



CITY COUNCIL

City Clerk's Office 10/21/2020 12:00:00 PM

Hearings Meeting Agenda~

I hereby notify you that the following items of business have been filed with this office and can be acted upon at the meeting of the City Council **Monday October 26, 2020** at 06:30 PM.

City Clerk

COVID-19 Advisory:

In order to enable municipal government to continue its important work during the COVID-19 pandemic, and to ensure that elected officials can satisfy CDC social distancing guidelines to avoid exposure to contagions, the City of Springfield is providing public notice that it will conduct this meeting utilizing remote collaboration technology in accord with Governor Baker's Order concerning the Open Meeting Law. FOCUS Springfield Community TV will continue to broadcast meetings utilizing the technology listed below.

There are three (3) methods for City residents to be present during the meeting or, in the alternative, watch the meeting at a later date:

1. Viewers used to watching "live" or "on-demand" recordings via Livestream will continue to watch meetings using the same link: <https://livestream.com/focusspringfield/citycouncil>
2. Viewers used to watching "live" or recordings played back on Springfield's Comcast Channel 17 will continue to watch meetings on the same channel, and it is repeatedly aired several times a week until the next meeting
3. At any point, City Council meetings can be viewed at the FOCUS Springfield website <http://focusspringfield.com/>

Hearings

6:30 PM Meeting called to order on October 26, 2020 at City Hall -- Room 200, 36 Court Street, Springfield, MA.

Moment of Silence - Pledge of Allegiance

Special Permits

- (1.) For a Special Permit to Operate an Adult Use Marijuana Establishment (Storefront Retail) at the Property Known as 1860 Main Street (08130-0177)(Book#3328/Page#504), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 20.1(1).

Request:	See Above
Owner:	The Republican Company
By:	George Arwady
Petitioner:	6 Bricks, LLC

By: Payton Shubrick

- (2.) For a Special Permit to Re-Open a Pre-Existing, Non-Conforming Commercial Use at the Property Known as 441-445 Armory Street (00645-0226))(Book#14111/Page#0409), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 10, Section 10.1.42.

Request: See Above

Owner: Surtan Realty, LLP

By: Suresh Kachwaha

Petitioner: Ahmad Kabbout

By: Ahmad Kabbout

- (3.) For a Special Permit for Motor Vehicle Repairs and Motor Vehicle Sales at the Property Known as 1026 Bay Street (01085-0120)(Book#219812/Page# 1), as Authorized by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1 & Section 12.3(4).

Request: See Above

Owner: NPN Realty, LLC

By: Daniel Hannoush

Petitioner: Khalid Aljashaam

By: Khalid Aljashaam

- (4.) For a Special Permit for Motor Vehicle Repairs and Motor Vehicle Sales at the Property Known as and 1300 (A.K.A. 1294) Worcester Street (12525-0374)(Book#23331/Page#209), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1 and 12.3(4).

Request: See Above

Owner: Garrett Lumsden

By: Garrett Lumsden

Petitioner: Garrett Lumsden

By: Garrett Lumsden

Zone Changes

- (1.) To Change the Zoning of the Property Known as NS Boston Road (01655-0057) from Business a and Business B to Residence A. NS Boston Road Recommend

PETITIONER: **Grahams Construction, Inc.**

ADDRESS: **NS Boston Road**

CHANGE REQUESTED: **Bus A/B to Res A**

- (2.) To Change the Zoning of a Portion of the Properties Known as 1245 Liberty Street (07770-0410), 1355 Liberty Street (07770-0408), 1377 Liberty Street (07770-0406), 1250 St James Avenue (11170-0182), 1284-1290 St James Avenue (11170-0180), 1276 St James Avenue (11170-0183) and WS 1252 St James Avenue (11170-0490) from Industrial a to Business A. 1355 Liberty Street, Et.Al. None Yet

PETITIONER: **Springfield Planning Board**

ADDRESS: **1355 Liberty Street, et.al.**

CHANGE REQUESTED: **Ind A to Bus A**



City Council
36 Court Street
Springfield, MA 01103

Meeting: 10/26/20 06:30 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 5895

REVIEWED

PETITION (ID # 5895)

For a Special Permit to Operate an Adult Use Marijuana Establishment (Storefront Retail) at the Property Known as 1860 Main Street (08130-0177)(Book#3328/Page#504), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 20.1(1).

Request:	See Above
Owner:	The Republican Company
By:	George Arwady
Petitioner:	6 Bricks, LLC
By:	Payton Shubrick

To The City Council of the City of Springfield:
The undersigned respectfully petition your honorable body

for a special permit to operate an Adult Use Marijuana Establishment (storefront retail) at the property known as 1860 Main Street (08130-0177)(Book#3328/Page#504), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 20.1(1).

Mailing Address:

1860 Main Street
 Springfield, MA 01103

Owner:

The Republican Company

I hereby certify that I am the owner or acting on behalf of the owner.

BY: George E. Arwady
 George Arwady

Mailing Address:

6 Olney Avenue
 Springfield, MA 01119

Petitioner:

6 Bricks, LLC

I hereby certify that I am the petitioner or acting on behalf of the petitioner.

BY: Payton Shubrick
 Payton Shubrick

Attachment: Main_St_1860_Adult_Use_2020_Tax_Formal (5895 : 1860 Main Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

09/28/2020

**Special Permit
Tax Certification**

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 1860 Main Street
Petitioner : 6 Bricks, LLC
Landlord : The Republican Company

A handwritten signature in black ink, reading "Christopher A. Caputo". The signature is written in a cursive style with a large, stylized "C" and "A".

Christopher A. Caputo: Treasurer Collector



July 8, 2020

Dear Honorable Mayor Sarno, Esteemed City Councilor's, and City Officials,

First of all, good health to you and your family. I hope that you are managing well despite the many challenges that 2020 has brought forth.

I am writing this communication to better explain the reason 6 Brick's is seeking a change of address from 250 Albany Street to 1860 Main Street. A lot has changed since we earned a Special Permit and Host Community Agreement with the City of Springfield. With a pandemic, curbside pickup now being a standard in the industry, and potential delivery licenses available, my team and I have had to work hard to rethink what 6 Brick's will look like in the City of Springfield.

Our goal remains the same, to bring 6 Brick's to life in the City of Springfield and showcase the uniqueness of this entity being led by a Black woman from the City of Springfield, 100% owned by people of color, and majority owned by women. In order to achieve this goal, my team and I feel it is necessary to seek a change of address. COVID-19 has mandated an effective curbside operation that does not interrupt the flow of traffic, that ensures the public's essential safety, while maintaining speed and efficiency for our customers will be very important.

A change of address ensures that we can meet this new standard as some adult-use establishments are seeing that curbside is 40% of their business model. Additionally, with many changes to the delivery license and with a desire to solidify our place in the industry a change of address better situates 6 Brick's to expand and partner in many ways. All this will help us to provide additional employment and revenue here in our home city.

My team and I are eager to come before the City Council on Monday, October 26th, for our special permit hearing and to further present our leadership team, discuss the reason for the change of address, and our long-term plans. As always if you have any comments, questions, or concerns please do not hesitate to reach out.

We deeply appreciate this opportunity to achieve our goals and commitments to our neighbors and our City of Springfield. From the beginning, this has been a responsibility and a trust that you and our city has placed in us that we do not take lightly. Thank you for all you do.

Wishing well,

A handwritten signature in black ink, appearing to read 'Payton Shubrick', with a stylized flourish at the end.

Payton Shubrick

Attachment: Change of Address-1860 Main St. (5895 : 1860 Main Street)



Attachment: Change of Address-1860 Main St. (5895 : 1860 Main Street)

**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT**

**1860 MAIN STREET (08130-0177)
ADULT USE MARIJUANA ESTABLISHMENT (STOREFRONT RETAIL)
(CHANGE OF LOCATION)**

General Information

Petitioner:	6 Bricks, LLC.
Request:	Adult Use Marijuana Establishment
Proposed use of the property:	Adult Use Marijuana Establishment
Parcel Size:	234,788 s.f.
Compatibility with current planning documents:	The Downtown Master Plan shows no changes to this area.
Neighborhood council notification:	Armoury Quadrangle Civic Association/New North Citizens Council : 10-12-20
Tax Status:	SEE ATTACHED
Site Visit:	10-7-20
Hearing Date:	10-26-20/11-16-20

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Industrial A, adjacent to Interstate 91 and is located in an area of primarily commercial/industrial uses. The surrounding land uses include:

- To the north are a credit union and office uses zoned Business B.
- To the south is the new Wayfinders office building zoned Business B and Industrial A.
- To the west is a vacant building zoned Business C.
- To the east are a commercial shopping plaza and post office zoned Industrial A.

Site plan review:

As the Council is aware, back in 2019, the City conducted a phased Request for Qualifications/Proposals (RFQ/P) process to select qualified applicants to move forward with the negotiation of a Host Community Agreement (HCA) to allow for the operation of an Adult Use Marijuana Establishment (retail storefront) within the City of Springfield. At that time, a total of a total of twenty seven (27) responses were submitted.

A selection committee was set up by the Mayor, in conjunction with the City Council, to review and rank the RFQ/P submissions. This selection committee was made up with representatives from the Springfield Department of Health & Human Services, Police Department, Fire Department, Department of Public Works, Building Department, Law Department, Mayors Office, Office of Procurement, Division of Administration & Finance, a representative of the City Council and the Office of Planning & Economic Development. To ensure procedural fairness, the City again utilized the services of its outside expert legal consultant during the review process. It should also be noted that the RFQ/P process also included a number of public presentations by the proposers.



An initial review of each submission was completed for compliance with the underlying zoning requirements and then applications deemed eligible were fully reviewed and ranked by the selection committee. Per the RFQ/P, the top four (4) ranked proposals would be allowed to move forward with the negotiation of a Host Community Agreement (HCA).

One of the applicants selected to move forward was 6 Bricks, LLC. At that time, they were proposing to open up an Adult Use Marijuana Establishment at property known as 250 Albany Street. A special permit for the 250 Albany Street was approved by the City Council in October 2019 as well as the Host Community Agreement. The petitioner has now requested to transfer this special permit to a new location known at 1860 Main Street. This new location will be located in a portion of the larger Republican Newspaper building. The reasoning for the request for a new location has been outlined in the attached letter from 6 Brick's, LLC. The main reason for the proposed change of location, as noted by the petitioner, is that *"...COVID-19 has mandated an effective curbside operation that does not interrupt the flow of traffic, that ensures the public's essential safety, while maintaining speed and efficiency for our customers will be very important. A change of address ensures that we can meet this new standard as some adult-use establishments are seeing that curbside is 40% of their business model. Additionally, with many changes to the delivery license and with a desire to solidify our place in the industry a change of address better situates 6 Brick's to expand and partner in many ways. All this will help us to provide additional employment and revenue here in our home city."*

The main entrance to this facility would be off Main Street and would be located along the front of the existing building. The plans submitted show that there would be one-way traffic entering the business and one-way traffic exiting. With regards to parking, the site plan indicates a total of thirty four (34) parking spaces for this proposed use, however, it should be noted that the lease submitted with the application only indicates a total of twenty five (25) dedicated spaces. In speaking with the petitioner, they indicated that an agreement has been made with the Republican for additional spaces on a fee per space basis. With regards to the underlying zoning requirements, twenty five (25) spaces are more than sufficient to meet requirements.

In addition to the site plan, a detailed floor plan has also been submitted. The area of the building to be utilized for this proposed use will be 7,050 square feet, however, as per the Zoning Ordinance, only 2,500

square feet would be open to the public. The interior of the building will house a number of different areas including administrative offices, security, vaults/storage, consultation/conference space and retail sales floor. Signage will also be posted stating that no one under the age of twenty one (21) will be allowed to enter. A full security plan has also been submitted. Similar to the security plans for Albany Street, the plan includes a number of security and safety measures including motion detectors, glass break detectors, video surveillance cameras, panic alarms, ID scanners, video intercom system and perimeter alarms. A full management and operations plan has also been submitted which includes details on the overall operations, inventory controls, patron education, revenue management, check-out policies and other operational details.

Further, it should be noted that this will only be a retail operation. Any additional Adult Use operations at this location would require additional special permits from the City Council.

Again, as was proposed for the Albany Street location, 6 Bricks has indicated that deliveries of product would be completed by Mass Alternative Care, located in Chicopee. A copy of Mass Alternative Care's transportation policies was included in the submission and outlines a number of safe-guards that have been identified for the transportation of the marijuana product between the cultivation operation in Chicopee and Springfield. A secured location for the receiving of the product will be installed along

Lastly, as part of the submission, the petitioners were required to submit a traffic study. Those studies were then sent to the Department of Public Works (DPW) for a full review. In speaking with the Director of DPW, he had no major concerns. DPW has been in directly contact with the petitioner. Further, he also indicated he had previously made a site visit to the retail facility in Chicopee and it did not appear that there were any significant traffic related issues. The staff would recommend that if approved, the petitioner be required to work directly with DPW to review and approve all traffic mitigation issues, especially during the opening of the operation. As was seen when facilities first opened in both Northampton and Leicester earlier this year, there were significant traffic issues due to the amount of patrons visiting these locations.

