



CITY COUNCIL

City Clerk's Office 10/18/2023 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 October 23, 2023** at 07:00 PM.

City Clerk

Hearings

7:00 PM Meeting called to order on October 23, 2023 at Springfield City Hall -- Council Chambers, 36 Court Street, Springfield, MA.

Moment of Silence - Pledge of Allegiance

Petitions

(1.) Honorary Street Sign - Jone H. Murphy

ATTACHMENTS:

- 23-25 (PDF)
- 23-25 Pine Point letter (PDF)

Special Permits

(2.) For a Special Permit for an Accessory Wall Sign(S), Above the First Floor, at the Property Known as 1500 Main Street (08130-0132) (Book#22635/Page#273), as Authorized by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.8.17.

Request: See Above
Owner: Springfield Tower Square, LLC
By: Vid Mitta
Petitioner: Big Y Foods, Inc.
By: Lori Bryant

ATTACHMENTS:

- 1500_Main_St_Tax_Formal (PDF)

Zoning Changes

(3.) To Change the Zoning of a Portion of the Property Known as 710 Liberty Street (07770-0201) from Residence B and Commercial P to Business A. 710 Liberty Street None Yet

PETITIONER: Hutton ST 21, LLC

ADDRESS: 710 Liberty Street

CHANGE REQUESTED:

**Residence B/Commercial P to Business
A**

ATTACHMENTS:

- 710_Liberty_Street_Zone_Change_Formal (PDF)
- 3240_710_Liberty_St_2023 (PDF)
- 3240_710_Liberty_St_2023_PB_Report (PDF)



City Council
36 Court Street
Springfield, MA 01103

Meeting: 10/23/23 07:00 PM
Department: Department of Public Works
Category: General
Prepared By: Hector Velez
Initiator: Hector Velez
Sponsors:
DOC ID: 7713

SCHEDULED

PETITION (ID # 7713)

Honorary Street Sign - Jone H. Murphy

NOTICE OF MEETING

SPRINGFIELD TRAFFIC COMMISSION

MEETING AGENDA

Wednesday, October 4, 2023

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 SEPTEMBER 6, 2023

New items:

23- 25 Honorary Street Sign. For Jone H. Murphy at the Corner of Berkshire Ave. and Eastland Street.

Other business that may lawfully come before the Traffic Commission according 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 before or within five days after the hearing:

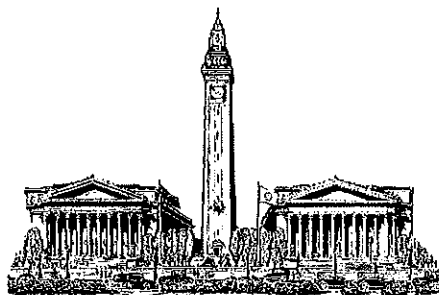
Mail: Department of Public Works, Attn: Board of Public Works, 70 Tapley Street, Springfield, MA 01104 or Email: HVelez@springfieldcityhall.com

**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: Azell Cavaan

Organization/Company: John H. Murphy Memorial Scholarship, Inc.

Street Address: 11 Balboa Drive, Springfield, MA 01119

Telephone: 413-265-8617

E-mail: azell70@comcast.net

HONORARY NAME REQUEST

NAME OF HONOREE:

John H. Murphy

(As it would appear on the Street Name Sign)

LOCATION:

Corner of Berkshire Avenue and Eastland 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:

My father, John H. Murphy, who passed away in January 2022, at the age of 85, housed the office of his business at the corner Berkshire Avenue and Eastland Street for more than 50 years. In the late 1960s, my father began building homes all around Springfield after work and on weekends. In 1970, my father quit his job to become founder, president, and CEO of Eastern General Contractors, Inc. Eastern flourished over the years and employed more than 100 people. Some of the company's projects included the Springfield Armory and Gun Museum, The Springfield Armory Commander's Quarters, the Springfield Shelter for the Homeless, the Springfield Bulk Mail Facility Look-out Gallery, the Springfield-based New England Telephone Company, the Springfield Digital Equipment Corporation, Springfield Technical Community College and Springfield College, Armory Street School, the High School of Commerce, the Springfield Community Care Center, The Springfield Shriner's Hospital, a Springfield fire station, Red Rose Pizzeria, State Street Burger King, Stop & Shop/Kappy's Liquors stores on Boston Road, the Springfield PVTa garage, Jefferson Avenue School, the Dunbar Community Center and more.

