



City Council

Hearings Meeting

~ Final ~

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

Gladys Oyola-Lopez

Monday, March 25, 2024

7:00 PM

Hybrid Council Chamber

Hearings

7:00 PM Meeting called to order on March 25, 2024 at Hybrid Council Chamber, 36 Court Street, Springfield, MA.

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

Moment of Silence - Pledge of Allegiance

Petitions

1. Petition (ID # 7936)

William St. - TOW AWAY

COMMENTS - Current Meeting:

GEORGE TAZZINI SPOKE ON THE ITEM

HECTOR VELEZ ADDED CLARIFICATION

COUNCILOR WHITFIELD ASKED A QUESTION ABOUT WHAT IS AROUND THE CHURCH AS PARKING.

MR TAZZINI RESPONDED

ATTACHMENTS:

- 24-01 (PDF)
- 2-7-2024 Agenda (PDF)
- 24-01 map (PDF)
- TRAFFIC comm mins 2.7 2024 (PDF)

RESULT:	APPROVED [8 TO 2]
AYES:	Walsh, Allen, Delgado, Click-Bruce, Brown, Curran, Santaniello, Edwards
NAYS:	Zaida Govan, Tracye Whitfield
ABSENT:	Victor Davila, Maria Perez, Michael A. Fenton

2. Petition (ID # 7938)

Waltham Ave. - Tow Away

COMMENTS - Current Meeting:

COUNCILOR BROWN SPOKE ON THE ITEM.

THE PETITIONER WAS NOT PRESENT

COUNCILOR GOVAN NOTED THAT IMMEDIATELY GOING TO A TOW AWAY WOULD BE DETRIMENTAL TO THE RESIDENTS OF KNOX APARTMENTS.

COUNCILOR BROWN SPOKE AGAIN AND NOTED THE COMMUNITY SUPPORT FOR THE TOW AWAY ZONE

COUNCILOR WHITFIELD SPOKE AND NOTED THAT COMMUNITY MEMBERS AT THE C3 WERE ASKING TO HAVE THE NO PARKING SIGNS REMOVED. SHE IS NOT IN FAVOR OF THE TOW AWAY ZONES.

ATTACHMENTS:

- 24-02 (PDF)
- 24-02 map (PDF)
- 2-7-2024 Agenda (PDF)
- TRAFFIC comm mins 2.7 2024 (PDF)

RESULT:	CONTINUE VOTE [10 TO 0]	Next: 4/29/2024 7:00 PM
MOVER:	Malo Brown, Ward 4 Councilor	
SECONDER:	Brian Santaniello, City Councilor	
AYES:	Walsh, Allen, Delgado, Click-Bruce, Govan, Brown, Curran, Santaniello, Edwards, Whitfield	
ABSENT:	Victor Davila, Maria Perez, Michael A. Fenton	

3. Petition (ID # 7940)

Bridge Street - Parking Space

COMMENTS - Current Meeting:

CHRIS MCKIERNAN, OWNER OF OSTERIA, SPOKE ON THE ITEM. HE NOTED THIS WOULD BE A REMOVAL OF THE PARKING SPACES.

COUNCILOR BROWN ASKED WHAT WOULD BE PUT IN THE PARKING SPACES.

COUNCILOR WHITFIELD IF THE PETITIONER HE ACCEPTED A GRANT FOR OUTDOOR DINING BUT DIDN'T HAVE SPACE TO EXPAND.

MR. MCKIERNAN RESPONDED IN THE AFFIRMATIVE. HE PRESENTED AN OUTDOOR PLAN

COUNCILOR WHITFIELD MADE A MOTION TO SEND TO COMMITTEE. THE MOTION WAS SECONDED BY COUNCILOR SANTANIELLO.

COUNCILOR GOVAN NOTED THAT ANOTHER BUSINESS ON THE SAME STREET ALSO PRESENTED A SIMILAR PETITION LAST MONTH AND WAS APPROVED.

COUNCILOR WALSH NOTED THAT SHE BELIEVES IT WOULD BE A DETRIMENT TO THE BUSINESS TO DENY THIS PETITION.

MR. CLEMONS WAS ON THE CALL TO SPEAK TO THE CONSTRUCTION ASPECTS.

THE MOTION TO COMMITTEE FAILED.

COUNCILOR BROWN SPOKE IN SUPPORT OF THE ITEM.

COUNCILOR WHITFIELD SPOKE AGAIN AND NOTED THAT SHE WAS NOT AT THE MEETING WHERE GRANNIES BAKING TABLE WAS APPROVED FOR THE REMOVAL OF PARKING SPACES FOR THE USE OF OUTDOOR DINING. SHE CONTINUED TO STATE THAT HER ISSUE WAS WITH THE AWARDING OF OUTDOOR DINING GRANTS TO ESTABLISHMENTS WHO HAD NO SPACE FOR OUTDOOR DINING.

