



City Council

Hearings Meeting

~ Final ~

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

Gladys Oyola-Lopez
413-787-6096

Monday, September 20, 2021

7:00 PM

Virtual Meeting (Zoom)

Hearings

7:00 PM Meeting called to order on September 20, 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	
Gumersindo Gomez	Ward 1 Councilor	Absent	
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	7:07 PM
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 # 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
Owner: Hann Realty Berkshire, LLC
By: Daniel Hannoush
Petitioner: Joseph J Nowak
By: Joseph J Nowak

HISTORY:

08/16/21

City Council

CONTINUE

Next: 09/20/21

COMMENTS - Current Meeting:

Item#1 - Special Permit for Funeral Auxiliary Services for 43 Sullivan Street, Joseph Nowak reported and this is a follow up item.

Councilor Fenton reported that the Hungry Hill Association supports this item due to the concerns have been addressed/resolved.

Motion to approve Special Permit. Motion approved.

Councilor Edwards made a motion on specifics. Motion to accept. Motion accepted.

ATTACHMENTS:

- Sullivan_St_43_Tax_Formal (PDF)
- Sullivan_St_43_2021 (PDF)

RESULT:	ADOPTED [12 TO 0]
MOVER:	Michael A. Fenton, Ward 2 Councilor
SECONDER:	Melvin A. Edwards, Ward 3 Councilor
AYES:	Edwards, Lederman, Allen, Curran, Whitfield, Ramos, Brown, Walsh, Davila, Fenton, Hurst, Williams
ABSENT:	Gumersindo Gomez

2. Petition (ID # 6345)

386 (A.K.A. 360) Main Street

Request:	See Above
Owner:	McDonald's USA, LLC
By:	Sandra Martel
Petitioner:	Western Mass Foods, Inc.
By:	Linda G Cukurs, CFO

COMMENTS - Current Meeting:

Item#2 - Special Permit for 386 Main Street aka 360 Main Street 24 hours' drive thru window, Linda Cukurs and Tyrone Davis presented.

George Tazzini JR, Funeral Home Owner opposes the 24-hour window.

Joseph Pasternak, Employee of Tazzini Funeral Home also opposes. These 2 oppositions were audio recordings.

Leo Florian opposition stated that all parties agreed to 2am closing of a drive through window along with 15 other conditions. South End Association will not support a 24-hour drive thru window.

Councilor Edwards asked Tyrone Davis to explain further. Councilors Allen, Davila, Brown, Fenton, Edwards, Ramos and Walsh had some follow up statements on the 16 conditions from the South End Association.

Phil Dromey outlined details of the 1991 special permit for this site.

Motion to continue the Special Permit. Motion approved.

ATTACHMENTS:

- Main_St_386_Tax_Formal (PDF)

RESULT:	CONTINUE VOTE [12 TO 0]	Next: 10/4/2021 7:00 PM
MOVER:	Melvin A. Edwards, Ward 3 Councilor	
SECONDER:	Victor Davila, Ward 6 Councilor	
AYES:	Edwards, Lederman, Allen, Curran, Whitfield, Ramos, Brown, Walsh, Davila, Fenton, Hurst, Williams	
ABSENT:	Gumersindo Gomez	

3. Petition (ID # 6363)

For a Special Permit for New Construction (Mixed Use Building), Totaling More Than One Thousand (1,000) Square Feet, Within the Neighborhood Commercial Design Overlay District, at the Property Known as SS Belmont Avenue (A.K.A. 462)(01235-0094)(Book#22895/Page#261), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 8, Section 8.1.30(A).

Request:	See Above
Owner:	Sage Home Builders, LLC
By:	Seneca Slaughter
Petitioner:	Seneca Slaughter
By:	Seneca Slaughter

COMMENTS - Current Meeting:

ITEM TAKEN FIRST OUT OF ORDER

PHIL DROMEY, COS PLANNING.

Item#3 - Special Permit for construction South/Southwest Belmont Avenue, Phil Dromey asked that this item be continued.

Motion to continue. Motion approved

ATTACHMENTS:

- SS_Belmont_Ave_Tax_Formal (PDF)

RESULT:	CONTINUE VOTE [12 TO 0]	Next: 11/22/2021 7:00 PM
AYES:	Edwards, Lederman, Allen, Curran, Whitfield, Ramos, Brown, Walsh, Davila, Fenton, Hurst, Williams	
ABSENT:	Gumersindo Gomez	

4. Petition (ID # 6384)

For a Special Permit to Expand the Residential Component of a Mixed-Use Building at the Property Known as 275 Chestnut Street (02750-0485) (Book#22494/Page#357 & Book#20957/Page#352), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 2.4.

Request:	See Above
Owner:	BH Chestnut Crossing, LLC
By:	Thomas P Kegelman
Petitioner:	BH Chestnut Crossing, LLC
By:	Thomas P Kegelman

COMMENTS - Current Meeting:

Item#4 - Special Permit for 275 Chestnut Street YMCA Building, Ellen Frymen, and Tom Keglman presented. Allow for addition residential units from 101 to up to 135 units.

Councilor Davila, Lederman, Walsh and Allen asked for clarification on the number of units.

Motion to continue. Motion approved.