Clearly Defined Community or Public Contribution Made by the Honoree:

My father was a proud husband, father, and grandfather, who was deeply connected and committed to the City of Springfield. He was a lifelong member of Third Baptist Church and served on numerous boards for non-profit agencies, including the Urban League of Greater Springfield. He was a member of the local freemasonry organization and quietly gave back to his community in countless ways, without publicity or fanfare.

Humanitarian Efforts:

My father was founder Hampton-Jasper County Scholarship. The organization raised scholarship funds for low-income students in the Hampton and Jasper counties of South Carolina, where he was born and raised.

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

My father moved to Springfield from South Carolina in 1955, taking up residence in a boarding house located at 52 Quincy Street. In 1958, he and my mother were married in the home of a relative at 37 Stebbins Street. Many years later, my parents bought a house behind the Eastfield Mall at 21 Radner Street, to raise and grow a family (two daughters - my older sister and me).

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

My father started his business at 38 Berkshire Avenue in 1970 and moved to 52-60 Berkshire Avenue, several years later, where the business remains today.

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: _____

September 6, 2023

Dear Mr. Cignoli,

It has come to our attention that the family of the late John H. Murphy has applied for an honorary street naming in his honor. The family has identified Eastland Street as the desired location, which is located within the Pine Point neighborhood.

The family attended a Pine Point Community Council meeting in the spring, seeking our support for their proposal. Please be advised that a unanimous vote was taken in support of their request.

The Pine Point Community Council believes that the contributions of the late Mr. Murphy warrant such an honor. Murphy started his business at 38 Berkshire Avenue in 1970 and moved to 52-60 Berkshire Avenue, several years later, where the business remains today, under his daughter's tutelage.

Some of the Eastern's projects included the Springfield Armory and Gun Museum, The Springfield Armory Commander's Quarters, the Springfield Shelter for the Homeless, the Springfield Bulk Mail Facility Look-out Gallery, the Springfield-based New England Telephone Company, the Springfield Digital Equipment Corporation, Springfield Technical Community College and Springfield College, the former Armory Street School, the High School of Commerce, the Springfield Community Care Center, The Springfield Shriners Hospital, a Springfield Fire Station, Red Rose Pizzeria, the former State Street Burger King, the former Stop & Shop/Kappy's Liquors on Boston Road, the Springfield PVTa garage, the former Jefferson Avenue School, the Dunbar Community Center and many more.

We also understand that Mr. Murphy was deeply connected with and committed to the City of Springfield. He was a lifelong member of Third Baptist Church and served on numerous boards for non-profit agencies, including the Urban League of Greater Springfield. He was a member of the local freemasonry organization and quietly gave back to his community in countless ways, without publicity or fanfare.

For these reasons, the Pine Point Community Council supports the request for an honorary John H. Murphy Way Street naming at Eastland Street in the Pine Point neighborhood. Currently, there is one home on that street, it is owned by Eastern General Contractors, Inc.

Sincerely,

Mary Kober
Treasurer
Pine Point Community Council

Attachment: 23-25 Pine Point letter (7713 : Honorary Street Sign - John H. Murphy)



City Council

SCHEDULED

Meeting: 10/23/23 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 7608

2

Special Permit

For a Special Permit for an Accessory Wall Sign(S), Above the First Floor, at the Property Known as 1500 Main Street (08130-0132) (Book#22635/Page#273), as Authorized by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.8.17.

Request:	See Above
Owner:	Springfield Tower Square, LLC
By:	Vid Mitta
Petitioner:	Big Y Foods, Inc.
By:	Lori Bryant

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

for a special permit for an accessory wall sign(s), above the first floor, at the property known as 1500 Main Street (08130-0132) (Book#22635/Page#273), as authorized by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.8.17.

