



City Council

Hearings Meeting

~ Final ~

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

Gladys Oyola-Lopez

Monday, February 24, 2025

7:00 PM

City Hall -- Room 200

Hearings

7:00 PM Meeting called to order on February 24, 2025 at City Hall -- Room 200, 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	Present	
Victor Davila	Ward 6 Councilor	Present	
Sean Curran	At-Large Councilor	Present	
Brian Santaniello	City Councilor	Remote	
Melvin A. Edwards	Ward 3 Councilor	Present	
Tracye Whitfield	At Large City Councilor	Present	
Maria Perez	Ward 1 City Councilor	Present	
Michael A. Fenton	President	Present	

Moment of Silence - Pledge of Allegiance

Petitions

1. Petition (ID # 8475)

VERIZON - Maple Street

ATTACHMENTS:

- Report Varizon Maple St.(PDF)
- Maple St. Petition (PDF)
- Maple St. plan (PDF)

RESULT:	CONTINUE VOTE [12 TO 0]	Next: 3/10/2025 7:00 PM
AYES:	Walsh, Allen, Delgado, Click-Bruce, Govan, Brown, Davila, Curran, Santaniello, Edwards, Perez, Fenton	
AWAY:	Tracye Whitfield	

Special Permits

2. Special Permit (ID # 8399)

To Amend an Existing Special Permit (Motor Vehicle Sales/Auto Body), Granted January 2017, by Allowing a Change in the Petitioner, at the Property Known as 91 Pinevale Street

(09755-0075) (Book#23029/Page#109), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.1 and Section 12.3(5).

Request: See Above
Owner: NPN Realty, LLC
By: Daniel Hannoush
Petitioner: Orchard Capital Group, LLC
By: Orlando Ramos

COMMENTS - Current Meeting:

PAUL CARON, SPRINGFIELD, SPOKE ON BEHALF OF THE PETITIONER.

COUNCILORS ALLEN, BROWN ASKED QUESTIONS REGARDING THE PREVIOUS OWNER.

COUNCILOR GOVAN NOTED THAT THE NEIGHBORHOOD

ATTACHMENTS:

- Pinevale_St_91_Tax_Formal (PDF)
- Pinevale_St_91_2025 (PDF)

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

Reasons

COUNCILOR CURRAN READ THE REASONS INTO THE RECORD.

ALL COUNCILORS VOTED YES ON THE REASONS.

3. Special Permit (ID # 8349)

To Amend an Existing Special Permit (Motor Vehicles Sales), Granted February 2001, by Allowing a Change in the Petitioner, at the Property Known as 731 Liberty Street (07770-0522) (Book#L125/Page#LC51), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.3(1).

Request: See Above
Owner: Muhammad Ali Saleem
By: Muhammad Ali Saleem
Petitioner: Abdallah F. Alazzam
By: Abdallah F. Alazzam

HISTORY:

01/27/25 **City Council** **CONTINUE VOTE**
Next: 02/24/25

ABDALLAH ALAZZAM, OWNER OF 731 LIBERTY ST, SPOKE ON THE SPECIAL PERMIT. HE NOTED THAT HIS LICENSE ALLOWED FOR UNLIMITED NUMBER OF CARS WHEN HE APPLIED IN 2021.

PHIL DROMEY, PLANNING DEPARTMENT, GAVE DETAILS ON THE SPECIAL PERMIT.

THE ORIGINAL SPECIAL PERMIT WAS GRANTED IN 2001 TO THE PETITIONER BUT THE NEW OWNER/OPERATOR MUST COME BEFORE THE CITY COUNCIL.

THE ORIGINAL SPECIAL PERMIT WAS GRANTED TO IN 2001 FOR 10 CARS.

PHIL CANNOT SPEAK TO WHY THE LICENSE WAS ISSUED FOR UNLIMITED CARS.

THERE ARE CURRENTLY MORE THAN 10 CARS. A NEW LICENSE WILL NOT BE ISSUED UNTIL THE PETITIONER COMES INTO COMPLIANCE.

COUNCILOR CURRAN ASKED IF MR. ALAZZAM WOULD BE WILLING TO LIMIT HIS LICENSE TO 10 CARS.

