



CITY COUNCIL

City Clerk's Office 11/17/2021 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 November 22, 2021** at 07:00 PM.

City Clerk

Hearings

7:00 PM Meeting called to order on November 22, 2021 at Springfield City Hall -- Council Chambers, 36 Court Street, Springfield, MA.

Moment of Silence - Pledge of Allegiance

Zoning Changes

- (1.) 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. 797 Berkshire Avenue. Et. Al. None Yet

PETITIONER: 1626 Bay Street, LLC

ADDRESS: 797 Berkshire Avenue. et.al.

CHANGE REQUESTED: Bus A to Bus B

- (2.) To Change the Zoning of the Property Known as 8 Florence Street (05200-0001) from Residence B to Residence C. 8 Florence Street None Yet

PETITIONER: Wytas Properties, LLC

ADDRESS: 8 Florence Street

CHANGE REQUESTED: Res B to Res C

ATTACHMENTS:

- Florence_St_8_Formal (PDF)
- 3226_8_Florence_St_2021 (PDF)
- 3226_8_Florence_St_2021_PB_Report (PDF)

Special Permits

- (3.) 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

ATTACHMENTS:

- SS_Belmont_Ave_Tax_Formal (PDF)
- Belmont_Ave_SS_2021 (PDF)

- (4.) For a Special Permit for the Expansion of a Pre-Existing Crematorium at the Property Known as WS Pine Street (A.K.A. 171 Maple Street) (09715-0040) (Book#2541/Page#92), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 8.5.

Request: See Above
Owner: Properties of the Springfield
Cemeteries
By: James Mooney
Petitioner: Properties of the Springfield
Cemeteries
By: James Mooney

ATTACHMENTS:

- Pine_St_WS_Tax_Formal (PDF)
- Pine_St_WS_2021 (PDF)

- (5.) For a Special Permit to Operate an Adult Use Marijuana Establishment (Marijuana Cultivator) at a Portion of the Property Known as 299 Page Boulevard (09440-1100) (Book#22629/Page#91), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 20.2.

Request: See Above
Owner: DAL Page, LLC
By: Davis Goodman, Manager
Petitioner: Page Cultivate, LLC
By: Mark Waldron, Manager

ATTACHMENTS:

- 299_Page_Bl_Adult_Use_Cultivation_Tax_Formal (PDF)
- Page_Bl_299_Adult_Use_2021 (PDF)

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

to change the zoning of the property known as 8 Florence Street (05200-0001) from Residence B to Residence C.

Mailing Address:

849 Main Street
 Wilbraham, MA 01095

Owner:

Peter E Sares

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

BY: 

Peter E Sares

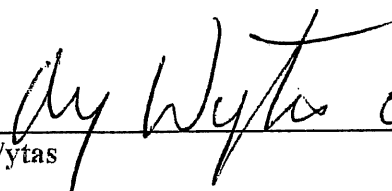
Mailing Address:

195 Christopher Terrace
 West Springfield, MA 01089

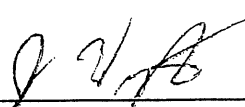
Petitioner:

Wytas Properties, LLC

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

BY: 

Alex Wytas

BY: 

Jay Wytas

SPRINGFIELD, MA
 CITY CLERK'S OFFICE

SEP - 8 AM 2021

RECEIVED

Attachment: Florence_St_8_Formal (6437 : 8 Florence Street)

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A ZONE CHANGE

8 FLORENCE STREET (05200-0001)
RESIDENCE B TO RESIDENCE C

GENERAL INFORMATION

Petitioner:	Wytas Properties, LLC
Request:	Residence B to Residence C
Location:	8 Florence Street
Parcel Size:	11,195 s.f.
Purpose:	Multi-family housing
Surrounding Land Use and Zoning:	The property is located in the Six Corners neighborhood. The site is located in an area with a mix of commercial and residential uses. The surrounding land uses include: To the north are two (2) and three (3) family homes zoned Residence B. To the south are a number of two-family homes zoned Residence B. To the east is a small retail operation zoned Commercial A. To the west are a number of two-family homes zoned Residence B.
Site Visit:	9-28-21
Neighborhood Council Notification:	Maple High-Six Corners Neighborhood Council: 9-21-21
Planning Board Hearing Date:	10-6-21/10-20-21

SPECIAL INFORMATION

Traffic & Parking:	n/a
Physical Characteristics:	n/a
Other Notes:	n/a

ANALYSIS

The petitioner has requested to change the zoning of the property known as 8 Florence Street from Residence B to Residence C. This site is the location of a three (3) story building, which is the current location of the Eternal Light Church on the first floor and one (1) residential unit on the second floor. The petitioner has requested the change to Residence C to allow the installation of an additional six (6) units. Three (3) units would be located on the first floor, replacing the existing church, and three (3) units would be located on the third floor.