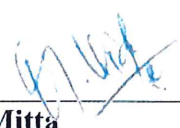
Mailing Address

1500 Main Street
 Springfield, MA 01115

Owner:

Springfield Tower Square, LLC

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

BY: 

Vid Mitta

Mailing Address

2145 Roosevelt Avenue
 Springfield, MA 01104

Petitioner:

Big Y Foods, Inc.

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

BY: 

Lori Bryant

Attachment: 1500_Main_St_Tax_Form (7608 : 1500 Main Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

8/31/2023

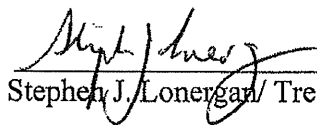
Special Permit Tax Certification

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: 1500 Main Street

Petitioner: Big Y Foods, Inc
2145 Roosevelt Avenue
Springfield, Ma. 01104

Landlord : Springfield Tower Square, LLC
1500 Main Street
Springfield, Ma. 01115


Stephen J. Loneygan/ Treasurer Collector

Attachment: 1500_Main_St_Tax_Form (7608 : 1500 Main Street)

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

to change the zoning of a portion of the property known as 710 Liberty Street (07770-0201) from
 Residence B and Commercial P to Business A.

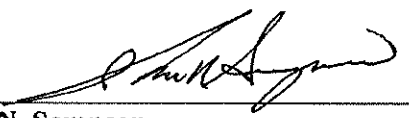
Mailing Address:

21 Tinkham Road
 Springfield, MA 01129

Owner:

Tinkham Glen Realty, LLC

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

BY: 

John N. Sampson

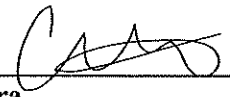
Mailing Address:

736 Cheery Street
 Chattanooga, TN 37402

Petitioner:

Hutton ST 21, LLC

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

BY: 

Cody Mora

Attachment: 710_Liberty_Street_Zone_Change_Formal (7424 : 710 Liberty Street)

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

**710 LIBERTY STREET (07770-0201)
RESIDENCE B AND COMMERCIAL P TO BUSINESS A**

GENERAL INFORMATION

Applicant:	Hutton ST 21, LLC
Request:	Residence B and Commercial P to Business A
Location:	710 Liberty Street
Parcel Size:	45,311 s.f.
Purpose:	Car wash
Surrounding Land Use and Zoning:	The property is located in the Liberty Heights Neighborhood and is located in an area with a mix of commercial and residential uses. The surrounding land uses include: To the north are an auto repair operation and two-family homes zoned Business A and Residence B. To the south are a gas station/convenience store and a funeral service zoned Business A and Business B. To the east is a Dunkin Donuts zoned Business A. To the west are manufacturing operation and two-family homes zoned Residence B and Business B.
Site Visit:	6-14-23
Neighborhood Council Notification:	Hungry Hill Neighborhood Council: 6-6-23
Planning Board Hearing Date:	6-21-23

