



City Council

Hearings Meeting

~ Final ~

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

Gladys Oyola-Lopez
413-787-6096

Monday, October 25, 2021

7:00 PM

Springfield City Hall -- Council Chambers

I. Hearings

7:00 PM Meeting called to order on October 25, 2021 at Springfield City Hall -- Council Chambers, 36 Court Street, Springfield, MA.

Attendee Name	Title	Status	Arrived
Melvin A. Edwards	Ward 3 Councilor	Present	
Jesse Lederman	At-Large Councilor	Present	
Gumersindo 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	7:39 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

Petitions

1. Petition (ID # 6472)

Eversource- Bradley Rd.

HISTORY:

10/18/21

City Council

REFER TO COMMITTEE

Next: 10/25/21

COMMENTS - Current Meeting:

- **Item#1** - Eversource Bradley Road Petition, Hector Velez presented. 3 petitions, Bradley Road, Wilbraham Road, and Main Street/Pinevale Street in Indian Orchard. Eversource will be installing manholes and updating cables. Councilor Allen made Hector aware that Eversource owes the City 44 million in back taxes. Motion to accept all three petitions. Motion accepted.

ATTACHMENTS:

- Report Bradley Rd. (PDF)
- 80103144 BRADLEY RD UG (PDF)
- 80103144 ORDER (PDF)
- 80103144 SKETCH (PDF)

- Screenshot 2021-10-06 113229 (PDF)

RESULT: **ADOPTED [12 TO 0]**
AYES: Edwards, Lederman, Gomez, Allen, Curran, Whitfield, Ramos, Walsh, Davila, Fenton, Hurst, Williams
ABSENT: Malo Brown

2. Petition (ID # 6473)

Eversource- Wilbraham Rd.

HISTORY:

10/18/21 City Council REFER TO COMMITTEE
Next: 10/25/21

COMMENTS - Current Meeting:

- **Item#2** - Eversource Bradley Road Petition, Hector Velez presented. 3 petitions, Bradley Road, Wilbraham Road, and Main Street/Pinevale Street in Indian Orchard. Eversource will be installing manholes and updating cables. Councilor Allen made Hector aware that Eversource owes the City 44 million in back taxes. Motion to accept all three petitions. Motion accepted.

ATTACHMENTS:

- 80110053 ORDER (PDF)
- 80110053 SKETCH (PDF)
- 80110053 WILBRAHAM RD UG (PDF)
- Screenshot 2021-10-06 113229 (PDF)
- Report Wilbraham Rd. (PDF)

RESULT: **APPROVED [12 TO 0]**
AYES: Edwards, Lederman, Gomez, Allen, Curran, Whitfield, Ramos, Walsh, Davila, Fenton, Hurst, Williams
ABSENT: Malo Brown

3. Petition (ID # 6480)

EVERSOURCE-Pinevale Street

HISTORY:

10/18/21 City Council REFER TO COMMITTEE
Next: 10/25/21

COMMENTS - Current Meeting:

- **Item#3** - Eversource Bradley Road Petition, Hector Velez presented. 3 petitions, Bradley Road, Wilbraham Road, and Main Street/Pinevale Street in Indian Orchard. Eversource will be installing manholes and updating cables. Councilor Allen made Hector aware that Eversource owes the City 44 million in back taxes. Motion to accept all three petitions. Motion accepted.

ATTACHMENTS:

- 6687083 MAIN & PINEVALE PETITION (PDF)
- 6687083 MAIN&PINEVALE SKETCH (PDF)
- 6687083 ORDER (PDF)
- Pinavale Report (PDF)

RESULT:	APPROVED [12 TO 0]
AYES:	Edwards, Lederman, Gomez, Allen, Curran, Whitfield, Ramos, Walsh, Davila, Fenton, Hurst, Williams
ABSENT:	Malo Brown

Ordinances

(4.) ORD-2021-10 Aunchman House LHD/51-53 Bay Street

Be it ordained by the City Council of the City of Springfield, as follows:

Chapter 49, Article II of the Revised Ordinances of the City of Springfield, as amended, entitled "Historic Districts" be amended by the addition of the following section:

Subsection "49-26":

49-26 Aunchman House Local Historic District.

