



City Council

Hearings Meeting

~ Draft ~

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

Tasheena Davis
4137876589

Monday, March 29, 2021

7:00 PM

Virtual Meeting (Zoom)

I. Hearings

7:00 PM Meeting called to order on March 29, 2021 at Virtual Meeting (Zoom) , Virtual Meeting, N/A, NA.

Attendee Name	Title	Status	Arrived
Melvin A. Edwards	Ward 3 Councilor	Remote	
Jesse Lederman	At-Large Councilor	Remote	
Gumercindo Gomez	Ward 1 Councilor	Remote	
Timothy C. Allen	Ward 7 Councilor	Remote	
Sean Curran	At-Large Councilor	Remote	
Tracye Whitfield	Vice President-At-Large Councilor	Remote	
Orlando Ramos	Ward 8 Councilor	Remote	
Malo Brown	Ward 4 Councilor	Remote	
Kateri B. Walsh	At-Large Councilor	Remote	
Victor Davila	Ward 6 Councilor	Remote	
Michael A. Fenton	Ward 2 Councilor	Remote	
Justin Hurst	At Large Councilor	Remote	
Marcus J Williams	President-Ward 5 Councilor	Remote	

Moment of Silence - Pledge of Allegiance

II. Petitions

1. Petition (ID # 6123)

Wellington Street

COMMENTS - Current Meeting:

Councilor Brown explained the petition is for a handicap sign for Enid Moore. She is a member of the community and has been requesting this for years.

Councilor Fenton stated that this petition includes 5 other petitions and asked if the vote is only regarding the Wellington St. property.

Clerk Davis stated that the vote is only for the Wellington St. petition.

ATTACHMENTS:

- Agenda 3-1-21 (PDF)
- NOPARKIN86 (PDF)
- Wellington St. map (PDF)
- Scanned from a Xerox Multifunction Device (2) (PDF)

RESULT:	APPROVED [UNANIMOUS]
AYES:	Edwards, Lederman, Gomez, Allen, Curran, Whitfield, Ramos, Brown, Walsh, Davila, Fenton, Hurst, Williams

2. Petition (ID # 6121)

Springfield Museums

COMMENTS - Current Meeting:

Councilor Lederman stated checking in with the Traffic Commission to be sure someone is present for the meetings.

All being in favor, the petition was accepted.

ATTACHMENTS:

- 11-2-2020 Agenda (PDF)
- 20-37 Springfield Museums (PDF)
- Exit I-291 (PDF)

RESULT:	APPROVED [UNANIMOUS]
AYES:	Edwards, Lederman, Gomez, Allen, Curran, Whitfield, Ramos, Brown, Walsh, Davila, Fenton, Hurst, Williams

III. Special Permits

1. Petition (ID # 6070)

To Amend and Existing Special Permit (Drive-Up Service Window), Granted June 2007, by Allowing a Change to the Approved Site Plans at the Property Known as 809 Boston Road (01655-0612)(Book#3729&3766/Page#485&424), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.1(2).

Request:	See Above
Owner:	McDonald's Real Estate Company
By:	Brian Sheedy
Petitioner:	McDonald's Real Estate Company
By:	Brian Sheedy

COMMENTS - Current Meeting:

James Cranston from Boller Engineering addressed the Council representing McDonalds. They would like to modify the existing drive thru at the Boston Road location. He asked to share his screen.

There was opposition read into the record.

-Erica Headley 11-13 Etna Court-abutter of 809 Boston Rd.

Councilor Lederman asked if there were any additional representatives from McDonald's present.

Mr. Cranston stated he is the only one present.

Councilor Lederman stated that an additional representative of the property owner be present at the next hearing. The conditions from the 2007 special permit should be forwarded to the Council as it sounds like they may be in violation of their current special permit conditions.

Councilor Ramos stated that condition #12 and 13 are being violated if the letter is true. He is very concerned. The Council needs to hear from the owner. The abutter should be given the opportunity to hear from the owner.

Councilor Brown stated the owner should be in contact with the neighborhood.

Councilor Davila asked if the owner's have been in contact with the neighborhood.

Mr. Cranston stated they met with the Pine Point Neighborhood Council and they had no objection.

Councilor Fenton stated that on the Wilkes side of the property half a dozen parking spaces are being eliminated. He asked that the owner explore evaluating the lighting to dark sky compliant lighting to avoid light pollution and the fencing is frumpy. He asks the fence be replaced with 8ft. Vinyl white fencing.

Councilor Hurst stated that the property abutter should be present at the hearing. The issues are so significant the property abutter needs to be present.

Councilor Whitfield asked if an 8ft fence is allowed.

Phil Dromey, Deputy Planning Director, stated a special permit would be triggered by this height.

Councilor Gomez is in agreement with all colleagues.

Mr. Cranston stated these are serious concerns and they aren't in contact with the operator but they will go back to the client and will bring these concerns.

Councilor Edwards asked that the letter be sent to the neighborhood council president.

