



City Council

Special Meeting

~ Final ~

36 Court Street
Springfield, MA 01103
<http://www.springfieldcityhall.com>

Gladys Oyola-Lopez

Wednesday, July 5, 2023

5:30 PM

Springfield City Hall -- Council Chambers

Call to Order

5:30 PM Meeting called to order on July 5, 2023 at Springfield City Hall -- Council Chambers, 36 Court Street, Springfield, MA.

Attendee Name	Title	Status	Arrived
Kateri B. Walsh	At-Large Councilor	Present	
Michael A. Fenton	Ward 2 Councilor	Remote	
Maria Perez	Ward 1 City Councilor	Remote	
Tracye Whitfield	At Large City Councilor	Remote	
Zaida Govan	Ward 8 City Councilor	Present	
Timothy C. Allen	Ward 7 Councilor	Present	
Malo Brown	Ward 4 Councilor	Remote	
Justin Hurst	At Large Councilor	Remote	
Lavar Click-Bruce	Ward 5 City Councilor	Present	
Melvin A. Edwards	Ward 3 Councilor	Present	
Sean Curran	At-Large Councilor	Present	
Victor Davila	Ward 6 Councilor	Absent	
Jesse Lederman	President	Present	

Special Permits

1. Special Permit (ID # 7421)

For a Special Permit to Operate a Drive-Up Service Window at the Properties Known as ES East Columbus Avenue (04303-0522, 0519 & 0518), SS Wilcox Street (12285-0064 & 0065) and NS William Street (12300-0019 & 0021) (Book#20922/Page#317, Book#20586/Page#70, Book#22566/Page#458 & Book#20586/Page#65), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.1(2).

Request: See Above
Owner: 180 Redevelopment, LLC
By: Francis J. Cataldo/Paul C. Picknelly
Petitioner: 180 Redevelopment, LLC
By: Francis J. Cataldo/Paul C. Picknelly

HISTORY:

06/26/23 City Council

COMMENTS - Current Meeting:

COUNCILOR ALLEN ASKED MR. DROMEY FROM THE PLANNING DEPARTMENT TO SPEAK ON THE REVISION TO THE SUBMITTED PLAN.

MR. DROMEY

COUNCILOR FENTON MADE A MOTION TO AMEND THE PLAN THAT IS BEING SUBMITTED
AMEND CONDITION #1 THIS SPECIAL PERMIT IS GRANTED TO THIS PETITIONER ONLY
BUT IS ASSIGNABLE TO PR RESTAURANTS LLC OR ANY PANERA BREAD AFFILIATE

REFLECT THAT THE PLANS HAVE BEEN UPDATED SINCE THE LAST SUBMISSION.

SECONDED BY COUNCILOR EDWARDS

ATTACHMENTS:

- E_Columbus_Ave_ES_Tax_Formal (PDF)
- E_Columbus_Ave_ES_2023 (PDF)

RESULT:	ADOPTED [12 TO 0]
AYES:	Walsh, Fenton, Perez, Whitfield, Govan, Allen, Brown, Hurst, Click-Bruce, Edwards, Curran, Lederman
ABSENT:	Victor Davila

Zone Changes

2. Zoning Change (ID # 7385)

To Change the Zoning of the Property Known as 1781 Page Boulevard (09440-0772) from Business B to Industrial A.

PETITIONER:	United Rentals, Inc.
ADDRESS:	1781 Page Boulevard
CHANGE REQUESTED:	Business B to Industrial A

HISTORY:

05/15/23	City Council	
05/17/23	City Planning Board	CONTINUE
Next: 06/07/23		
06/07/23	City Planning Board	APPROVED
06/26/23	City Council	

COMMENTS - Current Meeting:

ATTORNEY RYAN, 1500 MAIN STREET, REPRESENTING THE PETITIONER.

HE NOTED THAT THE PETITIONER HAS APPEARED BEFORE THE IOCC AND THE PLANNING BOARD.

