



CITY COUNCIL

City Clerk's Office 8/11/2021 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 August 16, 2021** at 07:00 PM.

City Clerk

Hearings

7:00 PM Meeting called to order on August 16, 2021 at Virtual Meeting (Zoom) , Virtual Meeting, N/A, NA.

Moment of Silence - Pledge of Allegiance

Special Permits

- (1.) For a Special Permit to Operate a Drive-Up Service Window at the Property Known as 1259 East Columbus Avenue (04303-0510)(Book#17031/Page#0517), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.1(2).
Request: See Above
Owner: Colvest/Columbus Springfield, LLC
By: Peter LaPointe
Petitioner: Colvest/Columbus Springfield, LLC
By: Peter LaPointe
- (2.) For a Special Permit to Operate a Drive-Up Service Window at the Properties Known as 56 St James Boulevard (11172-0008)(Book#23594/Page#449), 64 St James Boulevard (11172-0009) (Book#23594/Page#449) and 40 St James Boulevard (11172-0006)(Book#06858/Page#583), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.1(2).
Request: See Above
Owner: Holyoke Retail. LLC
By: Peter LaPointe
Petitioner: Holyoke Retail. LLC
By: Peter LaPointe
- (3.) For a Special Permit to Operate an Undertaking Establishment at the Property Known as 43 Sullivan Street (11265-0020)(Book#22819/Page#242), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 8.4.
Request: See Above
Owner: Hann Realty Berkshire, LLC
By: Daniel Hannoush
Petitioner: Joseph J Nowak
By: Joseph J Nowak

- (4.) For a Special Permit to Re-Establish a Pre-Existing, Non-Conforming Use (Motor Vehicle Service/Sales) at the Property Known as 143 Parker Street (09510-1933), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 10, Section 10.1.41.

Request: See Above
Owner: Rhino Realty, LLC
By: Ryan Conway
Petitioner: Kevin Conway
By: Kevin Conway

- (5.) For a Special Permit to Operate a Medical Treatment Facility, with No Overnight Stay, at the Property Known as 281 Cottage Street (03310-0301) (Book #221/Page#594), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 10.3.

Request: See Above
Owner: 1626 Bay Street, LLC
By: Michael Martone
Petitioner: Recovery Connection Centers of America, Inc.
By: Michael Brier

Orders

- (6.) Order Granting Permanent Utility Easement to NSTAR/Eversource at Chestnut Street ()

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

for a special permit to operate a drive-up service window at the property known as 1259 East Columbus Avenue (04303-0510)(Book#17031/Page#0517), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.1(2).

Mailing Address:

1259 East Columbus Avenue, Suite 201
Springfield, MA 01105

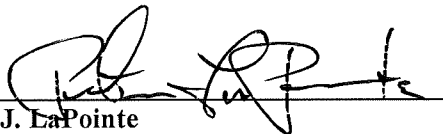
Owner & Petitioner:

Colvest/Columbus Springfield, LLC

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

By: _____

Peter J. LaPointe



Attachment: E_Columbus_Ave_1259_Tax_Formal (6222 : 1259 East Columbus Avenue)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

4/29/2021

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 : 1259 East Columbus Avenue
Petitioner : Colvest/Columbus Springfield, LLC
LandLord : Colvest/Columbus Springfield, LLC

A handwritten signature in cursive script, reading "Christopher A. Caputo". The signature is written in dark ink and is positioned above a horizontal line.

Christopher A. Caputo: Treasurer Collector

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

**1259 EAST COLUMBUS AVENUE (04303-0510)
DRIVE-UP SERVICE WINDOW**

General Information

Petitioner:	Colvest/Columbus Springfield, LLC
Request:	Drive-up service window.
Proposed use of the property:	Burger King restaurant with drive-up service window.
Parcel Size:	61,876 s.f.
Compatibility with current planning documents:	The Downtown Master Plan shows no changes to this area.
Neighborhood council notification:	South End Citizens Council: 6-7-21
Tax Status:	SEE ATTACHED
Site Visit:	6-17-21
City Council Hearing:	6-28-21/7-19-21

Staff Analysis

Neighborhood characteristics:

The property is currently zoned Business C (proposed to be re-zoned to Business B) and is located in a primarily commercial area. The surrounding land uses include:

- To the north are an office building and the MGM Springfield complex zoned Business C/B.
- To the south is a gas station zoned Business B.
- To the east is the MGM Springfield complex zoned Business B.
- To the west is Interstate 91.

Site plan review:

The petitioner has requested a special permit for the conversion of an existing building into a Burger King fast food restaurant, to include a new, drive-up service window at the property known as 1259 East Columbus Avenue. This site contains two (2) commercial buildings. One of the buildings is the current offices of the Colvest Group and Berkshire Bank. The second building is currently vacant and has been for a number of years. As noted, the plan is to convert a portion of this single story building into a new Burger King.

After reviewing the plans and visiting the site, the staff does not oppose the proposed request, however, the staff does have the following comments.

As noted above, the development involves the conversion of the existing building into a fast food restaurant with a drive-up service window. As shown on the attached plans, the only modification to the existing

building will be the installation of the drive-up window and lane and modifications to the façade of the building to incorporate the Burger King design. It should be noted that this building contains two (2) commercial storefronts and that the new Burger King restaurant will only be occupying one (1) of these storefronts.



As per the plans submitted, the new drive-up service window will be located at the northern end of the building. The proposed drive up lane would wrap around the rear of the building. It should be noted that the plans do show that this use will have a double ordering lane. The petitioner has indicated this is being used to help prevent vehicles from backing up as they order and access the drive-up lane.

The proposed development is located at the corner of East Columbus Avenue and Union Street. There are currently three (3) existing curb cuts onto this property. An entrance/exit on Union Street, East Columbus Avenue and Howard Street. No changes are being proposed to these curb cuts. Due to the fact that this is a very busy intersection, the staff has spoken directly to the Department of Public Works (DPW). In speaking with DPW they do not have any strong concerns that this proposed use will add significantly to the existing traffic volume. However, as with all new developments, a full review of all proposed curb cuts and traffic related issues will be required by the DPW. This review will be required prior to the issuance of a building permit. Further, as the Council is aware, this intersection underwent a great deal of study when the MGM Springfield complex was being designed. As part of the approval for the casino, a “look back” at this intersection for traffic related issues was required. DPW is currently working with MGM Springfield to complete this process.

As with all developments, the staff is always concerned that pedestrian access be provided along with vehicular access. In reviewing the plans, it was noted that there is no pedestrian access from either Union Street, East Columbus Avenue or Howard Street. While this is an existing development, this new use may now entice pedestrians from the South End neighborhood to walk to this property. In addition, pedestrian access is also key to the continued implementation of the City’s Complete Streets plan. If this special permit is approved, the staff would recommend that a condition be placed on the special permit requiring a revised plan should be submitted showing a pedestrian access to this building.

As noted above, the site is currently zoned Business C. This was rezoned by the petitioner back in 2015. Under Business C zoning, a drive-up window is not allowed. As part of this development, the petitioner has applied to re-zone the property back to Business B. If this zone change is not approved, this development will not be allowed to move forward.

Lastly, while the staff does not object to the proposed special permit, the staff would not want to see the proliferation of drive-up service windows in the Downtown. This is the main reason why drive-up windows are not allowed in the Business C District. Further, as the Council is aware, the City is currently working on larger economic development plan for the downtown. The goal of this plan is to further capitalize on the casino development and proactively promote and attract investment to this district. The plan also hopes to help to guide and encourage complementary and compatible uses consistent with the entertainment district established by the adjacent Casino Overlay District and the historic downtown.

Recommendation

Approve, with conditions.

Recommended Conditions

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for a drive-up service window, at the property known as 1259 East Columbus Avenue (04303-0510).
3. The use shall be developed as per the attached site plans and elevations, with the addition of conditions #4 and #16.
4. 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.
5. A revised plan, showing pedestrian access to the site, shall be submitted to the Office of Planning & Economic Development.
6. All landscaped areas, as well as the entire site, shall be maintained and kept free of all overgrown vegetation, weeds, litter and/or debris.
7. The public sidewalks along Union Street, East Columbus Avenue and Howard Street shall be maintained, including snow removal.
8. All signs shall be properly permitted prior to installation.
9. Other than the existing drive-up window of the bank and this drive-up window, there shall be no additional drive-up window operations allowed on this property.
10. 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.
11. No signs or banners shall be attached to the light poles or any utility poles.
12. Any and all dumpsters shall be completely enclosed.
13. Loitering to be addressed at all times.
14. The building shall be maintained graffiti free.
15. There shall be no outdoor storage of materials.
16. 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

4/29/2021

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 : 1259 East Columbus Avenue
Petitioner : Colvest/Columbus Springfield, LLC
LandLord : Colvest/Columbus Springfield, LLC

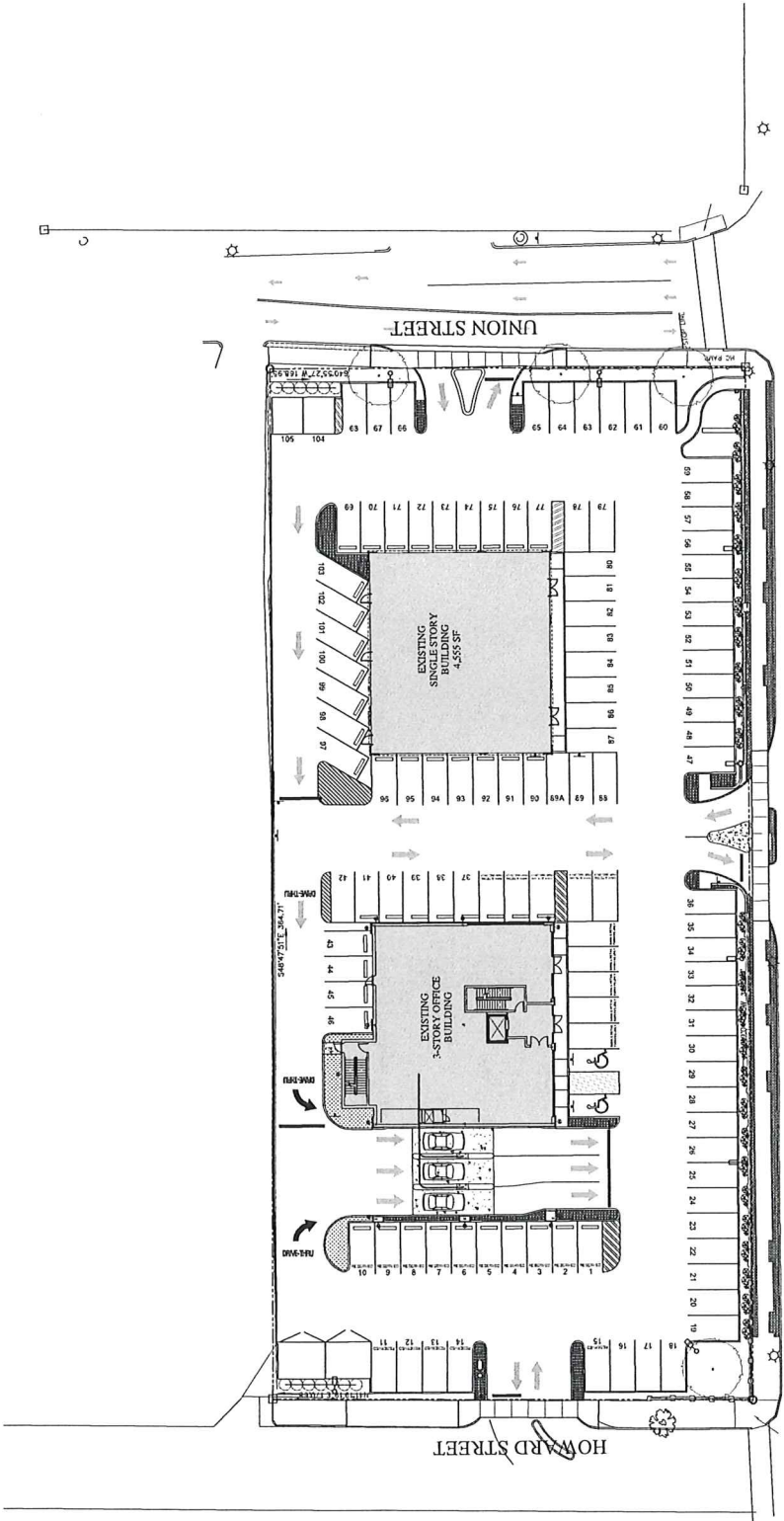
A handwritten signature in black ink, reading "Christopher A. Caputo". The signature is written in a cursive style with a prominent "C" and "A".

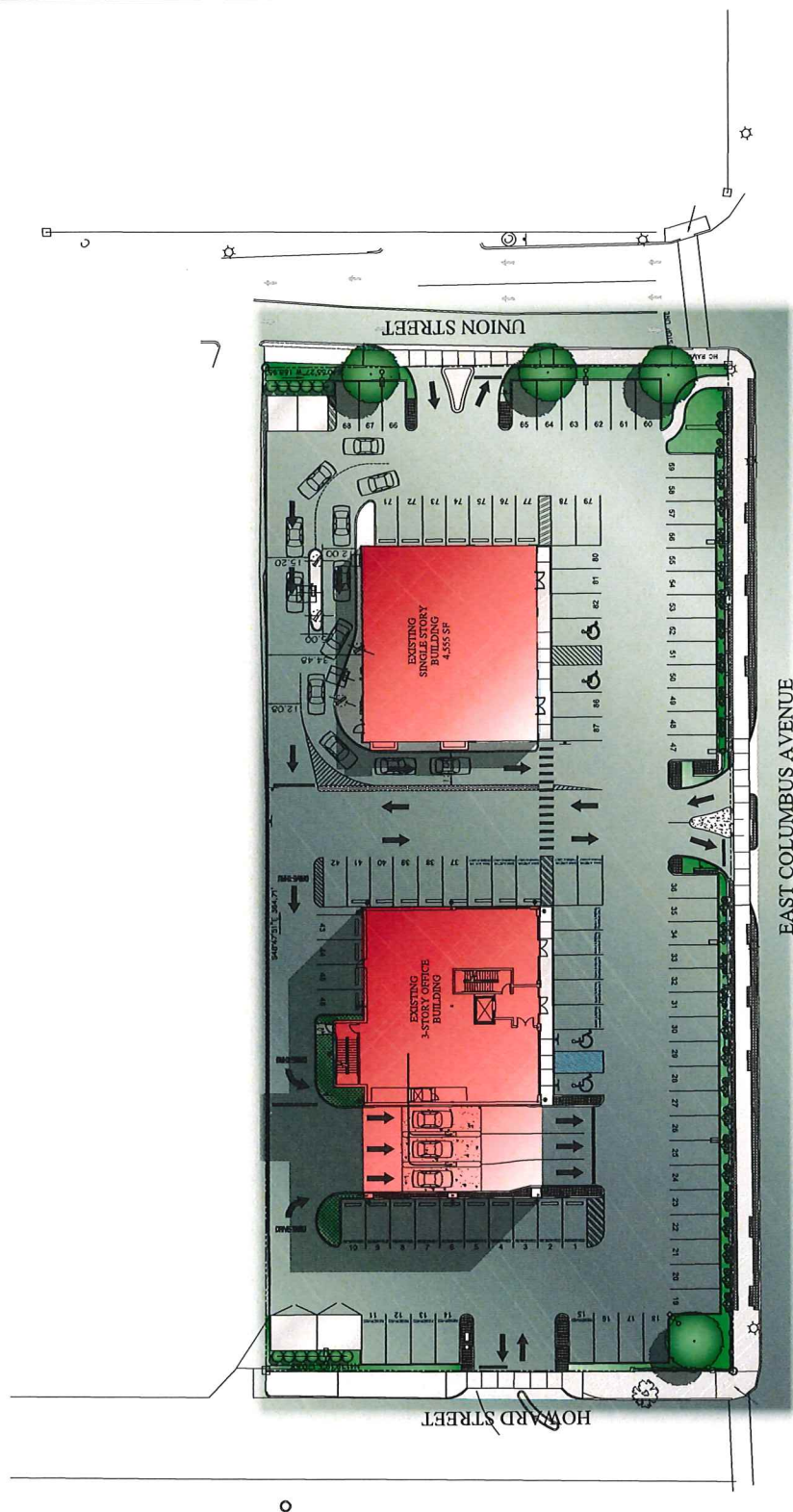
Christopher A. Caputo: Treasurer Collector

SAVZ NAME: Site Plan Paving Lot Number:ding	PROJECT NO: 6000	DRAWN BY: BM	DATE: 2021-05-12	SCALE: 1" = 20'-0"	DRAWING NO: S-1
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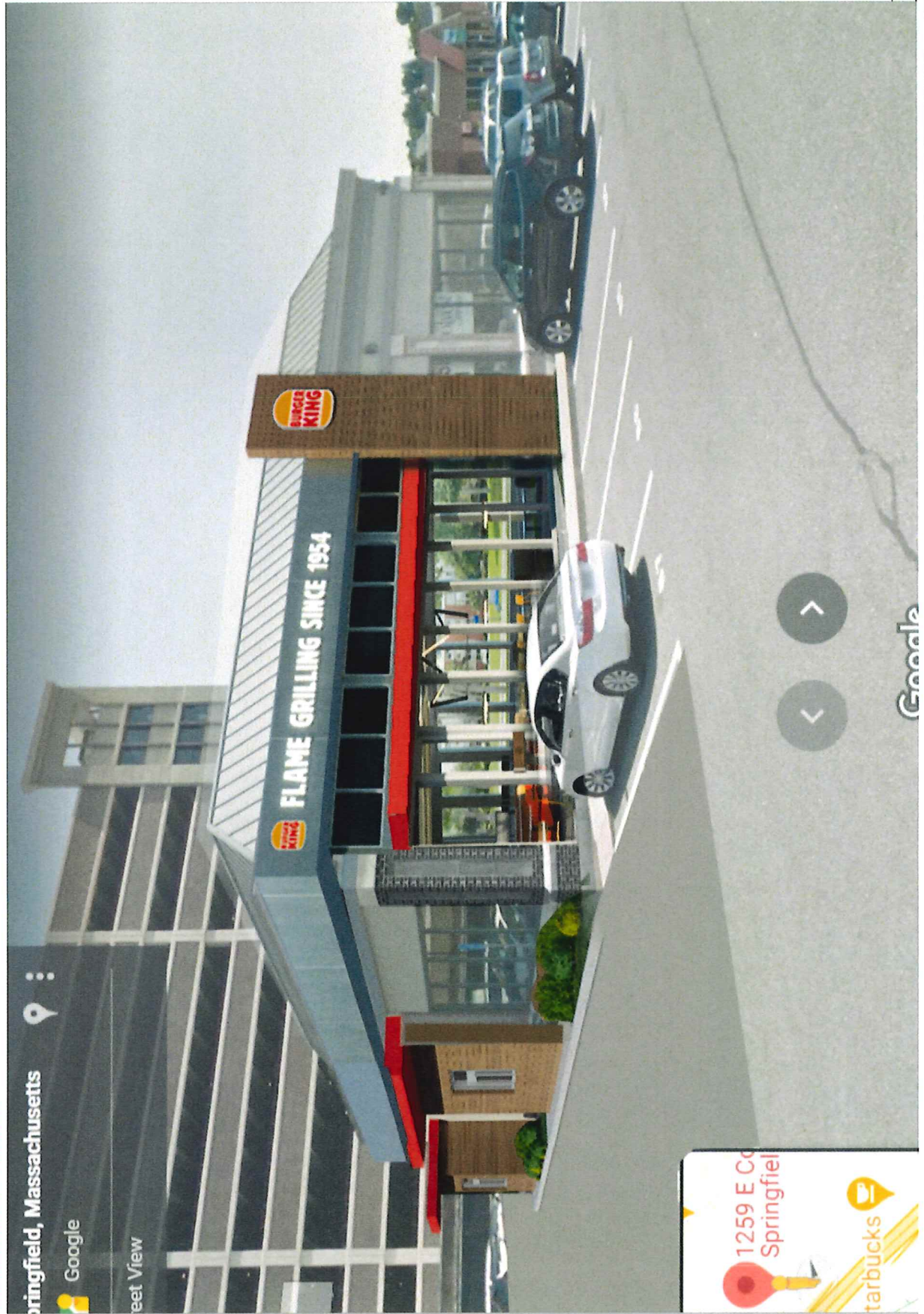
1245 & 1259 E COLUMBUS AVE
SPRINGFIELD, MA