In addition , the Special Permit will be conditioned upon the approval of an amendment to the original Host Community Agreement that was issued by the Mayor to the petitioner for the Albany Street location that addresses the change of location requested in this application and any conditions included in the Host Community Agreement. . Further, it needs to be stressed that along with the City of Springfield's approval, a full review, approval and licensing of this proposed change of location will also be need to be completed by the Massachusetts Cannabis Control Commission as a condition of any special permit issued by the City Council.

Overall, the staff continues to be very pleased with the professionalism shown by this company. As noted above, the only major change to the proposal for 6 Bricks, LLC is for the change of location. All other aspects of the original submittal are staying the same including security, management and overall operations. As such, the staff does not oppose the proposed request and does not believe the proposed use will have a negative impact on the surrounding properties or on the neighborhood as a whole.

Recommendation

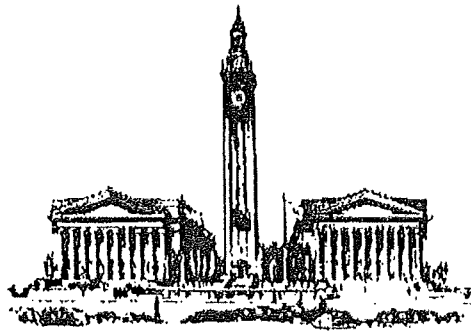
Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only and shall not be reassigned or transferred.
2. This special permit is granted solely for the operation of an Adult Use Marijuana Establishment

- (storefront retail) at the property known as 1860 Main Street (08130-0177).
3. The use shall be developed as per the attached site plans, elevations and submission requirements with the addition of conditions #4 through #29.
 4. Prior to start of operations, the petitioner shall provide the Springfield Police Department, Department of Health & Human Services and the Building Department a copy of the license issued by the Massachusetts Cannabis Control Commission.
 5. This special permit shall expire upon the expiration and/or termination of the license by the Massachusetts Cannabis Control Commission.
 6. The petitioner shall be required to remove all materials, signage, inventory, equipment and other paraphernalia within sixty (60) days of ceasing operations or immediately following any revocation of its license issued by the Massachusetts Cannabis Control Commission.
 7. There shall be no on-site consumption, including the parking area, of marijuana or marijuana related products.
 8. There shall be no cultivation or manufacturing done at this location.
 9. There shall be no outside storage of marijuana or marijuana related products.
 10. No marijuana, marijuana related product or any accessory paraphernalia shall be visible to the general public from the exterior of the building or property line.
 11. The facility shall fully comply with its odor control plan providing proper and adequate ventilation. All resulting odors, smoke, vapor, fumes, gases and/or particulate matter from the use shall be effectively confined to the premises or so disposed of to avoid any increased air pollution.
 12. In addition to the special permit approval, a full review by the Department of Public Works, as per the provisions of City Ordinance, Chapter 27, Article VIII, § 27-58 through 27-63, will be required. This approval must be obtained prior to the issuance of a Building Permit.
 13. The petitioner shall coordinate with DPW and the Springfield Police Department, and supply all requested information, to identify and address any and all potential traffic related issues, especially relating to opening activities.
 14. If during the initial opening period, but no longer than six (6) months, the City determines that queuing of pedestrians on the public sidewalk or vehicles queuing on a public way have become a safety hazard or nuisance, the petitioner shall coordinate with DPW and the Springfield Police Department to identify and immediately implement methods to eliminate the queuing. Any and all costs related to these remedies shall be borne by the petitioner.
 15. The petitioner shall coordinate with the Springfield Police Department on all security related matters and shall fully comply with the submitted Security Plan.
 16. The use shall comply with all Zoning Regulations as outlined in Article 4, Section 4.7.110 and all other applicable sections of the ordinance.
 17. The use shall comply with any and all regulations outlined by the Massachusetts Cannabis Control Commission and 935 CMR 500.
 18. Any and all signage shall be properly permitted and comply with the Springfield Zoning Ordinance and regulations outlined by 935 CMR 500.
 19. There shall be signage visible from outside of the building stating that only individuals twenty one (21) years and older are allowed inside the establishment.
 20. The use shall comply with any and all stipulations outlined within the approved Host Community Agreement.
 21. The site shall be maintained and kept free of all litter and debris.
 22. All landscaped areas shall be maintained.
 23. There shall be no parking of customers in front of the building, along Main Street.
 24. The lease for the property known as 1860 Main Street (08130-0177) shall remain in effect while this use is in operation.
 25. All require permits from the Department of Health & Human Services shall be obtained prior to start of operations. A Certificate of Occupancy shall also be issued by the Building Department, prior to opening.

26. Any and all required permits from the DPW and the Building Department shall be obtained prior to the start of any construction.
27. The hours of operation shall be set by the City Council but in no case shall this operation be open to the public and no sale or other distribution of marijuana shall occur upon the premises or via delivery from the premises between the hours of 9:00PM and 8:00AM.
28. Any and all dumpsters shall be completely enclosed.
29. Approval of amendment to Host Community Agreement for the change of location and any conditions included therein.
30. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

09/28/2020

**Special Permit
Tax Certification**

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 1860 Main Street
Petitioner : 6 Bricks, LLC
Landlord : The Republican Company

A handwritten signature in cursive script, reading "Christopher A. Caputo".

Christopher A. Caputo: Treasurer Collector



Please see below for a photo, address, age, education, and biography of the above listed team.

Payton Shubrick
CEO & Founder



Address: 6 Olney Avenue, Springfield, MA 01119

Age: 27

Education: Springfield Central High School (2011), College of the Holy Cross (2015), Bay Path University (2018), Leadership Pioneer Valley (2018)

Biography: Born and raised in Springfield, MA Payton Shubrick is a proud graduate of Central High School, College of the Holy Cross, and most recently Bay Path University. The oldest of four children, Payton is a natural leader and innovative thinker who enjoys new challenges facing traditional industries. Skilled in design thinking and ideations to solve tough problems, she currently works at MassMutual as an Innovation & Design Thinking Manager. She continues to call Springfield home, living in sixteen acres and is currently serving on two boards and two volunteer opportunities.

Elena Jimenez
Chief Financial Officer/Social Equity Participant



Address: 419 Union Street, New Bedford, MA 02740

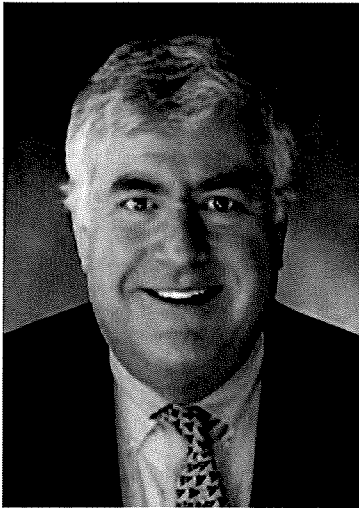
Age: 35

Education: Bristol Community College (2009)

Biography: Elena is a Latina female born in Queens, New York and the youngest of two siblings. She was raised in the historic city New Bedford, Massachusetts. Growing up, she aspired to be an entrepreneur and strove to empower and create inspiration for her family and her community. She is a proud graduate of Bristol Community College with an Associates of Business degree. Elena prides herself in being a hard worker. Her strong work ethic has paid off and she is now an executive administrator for multiple businesses. The love of her family has inspired her to live with compassion and love in her heart.



Mark Beglane
Co-Chief General Counsel



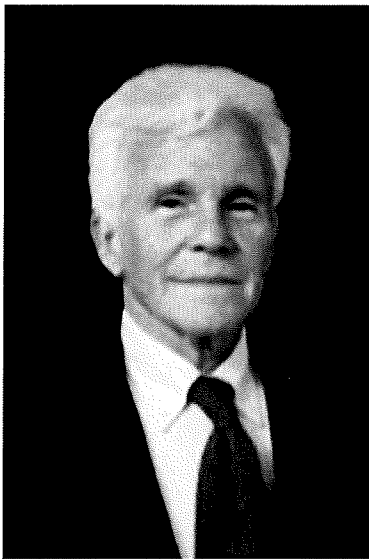
Address: 33 State Street, Springfield, MA 01103

Age: 66

Education: Fairfield University (1975), Western New England College J.D. (1978)

Biography: Mark Beglane has practiced law for over 40 years, ranging from simple home closings, eviction proceedings, a complex commercial closing or a development project, his goal is to provide his clients with all the information they need so that they can make an informed decision when seeking their ultimate objective. He currently serves as a Director & Corporator: East Longmeadow Educational Fund, Inc. 1995-Present, Director: East Longmeadow Lions Club, 1984-Present Member: Finance Committee, & Pioneer Valley Girl Scouts Council, Inc., 1987-Present

Richard Evans
Title: Co-Chief General Counsel



Address: 90 Conz Street Northampton, MA 01060

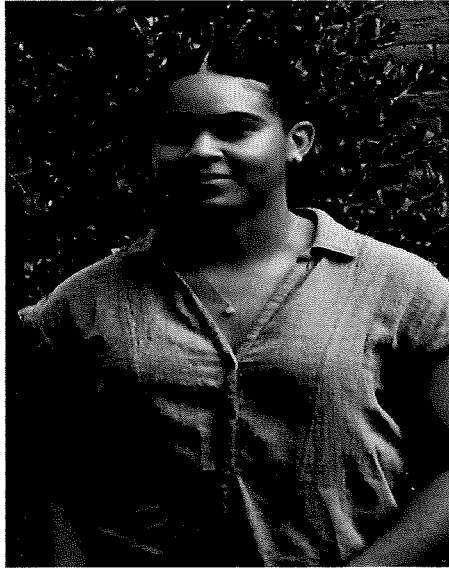
Age: 76

Education: B. A. Emory University (1965), Florida State University College of Law J.D. (1972)

Biography: Richard M. Evans has practiced law in Western Massachusetts for over 35 years, representing business owners, parties to residential and commercial real estate transactions, nonprofit land trusts protecting agriculture and natural resources, and parties having interests before municipal bodies. For nearly his entire professional career, he has participated prominently in the marijuana legalization effort. In 1981, he authored the first comprehensive regulation/taxation plan to be introduced as legislation in any state, upon which bills were modeled and introduced in other states. As a member of NORML's board of directors in the 90s, he was the moving force behind NORML's Principles of Responsible Cannabis Use and was awarded its Lifetime Achievement Award in 2011. His numerous op-eds and other writings have help shape and propel the counter-prohibitionist narrative. He chaired the Yes on 4 Campaign in 2016.



Taylor Shubrick
Head Quality Assurance & Community Relations



Address: 6 Olney Avenue, Springfield MA 01119

Age: 22

Education: Springfield College (2021)

Biography: Taylor is currently a senior at Springfield College and an employee of Mass Alternative Care. She has a wealth of knowledge in bud tending, training, and medical use. Taylor is passionate about helping customers understand their cannabis needs. She looks forward to helping 6 Brick's customers.

Dawn Shubrick
Executive Secretary



Address: 6 Olney Avenue, Springfield MA 01119

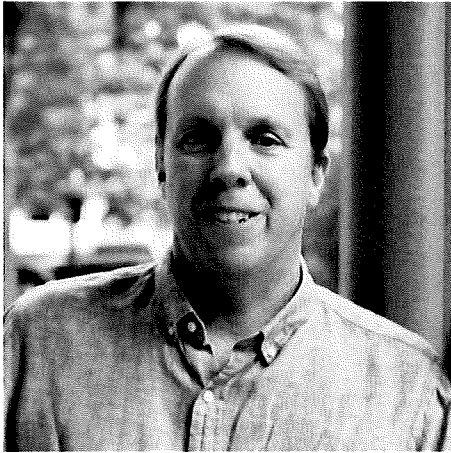
Age: 52

Education: Ossining High School (Ossining, NY)

Biography: Dawn Shubrick is a twenty-six (26) year resident of Springfield, MA where she has worked for Columbia Gas of Massachusetts for 22 years serving in a variety of roles. Currently she is a part of the Columbia Gas Diversity and Inclusion Committee. She is a dedicated mother of four who has supported her kids in sports, clubs, and activities. An activity member in the Western, MA community she has helped arrange events like Friends of the Homeless, Wounded Warrior Project, and Suit Up Springfield.



John Delaney
Chief of Security



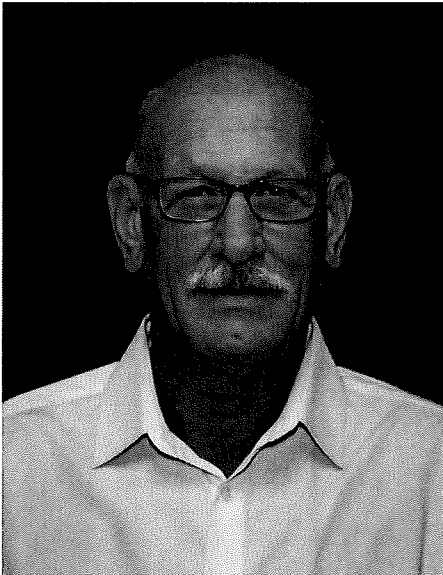
Address: 856 Sumner Avenue, Springfield MA 01108

Age: 61

Education: Cathedral High School (1976), American International College (1980)

Biography: John is a 38-year veteran of the Springfield Police Department and a lifelong resident of Springfield. Delaney is a qualified expert in the field of illegal Narcotics. For the last ten (10) years he has served as an Adjunct Professor at American International College. John and his wife also founded the Ride to Remember in 2012 an annual bike ride to honor Officer Kevin Ambrose as well as other fallen police officers and fire fighters.

