



# City Council

## Hearings Meeting

~ Final ~

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

Gladys Oyola-Lopez

Monday, November 25, 2024

7:00 PM

Hybrid Council Chamber

## Hearings

7:00 PM Meeting called to order on November 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        | Present |         |
| Sean Curran       | At-Large Councilor      | Present |         |
| Brian Santaniello | City Councilor          | Present |         |
| Melvin A. Edwards | Ward 3 Councilor        | Present |         |
| Tracye Whitfield  | At Large City Councilor | Remote  |         |
| Maria Perez       | Ward 1 City Councilor   | Remote  |         |
| Michael A. Fenton | President               | Present |         |

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

## Order

### 1. Order 2024-6

Amendment to Chapter 327, Solid Waste

#### HISTORY:

|                |              |                       |
|----------------|--------------|-----------------------|
| 09/16/24       | City Council | REFER COMMITTEE VOTE  |
| Next: 10/07/24 |              |                       |
| 10/07/24       | City Council | REFERRED TO COMMITTEE |
| Next: 10/21/24 |              |                       |
| 10/21/24       | City Council | ADOPTED               |

#### ATTACHMENTS:

- § 327 (September 2024) - For City Council (PDF)

|                |                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b> | <b>ADOPTED [UNANIMOUS]</b>                                                                                       |
| <b>AYES:</b>   | Walsh, Allen, Delgado, Click-Bruce, Govan, Brown, Davila, Curran, Santaniello, Edwards, Whitfield, Perez, Fenton |

## Special Permits

### 2. Special Permit (ID # 8302)

For a Request for a One (1) Year Extension of an Existing Special Permit, Granted November 29, 2022, to Reopen a Pre-Existing, Non-Conforming Use (11 Residential Units), at the Property Known as 169 Maple Street (08218-0165) (Book #24353/Page#322), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 10, Section 10.1.41(B).

|             |                                       |
|-------------|---------------------------------------|
| Request:    | See Above                             |
| Owner:      | City of Springfield                   |
| By:         | Stephen Lonergan, Collector-Treasurer |
| Petitioner: | Davenport Advisors, LLC               |
| By:         | Joy Martin, as Manager                |

#### COMMENTS - Current Meeting:

MANAGER OF DAVENPORT ADVISORS, LLC MS. JOY MARTIN'S SPOKE ON THE ITEM

SHE CLARIFIED THAT HER COMPANY IS NOT CURRENTLY MANAGING THE PROPERTY.

DR. BREGLIO (DENTIST) RAISED CONCERNS ABOUT HIS PATIENTS BEING ABLE TO PARK DURING CONSTRUCTION..

COUNCILOR WALSH ASKED WHAT MR. BREGLIO'S CONCERN WAS AND HOW TO ENSURE THAT MR. BREGLIO'S PARKING LOT IS NOT BEING USED FOR CONSTRUCTION VEHICLES.

COUNCILOR EDWARDS STATED THAT THE FENCE IS IN NEED OF REPLACEMENT ON THE PROPERTY. SINCE IT IS OWN BY THE CITY OF SPRINGFIELD, THE HOUSNG DEPARTMENT SHOULD HANDLE THE MATTER.

#### ATTACHMENTS:

- 169 maple staff analysis (PDF)
- 169 maple staff analysis (PDF)

|                |                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b> | <b>ADOPTED [UNANIMOUS]</b>                                                                                       |
| <b>AYES:</b>   | Walsh, Allen, Delgado, Click-Bruce, Govan, Brown, Davila, Curran, Santaniello, Edwards, Whitfield, Perez, Fenton |

## Zoning Changes

REGINA JENKINS

BRENDAN JENKINS, 123 INGERSOLL GROVE, SPOKE IN FAVOR OF THE ZONE CHANGE.

WANT TO CONSTRUCT A MULTIFAMILY PROPERTY ON INGERSOLL GROVE.

NOTED THAT THE MCKNIGHT NEIGHBORHOOD COUNCIL DID NOT SUBMIT A LETTER OF SUPPORT. THEY HAD A SPLIT VOTE OF 4/4.

### 3. Zoning Change (ID # 8257)

To Change the Zoning of the Property Known as ES Ingersoll Grove (06925-0025) from Residence a to Residence B.