COUNCILOR DELGADO SPOKE ON THE ITEM AND NOTED THAT THE COUNCIL SHOULD GET

ATTACHMENTS:

- 23-37 Osteria (PDF)
- TRAFFIC comm mins 2.7 2024 (PDF)

RESULT: APPROVED [10 TO 0]

AYES: Walsh, Allen, Delgado, Click-Bruce, Govan, Brown, Curran, Santaniello, Edwards, Whitfield

ABSENT: Victor Davila, Maria Perez, Michael A. Fenton

4. Petition (ID # 7942)

Page Blvd. - Speed Limit

COMMENTS - Current Meeting:

HECTOR VELEZ, SPOKE ON THE ITEM.

COUNCILOR WALSH NOTED THAT THE TRAFFIC COMMISSION MET AND WERE IN FAVOR OF THE SPEED LIMIT CHANGE

COUNCILOR GOVAN NOTED THAT SHE IS IN FAVOR OF THE PETITION

ATTACHMENTS:

- 24-03 (PDF)
- 2-7-2024 Agenda (PDF)
- TRAFFIC comm mins 2.7 2024 (PDF)
- Page BLVD (PDF)
- Speed-General Law - Part I, Title XIV, Chapter 90, Section 18 (PDF)

RESULT: **APPROVED [10 TO 0]**

AYES: Walsh, Allen, Delgado, Click-Bruce, Govan, Brown, Curran, Santaniello, Edwards, Whitfield

ABSENT: Victor Davila, Maria Perez, Michael A. Fenton

Special Permits

5. Special Permit (ID # 7752)

For a Special Permit Motor Vehicle Repair at the Property Known as 62 Freemont Street (05400-0018) (Book#17985/Page#0564), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.3(3).

Request:	See Above
Owner:	Harriet Cohen Trustee
By:	Harriet Cohen
Petitioner:	Pedro A. Rodriguez
By:	Pedro A. Rodriguez

HISTORY:

12/11/23 Next: 01/29/24	City Council	CONTINUE VOTE
01/29/24 Next: 02/12/24	City Council	TABLED
02/12/24 Next: 03/25/24	City Council	CONTINUE VOTE

COMMENTS - Current Meeting:

PEDRO RODRIGUEZ, WITH THE ASSISTANCE OF COUNCILOR ZAIDA GOVAN PRESENTED THE SPECIAL PERMIT.

LEO FLORIAN, PRESIDENT OF THE SOUTH END CITIZENS COUNCIL, NOTED THAT HE AND THE SECC HAVE MET WITH THE OWNER REGARDING THE SPECIAL PERMIT. HE NOTED THAT THE CONDITIONS MR. DROMEY SUBMITTED ARE ACCEPTIBLE.

MARY MIRSKI, 66 FREMONT STREET, SHE NOTED THAT SHE MET WITH THE BUSINESS OWNER.

COUNCILOR DELGADO GAVE KUDOS TO THE SECC FOR WORKING TOGETHER WITH THE BUSINESS OWNER.

COUNCILOR GOVAN NOTED THAT THIS IS AN EXAMPLE OF WHAT WE COULD DO AS A CITY WHEN WE SPEAK TO AN

ATTACHMENTS:

- 62_Fremont_St_Tax_Formal (PDF)
- Freemont_St_62_2023 (PDF)

RESULT:	ADOPTED AS AMENDED [9 TO 0]
AYES:	Walsh, Allen, Delgado, Click-Bruce, Brown, Curran, Santaniello, Edwards, Whitfield
ABSENT:	Victor Davila, Maria Perez, Michael A. Fenton
RECUSED:	Zaida Govan

6. Special Permit (ID # 7855)

To Amend an Existing Special Permit (Mechanical Public Car Wash), Granted November 2023, by Allowing a Change to the Approved Plans, at the Property Known as 710 Liberty Street (07770-0201) (Book# 20067/Page# 143), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.3(2).