PHIL DROMEY STATED THAT THERE IS NO SPECIAL PERMIT FOR UNLIMITED CARS TO BE SOLD AT THIS LOCATION. THE UNLIMITED CARS LICENSE CAME FROM THE LICENSE COMMISSION.

MR. ALAZZAM NOTED THAT IN 2022 AND 2023 HE WAS GRANTED A LICENSE TO SELL UNLIMITED CARS.

COUNCILOR CURRAN REQUESTED THAT IT BE CONTINUED, SECONDED BY COUNCILOR DAVILA.

COUNCILOR WHITFIELD INQUIRED IF HE WOULD STILL BE ABLE TO OPERATE HIS BUSINESS? PHIL DROMEY STATED THAT ZONING FOUND HIM IN VIOLATION OF THE SPECIAL PERMIT FOR 10 CARS BACK IN 2024. UNTIL THE SPECIAL PERMIT GETS ISSUED, THE LICENSE TO SELL CARS CANNOT BE ISSUED. COUNCILOR WHITFIELD STATED THAT SHE HAS NEVER HEARD OF A LICENSE FOR UNLIMITED CARS. UNLIMITED IS BROAD AND IT IS A SMALL SITE.

COUNCILOR BROWN STATED THE SITE CAN ONLY HOLD SO MANY VEHICLES. HE SUGGESTED TO JAZZ UP THE AREA WITH GREENERY FOR CURB APPEAL.

COUNCILOR SANTANIELLO INQUIRED ON HOW MANY BAYS? THERE ARE 3 BAYS. HE ASKED WHERE THE CARS THAT ARE THERE FOR SERVICED GET PARKED? AND HOW MANY CARS THEY HAVE ON SITE TO SELL? THERE ARE 2 LIFTS AND 1 BAY FOR STORAGE, AND CURRENTLY 15 CARS TO SELL AT THE LOCATION.

COUNCILOR WALSH IF THIS IS JUST A CHANGE OF PETITIONER, OR INCREASE IN VEHICLES SOLD? ASKED HOW APPROVAL OR CONTINUATION WOULD AFFECT THE PETITIONERS CURRENT OPERATIONS? IF THE PETITION WAS APPROVED, THEN THE BUSINESS WOULD BE IN VIOLATION DUE TO HAVING MORE THAN 0 VEHICLES.

COUNCILOR GOVAN ASKED IF WE CONTINUE THE ITEM, CAN THEY STILL SERVICE VEHICLES, AND NOT SELL CARS? PHIL DROMEY STATED THAT THIS WAS ACCURATE.

COUNCILOR DELGADO ASKED IF THERE IS A LIMIT ON THE SERVICE END OF THE BUSINESS. HE ASKED WHAT PERCENTAGE OF THE BUSINESS IS SALES AND WHAT PERCENTAGE IS SERVICE. HOW MUCH TIME IS SPENT SERVICING CARS?

MR. ALAZZAM NOTED THAT THEY MAINLY SERVICE THE CARS THAT THEY ARE SELLING. THE SALES OF CARS IS THE MAJORITY OF THEIR BUSINESS. THE CAR SALES PAYS FOR ALL THE BILLS.

COUNCILOR DAVILA ASKED IF THE PETITIONER HAS MET WITH THE NEIGHBORHOOD COUNCIL AND SUGGESTED THAT THEY MEET WITH THE NEIGHBORHOOD COUNCIL. HE EXPLAINED THE CONSEQUENCES OF A NO VOTE BY THE COUNCIL TONIGHT.

COUNCILOR CLICK-BRUCE ASKED IF THE PETITIONER HAS ANY PAPERWORK ON THE FACT THAT HE WAS GRANTED UNLIMITED VEHICLES.

MR. DROMEY HAS NOT SEEN ANY LICENSE THAT STATES UNLIMITED.

COUNCILOR WHITFIELD ASKED THE PETITIONER IF HE WOULD BE WILLING TO ABIDE BY THE 10 CAR GUIDELINE ATTACHED TO THE CURRENT SPECIAL PERMIT.

COUNCILOR EDWARDS NOTED HIS SUPPORT OF SENDING THE SPECIAL PERMIT TO COMMITTEE.