- A. There is further established under the provisions of and in accordance with the Historic Districts Act, so-called, as mentioned in this chapter, the Aunchman House Local Historic District as shown on the map labeled Exhibit 27-2T, entitled "Aunchman House Local Historic District"; said map to be considered part of this chapter.
- B. Exemption from controls:
 - 1) Temporary structures or signs, subject to such conditions as to duration of use, location, lighting, removal and similar matters as the Commission may reasonably specify.
 - 2) Terraces, walks, driveways, and sidewalks, provided that any such structure is substantially at grade level.
 - 3) The reconstruction, substantially similar in exterior design, of a building, structure or exterior architectural feature damaged or destroyed by fire, storm or other disaster, provided such reconstruction is begun within one year thereafter and carried forward with due diligence.

RESULT:	SECOND & THIRD STEPS [12 TO 0]
MOVER:	Kateri B. Walsh, At-Large Councilor
SECONDER:	Timothy C. Allen, Ward 7 Councilor
AYES:	Edwards, Lederman, Gomez, Allen, Curran, Whitfield, Ramos, Walsh, Davila, Fenton, Hurst, Williams
ABSENT:	Malo Brown

COMMENTS - Current Meeting:

- **Item#4** - 51-53 Bay Street Auchman House, 2nd and 3rd Step, Phil Dromey presented. Creation of a Historic District for CPA funding. Councilor Davila needed clarification. Motion to approve. Motion approved.

*Motion to evoke Rule 22c. Motion accepted.

ATTACHMENTS:

- Holy_Trinity_Church_LHD_Request (JPG)

Special Permits

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
09/20/21	City Council	CONTINUE VOTE

COMMENTS - Current Meeting:

Councilor Edwards made a motion to withdraw prejudice. Second provided by Councilor Allen.

- **Item#5** - Special Permit to amend the permit for 809 Boston Road for 2nd drive up window. Phil Dromey stated that the petitioner requested that this Special Permit be withdrawn. Councilor Ramos was inquiring as to why they would withdraw. Motion to approve to withdraw without prejudice. 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:	WITHDRAWN VOTE [12 TO 0]
MOVER:	Melvin A. Edwards, Ward 3 Councilor
SECONDER:	Timothy C. Allen, Ward 7 Councilor
AYES:	Edwards, Lederman, Gomez, Allen, Curran, Whitfield, Ramos, Walsh, Davila, Fenton, Hurst, Williams
ABSENT:	Malo Brown

6. Petition (ID # 6388)

For a Special Permit for an Accessory Wall Sign(S), Above the First Floor, at the Property Known as 1500 Main Street (08130-0132) (Book#22635/Page#265), as Authorized by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.8.17.

Request:	See Above
Owner:	Mittas Hospitality LLC & DD Development LLC
By:	Vid Mitta/Dinesh Patel
Petitioner:	YMCA of Greater Springfield
By:	Dexter Johnson

COMMENTS - Current Meeting:

- **Item#6** - Special Permit for additional sign on 1500 Main Street, Councilor Lederman recused himself due to Employer being in the building. Motion to continue due to petitioner not being present. Motion approved.

ATTACHMENTS:

- Main_St_1500_Tax_Formal (PDF)
- Main_St_1500_2021 (PDF)

RESULT:	CONTINUE VOTE [11 TO 0]	Next: 12/13/2021 7:00 PM
MOVER:	Victor Davila, Ward 6 Councilor	
SECONDER:	Tracye Whitfield, Vice President	
AYES:	Edwards, Gomez, Allen, Curran, Whitfield, Ramos, Brown, Davila, Fenton, Hurst, Williams	
ABSENT:	Kateri B. Walsh	
RECUSED:	Jesse Lederman	

7. Petition (ID # 6412)

For a Special Permit to Operate a Trash Hauling Service Facility at the Property Known as 1635 Page Boulevard (09440-0785) (Book#23895/Page#398, as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 15.3.

Request:	See Above
Owner:	DDM Property Group, LLC
By:	Daniel Hannoush
Petitioner:	DDM Property Group, LLC
By:	Daniel Hannoush

COMMENTS - Current Meeting:

- **Item#7** - Special Permit for Trash Hauling Services at 1635 Page Blvd, Danny Hanoush presented. Non-hazardous liquid waste vehicle storage.

Councilors Ramos, Davila, Walsh and Hurst commented. Councilor Ramos outlined conditions from the East Springfield Civic Association. Councilor Fenton asked for clarification from Association.

Motion to approve Special Permit with conditions. Motion approved.

Motion to continue. Motion approved.