Request:	See Above
Owner:	Tinkham Glen Realty, LLC
By:	Antonio Dos Santos, Esquire
Petitioner:	Hutton ST 21, LLC
By:	Seth Stratton, Esquire

ATTACHMENTS:

- 710_Liberty_St_Tax_Formal (PDF)

RESULT:	CONTINUE VOTE [8 TO 2]	Next: 4/29/2024 7:00 PM
MOVER:	Kateri B. Walsh, At-Large Councilor	
SECONDER:	Jose Delgado, City Councilor	
AYES:	Walsh, Allen, Delgado, Click-Bruce, Brown, Curran, Santaniello, Edwards	
NAYS:	Zaida Govan, Tracye Whitfield	
ABSENT:	Victor Davila, Maria Perez, Michael A. Fenton	

7. Special Permit (ID # 7864)

For a Special Permit for Exterior Renovations of a Structure(S), Totaling More Than One Thousand (1,000) Square Feet, and a Special Permit to Operate a Medical Office, Clinic or Treatment Facility, with No Overnight Stay, at the Property Known as 475-479 Sumner Avenue (11280-0416) (Book#22758/Page#383), in Accordance with M.G.L. and the Springfield Zoning Ordinance, Article 8, Section 8.1 (Neighborhood Commercial Design Overlay District) and Article 4, Table 4-4, Section 10.3.

Request:	See Above
Owner:	Sumner Avenue 473-477, LLC
By:	Mark Shearholdt
Petitioner:	Caring Health Center
By:	Arlington Duncanson

COMMENTS - Current Meeting:

ARLINGTON DUNCANSON SPOKE ON BEHALF OF CARING HEALTH CENTER.

A REP FROM PHASE ZERO DESIGN PRESENTED RENDERINGS OF THE PROPOSED CHANGES TO THE PROPERTY.

COUNCILOR ALLEN ASKED FOR PHIL TO SPEAK

THE OVERLAY DISTRICT AND BECAUSE IT IS A MEDICAL OFFICE IT TRIGGERS A SPECIAL PERMIT.

COUNCILOR GOVAN NOTED THAT

ATTACHMENTS:

- 475_479_Sumner_Ave_Tax_Formal (PDF)

RESULT: **ADOPTED [10 TO 0]**

AYES: Walsh, Allen, Delgado, Click-Bruce, Govan, Brown, Curran, Santaniello, Edwards, Whitfield

ABSENT: Victor Davila, Maria Perez, Michael A. Fenton

8. Special Permit (ID # 7905)

For a Special Permit for an Accessory Wall Sign(S), Above the First Floor, at the Property Known as 88 William Street (12300-0024) (Book#09532/Page#0128), as Authorized by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.8.17.

Request:	See Above
Owner:	Joseph Frigo
By:	Joseph Frigo
Petitioner:	Joseph Frigo
By:	Joseph Frigo

COMMENTS - Current Meeting:

TRACY JANIK SPOKE ON THE SPECIAL PERMIT.

TWO NON ILLUMINATED WALL SIGNS

JOE FRIGO WAS PRESENT.

LEO FLORIAN SPOKE IN FAVOR OF THE WALL SIGN. HE NOTED MR. FRIGO'S CARE FOR THE PROPERTY.

COUNCILOR WHITFIELD NOTED THAT SHE WILL BE SUPPORTING THE WALL SIGN.

COUNCILOR WALSH NOTED HER SUPPORT AND ASKED MR. FRIGO TO SPEAK ABOUT THE LONGEVITY OF THE FRIGO BUSINESS.

COUNCILOR ALLEN FOR A PICTURE OF THE SIGNAGE. MS. JANIK PROVIDED A PICTURE OF THE SIGNAGE AND IT WAS PASSED AROUND THE COUNCILORS PRESENT IN THE CHAMBERS.

COUNCILOR WHITFIELD SPOKE IN SUPPORT OF THE SIGNAGE.

ATTACHMENTS:

- William_St_88_Tax_Formal (PDF)

RESULT:	ADOPTED [10 TO 0]
AYES:	Walsh, Allen, Delgado, Click-Bruce, Govan, Brown, Curran, Santaniello, Edwards, Whitfield
ABSENT:	Victor Davila, Maria Perez, Michael A. Fenton

9. Special Permit (ID # 7906)

To Amend an Existing Special Permit (Mixed-Use Development), Granted December 2023, by Amending the Ownership and Petitioner, at the Property Known as 275 Chestnut Street (02750-0485, 0480 & 0483) (Book#22494-Page#346, 357 & 365/Book#20957-Page#352/Book#9725-Page#552/Book#22496-Page#17 & 19), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 2.4.

Request:	See Above
Owner:	YMCA, BH Chestnut Crossing, LLC
By:	Dexter Johnson/Thomas P. Kegelman
Petitioner:	YMCA, BH Chestnut Crossing, LLC, 275 Chestnut, LLC
By:	Dexter Johnson/Thomas P. Kegelman

COMMENTS - Current Meeting:

ATTORNEY ELLEN FREYMAN, 1441 MAIN STREET, SPOKE ON THE SPECIAL PERMIT.
SHE SPOKE ON THE CHANGE IN OWNERSHIP OF THE YMCA

ATTORNEY FREYMAN READ THE PARCEL NUMBERS INTO THE RECORD.

