



City Council

Hearings Meeting

~ Final ~

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

Gladys Oyola-Lopez

Monday, May 20, 2024

7:00 PM

Hybrid Council Chamber

Hearings

7:00 PM Meeting called to order on May 20, 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	7:10 PM
Jose Delgado	City Councilor	Present	
Lavar Click-Bruce	Ward 5 City Councilor	Present	
Zaida Govan	Ward 8 City Councilor	Remote	7:03 PM
Malo Brown	Ward 4 Councilor	Remote	
Victor Davila	Ward 6 Councilor	Present	7:10 PM
Sean Curran	At-Large Councilor	Present	7:03 PM
Brian Santaniello	City Councilor	Present	
Melvin A. Edwards	Ward 3 Councilor	Present	
Tracye Whitfield	At Large City Councilor	Absent	
Maria Perez	Ward 1 City Councilor	Present	
Michael A. Fenton	President	Present	

Moment of Silence - Pledge of Allegiance

Petitions

1. Petition (ID # 8026)

1655 Boston Rd Fuel Storage Petition

COMMENTS - Current Meeting:

ATTORNEY SETH STRATTON PRESENTED ON BEHALF OF THE PETITIONER - ONYX SPRINGFIELD CROSSING, LLC. HE STATED THAT THIS ITEM HAD BEEN APPROVED LAST YEAR BY THE COUNCIL WHEN THIS PETITIONER PURCHASED THE EASTFIELD MALL PROPERTY.

ATTACHMENTS:

- 1655 Boston Rd - Fuel Storage App (PDF)

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

Special Permits

2. Special Permit (ID # 7934)

To Amend an Existing Special Permit (Motor Vehicle Junk Yard), Granted August 2006, by Amending/Deleting Conditions #5 (Installation of Work Pad), #9 (Outside Storage of Parts) and #10 (Buying and Selling of Parts), at the Property Known as 33 Oakdale Street (09190-0042) Book#10990/Page #0440), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.6.

Request:	See Above
Owner:	KTL, Inc.
By:	George Campbell
Petitioner:	The Truck Buyer, Inc.
By:	Alan Salem

COMMENTS - Current Meeting:

The petitioner did not attend the meeting.

Councilor Edwards made a motion to continue.

The motion was seconded by Councilor Perez.

Council President Fenton thanked Kathy Brown for attending the meeting to speak on the item.

ATTACHMENTS:

- Oakdale_St_33_Tax_Formal (PDF)

RESULT:	CONTINUE VOTE [10 TO 0]	Next: 6/17/2024 7:00 PM
MOVER:	Melvin A. Edwards, Ward 3 Councilor	
SECONDER:	Maria Perez, Ward 1 City Councilor	
AYES:	Walsh, Delgado, Click-Bruce, Govan, Brown, Curran, Santaniello, Edwards, Perez, Fenton	
ABSENT:	Timothy C. Allen, Victor Davila, Tracye Whitfield	

Zoning Changes

3. Zoning Change (ID # 7976)

To Change the Zoning of a Portion the Property Known as 824 Berkshire Avenue (01340-0130) from Industrial a to Business B.

PETITIONER: Michael Serricchio

ADDRESS: 824 Berkshire Avenue

CHANGE REQUESTED:**Industrial A to Business B****HISTORY:**

05/01/24 **City Planning Board** **APPROVED**
05/13/24 **City Council** **CONTINUE VOTE**

COMMENTS - Current Meeting:

ROBERT LEVESQUE FROM R. LEVESQUE ASSOCIATES, REPRESENTING HEDGEHOG ASSOCIATES. INDUSTRIAL A TO BUSINESS B ZONE CHANGE. INDIAN ORCHARD CIVIC COUNCIL AND PLANNING BOTH APPROVED THE ZONE CHANGE.