COLVEST GROUP
1259 East Columbus Avenue - Suite 201
Springfield, Massachusetts 01105
P. 413.363.9793 - F. 413.363.2643





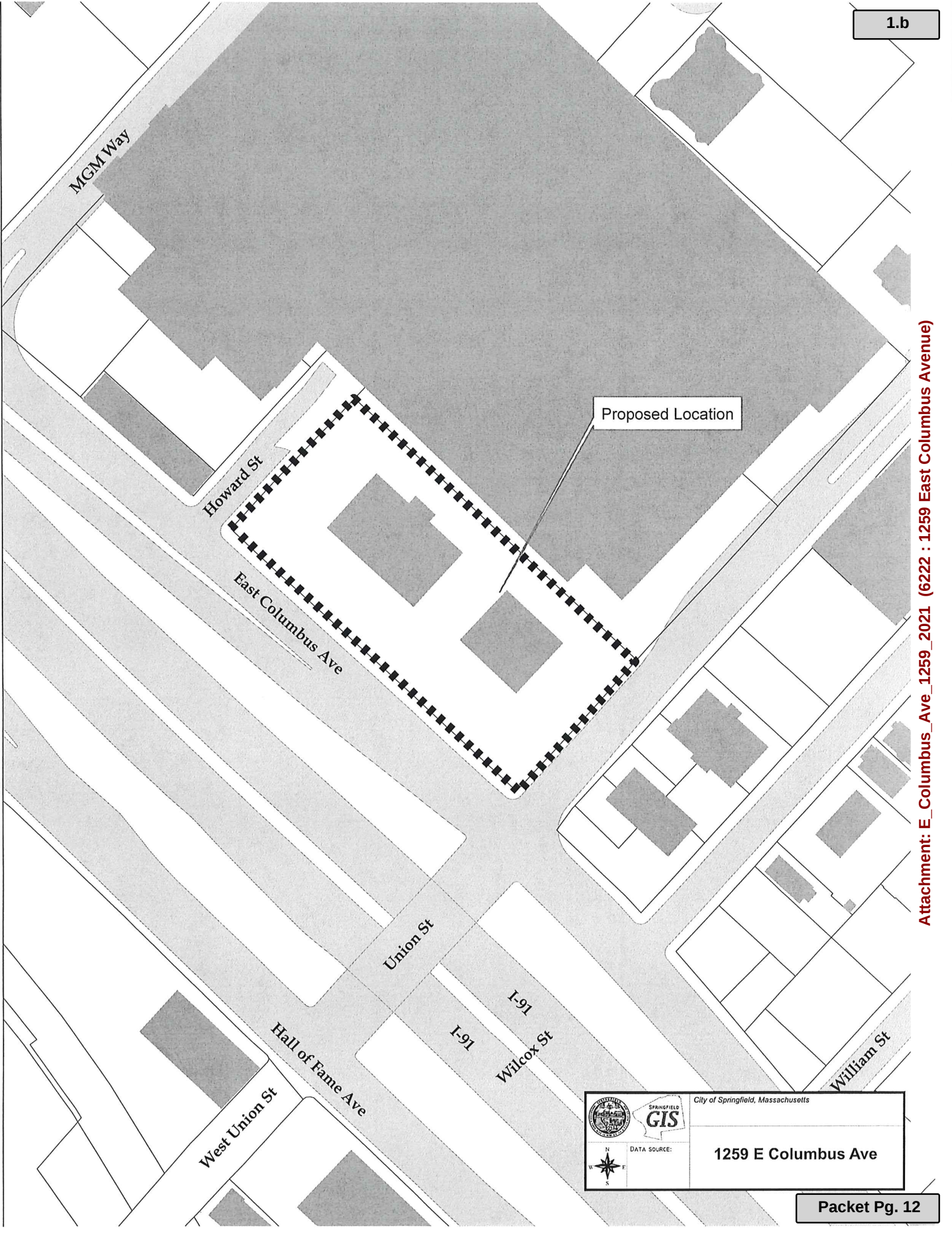
ELEVATIONS SUGGESTION



1259 East Columbus Avenue - Suite 201
Springfield, Massachusetts 01105
P. 413.363.9793 - F. 413.363.2643
THE COLVEST GROUP

LOCATION: 1245 & 1259 EAST COLUMBUS AVE
SPRINGFIELD, MA
DRAWING NAME: EXISTING SITE PLAN

SAVE NAME: colvest-columbus-2009-6-17.dwg
PROJECT NO: 0000
DRAWN BY: BM
DATE: 2012-06-01
SCALE: NTS
DRAWING NO: S-1



 SPRINGFIELD MASSACHUSETTS	City of Springfield, Massachusetts
	1259 E Columbus Ave

DATA SOURCE:

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

for a special permit to operate a drive-up service window at the properties known as 56 St James Boulevard (11172-0008)(Book#23594/Page#449), 64 St James Boulevard (11172-0009) (Book#23594/Page#449) and 40 St James Boulevard (11172-0006)(Book#06858/Page#583), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.1(2).

Mailing Address:

1259 East Columbus Avenue, Suite 201
Springfield, MA 01105

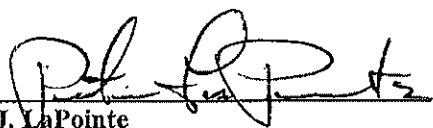
Owner & Petitioner:

Holyoke Retail, LLC
c/o The Colvest Group

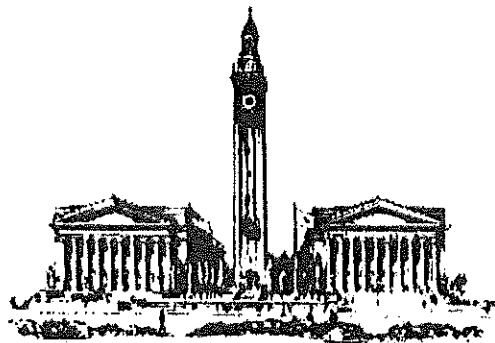
I hereby certify that I am the owner and petitioner or acting on behalf of the owner and petitioner.

By: _____

Peter J. LaPointe



Attachment: 56 St James Blvd Tax Formal (6223 : 56 St James Boulevard, Et.Al.)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

5/7/2021

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 : 56 & 64 St. James Boulevard
Petitioner : Holyoke Retail, LLC
LandLord : Holyoke Retail, LLC

Christopher A. Caputo: Treasurer Collector

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

**56 ST JAMES BOULEVARD (11172-0008), ET.AL.
DRIVE-UP SERVICE WINDOW**

General Information

Petitioner:	Holyoke Retail, LLC – c/o The Colvest Group
Request:	Drive-up service window.
Proposed use of the property:	Kentucky Fried Chicken restaurant with drive-up service window.
Parcel Size:	28,933 s.f.
Compatibility with current planning documents:	The Liberty Heights Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Hungry Hill Neighborhood Council: 6-7-21
Tax Status:	SEE ATTACHED
Site Visit:	6-17-21
City Council Hearing:	6-28-21/7-19-21

Staff Analysis

Neighborhood characteristics:

The property is currently zoned Business A and is located in a primarily commercial area. The surrounding land uses include:

- To the north is a convenience store zoned Business A.
- To the south is a CVS pharmacy zoned Business B.
- To the east is a gas station zoned Business A.
- To the west is a Walgreen's pharmacy zoned Business A.

Site plan review:

The petitioner has requested a special permit for the construction of a new fast food restaurant, to include a new, drive-up service window at the properties known as 56 St James Boulevard, 64 St James Boulevard and a portion of 40 St James Boulevard. These sites had contained two (2) commercial buildings which have been vacant for a number of years. These two (2) existing structures have been demolished and now will be redeveloped for a new, 2,361 ± square foot, Kentucky Fried Chicken restaurant. As noted, a drive-up service window will also be part of this new building.

After reviewing the plans and visiting the site, the staff does not oppose the proposed request, however, the staff does have the following comments.

As noted above, the development involves the new construction of a fast food restaurant with a drive-up service window. The proposed development is located at the corner of St James Boulevard and St James Avenue. It was noted during the site visit that there are currently four (4) existing curb cuts onto this property. The plan submitted indicated that there would now only be one (1) curb cut on St James Boulevard and one (1) curb cut onto St James Avenue. There two (2) curb cuts would allow for access in and out of the site. It should be noted that the plans also show an exit only curb cut out onto Carew Street to the north. As with all new developments, as well as the fact that this is located at a very busy intersection, a full review of all proposed curb cuts and traffic related issues will be required by the Department of Public Works. This review will be required prior to the issuance of a building permit.



As per the attached plans, the new building will be located at the southwest corner of the property, directly adjacent to the existing Walgreen's building. A portion of the drive-up lane will be located on this adjacent property, which is also under the ownership control of the petitioner. The plans show that a double ordering lane will be installed and the drive-up lane will wrap around the western side of the building.

As with all new developments, the staff is always concerned that pedestrian access be provided along with vehicular access. While a pedestrian crosswalk has been installed from the sidewalk along St James Boulevard, the staff does have concerns that this crosswalk does cut across the main access lane into and out of the site. In order to provide additional safety to the pedestrian, the staff would strongly recommend that, if approved, this crosswalk be required to be raised. This would require the vehicles to slow down as they cross this area and also provide a better site line for pedestrians. This raised crosswalk has been utilized in similar situations in the past, such as the Sonic Restaurant on Boston Road.

In reviewing the proposed landscaping plan, the staff is pleased with what is being proposed. In order to ensure the long-term viability of these landscapes areas, the staff would recommend that they be required to be irrigated.

Lastly, the petitioner has also submitted elevations of the building. It should be noted that the plans submitted also include an outdoor seating area. This is a feature that the staff firmly believes adds a significant amenity to these developments and are used frequently by the customers.

Recommendation

Approve, with conditions.

Recommended Conditions

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the construction of a 2,361± square foot building, to include a

drive-up service window, at the properties known as 56 St James Boulevard (11172-0008), 64 St James Boulevard (11172-0009) and a portion of 40 St James Boulevard (11172-0006).

3. The use shall be developed as per the attached site plans and elevations, with the addition of conditions #4 and #16.
4. 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.
5. All unused curb cuts shall be legally closed as per DPW requirements.
6. All landscaped areas shall be installed as per the attached plans.
7. All landscaped areas, as well as the entire site, shall be maintained and kept free of all overgrown vegetation, weeds, litter and/or debris.
8. The public sidewalk along St James Boulevard and St James Avenue shall be maintained, including snow removal.
9. All landscaped areas shall be irrigated.
10. All signs shall be properly permitted prior to installation.
11. 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.
12. No signs or banners shall be attached to the light poles or any utility poles.
13. Any and all dumpsters shall be completely enclosed.
14. Loitering to be addressed at all times.
15. The building shall be maintained graffiti free.
16. There shall be no outdoor storage of materials.
17. 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

5/7/2021

Special Permit Tax Certification

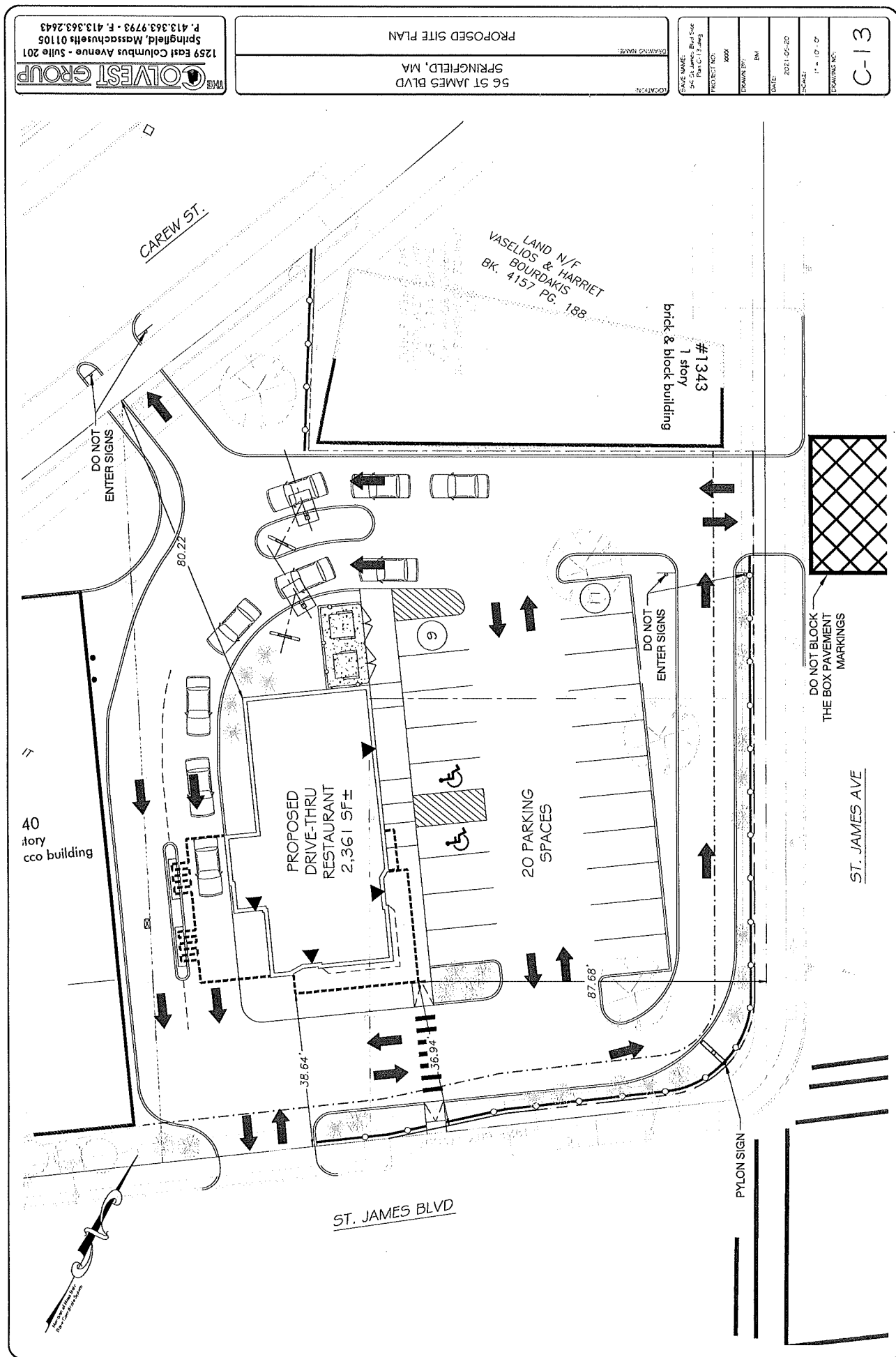
I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 56 & 64 St. James Boulevard

Petitioner : Holyoke Retail, LLC

LandLord : Holyoke Retail, LLC

Christopher A. Caputo: Treasurer Collector



DEDICATED ONLINE PARKING



KFC

EXTERNAL SEATING & DINE-IN



KFC

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

for a special permit to operate an Undertaking Establishment at the property known as 43 Sullivan Street (11265-0020)(Book#22819/Page#242), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 8.4.

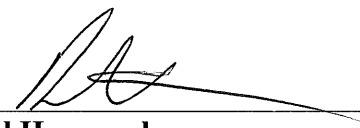
Mailing Address:

425 Union Street
 West Springfield, MA 01089

Owner:

Hann Realty Berkshire, LLC

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

BY: 

Daniel Hannoush

Mailing Address:

15 Ludlow Avenue
 Springfield, MA 01151

Petitioner:

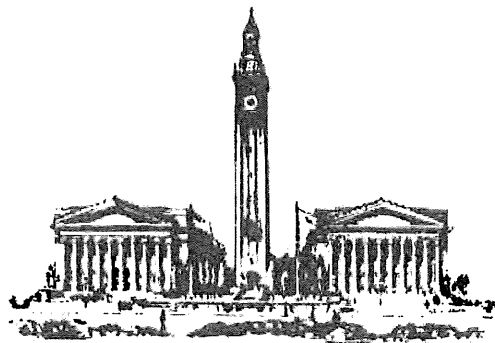
Joseph J Nowak

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

BY: 

Joseph J Nowak

Attachment: Sullivan St 43 Tax Formal (6303 : 43 Sullivan Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

4/20/21

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 : 43 Sullivan Street

Petitioner : Joseph J Nowack

LandLord : Hann Realty Berkshire, LLC

A handwritten signature in black ink, reading "Christopher A. Caputo". The signature is written in a cursive, flowing style.

Christopher A. Caputo: Treasurer Collector

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

**43 SULLIVAN STREET (11265-0020)
UNDERTAKING ESTABLISHMENT**

General Information

Petitioner:	Joseph J Nowak
Request:	Undertaking establishment
Proposed use of the property:	Undertaking establishment
Parcel Size:	13,973 s.f.
Compatibility with current planning documents:	The Liberty Heights Neighborhood Plan shows no changes to this area.
Neighborhood council Notification:	Hungry Hill Neighborhood Council: 8-2-21
Tax Status:	SEE ATTACHED
Site Visit:	8-4-21
Hearing Date:	8-16-21/9-13-21

Staff Analysis

Neighborhood characteristics:

The property is 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 manufacturing operation and commercial parking lot zoned Business B and Commercial P.

To the south is a McDonald's zoned Business A.

To the west is a two-family houses zoned Residence B.

To the east is gas station/convenience store zoned Business A.

Site plan review:

The petitioner has requested a special permit to allow for an undertaking establishment at the property known as 43 Sullivan Street. This site is currently a large mixed-used office building at the end of a dead-end street. The petitioner will lease a portion of the building.

After reviewing the site plan and visiting the site, the staff does not oppose the request. As noted above the site will be used for an undertaking establishment. Specifically, the petitioner has indicated the site will be used to **"...provide support services (removal of remains, embalming and shipping of remains) to retail funeral establishments and does not offer services to the general public"**.

While Sullivan Street is a narrow street, due to the fact that this establishment will not be open to the general public, the staff does not believe traffic congestion will be an issue. It should be noted that the current building also has three (3) garage doors located at the front of the building which will allow for the activity being proposed.

Further, due to the fact that the services offered at this site will all be done inside the building, the impact to the residential abutters should be minimal.

In visiting the site, it was also noted that this is sufficient parking for the proposed use. As such, the staff would recommend approval of the proposed special permit.



Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for an undertaking establishment at the property known as 43 Sullivan Street (11265-0020).
3. The use shall be developed as per the attached site plan, with the addition of conditions #4 through #6.
4. This operation shall not be open to the general public.
5. Any and all signage shall be permitted through the Building Department prior to installation.
6. 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

4/20/021

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 : 43 Sullivan Street
Petitioner : Joseph J Nowack
LandLord : Hann Realty Berkshire, LLC

Christopher A. Caputo: Treasurer Collector

GENERAL NOTES:

1. EXISTING CONDITIONS INFORMATION:

- BASE PLAN - THE PROPERTY TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON A ONE-THIRD-SCALE FIELD SURVEY PERFORMED BY ELS, INC. NO PROPERTY SURVEY WAS PERFORMED BY THIS OFFICE.
- THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL VERIFY AND/OR DETERMINE THE EXACT LOCATION, SIZE, MATERIAL, AND ELEVATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE EXPENSE. PRIOR TO CONSTRUCTION, THE OWNER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES OR INTERFERENCES WITH THE PROPOSED WORK. THE CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING. TEST PITS MAY BE REQUIRED PRIOR TO WORK.
- LOCATIONS OF ROADWAY UTILITIES WERE COMPILED FROM FIELD INVESTIGATION AND RECORD PLANS/RECORDS.
- TOPOGRAPHY - ELEVATIONS BASED ON ON-SITE BENCHMARK(S) FOR VERTICAL DATUM.
- BUILDING ELEVATIONS AND LAYOUT - TOP OF WALL (T.O.W.) ELEVATION AS PER OWNER. CONTRACTOR TO VERIFY LAYOUT AND ELEVATIONS WITH THE OWNER AT THE TIME OF CONSTRUCTION LAYOUT & PRIOR TO ANY WORK.
- ON-SITE UTILITIES - NOTE THAT ALL SPRINGFIELD WATER AND SEWER COMMISSION & SPRINGFIELD ENGINEERING POLICIES ARE TO BE FOLLOWED.
- ALL POLICIES AND REGULATIONS OF THE SPRINGFIELD ENGINEERING DEPARTMENT AND SPRINGFIELD WATER & SEWER COMMISSION ARE TO BE FOLLOWED WITHIN THIS PROJECT. CONTRACTOR IS TO CONFIRM THAT ALL APPLICABLE PERMITS ARE FILED AND OBTAINED PRIOR TO CONSTRUCTION.