After visiting the site and reviewing the submitted plans, the staff does not object to the proposed request. While there is no Residence C zoning directly adjacent to this property, there are a number of Residence C zone properties within the immediate area. As noted above, the property is also over 11,000 square feet and the plan submitted appears to meet the number of required parking spaces for the proposed use. It should be noted, however, that a full review of the parking as well as any and all redevelopment plans will be required by the Building Department.

While the staff does not object to the proposed request, after visiting the site, the staff did have some concerns about the overall condition of the property. It was noted that this property is currently fenced in by six (6) foot, chain-link fence. That fencing is in very poor condition. There was also overgrown vegetation throughout the site. It was also noted that while the majority of the parcel is paved, the side of the building is not. During the site visit, it was noted that vehicles were parking on this unpaved area. If this area is to be used for parking, it must be paved, per DPW standards.

Further, it was also noted that this was the area where the dumpster is being located, which is not currently enclosed. As per the Zoning Ordinance (Article 7), all dumpsters must be completely enclosed.



RECOMMENDATION

Approve.



Maple High Six Corners Neighborhood Council, Inc.

74 Walnut Street, Suite #B109

Springfield MA 01105

736-4493, maplehighsixcorners@yahoo.com

President: Melvin Edwards, 348-8036, melvinspeaks@msn.com

Vice President: Raymon Ray, 736-9131, rayland500@yahoo.com

Secretary: Linda Bartlett, 519-3936, vze4f2rh@comcast.net

April 16, 2021

Phillip Dromey,
Deputy Director of Planning
70 Tapley Street
Springfield MA 01104

Re: Application for Zone Change for 8 Florence Street by Wytas Properties

Dear Mr. Dromey,

Please be advised that Alex Wytas attended our April 13th meeting via Zoom to discuss his plans for 8 Florence Street in our neighborhood. He explained that a zone change from Residence B to Residence C will be required to renovate the building to create three ADA compliant apartments on the first floor and three apartments on the third floor.

After discussion and questions, the Maple High Six Corners Neighborhood Council voted unanimous support for this zone change. Mr. Wytas plans to make improvements to the parking lot, driveway, fencing and exterior of the building in addition to the interior improvements. The creation of modern, up-to-date apartments will fill a need for housing in the city, and the property has sufficient parking to support the needs of tenants.