Jack Wysocki
Chief Operating Officer



Address: 766 Sumner Avenue, Springfield, MA 01108

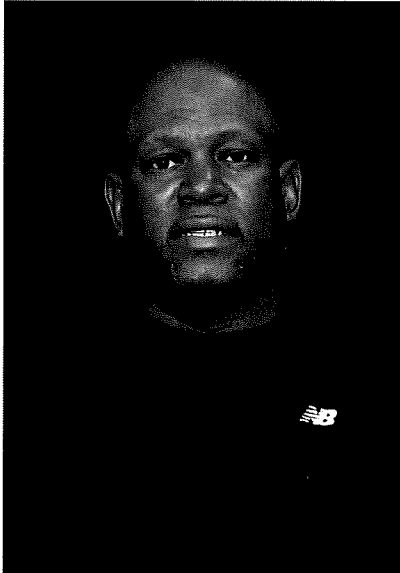
Age: 63

Education: Springfield Technical High School (1974), Springfield Technical Community (1972), College Westfield State (1978)

Biography: John "Jack" Wysocki – Chief Operating officer has been a lifelong resident of Springfield. He has been the Treasurer of the Gasoline Alley Foundation since its inception in 2000. Participated in the development of the Corporate Social Responsibility movement as a leading voice for environmental stewardship, social and economic justice, and new ideas facilitating innovative paths of corporate ownership and governance. He has spent much of his time in the community donating to, and working with charities, participating in citywide cleanup efforts and cooking dinners with his family at a local mission.



Fred Shubrick
Chief Procurement Officer



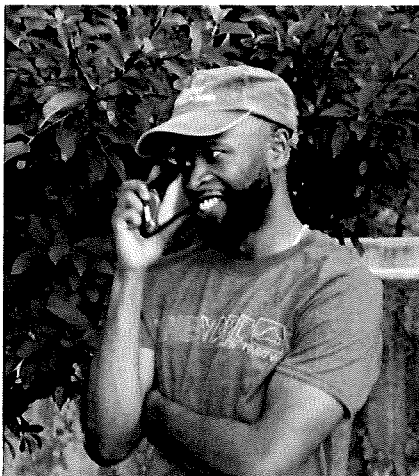
Address: 6 Olney Avenue, Springfield MA 01119

Age: 52

Education: Ossining High School (Ossining, NY)

Biography: Fred Shubrick has been a resident of Springfield, MA for the last 30 years. It is here in the beautiful city of Springfield, MA he became a homeowner and father. Now, a father of four delightful children and an upstanding member of the community, Fred has made it his mission to get involved in local politics helping to shape the community around him. Some of his notable accomplishments are taking the lead on paving Morton Street, sharing information about the Express Library, and completing the Citizen's Police Academy with his daughters, Taylor and Jordyn Shubrick. Fred continuously adds value to whatever he participates in and comes highly recommended by many. Currently, he is serving on the City of Springfield Traffic Commission and supporting his daughter in starting a business.

Gyasi Sellers
Head of Research & Development/Social Equity Participant



Address: 129 Moxon Street, Springfield MA 01151

Age: 35

Education: Springfield Central High School (2003)

Springfield Technical Community College (2005)

Oaksterdam University (2012)

Biography: Gyasi brings a relevant background to 6Brick's as an alumnus of the renowned Oaksterdam University and a graduate of the Massachusetts Cannabis Control Commission's Social Equity Program. Gyasi's All-Time favorite Strain is "East Coast Sour Diesel."



July 8, 2020

Dear Honorable Mayor Sarno, Esteemed City Councilor's, and City Officials,

First of all, good health to you and your family. I hope that you are managing well despite the many challenges that 2020 has brought forth.

I am writing this communication to better explain the reason 6 Brick's is seeking a change of address from 250 Albany Street to 1860 Main Street. A lot has changed since we earned a Special Permit and Host Community Agreement with the City of Springfield. With a pandemic, curbside pickup now being a standard in the industry, and potential delivery licenses available, my team and I have had to work hard to rethink what 6 Brick's will look like in the City of Springfield.

Our goal remains the same, to bring 6 Brick's to life in the City of Springfield and showcase the uniqueness of this entity being led by a Black woman from the City of Springfield, 100% owned by people of color, and majority owned by women. In order to achieve this goal, my team and I feel it is necessary to seek a change of address. COVID-19 has mandated an effective curbside operation that does not interrupt the flow of traffic, that ensures the public's essential safety, while maintaining speed and efficiency for our customers will be very important.

A change of address ensures that we can meet this new standard as some adult-use establishments are seeing that curbside is 40% of their business model. Additionally, with many changes to the delivery license and with a desire to solidify our place in the industry a change of address better situates 6 Brick's to expand and partner in many ways. All this will help us to provide additional employment and revenue here in our home city.

My team and I are eager to come before the City Council on Monday, October 26th, for our special permit hearing and to further present our leadership team, discuss the reason for the change of address, and our long-term plans. As always if you have any comments, questions, or concerns please do not hesitate to reach out.

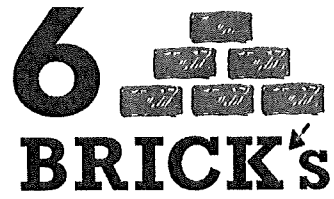
We deeply appreciate this opportunity to achieve our goals and commitments to our neighbors and our City of Springfield. From the beginning, this has been a responsibility and a trust that you and our city has placed in us that we do not take lightly. Thank you for all you do.

Wishing well,

A handwritten signature in black ink, appearing to read 'Payton Shubrick', with a stylized flourish at the end.

Payton Shubrick

Attachment: Revised-Main_St_1860_Adult_Use_Oct_2020_(5895 : 1860 Main Street)



**DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD, MASSACHUSETTS**

TO: **DATE:** October 29, 2019
DEPARTMENT: **FROM:** Tasheena M. Davis, Esq.
COPIES TO: **DEPARTMENT:** City Clerk
SUBJECT: 250 Albany Street (00160-0060)

This is to inform you that at a meeting held on Tuesday, September 24, 2019, and continued to Monday, October 28, 2019 it was voted by the City Council according to law to grant a request for a special permit to operate a marijuana establishment at the property known as **250 Albany Street** (00160-0060) (Book#21230/Page#0167), as allowed by M.G.L and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.1 and 12.4 to:

Owner: 44 Howes Street Realty, LLC **By:** Emilio Sibilia, Jr. &
Petitioner: 6 Bricks, LLC **By:** Payton Shubrick

The special permit is granted with the following conditions:

1. This special permit is granted to this petitioner only and shall not be reassigned or transferred.
2. This special permit is granted solely for the operation of an Adult Use Marijuana Establishment (storefront retail) at the property known as 250 Albany Street (00160-0060).
3. The use shall be developed as per the attached site plans, elevations and submission requirements with the addition of conditions #4 through #30.
4. Prior to start of operations, the petitioner shall provide the Springfield Police Department, Department of Health & Human Services and the Building Department a copy of the license issued by the Massachusetts Cannabis Control Commission.
5. This special permit shall expire upon the expiration and/or termination of the license by the Massachusetts Cannabis Control Commission.
6. The petitioner shall be required to remove all materials, signage, inventory, equipment and other paraphernalia within sixty (60) days of ceasing operations or immediately following any revocation of its license issued by the Massachusetts Cannabis Control Commission.
7. There shall be no on-site consumption, including the parking area, of marijuana or marijuana related products.
8. There shall be no cultivation or manufacturing done at this location.
9. There shall be no outside storage of marijuana or marijuana related products.
10. No marijuana, marijuana related product or any accessory paraphernalia shall be visible to the general public from the exterior of the building or property line.
11. The facility shall fully comply with its odor control plan providing proper and adequate ventilation. All resulting odors, smoke, vapor, fumes, gases and/or particulate matter from the use shall be effectively confined to the premises or so disposed of to avoid any increased air pollution.
12. In addition to the special permit approval, a full review by the Department of Public Works, as per the provisions of City Ordinance, Chapter 27, Article VIII, § 27-58 through 27-63, will be required. This approval must be obtained prior to the issuance of a Building Permit.
13. The petitioner shall coordinate with DPW and the Springfield Police Department, and supply all requested information, to identify and address any and all potential traffic related issues, especially relating to opening activities.
14. If during the initial opening period, but no longer than six (6) months, the City determines that queuing of pedestrians on the public sidewalk or vehicles queuing on a public way have become a safety hazard or nuisance, the petitioner shall coordinate with DPW and the Springfield Police Department to identify and immediately implement methods to

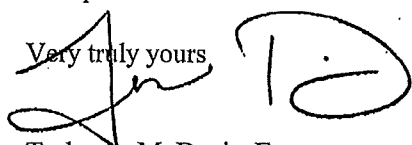
eliminate the queuing. Any and all costs related to these remedies shall be borne by the petitioner.

15. The petitioner shall coordinate with the Springfield Police Department on all security related matters and shall fully comply with the submitted Security Plan.
16. The use shall comply with all Zoning Regulations as outlined in Article 4, Section 4.7.110 and all other applicable sections of the ordinance.
17. The use shall comply with any and all regulations outlined by the Massachusetts Cannabis Control Commission and 935 CMR 500.
18. Any and all signage shall be properly permitted and comply with the Springfield Zoning Ordinance and regulations outlined by 935 CMR 500.
19. There shall be signage visible from outside of the building stating that only individuals twenty one (21) years and older are allowed inside the establishment.
20. The use shall comply with any and all stipulations outlined within the approved Host Community Agreement.
21. The site shall be maintained and kept free of all litter and debris.
22. All landscaped areas shall be maintained.
23. There shall be no parking of customers in front of the building, along Albany Street.
24. The lease for the property known as NWS Albany Street (00160-0048) shall remain in effect while this use is in operation.
25. As per the Zoning Ordinance, Article 7, Section 7.1.55, the proposed parking area to be located at NWS Albany Street (00160-0048) shall be paved with bituminous concrete or its equal. Any and all paving plans shall be fully reviewed by DPW prior to any work being completed.
26. The petitioner shall install a sidewalk, as per DPW standards, connecting the off-site parking lot with the proposed use.
27. All require permits from the Department of Health & Human Services shall be obtained prior to start of operations. A Certificate of Occupancy shall also be issued by the Building Department, prior to opening.
28. Any and all required permits from the DPW and the Building Department shall be obtained prior to the start of any construction.
29. The hours of operation shall be set by the City Council but in no case shall this operation be open to the public and no sale or other distribution of marijuana shall occur upon the premises or via delivery from the premises between the hours of 9:00PM and 8:00AM.
30. Any and all dumpsters shall be completely enclosed.
31. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.

REASONS: (1) The specific site is an appropriate location for such a use, structure, or condition. (2) The use as developed will not adversely affect the neighborhood. (3) Adequate and appropriate facilities will be provided for the proper operation of the proposed use. (4.) To incorporate the Planning Staff Analysis (Exhibit A) & City Council Findings and Decision (Exhibit B) into the decision at the basis of the findings, both attached hereto.

This permit becomes effective on November 18, 2019.

