



City Council

Hearings Meeting

~ Draft ~

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

Tasheena Davis
4137876589

Monday, October 26, 2020

6:30 PM

City Hall -- Room 200

I. Hearings

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

Attendee Name	Title	Status	Arrived
Adam Gomez	Ward 1 Councilor	Remote	
Tracye Whitfield	At-Large Councilor	Remote	
Victor Davila	Ward 6 Councilor	Remote	
Michael A. Fenton	Ward 2 Councilor	Remote	
Sean Curran	Councilman	Remote	
Orlando Ramos	Ward 8 Councilor	Remote	
Kateri B. Walsh	At-Large Councilor	Remote	
Marcus J Williams	Vice-President	Remote	
Timothy C. Allen	Ward 7 Councilor	Remote	
Jesse Lederman	At-Large Councilor	Remote	
Melvin A. Edwards	Ward 3 Councilor	Remote	
Malo Brown	Ward 4 Councilor	Remote	
Justin Hurst	President	Remote	

Moment of Silence - Pledge of Allegiance

II. Special Permits

1. 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

COMMENTS - Current Meeting:

President Hurst spoke with the Petitioner and she would like to continue the hearing. He stated that the previous process was an HCA is received first and then the Council votes on the special permit. He explained that was the process before and it worked well and the Council and City shall remain consistent. As the only social equity applicant and with a unanimous vote in favor for her first location, he is willing to hold a special meeting after the host community agreement is amended.

Councilor Gomez made a motion to continue the hearing, seconded by Councilor Davila. All being in favor, the hearing was continued.

ATTACHMENTS:

- Main_St_1860_Adult_Use_2020_Tax_Formal (PDF)
- Change of Address-1860 Main St. (PDF)
- Revised-Main_St_1860_Adult_Use_Oct_2020_ (PDF)

RESULT: CONTINUE

Next: 11/16/2020 6:30 PM

2. Petition (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

COMMENTS - Current Meeting:

Ahmad Kabbout speaking for 441-445 Armory Street. He explained the place was formerly a community pharmacy. He explained it would be a retail use of delivering medicine to elderly individuals and others that are unable to leave their homes.

Councilor Fenton stated this project is supported by the Hungry Hill Neighborhood Council. He has forwarded the letter of support to everyone and he has done a great job with the property. The use of a pharmacy is great although it is zoned Residence B. Two commercial units on the first floor with one being the pharmacy. He asked what he would like to do with the second unit.

The Petitioner stated they do not connect and that the pharmacy is closest to the parking. He stated it would be for a tenant or for expansion to his current business.

Councilor Fenton stated the special permit would allow any commercial use in either one. He asked if a condition was included to restrict use of the other unit as it is a Residence B zoned property. He asked if the Petitioner would be against that.

The Petitioner stated his idea is for office space. It would not negatively impact the community or the school across the street. He is aware the special permit is only for one unit and not both.

Councilor Fenton made a motion that a condition be added that it is for this commercial use ONLY (Pharmacy) and for the commercial unit closest to the parking lot, seconded by Councilor Gomez. All being in favor, the motion passed unanimously.

Councilor Davila asked what the targeted audience was for the business.

The Petitioner stated the elderly population and others have a hard time or cannot leave their homes.

Councilor Lederman stated he appreciates the Petitioner and supports Councilor Fenton's amendment. He stated he is pleased to see community pharmacy making a comeback. His great grandfather was a pharmacist and believes this is a positive addition to the community.

Motion to continue was made by Councilor Fenton, seconded by Councilor Davila. All being in favor, the hearing was continued.

ATTACHMENTS:

- Armory_St_441_Tax_Formal (PDF)
- Armory_St_441_2020 (PDF)

RESULT: CONTINUE

Next: 11/16/2020 6:30 PM

3. 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

COMMENTS - Current Meeting:

Danny Hannoush, the property owner addressed the Council with the tenant present. He stated that the property was bought vacant a year ago and the current tenant manages another dealership in Agawam and would like to open his own business now.

Councilor Brown stated that he met with the tenant and looked over the property. There has been many improvements as the location has been subject to vandalism in the past. Video surveillance has been placed at the property and they are looking to further improve the property. He explained the business will bring jobs and the community supports the petition.