ATTACHMENTS:

- Chestnut_St_275_Tax_Formal (PDF)

RESULT:	CONTINUE VOTE [11 TO 0]	Next: 10/4/2021 7:00 PM
MOVER:	Melvin A. Edwards, Ward 3 Councilor	
SECONDER:	Kateri B. Walsh, At-Large Councilor	
AYES:	Edwards, Lederman, Allen, Curran, Whitfield, Ramos, Brown, Walsh, Davila, Hurst, Williams	
ABSTAIN:	Michael A. Fenton	
ABSENT:	Gumersindo Gomez	

5. Petition (ID # 6070)

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

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

HISTORY:

03/29/21 Next: 04/05/21	City Council	CONTINUE
04/05/21 Next: 04/26/21	City Council	CONTINUE
04/26/21 Next: 05/17/21	City Council	CONTINUE
05/17/21 Next: 06/28/21	City Council	CONTINUE VOTE
07/19/21 Next: 10/25/21	City Council	CONTINUE VOTE

COMMENTS - Current Meeting:

ITEM TAKEN SECOND OUT OF ORDER

Item#5 - Amend a Special Permit for McDonald's on 809 Boston Road, Phil Dromey asked that this item be continued.

Motion to continue. Motion approved.

ATTACHMENTS:

- Boston_Rd_809_Tax_Formal (PDF)

- Boston_Rd_809_2021 (PDF)
- McDonald's-Harmony Environmental Study(PDF)
- McDonald's letter-Headley-03.29.21 (PDF)

RESULT: CONTINUE VOTE [11 TO 0]
MOVER: Kateri B. Walsh, At-Large Councilor
SECONDER: Victor Davila, Ward 6 Councilor
AYES: Edwards, Lederman, Allen, Whitfield, Ramos, Brown, Walsh, Davila, Fenton, Hurst, Williams
ABSENT: Gumersindo Gomez
RECUSED: Sean Curran

Zoning Ordinances

6. Zoning Change (ID # 6368)

To Change the Zoning of the Property Known as 797 Berkshire Avenue (01340-0402) and Rear Berkshire Avenue (01340-0356) from Business a to Business B.

PETITIONER: 1626 Bay Street, LLC

ADDRESS: 797 Berkshire Avenue. et.al.

CHANGE REQUESTED: Bus A to Bus B

HISTORY:

09/01/21 Planning Board MOTION TO CONTINUE
 Next: 09/15/21

09/13/21 City Council CONTINUE
 Next: 10/25/21

09/15/21 Planning Board MOTION TO CONTINUE
 Next: 10/06/21

COMMENTS - Current Meeting:

ITEM TAKEN OUT OF ORDER THIRD

Item#6 - Zoning for 1097 Berkshire Avenue, Phil Dromey asked that this item be continued.

Motion to continue. Motion approved.

RESULT: MEETING CANCELED **Next: 10/25/2021 7:00 PM**

7. Zoning Change (ID # 6351)

To Change the Zoning of the Properties Known as SS Boston Road (01655-0667, 0665 & 0664), ES Gilbert Avenue (05650-0127) and WS Arnold Avenue (00650-0008 & 0009) from Residence a and Commercial P to Business a and SS Boston Road (01655-0663) from Commercial P to Business A. .

PETITIONER: Caring for Others Health Agency, LLC

ADDRESS: SS Boston Road, et.al.

CHANGE REQUESTED: Res A and Com P to Bus A

HISTORY:

08/18/21	Planning Board	MOTION TO CONTINUE
Next: 09/01/21		
09/01/21	Planning Board	APPROVED
09/13/21	City Council	

COMMENTS - Current Meeting:

Item#7 - Zone change for Southside Boston Rd and Eastside Gilbert Ave and Westside Arnold, Sophia Bitzas reported. Petitioner wants to change from Commercial P to Business A for an After School Program Facility.

Councilor Ramos commented and Petitioners Althea and Lee clarified. Phil Dromey also provided clarification.

Councilors Brown, Hurst, Whitfield, Allen and Lederman had positive and encouraging comments for petitioners.

Motion to continue. Motion approved.

ATTACHMENTS:

- 20210729113953845 (PDF)
- 3224_SS_Boston_Rd_2021_PB_Report (PDF)
- 3224_SS_Boston_Road_2021 (PDF)

RESULT: RECEIVED 1ST STEP

Next: 10/4/2021 7:00 PM

8. Zoning Change (ID # 6352)

To Change the Zoning of the Properties Known as SS Morris Street (08850-0046, 0038, 0037, 0036 & 0035) and NS Central Street (02560-0009, 0010, 0013, 0015, 0017 & 0019) from Industrial a to Residence C and the Properties Known as NS Morris Street (08850-0013, 0016, 0018 & 0019) from Commercial P to Residence C.

PETITIONER: Springfield Planning Board

ADDRESS: SS Morris Street, et.al.

CHANGE REQUESTED: Ind A and Com P to Res C

HISTORY:

08/18/21	Planning Board	MOTION TO CONTINUE
Next: 09/01/21		
09/01/21	Planning Board	APPROVED
09/13/21	City Council	

COMMENTS - Current Meeting:

Item#8 - Zone change for Southside Morris Street and Northside Central Street former Gemeni Complex. Industrial A and Commercial P to Residence C, presented by Phil Dromey and Ellen Frymen from HomeCity.

Leo Florian from the South End Civic Association is in favor.

Councilors Ramos, Edwards, Walsh, and Allen had comments.

This will trigger a Special Permit down the road.

Motion to continue. Motion approved.

ATTACHMENTS:

- 20210729115454435 (PDF)
- 3223_SS_Morris_St_2021_PB_Report (PDF)
- 3223_SS_Morris_St_2021 (PDF)

RESULT:	RECEIVED 1ST STEP
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Next: 10/4/2021 7:00 PM