**PETITIONER:**

**Regina B Jenkins**

**ADDRESS:**

**ES Ingersoll Grove**

**CHANGE REQUESTED:**

**Residence A to Residence B**

**HISTORY:**

|                 |                            |                 |
|-----------------|----------------------------|-----------------|
| <b>10/07/24</b> | <b>City Council</b>        | <b>APPROVED</b> |
| <b>11/20/24</b> | <b>City Planning Board</b> | <b>DENIED</b>   |

**COMMENTS - Current Meeting:**

REGINA JENKINS

BRENDAN JENKINS, 123 INGERSOLL GROVE, SPOKE IN FAVOR OF THE ZONE CHANGE.

WANT TO CONSTRUCT A MULTIFAMILY PROPERTY ON INGERSOLL GROVE.

NOTED THAT THE MCKNIGHT NEIGHBORHOOD COUNCIL DID NOT SUBMIT A LETTER OF SUPPORT. THEY HAD A SPLIT VOTE OF 4/4.

KIMBERLY STRICKLAND, 50 LOS ANGELES ST, SPOKE IN FAVOR OF THE ZONE CHANGE.

JENNIFER RAO, 29 INGERSOLL GROVE SPOKE IN OPPOSITION OF THE ZONE CHANGE AND ON BEHALF OF HER NEIGHBORS AT 23 INGERSOLL GROVE.

TIMOTHY KIRK, 105 INGERSOLL GROVE, SPOKE IN OPPOSITION OF THE ZONE CHANGE.

STEPHEN GRAY, 120 CLARENDON STREET, SPOKE IN OPPOSITION TO THE ZONE CHANGE.

STEPHEN HOWARD, 1104 WORTHINGTON STREET, SPOKE IN OPPOSITION TO THE ZONE CHANGE.

COUNCILOR BROWN IS IN SUPPORT OF THIS ZONE CHANGE.

COUNCILOR WHITFIELD ASKED PHIL DROMEY ABOUT THE ZONE CHANGE, THE PROPERTY THAT EXISTED IN THE SAME LOCATION.

COUNCILOR DAVILA ASKED THE PETITIONER ADDITIONAL QUESTIONS ON THE USAGE OF THE PROPERTY.

COUNCILOR DELGADO SPOKE ON THE NEW LAW

COUNCILOR GOVAN MADE A MOTION TO CLOSE THE HEARING, COUNCILOR CLICK-BRUCE SECONDED THE MOTION. COUNCILOR GOVAN SUBSEQUENTLY WITHDREW THE MOTION.

COUNCILOR WALSH NOTED THAT SHE WANTED TO SUPPORT THE PETITIONER BUT DOESN'T AGREE WITH SPOT ZONING.

COUNCILOR CLICK-BRUCE NOTED THAT HE SUPPORTS THE PETITIONER AND WILL BE VOTING IN FAVOR OF THE ZONE CHANGE

COUNCILOR PEREZ SPOKE IN FAVOR OF THE ZONE CHANGE

COUNCILOR WHITFIELD SPOKE AGAIN IN SUPPORT OF THE PETITIONER

COUNCILOR SANTANIELLO NOTED THAT A TWO FAMILY HOME EXISTED ON THE PROPERTY AND THAT HE SUPPORTS THE ZONE CHANGE.

COUNCILOR DAVILA NOTED HIS INTENTION TO VOTE IN FAVOR OF THE ZONE CHANGE

COUNCILOR ALLEN NOTED THAT THERE WAS A SIMILAR ZONE CHANGE BROUGHT BEFORE THE COUNCIL A MONTH AGO IN EAST SPRINGFIELD AND ASKED ATTORNEY KEN SHEA TO EXPLAIN SPOT ZONING.

ATTORNEY SHEA GAVE A DEFINITION OF SPOT ZONING.

COUNCILORS WHITFIELD AND BROWN SPOKE AGAIN IN SUPPORT OF THE ZONE CHANGE.

HEARING WAS CLOSED AT 9:11

**ATTACHMENTS:**

- Ingersoll\_Grove\_ES\_formal (PDF)
- 3249\_ES\_Ingersoll\_Gr\_2024 (PDF)

**RESULT: APPROVED [9 TO 4]**

**AYES:** Delgado, Click-Bruce, Govan, Brown, Davila, Santaniello, Edwards, Whitfield, Perez

**NAYS:** Kateri B. Walsh, Timothy C. Allen, Sean Curran, Michael A. Fenton