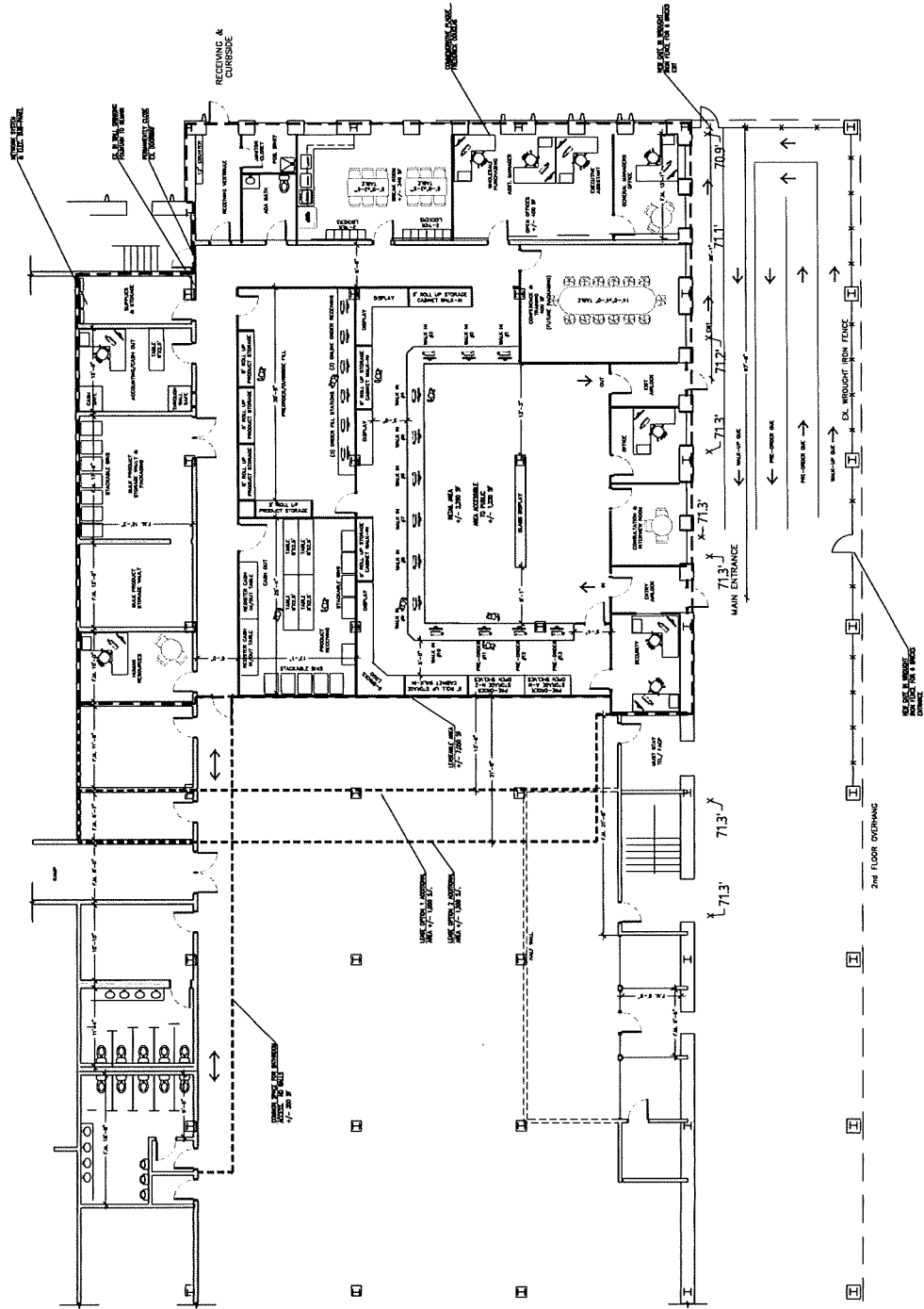
Very truly yours,



Tasheena M. Davis, Esq.
City Clerk

TMD/rmc

A2.1 PROPOSED FIRST FLOOR PLAN



A2

REV

SCALE

DATE

BY

PROJECT

PROJ

DATE

BY

PROJECT

PROJ

DATE

BY

PROJECT

PROJ

DATE

BY

PROJECT

PROJ

DATE

BY

PROJECT

PROJ

DATE

BY

PROJECT

PROJ

DATE

BY

PROJECT

PROJ

DATE

BY

PROJECT

PROJ

DATE

BY

PROJECT

PROJ

DATE

BY

PROJECT

PROJ

DATE

BY

PROJECT

PROJ

DATE

BY

PROJECT

PROJ

DATE

BY

PROJECT

PROJ

DATE

BY

PROJECT

PROJ

DATE

BY

PROJECT

PROJ

DATE

BY

PROJECT

PROJ

DATE

BY

PROJECT

PROJ

DATE

BY

PROJECT

PROJ

DATE

BY

PROJECT

PROJ

DATE

BY

PROJECT

PROJ

DATE

BY

PROJECT

PROJ

DATE

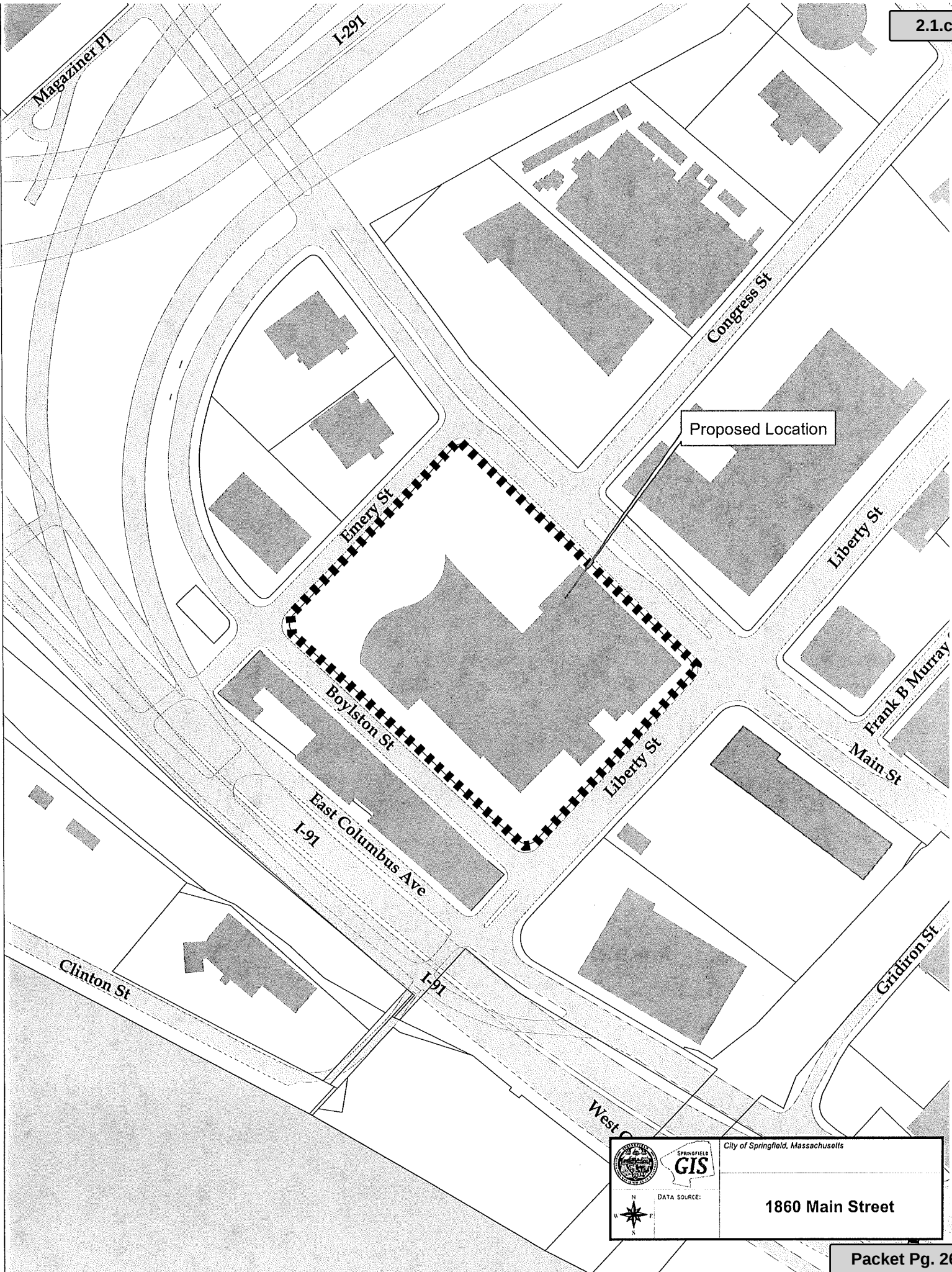


PROJECT DESCRIPTION
1860 MAIN ST
SPRINGFIELD, MA 01103
1 BRICKS DISTRICT
1 BRICKS, LLC
SPRINGFIELD, MA 01103

Furrow
Engineering
199 Seaview Industrial Way - Suite 2
Westfield, MA 01085
Phone: (413) 562-4844

REVISION DESCRIPTION	DATE	BY
1.000	9-8-2020	BDN
1.001	9-8-2020	BDN
1.002	9-8-2020	BDN
1.003	9-8-2020	BDN
1.004	9-8-2020	BDN
1.005	9-8-2020	BDN
1.006	9-8-2020	BDN
1.007	9-8-2020	BDN
1.008	9-8-2020	BDN
1.009	9-8-2020	BDN
1.010	9-8-2020	BDN
1.011	9-8-2020	BDN
1.012	9-8-2020	BDN
1.013	9-8-2020	BDN
1.014	9-8-2020	BDN
1.015	9-8-2020	BDN
1.016	9-8-2020	BDN
1.017	9-8-2020	BDN
1.018	9-8-2020	BDN
1.019	9-8-2020	BDN
1.020	9-8-2020	BDN

2.1.c



Attachment: Revised-Main_St_1860_Adult_Use_Oct_2020_(5895 : 1860 Main Street)

 SPRINGFIELD GIS	City of Springfield, Massachusetts
	1860 Main Street

DATA SOURCE:

N
W
E
S



City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 5806)

Meeting: 10/26/20 06:30 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 5806

For a Special Permit to Re-Open a Pre-Existing, Non-Conforming Commercial Use at the Property Known as 441-445 Armory Street (00645-0226))(Book#14111/Page#0409), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 10, Section 10.1.42.

Request:	See Above
Owner:	Surtan Realty, LLP
By:	Suresh Kachwaha
Petitioner:	Ahmad Kabbout
By:	Ahmad Kabbout

To The City Council of the City of Springfield:
The undersigned respectfully petition your honorable body

for a special permit to re-open a pre-existing, non-conforming commercial use at the property known as 441-445 Armory Street (00645-0226))(Book#14111/Page#0409), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 10, Section 10.1.42.

Mailing Address:

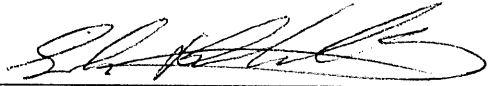
PO Box 80857
 Springfield, MA 01138

Owner:

Surtan Realty, LLP

I hereby certify that I am the owner or acting on behalf of the owner.

BY:


Suresh Kachwaha

Managing Partner
 Surtan Realty, LLP

Mailing Address:

183 East Main Street
 Chicopee, MA 01020

Petitioner:

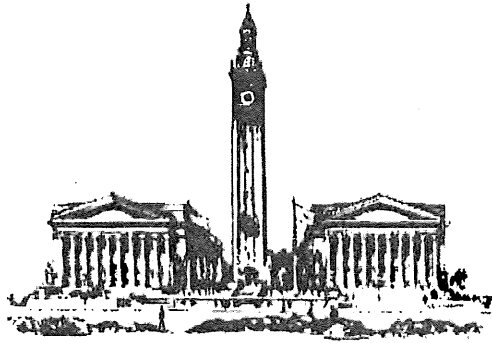
Ahmad Kabbout

I hereby certify that I am the petitioner or acting on behalf of the petitioner.

BY:

ahmad kabbout
Ahmad Kabbout

Attachment: Armory St 441 Tax Formal (5806 : 441-445 Armory Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

08/03/2020

Special Permit Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 441-445 Armory Street

Petitioner : Ahmad Kabbout

Landlord : Surtan Realty, LLP

A handwritten signature in cursive script, reading "Christopher A. Caputo", is positioned above the printed name of the Treasurer Collector.

Christopher A. Caputo: Treasurer Collector

**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT**

**441 ARMORY STREET (00645-0226)
RE-OPEN A PRE-EXISTING, NON-CONFORMING USE - COMMERCIAL**

General Information

Petitioner:	Ahmad Kabbout
Request:	To re-open a pre-existing, non-conforming commercial use.
Proposed use of the property:	Pharmacy
Parcel Size:	11,041 s.f.
Compatibility with current planning documents:	The Liberty Heights Plan shows no changes to this area.
Neighborhood council Notification:	Hungry Hill Neighborhood Council: 9-8-20
Tax Status:	SEE ATTACHED
Site Visit:	9-10-20
Hearing Date:	9-21-20

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Residence B and is in an area with primarily residential uses. The surrounding land uses include:

- To the north is a two-family dwelling zoned Residence B.
- To the south are two (2), single-family dwellings zoned Residence B.
- To the east is a two-family dwelling zoned Residence B.
- To the west is the Boland School zoned Residence B.

Site plan review:

The petitioner has requested a special permit to allow the re-opening of a pre-existing, non-conforming commercial use at the property known as 441 Armory Street. The property contains four (4) residential units as well as two (2) ground floor commercial units. The commercial units have been vacant for over two (2) years and, as such, require a special permit in order to be re-opened. As noted above, the petitioner intends to use one of the commercial units for a proposed pharmacy.

After visiting the site and reviewing the proposed plans, the staff does not object to the proposed amendment. The property, including the building, is being maintained in good condition. Additionally, the property contains eight (8) on-site parking spaces. In speaking with the petitioner, he has indicated that there would not be any late hours of operation. The hours stated would be 9:00AM to 6:00PM, Monday through Friday. The Saturday hours of operation would be from 10:00AM to 3:00PM and closed on Sunday.

As with all pre-existing commercial uses, the staff needs to ensure that these will be developed in a way that will not have a negative impact to the residential abutters. In this case, the staff believes that based on the proposed use, hours of operation and the available on-site parking, this use will not detract from the neighborhood and will not have a negative impact on the residential abutters.