SPECIAL INFORMATION

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

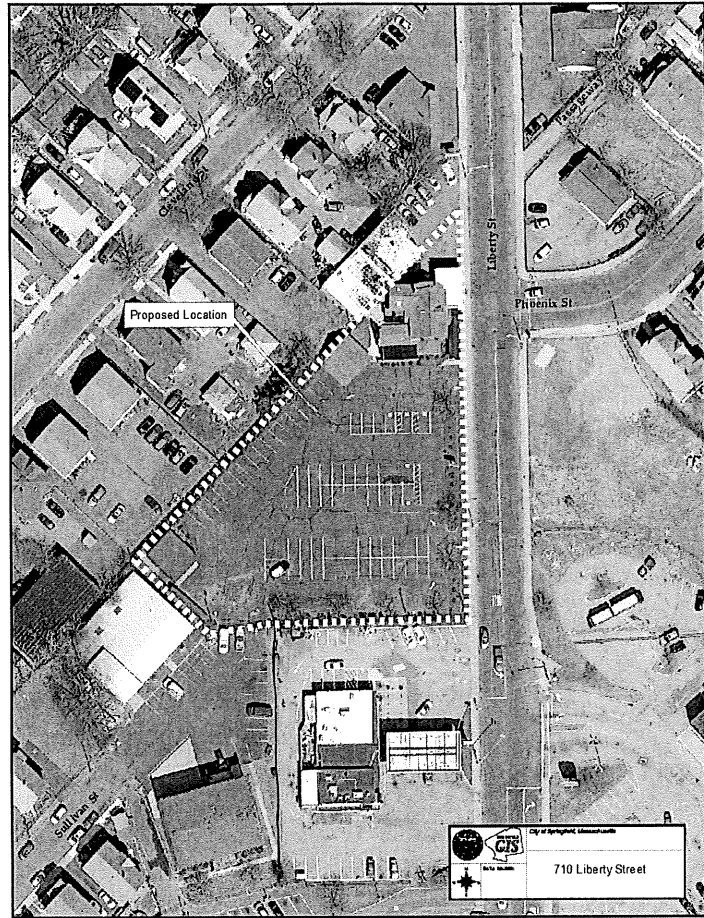
ANALYSIS

The petitioner has requested to change the zoning of a portion of the property known as 710 Liberty Street from Residence B and Commercial P to Business A. This site is currently the location of a former funeral home and associated parking. The petitioner intends to demolish the existing structure and construct a new car wash operation.

After reviewing the plans submitted with the application and reviewing the overall zoning of this area, the staff does not object to the proposed request. As noted above, the proposed parcel is currently the location of a former funeral home. The existing building is located along the front of the property and the rest of the

property was being used for parking. The petitioner intends to demolish the existing building and construct a new, 4,358 $\pm$ square foot car wash operation. It should be noted that due to the fact that the existing building was constructed in 1929, it falls under the city's demo delay ordinance. As such, this building cannot be demolished for nine (9) months unless an exemption is granted by the Springfield Historical Commission.

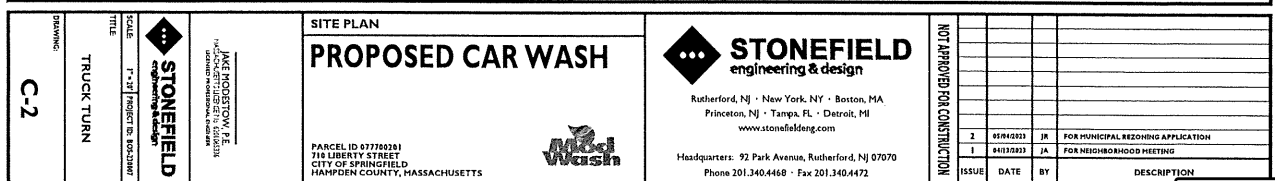
In reviewing the proposed plans, it was noted that the proposed building will be located along the northern portion of the property. This is the area which directly abuts the residential homes. The petitioner has indicated that a buffer will be installed and that noise from this new operation will not affect these abutters. It is important to note that in addition to the zone change, this use will also require a special permit from the City Council. At that time, a more detailed review of the plans will be completed, including a review by the Department of Public Works. If the special permit is approved, conditions can also be added with regards to the overall operation of this new development.