2. REFERENCE PLANS:

- SPRINGFIELD WATER & SEWER COM. - VARIOUS WATER AND SEWER CARDS
- H.C.R.D. PLAN BOOK 136 ; PAGE 22 & 23 (6/22/1972) - PROPERTY PLAN
- H.C.R.D. BOOK 22819 ; PAGE 242 (8/23/2019) - OWNER'S DEED
- H.C.R.D. PLAN BOOK 10 ; PAGE 42 (6/17/1930) - STREET ACCEPTANCE PLAN
- H.C.R.D. PLAN BOOK 320 ; PAGE 92 (4/6/2001) - PLAN OF LAND
- H.C.R.D. PLAN BOOK 10 ; PAGE 42 (6/17/1930) - STREET LINE
- VARIOUS SPRINGFIELD ENGINEERING PLANS - (7-73, 404-125, 161-5, 334-83)

3. LAYOUT & MATERIALS:

- ALL DIMENSIONS ARE FROM THE FACE OF CURB AND/OR FACE OF BUILDING AND/OR FACE OF WALL.
- SPRINGFIELD DEPARTMENT OF PUBLIC WORKS- ENGINEERING DIVISION SHALL BE NOTIFIED OF THE PROPOSED PAVING DATE PRIOR TO ANY PAYMENT BEING INSTALLED. PROVIDED A MINIMUM OF THREE (3) DAY NOTICE.

Owner:
Hann Realty Berkshire LLC
425 Union Street
West Springfield, MA 01089

Applicant:
Western Mass Transfer & Trade Service
15 Ludlow Avenue
Springfield, MA 01151
(413) 530-7068

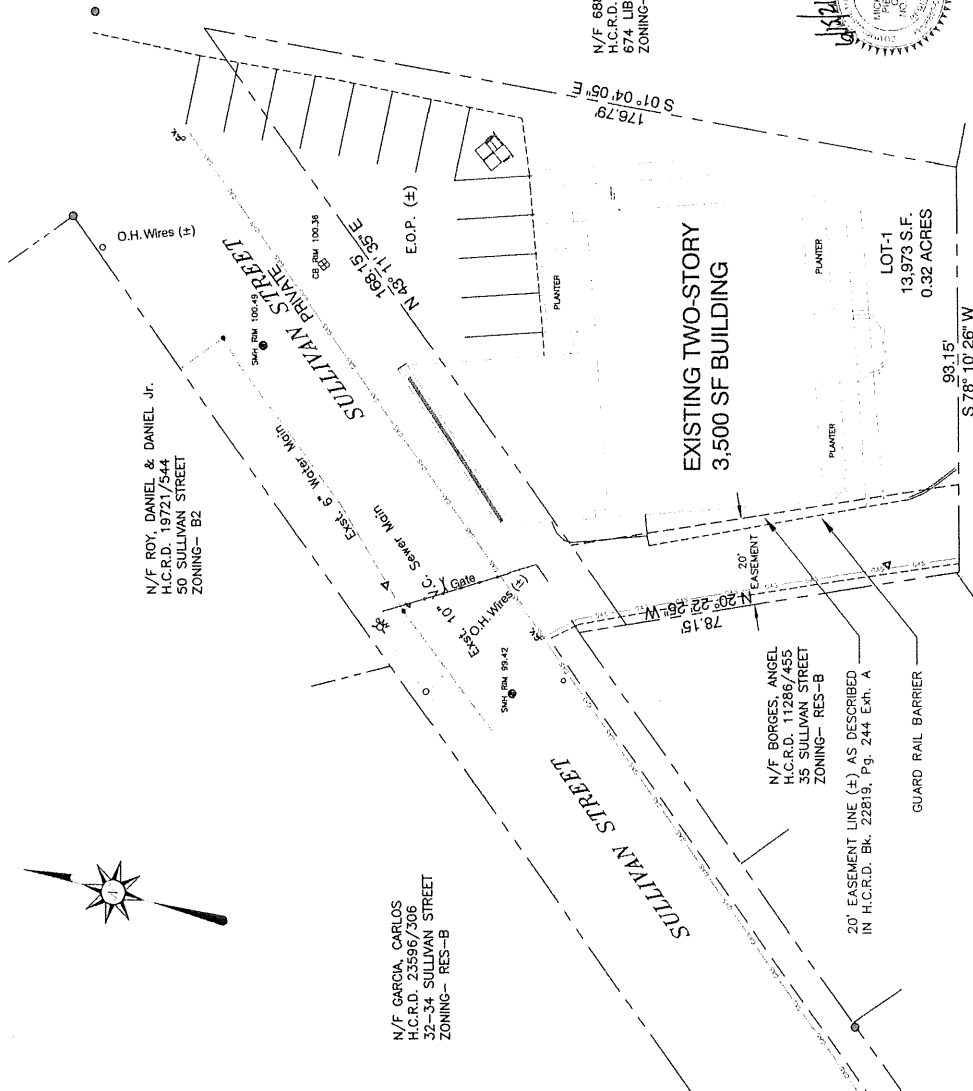
Springfield Assessor MAP I.D. - 112650020

Parcel Zoning: B-2

Flood Zone "X" per FEMA-25013C0402E; 7/16/2013

This parcel does not contain any resource areas as defined in 310 CMR 10.0 (MA Wetland Protection Act)

** Reviewer to note that parcel is relatively flat **



Legend

- Existing Property Line
- Existing Street Line
- Existing 1 ft. contour
- Ext. CL Fence
- O.H. Wires (±)
- I.P. Found

N/F ARCHLAND PROPERTY LLC
H.C.R.D. 14337/507
660 LIBERTY STREET
ZONING- S61-B2

LOT-1
13,973 S.F.
0.32 ACRES

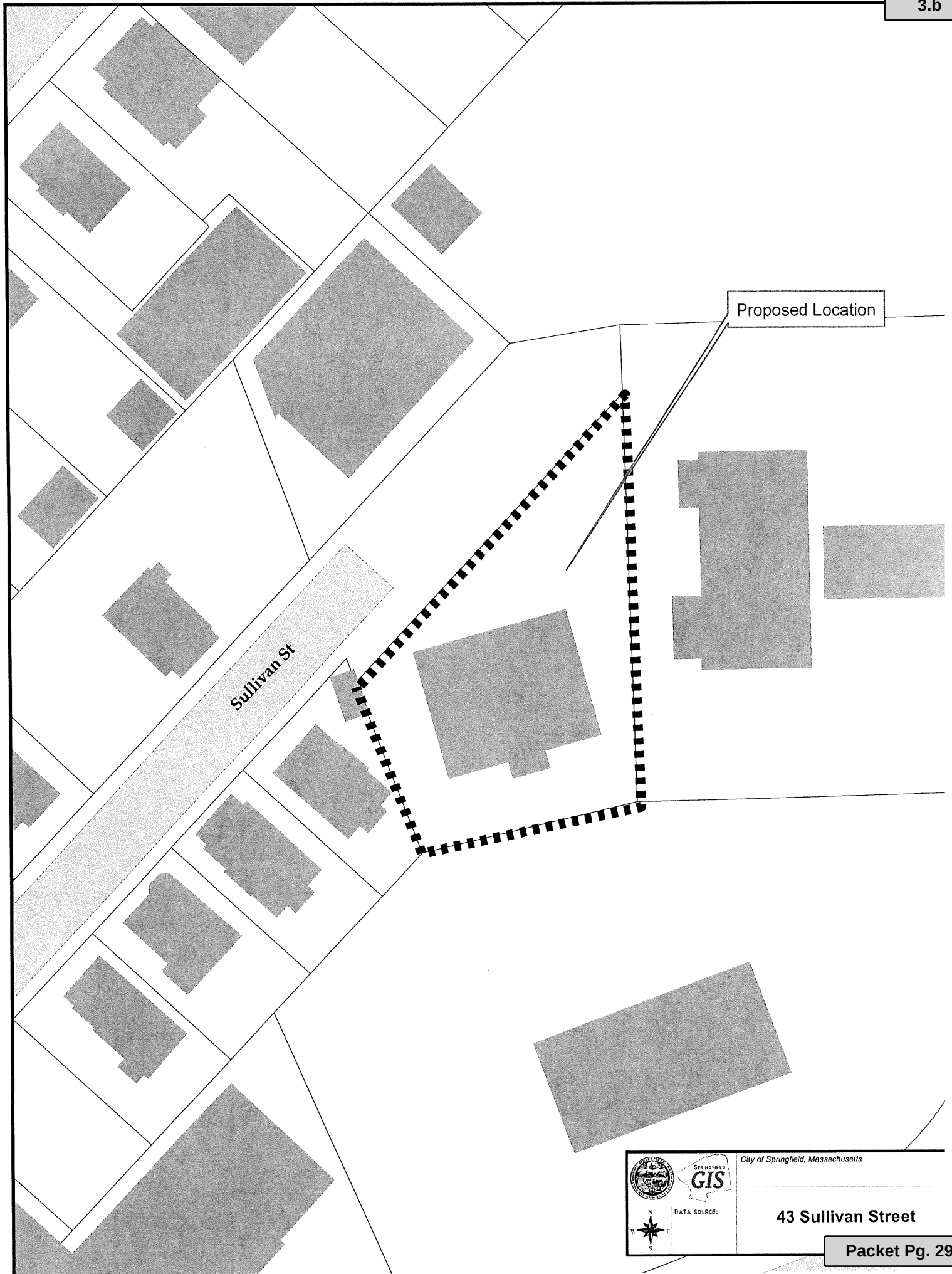
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

ENGINEERING & LAND SOLUTIONS, INC. CONSULTING ENGINEERS & Environmental Specialists P.O. Box 11 • Ludlow, MA 01056 P. 413 547 8986 F. 413 642 0434 E. INFO@ELSNOW.COM		Existing Conditions Site Plan			
		SCALES			
		HORIZONTAL: 1"=20'	VERTICAL: NA		
		DESIGN BY: MP	DATE: 6/15/21		
		DRAWN BY: NP/MP	PROJECT No.: 21-124		
		CHECKED BY: MP	SURVEY BOOK: ELS-21		

ENGINEERING & LAND SOLUTIONS, INC.

CONSULTING ENGINEERS & Environmental Specialists

P.O. Box 11 • Ludlow, MA 01056
P. 413-547-8966 F. 413-642-0434 E. INFO@ELSNOV.COM



Attachment: Sullivan_St_43_2021 (6303 : 43 Sullivan Street)

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

for a special permit to re-establish a pre-existing, non-conforming use (motor vehicle service/sales)
 at the property known as 143 Parker Street (09510-1933), as allowed by M.G.L. and the
 Springfield Zoning Ordinance Article 10, Section 10.1.41.

Mailing Address:

8 Marilyn Drive
 Wibraham, MA 01095

Owner:

Rhino Realty, LLC

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

By: 

Ryan Conway

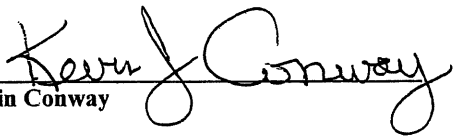
Mailing Address:

409 Mary Esther Drive
 Enfield, CT 06082

Petitioner:

Kevin Conway

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

By: 

Kevin Conway

Attachment: 143_Parker_St_Tax_Form (6347 : 143 Parker Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

7/26/2021

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 : 143 Parker Street

Petitioner : Kevin Conway

LandLord : Rhino Realty , LLC

Christopher A. Caputo: Treasurer Collector

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

**143 PARKER STREET (09510-1933)
RE-ESTABLISH A PRE-EXISTING, NON-CONFORMING USE
(MOTOR VEHICLE SALES/SERVICE)**

General Information

Petitioner:	Kevin Conway
Request:	Re-establish a pre-existing, non-conforming use (motor vehicle sales/service).
Proposed use of the property:	Motor vehicle sales/service
Parcel Size:	21, 780 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: 8-2-21
Tax Status:	SEE ATTACHED
Site Visit:	8-4-21
Hearing Date:	8-16-21/9-13-21

Staff Analysis

Neighborhood characteristics:

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

- To the north is a two-family house zoned Residence B.
- To the south is Hubbard Park zoned Open Space.
- To the west are single-family homes zoned Residence A.
- To the east is Hubbard Park zoned Open Space.

Site plan review:

The petitioner has requested a special permit to re-establish a pre-existing, non-conforming use (motor vehicle sales/service) at the property known as 143 Parker Street. This site is currently vacant and has been used for motor vehicle sales and service for a number of years. Due to the fact that the site has been vacant for more than two (2) years, a special permit is required.

As noted above, this site has been used for motor vehicle sales and service for a number of years. As can be seen from the attached picture, the site had a building which fronted along Parker Street, with the parking located to the side and rear of the building. The former building also had a direct entrance onto Parker Street.

The petitioner has demolished that building and now intends to construct a new building located at the rear of the property, with parking in the front.

When reviewing the existing Zoning Ordinance, specifically Article 7, Section 7.1.52, the staff does not believe this new layout meets this underlying requirement. As per Section 7.1.52, if all the surround properties have parking located to the side and the rear, then any new building being constructed must follow that same development pattern. In this case, the clear development pattern of this area is buildings fronting along Parker Street with parking located to the side or rear. The only way this building would be allowed to be constructed as shown is with a variance from the Board of Appeals. However, it would be the staff's recommendation that the developer be required to re-position the proposed new building and locate it along Parker Street. The staff believes this could be easily accommodated and would help maintain the dominant character of this section of Indian Orchard. If this special permit is approved, the staff would recommend that a condition be placed on the approval requiring the developer to submit a revised plan to the Office of Planning & Economic Development, for review and approval, showing the relocated building.



Further, while the staff does not oppose the proposed request to re-open this pre-existing, non-conforming use, the staff does want to ensure that the existing residential home, located directly to the north of this site, is properly buffered. The staff also believes that Hubbard Park, located directly to the south and east of this site, needs to be properly buffered as well. In reviewing the plans submitted with the application, the developer has indicated that chain link fencing will be used to enclose the site. While this type of fencing was used previously, the staff does not believe that chain link provides an adequate buffer. As such, the staff would recommend that the developer be required to install opaque fencing around the sides and rear of the property. Further, additional landscaping should also be installed along the northern property line, which directly abuts the residential property. The plan submitted does show the arborvitae planting along this property line but the landscaping is being shown on the outside of the fencing. While this would provide a buffer, the staff is unclear as to how this buffer would be maintained without having to enter onto the abutting property. As such, this proposed landscaping should be planted inside the proposed fencing. Additionally, in order to further protect this residential abutter, there should be no work done to vehicles outside of the building and the staff would also recommend that the hours of operations for motor vehicle repairs be limited.

Lastly, in addition to the special permit review, it needs to be noted that a full review by the Department of Public Works will also be required prior to the issuance of a Building Permit.

Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely to re-open a pre-existing, non-conforming use (motor vehicle sales and service) at the property known as 143 Parker Street (09510-1933).
3. The use shall be developed as per the attached site plan, with the addition of conditions #4 through #15.
4. A revised site plan, showing compliance with Article 7, Section 7.1.52, shall be submitted to the Office of Planning & Economic Development, prior to the issuance of a Building Permit.
5. A six (6) foot tall, opaque/solid fence, shall be installed along the side and rear property lines.
6. A three (3) foot landscaped buffer, planted with arborvitae shrubs, shall be planted along the northern property line.
7. A three (3) foot landscape buffer shall be installed along the frontage of Parker Street.
8. All automotive work shall be completed inside the building.
9. There shall be no body work and/or painting of vehicles done at this location.
10. There shall be no automotive related work completed to vehicles past 6:00PM.
11. There shall be no storage of junk vehicles and/or parts located outside the building.
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 shall include all traffic, storm water and drainage improvements and must be obtained prior to the issuance of a Building Permit.
13. The public sidewalk and tree belt along Parker Street shall be maintained, including snow removal.
14. Any and all signage shall be permitted through the Building Department prior to installation.
15. 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

7/26/2021

Special Permit Tax Certification

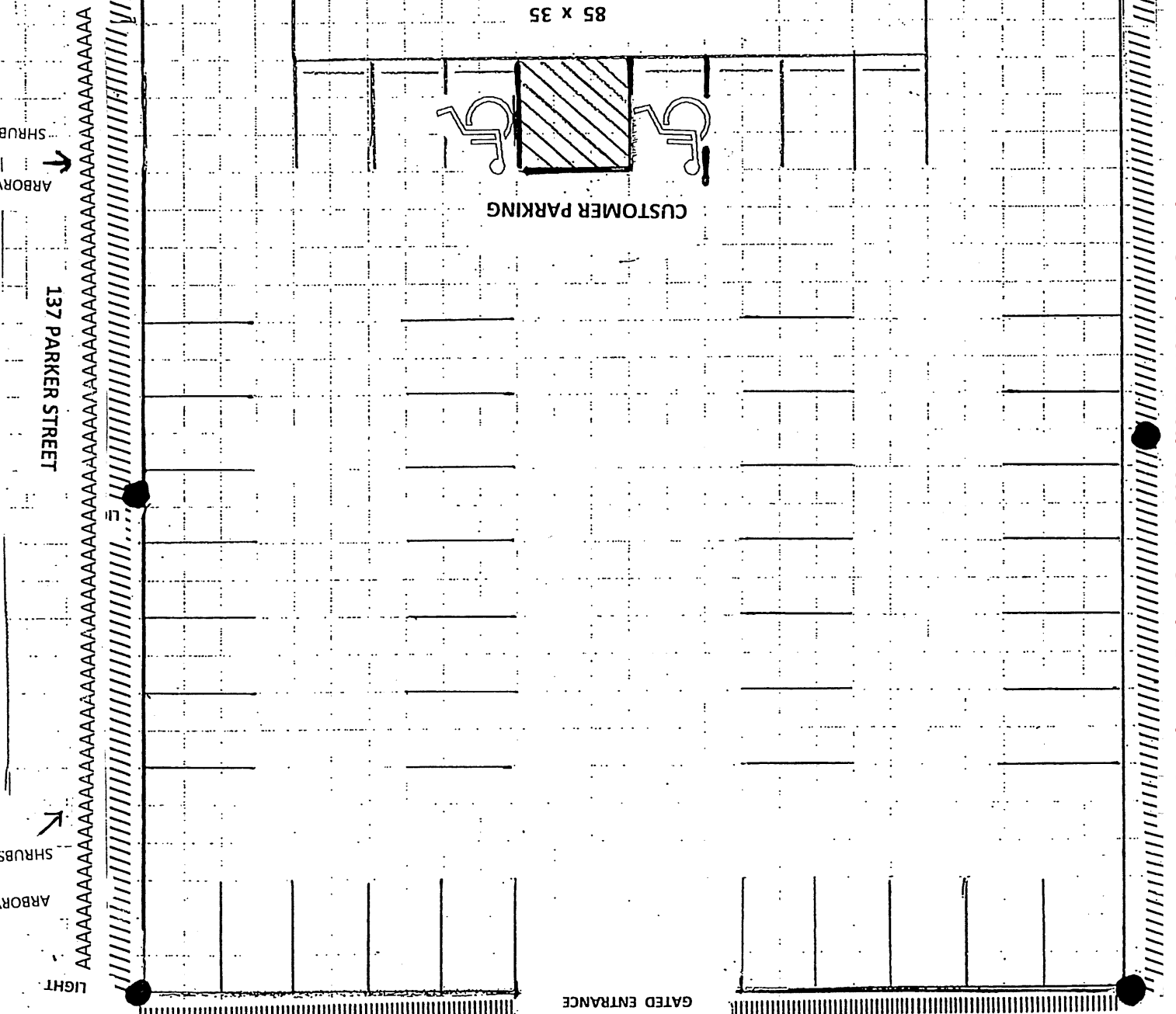
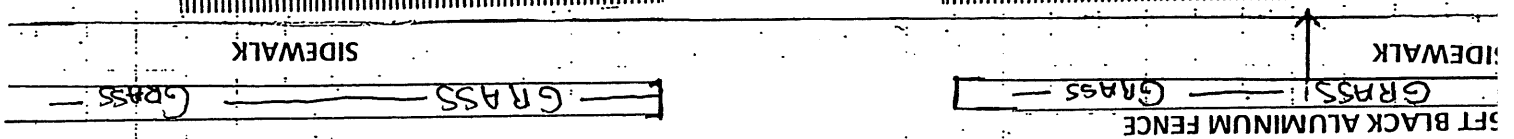
I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 143 Parker Street
Petitioner : Kevin Conway
LandLord : Rhino Realty , LLC