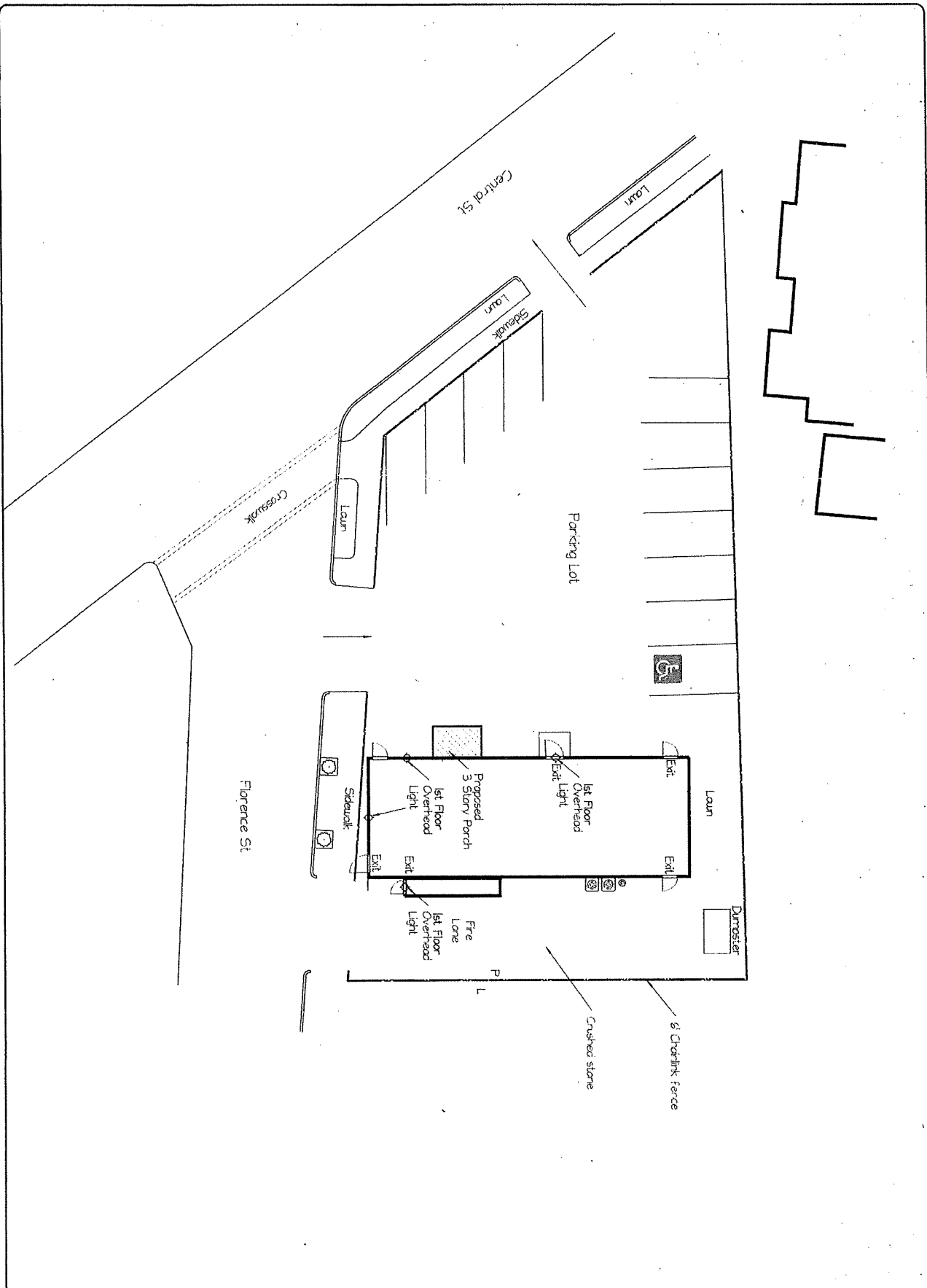
While most of the properties adjacent to 8 Florence Street are zoned Residence B, there are two large apartment buildings nearby at 263 and 232 Central Street zoned Commercial. So, we believe this zone change to Residence C would be an appropriate fit for this location. Thank you for your consideration of this matter.

Best Wishes,

Linda Bartlett

Linda Bartlett, Secretary
On Behalf Of
Maple High Six Corners Neighborhood Council

Attachment: 3226_8_Florence_St_2021 (6437 : 8 Florence Street)



NOTES:

