NEW NORTH COMMUNITY COUNCIL  
AND RELATED WORK AT 495 CHESTNUT STREET SPRINGFIELD, MA 01107

UNAP-DRAWING



SOUTH ELEVATION



NORTH ELEVATION

NOTE: EIF TWO COLORS GREY AND SALMON AND ALTERNATE FAUX-BRICK

SCALE 3/16" = 1'-0"

REVISION 5.3.2022

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UNTIL THE WET STAMPED  
AND SIGNED BY ENGINEER

BARBARA RIVERA COMMUNITY CENTER  
NEW NORTH COMMUNITY COUNCIL  
AND RELATED WORK AT 495 CHESTNUT STREET SPRINGFIELD, MA 01107

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## N&S EXTERIOR ELEVATIONS

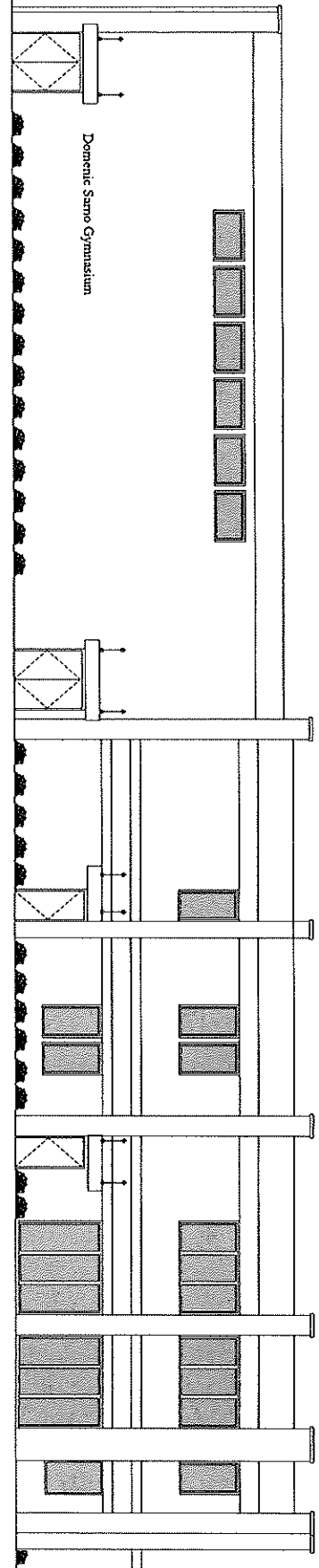
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NOT FOR CONSTRUCTION  
UNLESS WET STAMPED AND  
SIGNED BY ARCHITECT

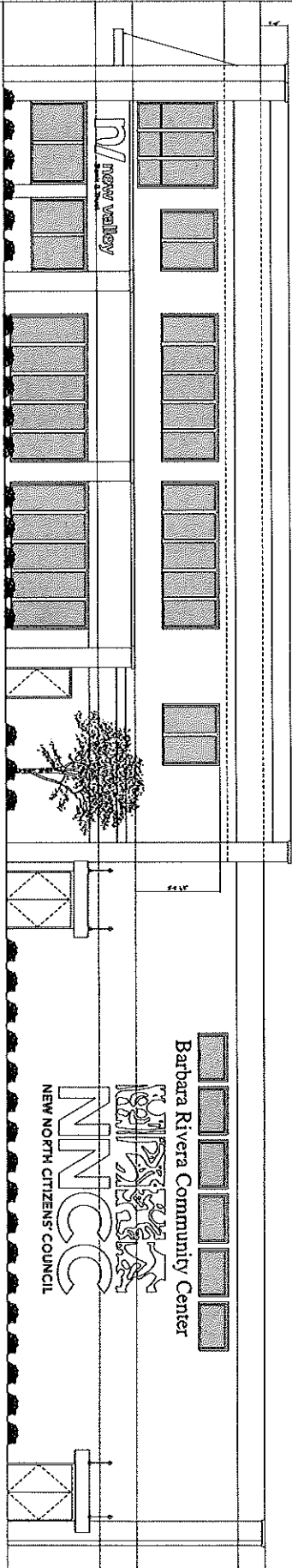
DATE:

PROJECT NO:

20-934-0-07



EAST ELEVATION



WEST ELEVATION

SCALE 3/16" = 1'-0"

REVISION 5.3.2022

BARBARA RIVERA COMMUNITY CENTER  
NEW NORTH COMMUNITY COUNCIL  
AND RELATED WORK AT 495 CHESTNUT STREET SPRINGFIELD, MA 01107

