



City Council

Regular Meeting

~Final~

36 Court Street
Springfield, MA 01103

<http://www.springfieldcityhall.com>

Gladys Oyola-Lopez

December 8, 2025

7:00 PM

City Hall - Room 200

Roll Call

Councilors Santaniello and Click-Bruce were REMOTE for this meeting. Councilor Curran arrived at 7:11 PM and Councilor Click-Bruce arrived in person at 9:00 PM.

Moment Of Silence - Pledge Of Allegiance

Ordinances

1. Amending Ordinance Chapter 275 Article IV - 2nd & Final Steps

THERE WAS NO ONE TO PRESENT THIS AMENDMENT FROM THE LAW DEPARTMENT, BUT IT PASSED THE FIRST STEPS LAST WEEK, SO THE COUNCIL WAS COMFORTABLE PASSING THE SECOND AND FINAL STEPS. HEALTH & HUMAN SERVICES COMMISSIONER, HELEN CAULTON-HARRIS PROVIDED A BRIEF EXPLANATION.

YES	Timothy Allen, Malo Brown, Lavar Click-Bruce, Sean Curran, Victor Davila, Jose Delgado, Melvin Edwards, Michael Fenton, Zaida Govan, Brian Santaniello, Tracye Whitfield, Kateri Walsh
NO	None
AWAY	None
RECUSE	None
ABSTAIN	None
ABSENT	Maria Perez

2. Amending Ordinance Chapter 245 Article II - 2nd & Final Steps

THERE WAS NO ONE TO PRESENT THIS AMENDMENT FROM THE LAW DEPARTMENT, BUT IT PASSED THE FIRST STEPS LAST WEEK, SO THE COUNCIL

WAS COMFORTABLE PASSING THE SECOND AND FINAL STEPS. HEALTH & HUMAN SERVICES COMMISSIONER, HELEN CAULTON-HARRIS PROVIDED A BRIEF EXPLANATION.

AYES	Timothy Allen, Malo Brown, Lavar Click-Bruce, Sean Curran, Victor Davila, Jose Delgado, Melvin Edwards, Michael Fenton, Zaida Govan, Brian Santaniello, Tracye Whitfield, Kateri Walsh
NAYS	None
AWAY	None
RECUSE	None
ABSTAIN	None
ABSENT	Maria Perez

3. **Amending Ordinance Chapter 275 Article V - 1st Step**

COUNCILOR CURRAN GAVE AN OVERVIEW OF THIS AMENDMENT. THIS WOULD ALLOW THE CITY OF SPRINGFIELD TO REGULATE THE MANUFACTURING, SALE, AND DISTRIBUTION OF KRATOM "GAS STATION HEROIN"

COUNCILORS GOVAN, BROWN, DAVILA AND WALSH ALL PRAISED COUNCILOR CURRAN ON BRINGING THIS ITEM FORWARD.

COUNCILOR CURRAN STATED THAT AN ARTICLE IN THE REPUBLICAN PRMPTED HIM TO LOOK INTO THE MATTER FURTHER.

AYES	Timothy Allen, Malo Brown, Lavar Click-Bruce, Sean Curran, Victor Davila, Jose Delgado, Melvin Edwards, Michael Fenton, Zaida Govan, Brian Santaniello, Tracye Whitfield, Kateri Walsh
NAYS	None
AWAY	None
RECUSE	None
ABSTAIN	None
ABSENT	Maria Perez

Special Permits

4. **927 Boston Road & ES Phillips Avenue** — to amend an existing special permit (repair/sale), granted April 2017, by allowing a change in petitioner.

THE OWNER OF THIS LOCATION, USMAN SHEIKH, PRESENTED AND WANTED TO KEEP ALL THE CONDITIONS SET FOR THE EXISTING SPECIAL PERMIT, BUT ADD ON ERIC CASTILLO MENDEZ, WHO MANAGES THE DAY-TO-DAY OPERATIONS AT THE SITE.

AYES	Timothy Allen, Malo Brown, Lavar Click-Bruce, Sean Curran, Victor Davila, Jose Delgado, Melvin Edwards, Michael Fenton, Zaida Govan, Brian Santaniello, Tracye Whitfield, Kateri Walsh
NAYS	None
AWAY	None
RECUSE	None
ABSTAIN	None
ABSENT	Maria Perez

Zone Changes

5. **Zone Change** — to change the zoning of a portion of the property known as 390-392 Allen Street (00280-0096) from Residence A to Residence C.

Attorney Daniel Kelly, Mulberry Street, presented the zone change proposal on behalf of the petitioners.

Councilor Malo Brown spoke in support of the zone change.

Councilor Delgado confirmed with the petitioner that the project is for condominiums.

Applauded the opportunity for homeownership.

Councilor Whitfield spoke in support of the zone change and development.

Councilor Curran asked the square footage of each townhouse. Response: The design plan is not completed but the estimate is 1,000 - 1,500 per unit.

Councilor Curran commended the petitioners for building housing that exceeds the square footage requirements.

Councilor Allen commended the petitioners' community engagement and their social responsibility ex. donations to the D'Amour Cancer Center.

Councilor Davila noted his support for the zone change.

Councilor Walsh "great corporate citizens".