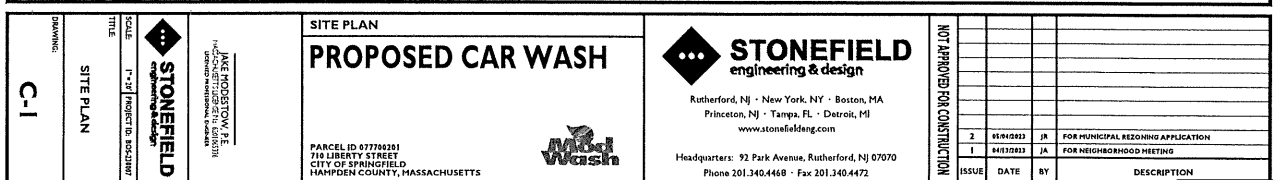


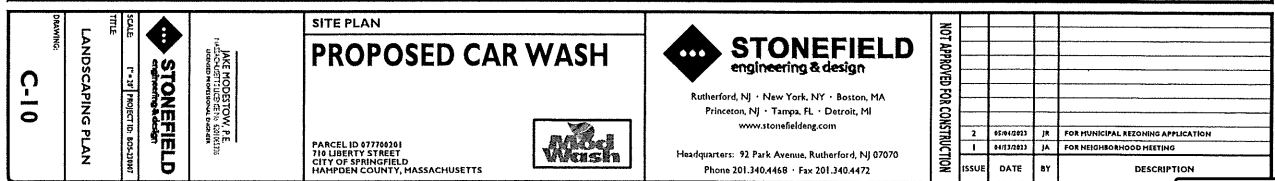
Overall, the staff believes that this is an appropriate zone change for this section of Liberty Street. The proposed Business A zoning is consistent with the majority of the zoning in this area, including the direct abutters. Further, as noted above, this site has been used for a commercial use for numerous years. As such, the staff does not believe the proposed zone change will have a detrimental impact on the neighborhood or the surrounding properties. Finally, as noted, this use will also require a more detailed review of the proposed project during the special permit process.