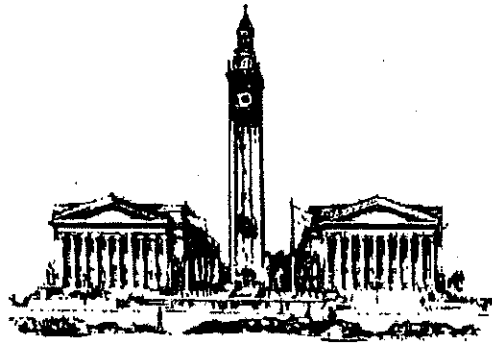


Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely to renovate and re-open a pre-existing, non-conforming commercial use at the property known as 441 Armory Street (00645-0226).
3. The use shall be developed as per the attached site plan, with the addition of conditions #4 though #9.
4. The hours of operation shall be 9:00AM to 6:00PM Monday through Friday, 10:00AM to 3:00PM Saturday and closed Sunday.
5. The site, including the parking area, shall be maintained and kept free of all overgrown vegetation, weeds, litter and/or debris.
6. The public tree belts and sidewalks along Armory Street and Cleveland Street shall be maintained, including snow removal.
7. There shall be no banners, streamers or pennants located on the property, with the exception of a grand opening event. Any and all temporary signage shall be properly permitted.
8. All signs shall be properly permitted prior to installation.
9. The building shall be maintained graffiti free.
10. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

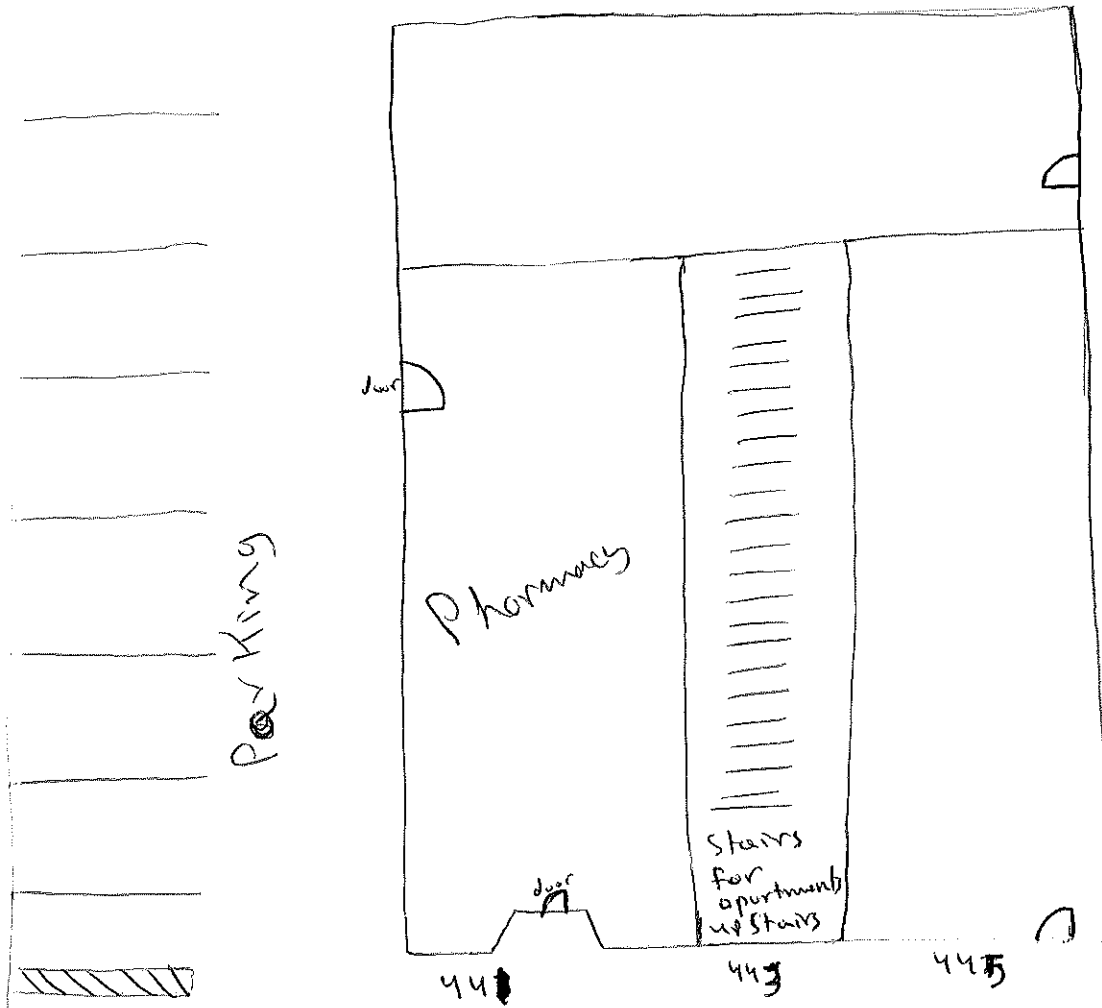
08/03/2020

Special Permit Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 441-445 Armory Street
Petitioner : Ahmad Kabbout
Landlord : Surtan Realty, LLP

Christopher A. Caputo: Treasurer Collector



Cleveland St.

Attachment: Armory St 441 2020 (5806 : 441-445 Armory Street)

Grover St

Proposed Location

Cleveland St

Armory St

Attachment: Armory St 441 2020 (5806 : 441-445 Armory Street)



City of Springfield, Massachusetts



DATA SOURCE:

441 Armory Street



City Council
36 Court Street
Springfield, MA 01103

Meeting: 10/26/20 06:30 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 5817

SCHEDULED

PETITION (ID # 5817)

For a Special Permit for Motor Vehicle Repairs and Motor Vehicle Sales at the Property Known as 1026 Bay Street (01085-0120)(Book#219812/Page# 1), as Authorized by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1 & Section 12.3(4).

Request:	See Above
Owner:	NPN Realty, LLC
By:	Daniel Hannoush
Petitioner:	Khalid Aljashaam
By:	Khalid Aljashaam

To The City Council of the City of Springfield:

The undersigned respectfully petition your honorable body

for a special permit for motor vehicle repairs and motor vehicle sales at the property known as 1026 Bay Street (01085-0210) (Book#219812/Page# 1), as authorized by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1 & Section 12.3(4).
0120

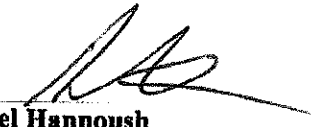
Mailing Address

425 Union Street, Box 40
West Springfield, MA 01089

Owner:

NPN Realty, LLC

I hereby certify that I am the owner or that I am acting on behalf of the owner.

BY: 

Daniel Hannoush

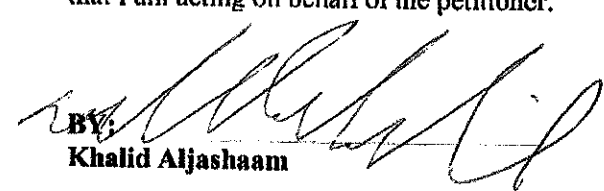
Mailing Address

291 Fairview Avenue
Chicopee, MA 01013

Petitioner:

Khalid Aljashaam

I hereby certify that I am the petitioner or that I am acting on behalf of the petitioner.

BY: 

Khalid Aljashaam

Attachment: 1026_Bay_St_Tax_Format (5817 : 1026 Bay Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

08/21/2020

Special Permit Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 1026 Bay Street
Petitioner : Kahalid Aljashaam
Landlord : NPN Realty, LLC


Christopher A. Caputo: Treasurer Collector

**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT**

**1026 BAY STREET (01085-0210)
MOTOR VEHICLE REPAIRS/SALES**

General Information

Petitioner:	Khalid Aljashaam
Request:	For a special permit for motor vehicle repairs and sales.
Proposed use of the property:	Motor vehicle repairs and sales.
Size:	56,815 s.f.
Compatibility with current planning documents:	The Bay Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Bay Neighborhood Council: 9-8-20
Tax Status:	SEE ATTACHED
Site Visit:	9-3-20
Hearing Date:	9-21-20/10-5-20

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Business B and is located within an area that has a mixture of commercial uses.

To the north are railroad tracks and a manufacturing operation zoned Industrial A.
To the south are Blunt Park and Central High School zoned Residence B.
To the west is a warehouse facility zoned Business B.
To the east is a manufacturing operation zoned Business B.

Site plan review:

The petitioner has requested a special permit for motor vehicle repairs and sales at the property known as 1026 Bay Street. This property is currently vacant and was the former location of a mechanical public car wash. The petitioner has submitted plans that indicate that the existing car wash building will be renovated for this new use. There is also an office building on the parcel that will not be used in conjunction with this new use.

After visiting the site and reviewing the proposed plans, the staff does not object to the proposed request. As noted above, this property has been vacant for a number of years and is located in an area that has a mix of heavier duty uses.

In reviewing the plans submitted, it was noted that in addition to the renovated building, the site will be re-lined for additional parking spaces. Once the renovation work is completed there will be a total of thirty six (36) parking spaces. In order to ensure that there will be adequate parking for customer and employees for the new motor vehicle repair and sales operations, the staff would recommend that the number of vehicles allowed to be displayed for sale at any one time be limited. In this case the staff would recommend no more twenty five (25).



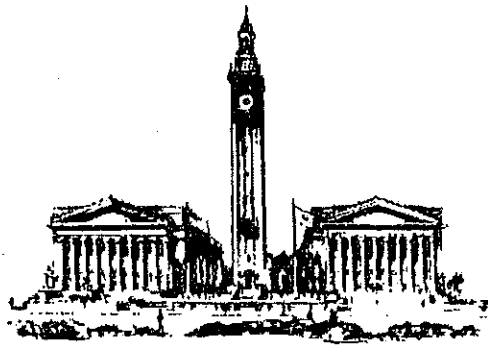
Lastly, the plan submitted shows only grass along the front of the property, however, it should be noted that there are three (3) ornamental trees currently planted along Bay Street. The staff would strongly recommend that those not be removed as part of this new development.

Recommendation

Approve, with conditions.

Recommended Conditions

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for motor vehicle repairs and motor vehicle sales at the property known as 1026 Bay Street (01085-0120).
3. The use shall be developed in accordance to the attached site plan, with the additions of conditions #4 through #12.
4. There shall be no more than twenty five (25) vehicles displayed for sale at any one time.
5. There shall be no auto body work, including painting of vehicles, completed at this location.
6. There shall be no storage of junk vehicles and/or parts at this location.
7. The site shall be maintained free of all trash and debris.
8. All landscaped buffers shall be maintained and kept free of all weeds, litter and debris.
9. The three (3) ornamental trees located within the front landscape bed shall not be removed as part of this development.
10. There shall be no banners, streamers, pennants, or additional signs located on the property.
11. The building shall be maintained graffiti free.
12. In addition to the special permit approval, a full review by the Department of Public Works, as per the provisions of City Ordinance, Chapter 27, Article VIII, § 27-58 through 27-63, may be required. If required, this approval must be obtained prior to the issuance of a Building Permit.
13. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

08/21/2020

Special Permit Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

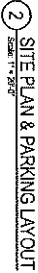
Special Permit : 1026 Bay Street
Petitioner : Kahalid Aljashaam
Landlord : NPN Realty, LLC

A handwritten signature in cursive script, reading "Christopher A. Caputo", is positioned above the printed name of the Treasurer Collector.

Christopher A. Caputo, Treasurer Collector

Attachment: Bay_St_1026_2020 (5817 : 1026 Bay Street)

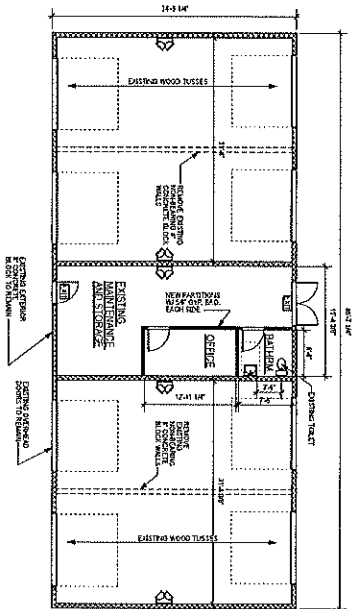
ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED BY ABOVE-GRADE SIGNAGE WITH WHITE LETTERING AND A BLUE BACKGROUND AND SHALL BEAR THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNAGE SHALL BE 60 INCHES (1524 MM) HIGH ABOUT THE FLOOR OR CHAIRD OF THE PARKING SPACE, MOUNTED TO THE BOTTOM OF THE SIGN.



SPONSORING: Penn. Building Code
2013 International Fire Building Code
2015 International Building Code
2015 International Existing Building Code
2015 International Plumbing Code
2015 International Mechanical Code
2015 International Energy Conservation Code
2015 National Electrical Code (NEC) 709
2015 IFC A119.1, Smokeproof Enclosure Buildings in Provisions

[illegible]

1 EXISTING FLOOR PLAN
Scale: 1/8" = 1'-0"



	EXIT SIGN
	HORNUS TROBE ANNUNCIATOR
	SELF-CONTAINED BATTERY POWERED EMERGENCY LIGHT MOUNTED 8" A.F.F. OR 8" BELOW CEILING WHICH IS LOWER.
	SMOKE DETECTOR
	FREE EXTINGUISHER

6) THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES, AGENCIES OF THE STATE OF CALIFORNIA, AND THE LOCAL GOVERNMENT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES, AGENCIES OF THE STATE OF CALIFORNIA, AND THE LOCAL GOVERNMENT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES, AGENCIES OF THE STATE OF CALIFORNIA, AND THE LOCAL GOVERNMENT.