COUNCILOR WALSH ASKED IF THEY WOULD BE MARKETING TO A SPECIFIC GROUP OF PEOPLE FOR HOUSING, AND WHAT IS YOUR HOPE FOR THE PROJECT? MR. LEVESQUE RESPONDED, MARKET RATE HOUSING. COUNCILOR WALSH INQUIRED ABOUT THE MAKE UP OF THE UNITS. THEY UNITS WILL BE MOSTLY ONE AND TWO BEDROOM UNITS WITH THE OCCASIONAL STUDIO. HEDGEHOG IS INVOLVED IN THE HOUSING MARKET THROUGHOUT WESTERN MASS, AND OWN THIS PROPERTY. THINKS THIS PROJECT IS A GREAT FIT FOR THIS AREA.

COUNCILOR GOVAN CONFIRMED THAT IOCC ALSO DID A SITE VISIT BEFORE APPROVING THE PROJECT. THEY ONLY CONCERN IS TRAFFIC AT THE SITE, BUT IS CONFIDENT THAT THEY WILL WORK WITH THE CITY TO IRON OUT ANY FRICTION OR TRAFFIC ISSUES THAT MAY COME UP.

COUNCILOR BROWN WANTED TO THANK THE LEVESQUE ASSOCIATES, BUT WANTED TO CONFIRM THAT THERE WOULD BE UNITS AND PARKING FOR THE HANDICAP. MR. LEVESQUE CONFIRMED THAT THERE WOULD BE.

COUNCILOR SANTANIELLO WANTED TO KNOW WHEN THEY WILL BE FINISHED. MR. LEVESQUE STATED THAT THEY HOPE TO START CONSTRUCTION IN THE SPRING OF 2025. COUNCILOR SANTANIELLO INQUIRED IF LOCAL CONTRACTORS WOULD BE USED, AND MR. LEVESQUE SAID YES.

COUNCILOR PEREZ ASKED HOW MANY UNITS? MR. LEVESQUE ADVISED ABOUT 40 UNITS.

COUNCILOR DAVILA ASKED IF THE RESTAURANT WAS OPEN AND IF DISCUSSION WITH THE RESTAURANT HAS STARTED. THE PETITIONER SAID HE BELIEVED IT IS. COUNCILOR DAVILA ASKED FOR DETAILS ON THE PROXIMITY OF THE PROPERTY TO THE INTERSECTION.

DAVILA ASKED HOW MANY CARS WOULD BE PARKED ON SITE. THE RESPONSE WAS APPROXIMATELY 80 COUNTING ON ONE SPACE PER 1 BEDROOM UNIT AND 1.5 SPACES PER A 2 BEDROOM UNIT. INQUIRED THAT THE ENTRY WOULD BE ON BERKSHIRE AVENUE. MR. LEVESQUE STATED THAT THERE WILL BE ONE CLEAN CURB CUT. CONCERNED THAT THE INTERSECTION IS EXTREMELY PROBLEMATIC.

COUNCILOR DELGADO SPOKE ON THE ITEM AND HIGHLIGHTED HIS CONCERN ABOUT TRAFFIC AT THE LOCATION. COTTAGE STREET AND BERKSHIRE AVENUE HAS HISTORICALLY BEEN A DIFFICULT INTERSECTION.

COUNCILOR BROWN ASKED ABOUT CONTACTS FOR MINORITY CONTRACTORS AND WANTED TO MAKE SURE THAT LOCAL CONTRACTORS GET PRIORITY.

COUNCILOR CURRAN ASKED FOR THE SQUARE FOOTAGE OF THE APARTMENTS. MR. LEVESQUE ADVISED APPROXIMATELY 600-800 SQUARE FEET EACH. THE ARCHITECTURE HAS NOT BEEN MAPPED YET.

ATTACHMENTS:

- 3246_Berkshire_Ave_824_Formal(PDF)
- 3246_824_Berkshire_Ave_2024 (PDF)
- 3246_824_Berkshire_Ave_2024_PB_Report (PDF)

RESULT:	APPROVED [12 TO 0]
AYES:	Walsh, Allen, Delgado, Click-Bruce, Govan, Brown, Davila, Curran, Santaniello, Edwards, Perez, Fenton
ABSTAIN:	Tracye Whitfield