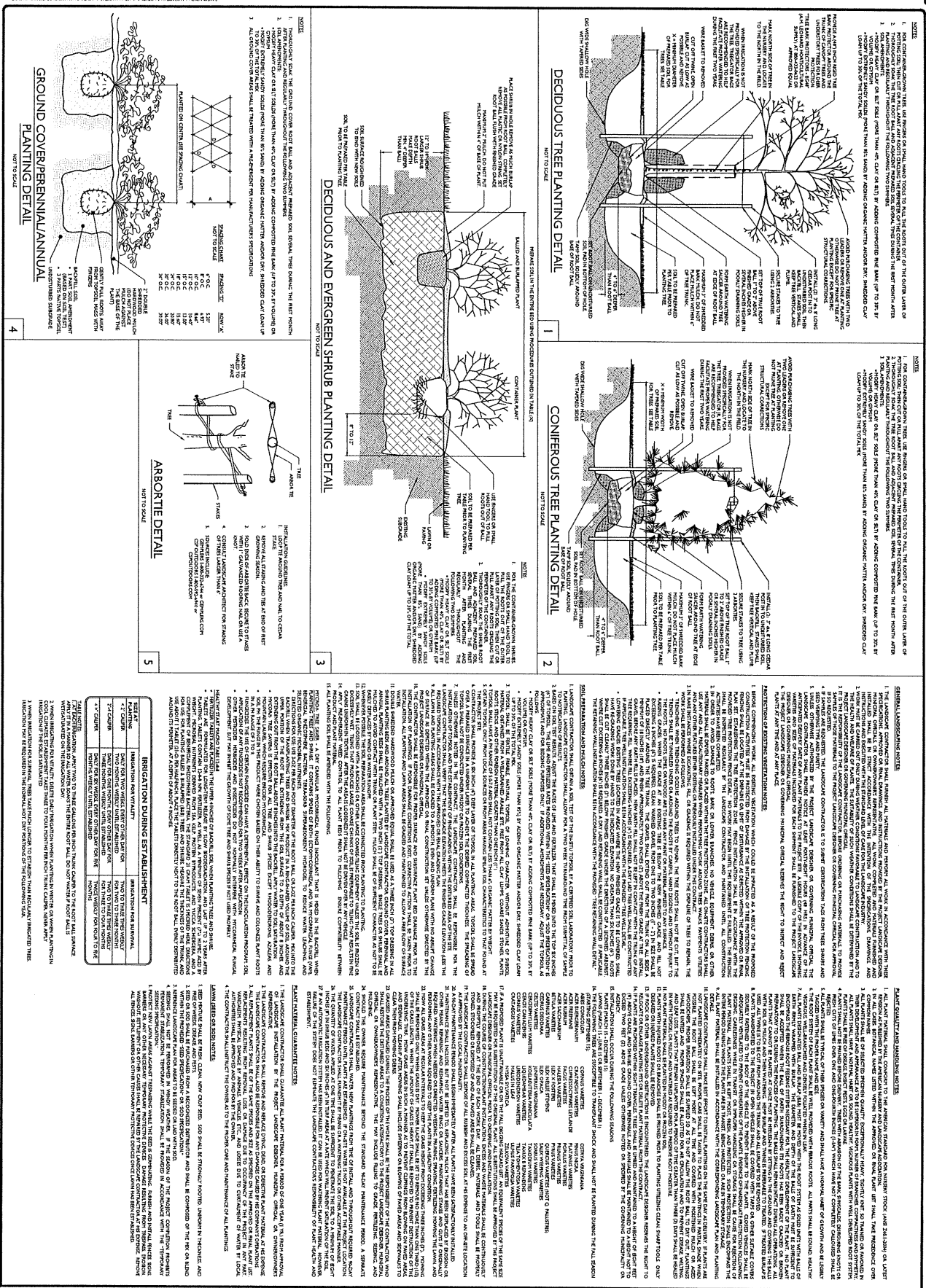
RECOMMENDATION

Approve.









STONEFIELD
engineering & design

Rutherford, NJ • New York, NY • Boston, MA
Princeton, NJ • Tampa, FL • Detroit, MI
www.stonefelddesign.com

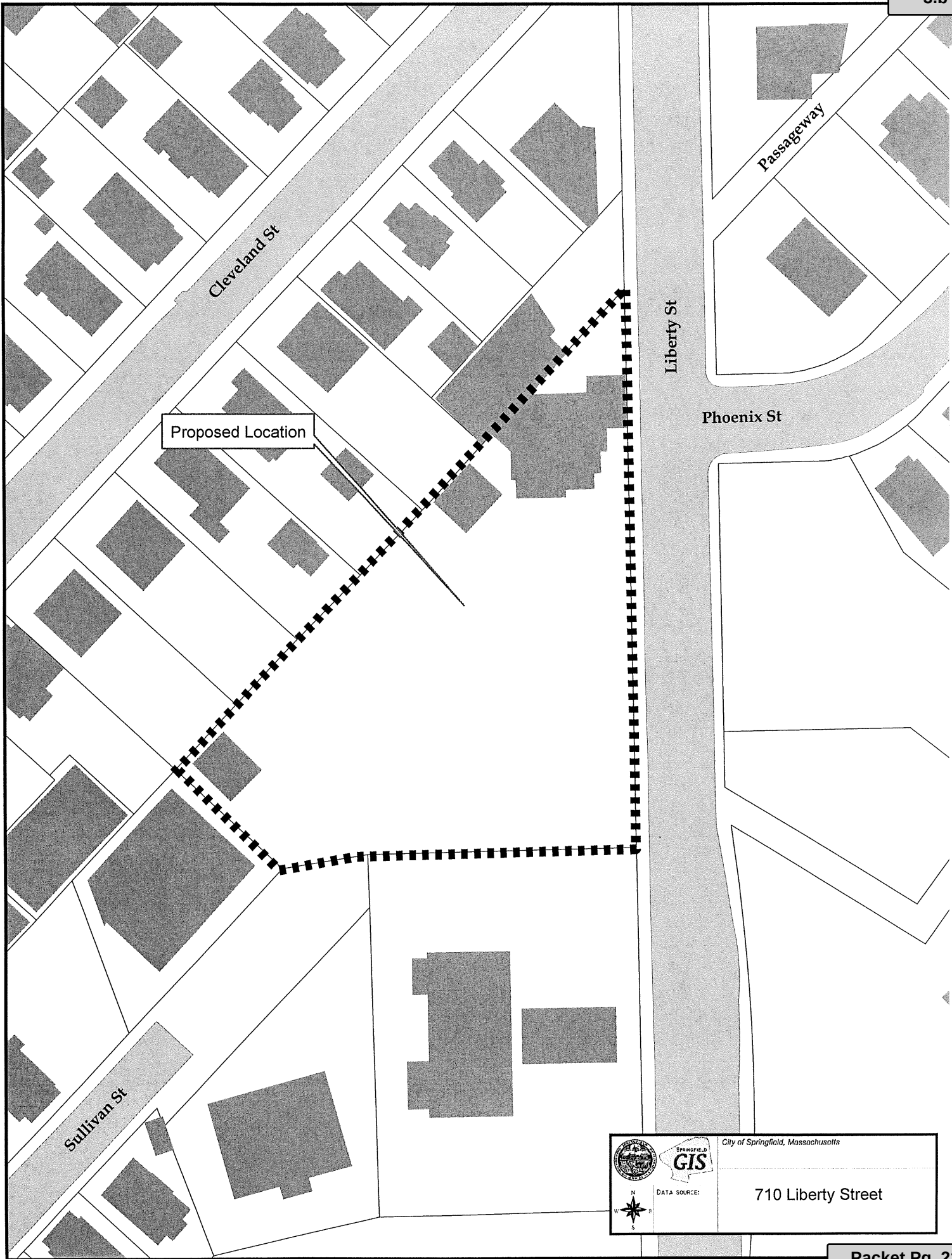
Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 • Fax 201.340.4472