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SIGNED BY ARCHITECT

UNCOMMON ARCHITECTURE  
A.W. NARDI, ARCHITECT - A.W.NARDI@COMMONCAST.NET - 413.246.8284

UNCOMMON ARCHITECTURE  
A.W. NARDI, ARCHITECT - A.W.NARDI@COMMONCAST.NET - 413.246.8284

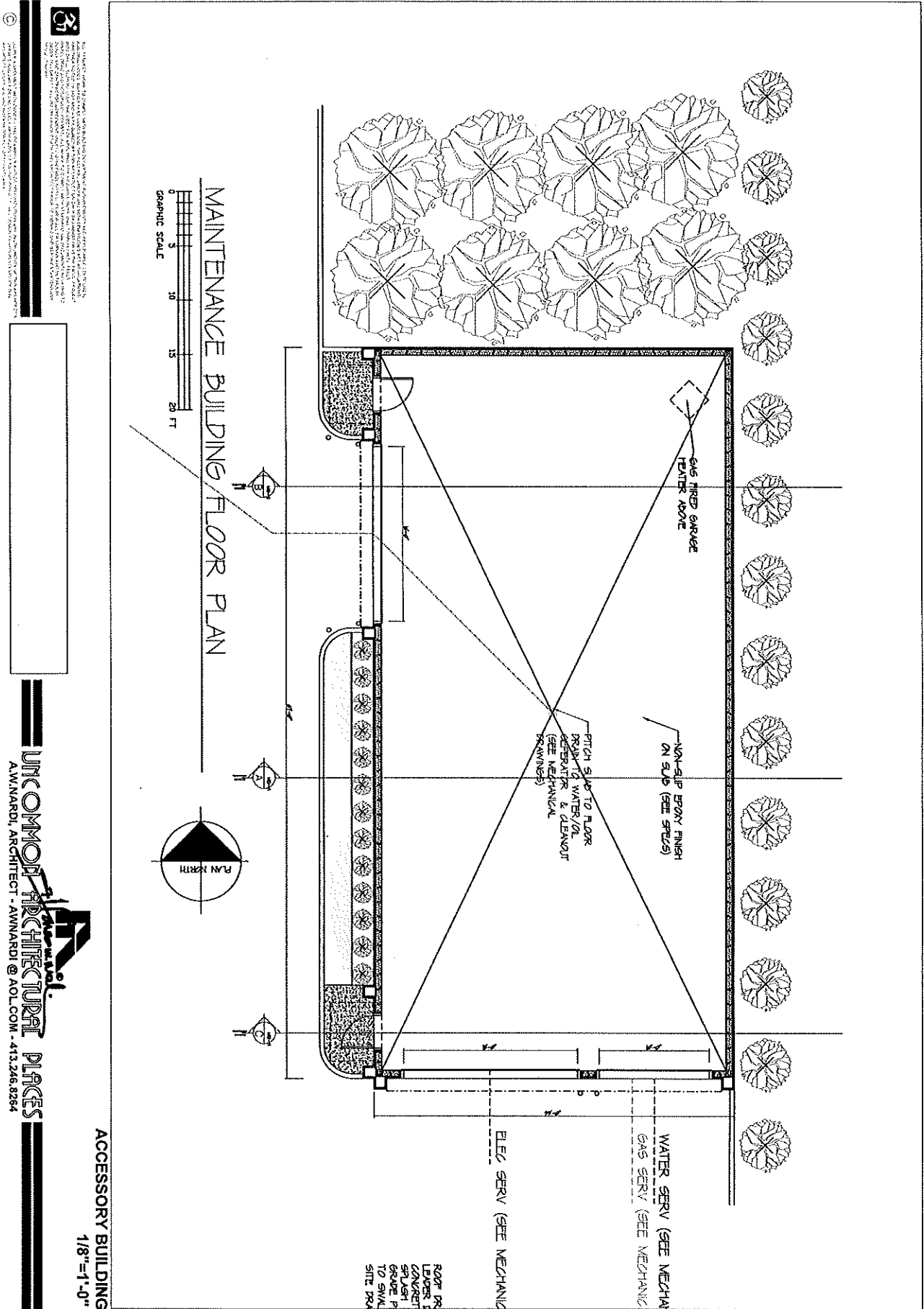
E&W EXTERIOR ELEVATIONS

A-6

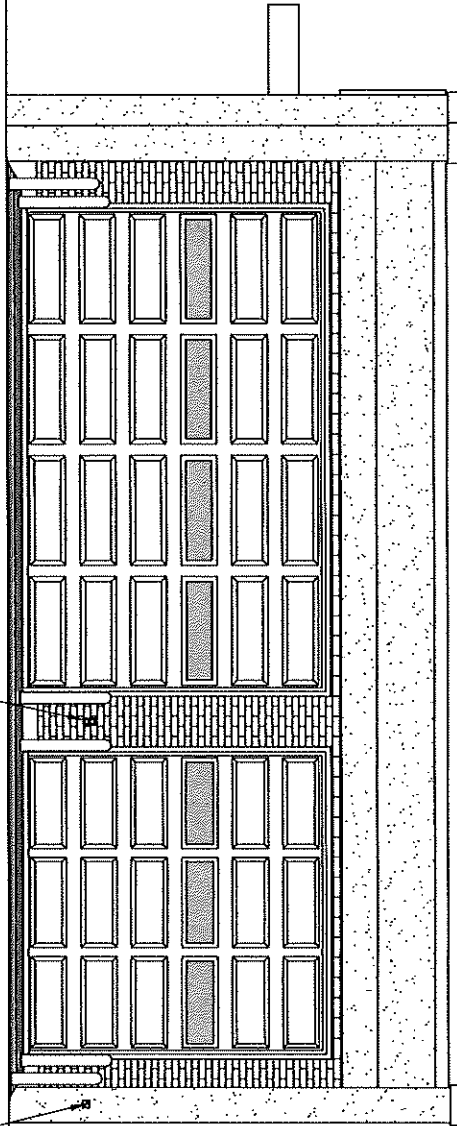
NOT FOR CONSTRUCTION  
UNLESS SET, STAMPED AND  
SIGNED BY ARCHITECT

DATE:  
00.00.2022  
PROJECT NO:

20-934-0-01



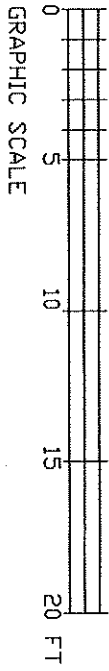
BARBARA RIVERA COMMUNITY CENTER  
NEW NORTH COMMUNITY COUNCIL  
AND RELATED WORK AT 495 CHESTNUT STREET SPRINGFIELD, MA 01107



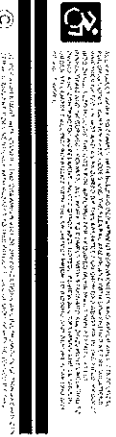
GFCI OUTLET (SWITCHED  
ON INTERIOR) SEE  
ELECTRICAL DRAWINGS

FREEZE PROOF HOSE BIP  
WITH SHUTOFF INSIDE  
(SEE PLUMBING) DRAWINGS

# MAINTENANCE BUILDING SOUTH ELEVATION



GRAPHIC SCALE



**AYNARDI ARCHITECTURAL PRACTICES**  
 AYNARDI, ARCHITECT - AYNARDI @ AOL.COM - 413.246.8264

ACCESSORY BUILDING  
 1/4"=1'-0"

SOUTH ELEVATION

MB-2

BARBARA RIVERA COMMUNITY CENTER  
 NEW NORTH COMMUNITY COUNCIL  
 AND RELATED WORK AT 495 CHESTNUT STREET SPRINGFIELD, MA 01107

NOT FOR CONSTRUCTION  
 UNLESS SPECIFICALLY  
 NOTED BY ARCHITECT

DATE: 01.30.2023  
 PROJECT NO: 20-934-0-01

BARBARA RIVERA COMMUNITY CENTER  
NEW NORTH COMMUNITY COUNCIL  
AND RELATED WORK AT 495 CHESTNUT STREET SPRINGFIELD, MA 01107

NOT FOR CONSTRUCTION  
UNLESS SPECIFICALLY  
NOTED OTHERWISE

NOT FOR CONSTRUCTION  
UNLESS SPECIFICALLY  
NOTED OTHERWISE

ACCESSORY BUILDING  
3/16"=1'-0"

EAST ELEVATION

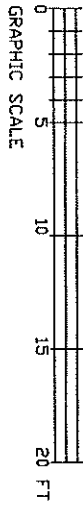
MB-3

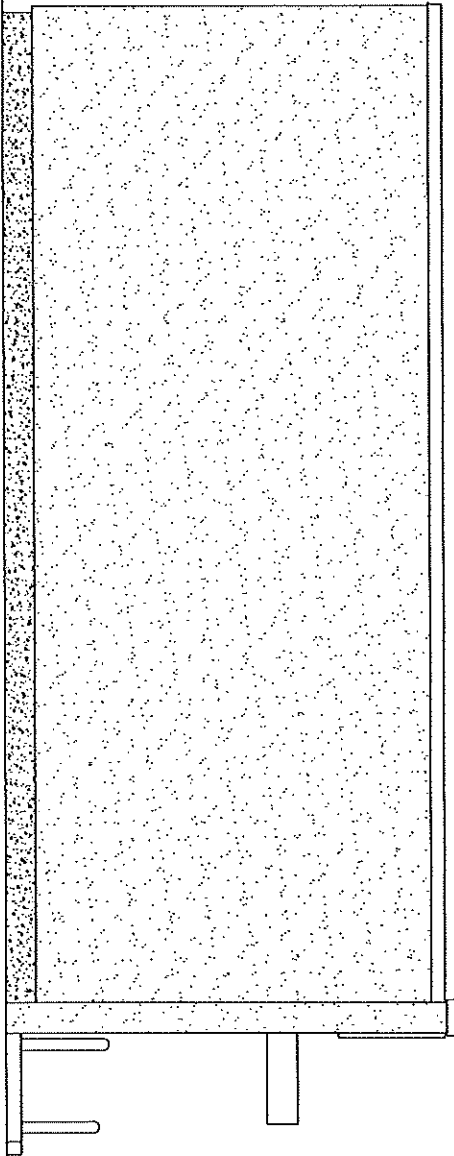
UNCOMMON ARCHITECTURAL PLACES  
A. V. NARDI, ARCHITECT - A. V. NARDI @ AOL.COM - 413.246.8264



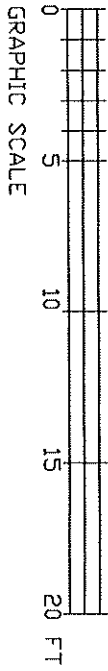
UNCOMMON ARCHITECTURAL PLACES  
A. V. NARDI, ARCHITECT - A. V. NARDI @ AOL.COM - 413.246.8264

MAINTENANCE BUILDING EAST ELEVATION





MAINTENANCE BUILDING NORTH ELEVATION



BARBARA RIVERA COMMUNITY CENTER  
NEW NORTH COMMUNITY COUNCIL  
AND RELATED WORK AT 495 CHESTNUT STREET SPRINGFIELD, MA 01107