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

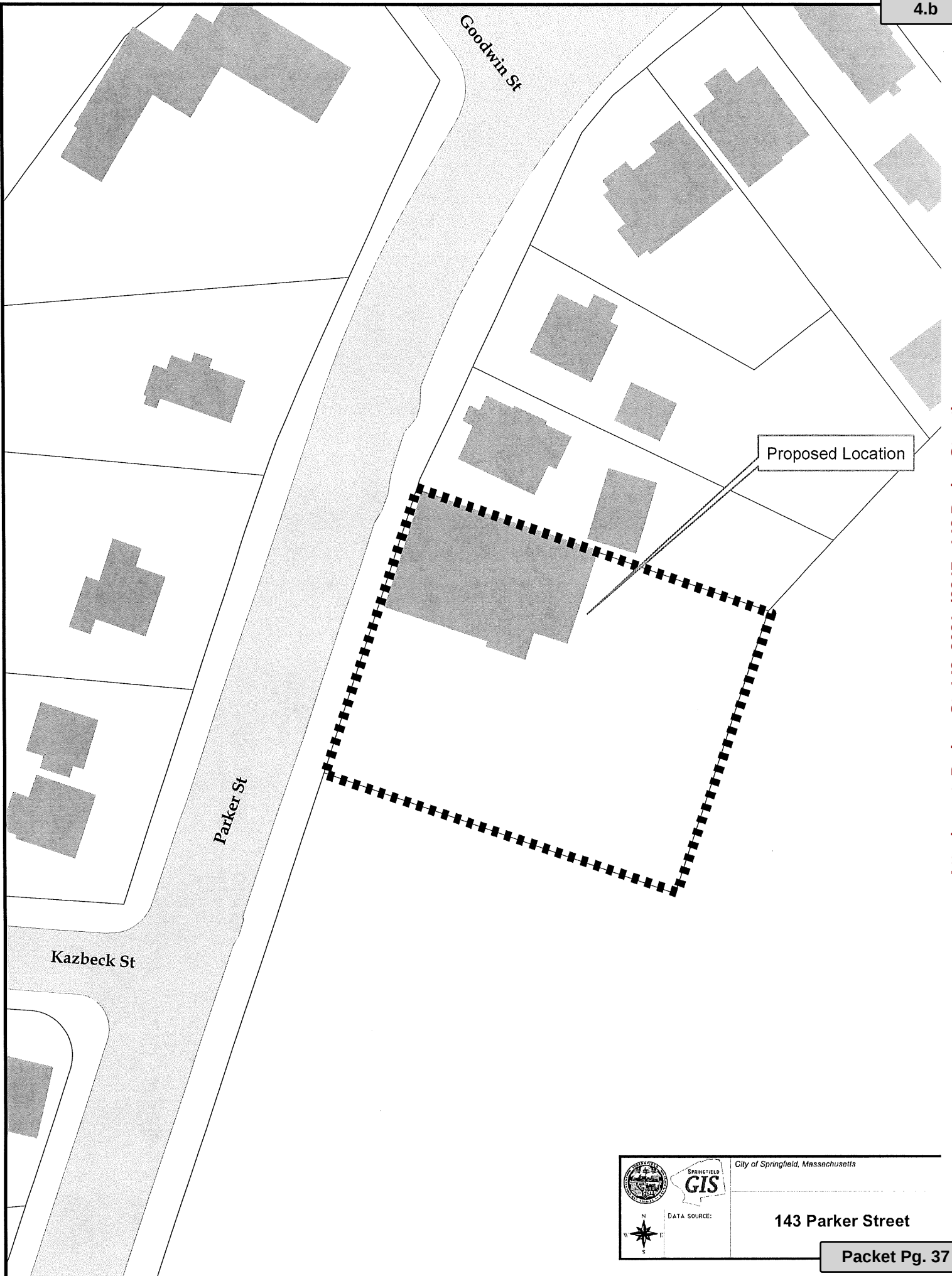
Christopher A. Caputo: Treasurer Collector

143 PARKER STREET



Attachment: Parker_St_143_2021 (6347 : 143 Parker Street)

4.b



Attachment: Parker_St_143_2021 (6347 : 143 Parker Street)

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

for a special permit to operate a medical treatment facility, with no overnight stay, at the property known as 281 Cottage Street (03310-0301) (Book #221/Page#594), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 10.3.

Mailing Address:

1626 Bay Street
 Springfield, MA 01109

Owner:

1626 Bay Street, LLC

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

By: 
 Micheal Martone

Mailing Address:

381 Wickenden Street
 Providence, RI 02903

Petitioner:

Recovery Connection Centers of America,
 Inc.

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

By: 
 Micheal Brier

Attachment: Cottage_St_281_Tax_Formal (6110 : 281 Cottage Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

3/11/2021

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 : 1626 Bay Street
Petitioner : Recovery Connection Centers of America, Inc.
Landlord : 1626 Bay Street, LLC

Christy L. Leland

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

**281 COTTAGE STREET (03310-0301)
MEDICAL TREATMENT FACILITY, NO OVERNIGHT STAY**

General Information

Petitioner:	Recovery Connection Centers of America, Inc.
Request:	To operate a medical treatment facility, with no overnight stay.
Proposed use of the property:	Medical Treatment Facility
Size:	35,650 s.f.
Compatibility with current planning documents:	The East Springfield Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	East Springfield Neighborhood Council: 4-12-21
Tax Status:	SEE ATTACHED
Site Visit:	4-15-21
Hearing Date:	4-26-21/5-3-21

Staff Analysis

Neighborhood characteristics:

The property is zoned Industrial Park located is located within the Cottage Street Industrial Park. The surrounding land uses include:

- To the north is a cemetery zoned Industrial A.
- To the south is a large solar field zoned Industrial Park.
- To the east is a church zoned Industrial Park.
- To the west is a an ATM zoned Industrial Park.

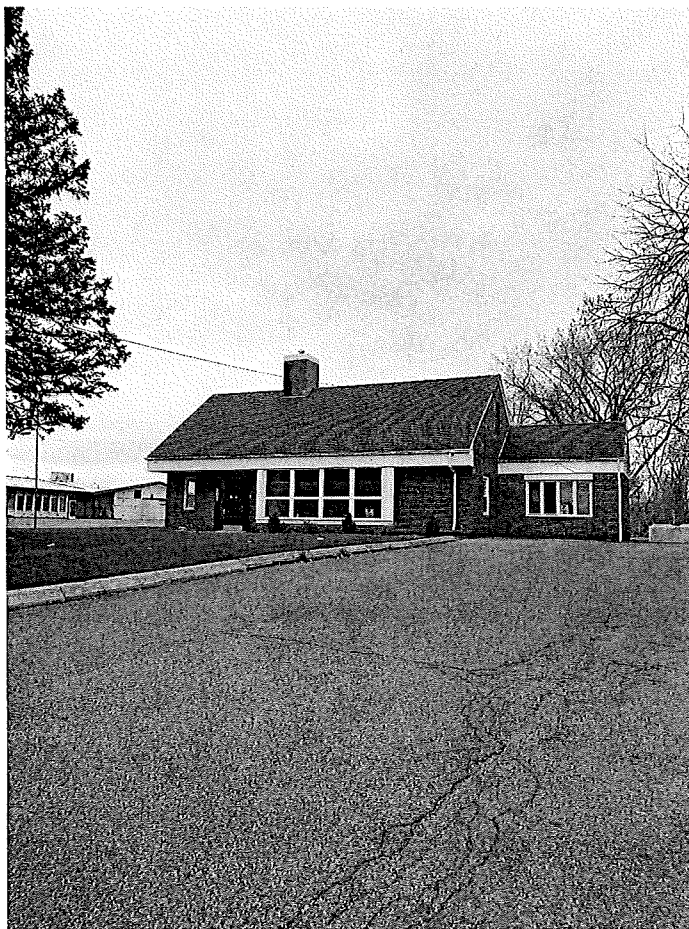
Site plan review:

The petitioner has requested a special permit to operate a medical clinic, with no overnight stay, at the property known as 281 Cottage Street. This site is currently vacant and was formerly used as the offices for the International Brotherhood of Electrical Workers, Local 2324.

After reviewing the submitted site plans and information, the staff does not object to the proposed use. As noted above, the petitioner intends to operate medical clinic at this location known as Recovery Connection. The information submitted indicates that this company provides "...medication for addiction treatment". They indicate that in combination with medication they provide "...counselling and behavioral therapies to

provide a whole-patient approach to the treatment of substance abuse disorders". The information submitted indicates they operate similar uses in a number of other cities in Massachusetts.

Overall, while the staff would prefer to see more "industrial" type uses located within this area, as noted above, this building is currently set up for an office use. Additionally, the staff does believe that this type of use is better located in areas like this, which do not directly abut residential uses or neighborhoods.



Recommendation

Approve, with conditions.

Recommended Conditions

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely to operate a medical facility, with no overnight stay, at the property known as 281 Cottage Street (03310-0301).
3. The use shall be developed as per the attached site plans and elevations, dated November 4, 2020, with the addition of conditions #4 and #5.
4. There shall be no loitering allowed at this property.
5. Any and all permits required by the Springfield Health Department shall be obtained, prior to the issuance of a Certificate of Occupancy.
6. Management information of this facility shall be supplied to the Springfield Police Department.
7. 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.

RECOVERY CONNECTION CENTERS OF AMERICA, INC.
281 Cottage Street
Springfield, MA 01105

CITY COUNCIL
SPECIAL PERMIT

EXHIBIT A

Recovery Connection Centers of America, Inc. d/b/a Recovery Connection, a Rhode Island professional corporation authorized to transact business in Massachusetts (the “Applicant”) operates substance use disorder treatment centers in Rhode Island and Massachusetts. The Applicant offers, among other services, substance abuse diagnostics, treatment plans and recovery support, and counseling. The Applicant only prescribes and does not dispense medication. In addition, those who seek services from the Applicant are those who wish to maintain a productive and healthy lifestyle. A copy of the Applicant’s brochure detailing its mission statement and operations is attached hereto as *Exhibit 1*.

The Applicant now seeks to provide its services to residents of the City of Springfield (the “City”). The Applicant has identified the property located at 281 Cottage Street (the “Property”) as the ideal location for its operation as it offers the appropriate sized space and is located in a secluded area surrounded by commercial uses. The Applicant has leased the Property from the current property owner.

The existing structure on the Property is a one story commercial building with a basement and is located within the Industrial Park zoning district. Pursuant to the Zoning Ordinance, the Industrial Park district’s general purpose is to provide light industrial, research and development, and smaller flexible buildings that include office and light industrial uses. The Applicant proposes to use the Property as a medical office to treat patients on an outpatient basis only. A “medical office, clinic, or treatment facility, no overnight” is a permitted use with a special permit in the Industrial Park district. The Applicant is not proposing any exterior changes or construction to the existing building whatsoever.

Pursuant to Table 7-1 of the Zoning Ordinance, medical offices require three spaces per 1,000 square feet of Net Floor Area. The Applicant’s space is 1,515 square feet thereby requiring five parking spaces. The Property has at least thirteen paved parking spaces and therefore the Applicant’s proposed use complies with the parking requirements under the Zoning Ordinance.

Pursuant to Section 12.4.60, special permits shall be granted only upon a written determination that the site is suitable for the proposed use, the application satisfies any specific requirements set forth in the Zoning Ordinance in relation to the particular use, and the proposed use is in harmony with the general purpose and intent of the Ordinance and will not have a material adverse impact on the City or the neighborhood. The determination of potential adverse impact shall include the consideration of the following:

1. Traffic flow and safety, including parking and loading, both on-site and off-site;
2. Adequacy of utilities and other public services;
3. Character and intensity of surrounding land uses;
4. Impacts on the health, safety and welfare of the surrounding area;
5. Impacts on the natural environment;
6. Minimize impacts on historic resources; and
7. Potential fiscal impact, including impact on city services, tax base, and employment.

The Applicant submits that the proposed use is suitable for the area and complies with all other provisions of the Zoning Ordinance. The Applicant's proposed use is also in harmony with the general purpose and intent of the Ordinance and will not have a material adverse impact on the City or the neighborhood, which shall be demonstrated as follows:

- (1) Traffic flow and safety, including parking and loading: The Applicant will be providing an abundance of off street parking. Moreover, the Applicant's typical patient utilizes public transit. In fact, approximately 80% of the Applicant's clients utilize safe easy access by public bus, train, or other forms of public transit. Therefore, the amount of traffic will be minimal. The Applicant does not anticipate that safety and traffic concerns will be an issue at this location.
- (2) Adequacy of utility and other public services: The Applicant will be utilizing existing utilities and public services connected to the existing structure. The Applicant will not be increasing the demand for any public utility services nor is it reconstructing, redeveloping, or altering the existing structure that would require a change to the existing utilities.
- (3) Character and intensity of surrounding land uses: The Applicant's proposed use as a medical office compliments the Industrial Park's general purpose for light industrial and office uses. Additionally, the Property directly abuts commercial uses therefore the Applicant's proposed use is in conformance with the surrounding area.
- (4) Impacts on the health, safety and welfare of the surrounding area: Assisted recovery is considered the gold standard for recovery treatment as it provides a path back to employment and will stabilize current jobs. Given the existing COVID-19 crisis, there is an even greater need for behavioral health services. Accordingly, the Applicant will be providing the City residents with access to an established reputable substance use disorder treatment center, which will greatly benefit the City's most vulnerable community members. Additionally, the Applicant will benefit the

community as a whole by helping residents become productive, healthy, and tax paying neighbors.

- (5) Impact on natural environment: The Applicant's use will have no impact on the natural environment. The Applicant is not altering the existing structure whatsoever.
- (6) Minimize impacts on historical resources: The Property is not a Historic Resource Property as defined in the Zoning Ordinance nor is the Applicant proposing to demolish or rehabilitate the existing structure on the Property. The Applicant does not intend the proposed use to impact any historical resources.
- (7) Potential fiscal impact, including impact on City services, tax base, and employment: The potential fiscal impact on the City is great as the Applicant will be offering new positions for employment and will be contributing to the City's commercial tax base. The Applicant will also be assisting community members in combating substance use disorder issues, which will ultimately have an up-stream fiscal benefit to the City. Importantly, medicated assisted treatment has helped decrease the accidental overdose rates in many communities. Those once considered in the shadows now have a safe and comprehensive treatment thereby decreasing community stigma.

EXHIBIT 1

Attachment: Cottage_St_281_2021 (6110 : 281 Cottage Street)



**RECOVERY
CONNECTION**
The path to a NEW You!

(877) 557-3155
www.drughelp.info

OUR LOCATIONS:

381 Wickenden St.
Providence, RI

59 Broadway
Taunton, MA

7 North Main Street
Attleboro, MA

365 Westgate Drive
Brockton, MA

281 Cottage Street
Springfield, MA

222 North Main Street
Natick, MA

560 Lincoln Street
Worcester, MA

54 Middlesex Turnpike
Burlington, MA

145 Faunce Corner Mall Rd.
Dartmouth, MA

CONTACT US:

Recovery Connection
(877) 557-3155
michael@drughelp.info
www.drughelp.info

OUR MISSION:

The mission of Recovery Connection Centers of America is to provide the highest quality medical and behavioral health treatment to those afflicted by substance abuse dependency within the various communities in which we treat. We will assist our clients suffering from this terrible affliction through the latest advances in medication for addiction treatment (MAT) as a complementary, innovative practice to be utilized alongside proven therapeutic modalities. In order to achieve this goal, we have designed our offices to provide eligible clients comprehensive pharmacologic and behavioral interventions. We assist each client to abstain from illicit substances, improve their mental health and physical wellbeing and reintegrate themselves as productive members in our communities.

WHAT WE DO

Medication Assisted Treatment

Medication for addiction treatment (MAT) is the use of medications, in combination with counseling and behavioral therapies, to provide a "whole-client" approach to the treatment of substance use disorders. Medications used in MAT are approved by the Food and Drug Administration (FDA) and MAT programs are clinically driven and tailored to meet each patient's needs. Research shows that a combination of medication and therapy can successfully treat these disorders, and for some people struggling with addiction, MAT can help sustain recovery. MAT is also used to prevent or reduce opioid overdose.

LEARN MORE

MAT is primarily used for the treatment of addiction to opioids such as heroin and prescription pain relievers that contain opiates. The prescribed medication operates to normalize brain chemistry, block the euphoric effects of alcohol and opioids, relieve physiological cravings, and normalize body functions without the negative and euphoric effects of the substance used.

MAT EFFECTIVENESS

In 2018, an estimated **2 million** people had an opioid use disorder which includes prescription pain medication containing opiates and heroin. MAT has proved to be clinically effective and to significantly reduce the need for inpatient detoxification services for these individuals. MAT provides a more comprehensive, individually tailored program of medication and behavioral therapy that address the needs of most patients. The ultimate goal of MAT is full recovery, including the ability to live a **self-directed life**.

MAT OUTCOMES

- ♦ Improve client survival
- ♦ Increase retention in treatment
- ♦ Decrease illicit opiate use and other criminal activity among people with substance use disorders
- ♦ Increase clients' ability to gain and maintain employment

WHO WE ARE

Recovery Connection Centers of America

(RCCA) is physician owned medical practice that provides addiction medicine and counseling services to individuals seeking assistance with their recovery.

Our practice focuses on opioid dependency. RCCA has practiced robust and comprehensive opioid dependency care to our clients since 2016, starting in Rhode Island and currently throughout Massachusetts.



"Recovery is something that you have to work on every single day and it's something that doesn't get a day off."
- Demi Lovato

"Our greatest glory is not in never failing but in rising up every time we fail."
- Ralph Waldo Emerson

EXHIBIT B

Attachment: Cottage_St_281_2021 (6110 : 281 Cottage Street)

Doc:221,594 04-17-2020 9:45
Ctf#:38780

MASSACHUSETTS STATE EXCISE TAX
HAMPDEN COUNTY LAND REGISTRATION
Date: 04-17-2020 @ 09:45am
Ct1#: 68
Fee: \$1,048.80 Cons: \$230,000.00

KNOW ALL MEN BY THESE PRESENTS THAT, **LOCAL UNION 2324, INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS BUILDING CORPORATION**, a Massachusetts corporation, with a business address of 281 Cottage Street, Springfield, Hampden County, Massachusetts

In consideration of the amount of \$230,000.00

Grants to **1626 BAY STREET L.L.C.** a Massachusetts limited liability company, with a principal address of 1626 Bay Street, Springfield, Massachusetts,

with **WARRANTY COVENANTS**

The land in Springfield, Hampden County, Massachusetts, with the buildings thereon bounded and described in a document attached hereto and incorporated herein and marked as "Exhibit A".

Being the same premises conveyed to the grantor herein by deed dated March 30, 1983 and recorded in the Hampden County Land Registry as Document #66577, being Certificate of Title #20733.

Being the premises more commonly known as 281 Cottage Street, Springfield Massachusetts.

Attachment: Cottage_St_281_2021 (6110 : 281 Cottage Street)

Executed as a sealed instrument this 20th day of March, 2020

Gerard B. Matthews
Gerard B. Matthews, Witness

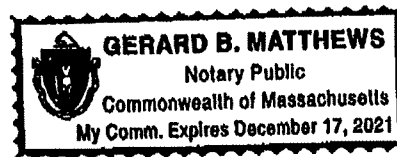
Brian Stanton
By: Brian Stanton, President

Jeremy Dillensneider
By: Jeremy Dillensneider, Treasurer

Commonwealth of Massachusetts
Hampden County

On this 20th day of March, 2020 before me, the undersigned notary public, personally appeared Brian Stanton and Jeremy Dillensneider,, each of whom proved to me by satisfactory evidence of identification, which was driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose on behalf of Local Union 2324, International Brotherhood of Electrical Workers Building Corporation.

Gerard B. Matthews
Gerard B. Matthews
Notary Public
My Commission Expires: 12-17-21



Attachment: Cottage St 281 2021 (6110 : 281 Cottage Street)

"Exhibit A"

The land in Springfield, Hampden County, Massachusetts, bounded and described as follows:

- NORTHERLY** by Cottage Street, one hundred fifty-five (155) feet.
- EASTERLY** by Lot #9 (nine) as shown on Plan No. 31465-D filed with Certificate of Title No. 14548, two hundred (200) feet.
- SOUTHERLY** by Lot #9 (nine) on said Plan, two hundred twenty and 71/100 (220.71) feet.
- WESTERLY** by land of Memorial Industrial Park, Inc., seventy-four and 54/100 (74.54) feet.
- NORTHERLY** by Lot #30 (thirty) as shown on plan hereinafter mentioned, sixty-one and 36/100 (61.36) feet.
- WESTERLY** by said Lot #30 (thirty), one hundred thirteen and 35/100 (113.35) feet.