Motion by Councilor Gomez to continue, seconded by Councilor Hurst. All being in favor, the motion was passed.

ATTACHMENTS:

- Boston_Rd_809_Tax_Formal (PDF)
- Boston_Rd_809_2021 (PDF)

RESULT: CONTINUE**Next: 4/5/2021 7:00 PM****2. Petition (ID # 6042)**

For a Special Permit for Motor Vehicle Sales and Service at the Property Known as 140 Carando Drive (02347-0008)(Land Court Document #75903), 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:	DASK Partnership
By:	Seth Croker
Petitioner:	Sterilis Solutions, LLC
By:	Tony Batalha, COO

COMMENTS - Current Meeting:

John Furman of VHB addressed the Council.

Attorney Shawn McCormick from Davis Mone addressed the Council with Tony Batalha of Stairless Solutions. He stated it isn't a typical auto dealership. It is for equipping ambulances with proper equipment. They attended the East Springfield Neighborhood Council and the neighbors seemed supportive of the project. There was one suggestion for the number of vehicles stored outside. They are accepting of the condition if included in the special permit conditions.

Mr. Batalha stated his business has produced a system that remediate waste real time at the point of care. The business was subcontracting the work to a company that was leasing the business at 140 Carando Drive. He explained they have decided to preserve the workers that were already present to continue working while they take over the lease at Carando Drive.

Mr. Furman shared his screen for a presentation. He explained the plan.

Councilor Fenton stated he supports the project along with the neighborhood council.

Councilor Allen asked about the disposal system.

Mr. Batahla stated the system is two prong. Medial waste is remediate and the vehicles will be retrofitted into retired medical vehicles. He explained a great example would be the test site at the Eastfield Mall.

ATTACHMENTS:

- Carando_Dr_140_Tax_Formal (PDF)
- Carando_Dr_140_2021 (PDF)

RESULT: CONTINUE**Next: 4/5/2021 7:00 PM****3. Petition (ID # 6056)**

For a Special Permit to Operate a Junk Yard at the Properties Known as 255 Liberty Street (07770-0628)(Book#17192/Page#0463) and SS Liberty Street (07770-0627)(Book#16871/Page#0507) as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.6.

Request:	See Above
Owner:	Liberty Street Acquisitions, LLC
By:	Morgan Finn
Petitioner:	Pick & Pull
By:	Brian McFadden

COMMENTS - Current Meeting:

Raipher Pelligrino, attorney of Pelligrino, Ryan & Blakesley, spoke representing Pick & Pull. He explained a presentation was sent to the Council this afternoon. He explained it is an opportunity for the City of Springfield. Schnitzer is a fortune 1000 company doing business as Pick & Pull. The property can be accessed from Chestnut and Liberty Streets. He stated Pick & Pull is a green company that provides service to residents and jobs to the community. They properly dispose of vehicle fluids that assists the community by providing car parts at 75% less than retail cost. He explained there are a number of representatives for the business present at the meeting. They met with the Lower Liberty Heights neighborhood council that voted to support the project. The chair is present to speak. They asked that the hours be adjusted to allow 6am-6pm or 7am-7pm.

Gladys Rivera, secretary of the Lower Liberty Heights Neighborhood Council, addressed the Council in favor of the project. She stated they met with the operations director several times. She stressed there have been junk yards at this site and this project is different. From a community prospective jobs will be created as they will partner with Lower Liberty Heights with an educational component.

Opposition

Letter read into the record

Rod Sitterly of Sitterly & Son Co.-abutter

Recording heard from pastor of nearby church.

Councilor Ramos asked if the representatives of the company are introduced to the Council.

Attorney Pelligrino introduced the representatives.

Councilor Ramos asked about the number of jobs being created.

Atty. Pelligrino stated 30 career jobs will be created with potential for job expansion.

Councilor Davila asked Philip Dromey about his report regarding 700 cars.

Philip Dromey, Planning Director, stated the plan stated 700 cars will be on the property.

Councilor Davila asked about a traffic impact study.

Atty. Pelligrino stated no impact study was provided but they have discussed this with the neighborhood council.

Councilor Whitfield stated we want to be sure the jobs created are for a live able wage and not just minimum wage that will stay in the community.

Colin Kelly of Pick & Pull addressed the Council. He stated he doesn't have the information with him presently but will get it to the Council.

Councilor Whitfield asked if they would be interested in hiring non-violent criminal offenders.

Mr. Kelly stated that they are open to conversation.

Councilor Whitfield stated the Sheriff's Office is down the street and would be a great marriage for the community and would help to reduce recidivism.

Councilor Davila asked if one year review would be allowed.

Phil Dromey stated that could be done.

Councilor Lederman made a motion to continue, seconded by Councilor Allen. All being in favor the motion was passed.

ATTACHMENTS:

- Liberty_St_225_Tax_Formal (PDF)
- Liberty_St_255_2021 (PDF)

RESULT: CONTINUE

Next: 4/5/2021 7:00 PM