NOT FOR CONSTRUCTION  
UNLESS APPROVED  
BY THE ARCHITECT

NOT FOR CONSTRUCTION  
UNLESS APPROVED  
BY THE ARCHITECT

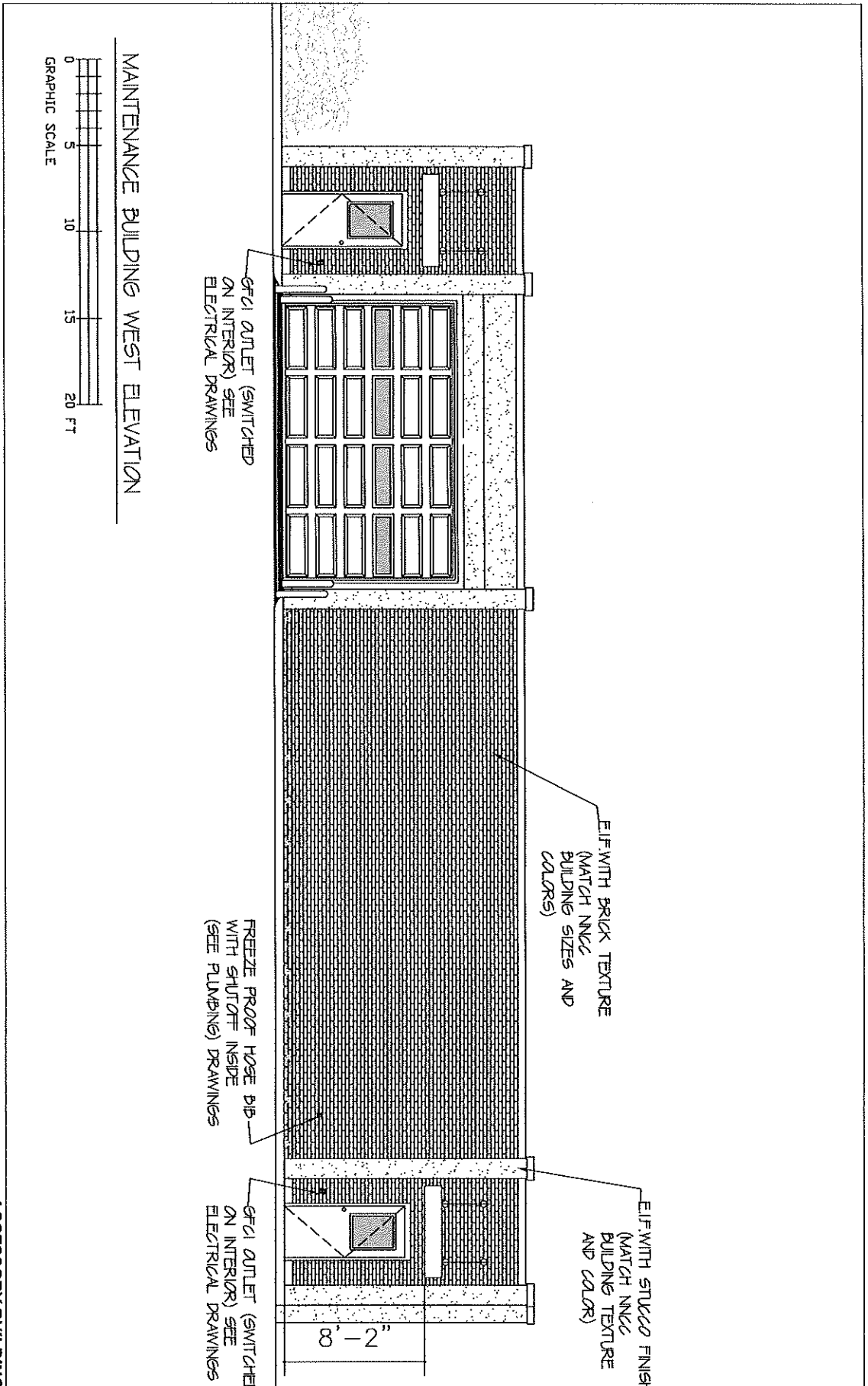
ACCESSORY BUILDING  
1/4"=1'-0"

NORTH ELEVATION

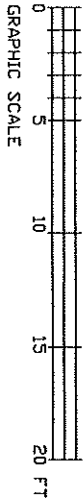
MB-4

UNCOMMON ARCHITECT PLACES  
A.VINARDI ARCHITECT - AVINARDI@AOL.COM - 413.246.8264

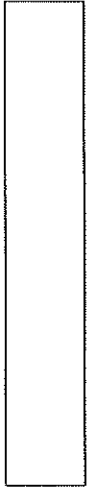




MAINTENANCE BUILDING WEST ELEVATION



THESE DRAWINGS ARE THE PROPERTY OF ANWARDI ARCHITECT. ANY REPRODUCTION OR DISTRIBUTION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF ANWARDI ARCHITECT IS STRICTLY PROHIBITED. ANY SUCH VIOLATION WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF ANWARDI ARCHITECT.



**ANWARDI ARCHITECT**  
ARCHITECTURAL PLACES  
ANWARDI ARCHITECT - ANWARDI @ AOL.COM - 413.246.8264

ACCESSORY BUILDING  
3/16"=1'-0"

WEST ELEVATION

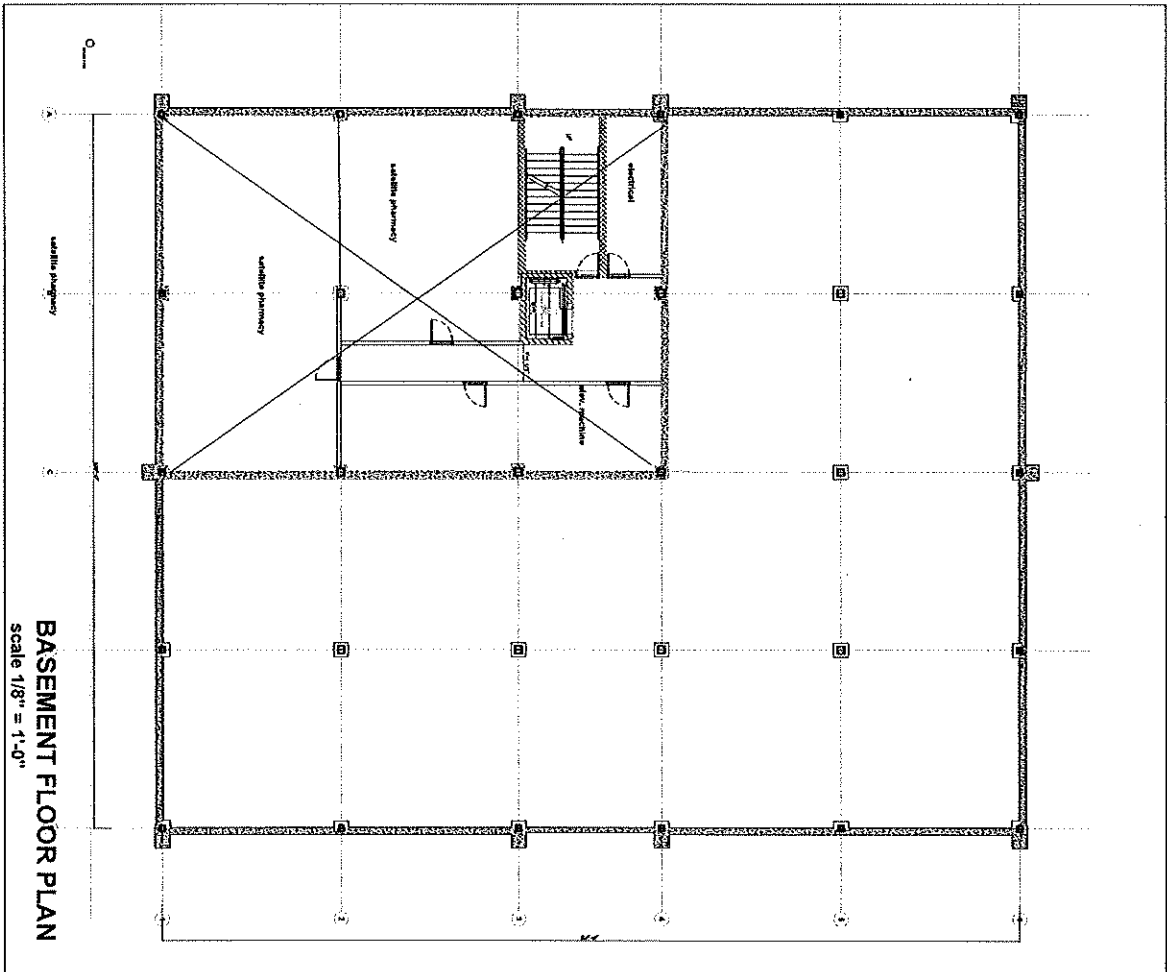
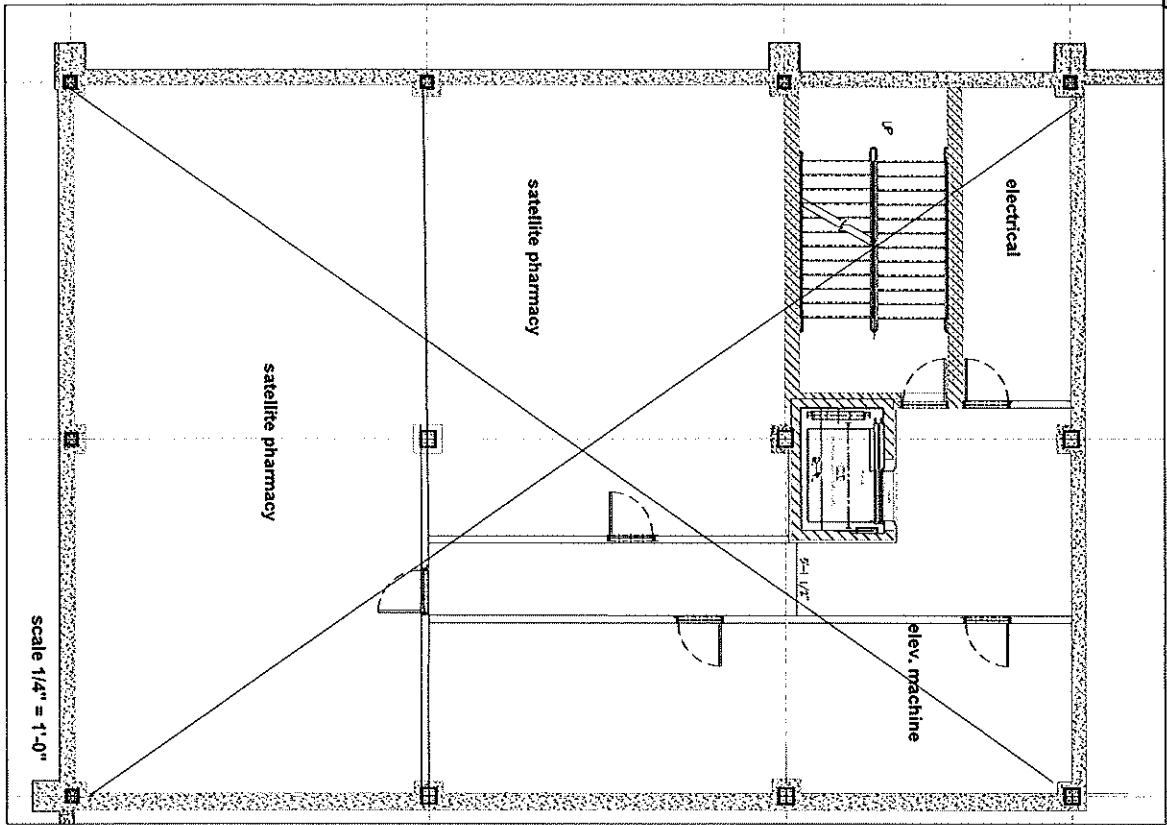
MB-5