Said land is shown as Lot #29 (twenty-nine) on Plan hereinafter mentioned.

All of said boundaries are determined by the Court to be located as shown upon subdivision plan numbered 30350-W, drawn by Smith Associates,, Surveyors dated March 1983, as modified and approved by the Court, a copy of a portion of which is filed with Certificate of Title No. 20733.

Subject to a Right of Way, a distance of 200 feet along the Easterly line of said premises and being 20 feet in width, for the benefit of Mario P. Cantalini, his heirs or assigns, the owner of Lot #9 (nine) on plan No. 31465-D, filed with Certificate of Title No. 14548.

Subject to easement rights as reserved in the deed of John Marron dated March 30, 1983 recorded in the Land Registration Office as Instrument #66577, being 60 feet along the Westerly line of Lot #29 and being 30 feet in width, extending from Cottage Street, Southerly.

Subject to drain easement to the City of Springfield as recited in Document No. 33977 and being shown on Plan numbered 30350-W.

Together with a right of passage over the private way as set forth in Document No. 35643.

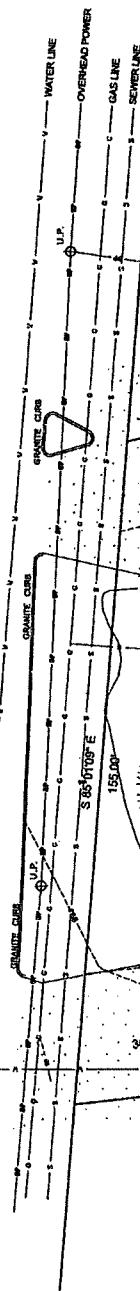
Attachment: Cottage St 281 2021 (6110 : 281 Cottage Street)

Subject to the reservations, easements and encumbrances as recited in Certificate of Title No. 20733.

Attachment: Cottage_St_281_2021 (6110 : 281 Cottage Street)

CHERYL A. COAKLEY-RIVERA, REGISTER
HAMPDEN COUNTY REGISTRY OF DEEDS
E-RECORDED

COTTAGE STREET



NF SHEA FAMILY HOLDINGS, LLC.
275 COTTAGE ST.
P.O. BOX 100239
ZONED: INDUSTRIAL PARK

NF COTTAGE HILL CHURCH
315 COTTAGE ST.
P.O. BOX 100239
ZONED: INDUSTRIAL PARK

PROPOSED INFORMATION
USE: MEDICAL SERVICES
HOURS OF OPERATION: Mon-Fri, 9am-5pm, Sat. 9am-2pm
NUMBER OF EMPLOYEES: 3



PLAN OF LAND

281 COTTAGE STREET
SPRINGFIELD, MA

OWNED BY

1626 BAY STREET, LLC.

PREPARED FOR

RECOVERY CONNECTION CENTERS
OF AMERICA

SCALE: 1" = 20'

DATE: 3/1/2021

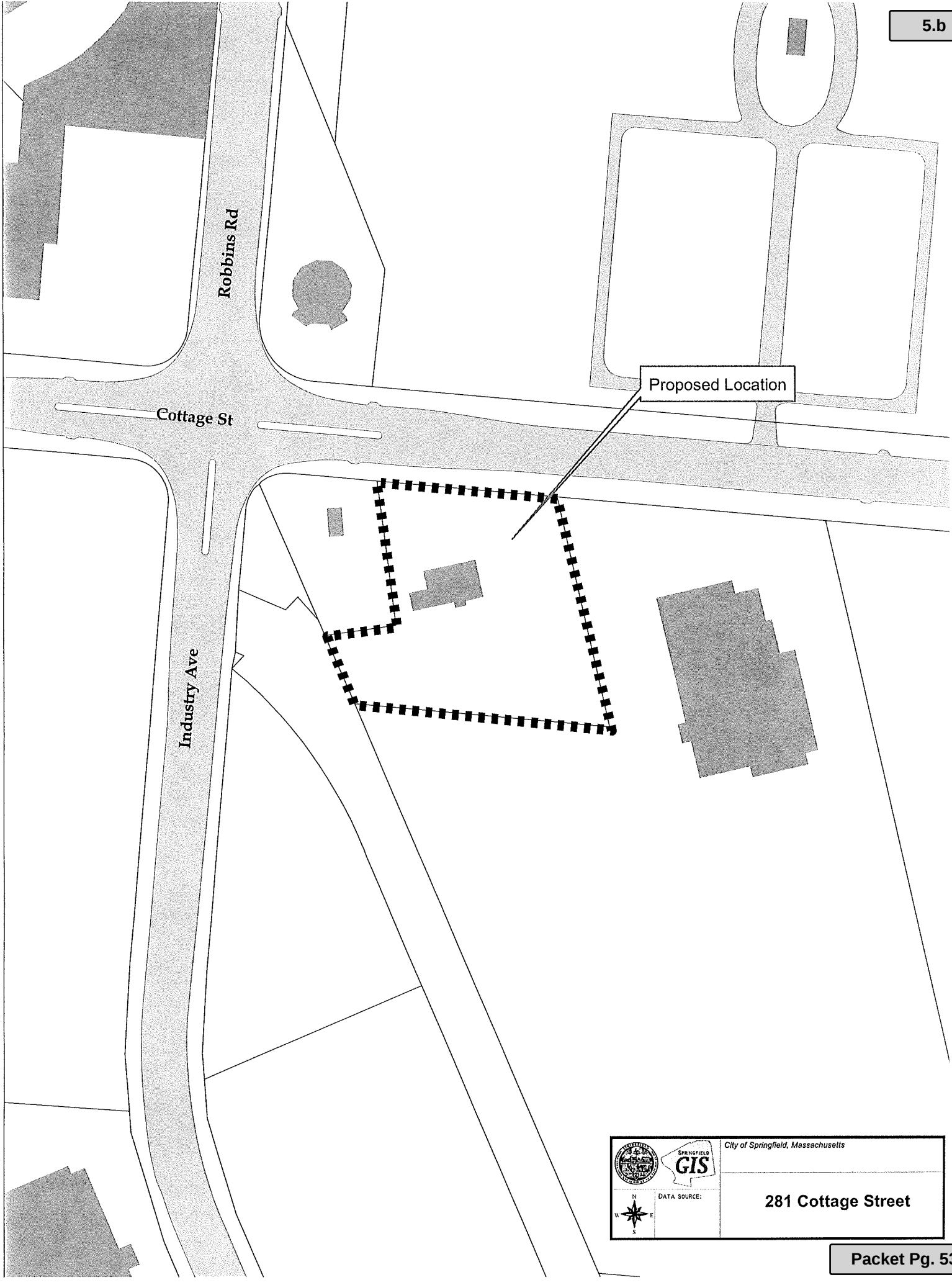
SMITH ASSOCIATES
SURVEYORS, INC.

48 BULLFINCH STREET - SUITE 100, SPRINGFIELD, MA 01103 P: (413) 252-8861 F: (413) 252-8841
WWW.SMITHASSOCIATESINC.COM



NOTES:

- 1) LOCUS DEED REFERENCE = LC CITY # 34780
- 2) LOCUS PLAN REFERENCE = LCR00350-W
- 3) TOPOGRAPHIC INFORMATION BASED ON AN ASSUMED DATUM.
- 4) PROPERTY LOCATED IN THE INDUSTRIAL PARK ZONE PER THE SPRINGFIELD GIS.
- 5) SPRINGFIELD GIS PARCEL NUMBER: PDW003160301.
- 6) UTILITY LOCATIONS SHOWN HEREON ARE BASED ON INFORMATION FROM DEEDS AND PLANS OF RECORD. INFORMATION PROVIDED BY THE SPRINGFIELD ENGINEERING DEPARTMENT, DIG-SAFE MARGINS AND SURFACE FEATURES LOCATED BY SURVEY. THEIR LOCATIONS ARE APPROXIMATE AND DIG-SAFE SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION.



Proposed Location

Cottage St

Robbins Rd

Industry Ave

Attachment: Cottage_St_281_2021 (6110 : 281 Cottage Street)

 SPRINGFIELD MASSACHUSETTS		City of Springfield, Massachusetts
		281 Cottage Street

Stuart Gitlow, M.D., M.P.H., M.B.A., DFAPA, DFASAM
 465 W 23 Street, Apt 18D 153 Gaskill Street
 New York, NY 10011 Woonsocket, R.I. 02895
 (212) 731-0755; (401) 338-0493
 Fax (775) 429-6295
 drgitlow@aol.com

EDUCATION

1980-1983	Massachusetts Institute of Technology	B.S. Life Sciences; Minor in Psychology, 1/84
1984-1988	Mount Sinai School of Medicine, New York	M.D., 5/88
1988-1991	University of Pittsburgh School of Public Health	M.P.H. Epidemiology, 12/91
2004-2006	University of Rhode Island	M.B.A. 8/06; Beta Gamma Sigma

MEDICAL TRAINING

6/88-6/89	University of Pittsburgh Medical Center	Medical/General Psychiatry Internship
1/90-12/92	Western Psychiatric Institute & Clinic	General Psychiatry Residency
		Geriatric Chief Resident
1/93-12/93	Massachusetts General Hospital	Addiction Psychiatry Program
8/94-7/95	Harvard Medical School	Law & Psychiatry Fellowship

FACULTY POSITIONS

2014-present	University of Florida	Associate Professor, Psychiatry
2007-2014	Dartmouth Medical School	Adjunct Instructor in Psychiatry
2008-2015	Mount Sinai School of Medicine	Associate Clinical Professor, Psychiatry
2005-2007	Mount Sinai School of Medicine	Assistant Clinical Professor, Psychiatry
1993-1998	Harvard Medical School	Instructor in Psychiatry
	Massachusetts General Hospital	Assistant in Psychiatry

CURRENT ACTIVITIES

2020-present	Journal of Addictive Diseases	Editorial Board
2018-present	New York County Medical Society	Board of Directors, (Delegate to MSSNY for 2019-2020)
2017-present	Oxford House, Inc.	Board of Directors
2017-2020	American Board of Psychiatry & Neurology	Addiction Psychiatry Examination Committee
2012-2020	Woonsocket Senior Center	Vice-Chair, Board of Directors
2016-present	The Recovery Research Network	Medical Director, Co-Owner
2015-present	Kaplan Medical	Faculty, Psychiatry
2011-present	Federal Aviation Administration	Aviation Medical Examiner - Employee Examiner
2011-present	Journal of the American Medical Association	Reviewer
2008-present	Federal Aviation Administration	Federal Air Surgeon Consultant
2008-present	NY State Board for Professional Medical Conduct	Expert Consultant
2008-present	Medical Advisory Group LLC	Addiction Psychiatrist Peer Reviewer
2006-present	Federal Aviation Administration	Aviation Medical Examiner
2006-present	UpToDate	Peer Reviewer, Primary Care
2005-present	Annenberg Training Program in Addictions	Founder & Executive Director
2005-present	Massachusetts Board of Registration in Medicine	Medical Expert - Psychiatry & Addiction Medicine
2004-present	Medical Evaluation Specialists	Addiction Psychiatrist Peer Reviewer
2001-present	Rhode Island Workers' Compensation Court	Impartial Medical Examiner, Medical Advisory Board
1995-present	MCMC, LLC - Peer Review Analysis	Addiction Psychiatrist Peer Reviewer
1984-present	Massachusetts Institute of Technology	Educational Counselor

PAST ACTIVITIES

2017-2018	National Institute on Drug Abuse	National Advisory Council Workgroup on Marijuana Policy
2015-2017	American Society of Addiction Medicine	Immediate Past President
2006-2018	Journal of Addictive Diseases	Editorial Board
2013-2018	Smart Approaches to Marijuana	Board of Directors
2012-2018	Optum	Behavioral Health Advisory Committee

2009-2016	Behavioral Medical Interventions	Psychiatric Consultant
2004-2015	ReliableRS LLC	Addiction Psychiatrist Peer Reviewer
2013-2015	American Society of Addiction Medicine	President / Chairman of the Board
2013-2014	Orexo AB	US Medical Director
2014-2015	American Medical Association	Chair, Council on Science & Public Health
2011-2013	American Society of Addiction Medicine	Acting President
2008-2018	ReachMD XM 160	Host, Clinicians Roundtable
2007-2015	<i>Counselor</i>	Medical Editor; Chair, Medical Board
2006-2013	New York County Medical Society	Chair, Public Health Committee
2006-2013	New York County Medical Society	Board of Directors
2011	ABAM Foundation	PAAF Reviewer Panel
2007-2018	Unum	Designated Medical Officer
2007-2011	American Society of Addiction Medicine	Treasurer
1993-2010	Nantucket Behavioral Services	Medical Director
2009-2010	Coalition to Protect Patients' Rights	Steering Committee
2009-2010	National Association of Medical Communicators	Board of Trustees
2008-2010	Freddie Int'l Health & Medical Media Awards	Academy of Judges
2007-2015	American Medical Association	Council on Science & Public Health
2006-2007	National Quality Forum	Technical Advisory Panel (TAP), Substance Use Disorders
2004-2005	Center for Living, Inc.	Founder/CEO
2003-2005	Beacon Health Strategies, LLC	Medical Director for Blue Cross Blue Shield of RI
2003-2004	Brown University	Course Director, Intro to Medicine
2001-2018	Rhode Island Disability Determination Services	Psychiatric Consultant
1999-2018	US Social Security Administration OHA/ODAR	Medical Expert - Psychiatry & Addiction Medicine
1999-2002	JACS (Jewish Board of Family & Children's Services)	Board of Directors
1998-2001	The Pennsylvania Medical Society Foundation	Faculty
	Certificate Program in Medical Leadership and Management	
1996-2001	Healant, Inc.	Founder and Chief Medical Officer
1998-1999	JACS	Advisor to Council
1993-1996	New England Telephone/NYNEX/Bell Atlantic	Psychiatric Consultant
1995-1997	America Online, Inc.	Coordinator, Mac Computing Forums
1995-1996	Noddle's Island Multi-Service Agency	Psychiatric Consultant
1993-2018	Massachusetts Disability Determination Services	Psychiatric Consultant
1993-1995	MGH Acute Psychiatry & Addiction Services	Attending Psychiatrist
1992-2005	Psychiatric Services	Reviewer
1991-1992	Whale's Tale Youth & Family Counseling Center	Medical Director
1989-1995	America Online, Inc.	Mac Forum Publisher
1988-1992	Pennsylvania Bureau of Disability Determination	Psychiatric Consultant
1988-1992	Symposia, Inc.	Vice-President
1988-1990	MacGuide	Medical Editor
1985-1988	Apple Computer, Inc.	Apple Support Coordinator

ONLINE POSITIONS

2004-2010	macintouch.com	Book Review Editor
1996-2001	Healant, Inc. (AOL, Inc. Partner)	Founder & Chief Medical Officer
1995-1997	America Online, Inc.	Coordinator, Mac Computing Forums
1994-1997	ABC (American Broadcasting Company)	Online Manager
1989-1994	America Online (Quantum Computer)	Forum Leader, Mac Hardware Forum
1987-1997	Connect Business Information Network	COO, Mac Symposium
1986-1989	LaserBoard	Founder & CEO

LICENSURE & CERTIFICATION

2006-present	Federal Aviation Administration Aviation Medical Examiner	02073
1999-2021	ABPN Certified - Forensic Psychiatry	986
1994-2024	ABPN Certified - Addiction Psychiatry	575
1993	American Board of Psychiatry & Neurology Certification	38149
2020 - 1/6/21	Maine License	EL201758
2020	New Jersey Medical Doctor	NJDCATEMP-007376 (4/14/20-2/28/21)
2020	Massachusetts Emergency Temporary License	4384
2017-1/31/23	Florida Physician Licensure	ME131519
2005-present	National Provider Identifier	1376535468

1992-2020	Massachusetts Controlled Substances Registration (2-6)	MG1088548A (5/11/17 - 90 days after emergency)
1992-present	DEA Schedule 2, 2N, 3, 3N, 4	BG3091422/XG3091422
1997-present	Rhode Island Licensure	CMD09366
1992-2019	Massachusetts Physician	76784
1991-present	Pennsylvania Medical Physician & Surgeon	MD-043683L. (Inactive)
1991-present	New York Physician	185308-1
1989-present	Colorado Medical License	29812. (Inactive)

PUBLICATIONS and PRESENTATIONS

Carnevale J, Mackie K, Pacula RL, Caulkins J, Ware M, Gitlow S, Hasin D, Terrillion A. NIDA National Advisory Council on Drug Abuse. Cannabis Policy Research Workgroup, *Recommendations for NIDA's Cannabis Policy Research Agenda*, Report from the Cannabis Policy Research Workgroup, Feb. 6, 2018.

Passik SD, Trigeiro A, Kirsh KL, Gitlow S. Commonly Used Interventions Intended to Limit Diversion and Abuse in Patients Receiving Opioid Therapy for Chronic Pain: Clinical Utility and Empirical Support. In: Matthews AM, Fellers JC (Eds) *Treating Comorbid Opioid Disorder in Chronic Pain*. Springer 2016.

Gitlow, S. An Understanding of Addictive Disease and Drug Testing: Implications and Recommendations. *Journal of Nursing Regulation*. 6:2, 2015

Gitlow, S. Abstracts SY06-1, SY13-1-4, SY14-3. Alcohol and Alcoholism 49 (Suppl 1); September 2014.

Jones HE, Friedman CJ, Starer JJ, Terplan M, Gitlow S. Opioid Use during Pregnancy: An International Roadmap for Future Research and Clinical Practice. *Addictive Disorders & Their Treatment*. March 2014 13(1) 8-15.

Gitlow, S. 2013. Addictions. Wiley Encyclopedia of Forensic Science. Published 3/15/13.

Gitlow, S., Psychiatry; Addiction Medicine. In: Rayman's Clinical Aviation Medicine, 5th Ed., Professional Publishing Group Ltd. 2013.

Gitlow, S., Webster, L. Addictive Disorders and Pain. In: Comprehensive Treatment of Chronic Pain by Medical, Interventional, and Integrative Approaches. Springer. 2013.

Barron R, Frank E, Gitlow S. Evaluation of an Experiential Curriculum for Addiction Education among Medical Students. *J Addict Med* 2012;6:131-136.

Diamond R, Curtis L, Gitlow S, Warren B. "Decision Making and Behavioral Health Medications." 2011. Invited paper from "Dialogue on Psychopharmacology," US Substance Abuse and Mental Health Services Administration.

Gitlow, S., Disability, Impairment, & Addiction. In: Lowinson, Ruiz Substance Abuse: A Comprehensive Textbook, 5th Edition. LWW. 2011.

Dickinson B, Head A, Osbahr A, Gitlow S., Maldynia: Pathophysiology and Management of Neuropathic and Maladaptive Pain - A Report of the AMA Council on Science and Public Health. *Pain Medicine* 2010, 11: 1635-1653.

Lippe PM, Brock C, David JJ, Crossno R, Gitlow S., The First National Pain Medicine Summit—Final Summary Report. *Pain Medicine* 2010; 11: 1447-1468.

Gitlow, S., Letter to the Editor, *JAAPL* 38:434, 2010.

Gitlow, S., Addictions. In: Wiley Encyclopedia of Forensic Science. John Wiley & Sons Ltd., Chichester, UK pp18-22. 2009.

Gitlow, S. Medical Service for Rural New England - 60 second TV commercial for General Aviation Serves America. 2009.

Gitlow, S., A Perspective on Alcoholism. US Psychiatric Congress Reporter. October 2008.

Gitlow, S., Transtornos Relacionados Ao Uso De Substâncias. Artmed, Brazil. Printed 2008.

Gitlow, S., Nicotine and Alcohol Dependence. Audio-Digest Psychiatry 37:10 May 21, 2008.