- 1) ALL WORK SHALL CONFORM TO ALL LOCAL AND STATE REGULATIONS.
- 2) THE PLUMBING CONTRACTOR TO OBTAIN REQUIRED PERMITS AND APPROVALS.
- 3) THE DRAWINGS SHOW LOCATION OF FIXTURES ONLY. PLUMBING CONTRACTOR TO DETERMINE CONFIGURATION & SIZES TO CONFORM TO PLUMBING CODE.

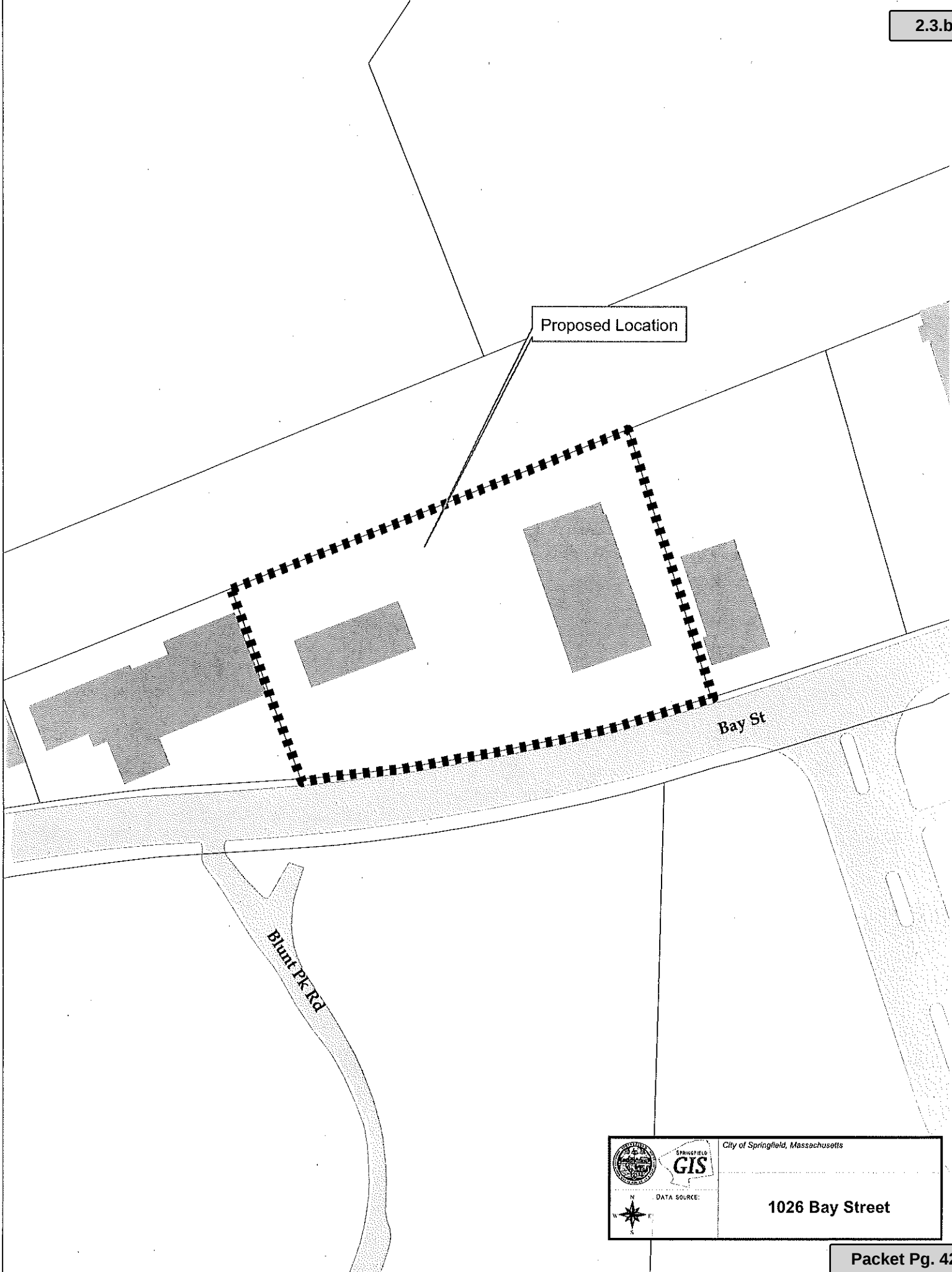
3) ELECTRICAL CONTRACTOR TO OBTAIN REQUIRED PERMITS AND APPROVALS.

- 1) ALL WORK SHALL CONFORM TO ALL LOCAL AND STATE REGULATIONS.
- 2) THE PLUMBING CONTRACTOR TO OBTAIN REQUIRED PERMITS AND APPROVALS.
- 3) THE DRAWINGS SHOW LOCATION OF FIXTURES ONLY. PLUMBING CONTRACTOR TO DETERMINE CONFIGURATION & SIZES TO CONFORM TO PLUMBING CODE.

- 1) ALL WORK SHALL CONFORM TO ALL LOCAL AND STATE REGULATIONS.
- 2) THE PLUMBING CONTRACTOR TO OBTAIN REQUIRED PERMITS AND APPROVALS.
- 3) THE DRAWINGS SHOW LOCATION OF FIXTURES ONLY. PLUMBING CONTRACTOR TO DETERMINE CONFIGURATION & SIZES TO CONFORM TO PLUMBING CODE.

EXISTING CAR WASH RENOVATION
FOR A USED ACAR LOT
1026 BAY STREET, SPRINGFIELD, MA
PLANS AND DETAILS

DRAWN: GN CHECKED: GN
DATE: 07/11/20 SCALE: AS SHOWN



Attachment: Bay_St_1026_2020 (5817 : 1026 Bay Street)

 SPRINGFIELD GIS	City of Springfield, Massachusetts
	1026 Bay Street

DATA SOURCE:



City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 5861)

Meeting: 10/26/20 06:30 PM
Department: Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 5861

For a Special Permit for Motor Vehicle Repairs and Motor Vehicle Sales at the Property Known as and 1300 (A.K.A. 1294) Worcester Street (12525-0374)(Book#23331/Page#209), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1 and 12.3(4).

Request:	See Above
Owner:	Garrett Lumsden
By:	Garrett Lumsden
Petitioner:	Garrett Lumsden
By:	Garrett Lumsden

To The City Council of the City of Springfield:
The undersigned respectfully petition your honorable body

for a special permit for motor vehicle repairs and motor vehicle sales at the property known as and 1300 (a.k.a. 1294) Worcester Street (12525-0374)(Book#23331/Page#209), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1 and 12.3(4).

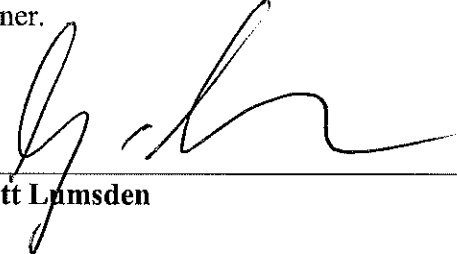
Mailing Address:

107 Oak Street
Springfield, MA 01151

Owner & Petitioner:

Garrett Lumsden

I hereby certify that I am the owner and petitioner or acting on behalf of the owner and petitioner.

BY: 

Garrett Lumsden

Attachment: Worcester_St_1300_Tax_Formal (5861 : 1300 (A.K.A. 1294) Worcester Street)



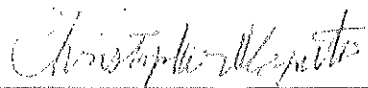
THE CITY OF
SPRINGFIELD, MASSACHUSETTS

09/08/2020

**Special Permit
Tax Certification**

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 1300 Worcester Street
Petitioner : Garrett Lumsden
Landlord : Garrtett Lumsden


Christopher A. Caputo: Treasurer Collector

**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT – REVISED**

**1300 WORCESTER STREET, I.O. (12525-0374)
MOTOR VEHICLE SALES & REPAIRS**

General Information

Petitioner:	Garrett Lumsden
Request:	Motor vehicle repairs/sales
Proposed use of the property:	Motor vehicle repairs/sales
Size:	15,600± s.f.
Compatibility with current planning documents:	The Indian Orchard Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Indian Orchard Citizens Council: 10-12-20
Tax Status:	SEE ATTACHED
Site Visit:	9-28-20
City Council Hearing Date:	10-26-20/11-16-20

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Business B and is located in an area with a mix of commercial and residential uses. The surrounding land uses include:

- To the north are a single-family dwelling and a commercial parking lot zoned Business A.
- To the south are a small retail operation and motor vehicle repair operation zoned Business B.
- To the west are a two-family dwelling and a church zoned Business A and Business B.
- To the east is a used car dealership zoned Business B.

Site plan review:

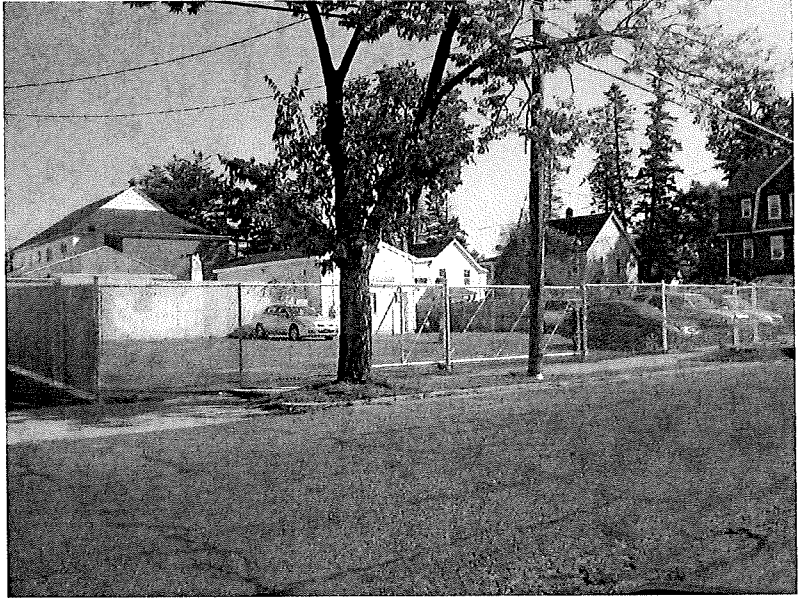
The petitioner has requested a special permit for motor vehicle repairs and sales at the property known as 1300 Worcester Street. This site is the location of a number of existing buildings that have been used for storage and warehousing and will be converted for motor vehicle repairs and sales. It should be noted that this petitioner also currently operates a used car dealership directly abutting this property. A special permit for this use was issued by the City Council back in 2016.

After viewing the plans and visiting the site, the staff does not object to the proposed request. As noted above, this site is located in an area of Indian Orchard neighborhood which has a mix of residential and

commercial uses. It should be noted that directly abutting this property is a two-family dwelling. It was noted during the site visit that this residential dwelling is currently screened from the abutting property.

In reviewing the proposed plans, it shows a total of total of twenty seven (27) spaces for the display of vehicles for sale, however, the plan does not show any parking for customers or employees. As with all uses of this type, the staff wants to ensure that spaces are allotted for not only display vehicles but for customer and employee parking as well. As such, the staff would recommend that the total amount of vehicles allowed to be display at this location be limited to no more than twenty (20). This would allow for a large number of display vehicles while also providing spaces for customers and employees.

Lastly, it should be noted that the staff was pleased with the overall maintenance of the site. Also, the petitioner has met with the Indian Orchard Citizens Council and the Council has recommended approval of the request (see attached).



Recommendation

Approve, with conditions.

Recommended Conditions

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for motor vehicle repairs and sales at the property known as 1300 Worcester Street (12525-0374).
3. The use shall be developed according to the attached plans, with the addition of conditions #4 through #9.
4. The number of vehicles to be sold or displayed, at any one time, shall be limited to twenty (20).
5. There shall be no storage of junk vehicles.

6. There shall be no barb-wire or razor wire on fencing.
7. The site, including all landscaped areas, shall be maintained and kept free of all litter, trash and debris.
8. The public tree belt and sidewalk along Worcester Street shall be maintained, including snow removal.
9. Any and all dumpsters shall be completely enclosed.
10. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

09/08/2020

**Special Permit
Tax Certification**

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 1300 Worcester Street

Petitioner : Garrett Lumsden

Landlord : Garrtett Lumsden

Christopher A. Caputo: Treasurer Collector

Attachment: Worcester_St_1300_2020 (5861 : 1300 (A.K.A. 1294) Worcester Street)

The Indian Orchard Citizens' Council

September 9, 2020

RE: Nice Ride Motors purchase 1994-1296 Worcester Street

To Whom it May Concern,

The Indian Orchard Citizen's Council recommends the approval of Garrett Lumsden's business expansion. He has purchased the above referenced property formerly MRD Design and hopes to repair vehicles in garage space and expand to allow an additional 27 cars in lot.