DATE:  
01.30.2023  
PROJECT NO:  
20-9340-01

NOTES FOR THE ARCHITECT:  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING DEPARTMENT REGULATIONS AND THE MASSACHUSETTS STATE BOARD OF BUILDING OFFICIALS.

NOTES FOR THE ARCHITECT:  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING DEPARTMENT REGULATIONS AND THE MASSACHUSETTS STATE BOARD OF BUILDING OFFICIALS.

BARBARA RIVERA COMMUNITY CENTER  
NEW NORTH COMMUNITY COUNCIL  
AND RELATED WORK AT 495 CHESTNUT STREET SPRINGFIELD, MA 01107



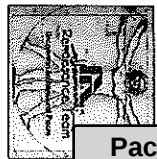
**T.E.A.M.**  
REHAB & WELLNESS

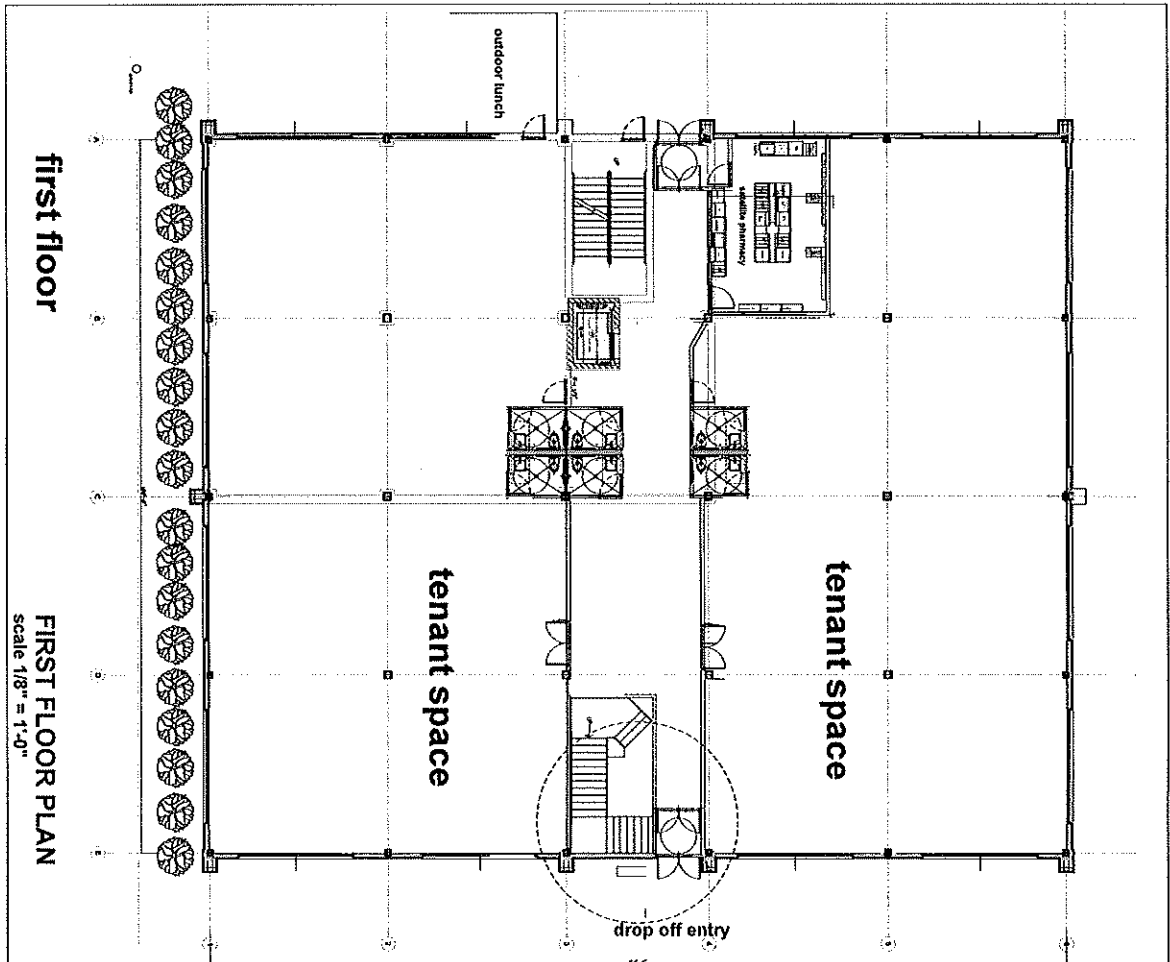
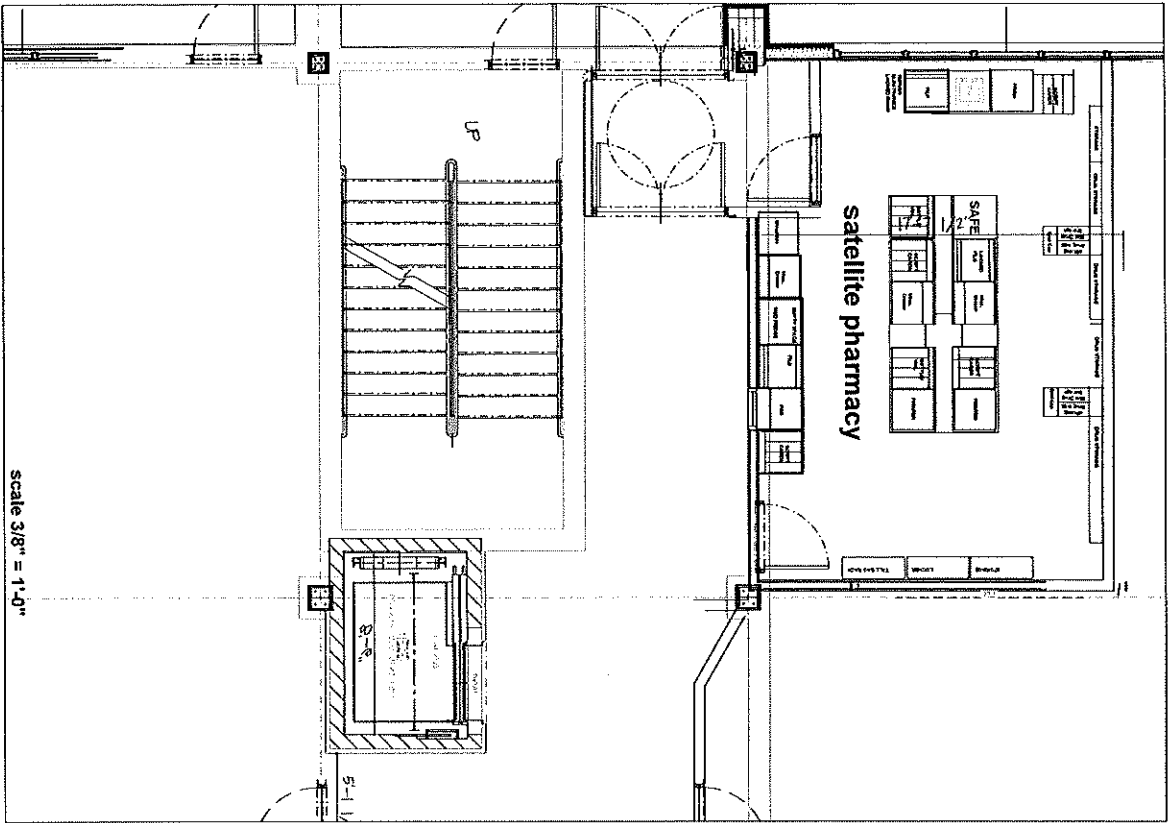
**UNCOMMON ARCHITECTURAL PLACES**  
A.W. NARDI, ARCHITECT - A.W.NARDI@COMCAST.NET - 413.246.8284