AYES	Timothy Allen, Malo Brown, Lavar Click-Bruce, Sean Curran, Victor Davila, Jose Delgado, Melvin Edwards, Michael Fenton, Zaida Govan, Tracye Whitfield, Kateri Walsh
NAYS	None
AWAY	None
RECUSE	None
ABSTAIN	Brian Santaniello
ABSENT	Maria Perez

6. **Zone Change** — to change the zoning of the properties known as SS Boston Road (01655-0687 & 0685) and Rear Boston Road (01655-0686) from Residence A to Business A.

Jimmy Ferrera presented on behalf of the petitioners.

Councilor Govan asked if the petitioners had been before the Pine Point Neighborhood Council (PPNC)

Councilor Click-Bruce confirmed that the petitioners presented the plan for the zone change to the PPNC and the council submitted a letter of support.

AYES	Timothy Allen, Malo Brown, Lavar Click-Bruce, Sean Curran, Victor Davila, Jose Delgado, Melvin Edwards, Michael Fenton, Zaida Govan, Tracye Whitfield, Kateri Walsh
NAYS	None
AWAY	None
RECUSE	None
ABSTAIN	Brian Santaniello
ABSENT	Maria Perez

7. **Amending Article 4** — Marijuana Dispensaries

The council discussed amendments to the marijuana ordinance, with Phil Dromey, Deputy Planner, explaining three proposed changes: allowing medical marijuana in additional districts (Vote 1), modifying school setback requirements (Vote 2), and enabling co-location of medical marijuana in existing adult use facilities (Vote 3). Councilor Davila clarified the 500-foot buffer requirements for medical marijuana establishments, while Councilor Brown raised concerns about the potential impact on existing medical marijuana regulations. The council heard from Councilor Whitfield in support of the amendments, particularly regarding equity in the marijuana market. Attorney Wilson noted that co-location has been permitted by state law for several years and passing these amendments would put the city ahead of the curve.

Mr. Dromey summarized the proposed change to change the use table.

Councilor Whitfield asked Mr. Dromey to confirm the details of the amendment to Article 4.

Attorney Wilson, Waltham, MA spoke on behalf of a consortium of Springfield Cannabis companies. He confirmed that the adult use marijuana ordinance is an amendment to allow medical marijuana to co-locate with recreational marijuana businesses.

The City Council discussed proposed changes to marijuana dispensary regulations that would alter the measurement method from property line to property line to the entrance of the dispensary and nearest school entrance. While the state has already implemented this change, the Council expressed concerns about potentially allowing dispensaries to move closer to schools,

with several members opposing the change. The Council agreed to vote on the regulations in three different sections, allowing them to approve some changes while rejecting the school proximity measure.

The Council discussed amendments to marijuana zoning regulations, focusing on two main changes: allowing medical marijuana establishments to co-locate with adult use establishments, and expanding the use table to allow medical marijuana in more zones. Councilor Whitfield raised concerns about INSA potentially maintaining a monopoly, but Attorney Wilson clarified that the amendments would make the regulations more equitable by allowing other dispensaries to sell medical marijuana as well. The Council agreed to consider removing the portion of the petition related to expanding nearby schools, while continuing to review the broader amendments.

The council discussed voting on three separate zoning amendments related to medical marijuana, with Councilor Govan making a motion to separate the votes after the hearing. After debate about whether to continue the hearing or vote immediately, the council voted 2-1 to call the question and proceed with the motion to separate the votes, which passed with a two-thirds majority. The council agreed to continue the entire hearing until the next meeting (December 15th), as they cannot refer a zone change to committee, despite Councilor Allen's concerns about voting without full public understanding.

Payton Shubrick, owner of 6 Bricks Marijuana Dispensary, emphasized that she is grateful for the RFP process and progress forward with safety as a top priority. Proud of the City for upholding the property line standard. She stated that amending the ordinance at this time would be unfortunate and unfair to the petitioners that have already been through the process.

Ryan McCollum, representing Ember dispensary on Boston Road, spoke in favor of an amendment to align with state law regarding parking proximity to schools, which would allow for additional parking on a vacant lot next to the dispensary. Councilors Whitfield and Click-Bruce supported the amendment, noting that it addressed neighborhood concerns about traffic congestion and parking, while Councilor Curran opposed it due to concerns about establishments being too close to schools. The discussion revealed that while the city departments and Ember had been working on the issue for months, they had not obtained a letter of support from the school department.

The City Council held a hearing regarding a marijuana facility's request for a parking lot expansion and traffic flow modifications. After extensive discussion about traffic safety concerns, particularly near a school bus stop, and the facility's compliance with regulations, the Council voted 7-5 to close the public hearing. Due to time constraints and ongoing concerns from several councillors, the Council decided to postpone voting on the three separate motions related to the facility's requests until their next meeting on December 15th, despite the hearing being officially closed.

AYES	Timothy Allen, Malo Brown, Lavar Click-Bruce, Sean Curran, Victor Davila, Jose Delgado, Melvin Edwards, Michael Fenton, Zaida Govan, Brian Santaniello, Tracye Whitfield, Kateri Walsh
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NAYS	None
AWAY	None
RECUSE	None
ABSTAIN	None
ABSENT	Maria Perez

[MIN_SIGNATURES]