Councilor Gomez asked if the site was previously a car wash.

The Petitioner stated yes.

Councilor Gomez asked what else would be done on the property.

The Petitioner stated that there would also be detailing performed.

Councilor Gomez asked how many jobs he anticipates and if people from the neighborhood would be considered.

Mr. Hannoush stated that he would need 8 additional employees and they will look at hiring from the community.

Councilor Gomez asked if Bay Meadows has been notified. He understands it was re-activated about 2 years ago.

Mr. Hannoush stated that he reached out several times beginning two months ago and he has not heard back.

Councilor Ramos spoke in favor of the petition. He stated he has a property in Pine Point and has been a great neighbor. He cleaned up the property.

Councilor Fenton made a motion to continue, seconded by Councilor Gomez. All being in favor, the hearing was continued.

ATTACHMENTS:

- 1026_Bay_St_Tax_Formal (PDF)
- Bay_St_1026_2020 (PDF)

RESULT: CONTINUE

Next: 11/16/2020 6:30 PM

4. Petition (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

COMMENTS - Current Meeting:

The Petitioner, Garrett Lumsden, is asking for a special permit for the property next door to where his business is currently located. He would like to expand the property and use the building on the adjacent property. He would like to use the preexisting building to do repairs.

Mr. Dromey stated that the plan states there will be 27 cars displayed on site. Part of his analysis is enough parking for visitors and employees. He reduced the number of sale spaces to 20 allowing for more parking spaces.

Councilor Ramos stated that the Indian Orchard Neighborhood Council has no issues with the recommended petition. He made a motion to amend the special permit conditions to amend the number of parking spaces. He wanted input from the Petitioner.

Mr. Lumsden stated that the number of feet would allow for 45 cars based on the square footage of the property. 3645 square feet of the back parking lot. He has plenty of parking on the left of the property. He requested 27 spaces. He would object to the reduction to 20 spaces.

Mr. Dromey stated he is using the submitted plan and the 27 spaces is not enough for customer and employee parking. He explained the Petitioner has done a great job with the property next door. With the other property, the number of spaces was increased after a couple of years in operation and the same should be done with this Petition.

Mr. Lumsden stated that he is willing to accept 20 spaces and revise it later.

Councilor Whitfield thanked the Petitioner for working with the Planning Department. She asked if there are current parking spaces in the back for employee and customer parking.

Mr. Lumsden stated they are not drawn out yet.

Councilor Whitfield asked for a plan that shows the number of parking spaces. She does not want to hinder the ability of the Petitioner to sell as many cars as possible.

Mr. Dromey stated he viewed the site but was not sure how to look and see how many cars would fit as that is tough.

Councilor Whitfield asked if providing an updated site plan would require a new hearing.

Mr. Dromey stated that the petitioner can provide a new plan and no new hearing would be required.

Mr. Lumsden stated he could provide a new plan and has parking on the adjacent lot.

Councilor Ramos stated that he will hold his motion and he will visit the site as he wants to see it himself.

Councilor Davila stated that a revised plan being shown on the screen would be good for the next meeting. He asked what the total amount of vehicles that can fit on the location.

Mr. Lumsden stated 48 can fit.

Councilor Davila asked how many cars would be worked on.

Mr. Lumsden stated he has two bays to work on customer cars. He will utilize appointments so that no cars would be stored on the site.

Councilor Brown stated that he understands the Petitioner's explanation of the property. He stated that he does not agree with reducing the number of spots. He asked if the Petitioner would enforce customers only parking within his business lot.

Councilor Walsh stated that she would like to see the number of parking spots and how the space holds them.

Councilor Williams made a motion to continue, seconded by Councilor Whitfield. All being in favor, the hearing was continued.

ATTACHMENTS:

- Worcester_St_1300_Tax_Formal (PDF)
- Worcester_St_1300_2020 (PDF)

RESULT: CONTINUE

Next: 11/16/2020 6:30 PM

III. Zone Changes

1. Zoning Ordinance (ID # 5752)

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

PETITIONER: Grahams Construction, Inc.