COUNCILOR DELGADO ASKED HOW QUICKLY THE PETITIONER WOULD BE ABLE TO GET THE PROPERTY IN COMPLIANCE. HE NOTED THAT THE CITY SHOULD BE HELPING BUSINESSES UNDERSTAND THE RULES/GUIDELINES ON OPERATING A BUSINESS WITHIN THE CITY.

THE PETITIONER NOTED THAT HE OWNS ANOTHER BUSINESS WHERE HE CAN MOVE THE CURRENT INVENTORY OF CARS.

COUNCILOR EDWARDS NOTED THAT THIS ISSUE IS A REFLECTION OF A BIGGER PROBLEM. HE PROVIDED EXAMPLES OF OTHER CAR DEALERSHIPS THAT ARE IN VIOLATION.

COUNCILOR DAVILA REITERATED THAT THE PETITIONER HAS NOT YET MET WITH THE NEIGHBORHOOD COUNCIL AND HE WOULD NOT BE IN SUPPORT OF THIS PETITION. CONTINUING THIS ITEM WOULD BE THE BEST OPTION FOR YOU AT THIS TIME.

COUNCILOR WHITFIELD NOTED THAT MR. ALAZZAM IS A SMALL BUSINESS OWNER AND SHE SIDES WITH HIM. SHE ASKED HIM IF HE WOULD BE ABLE TO MOVE CARS TOMORROW AND COME INTO COMPLIANCE. SHE WILL NOT SUPPORT A MOVE TO COMMITTEE

COUNCILOR WHITFIELD ASKED IF THE PETITIONER WOULD BE ABLE TO SELL CARS IF THE COUNCIL CONTINUES THE MATTER?

MR. DROMEY NOTED THAT THE LICENSE WILL NOT BE ISSUED UNTIL THE SPECIAL PERMIT IS GRANTED. HE GAVE A BRIEF EXPLANATION OF HOW THE CURRENT PETITIONER ARRIVED BEFORE THE COUNCIL TODAY.

HOW LONG HAS THE PETITIONER BEEN OUT OF COMPLIANCE SINCE HE WAS NOTIFIED. HAS THE CITY CLOSED HIS BUSINESS?

PHIL DROMEY - ONCE THE SPECIAL PERMIT IS APPROVED THE ZONING DEPARTMENT WILL INSPECT THE BUSINESS, DETERMINE IF THEY ARE IN COMPLIANCE ISSUE A LICENSE.

MR. DROMEY EXPLAINED WHAT OCCURS WHEN A BUSINESS IS OPERATING OUT OF COMPLIANCE.

COUNCILOR CLICK-BRUCE ASKED THE PETITIONER IF THERE IS ANY PAPERWORK THAT STATES "UNLIMITED" THAT HE CAN PROVIDE? THE PETITIONER STATED THAT HE SENT THE PREVIOUS 7 LICENSES FROM THE PAST. PHIL DROMEY STATED THAT HE HAS NOT RECEIVED ANYTHING.

COUNCILOR CURRAN WANTED TO RENEW HIS MOTION TO CONTINUE THE ITEM TO THE NEXT HEARINGS MEETING.

COUNCILOR DAVILA NOTED THAT APPROVING THE SPECIAL PERMIT WHILE THEY ARE OUT OF COMPLIANCE SETS A BAD PRECEDENT. HE ASKED THE PETITIONER IF THEY WERE AWARE THAT IF THE PETITION IS DENIED THAT THEY COULD NOT APPLY FOR ANOTHER SPECIAL PERMIT FOR 2 YEARS.

COUNCILOR WHITFIELD ASKED IF HE WAS WILLING TO GO DOWN TO 10 CARS UNTIL THIS GETS RESOLVED. THE PETITIONER AGREED.

COUNCILOR EDWARD SUPPORTS THE CONTINUANCE SO THE OWNER CAN IRON OUT ALL THE ISSUES. DOES NOT WANT TO GRANT THE PERMIT WHEN THERE ARE 25 CARS ON THE LOT. THIS WILL GIVE THE PETITIONER TIME TO COME BACK TO THE COUNCIL WITH "CLEAN HANDS."