ATTACHMENTS:

- Page_BI_1635_Tax_Formal (PDF)
- Page_BI_1635_2021 (PDF)

RESULT:	CONTINUE VOTE [12 TO 0]	Next: 11/15/2021 7:00 PM
MOVER:	Timothy C. Allen, Orlando Ramos	
SECONDER:	Melvin A. Edwards, Ward 3 Councilor	
AYES:	Edwards, Lederman, Gomez, Allen, Curran, Whitfield, Ramos, Walsh, Davila, Fenton, Hurst, Williams	
ABSENT:	Malo Brown	

8. Petition (ID # 6434)

For a Special Permit to Operate an Adult Use Marijuana Establishment (Storefront Retail) at the Property Known as 666 State Street11110-0135) (Book#21065/Page#123), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 20.1(1).

Request:	See Above
Owner:	Ellen & Lewis Boynton
By:	Ellen & Lewis Boynton
Petitioner:	Primus, LLC
By:	Lamont Clemons, Manager

COMMENTS - Current Meeting:

- **Item#8** - Special Permit for Adult Use Marijuana facility at 666 State Street, Isaac Fleisher presented. Rob Kelly and Lamont Clemons presented on behalf of petitioner.

Councilor Brown stated that Bay and McKnight neighborhoods support the endeavor.

Councilor Ramos inquired on the timeline of the project. Erica's kitchen will be closing due to owner changing to the transportation industry.

Councilor Walsh inquired about the process.

Councilor Lederman asked about the operating hours (8a-8p M-S), and Councilor Davila commented about lighting.

Councilor Hurst commented regarding an audit that has been completed.

Councilor Whitfield inquired about how the organization will give back to the Community and wanted clarification on signage.

Atty Pikula needs to review the audit with the individuals that are directly involved. He confirmed that there is no delay from the Law Dept.

Councilor Davila also inquired about the audit.

Resident Tim Rooke spoke in favor of these applicants.

Motion to continue. Motion accepted.

ATTACHMENTS:

- State_St_666_Tax_Formal (PDF)
- State_St_666_Adult_Use_2021 (PDF)

RESULT:	CONTINUE VOTE [12 TO 0]	Next: 11/15/2021 7:00 PM
MOVER:	Melvin A. Edwards, Ward 3 Councilor	
SECONDER:	Tracye Whitfield, Vice President	
AYES:	Edwards, Lederman, Gomez, Allen, Curran, Whitfield, Ramos, Brown, Walsh, Davila, Hurst, Williams	
ABSENT:	Michael A. Fenton	

9. Petition (ID # 6452)

To Amend an Existing Special Permit (Motor Vehicle Repairs), Granted February 1994, by Allowing a Change to the Petitioner, at the Property Known as 867 Boston Road (01655-602) (Book#14260/ Page#0570), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Table 4-4, Section 12.3(4).

Request:	See Above
Owner:	Linda Ronen
By:	Linda Ronen
Petitioner:	Eric R Morin Jr.
By:	Eric R Morin Jr.

COMMENTS - Current Meeting:

- **Item#9** - Amend the existing Special Permit from 1994 on 867 Boston Road, Eric Morin reported. Zoning is the same in this existing Automotive location, just a sign change.

Councilor Ramos asked if the petitioner met with the neighborhood council.

Councilor Davila inquired about the conditions and asked petitioner if the property will be remaining the same.

Motion to continue. Motion approved.

ATTACHMENTS:

- Boston_Rd_867_Tax_Formal (PDF)
- Boston_Rd_867_2021 (PDF)

RESULT:	CONTINUE VOTE [UNANIMOUS]	Next: 11/15/2021 7:00 PM
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	

Zone Changes**10. 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 Next: 09/15/21	Planning Board	MOTION TO CONTINUE
09/13/21 Next: 10/25/21	City Council	CONTINUE
09/15/21 Next: 10/06/21	Planning Board	MOTION TO CONTINUE
09/20/21 Next: 10/25/21	City Council	MEETING CANCELED
10/04/21 Next: 10/25/21	City Council	CONTINUE VOTE
10/06/21 Next: 10/20/21	Planning Board	MOTION TO CONTINUE
10/20/21 Next: 11/17/21	Planning Board	CONTINUE

COMMENTS - Current Meeting:

- **Item#10** - Zone change 797 Berkishire Ave, Phil Dromey presented. Petitioner has hired an engineer to assist with issues raised by the abutters.

Motion to continue. Motion approved.

RESULT: CONTINUE VOTE**Next: 11/22/2021 7:00 PM**