Gitlow, S., From the Addiction Doctor. Bimonthly column in Counselor magazine. January 2008-Present

- Gitlow, S., Willenbring ML. Are medications that reduce risk of drinking or heavy drinking, or that promote abstinence, of value on the treatment of alcohol dependence? *Am J Addictions* 17:1-5, 2008.
- Gitlow, S. Recovery & Research: A Better Paradigm. *J. Sub Abuse Treatment* 2007 Oct;33(3):277-8.
- Gitlow, S. Online Interaction with Psychiatric Patients. *Behavioral Health Trends* 19:May, 6-10, 2007.
- Gitlow, S., Gold, MS. The Inadequacies of the Evidence. *Addiction Professional*. March/April 2007.
- Gitlow, S. Practical Guides in Psychiatry: Substance Use Disorders, 2d Ed. Lippincott Williams & Wilkins. 2007.
- Gitlow, S., Approve or Deny: A Medical Reviewer Shares His Insights. *Behavioral Health Trends* 17:June, 4-8, 2005.
- Burglass, ME, Gitlow, S. Forensics. In: Lowinson, Ruiz, Millman, Langrod Substance Abuse, A Comprehensive Textbook, 4th Edition. Lippincott Williams & Wilkins. 2004.
- Gitlow, S. Prevention. In: Johnson, Ruiz, & Galanter Alcoholism: A Practical Handbook, Lippincott Williams & Wilkins. 2003.
- Gitlow, S., Holland PJ, Psychiatric Aspects of Occupational Medicine. In: McCunney RJ A Practical Approach to Occupational and Environmental Medicine, Third Edition, Lippincott Williams & Wilkins. 2003.
- Gitlow, S. On the Web. Bimonthly column in Counselor magazine. June 2002-December 2007.
- Vex, S.L., Blume, S.B. The JACS Study I: Characteristics of a Population of Chemically Dependent Jewish Men and Women. *J Addict Dis* 20(4) 2001, 71-89. Assisted in design of Research Instrument.
- Gitlow, S. The Online Community as a Healthcare Resource. In: Nash D, Manfredi MP, Howell SL, Bozarth BL (Eds). Connecting with the new Healthcare Consumer. An Aspen Publication. 2001.
- Gitlow, S. Practical Guides in Psychiatry: Substance Use Disorders. Lippincott Williams & Wilkins. 2001.
- Council of Health and Social Services, The Netherlands. The Patient and the Internet. 3/00. (Participated in this Council publication as a foreign contributor).
- Gitlow, S. The Online Community as a Healthcare Resource. In: Nash D, Manfredi MP, Howell SL, Bozarth BL (Eds). Connecting with the new Healthcare Consumer. McGraw-Hill. 2000.
- Langer, M. Mac OS 8. Gitlow, S., Technical Editor. Peachpit Press. 1997.
- Langer, M. America Online for Macintosh 3. Gitlow, S., Technical Editor. Peachpit Press. 1997.
- Gitlow, S. Ambulatory Detoxification of the Alcoholic. *Practical Reviews in Psychiatry*. 20:1, 2/96
- Gitlow, S., Gastfriend, D. Voice Interactive Computers for Attitudinal Interviewing. In: Miller, M.J., Hammond, K., Hile, M. (Eds). *Mental Health Computing*. Springer-Verlag. 1996.
- Gastfriend, D.R., Gitlow, S., Hackney, J., Gerber E., Baer, L. (1996). A Voice-Based Computer Interview for Drug Dependence. *Substance Abuse*, Vol 17, No. 4, 1996.
- Tanner, T.B., Gitlow, S., Ganguli, R., Kubacka, R., Mulsant, B.H., and Epstein, B.A. Developing a Medication Information Workstation for Patients. In: Morgan, K., Satava, R.M., Sieburg, H.B., Mattheus, R., and Christensen, J.P. (Eds.), *Interactive Technology and the New Paradigm for Healthcare* (pp. 380-388). IOS Press and Ohmsha. 1995.
- Gitlow, S., Tanner, T.B. Psychopharmacology education software. The first of a series. *Proc Annu Symp Comput Appl Med Care*. (pp 945 - 946). 1991.
- Tanner, T.B., Gitlow, S. A computer simulation of cardiac emergencies. *Proc Annu Symp Comput Appl Med Care*. (pp 894 - 896). 1991.
- 11/17/20 OpioidX: New Approaches to Addressing the Opioid Crisis (Online)
Massachusetts Institute of Technology Symposium
- 9/12/20 Federal Aviation Administration Medical Examiner Seminar (Online)
Psychiatry and Addictive Disease Review

10/23/19	Federal Aviation Administration Aviation Medical Examiner Basic Course, Oklahoma City, OK Psychiatry and Addictive Disease Review
10/3/19	SAMHSA Training: Medication-Assisted Treatment Overview, Poughkeepsie NY Project Consultant and Faculty - OASAS
8/30-31/19	Annual Oxford House World Convention, Washington DC Keynote Address and Breakout Sessions
6/27/19	SAMHSA Training: Medication-Assisted Treatment Overview, Bronx NY Project Consultant and Faculty
5/4/19	North Carolina Oxford House State Convention, Raleigh NC Keynote Address: Addiction Overview
3/14/19	WNPN 89.3FM, Providence RI Marijuana and Rhode Island Law
12/7-8/18	Federal Aviation Administration Aviation Medical Examiner Review Course, Salt Lake City UT Psychiatry Review; Addictive Disease Review
11/7/18	UCLA Mental Health in the Workplace Symposium, Los Angeles CA “Medical” Marijuana - Is there such a thing?
10/5-6/18	Annual Oxford House World Convention, Kansas City MO Keynote Address and Breakout Sessions
8/15/18	SAMHSA Training: Medication-Assisted Treatment Overview, Blair County PA Project Consultant and Faculty
8/14/18	SAMHSA Training: Medication-Assisted Treatment Overview, Lycoming County PA Project Consultant and Faculty
8/2/18	SAMHSA Training: Medication-Assisted Treatment Overview, Poughkeepsie NY Project Consultant and Faculty
12/10/17	Northeastern University School of Pharmacy Professional Development Course, Norwood MA Addictive Disease: A Practical Guide
12/1-3/17	Federal Aviation Administration Aviation Medical Examiner Review Course, Portland OR Psychiatry Review; Addictive Disease Review
9/27/17	UCLA Mental Health in the Workplace Symposium, Los Angeles CA Alcoholism, Addiction, & Medical Marijuana in the Workplace
9/1/17	Annual Oxford House World Convention, Washington DC Keynote Address
8/3-4/17	Texas Behavioral Health Institute, Austin TX Opioids 101; Disability Impairment; Dual Diagnosis
12/6/16	NYC Citizen Review Panel Meeting, New York NY Impact of Opioid Epidemic on Child Welfare in NYC
10/14/16	Queens Hospital Center Psychiatry Grand Rounds, Queens NY Disability, Impairment, Limitations, and Restrictions
10/10/16	Berks County Community Foundation, Reading PA The Future of Marijuana in Pennsylvania
9/30/16	Annal Oxford House World Convention, Dallas TX Keynote and Breakout Sessions

9/21/16	Heroin and Opioid Awareness Week, Woonsocket RI US Attorney General Panel Discussion
7/15/16	Texas Behavioral Health Institute, Austin TX Educate Prescribers of the Opioid Epidemic Closing Keynote: Breaking Down Barriers and Transforming Treatment
7/13/16	United States Senate Senate Judiciary Subcommittee Hearing Testimony - Potential Medical Benefits & Risks of Marijuana
6/23/16	The Opioid Crisis, Pittsburgh PA What is Working in Treating Opioid Dependent Patients
6/20/16	RI Society of Addiction Medicine Annual Meeting, Cranston RI Marijuana: Friend or Foe
4/16/16	American Society of Addiction Medicine, Baltimore MD Naloxone - Policy and Implementation
4/12/16	National Press Foundation, Baltimore MD Confronting the Opioid Epidemic - What is Addiction?
3/10/16	Massachusetts College of Pharmacy & Health Sciences Annual Reed Conference, Foxborough MA Addiction Medicine & Pharmacy: Obstacles to Teamwork
11/5/15	Addiction Professional Summit, Warwick RI What is Working in Treating Opioid Dependent Patients
11/3/15	Western States Marijuana Conference, San Diego CA Marijuana Addiction: A Treatment Perspective
9/23/15	Bangor Region Substance Abuse Task Force, Bangor ME Marijuana in the New Millennium
9/8/15	Grand Rounds, Mount Sinai School of Medicine, New York NY Addictive Disease Overview
9/4-5/15	Annual Oxford House World Convention, Washington DC Keynote Lecture on Addiction
7/31/15	American Society of Addiction Medicine, Orlando FL History of Addiction Medicine
5/5/15	Join Together Nevada, Las Vegas NV ASAM Position on Legalization of Marijuana
4/26/15	American Society of Addiction Medicine, Austin TX Addictive Disease Definition Review
4/8/15	National RX Drug Abuse Summit, Atlanta GA The Evidence Base for Opioid Addiction Treatment and the ASAM Criteria
3/9/15	Massachusetts Association of Health Plans, Boston MA Opioid Addiction Treatment
1/29/15	Join Together Northern Nevada, Reno NV ASAM Position on Legalization of Marijuana
1/30-31/15	Federal Aviation Administration Aviation Medical Examiner Review Course, Salt Lake City UT Psychiatry Review; Addictive Disease Review
12/9/14	Heritage Foundation Marijuana Policy: Separating Scientific Facts from Popular Fiction, Washington DC

12/5/14	Grand Rounds, Queens Hospital Center, Queens NY Substance Use Disorders: A Practical Guide
10/23/14	Public Health Grand Rounds, Rhode Island DOH, Providence RI Understanding Addiction
10/10/14	Pennsylvania Society of Addiction Medicine, Wernersville, PA ASAM Position on Legalization of Marijuana
10/2-6/14	International Society of Addiction Medicine, Yokohama Japan The Development and Implementation of the ASAM Definition Marijuana - The State of the United States ASAM - An Annual Review
9/13/14	Annual Oxford House World Convention, Portland OR Keynote Speech - Addiction
8/8-9/14	Federal Aviation Administration Aviation Medical Examiner Review Course, Bethesda MD Psychiatry Review; Addictive Disease Review
6/16-18/14	University of Utah School on Alcoholism and other Substance Use Disorders, Salt Lake City UT Substance Use Disorders Overview Marijuana Overview
6/5/14	National Council of State Boards of Nursing, Park City UT Substance Use Disorders & Drug Testing Overview
5/6/14	Mount Sinai School of Medicine, New York NY Grand Rounds - Substance Use Disorders: A Practical Guide
4/22/14	National RX Drug Abuse Summit, Atlanta GA Barriers to Access to Care; ER/LA Opioid REMS
2/9/14	Princeton House Grand Rounds, Princeton NJ Substance Use Disorders
11/21/13	International Society of Addiction Medicine, Kuala Lumpur Malaysia International Education and Training in Addiction Medicine The Definition of Addiction
11/11/13	American Association for the Treatment of Opioid Dependence, Phila. PA Opening Plenary Session
10/18/13	Mississippi Physician Training Program, Jackson MS Addiction: A Practical Guide
8/31/13	Annual Oxford House World Convention, Washington DC Why Behavioral Research & Data Collection Matter Implications of the New ACA and Parity Laws
8/9-10/13	Federal Aviation Administration Aviation Medical Examiner Review Course, Arlington VA Psychiatry Review; Addictive Disease Review
4/2/13	National RX Drug Abuse Summit, Orlando FL Access to Treatment Prescribing Practices
1/18/13	Woonsocket Prevention Coalition, Woonsocket RI Marijuana - Medicine, or Just Another Buzz?
11/8/12	US Psychiatric Congress, San Diego CA Social Security Disability - An Overview Addiction - A Practical Guide

10/17/12 International Society of Addiction Medicine, Geneva Switzerland
The Role of the American Society of Addiction Medicine

9/29/12 US Marine Corps Substance Abuse Counseling Center Directors
Substance Use Disorders: Overview

9/29/12 National Conference on Addiction Disorders, Orlando FL
Substance Use Disorders: A Practical Guide

9/20/12 US Journal Training, Inc. Las Vegas NV
Substance Use Disorders: A Practical Guide
Marijuana - Medicine, or Just Another Buzz?

9/17/12 The National Perspective on Concurrent Disorders, Dearborn MI
Substance Use Disorders: A Practical Guide
Disability, Impairment, Limitations, & Restrictions

7/9/12 Princeton HealthCare System, Princeton NJ
Grand Rounds: Psychiatric Disability, Impairment, Limitations, & Restrictions

4/15/12 The Roy Green Show - Corus Radio Network
Guest, "Should Marijuana be Decriminalized"

3/30-31/12 Federal Aviation Administration Aviation Medical Examiner Review Course, Albuquerque NM
Psychiatry Review; Addictive Disease Review

3/6/12 Dr. Drew - HLN
Guest, "Use of 'Medical' Marijuana"

11/18-19/11 Federal Aviation Administration Aviation Medical Examiner Review Course, Portland OR
Psychiatry Review; Addictive Disease Review

11/8/11 US Psychiatric Congress, Las Vegas NV
Psychiatric Disability, Impairment, Limitations, & Restrictions

10/20/11 Consensus Building Summit on Electronic Health Records for Behavioral Health
SAMHSA Participant

10/17/11 KPCC NPR Radio
Air Talk - Interview regarding CMA Position on Marijuana

10/11-12/11 A Dialogue on Psychopharmaceuticals in Behavioral Healthcare, Rockville MD
SAMHSA - DHHS Participant

9/19/11 FAA HIMS Seminar
Purpose of Psychiatric & Psychologic Examination

9/10/11 International Society of Addiction Medicine, Oslo Norway
The Role of US Treatment in Opioid Management

9/7/11 International Society of Addiction Medicine, Oslo Norway
The Role of the American Society of Addiction Medicine

8/10-11/11 Workforce Issues: Integrating Substance Use Services into Primary Care
HRSA - ONDCP - SAMHSA Participant

6/13/11 Princeton HealthCare System, Princeton NJ
Grand Rounds: Substance Use Disorders, A Practical Guide

5/10-11/11 Federal Aviation Administration Aviation Medical Examiner Review Course, Anchorage AK
Psychiatry Review; Addictive Disease Review

4/5/11 Dartmouth Medical School - Psychiatry 606 (Global Perspectives on Alcohol and Substance Abuse)
Substance Use Disorders

3/25-26/11 Federal Aviation Administration Aviation Medical Examiner Review Course, Providence RI
Psychiatry Review; Addictive Disease Review

1/22-23/11 Federal Aviation Administration Aviation Medical Examiner Review Course, Jacksonville FL
Psychiatry Review; Addictive Disease Review

10/7/10 Supportive Oncology Conference, Chicago IL
Approach to Pain Management in Patients with Substance Use Disorders

8/9/10 Princeton HealthCare System, Princeton NJ
Grand Rounds: Medical Use of Cannabinoids

8/6-7/10 Federal Aviation Administration Aviation Medical Examiner Review Course, Pentagon City VA
Psychiatry Review; Addictive Disease Review

7/27/10 Massachusetts Society of Addiction Medicine, Waltham MA
Is There A Role for Benzodiazepines in Addictive Disease?

6/22/10 Health Recovery Services Lecture Series, Athens OH
Addiction in Office Practice

5/26/10 Woonsocket Prevention Coalition Lecture Series, Woonsocket RI
What's All the Fuss about Youth Alcohol Use?

4/23/10 Disability Management Employer Coalition, Minneapolis MN
The Forgotten Link in Absence Management: Managing the Behavioral Health Provider

4/9-10/10 Federal Aviation Administration Aviation Medical Examiner Review Course, Salt Lake City UT
Psychiatry Review; Addictive Disease Review

3/30/10 Dartmouth Medical School - Psychiatry 606 (Alcohol & Addiction Medicine)
Substance Use Disorders

3/29/10 Beth Israel Deaconess Medical Center Pain Clinic, Brookline MA
The Medical Aspects of Disability: An Overlooked Topic in Medical Training

2/8/10 Massachusetts General Hospital, Boston MA
Grand Rounds, Medical Aspects of Disability

12/4/09 American Academy of Addiction Psychiatry Annual Meeting & Symposium, Century City CA
Open Forum: Ethics & Conflict of Interest - Medical Marijuana

11/21-2/09 Federal Aviation Administration Aviation Medical Examiner Review Course, Seattle WA
Psychiatry Review; Addictive Disease Review

10/15/09 NOSSCR Social Security Disability Law Conference, San Francisco CA
Drugs & Alcohol: Medical and Legal Perspectives

8/7-8/09 Federal Aviation Administration Aviation Medical Examiner Review Course, Pentagon City VA
Psychiatry Review; Addictive Disease Review

7/22/09 Federal Aviation Administration Aviation Medical Examiner Basic Course
Psychiatry Review; Addictive Disease Review

6/19/09 Marthas Vineyard Hospital, Oak Bluffs MA
Grand Rounds, Opioid Dependence Treatment Protocols

5/16/09 New Mexico Cancer Center, Albuquerque NM
Pain & Addiction Review

5/5/09 Aerospace Medical Association Aviation Medical Examiner Theme Seminar, Los Angeles CA
Aviation Psychiatry; Aviation Addictionology

4/7/09 Dartmouth Medical School - Psychiatry 606 (Alcohol & Addiction Medicine)
Substance Use Disorders

2/20/09 Federal Aviation Administration Aviation Medical Examiner Review Course, Orlando FL
Psychiatry Review; Addictive Disease Review

11/14/08 The Washington Hospital: Diversity in Psychiatry 2008, Canonsburg PA
Pharmacotherapy of Addictive Disorders

11/1/08 US Psychiatric & Mental Health Congress, San Diego CA
Pharmacologic Treatment of Alcoholism
Dual Disorders

10/7/08 National Council for Community Behavioral Healthcare
Webinar: A Framework for Suboxone Use in Public Treatment Centers

9/12/08 WRCR AM 1300, Rockland NY; Health in 30
Teens and Prescription Drug Abuse

9/9/08 Columbia St. Mary's Fall Clinic, Milwaukee WI
Alcohol & Other Substance Use Disorders

8/1/08 Federal Aviation Administration Aviation Medical Examiner Review Course, Washington DC
Psychiatry Review; Addictive Disease Review

6/3/08 Touro College of Osteopathic Medicine, New York NY
Introduction to Addictive Disease

5/21/08 National Association of Addiction Treatment Providers, Indian Wells CA
Pharmacologic Treatment of Alcoholism

5/2/08 New Hampshire Public Defender Review Course, Concord NH
Addiction: A Forensic Focus

4/5/08 Federal Aviation Administration Aviation Medical Examiner Review Course, Minneapolis MN
Psychiatry Review; Addictive Disease Review

3/25/08 Dartmouth Medical School - Psychiatry 606 (Alcohol & Addiction Medicine)
Substance Use Disorders

3/24/08 Dartmouth University Seminar on Substances and Addiction, Hanover NH
Pharmacologic Treatment of Alcoholism? Ethical, Clinical, and Policy Failings in Alcohol Research

2/22/08 Nevada Psychiatric Association, Las Vegas NV
Pharmacotherapy of Alcoholism
Pharmacotherapy of Nicotine Dependence

1/18-19/08 Federal Aviation Administration Aviation Medical Examiner Review Course, Irvine CA
Psychiatry Review; Addictive Disease Review

10/18/07 California Society of Addiction Medicine State-of-the-Art Meeting, Los Angeles CA
Pharmacotherapy of Alcoholism: Are Research Guidelines Necessary?