COUNCILOR DELGADO ASKED HOW FAST CAN YOU GET DOWN TO 10 CARS? THE COUNCILOR IS UNSURE WHAT THE CITY S DOING TO EDUCATE RESIDENTS ON THE CORRECT WAYS OF DOING BUSINESS. THE PETITIONER CAN MOVE THE CARS TOMORROW OVER TO HIS OTHER BUSINESS ON MAGAZINE STREET.

COUNCILOR EDWARDS THE CITY NEEDS TO ADDRESS THE CAR SALES BECAUSE MOST ARE IN VIOLATION. THE CODE INSPECTORS NEED TO BE MORE VIGILANT. HE REFERENCED A

BUSINESS ON KING STREET AND DOWNTOWN THAT ARE OUT OF COMPLIANCE. ONCE THE CITY COUNCIL GRANTS THESE SPECIAL PERMITS AND THERE IS NO FOLLOW UP.

COUNCILOR DAVILA IS CONCERNED THAT THE PETITIONER HAS NOT MET WITH THE NEIGHBORHOOD COUNCIL. HE CANNOT SUPPORT THE SPECIAL PERMIT BECAUSE OF THIS.

COUNCILOR WHITFIELD FEELS FOR THE SMALL BUSINESS OWNER BECAUSE THIS IS HIS LIVELY HOOD. SHE WANTS TO SIDE IN TAKING CARE OF PEOPLE, THIS IS JUST AN OWNERSHIP CHANGE. DOES NOT SUPPORT THE CONTINUANCE BECAUSE SHE WANTS TO VOTE ON THE SPECIAL PERMIT TONIGHT.

COUNCILOR CURRAN STATED THAT THE MOTION IS TO CONTINUE AND NOT TO SEND TO COMMITTEE. AGAIN, RENEWS THE MOTION TO CONTINUE TO THE FEBRUARY 24TH HEARING'S MEETING.

COUNCILOR WALSH IS UNCLEAR HOW THIS SITUATION AROSE. THIS IS JUST A CHANGE IN PETITIONER, AND SHE IS IN SUPPORT OF THE ITEM AS IT STANDS.

COUNCILOR WHITFIELD WANTED CLARIFICATION FROM PHIL DROMEY THAT THE PETITIONER CANNOT GET A DEALER'S LICENSE UNTIL THIS SPECIAL PERMIT CHANGE IN PETITIONER GOES THROUGH. PHIL STATED THAT HE BELIEVES SO. THE CONTINUANCE ONLY HINDER THE PETITIONER FROM DOING BUSINESS. THE PETITIONER WILL BE OUT FOR 50 DAYS IF THIS GETS CONTINUED. DOES NOT MAKE SENSE WHEN THE PETITIONER AGREED TO DOWN SIZE THE LOT TO 10 VEHICLES.

FIRST MOTION TO CONTINUE FAILED.

COUNCILOR DAVILA ASKED PHIL DROMEY HOW LONG THE PETITIONER HAS BEEN UT OF COMPLIANCE. PHIL STATED HIS UNDERSTANDING IS A COUPLE PF MONTHS. REPAIR WORK HAS NOT BEEN SHUT DOWN, THE CAR SALES LICENSE HAS NOT BEEN ISSUED. COUNCILOR DAVILA INQUIRED ON HOW THE CITY SHUTS DOWN A BUSINESS, PHIL DROMEY STATED THAT HE IS NOT THE PERSON TO ANSWER THAT INQUIRY. COUNCILOR DAVILA MADE SURE WITH THE PETITIONER THAT THEY ARE AWARE OF WHAT WHAT IS GOING ON. IF HE SPECIAL PERMIT GETS DENIED, THEN THE BUSINESS OF CAR SALES SHUTS DOWN AND IT IS ANOTHER TWO YEARS BEFORE YOU ARE ABLE TO RE-APPLY.

COUNCILOR BROWN ASKED THE PETITIONER ASKED WHAT AWARDS THEY HAVE RECEIVED. THEY HAVE BEEN RECOGNIZED BY CAR GURUS AND THE CITY OF SPRINGFIELD. COUNCILOR BROWN SHARED HIS KNOWLEDGE OF THE FINE PROCESS FOR THE CITY OF SPRINGFIELD WHEN A BUSINESS IS OUT OF COMPLIANCE. SUPPORTS THE SMALL BUSINESS OWNERS.