Sincerely,

Jacqueline E. Farrow

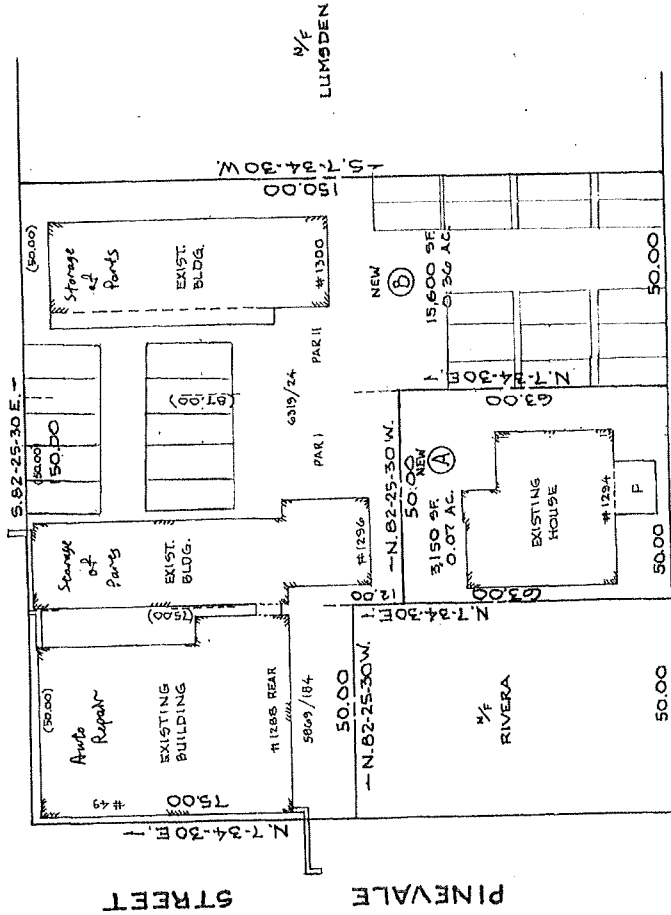
IOCC Vice President

Cc: Garrett Lumsden/Nice Ride Motors

Attachment: Worcester_St_1300_2020 (5861 : 1300 (A.K.A. 1294) Worcester Street)



CATON LANE



PLAN OF LAND

1288-1300 WORCESTER STREET
PINEVALE ST./CATON LA.
SPRINGFIELD, MA.
(INDIAN ORGARD)

OWNED BY

AMERICO F. CHAVES

REVISED 10-25-17

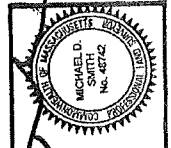
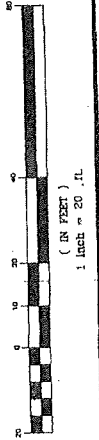
SCALE 20 FEET

DATE 8-09-17

SMITH ASSOCIATES
SURVEYORS, INC.

488 BALDWIN ST., EAST LONGMEADOW, MA 01028 (413) 252-0051 WWW.SMITHASSOCIATESURVEYORS.COM

GRAPHIC SCALE



Planning Board endorsement under the Subdivision Control Law should not be construed as either an endorsement or an approval of zoning lot area requirements.

WE HAVE CONFORMED WITH THE RULES & REGULATIONS OF THE REGISTRY OF DEEDS IN PREPARING THIS PLAN.

10-25-17

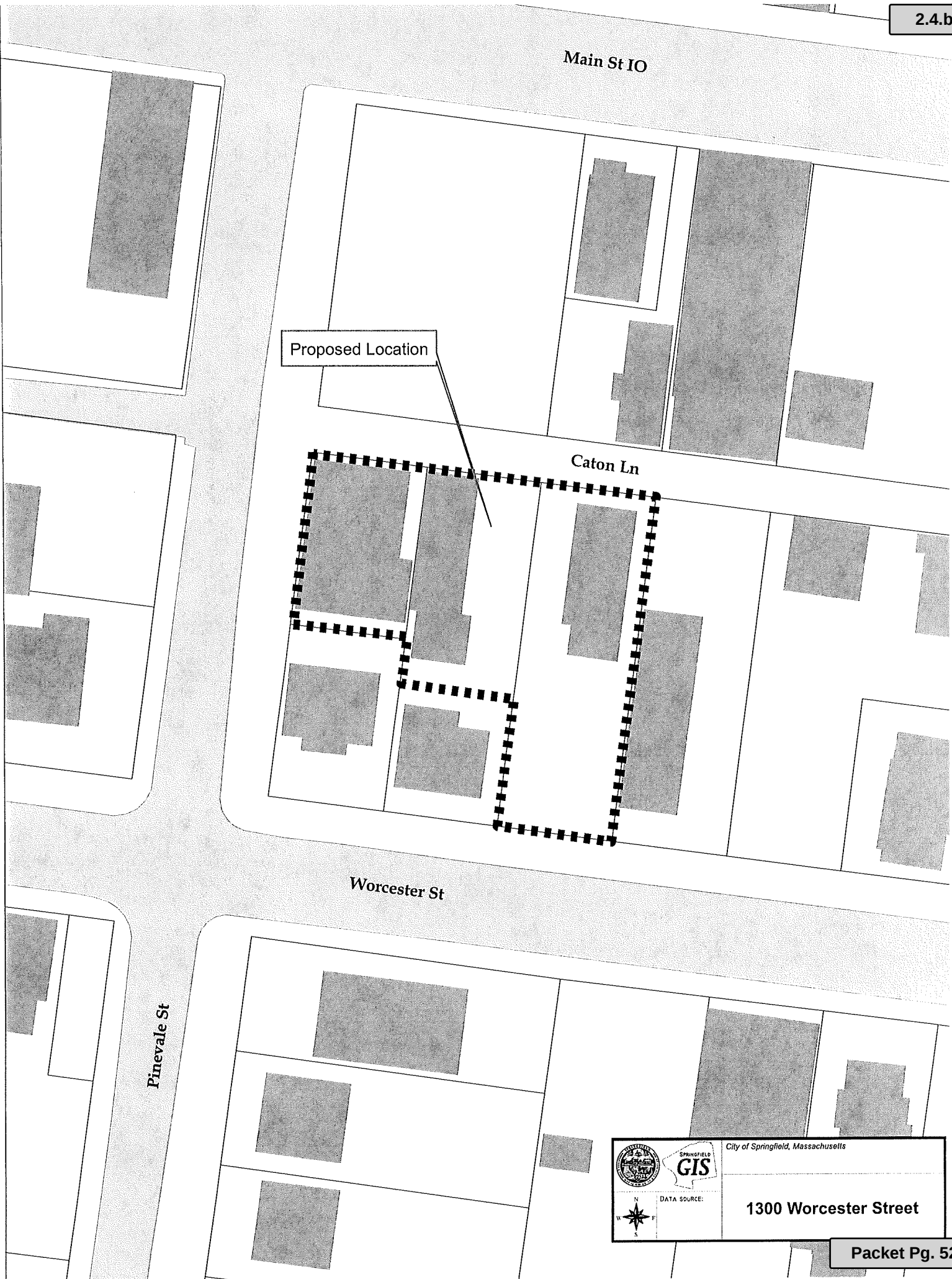
MICHAEL D. SMITH - SMITH ASSOCIATES SURVEYORS, INC.

APPROVAL UNDER THE
SUBDIVISION CONTROL
LAW NOT REQUIRED

SPRINGFIELD
PLANNING BOARD

[Signature]
DATE 11/1/18

Hampton County Registry of Deeds
Rec'd 11/18 at 12:11 P.M.
Recorded in Book 362 Page 35
Noted by *[Signature]* Registrar



Attachment: Worcester_St_1300_2020 (5861 : 1300 (A.K.A. 1294) Worcester Street)

 SPRINGFIELD GIS	City of Springfield, Massachusetts	
	DATA SOURCE:	1300 Worcester Street

**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A ZONE CHANGE**

**NS BOSTON ROAD (01655-0057)
BUSINESS A/B TO RESIDENCE A**

GENERAL INFORMATION

Applicant:	Graham Construction, Inc.
Request:	Business A/B to Residence A
Location:	NS Boston Road (01655-0057)
Parcel Size:	415,265 s.f. (approx. 9.5 acres)
Purpose:	Single-family homes
Surrounding Land Use and Zoning:	The property is located in the Pine Point Neighborhood and is located in an area with a mix of commercial and residential uses. The surrounding land uses include: To the north is a new single family development zoned Residence A. To the south is a combination of vacant land and single and two-family homes zoned Residence A. To the east are single-family homes zoned Residence A. To the west are an office and warehouse use zoned Business B.
Comprehensive/ Neighborhood Plan:	The Pine Point Neighborhood Plan shows no changes to this area.
Site Visit:	7-23-20
Neighborhood Council Notification:	Pine Point Neighborhood Council: 8-4-20
Planning Board Hearing Date:	8-19-20

SPECIAL INFORMATION

Traffic & Parking:	N/A
Physical Characteristics:	N/A
Other Notes:	N/A

ANALYSIS

The petitioner has requested to change the zoning of the property known as NS Boston Road from Business A/B to Residence A. The site is currently vacant and was planned to be the location of a new church, however, that development was never completed.

The petitioner has submitted a preliminary plan indicating that they intend to construct twenty three (23) new, single-family homes. This is the same developer who is finishing up the new single family development on the adjacent parcel which fronts on Bay Street and was the former Mutual Ford location. A zone change to

Residence A was also needed for that site as well.

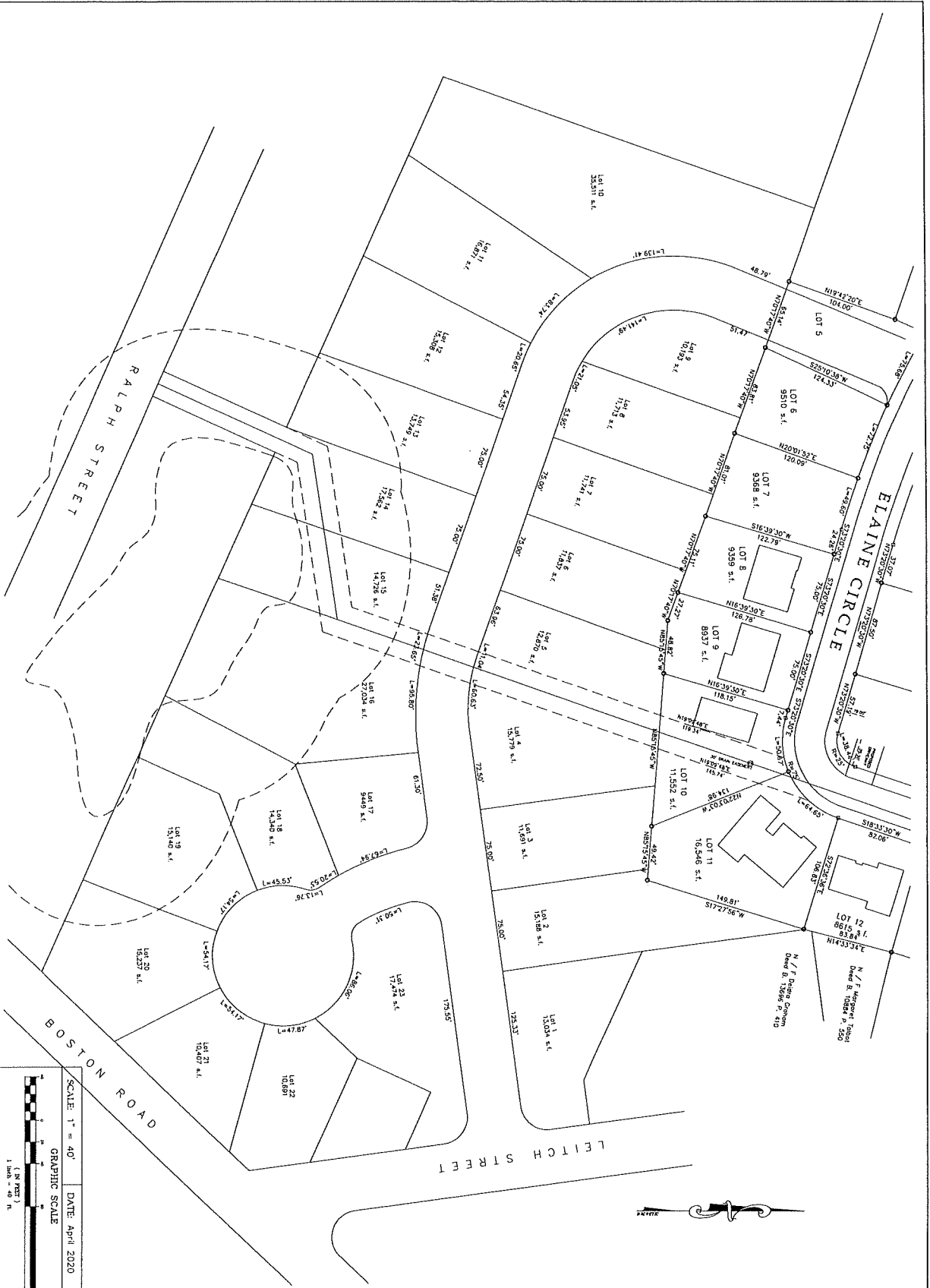
The staff has reviewed the preliminary plan and the proposed lots appear to meet the underlying zoning requirements. It should be noted, however, that in addition to the zone change request, the developer will also have to file a definitive subdivision plan with the Springfield Planning Board. A full review by the Office of Planning & Economic Development as well as the Department of Public Works will be required prior to the start of any construction. It should also be noted that there are also wetlands located on this property so an additional review of the proposed development will also be required by the Springfield Conservation Commission.