ATTORNEY RYAN GAVE A BRIEF EXPLANATION OF THE REASON FOR THE CHANGE AND THE PLANNED USAGE.

COUNCILOR ALLEN ASKED ATTORNEY RYAN FOR CLARIFICATION AND HOW THE BUSINESS IS CHANGING

RYAN SCULLY NOTED THAT IT HAS BEEN A CONSTRUCTION RENTAL EQUIPMENT SITE SINCE THE 1990'S. THEY ARE LOOKING TO CHANGE IT TO A PORTABLE SANITATION BUSINESS. LESS INTRUSIVE THAN THE CONSTRUCTION RENTAL BUSINESS.

COUNCILOR GOVAN NOTED THAT THE IOCC DID APPROVE OF THE USE. SINCE THE MEETING THE NEIGHBORS HAVE NOTED POSSIBLE CAR PAINTING AT THE SITE.

MR. SCULLY NOTED THAT THE PROPERTY IS CLOSED, FENCED AND LOCKED AND THERE SHOULD BE NO INDIVIDUALS USING THE PROPERTY. HE WILL REACH OUT TO THE HEAD OF THEIR SECURITY TO ENSURE THAT NO ONE IS USING THE PROPERTY ILLEGALLY.

COUNCILOR ALLEN ASKED PHIL DROMEY TO ELABORATE AS TO WHY A ZONE CHANGE IS NECESSARY.

MR. DROMEY NOTED THAT PORT-A-POTTY ARE CONSIDERED SEWAGE/TRASH HAULING.

ATTACHMENTS:

- Page_Bl_1781_Zone_Change_Formal (PDF)
- 3238_1781_Page_Bl_2023_PB_Report (PDF)
- 3238_1781_Page_Bl_2023 (PDF)

RESULT:	APPROVED [12 TO 0]
AYES:	Walsh, Fenton, Perez, Whitfield, Govan, Allen, Brown, Hurst, Click-Bruce, Edwards, Curran, Lederman
ABSENT:	Victor Davila

3. Zoning Change (ID # 7386)

To Change the Property Known as NS Rutledge Avenue (10485-0004) from Residence C to Business B.

PETITIONER: 457 Main Street, LLC

ADDRESS: NS Rutledge Avenue

CHANGE REQUESTED: Residence C to Business B

HISTORY:

06/05/23	City Council	
06/07/23	City Planning Board	APPROVED
06/26/23	City Council	

COMMENTS - Current Meeting:

TONY CALABRESE, 92 PINEGROVE CIR EAST LONGMEADOW, OWNER OF AC PRODUCE.

COUNCILOR BROWN THANKED AC PRODUCE FOR THE WORK THEY DO AND COMMENDED THE WORK BEING DONE ON THE BUSINESS.

COUNCILOR FENTON NOTED THAT THE WORK DONE BY THE CALABRESE FAMILY ON THAT CORNER HAS BEEN TREMENDOUS.

COUNCILOR WALSH THANKED MR. CALABRESE FOR THE WORK DONE BY HIS FAMILY.

COUNCILOR GOVAN ASKED MR. CALABRESE WHERE THE PARKING WOULD BE LOCATED.

COUNCILOR ALLEN ASKED WHY NOW. MR. CALABRESE NOTED THAT IN ORDER TO PAVE THE LOT THEY HAVE BEEN USING AS PARKING THEY MUST GET A ZONE CHANGE. THEY HAVE USED IT FOR 2

ATTACHMENTS:

- Rutledge_Ave_NS_Zone_Change_Formal (PDF)
- 3239_NS_Rutledge_Ave_2023_PB_Report (PDF)
- 3239_NS_Rutledge_Ave_2023 (PDF)

RESULT: **APPROVED [12 TO 0]**

AYES: Walsh, Fenton, Perez, Whitfield, Govan, Allen, Brown, Hurst, Click-Bruce, Edwards, Curran, Lederman