**BASEMENT FLOOR PLAN**  
A-1

NOT FOR CONSTRUCTION  
UNLESS NOT SHOWN  
AND SIGNED  
DATE: 01-27-2022  
PROJECT NO: 22-069-0-01

**NEW OFFICES/CLINIC-NEW NORTH CAMPUS**  
**T.E.A.M. REHAB AND WELLNESS**  
AND RELATED WORK - 495 CHESTNUT STREET SPRINGFIELD, MA 01107





**T.E.A.M.**  
REHAB & WELLNESS

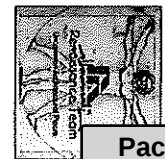
**UNCOMMON ARCHITECTURAL PLACES**  
A.W.N.A.R.D.I. ARCHITECT - A.W.N.A.R.D.I.@COMCAST.NET - 413.246.8264

**FIRST FLOOR PLAN**  
A-2

DATE: 01-27-2023  
PROJECT NO: 22-069-0-01  
NOT FOR CONSTRUCTION  
UNLESS NOTED OTHERWISE  
AND SIGNED

# NEW OFFICES/CLINIC-NEW NORTH CAMPUS T.E.A.M. REHAB AND WELLNESS

AND RELATED WORK - 495 CHESTNUT STREET SPRINGFIELD, MA 01107



# it space

possible future bathroom location  
upper floor

# nt space

upper floor  
possible future bathroom location

**Scale 3/8" = 1'-0"**

Upper two



# TE.A.M.

UFCOMMOT ARCHITECTURAL PLACES  
A.W.NARDI, ARCHITECT - A.W.NARDI@COMCAST.NET - 413.246.8266

## SECOND FLOOR PLAN

22-069-0-01

PROJECT NO.