After a full review, the staff does not object to the proposed request. Residence A is a predominant zoning district within this section of the Pine Point neighborhood. Further, this developer has also completed other residential developments within the City of Springfield, most recently the one directly adjacent to this property. As such, the staff does not believe a change to Residence A would have a negative effect on the surrounding properties or on the neighborhood as a whole.



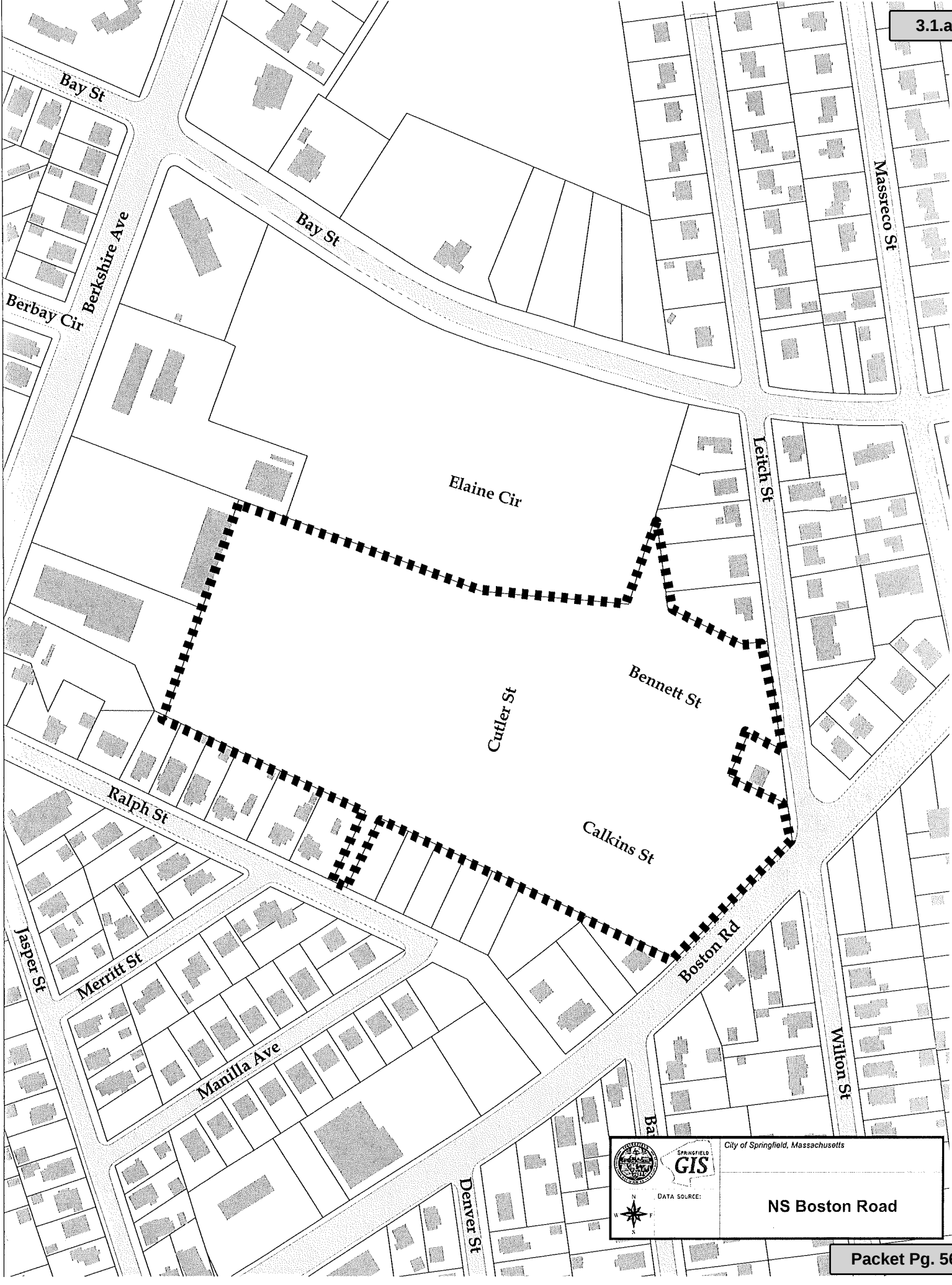
RECOMMENDATION

Approve.



SCALE: 1" = 40'
DATE: April 2020
GRAPHIC SCALE
1 inch = 40 ft

ANDERSON ASSOCIATES 375 WALNUT STREET EXTENSION PLANNING CONSULTANT SITE DESIGN TEL: 413-525-4145 FAX: 413-773-1776	
PREPARED FOR:	
NO.	DESCRIPTION
DATE	
This plan prepared in accordance with the requirements of the Registry of Deeds.	
Date:	
Drawing No.	



Attachment: 3216_NS_Boston_Rd_2020 (5752 : NS Boston Road)



SPRINGFIELD
City of Springfield, Massachusetts



DATA SOURCE:

NS Boston Road

To The City Council of the City of Springfield:
The undersigned respectfully petition your honorable body

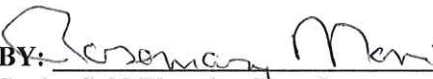
to change the zoning of a portion of the properties known as 1245 Liberty Street (07770-0410), 1355 Liberty Street (07770-0408), 1377 Liberty Street (07770-0406), 1250 St James Avenue (11170-0182), 1284-1290 St James Avenue (11170-0180), 1276 St James Avenue (11170-0183) and WS 1252 St James Avenue (11170-0490) from Industrial A to Business A.

Mailing Address:

36 Court Street
 Springfield, MA 01103

Petitioner:

Springfield Planning Board

BY: 
 Springfield Planning Board

BY: 
 Springfield Planning Board

BY: 
 Springfield Planning Board

BY: 
 Springfield Planning Board

BY: 
 Springfield Planning Board

BY: _____
 Springfield Planning Board

BY: _____
 Springfield Planning Board

**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A ZONE CHANGE**

1245 LIBERTY STREET, 1355 LIBERTY STREET, 1377 LIBERTY STREET, 1250 ST JAMES AVENUE, 1284-1290 ST JAMES AVENUE, 1276 ST JAMES AVENUE AND WS 1252 ST JAMES AVENUE

INDUSTRIAL A TO BUSINESS A

GENERAL INFORMATION

Applicant:	Springfield Planning Board
Request:	Industrial A to Business A
Location:	1245 Liberty Street, 1355 Liberty Street, 1377 Liberty Street, 1250 St James Avenue, 1284-1290 St James Avenue, 1276 St James Avenue and WS 1252 St James Avenue
Parcel Size:	Approximate size of land to be rezoned: 2,380.308 s.f. (54 acres)
Purpose:	To limit the more intense and potentially noxious uses currently allowed under Industrial A zoning.
Surrounding Land Use and Zoning:	The property is located within the Liberty Heights neighborhood and the area to be re-zoned is part of the larger Springfield Plaza commercial development. The surrounding land uses include: To the north are a number of single and two-family homes zoned Residence B and the city boundary line between Springfield and Chicopee. To the south is a large single-family development and vacant land zoned Residence A and Residence B. To the east is a residential neighborhood zoned Residence A. To the west are a number of commercial uses zoned Business A.
Comprehensive/ Neighborhood Plan:	The Liberty Heights Neighborhood Plan shows no changes to this area.
Site Visit:	9-2-20
Neighborhood Council Notification:	Hungry Hill Neighborhood Council: 9-1-20
Planning Board Hearing Date:	9-16-20/10-7-20

SPECIAL INFORMATION

Traffic & Parking:	N/A
Physical Characteristics:	N/A
Other Notes:	N/A

ANALYSIS

The Springfield Planning Board has petitioned to rezone a portion of a number of parcels located on Liberty Street and St James Avenue from Industrial A to Business A. These parcels comprise the larger Springfield Plaza property as well as some standalone commercial uses. The property is currently split zoned between Industrial A and Business A. The proposed zone change would rezone all the properties to Business A.

As with all large scale zone changes, the staff reviews the properties to ensure that the proposed zone change reflects the predominate land uses within the proposed area. As noted above, the area to be rezoned comprises the Springfield Plaza which is home to several commercial and office uses. This Industrial A portion of this property is zoning that predates the construction of the plaza and was in place when this site was used for more intense uses, including the old municipal airport.

The surrounding area is primarily comprised of large residential neighborhoods, including a relatively new development located directly to the south of these parcels. The other commercial uses located on the western side of Liberty Street are all currently zoned Business A and contain similar commercial uses as those found within the plaza. The proposed zone change to Business A will help to protect the direct abutters, as well as the larger neighborhood by limiting the more intense and potentially noxious uses currently allowed under Industrial A zoning.

It is important to note that, if approved, a change to Business A will not affect the existing, legally permitted uses currently operating at this location. The proposed zone change would only prohibit new uses not allowed under Business A zoning.

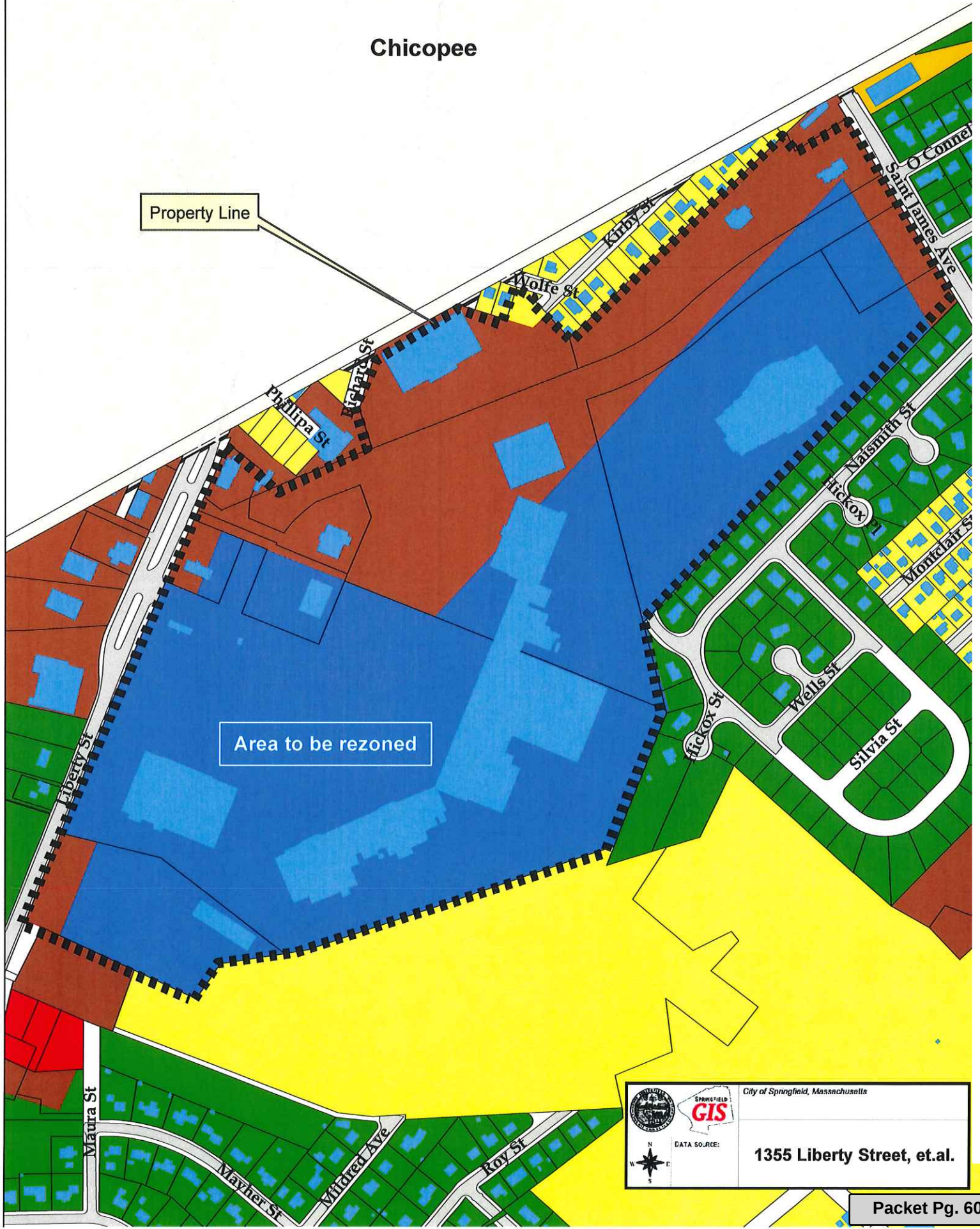
RECOMMENDATION

Approve.

Chicopee

Property Line

Area to be rezoned





City of Springfield, Massachusetts

DATA SOURCE:

1355 Liberty Street, et.al.

Attachment: 3217_1355_Liberty_St et al 2020 (5821 : 1355 Liberty Street, Et.Al.)