COUNCILOR FENTON STEPPED DOWN FROM THE PODIUM IN ORDER TO SPEAK ON THE SPECIAL PERMIT. HE NOTED THAT HE IS IN SUPPORT OF THE CONTINUING THE SPECIAL PERMIT. SINCE HE IS THE WARD REPRESENTATIVE, HE IS FAMILIAR WITH THE SITE. HE ASKED THE PETITIONER WHEN THEY WERE FIRST CITED FOR HAVING TOO MANY CARS ON THE LOT? THEY STATED ABOUT 5 MONTHS AGO, THERE WAS A PERSON TAKING PICTURES ON SITE. HE REFERENCED THE STAFF ANALYSIS STATING THAT THERE WERE CARS WITHOUT PLATES ON THE LOT. THE CITY CLERK REFERENCED CODE VIOLATIONS FROM 2023 AND 2023 THAT WERE PAID. COUNCIL PRESIDENT REITERATED THAT HE SUPPORTS THE CONTINUANCE AND NOT THE SPECIAL PERMIT. THIS SITE HAS BEEN A PERIODIC PROBLEM IN THE NEIGHBORHOOD AND THE CITIZENS COUNCIL SHOULD BE INVOLVED.

COUNCILOR GOVAN ASKED IF THE HEARING WAS FOR A CHANGE OF OWNERSHIP LEAVING THE CURRENT SPECIAL PERMIT INTACT. COUNCILOR FENTON NOTED THAT THE TWO VIOLATIONS ARE THE NAME AND THE NUMBER OF CARS ON THE LOT. THERE ARE MORE THAN 10 CARS ON THE LOT.

COUNCILOR SANTANIELLO ASKED ABOUT THE PROCLAMATIONS THAT THE BUSINESS CLAIMS TO HAVE RECEIVED. SPECIFICALLY THE ONE FROM THE CITY OF SPRINGFIELD.

THE PETITIONER STATED THAT THERE IS A QR CODE THAT NEEDS TO BE SCANNED AND PAID FOR AND YOU PAY \$200 FOR THE PLACARD.

COUNCILOR BROWN IS CONFUSED ABOUT OWNERSHIP. THE PETITIONER IS NOT THE OWNER. THE PETITIONER STATED THAT THEY RENT THE PROPERTY. COUNCILOR BROWN STATED THAT THE LOT IS NOT LARGE ENOUGH FOR 30 VEHICLES. THE PETITIONER NEEDS TO FOLLOW THROUGH WITH THE SPECIAL PERMIT PROCESS.

COUNCILOR DAVILA MADE A MOTION TO CONTINUE THE ITEM AND WAS SECONDED BY COUNCILOR EDWARDS.

COUNCILOR WHITFIELD STATED THAT THE VIOLATIONS WERE FOR TOO MANY CARS ON THE TREE BELT, NOT TOO MANY CARS ON THE LOT. EMPHASIZED THAT THIS SPECIAL PERMIT IS ONLY A NAME CHANGE. THEY DO NOT PARK ON THE SIDEWALK, THERE IS PIZZA SHOP NEXT DOOR, AND THEIR CUSTOMERS PARK ON THE SIDEWALK AT THIS POINT. SHE ASKED THE PETITIONER HOW THE BUSINESS WOULD BE AFFECTED IF THIS ITEM WERE TO BE CONTINUED? THEY WOULD BE OKAY BECAUSE THEY WILL STILL BE ABLE TO REPAIR CARS. THE PETITIONER STATED HE HAS BEEN SELLING CARS FOR 4 YEARS (UNLIMITED AMOUNT). HE IS CONFUSED WHY THE CITY IS GIVING HIM A HARD TIME NOW. COUNCILOR WHITFIELD BROUGHT UP THE FACT THAT CARS AT USED CAR DEALERS DO NOT HAVE PLATES BECAUSE E THEY GET STOLEN OFF THE CARS. THE PETITIONER CONFIRMED THAT THIS IS ACCURATE.

PHIL DROMEY ANSWERED THE PETITIONER NEEDS TO GET IN COMPLIANCE WITH THE CURRENT SPECIAL PERMIT. THEY HAVE BEEN CITED FOR SEVERAL MONTHS, AND ALSO HAVE A USED CAR LOT ON MAGAZINE STREET.