01-27-2023

NOT FOR CONSTRUCTION  
VALUES WET STAMPED  
AND DATED

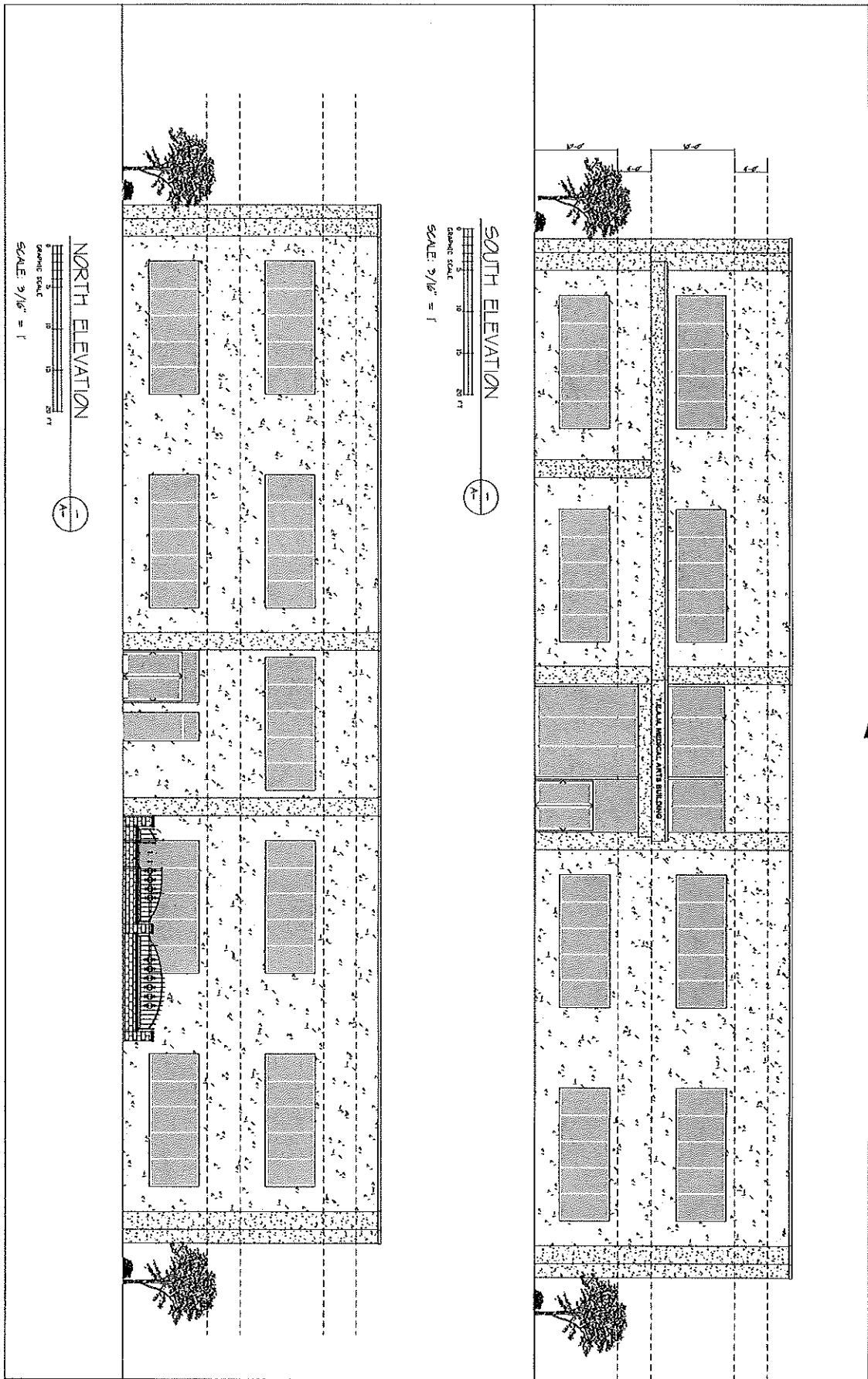
NEW OFFICES/CLINIC-NEW NORTH CAMPUS  
T.E.A.M. REHAB AND WELLNESS

AND RELATED WORK - 495 CHESTNUT STREET SPRINGFIELD, MA 01107



**Kempston Scan**  
The Scan Experts

Packet Pg. 100



# NEW OFFICES/CLINIC-NEW NORTH CAMPUS T.E.A.M. REHAB AND WELLNESS

AND RELATED WORK - 495 CHESTNUT STREET SPRINGFIELD, MA 01107



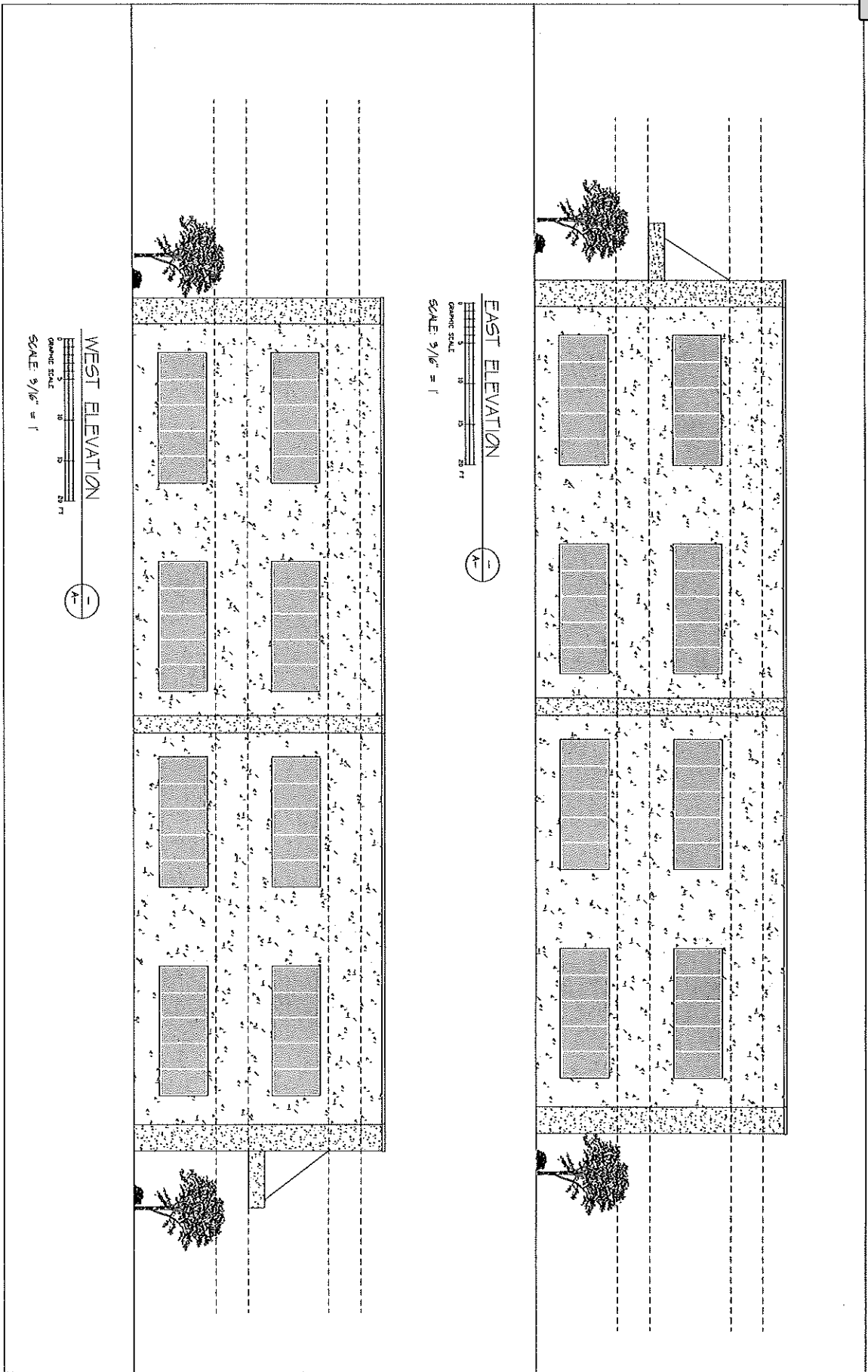
**T.E.A.M.**  
REHAB & WELLNESS

UNCOMMON ARCHITECTURAL PRACTICES  
ALAN NARDI ARCHITECT - ALAN.NARDI@COMMONCAST.NET - 413.246.8264

EXTERIOR ELEVATIONS

A-4

NOT FOR CONSTRUCTION  
UNLESS NOTED  
AND REVISION  
DATE: 01-27-2023  
PROJECT NO: 22-069-0-01



# NEW OFFICES/CLINIC-NEW NORTH CAMPUS T.E.A.M. REHAB AND WELLNESS

AND RELATED WORK - 495 CHESTNUT STREET SPRINGFIELD, MA 01107



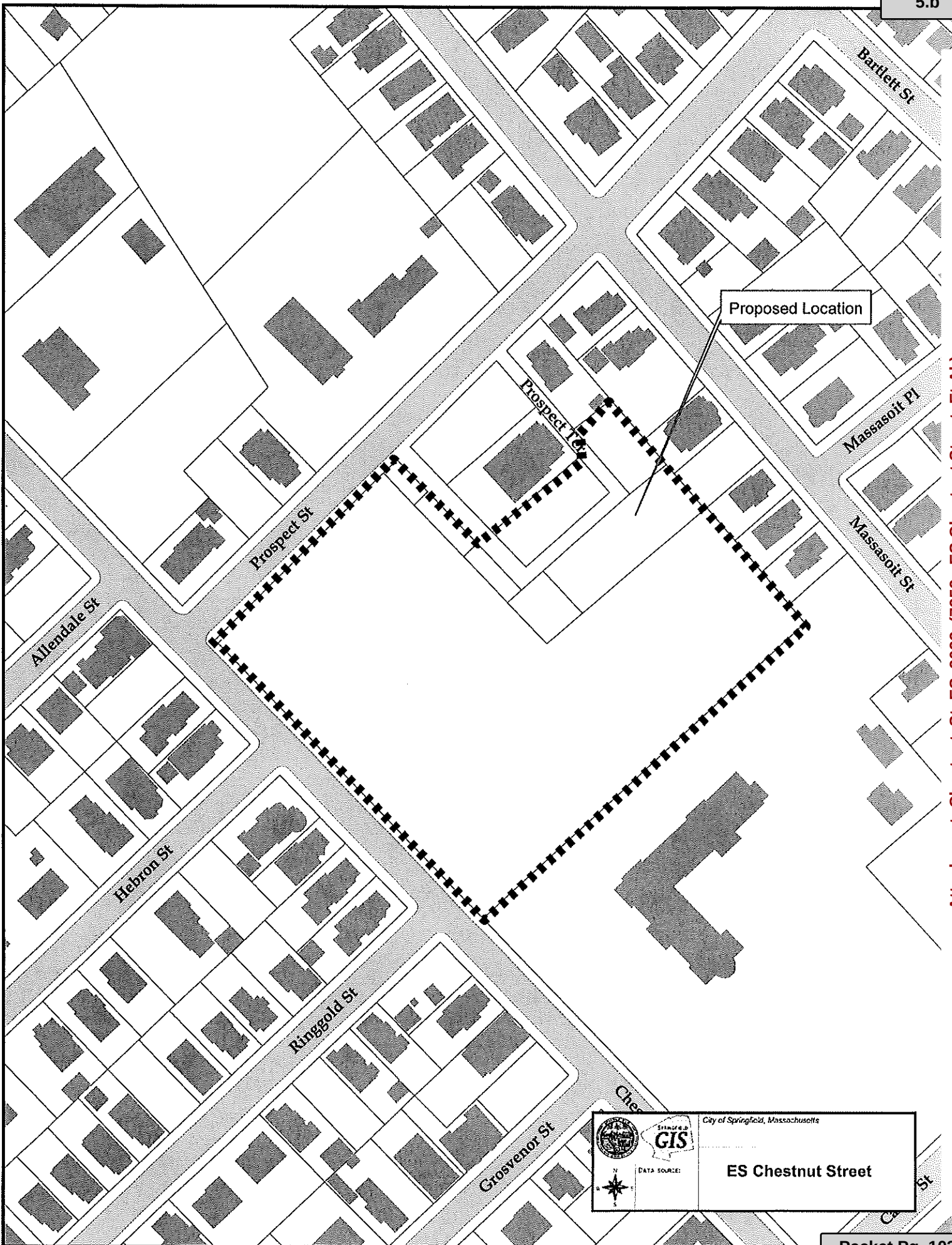
**T.E.A.M.**  
REHAB & WELLNESS

**UNCOMMON ARCHITECTURAL PRACTICES**  
ALVINARDI, ARCHITECT - ALVINARDI@COMMONCAST.NET • 413.246.8264

EXTERIOR ELEVATIONS

A-5

NOT FOR CONSTRUCTION  
UNLESS NOTED OTHERWISE  
DATE: 01-27-2023  
PROJECT NO: 22-069-0-01



Attachment: Chestnut\_St\_ES\_2023 : ES Chestnut Street, Et.Al.

|                                                                                                      |                                    |
|------------------------------------------------------------------------------------------------------|------------------------------------|
| <br>DATA SOURCE: | City of Springfield, Massachusetts |
|                                                                                                      | <b>ES Chestnut Street</b>          |



**City Council**  
36 Court Street  
Springfield, MA 01103

Meeting: 03/27/23 07:00 PM  
Department: Department of Public Works  
Category: General  
Prepared By: Hector Velez  
Initiator: Hector Velez  
Sponsors:  
DOC ID: 7309

**SCHEDULED**

**PETITION (ID # 7309)**

## **23-02 Rifle Street One Way**

**23-02**

### **CITY OF SPRINGFIELD**

In City Council March 27, 2023

**ORDERED**, that the Rules of the Road approved September 8, 1936, as amended be further amended by striking out under Sections 2 through 13 of Article V, the following:

**RIFLE STREET.** Two-way North and South Traffic Pattern from Central Street to Chester Street.

**AND**, further amending by inserting under Section 1(b) of Article V "One Way Southbound", as follows:

**RIFLE STREET.** From Central Street to Chester Street.



Attachment: Rifle St map (7309 : 23-02 Rifle Street One Way)



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

**Monday, February 6, 2023**

**Meeting Hour:  
10:15 A.M**

**LOCATION:**

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

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

**ACCEPT MINUTES OF THE MEETING OF November 7 , 2022**

**New items:**

**23-1 Traffic Commission Election.** Per City Ordinance the election of Traffic Commission Officers shall be held at the first Traffic Commission Meeting of the new calendar year.