9/17/07 CKNW NewsTalk 980, Vancouver; Interview on Afternoon Drive on Internet and Videogame Addiction

7/25/07 Association of Administrative Law Judges, Providence RI
Evaluating Drug Addiction & Alcoholism
Wellness & Addiction Disorders

7/6/07 WRCR AM 1300, Rockland NY; Health in 30
Videogame Addiction

7/13/07 Introduction to Addictive Diseases, Nantucket MA

6/28/07 CKNW NewsTalk 980, Vancouver; Interview on Nightline BC

6/26/07 NBC Nightly News; Interview

5/11/07 PhRMA Law Section Annual Meeting, Boston MA
Direct-to-Consumer Advertising

4/28-29/07 American Society of Addiction Medicine Medical-Scientific Conference, Miami FL
The Nature of Recovery
The Nature of Success in Addiction Treatment

4/18/07 Temple University Department of Psychiatry Grand Rounds, Philadelphia PA
Alcoholism: A Practical Approach

4/3/07 Alcohol and Addiction Medicine; Dartmouth Medical School
Substance Use Disorders: A Practical Approach

3/8/07 American Medical Student Association Annual Convention, Washington DC
Addiction Medicine and Medical Students

11/16/06 US Psychiatric & Mental Health Congress, New Orleans LA
Pharmaceutical Treatment of Addictive Disease
Electronic Interaction with Psychiatric Patients

11/13/06 American Medical Association, Las Vegas NV
Advocating for Policies to Reduce Binge Drinking: The AMA Experience

4/11/06 Alcohol and Addiction Medicine; Dartmouth Medical School
Substance Use Disorders: A Practical Approach

10/26/05 Pharmaceutical Research and Manufacturers of America, Washington DC
Direct To Consumer Advertising

9/27/05 US Social Security Administration Office of Hearings and Appeals, Dallas TX
Training in Addiction Medicine for Administrative Law Judges

6/11/05 NADCP's 11th Annual Drug Court Training Conference, Orlando FL
Partnering with the Medical Community

4/5/05 Alcohol and Addiction Medicine: Symbol and Substance; Dartmouth Medical School
Substance Use Disorders: A Practical Approach

1/21/05 Roger Williams Hospital, Providence RI
Substance Use Disorders: A Practical Approach

12/10/04 Blue Cross Blue Shield RI / Pfizer / Butler Hospital, Providence RI
Substance Use Disorders: A Practical Approach

11/18/04 US Psychiatric & Mental Health Congress, San Diego CA
Approve or Deny - My Job in Managed Care
Online Practice of Psychiatry

6/5/04 NADCP's 10th Annual Drug Court Training Conference, Milwaukee WI
Partnering with the Medical Community

5/10/04 NRI Community Mental Health Services, Woonsocket RI
Novel Treatments for Adult ADHD

4/6/04 Alcohol and Addiction Medicine: Symbol and Substance; Dartmouth Medical School
Substance Use Disorders: A Practical Approach

11/14/03 Woonsocket Task Force on Substance Abuse, Woonsocket RI
The Effects of Alcohol Across the Lifecycle

11/6/03 US Psychiatric & Mental Health Congress, Orlando FL
Email and the Psychiatric Patient
Addictive Disease: A Practical Guide

4/1/03 Alcohol, Addiction, & Health; Dartmouth College/Medical School, Hanover NH
Substance Use Disorders: A Practical Approach

10/22/02 Psychiatry Grand Rounds, Dartmouth Medical School, Hanover NH
Online Issues relating to Substance Use Disorders

3/24/02 Practical Advances in the Recognition and Treatment of Addictive Disorders, Hilton Head
Evidence-Based Techniques vs. Time-Honored Techniques in the Treatment of Substance Abuse
Online Treatment of Addictive Disorders: What Works, What's Legal, What's Ethical?

12/3/01 The Forum for Medical Affairs, I-01 AMA Meeting, San Francisco CA
Direct-to-Consumer Advertising

2/28/01 Southern Coastal International Conference
Privacy & Confidentiality on the Internet

2/19/01 Rhode Island Psychiatric Society, Providence RI
Debate - National Health Plan

10/18/00 eHealthCareWorld, Amsterdam
The Impact of the Internet on Physician/Patient Relationships

9/30/00 Carolina Conference on Addiction 2000, Charlotte NC
Dual Diagnosis and Mood Disorders

7/20/00 2000 Presidents' Forum, Washington DC
How Physicians Effectively Use New Technologies

5/8/00 eHe@lth2000: How the Internet Changes Healthcare
Physician Licensing and the Online Relationship

3/14/00 American Association for Geriatric Psychiatry Annual Meeting
Telecommunications and Geriatric Mental Health Services in the 21st Century

3/5/00 Southern Coastal International Conference
Detoxification and Treatment

10/13/99 Internet Healthcare Coalition: Quality Healthcare Information on the Net
Healthcare Professionals and Licensure Online

9/15/99 Berks County Medical Society
Confidentiality and the Internet

9/25/98 The Educational & Scientific Trust of the Pennsylvania Medical Society
Faculty, Certificate in Medical Leadership & Management Program

9-11/98 Pennsylvania Medical Society
Course Director, Computer Training for Physicians, Philadelphia

9/10-11/98 New Hampshire Public Defender Fall Retreat
Mental Disorders and Their Behavioral Effects: Presentation of Mitigation Evidence
Mental Disorders and Their Behavioral Effects: Depression, Drug Addiction, and Beyond

6/15-18/98 University of Utah School on Alcoholism & Other Substance Dependencies
Faculty Member and Lecturer

6/4/98 Rutgers University Advanced School of Alcohol & Drug Studies
Is Online Treatment Possible for the Alcoholic?

5/29/98 New Hampshire Public Defender Criminal Defense Training, Concord NH

Mental Disorders and Their Behavioral Effects in the Criminal Case

5/18/98	Bournewood Hospital Medical Staff Psychopharmacologic Treatment of Substance Abuse
4-5/98	Pennsylvania Medical Society Course Director, Computer Training for Physicians, Harrisburg
4/4/98	Mount Sinai School of Medicine Scientific Session Medical Treatment in the Online Environment
3/2/98	The CyberMedia Show with Kim Bayne - National Public Radio CyberAddiction
9-11/97	Pennsylvania Medical Society Course Director, Computer Training for Physicians
6/23-25/97	University of Utah School on Alcoholism & Other Substance Dependencies Faculty Member and Lecturer
6/4/97	Jewish Board of Family & Children's Services - JACS Jews and Substance Dependence
5/20/97	APA's 150th Annual Meeting, San Diego Technology in the Psychiatrist's Office
5/15/97	Massachusetts Medical Society Committee on Young Physicians Guest Speaker
4/17/97	ASAM's 28th Annual Medical-Scientific Conference, San Diego Course Director, ASAM Computer and Online Course
11/96	International Update, Drug & Alcohol Abuse, Stoke-On-Trent, England Dual Diagnosis in Drug Abuse
9/27/96	Kentucky Medical Association Young Physicians Section Guest Speaker
4/96	Arthritis Foundation Telethon PBS presentation discussing Depression in those with chronic medical illness
4/96	ASAM's 27th Annual Medical-Scientific Conference, Atlanta Organizer and Senior Faculty, ASAM Computer and Online Course
8/87-1/96	Macworld Expo - Biannual Lecture in San Francisco and Boston The Macintosh in Health Care
6/95	Grand Rounds, The Arbour Privacy and Confidentiality in the Psychiatric Workplace
4-6/95	Massachusetts Eye and Ear Infirmary, Boston, Mass. - Grand Rounds Series Alcoholism Introduction; Privacy and Confidentiality; Drug and Alcohol Legislation
11/94	Grand Rounds, The Arbour (11/16); Holy Family Hospital (11/17) Dual Diagnosis, A Novel Approach
5/94	APA 147th Annual Meeting - Session, Philadelphia Drugs and other Online Services
2/94	VA, Togus, Maine Depression: Recognition and Treatment
10/93, 12/93, 12/94, 4/95	MGH-SmithKline Beecham Lecture Series Depression: Recognition and Treatment

10/93, 10/94, CD-ROM Expo, Boston MA
 10/95 Reaping the Benefits: CD-ROM and Health Care

6/93 Brown University Center for Alcohol & Addiction Studies, Communications Retreat
 Electronic Bulletin Board System Introduction

5/93 APA 146th Annual Meeting - Component Workshop, San Francisco CA
 New Developments in Psychiatric Computing - Speech Technology

5/92 APA 145th Annual Meeting - New Research Poster Session, Washington DC
 Medication: Educating the Psychiatric Patient; Tanner TB, Gitlow S

11/91 SCAMC Annual Meeting - Table Top Demonstration, Washington DC
 Proceedings of the Symposium on Computer Applications in Medical Care, AMIA
 Psychopharmacology Education Software - The First of a Series; Gitlow S, Tanner TB

11/91 SCAMC Annual Meeting - Table Top Demonstration, Washington DC
 Proceedings of the Symposium on Computer Applications in Medical Care, AMIA
 A Computer Simulation of Cardiac Emergencies; Tanner TB, Gitlow S

5/91 APA 144th Annual Meeting - New Research Poster Session, New Orleans LA
 A Basic Computer Curriculum for Psychiatry; Tanner TB, Gitlow S, Rancurello MD

1/91 Symposium on Computers in Healthcare Education, Philadelphia PA
 Self Evaluation Tool Applied to Basic Medical Sciences

1/91 Health Sciences Library Consortium Proceedings
 Multiple Choice: The Creation of Computer-Based Examinations; Gitlow S, Tanner TB

1/91 Health Sciences Library Consortium Proceedings
 Code Red!: A Computer Simulation of Cardiac Emergencies; Tanner TB, Gitlow S

4/89 Soviet-American Conference on Alcoholism, Moscow, USSR
 Panel Participant

6/82 Univ. of Utah School on Alcoholism & Other Drug Dependencies
 College Students and Drug Usage

PRODUCTIONS

6/08-present Host, Clinician's Roundtable, ReachMD XM 160
 9/1/08 Addiction Medicine Board Certification: Shifting Practice?
 7/7/08 Addiction Research: Are Outcomes Relevant to Actual Goals?
 6/16/08 Addiction: A Lifestyle Choice or a Disease?

9/99-3/00 Expert Psychiatrist, Lifescape.com
 9/96 - 10/01 Medical Director, Pain Relief Center, America Online
 10/96 - 10/01 Executive Producer, Alternative Medical Forum, America Online
 1/97 - 10/01 Medical Director, Addiction & Recovery Forum, America Online
 7/97 - 10/01 Medical Director, Depression Information Forum, America Online
 6/98 - 6/02 Executive Producer, Alternative Medical Forum, AOL Canada
 9/98 - 6/02 Medical Director, Addiction & Recovery Forum, AOL Canada
 1994-1996 Producer, ABC Network Forum, America Online

RESEARCH and GRANTS

8/12 American Medical Association Foundation
 Healthy Living Grant Program Selection Committee

8/05 The Annenberg Foundation
 Center for Living, Inc. Continuing Care Program
 \$10M Endowment Awarded to CFL, Inc.

- 2/05 The Annenberg Foundation
Center For Living, Inc.
\$40M Endowment Awarded to CFL, Inc.
- 2/05 The Annenberg Foundation
Physician Training Program in Abstinence-Based Addiction Treatment
Project Director (PI)
\$12.5M Endowment Awarded through Mount Sinai Medical Center - January 2005
- 9-10/93 SmithKline Beecham Pharmaceuticals Educational Grant
Major Depression - Recognition and Treatment, S. Gitlow
Lecture Series, Massachusetts General Hospital
- 10/91-3/92 National Institute of Mental Health, Dept. of Health and Human Services, PHS
Medication: Educating the Psychiatric Patient - Associate Investigator
SBIR Grant Awarded - August 1991, 1 R43 MH47615-01A1
- 5/90-4/91 Computer Assisted Instruction Supplemental Grant, Health Sciences Library Consortium
Self-Evaluation Tool Applied to Psychopharmacology - Project Director (PI)
Grant Awarded - April 1990, CAI0190-51
- 6-8/85 Smithers Alcoholism Treatment Center, Student Fellow
Grant from NYS Dept. of Health and District Branch of APA

EXPERT WITNESS

- 2000-2018 Presented as Medical Expert for Social Security Office of Disability, Adjudication, and Review on approximately 3600 cases before an Administrative Law Judge.
- 1/21 International Brotherhood of Police Officers v. Town of Coventry, American Arbitration Association Case No. 01-19-0003-4871, Decided January 4, 2021
- 8/20 State of New Hampshire v Joshua Braz 217-19-CR-965
- 6/20 David Barkoe MD v Provident Insurance Co., US District Court Miami Division 1:19-CV-24046 (Deposition)
- 1/20 State of New Hampshire v John Hein 216-2017-CR-2150 (Testimony Hillsborough Superior Court North)
- 9/19 State of New Hampshire v Roger Dana 214-16-cr-135 (Testimony Coos Superior Court)
- 7/19 State of New Hampshire v Roger Dana (Deposition)
- 3/18 Kimberly Dupre v Seven Hills Rhode Island Inc, WCC 2017-4780 (Deposition)
- 2/18 State of New Hampshire v Jason Alleyne, 17-CR-852 (Deposition)
- 12/17 State of New Hampshire v Eduardo Lopez 93-S-621-24 (Deposition, Testimony Hillsborough Superior Court South)
- 9/17 (NDA) (Deposition)
- 8/17 State of New Hampshire v. Robert Brochu 219-2016-CR-01024
- 8/17 (NDA) Arbitration (Deposition)
- 10/16 Michael Cotta v Fox Enterprises, Workers Compensation Court WCC 2015-03750 (Deposition)
- 9/16 (NDA) Arbitration (Deposition)
- 7/16 US Senate Committee on the Judiciary Hearing "Researching the Potential Medical Benefits and Risks of Marijuana"
- 6/16 State of New Hampshire v John Rothwell 219-2015-CR-0232 (NH, Strafford Superior Court)
- 6/16 Landmeier v Narconon (Deposition, District Court of Pittsburg County, State of Oklahoma)
- 6/16 Hayden Barrett et al v G Grewal MD and S Grewal MD (Deposition)
- 3/15 State of New Hampshire v Eric Baker 226-14-CR-372
- 10/14 State of New Hampshire v James Bazinet 226-14-CR-34
- 3/14 State of New Hampshire v John Hogarty 216-13-CR-00450 (784394, 815751) (Deposition)
- 10/13 Anita Collazo v City of Providence (Deposition, WCC#2013-2746)
- 12/12 William D Johnson vs Paul Revere Life Insurance Co (Deposition, US District Court, New Jersey)
- 10/12 Administrator FAA v Roth, NTSB ALJ (testimony)
- 10/12 State of New Hampshire v Matthew Packer #226-2011-CR-770, 216-2013-CR-0008 (Deposition)
- 9/12 State of New Hampshire v Mark Cormier, #422-11-CR-1715
- 2/12 State of New Hampshire v JeRome Wilkins, #219-2010-CR-583 (NH, Strafford Superior Court)
- 8/11 Charlie Sheen v Warner Brothers
- 3/23/11 WP McGloin v Trammelcrow Services (Deposition)
- 1/24/11 Nancy Bruder v UNUM (Deposition)
- 11/09 Administrator FAA v Brothers, NTSB ALJ (testimony)
- 7/09-3/10 Administrator FAA v Richardson, NTSB ALJ (testimony)

12/08 State of New Hampshire v Lori Dowse - #08-S-1064
8/08 State of New Hampshire v Dennis Freda, #06-S-162-165
8/08 State of New Hampshire v Darryll Bifano, #08-172-73
7/08 State of New Hampshire v Paul Richards, #08-S-144-148
3/08 Administrator FAA v Renaud, NTSB ALJ (testimony)
9/07 Allan Cole v. Donald T. Evans MD, Danbury Superior Court 11.03-0179 Deposition
1/07 State of New Hampshire v David Beauchemin
12/05 State of New Hampshire v William Hickman, #05-S-2219-29
9/05 Consultant, Mass. Board of Registration in Medicine for Case review of Dr. Claude Curran
7/05 Consultant, Getman, Stacey, Schulthess & Steere, Case of Eric Walters
6/05 Deposition, Ruth Valenti v Truman Cleaver MD, Superior Court Washington 04-2-02248-3
5/05 Consultant, Martin D. Harris in Re: Ranlec Javier, Providence Police 1-01-183908
12/04 Consultant, Roetzel & Andress for Mullins et al. File: 061739-0661
8/04 State of New Hampshire v Christopher Beltran #03-S-1137-8
4/04 State of New Hampshire v Gary Moriarty #04-S-178; 03-S-634,635
3/04 State of New Hampshire v Norbert Steiner #03-S-2486-9
1/04 Penny Orabona v Stop & Shop Companies, WC 03-02092
10/03 State of New Hampshire v Bruce Benjamin #03-1139-44
4/02 State of New Hampshire v Heather Wiltshire, #01-S-689
4/02 Elverta Adkins v Pikeville United Methodist Hospital, 00-CI00161 (Kentucky, Pike Circuit Court) (Deposition)
11/01 Heidy Jordan Rogers v Bruce Feldman MD & Cape Ann Medical Center
9/01 State of New Hampshire v Brian Patten #ST00-S-1232
5/01 State of New Hampshire v Patrick Orman
2/00 Commonwealth of Massachusetts v Thomas Farrington, #99-490 (001-003)
12/99 State of New Hampshire v Dennis Towle #99-CR-0371-373
9/99 State of New Hampshire v Tobey Ladd #99-S-167
8/99 State of New Hampshire v Stanley Fish #99-S-097
6/99 State of New Hampshire v Keith Benoit #99-S-053-56
2/99 State of New Hampshire v Lucille Mullen
7/97 State of New Hampshire v Jason Griffin #97-S-004-006, 053
5/97 State of New Hampshire v Lawrence Powell #95-S-0772
3/97 State of New Hampshire v Eric Bennett #96-S-1288
2/97 State of New Hampshire v James Brackett
10/96 Brian Carignan v Bruce Feldman MD & Cape Ann Medical Center
7/96 State of New Hampshire v Sidney Corey
6/96 State of New Hampshire v George Deveau #S-95-311-315
5/96 State of New Hampshire v Cinthia Burlock #95-S-573
11/95 State of New Hampshire v Bryan Colpitt
9/95 State of New Hampshire v Craig Speh #95-S-009
2/95 State of New Hampshire v Randy Franklin #93-S-2027F
9/94 State of New Hampshire v Richard Cormier #93-S-1938-39F

SERVICE

American Medical Association

2016-2019: AMA CPT Advisor
2014-2015: Chair, Council on Science and Public Health
2007-2015: Member, Council on Science and Public Health
2004-2008: Chair, Action Team on Alcohol and Health
2003: Member, Committee on Organization of Organizations
1/99-12/02: Vice-Chair, AMA Online Oversight Panel / eMedicine Advisory Committee
11/97-12/98: Editorial Board, AMA Corporate Web Site
2/97: AMPAC Campaign School Participant
House of Delegates
Delegate, ASAM, I-99, A-00, I-00, A-01, I-01, A-02, I-02, A-03, I-03, A-04, I-04, A-05, I-05, A-06, I-06, A-07, I-07, A-08, I-08, A-09, I-09, A-10, I-10, A-11, I-11, A-12, I-12, A-13, I-13, A-14, I-14, A-15, I-15, A-16, I-16, A-17, I-17, A-18, I-18, A-19, I-19
Chair, Reference Committee E, A-04
Reference Committee D, A-01
Alternate Delegate, ASAM, I-94, I-95, I-97, I-98, A-99
Section on Medical Schools
Delegate, Mount Sinai School of Medicine, A-06, I-06, A-07, I-07, A-08, I-08, A-09, I-09, A-10, I-10, A-11, I-11, A-12, I-12, A-13, I-13, A-14

The Forum for Medical Affairs
 Immediate Past President, 2011-2012
 President, 2010
 President-Elect, 2009
 Secretary, 2008
 Executive Committee, 12/00-12/07
 Young Physicians Section
 Past Chair, 6/00-6/01
 Chair, 6/99-6/00
 Chair-Elect, 6/98-6/99
 Governing Council, Member-At-Large, 6/96-6/98
 Chair, Late Resolution Committee, A-96
 Member, Late Resolution Committee, I-95
 Delegate, A-95, I-95, A-96
 Resident Physician Section
 Delegate, I-92, A-93, I-93, A-94, I-94
 Medical Student Section
 Member, Credentials Committee, I-86
 Delegate, I-85, A-86, I-86

American Psychiatric Association

2015: Distinguished Fellow status
 2006: Fellow status
 1996-2000: Corresponding Member, APA Telemedical Services Committee

American Society of Addiction Medicine

2018: ASAM Annual Award “for outstanding contributions to the growth and vitality of our Society, for thoughtful leadership in the field, and for deep understanding of the art and science of Addiction Medicine.”
 2017: Distinguished Fellow status
 2015-2017: Immediate Past President
 2013-2015: President
 2011-2013: Acting President
 2007-2010: Treasurer
 2003-2007: Director-At-Large, ASAM Board of Directors
 1999-present: ASAM Delegate to the AMA HOD
 1998-1999: ASAM Alternate Delegate to the AMA HOD
 1997-2003: Co-Chair, ASAM Public Policy Committee
 1993-2003: Chair, ASAM Electronic Communications Committee
 1995-6: ASAM Delegate to the AMA Young Physician Section
 1993-6: Chair, ASAM Members-In-Training Committee
 1993-4: ASAM Delegate to the AMA Resident Physician Section