COUNCILOR ALLEN CALLED THE QUESTION AND WAS SECONDED BY COUNCILOR DAVILA

COUNCILOR CURRAN - YES

COUNCILOR ALLEN - YES

COUNCILOR GOVAN - YES

COUNCILOR WALSH - NO

COUNCILOR EDWARDS - YES

COUNCILOR DAVILA - YES

COUNCILOR BROWN - YES

COUNCILOR WHITFIELD - NO

COUNCILOR DELGADO - YES

COUNCILOR SANTANIELLO - YES

COUNCILOR CLICK-BRUCE - NO

COUNCILOR PEREZ - ABSENT

COUNCILOR FENTON - YES

MOTION PASSED AND THIS ITEM IS CONTINUED TO FEBRUARY 24, 2025.

COMMENTS - Current Meeting:

ALI ALAZZAM AND ABDALLAH ALAZZAM OF 731 LIBERTY STREET SPOKE ON THE SPECIAL PERMIT. THE PETITIONERS WERE PRESENT AS A CONTINUATION OF THE LAST MEETING.

THE PETITIONERS STATED THAT THEY UNDERSTAND THE 10 CAR LIMIT AND NOTED THAT THEY CURRENTLY HAVE 9 CARS ON THE PROPERTY.

COUNCILOR BROWN ASKED WHAT THE PETITIONER PLANS TO DO REGARDING THE CURB APPEAL. THE PETITIONER NOTED THAT THEY INTEND TO DO WORK ON THE CURB APPEAL IN THE SPRING/SUMMER.

COUNCILOR FENTON NOTED THAT HE, PHIL DROMEY AND MIKE JACHYM HAVE ALL INSPECTED THE PROPERTY AND THE AMOUNT OF CARS ON THE PROPERTY ARE WITHIN THE LIMIT NOTED IN THE SPECIAL PERMIT.

COUNCILOR DAVILA SPOKE AND URGED THE PETITIONER TO FOLLOW THE CONDITIONS OF THE SPECIAL PERMIT. HE NOTED THAT THE COUNCIL WILL REMAIN VIGILANT ONCE THE PERMIT IS GRANTED.

ATTACHMENTS:

- Liberty_St_731_Tax_Formal (PDF)
- Liberty_St_731_2025 (PDF)

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

Reasons

COUNCILOR CURRAN READ THE REASONS INTO THE RECORD.

ALL COUNCILORS VOTED YES ON THE REASONS.

4. Special Permit (ID # 8411)

For a Special Permit for Motor Vehicle Repairs and Motor Vehicle Sales (As an Accessory Use), at the Property Known as 433 Main Street, I.O. (08132-0180) (Book#23920/Page#292), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.2 and Section 19.5.

Request:	See Above
Owner:	Daniel R. Alpiarca
By:	Daniel R. Alpiarca
Petitioner:	A & J Auto Service, Inc.
By:	Daniel R. Alpiarca

COMMENTS - Current Meeting:

DANIEL ALPIARCA, 433 MAIN ST, SPRINGFIELD SPOKE ON THE SPECIAL PERMIT.

COUNCILOR GOVAN ASKED ADDITIONAL QUESTIONS ON THE LOCATION.

COUNCILOR BROWN IS IN SUPPORT OF THE SPECIAL PERMIT.

COUNCILOR WHITFIELD ASKED IF THE BUSINESS DOES REPAIRS.

COUNCILOR CURRAN ASKED PHIL DROMEY FOR ADDITIONAL INFORMATION ON THE PERMIT CONDITIONS.

COUNCILOR GOVAN NOTED THAT SHE IS THE PRESIDENT OF THE IOCC. SHE NOTED THAT TYPICALLY THE COUNCIL SHOULD BE INFORMED OF SPECIAL PERMIT REQUESTS.

COUNCILOR SANTANIELLO ASKED HOW MANY EMPLOYEES THE BUSINESS HAS.

COUNCILOR SUGGESTED THAT MR. ALPIARCA

ATTACHMENTS:

- Main_St_IO_433_Tax_Formal (PDF)
- Main_St_IO_433_2025 (PDF)

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

Reasons

COUNCILOR CURRAN READ THE REASONS INTO THE RECORD.

