



City Council

Hearings Meeting

~ Final ~

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

Gladys Oyola-Lopez
413-787-6096

Monday, August 16, 2021

7:00 PM

Virtual Meeting (Zoom)

I. Hearings

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

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

Moment of Silence - Pledge of Allegiance

Special Permits

1. Petition (ID # 6222)

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

HISTORY:

06/28/21

City Council

CONTINUE VOTE

Next: 08/16/21

COMMENTS - Current Meeting:

No testimony was received against or in favor.

Councilor Fenton made a motion to close the public hearing and approve the special permit and seconded by Councilor Edwards.

Councilor Edwards read the reasons on accepting the permit into the record.

ATTACHMENTS:

- E_Columbus_Ave_1259_Tax_Formal (PDF)
- E_Columbus_Ave_1259_2021 (PDF)

RESULT:	APPROVED [12 TO 0]
MOVER:	Kateri B. Walsh, Michael A. Fenton
SECONDER:	Victor Davila, Ward 6 Councilor
AYES:	Edwards, Lederman, Allen, Curran, Whitfield, Ramos, Brown, Walsh, Davila, Fenton, Hurst, Williams
ABSENT:	Gumersindo Gomez

2. Petition (ID # 6223)

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

HISTORY:

06/28/21	City Council	APPROVED
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COMMENTS - Current Meeting:

Item #2 - Drive up service window for 56 St. James Ave.

Motion to approve the special permit. Motion approved.

Councilor Edwards outlined reasons. Reasons accepted.

ATTACHMENTS:

- 56_St_James_Blvd_Tax_Formal (PDF)
- St_James_Blvd_56_2021 (PDF)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kateri B. Walsh, At-Large Councilor
SECONDER:	Tracye Whitfield, Vice President
AYES:	Edwards, Lederman, Gomez, Allen, Curran, Whitfield, Ramos, Brown, Walsh, Davila, Fenton, Hurst, Williams

3. Petition (ID # 6303)

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
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Owner: Hann Realty Berkshire, LLC
 By: Daniel Hannoush
 Petitioner: Joseph J Nowak
 By: Joseph J Nowak

COMMENTS - Current Meeting:

Item #3 - Special Permit for 43 Sullivan Street for support of area Funeral Homes, Joseph Nowak presenting.

There is opposition about noise, traffic, chemical and smells. Carlos Garcia present for opposition.

Councilor Ramos suggested proponent meeting with Neighborhood Council.

Councilor Fenton had questions and feedback for petitioner.

Councilors Brown, and Davila had comments.

Motion to continue the special permit. Motion approved.

ATTACHMENTS:

- Sullivan_St_43_Tax_Formal (PDF)
- Sullivan_St_43_2021 (PDF)

RESULT: CONTINUE

Next: 9/20/2021 7:00 PM

4. Petition (ID # 6347)

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

COMMENTS - Current Meeting:

Testimony in favor of the Special Permit

Kevin Conway 409 Maryesther Drive Enfield, CT

Mr. Conway is the property owner. In October they razed the building as it was beyond repair. Looking to open a used car lot and erect a new building. He currently owns an operates a used car lot at 95 Laconia Street in Indian Orchard for the past 8 years. Set up a meeting at the location on a Saturday to allow for neighbors to speak to them as well as City Council members. Mr. Conway reached out to the direct next door neighbors. On August 11th he met with the Indian Orchard Citizen's Council. Mr. Conway also spoke with Phil Dromey regarding plans including the location of the building on the property, erecting a fence and planting arbor vitae.

The Clerk has not received any written or recorded testimony in favor or against.

A motion was made by Councilor Edwards and seconded by Councilor Gomez to continue the special permit.

ATTACHMENTS:

- 143_Parker_St_Tax_Formal (PDF)
- Parker_St_143_2021 (PDF)

RESULT:	CONTINUE VOTE [UNANIMOUS]	Next: 10/4/2021 7:00 PM
MOVER:	Melvin A. Edwards, Ward 3 Councilor	
SECONDER:	Gumersindo Gomez, Ward 1 Councilor	
AYES:	Edwards, Lederman, Gomez, Allen, Curran, Whitfield, Ramos, Brown, Walsh, Davila, Fenton, Hurst, Williams	

5. Petition (ID # 6110)

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

HISTORY:

04/26/21 Next: 05/17/21	City Council	CONTINUE
05/17/21 Next: 06/07/21	City Council	CONTINUE VOTE
06/07/21 Next: 06/14/21	City Council	CONTINUE VOTE
06/14/21	City Council	CONTINUE VOTE
06/28/21	City Council	APPROVED

COMMENTS - Current Meeting:

Vote to approve the reasons on denying the Special Permit.

Attorney Thomas Moore asked that it be taken out of order as second.

Councilor Whitfield made the motion to take this item out of order and Councilor Walsh seconded the motion.

Attorney Moore continued the vote to on reasons from the last meeting. Attorney Moore, at the request of the Council, helped draft the reasons.

Councilor Walsh- Made the motion to accept the reasons, Councilor Edwards seconded the motion.

Attorney Moore made note that the record of tonight's meeting on this item would be available in the Clerk's office the following day.

ATTACHMENTS:

- Cottage_St_281_Tax_Formal (PDF)
- Cottage_St_281_2021 (PDF)
- Petitioner-Gitlow Resume (PDF)

RESULT: APPROVED [UNANIMOUS]**MOVER:** Kateri B. Walsh, At-Large Councilor**SECONDER:** Melvin A. Edwards, Ward 3 Councilor**AYES:** Edwards, Lederman, Gomez, Allen, Curran, Whitfield, Ramos, Brown, Walsh, Davila, Fenton, Hurst, Williams**Orders****6. Order (ID # 6367)**

Order Granting Permanent Utility Easement to NSTAR/Eversource at Chestnut Street

COMMENTS - Current Meeting:

Taken out of order.

Motion made by Councilor Lederman and seconded by Councilor Davila to take the item first with no objections from the other Councilors.

Pat Sullivan, Director of Facilities, explained the purpose of the easement.

ATTACHMENTS:

- Easement (Ex.1) (PDF)
- LINCOLN Easement Plan (Ex A) (PDF)

RESULT: ADOPTED [UNANIMOUS]**MOVER:** Victor Davila, Ward 6 Councilor**SECONDER:** Malo Brown, Ward 4 Councilor**AYES:** Edwards, Lederman, Gomez, Allen, Curran, Whitfield, Ramos, Brown, Walsh, Davila, Fenton, Hurst, Williams