Medical Society of the State of New York

2019-20: Delegate, NYCMS
 2008: Delegate, NYCMS
 1984-8: Delegate, Medical Student Section
 1986: Member, Committee on Drug Abuse
 1985: Member, Committee on Information Technology

New York City Medical Reserve Corps

2006: Member

New York County Medical Society

2018-present: Member, Board of Directors
 2006-2012: Member, Board of Directors
 2006-2012: Chair, Committee on Public Health

Pennsylvania Medical Society

2000-1: Delegate, Young Physicians Section
 1999-2001: Member, Commission on Communication Technology
 1996-8: Member, Physicians Technology Education Committee
 1998: Vice Chair, Young Physicians Section
 1997: Member-At-Large, Young Physicians Section
 1995-6: Alternate Delegate, Young Physicians Section
 1994: Chairman, Resident Physician Section
 1993-4: Vice-Chairman, Resident Physician Section
 1993-4: Member, Reference Committee, Pennsylvania House of Delegates
 1992: Member-At-Large, Resident Physician Section

US Coast Guard Auxiliary

2006: 1NR-07-08 (Providence Flotilla)
 10/28/06; 10/27/07 - USCG ASCC Safety Workshop
 11/21/06 - FEMA IS-00100; IS-00200; IS-00700; IS-00800.A
 12/2/06 - Aux Air Observer Ground Training
 12/2/06 - Air Pilot / Air Observer Exam A (94%)
 12/2/06 - Pilot Test (90%)
 12/4/06 - Instructor Training Exam (91%)
 12/10/06 - Good Mate Test (100%)
 12/11/06 - AuxAPC (93%)
 12/11/06 - IMSEP (95%)
 12/18/06 - Program Visitor (98%)
 12/18/06 - Vessel Examiner (92%)
 1/6/07 - AUXOP Communications (97%)
 1/28/07 - SAR Training
 9/28/07 - Fingerprint Tech (100%)
 9/30/07 - IDC Exam (95%)
 1/5/08 - AUXOP Patrols (93%)
 1/5/08 - AUXOP Weather (77%)DV
 1/6/08 - NASBLA Boating (97%)
 3/11/08 - PA Policy (AUX-21) (94%)
 3/12/08 - PA Introduction (AUX-20) (94%)
 3/13/08 - PA USCG 2nd Class (AUX-22) (92%)
 3/18/08 - IIMS Exam (86%)
 3/21/08 - Enhanced Crew Resource Management, AUX-17, Pensacola NAS
 3/21/08 - Aviation Spatial Disorientation Training, AUX-18, Pensacola NAS
 4/19/08 - Aerial Reconnaissance Digital Photography Training
 4/20/08 - Digital Photography (AUX-26) (96%)
 4/26/08 - Journalism, Basic (AUX-24) (90%)
 4/28/08 - Journalism, Advanced (AUX-25) (92%)
 5/19/08 - Marine Safety Training Ribbon
 6/10/08 - 1NR Division 7 Staff Officer - Public Affairs
 7/1/08 - Air Crew - Operations Certification
 12/8/08 - FEMA IS-00139, IS-00230, IS-00235, IS-00240, IS-00241, IS-00242, IS-00244
 12/9/08 - FEMA Emergency Management Institute Professional Development Series Achievement
 2009 1NR Division 7 Secretary - Records Staff Officer
 1NR Division 7 Staff Officer - Public Affairs
 Flotilla 07-08 Vice Commander
 Flotilla Staff Officer - Aviation
 1/3/09 - ICS 210 - Initial Incident Commander
 1/4/09 - FEMA IS-250, IS-00702
 2/8/09 - Public Affairs & Marketing Training, AUX-12, USCG ISC Miami
 2/18/09 - Instructor Qualification
 3/25/09 - Recreational Boating Safety Program Visitor Qualification
 9/19/09 - Public Affairs Specialist 3 Qualification
 11/21/10 - FEMA IS-200.b ICS
 12/30/10 - Public Affairs Specialist 2 Qualification
 2/16/11 - Flotilla Leadership Course
 4/4/11 - Sustained Service Award
 4/4/11 - Swim Test
 5/2/11 - Technology School, AUX-04, USCG Academy
 8/27/11 - Auxiliary Commandant's Letter of Commendation

11/7/11 - Membership Service Award
 12/31/11 - Recreational Boating Safety Program Specialist
 2/8/12 - Coast Guard Meritorious Team Commendation
 4/1/12 - Stephen J Sadowski Public Affairs Award
 7/8/13 - Coast Guard Meritorious Unit Commendation
 7/20/15 - FEMA - IS-00029 (PIO Awareness)
 8/26/16 - Coast Guard Meritorious Team Commendation
 5/16/19 - Coast Guard Unit Commendation
 9/22/20 - AUXOP Seamanship (94%)
 9/22/20 - AUXOP - Operational Auxiliarist Qualification

2010 National Staff - Branch Chief, Photography (BC-APP)
 Flotilla 07-08 Vice Commander
 Flotilla Staff Officer - Aviation
 2011 National Staff - Division Chief, Creative Services (DVC-AS)
 Flotilla 07-08 Commander
 2012- National Staff - Branch Assistant, USCG Photo Corps (BA-ASPC)
 2020

US Public Health Service

1991, 1994: Delegate, Residency Reform Meeting

Revised: 1/4/21

Above for Registry Use Only

EASEMENT

For valuable consideration of One (\$1.00) Dollar, receipt and sufficiency of which is hereby acknowledged, CITY OF SPRINGFIELD, a (hereinafter referred to as the ("Grantor")) hereby grants unto NSTAR ELECTRIC COMPANY D/B/A EVERSOURCE ENERGY, a Massachusetts corporation with offices at 300 Cadwell Drive, in the City of Springfield, County of Hampden, Commonwealth of Massachusetts, its successors and assigns, and VERIZON NEW ENGLAND, INC., a New York corporation with a principal office in Massachusetts 185 Franklin Street, Boston, County of Suffolk, Commonwealth of Massachusetts, its successors or assigns, (collectively hereinafter referred to as the "Grantee"), the perpetual right to lay, construct, reconstruct, maintain, operate, replace and rebuild on, across, over and under the easement area hereinafter described, electric and transmission of intelligence distribution systems consisting of poles, guys, braces, wires, pipes, cables, conduits, transformers, manholes, anchors, silos, handholes, transformer pads, pedestals, meters, fixtures and other appurtenances useful in providing electric and transmission of intelligence service such as the said company may from time to time see fit to install in said easement area; including wires, cables and conduits running from the poles, transformers and pedestals to any structures erected on the premises; the right to provide electric service by means of the same; and the right to enter said land for the purpose of inspecting; maintaining or removing same; and the right to trim and keep trimmed, cut and remove such trees located within the easement area as in the judgment of the Grantee are necessary to maintain its services.

Said easement area is located on the Grantor's land on the east side of Chestnut Street on property in the City of Springfield, County of Hampden, Commonwealth of Massachusetts, and more particularly shown the plan attached hereto as and made a part hereof, entitled **"Exhibit A Map Showing Easement Area to be Granted to NSTAR Electric Company d/b/a Eversource Energy Across Property of CITY OF SPRINGFIELD, Chestnut Street, Springfield, MA, NSTAR File No W21132", Scale: 1" = 20'. Date: July 21, 2021. Prepared by Smith Associates Surveyors, Inc.,** which plan has been recorded in the Hampden County Registry of Deeds in Plan Book _____, Page _____

The Grantor agrees, except with the written permission of the Grantee, that: (1) no building, structure, other improvement or obstruction shall be located upon; there shall be no excavation, filling, flooding or grading of; and there shall be no planting of trees or shrubbery upon the easement area; and (2) there shall be no permanent parking of vehicles upon the easement area (3) nothing shall be attached, temporarily or permanently, to any property of the Grantee erected or installed by virtue of this easement. In the event of the damage to or destruction of any of said facilities of the Grantee by the Grantor or agents or employees thereof, all costs of repair or replacement shall be borne by the Grantor.

Any additional poles, guys, wires, cables, braces, conduits and other appurtenances which may be necessary or advisable in the opinion of the Grantee to provide electric service by means of said system are to be located by the Grantee in such places on, upon, under, over and across the easement area as may be reasonable and consistent with the use of said land at the time.

Chestnut Street, Springfield, Hampden County, Massachusetts

Attachment: Easement (Ex.1) (6367 : Order Granting Permanent Utility Easement to NSTAR/Eversource at Chestnut Street)

The Grantee, by the acceptance of this easement, agrees that upon request of the Grantor and upon execution and delivery to the Grantee of rights and easements acceptable to the Grantee, it will relocate at the expense of the Grantor any part of said electric distribution systems which the Grantor may reasonably request to be relocated, provided that such relocation is practicable and consistent with sound engineering principles, including any removal and relocation of such system improperly located due to incorrect street and property line locations furnished by the Grantor, the Grantor's agents or employees.

The Grantee further agrees, by the acceptance of this easement, that as long as and to the extent that the electric distribution systems, together with appurtenances, located on said land pursuant to this easement are used to provide electric service, the Grantee will repair, replace and maintain such facilities at its own expense (except otherwise provided) and in connection with any repair, replacement or maintenance of said system the Grantee shall promptly restore the premises to substantially the same condition as existed prior to such repair, replacement or maintenance, provided, however, that such restorations shall not include any structures, other improvements or plantings made by the Grantor contrary to the provisions of this easement.

Any rights herein described or granted, or any interest therein or part thereof, may be assigned herein for the transmission of electric purposes, and the Grantor hereby agrees to and ratifies any such assignment and agrees that the interest so assigned may be used by the assignee therein for said purposes.

The words "Grantor" and "Grantee" shall include lessees, heirs, executors, administrators, successors and assigns where the context so requires or permits.

TO HAVE AND TO HOLD the premises unto it, the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the said Grantor caused _____ hand(s) and seal(s) to be hereunto affixed this _____ day of _____, 2021.

Signed, sealed and delivered
in the presence of:

CITY OF SPRINGFIELD

Witness: Robert P. Shewchuk

By: DOMENIC J. SARNO
Its: MAYOR

ACKNOWLEDGMENT

COMMONWEALTH OF MASSACHUSETTS

S.S. SPRINGFIELD

COUNTY OF HAMPDEN

On this ____ day of _____, 2021, before me, the undersigned notary public, **DOMENIC J. SARNO** for **CITY OF SPRINGFIELD** personally appeared and proved to me through satisfactory evidence of identification, which was to be the person whose name is signed on the preceding document and acknowledged to me that such person is the duly authorized **MAYOR of CITY OF SPRINGFIELD** and that such person signed such document voluntarily as such person's free act and deed for its stated purpose [on behalf of such (GRANTOR)].

IN WITNESS WHEREOF, I hereunto set my hand.

Notary Public: Robert P. Shewchuk
My Commission Expires: 09/13/2024

STATE OF _____

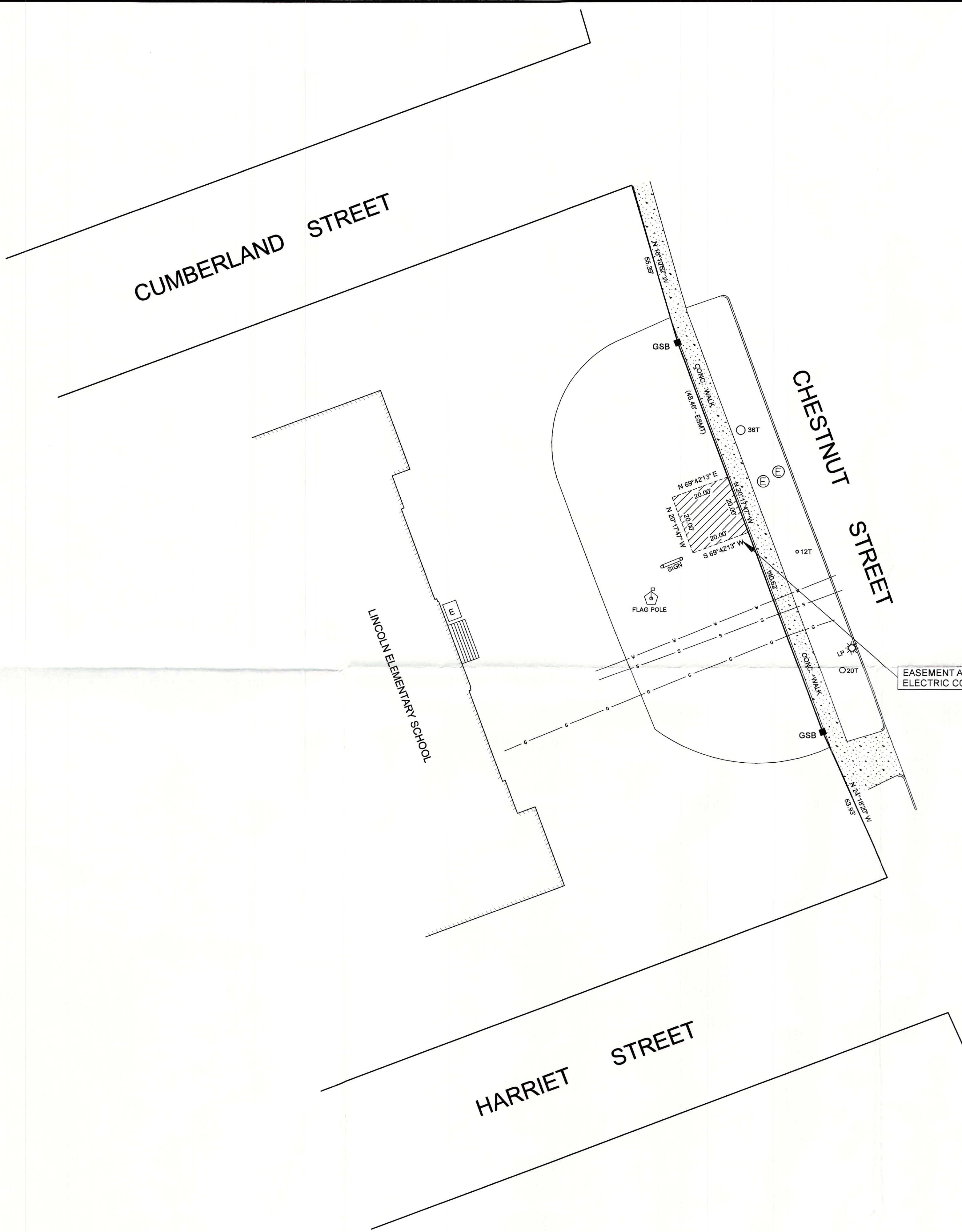
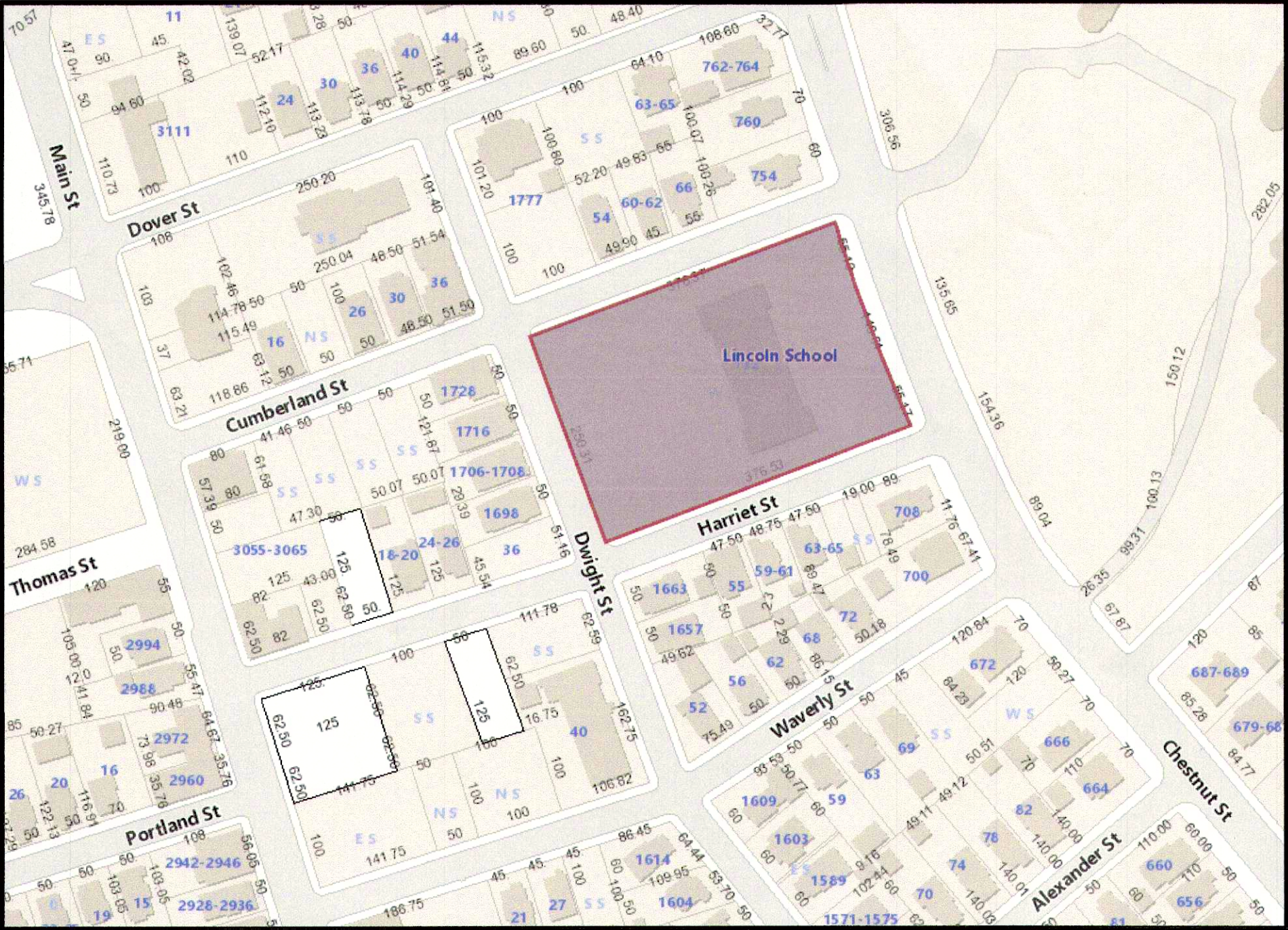
S.S. _____

COUNTY OF _____

On this ____ day of _____, 2021 before me, the undersigned officer, _____ for CITY OF SPRINGFIELD personally appeared _____ who acknowledged him/herself to be the person whose name is subscribed to the within instrument and acknowledged that they, being duly authorized to do so, executed the same for the purposes therein contained as their and said Grantor's free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and the official seal.

Notary Public - Seal Required
My Commission Expires _____



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



MICHAEL D. SMITH - SMITH ASSOCIATES SURVEYORS, INC.

FOR REGISTRY USE

I CERTIFY THAT THE PROPERTY
LINES SHOWN ARE THE LINES
DIVIDING EXISTING OWNERSHIPS
AND THE LINES OF THE STREETS
SHOWN ARE THOSE OF PUBLIC
OR PRIVATE STREETS ALREADY
ESTABLISHED AND THAT NO
NEW LINES FOR DIVISION OF
EXISTING OWNERSHIP OR FOR
NEW WAYS ARE SHOWN.

7/22/21

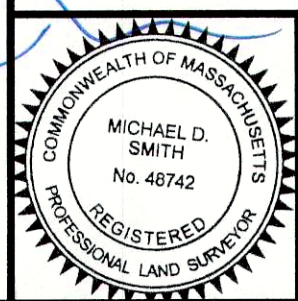
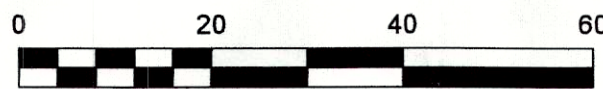


EXHIBIT A
MAP SHOWING EASEMENT AREA TO BE GRANTED TO
NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE ENERGY
ACROSS PROPERTY OF
CITY OF SPRINGFIELD
CHESTNUT STREET
SPRINGFIELD, MA
NSTAR FILE NO. W21132
SCALE: 1" = 20' DATE: JULY 21, 2021



DATE: JULY 21, 2021 SCALE: 1" = 20'

**SMITH ASSOCIATES
SURVEYORS, INC.**

46 B BALDWIN STREET - EAST LONGMEADOW, MA 01028 - P: (413) 525-8801 F: (413) 525-8841
SMITHASSOCIATESURVEYORS@HOTMAIL.COM WWW.SMITHASSOCIATESURVEYORS.COM