**23-2 Rifle Street.** To change Rifle Street one way from Central Street to Chester Street southerly direction.

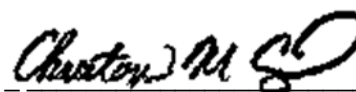
**23-3 Traffic Control Agreement.** Approval of the TCA of Tapley Street and St James Avenue.

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

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

To Provide for Public Comment on this petition in writing prior to or within five days after the hearing:  
Mail: Department of Public Works, Attn: Board of Public Works, 70 Tapley Street, Springfield, MA 0110  
or Email: HVelez@springfieldcityhall.com

By: \_\_\_\_\_



**Christopher M. Cignoli, Secretary  
Springfield Traffic Commission**

Attachment: 2-6-2023 Agenda (7309 : 23-02 Rifle Street One Way)



## **CITY OF SPRINGFIELD TRAFFIC COMMISSION MEETING**

### **TRAFFIC COMMISSION REGULAR MEETING MINUTES FOR FEBRUARY 6, 2023. MEETING CALLED TO ORDER AT 10:17 A.M., QUOREM MET. ROLL CALL FOR MEETING, THOSE PRESENT:**

Danny Baro, chairman (Springfield Parking Authority)  
 Robert Shewchuk, (Lawyer for Law department)  
 Hector Velez, Secretary (Department of Public Works)  
 Lt. Mel Kwatowski, member (Springfield Police Department)  
 Councilwoman Kateri Walsh  
 Fred Shubrick, member  
 Deputy Chief Michael Hess (Springfield Fire Department)

### **ALSO IN ATTENDANCE:**

Patrick Long, (Law Department administrative aide)  
 Members of Public:

### **COVID-19 MESSAGE**

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

THE COMMISSION HAS A MOMENT OF SILENCE FOR CLODO COCEPETION WHO PASSED AWAY RECENTLY, PRAYERS AND THANKS FOR THE YEARS OF SERVICE SIR.

### **PAST MEETING MINUTES**

Meeting minutes for September 12, 2022 need vote by the Commission.

**MOTION MADE:** Lt. KWATOWSKI, 2<sup>nd</sup> DANNY BARO

**ROLL CALL VOTE:** Lt. MEL KWATOWSKI YES, DANNY BARO YES, HECTOR VELEZ YES, , KATERI WALSH YES, FRED SHUBRICK YES, ROBERT SHEWCHUK YES, Dep. HESS YES, RESOLUTION PASSED.

Added note to last meeting there will be no speed bumps produced for the resolution 22-22 per the board from last meeting.

### **NEW ITEMS:**

**23-1 Traffic Commission Election.** Per City Ordinance the election of Traffic Commission Officers Shall be held at the first Traffic Commission Meeting of the new calendar year.

The election of a new chairman is being taken. The new chairman is Danny Baro. Hector Velez is now also voted as the secretary. Co-chairman Fred Shubrick.

**MOTION MADE:** FRED SHIBRICK, 2<sup>nd</sup> ROBERT SHEWCHUK



## **CITY OF SPRINGFIELD TRAFFIC COMMISSION MEETING**

**ROLL CALL VOTE:** Lt. MEL KWATOWSKI YES, DANNY BARO YES, HECTOR VELEZ YES, KATERI WALSH YES, FRED SHUBRICK YES, ROBERT SHEWCHUK YES, Dep. HESS, RESOLUTION PASSED.

### **23-2 Rifle Street. To change Rifle Street one way from Central Street to Chester Street southerly direction.**

The complaint to the commission is parkers block both sides of the road causing congestion and a possible public safety issue morning and afternoons especially.

Discussion of the streets lay out and which ones are one way and where the rest of the one way will be.

Mr. Velez stated they will need new do not enter signs here.

Atty Shewchuk asking the fire dept if there is any issue turning a one way.

Dep. Hess says no issues that he can see at this time.

Councilwoman Walsh asked who requested it?

Velez stated it was the dpw that request due to the congestion and they feel it is unsafe.

**MOTION MADE:** ROBERT SHEWCHUK, 2<sup>ND</sup> FRED SHUBRICK

**ROLL CALL VOTE:** Lt. MEL KWATOWSKI YES, DANNY BARO YES, HECTOR VELEZ YES, KATERI WALSH YES, FRED SHUBRICK YES, ROBERT SHEWCHUK YES, Dep. HESS, RESOLUTION PASSED.

### **23-3 Traffic Control Agreement. Approval of the TCA of Tapley Street and St James Avenue**

This is for the around about at the this location for the state project and dpw project.

**MOTION MADE:** ROBERT SHEWCHUK, 2<sup>ND</sup> FRED SHUBRICK

**ROLL CALL VOTE:** Lt. MEL KWATOWSKI YES, DANNY BARO YES, HECTOR VELEZ YES, KATERI WALSH YES, FRED SHUBRICK YES, ROBERT SHEWCHUK YES, Dep. HESS, RESOLUTION PASSED.

### **ADJOURNMENT**

**MOTION MADE:** DANNY BARO, 2<sup>ND</sup> Lt. KWATOWSKI

**ROLL CALL VOTE:** Lt. MEL KWATOWSKI YES, DANNY BARO YES, HECTOR VELEZ YES, KATERI WALSH YES, FRED SHUBRICK YES, ROBERT SHEWCHUK YES, Dep. HESS YES, RESOLUTION PASSED.

**MEETING ENDS 10:34A.M.**

**NEXT MEETING APRIL 3, 2023.**



**City Council**  
36 Court Street  
Springfield, MA 01103

**SCHEDULED**

**PETITION (ID # 7310)**

Meeting: 03/27/23 07:00 PM  
Department: Department of Public Works  
Category: Street Name Change  
Prepared By: Hector Velez  
Initiator: Hector Velez  
Sponsors:  
DOC ID: 7310

## **Honorary Sign- in Honor of Ron Johnson.**

### **NOTICE OF MEETING SPRINGFIELD TRAFFIC COMMISSION**

**Monday, March 6, 2023**

**Meeting Hour: 10:15 A.M**

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

This meeting will be held utilizing remote participation technology via ZOOM.

**ACCEPT MINUTES OF THE MEETING OF FEBRUARY, 2022**

**New items:**

**23-5 Honorary Sign. In honor of "Ron Johnson Way" at Rutland Street.**

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

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

To Provide for Public Comment on this petition in writing prior to or within five days after the hearing:

Mail: Department of Public Works, Attn: Board of Public Works, 70 Tapley Street, Springfield, MA 01104 or Email: Hvelez@springfieldcityhall.com

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

**Monday, March 6, 2023**

**Meeting Hour:**  
**10:15 A.M**

**LOCATION:**

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

This meeting will be held utilizing remote participation technology via ZOOM.

**ACCEPT MINUTES OF THE MEETING OF FEBRUARY, 2022**

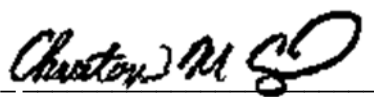
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**23-5 Honorary Sign.** In honor of "Ron Johnson Way" at Rutland Street.

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 Mail: Department of Public Works, Attn: Board of Public Works, 70 Tapley Street, Springfield, MA 01103  
 or Email: [HVElez@springfieldcityhall.com](mailto:HVElez@springfieldcityhall.com)

By:   
 Christopher M. Cignoli, Secretary  
 Springfield Traffic Commission

Attachment: 3-6-2023 Agenda 1 (7310 : Honorary Sign- in Honor of Ron Johnson.)

---

## UPPER HILL RESIDENT'S COUNCIL

---

215 Norfolk Street  
Springfield, MA 01109  
(413) 273-4979  
[upperhillresidentcouncil@gmail.com](mailto:upperhillresidentcouncil@gmail.com)

February 3, 2023

Donna Johnson, Wife of Ronn Johnson

RE: Request for Letter of Support renaming Rutland Street to Ronn Johnson Street

Dear Mrs. Johnson:

The Upper Hill Resident's Council supports the renaming of Rutland Street in honor of Ronn Johnson, former Executive Director for Martin Luther King Family Services located on 3 Rutland Street, Springfield, Ma 01109. It is with great pleasure to be able to support you in this renaming project.

Martin Luther King Family Services is the corner stone for the Upper Hill neighborhood support activities and surrounding businesses. In addition, MLK has offered Family Support Programs, MLK Food Pantry, Public Health Programs, Youth and Job Programs... just to name a few.

Donna Johnson continues to honor her husband's memory and we at the Upper Hill Resident's Council want to support her endeavor to rename Rutland Street to the Ronn Johnson Street.

For additional information, please contact me at the above email and telephone number and I will be available to answer any questions you may have.

