



**City Council**  
**Planning & Economic  
Development Meeting**

36 Court Street  
Springfield, MA 01103  
<http://www.springfieldcityhall.com>  
Jose Delgado (Chair)

~Final~

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**June 8, 2026**

**5:00 PM**

**City Hall - Room 200**

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**Roll Call**

**In Person:**

Councilor Jose Delgado, Chair  
Tim Sheehan, Chief Development Officer  
Ken Shea, Law Department  
Michelle Grout, Director of Springfield Business Improvement  
Andrew Strniste, Director of Community Planning  
Phil Dromey, Deputy Planning & Development

**Remote:**

Councilor Walsh Kateri Walsh  
Councilor Lavar Click-Bruce  
Councilor Justin Hurst

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Brian Santaniello	City Councilor At Large	Excused	
Gerry Martin	City Councilor — Ward 7	Excused	
Maria Perez	City Councilor — Ward 1	Excused	
Malo Brown	City Councilor — Ward 4	Excused	
Zaida Govan	City Councilor — Ward 8	Excused	
Kateri Walsh	City Councilor At Large	Remote	
Justin Hurst	City Councilor At Large	Remote	
Victor Davila	City Councilor — Ward 6	Excused	
Michael Fenton	City Councilor — Ward 2	Excused	
Jose Delgado	City Councilor At Large	Present	

Lavar Click-Bruce	City Councilor — Ward 5	Remote	
Melvin Edwards	City Councilor — Ward 3	Excused	
Tracye Whitfield	City Councilor At Large	Excused	

**Call To Order**

5:00 PM Meeting called to order on June 8, 2026, in Hybrid Room 200, 36 Court Street, Springfield, MA 01103.

**Public Portion**

1. Zoning Issues with Surface Parking
2. Minimum special permit requirements for multifamily housing.

**Minutes:**

On June 8, 2026, the Economic Development Committee, chaired by Councilor Jose Delgado, met to discuss zoning issues related to surface parking lots and special permit requirements for multifamily housing developments. The Chief Development Officer presented information comparing Springfield’s zoning requirements with similar cities, including Hartford, Providence, Lowell, Worcester, and Albany. Discussion focused on concerns that the current requirement for City Council special permits on developments with 10 or more housing units may create delays and uncertainty for housing projects.

Committee members discussed a proposal to increase the special permit threshold from 10 units to 50 units while maintaining Planning Board review and public notice requirements. Members expressed support for reducing unnecessary barriers to housing development while also emphasizing the importance of keeping the Council informed about projects occurring throughout the city. Additional information regarding projects currently in the development pipeline was requested for a future meeting.

The committee also discussed concerns regarding the number of surface parking lots in the downtown area and the impact on walkability, redevelopment, and long-term economic growth. Members generally supported requiring future surface parking lot proposals to receive additional review through the City Council approval process.

A motion to advance the zoning issue related to surface parking was approved unanimously. Discussion regarding multifamily housing special permit thresholds will continue at a future meeting. The meeting adjourned at approximately 5:45 p.m.

[MIN\_SIGNATURES]