



City Council

Regular Meeting

~Final~

36 Court Street
Springfield, MA 01103

<http://www.springfieldcityhall.com>

Gladys Oyola-Lopez

March 23, 2026

5:30 PM

City Hall - Room 200

Roll Call

Councilors Perez, Govan and Walsh were ABSENT for this meeting. Councilor Brown arrived at 7:11 PM.

Moment Of Silence - Pledge Of Allegiance

Zone Changes

1. **Change the zoning of the property known as NS Hampshire Street, I.O. (06240-0010) from Residence B to Residence C.**

This is a Zone Change request for Northside Hampshire Street and Indian Orchard from Residence B to Residence C for a proposed multifamily housing development. Opponents raised concerns about wetlands issues and neighborhood impact, while proponents argued the development would address Springfield's housing needs. The Council voted to continue the hearing to April 27th due to insufficient council members present for a quorum.

JAMES FERRERA, 33 PALMYRA ST – SPRINGFIELD, SPOKE IN SUPPORT OF THE ITEM.

DENISE HUDSON, 74 HUDSON ST – INDIAN ORCHARD, SPOKE IN OPPOSITION TO THE ZONE CHANGE.

BARBARA FOOTMAN, 21 DUBOIS ST – INDIAN ORCHARD, SPOKE IN OPPOSITION TO THE ZONE CHANGE.

ATTORNEY RACHEL FANCY, ONE MONARCH PLACE – SPRINGFIELD SPOKE IN SUPPORT OF THE ITEM.

MIKE PIETRAS, ENGINEER WITH LAND SOLUTIONS – 2703 WILBRAHAM ROAD
COUNCILOR DAVILA ASKED QUESTIONS OF PHIL DROMEY REGARDING THE PROJECT

PHIL DROMEY ANSWERED QUESTIONS POSED BY COUNCILOR DAVILA

DENISE HUDSON SPOKE AGAIN DURING THE OPPONENT REBUTTAL PERIOD.

COUNCILOR DAVILA ASKED FOR MS. HUDSON TO EXPAND ON HER CLAIM THAT THE PARCEL WAS PREVIOUSLY NOT BUILDABLE. PHIL DROMEY RESPONDED. COUNCILOR WHITFIELD DECLARED THE HEARING CLOSED. COUNCILOR MARTIN SPOKE ON THE ITEM AND NOTED HIS SUPPORT OF THE ZONE CHANGE. COUNCILOR WHITFIELD ASKED ATTORNEY SHEA FOR ADDITIONAL ADVICE ON WHAT WOULD HAPPEN IF THE ZONE CHANGE FAILED TODAY. COUNCILOR FENTON PROVIDED CLARIFICATION.

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

2. Zone Change — Court Square Urban Renewal (City of Springfield) Industrial A to Business B

TIM SHEEHAN, ECO DEVELOPMENT, ECKINGTON ST – SPRINGFIELD, SPOKE IN SUPPORT OF THE ITEM

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

Special Permits

3. 125 Main Street I.O. - Change in petitioner (repair/sales).

RICH DEJESUS OF PRIMOS AUTO CENTER PRESENTED THE CHANGE IN PETITIONER TO THE COUNCIL.

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

4. 880 Boston Road, NS Boston Road & ES Elmore Avenue — Change in petitioner (motor vehicle sales).

ATTORNEY JOSH GOLDSTEIN, BACON AND WILSON, SPOKE ON BEHALF OF THE PETITIONER.

COUNCILOR DAVILA ASKED PHIL DROMEY A QUESTION ABOUT THE SITE REVIEW ADDRESS BEING WRONG. MR. DROMEY RESPONDED THE ADDRESS MISTAKE.

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

5. 715 Liberty Street - Change in petitioner (used car sales/accessory use).

OMAR ELKADARI, MERIDA ST, SPOKE ON THE ITEM.

COUNCILOR FENTON SPOKE AND NOTED THAT THE HHNC DOESN'T HAVE ANY OBJECTION TO THE SPECIAL PERMIT. COUNCILOR SANTANIELLO NOTED THAT HE WOULD BE VOTING IN FAVOR OF THE PETITION.

AYES	Brian Santaniello, Gerry Martin, Justin Hurst, Victor Davila, Michael Fenton, Jose Delgado, Lavar Click-Bruce, Melvin Edwards, Tracye Whitfield
NAYS	None
AWAY	None

RECUSE	None
ABSTAIN	None
ABSENT	Maria Perez, Zaida Govan, Kateri Walsh, Malo Brown

6. 586 Berkshire Avenue - Operate an autobody repair shop and used car dealership.

GABRIEL SANCHEZ JR, 586 BERKSHIRE – SPRINGFIELD, MR. SANCHEZ IS THE PETITIONER AND SPOKE IN SUPPORT OF THE SPECIAL PERMIT.

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

7. 1213 Worcester Street - Motor vehicle repair/sales. Change in Petitioner.

GAURAV TREHAN SPOKE IN SUPPORT OF THE SPECIAL PERMIT.
COUNCILOR SANTANIELLO ASKED THE PETITIONERS QUESTIONS.

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

8. 15 Austin Street - Change in Petitioner.

GEORGE PALANJIAN, THIRD GENERATION OWNER SPOKE ON THE CHANGE OF PETITIONER.

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

9. 824 Berkshire Avenue - Change to approved plans (adding units).

ROB LEVESQUE, R LEVESQUE ASSOCIATES, SPOKE IN SUPPORT OF THE SPECIAL PERMIT TO INCREASE THE NUMBER OF UNITS.

COUNCILORS SANTANIELLO, DAVILA, DELGADO ASKED QUESTIONS REGARDING THE UNITS. MR. LEVESQUE AND PHIL DROMEY RESPONDED.

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

10. 550 Main Street I.O. — Medical office, clinic or treatment facility, with no overnight stay.

This item was called out of order based on a request from the petitioner. Councilor Hurst made a motion to continue this item to the 04/27/26 Hearings meeting. This was seconded by Councilor Delgado.

AYES	Brian Santaniello, Gerry Martin, Justin Hurst, Victor Davila, Michael Fenton, Jose Delgado, Lavar Click-Bruce, Melvin Edwards, Tracye Whitfield
NAYS	None
AWAY	None
RECUSE	None

ABSTAIN	None
ABSENT	Maria Perez, Zaida Govan, Kateri Walsh, Malo Brown

11. 784 Bay Street — Amending conditions for auto repair and used car sales.

ARGENIS RAMOS, 784 BAY ST – SPRINGFIELD, SPOKE PETITIONER IN SUPPORT OF THE PETITIONER

COUNCILOR DAVILA ASKED PHIL DROMEY QUESTIONS REGARDING THE CONTAINERS. COUNCILOR SANTANIELLO ASKED ABOUT TIRE DISPOSAL. COUNCILOR MARTIN SPOKE IN SUPPORT.

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

12. 1000 Hall of Fame Way - Dental Office

PETITIONER SPOKE IN SUPPORT OF THE DENTAL OFFICE.

LEO FLORIAN, SECC PRESIDENT, SPOKE IN SUPPORT OF THE SPECIAL PERMIT

COUNCILOR SANTANIELLO ASKED THE PETITIONER QUESTIONS.

COUNCILOR DELGADO ASKED A CLARIFYING QUESTION REGARDING THE ADDRESS IN PLANNING SUBMISSION. MR. DROMEY NOTED THAT IT WAS A TYPO. COUNCILOR DAVILA ASKED ABOUT THE HOURS OF OPERATION.

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

[MIN_SIGNATURES]