PROPOSED CAR WASH

Parcel ID 07778261
710 LIBERTY STREET
CITY OF SPRINGFIELD
HAMPDEN COUNTY, MASSACHUSETTS

LANDSCAPING DETAILS

C-11



Proposed Location

Cleveland St

Liberty St

Phoenix St

Passageway

Sullivan St



City of Springfield, Massachusetts



DATA SOURCE:

710 Liberty Street

Attachment: 3240_710_Liberty_St_2023 (7424 : 710 Liberty Street)



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND TWENTY-THREE

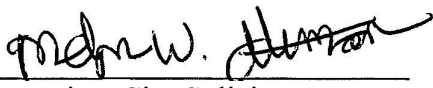
AN ORDINANCE

AMENDING SECTION 49 OF THE BUILDING ZONE MAP

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

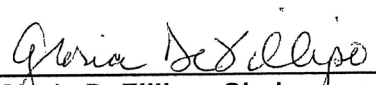
SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City”, text enacted, May 28, 2013, as amended, is hereby further amended by changing from **Residence B and Commercial P to Business A** the zoning on **Plot #3240, Section 49** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “Section 49 Building Zone Map of the City of Springfield.”

Approved as to Form;


Associate City Solicitor

In accordance with Mass. Gen. Laws c. 40A, section 5, the Planning Board held a hearing on June 21, 2023 regarding the above Ordinance amendment.

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


Gloria DeFillipo, Chairperson

Attachment: 3240_710_Liberty_St_2023_PB_Report (7424 : 710 Liberty Street)



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND TWENTY-THREE

AN ORDINANCE

AMENDING SECTION 49 BUILDING ZONE MAP

SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City”, text enacted, May 28, 2013, as amended, is hereby further amended by changing from **Residence B and Commercial P to Business A** the zoning on **Plot #3240, Section 49** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “Section 49 Building Zone Map of the City of Springfield.”

Attachment: 3240_710_Liberty_St_2023_PB_Report (7424 : 710 Liberty Street)

**REPORT TO CITY COUNCIL
ZONE CHANGE HEARING**

PETITION: #3240
SECTION: 49

DATE: June 22, 2023

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

PETITIONER: Hutton ST 21, LLC

ADDRESS: 710 Liberty Street (07770-0201)

CHANGE REQUESTED: Proposed zone change from Residence B and Commercial P to Business A

PETITIONER'S PURPOSE STATEMENT: Car Wash

DATE OF PUBLIC HEARING: June 21, 2023

DATE OF FINAL DECISION: June 21, 2023

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

FINAL MOTION: APPROVE

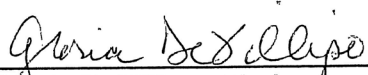
IN FAVOR: three (3): Ms. McQuade, Ms. DeFillipo and Mr. Florian

OPPOSED: two (2): Mr. Cunningham and Mr. Daniele

ABSTAINED: N/A

RECOMMENDATION: APPROVE

Respectfully submitted,



Gloria DeFillipo, Chairperson

Attachment: 3240_710_Liberty_St_2023_PB_Report (7424 : 710 Liberty Street)