ALL COUNCILORS VOTED YES ON THE REASONS.

5. Special Permit (ID # 8413)

To Amend an Existing Special Permit (Motor Vehicles Repair/Sales), Granted July 2014, by Allowing a Change in the Petitioner and to Operate a Motor Vehicle Service Station (Gas Station), at the Property Known as 295 Allen Street (00280-1295) (Book#18604/Page#70), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.3(1) and 12.3(3).

Request:	See Above
Owner:	295 Allen Street, Inc.
By:	Yasir Osman
Petitioner:	Nazario J & G Auto Repair, LLC.
By:	Jose Nazario

COMMENTS - Current Meeting:

ATTORNEY HOGAN, REPRESENTING JOSE NAZARIO AS THE PETITIONER.

COUNCILOR BROWN ASKED IF THERE WOULD BE FOOD AT THE NEW GAS STATION AND ASKED ABOUT THE REFRIGERATION. HE ASKED IF THE PETITIONER HAS SPOKEN TO THE NEIGHBORHOOD. HE ALSO URGED THE PETITIONER TO SELL FRESH PRODUCE.

ATTORNEY HOGAN NOTED THAT THEY DID PRESENT AT THE FOREST PARK CIVIC ASSOC.

JOSE NAZARIO, PETITIONER, PROVIDED DETAILS ON THE FOOD SOLD. HE NOTED THAT THEY SELL FRESH PRODUCE FROM THEIR HOME IN HAMPDEN.

COUNCILOR DAVILA ASKED IF THERE WAS ANY RELATIONSHIP TO A BUSINESS ACROSS THE STREET AT 280 ALLEN ST. HE NOTED THAT THE PETITIONER DID ATTEND THE MEETING OF THE FPCA AND ASKED IF THE CLERK HAD RECEIVED A LETTER FROM THE FPCA.

COUNCILOR WHITFIELD ASKED PHIL DROMEY ABOUT THE LIMIT OF CARS ALLOWED ON THE LOT AS WELL AS THE STORAGE OF THE TIRES ON THE SIDEWALK. MR. DROMEY NOTED THAT THERE ARE NO REGULATIONS AGAINST IT.

MR. ALLEN NOTED THAT THE 295 ALLEN ST LOCATION IS RIGHT ON THE BORDER OF FOREST PARK AND EAST FOREST PARK. HE NOTED MR. FRANK RYAN OF THE EAST FOREST PARK CIVIC ASSOC WAS PRESENT AT THE MEETING.

COUNCILOR WHITFIELD ASKED THE PETITIONER TO MOVE THE TIRES OFF THE SIDEWALK. THE PETITIONER AGREED.

ATTACHMENTS:

- Allen_St_295_Tax_Formal (PDF)
- Allen_St_295_Tax_Formal_Revised (PDF)
- Allen_St_295_2025 (PDF)

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

Motion to Amend Conditions

COUNCILOR WHITFIELD MADE A MOTION AND IT WAS SECONDED BY COUNCILOR DAVILA TO ADD A CONDITION:

NO TIRES DISPLAYED IN THE FRONT OF THE BUSINESS.

COUNCILOR DELGADO ASKED THE PETITIONER IF THE TIRES WERE THERE WITH THE PREVIOUS OWNER AND IF NOT DISPLAYING THE TIRES WOULD NEGATIVELY AFFECT THE BUSINESS.

COUNCILOR WALSH SUGGESTED THAT THE MOTION SHOULD SAY REDUCE THE NUMBER OF TIRES.

COUNCILOR PEREZ ASKED IF THERE WAS AN ORDINANCE REGARDING DISPLAYING TIRES IN THE FRONT OF THE BUSINESS. MR. DROMEY CONFIRMED THAT THE C.O.S. DOESN'T HAVE AN ORDINANCE REGARDING DISPLAYING TIRES IN FRONT OF A BUSINESS.

THE MOTION WAS PASSED BY A UNANIMOUS VOTE.

Reasons

COUNCILOR CURRAN READ THE REASONS INTO THE RECORD.

ALL COUNCILORS VOTED YES ON THE REASONS.