ADDRESS: NS Boston Road

CHANGE REQUESTED: Bus A/B to Res A

HISTORY:

08/19/20 Next: 09/02/20	Planning Board	MOTION TO CONTINUE
09/02/20	Planning Board	APPROVED
09/14/20 Next: 09/21/20	City Council	RECEIVED 1ST STEP

The item was referred to Planning Board.

COMMENTS - Current Meeting:

Austin Graham of Graham Construction, Inc. stated he would like a zone change at the extra parcel of land behind Elaine Circle. He stated he has gone to the Pine Point Community Council and did not receive any opposition.

Councilor Williams stated that the Pine Point Community Council met on site of the property that has been redeveloped as the former Mutual Ford building. The people were thrilled to see potential homes being built as most are habitable right now.

Councilor Ramos stated he drives by this new development all the time and the homes look great. They are a beautiful addition to the neighborhood. If approved, the lot will be used for more homes. He explained that the site was an abandoned church at some point as a bit of an eyesore. He is glad to see the proposal. He asked if the new development would be accessible from Elaine Circle.

Mr. Graham stated between houses 27 and 43 to allow for a cut through for the property owner. He is proposing 23 new homes.

Councilor Ramos asked how many new streets are proposed.

Mr. Graham explained only one with a cul de sac.

Councilor Whitfield stated that she had a private meeting with Mr. Graham and it felt like a safe, calm, beautiful cul de sac with him showing where the new homes would be built. She stated it doesn't even feel like you are on Bay Street in Springfield.

Councilor Lederman stated that he was able to meet on site and was spread out. He stated it was nice to see residents serving their neighborhood. He stated Mr. Graham is a visionary and he looks forward to supporting the new development. He wanted to stress Mr. Graham meeting with the Conservation Commission.

Mr. Graham stated that the Conservation Commission will have all the last drawings necessary for their review by next week.

Councilor Davila stated he has driven by the area recently and stated how it has been transformed. He is excited for what is to come and he wanted to be on the record giving compliments to Mr. Graham. He stated the area is dear to his heart as he lived there as a newlywed. This is one of the best projects in the City in recent years.

Councilor Allen thanked him for his vision to create a single family home neighborhood. He thanked him for being in Springfield.

Councilor Davila made a motion to continue, seconded by Councilor Whitfield. All being in favor the hearing was continued.

ATTACHMENTS:

- 3216_NS_Boston_Rd_2020 (PDF)

RESULT: LAY ON THE TABLE

Next: 11/16/2020 6:30 PM

2. Zoning Ordinance (ID # 5821)

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.

PETITIONER: Springfield Planning Board

ADDRESS: 1355 Liberty Street, et.al.

CHANGE REQUESTED: Ind A to Bus A

HISTORY:

09/16/20 Planning Board MOTION TO CONTINUE
Next: 10/07/20

10/05/20 City Council RECEIVED 1ST STEP
Next: 10/26/20

The item was received by the Council to go forth to the Planning Board.

10/07/20 Planning Board APPROVED

COMMENTS - Current Meeting:

Mr. Dromey spoke on behalf of the Planning Board. He stated this is the Springfield Plaza and explained what is currently in the area. The parcel that is Industrial A was used many years ago as a municipal airport but over the years the plaza has developed into a retail/commercial location. He explained it was at the request of Tim Sheehan to change the zoning to not allow more intense uses to protect the neighborhood and remain compliant with what is currently operating. He stated there will be no non-conforming, pre-existing uses as a result of the zone change. East Springfield and Hungry Hill Neighborhood Councils have submitted letters of support. The current owners are in support of the zone change.

Councilor Fenton stated that the property is in the Hungry Hill Neighborhood with the East Springfield Neighborhood across the street. Davenport and Albany Street LLC had control over the property and lost it so now it is under receivership. There are ongoing maintenance issues but now that Mr. Irving's group is no longer owner. The Receiver and their local agents have agreed to fund changes and the property has been stabilized.

Councilor Whitfield made a motion to continue, seconded by Councilor Walsh. All being in favor the item was continued.

ATTACHMENTS:

- 3217_Liberty_St_Formal_2020 (PDF)
- 3217_1355_Liberty_St_et_al_2020 (PDF)

RESULT: LAY ON THE TABLE

Next: 11/16/2020 6:30 PM