ABSENT: Victor Davila

4. Zoning Change (ID # 7359)

Amendment Article 4, Section 4.7.114(B)(5)(Adult Use)

PETITIONER: Springfield City Council

ADDRESS: City Wide

CHANGE REQUESTED: Amendment to Article 4, Section 4.7.114(B)(5)

HISTORY:

05/01/23	City Council	APPROVED
05/03/23	City Planning Board	APPROVED
05/22/23	City Council	CONTINUE VOTE
Next: 06/26/23		
06/26/23	City Council	

COMMENTS - Current Meeting:

COUNCILOR LEDERMAN PROVIDED A SUMMARY OF WHERE THIS ZONE CHANGE IS IN THE LEGISLATIVE PROCESS

MR. DROMEY, PLANNING DIRECTOR, READ THE AMENDED LANGUAGE INTO THE RECORDS.

THIS CHANGE IN HOURS SHALL APPLY TO MARIJUANA RETAILERS NOW IN OPERATION. THIS AMENDED LANGUAGE WOULD CAPTURE ALL MARIJUANA RETAILERS THAT ARE CURRENTLY IN OPERATION. EXTEND THE HOURS FROM 8AM-11PM INSTEAD OF 8AM - 9PM.

COUNCILOR FENTON THANKED MR. DROMEY FOR WORKING ON THE AMENDED LANGUAGE.

COUNCILOR ALLEN ASKED FOR A LEGAL OPINION FROM ATTORNEY SHEA.

ATTORNEY SHEA NOTED THAT HE DRAFTED THE LANGUAGE AND RAN IT BY THE LAW DEPARTMENT FOR APPROVAL. THE AMENDED LANGUAGE WOULD ENCOMPASS ALL MARIJUANA RETAILERS, AND WOULD NOT HAVE TO COME IN FRONT OF THE COUNCIL AGAIN TO START THE PROCESS OVER.

COUNCILOR CLICK-BRUCE ASKED HOW THE EXISTING RETAILERS WOULD BE NOTIFIED. MR. DROMEY NOTED THAT HE WOULD BE WILLING TO DRAFT A LETTER TO NOTIFY THE RETAILERS.

COUNCILOR WALSH SAID SHE WAS HAPPY THIS WILL TAKE CARE OF ALL THE RETAILERS DO THEY DO NOT HAVE TO COME BACK FOR AN EXTRA STEP.

COUNCILOR WHITFIELD ASKED IF ANY EXISTING MARIJUANA RETAILERS ARE OPERATING OUTSIDE OF THESE HOURS. MR. DROMEY NOTED THAT HE DOESN'T BELIEVE SO. ALL RETAILERS SHOULD BE CLOSING AT 9 PM BECAUSE THAT IS WHAT THE CURRENT SPECIAL PERMIT STATES.

COUNCILOR EDWARDS THANKED MR. DROMEY AND ATTORNEY SHEA FOR THEIR EXTRA WORK ON THIS ORDINANCE.

FIRST STEPS VOTE:

COUNCILOR WALSH - YES

COUNCILOR FENTON - YES

COUNCILOR PEREZ - YES

COUNCILOR WHITFIELD - YES

COUNCILOR GOVAN - YES

COUNCILOR ALLEN - YES

COUNCILOR BROWN - AWAY

COUNCILOR HURST - YES

COUNCILOR CLICK-BRUCE - YES

COUNCILOR EDWARDS - YES

COUNCILOR CURRAN - YES

COUNCILOR DAVILIA - ABSENT

COUNCILOR LEDERMAN - YES

AMENDMENT APPROVED FOR FIRST STEPS.

ATTACHMENTS:

- 3237_Article_4_Formal (PDF)
- 3237_Adult_Use_Article_4_2023_PB_Report (PDF)
- 3237_Article_4_Amendment_May_2023 (PDF)
- Adult_Use_4_7_114_B_5_Amended (PDF)

RESULT:

RECEIVED 1ST STEP

Next: 7/17/2023 7:00 PM