Sincerely,



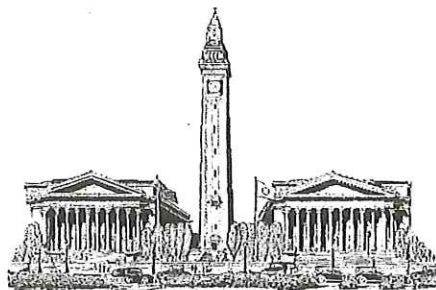
Adrienne Osborn, President  
Upper Hill Resident's Council  
215 Norfolk Street  
Springfield, MA 01109

**DEPARTMENT OF  
PUBLIC WORKS**

**ENGINEERING DIVISION**

70 TAPLEY STREET  
SPRINGFIELD, MA 01104

413-787-6210 413-787-6029 FAX



**CITY OF SPRINGFIELD  
MASSACHUSETTS**

**Honorary Street Sign Policy and Application**

**PURPOSE OF PROGRAM**

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

**PROCEDURES**

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

**CRITERIA FOR REVIEW**

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

## SIGN COSTS

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

## GENERAL CONDITIONS

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

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

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

## City of Springfield Honorary Street Sign Application

### APPLICANT INFORMATION

**\*Please print clearly**

Applicant's Name: Donna Johnson, Ronald Johnson

Organization/Company: Wife and son of Ronn Johnson

Street Address: 1432 Plumtree Rd. 01119

Telephone: (413) 204-0145 E-mail: donna0616@aol.com

### HONORARY NAME REQUEST

#### NAME OF HONOREE:

Ronn Johnson  
(As it would appear on the Street Name Sign)

#### LOCATION:

Rutland Avenue *Street*

### Criteria for NAME REQUEST

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

#### Historical and/ or Cultural Influence to the City:

Ronn spent his entire adult life working to make the city of Springfield, especially the community surrounding Mason Square, a better place.

#### Clearly Defined Community or Public Contribution Made by the Honoree:

Ronn worked at W. W. Johnson Life Center and Dunbar Community Center before working for the Center for Human Development for 13 years. While he was working at CHD, Ronn founded the City-wide Violence Prevention Task Force, aimed at reducing gun violence and making the streets of Springfield a safer place for youth. Following his tenure at CHD, Ronn was named Director for Community Responsibility at MassMutual where he worked to bring resources into the Springfield community.

In 2012, after years of service as a member of the board and later as a consultant, Ronn became President/CEO of Martin Luther King Jr. Family Services. During his tenure, Ronn led the organization to raise millions of dollars in funding and expanded programming for school-age children, college-bound youth, and adult learners. There was a special place in his heart for the work of MLK's food pantry, which provides a selection of safe and healthy food choices for over 300 families per week.

**Humanitarian Efforts:**

In 1998, Ronn, along with his wife Donna and friends founded The Brianna Fund for Children with Physical Disabilities - named after their daughter Brianna who was born with Osteogenesis Imperfecta. When an outpouring of support from the community resulted in an overflow of donations, Ronn made it his mission to continue the work of the fund to address the mobility and access needs of other families with children with disabilities in Western Massachusetts. In the last 24 years, The Brianna Fund has received over \$750,000 in donations and provided assistance to 50 families.

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

Ronn Johnson was born in Hartford, CT on January 7, 1959, to Clara Johnson (nee Brown) and Fletcher Johnson, originally of Lumpkin and Cuthbert, Georgia, respectively. The Johnsons came to Springfield, MA shortly following Ronn's birth and settled in their family home on Willard Avenue.

Ronn attended Homer Street School, White Street Elementary School, M. Marcus Kiley Jr. High, and graduated from Classical High School in 1977. He went on to earn a Bachelor's degree from Western New England University (then Western New England College) and a Master's in Counseling Psychology from Cambridge College.

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

From 2012 – January of 2022, and after years of service as a member of the board and later as a consultant, Ronn became President/CEO of Martin Luther King Jr. Family Services. The organization's community center is located on Rutland Street.

**Number of sign (s) required.**

Please circle one:     1     or     (2)

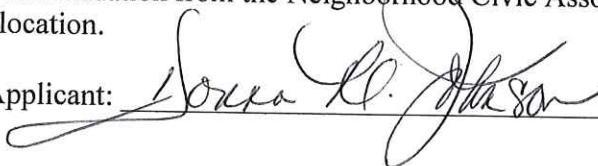
**SIGNATURE OF APPLICANT:**

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

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

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

Signature of Applicant:



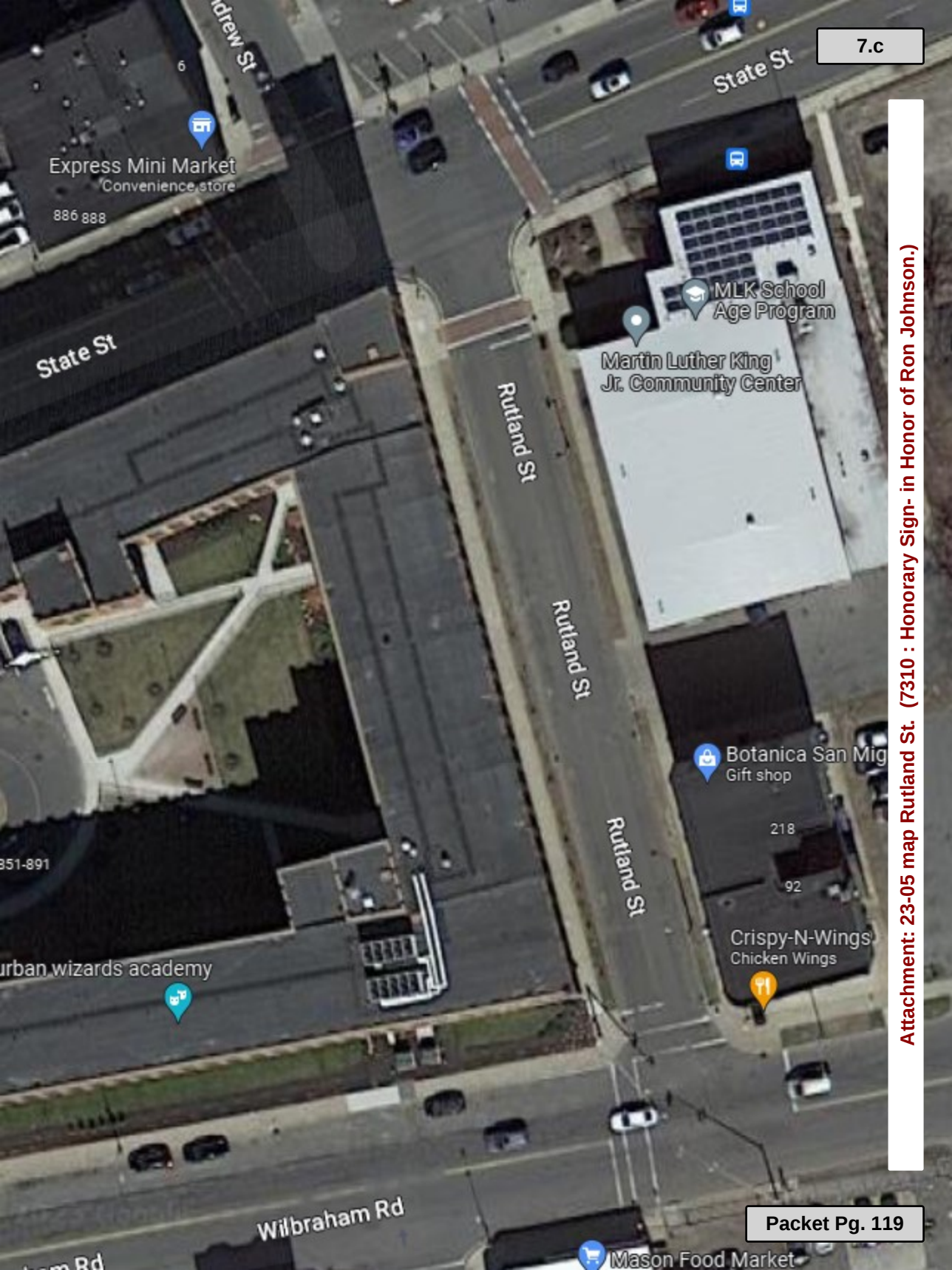
Date:



**Office use only:**

Date Sign Installed: \_\_\_\_\_

Attachment: 23-05 application /Letter (7310 : Honorary Sign- in Honor of Ron Johnson.)



7.c

Attachment: 23-05 map Rutland St. (7310 : Honorary Sign- in Honor of Ron Johnson.)