COUNCILOR ALLEN ASKED FOR MR. DROMEY TO CLARIFY THE CHANGE OF THE SPECIAL PERMIT.

ATTACHMENTS:

- Chestnut_St_275_Tax_Formal (PDF)

RESULT:	ADOPTED [9 TO 0]
AYES:	Walsh, Allen, Delgado, Govan, Brown, Curran, Santaniello, Edwards, Whitfield
ABSENT:	Victor Davila, Maria Perez, Michael A. Fenton
RECUSED:	Lavar Click-Bruce

10. Special Permit (ID # 7910)

For a Special Permit to Operate an Adult Use Marijuana Establishment (Storefront Retail) at the Property Known as 587-595 Main Street (08130-0623) (Book#19962/Page#263), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 20.1(1).

Request:	See Above
Owner:	Lee Hyo Jung

By: Lee Hyo Jung
Petitioner: Lemonade Springfield, LLC
By: Brittany Washum, Manager

ATTACHMENTS:

- Main_St_587_595_Tax_Formal (PDF)

RESULT: WITHDRAWN

Zoning Changes

11. Zoning Change (ID # 7893)

To Change the Zoning of the Property Known as 400 Maple Street (08218-0106) from Residence a to Business A.

PETITIONER: Quinfield Realty
ADDRESS: 400 Maple Street
CHANGE REQUESTED: Residence A to Business A

HISTORY:

02/21/24 City Planning Board **APPROVED**
03/11/24 City Council

COMMENTS - Current Meeting:

CHERYL DUYETTE SPOKE ON THE ZONE CHANGE. MS. DUYETTE PRESENTED THE PLANS FOR THE PROPERTY INCLUDING SMALL FUNCTIONS. SHE NOTED HER COMMUNICATION WITH THE NEIGHBORING PROPERTY OWNERS AND THEIR SUPPORT.

COUNCILOR ALLEN ASKED IF THE NEIGHBORS IF THE PETITIONER HAD SPOKEN TO THE NEIGHBORS. MS. DUYETTE NOTED THAT SHE HAS RECEIVED SUPPORT FROM HER NEIGHBORS AND PLANS ON COLLABORATING WITH THE ABUTTING NONPROFIT.

COUNCILOR GOVAN NOTED THAT THE PETITIONER DID RECEIVE A LETTER OF SUPPORT FROM THE MAPLE HIGH/SIX CORNERS NEIGHBORHOOD COUNCIL.

COUNCILOR DELGADO NOTED THAT HE VISITED THE LOCATION AND THANKED THE PETITIONER FOR ACCOMMODATING PARKING.

COUNCILOR WHITFIELD ASKED IF THE BUSINESS WAS A BED AND BREAKFAST AND HOW MANY ROOMS THAT SHE HAS TO RENT. SHE ALSO ASKED THE TIME AND DATES FOR THE FUNCTIONS AS WELL AS HOW MANY PEOPLE. HER CONCERN WOULD BE FOR THE NEIGHBORHOOD SAFETY.

MS. DUYETTE RESPONDED 10PM WOULD BE THE END TIME WHICH WOULD BE CONTROLLED BY SHUTTLLING THE ATTENDEES ON AN OFF SITE. 50-60 WOULD BE THE AVERAGE.

COUNCILOR SANTANIELLO ASKED IF THERE WOULD BE CATERING AND ASKED ABOUT THE ONE DAY LIQUOR LICENSE.

LORI KAPLAN, EVENT PLANNER FOR THE LOCATION SPOKE REGARDING A SHUTTLE BUS FROM MGM TO THE LOCATION.

COUNCILOR WHITFIELD ASKED PHIL DROMEY IF THIS WOULD REQUIRE A SPECIAL PERMIT. MR. DROMEY NOTED THAT THIS USAGE IS COVERED UNDER THE CURRENTLY ZONING. HE NOTED THAT THE PETITIONER MET WITH MIKE JACHYM.

ATTACHMENTS:

- 3245_400_Maple_St_Formal (PDF)
- 3245_400_Maple_St_2024 (PDF)
- 3245_400_Maple_St_2024_PB_Report (PDF)

RESULT:	APPROVED [10 TO 0]
AYES:	Walsh, Allen, Delgado, Click-Bruce, Govan, Brown, Curran, Santaniello, Edwards, Whitfield
ABSENT:	Victor Davila, Maria Perez, Michael A. Fenton