North Arrow

Signature

MASSACHUSETTS REGISTERED ARCHITECT
STEPHEN A. ROBERTS
 No. 1231
 7/17/21

Mytas Properties

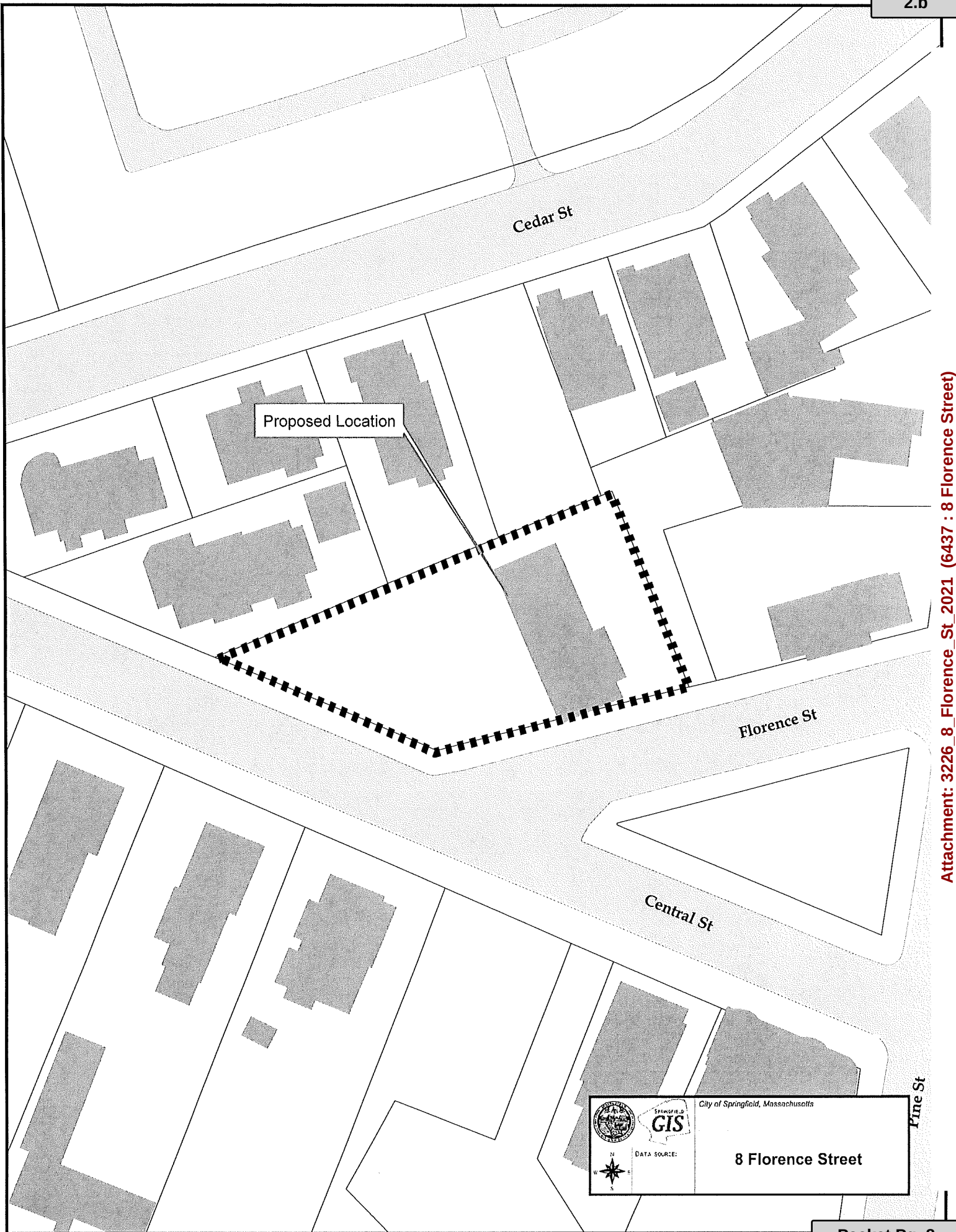
Scale 1" = 20' 0"

Proposed Property Plan
 8 Florence St
 Springfield MA

Stephen A. Roberts
 LANDSCAPE ARCHITECTURE
 & CONSTRUCTION
 1160 Bay St Springfield MA
 Stephenroberts.com

Sheet 1" = 20' 0"
 SAR
 7/22/21

2



Attachment: 3226_8_Florence_St_2021 (6437 : 8 Florence Street)



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND TWENTY-ONE

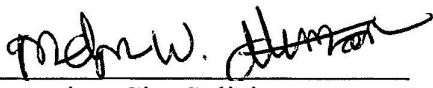
AN ORDINANCE

AMENDING SECTION 47 OF THE BUILDING ZONE MAP

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

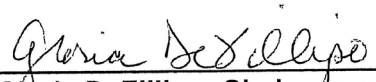
SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City”, text enacted, May 28, 2013, as amended, is hereby further amended by changing from **Residence B to Residence C** the zoning on **Plot #3226, Section 47** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “**Section 47 Building Zone Map of the City of Springfield.**”

Approved as to Form;


Associate City Solicitor

In accordance with Mass. Gen. Laws c. 40A, section 5, the Planning Board held a hearing on October 6th and 20th, 2021 regarding the above Ordinance amendment.

2 Person(s) appeared in favor, and 0 Person(s) appeared in opposition.


Gloria DeFillipo, Chairperson

Attachment: 3226_8_Florence_St_2021_PB_Report (6437 : 8 Florence Street)



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND TWENTY-ONE

AN ORDINANCE

AMENDING SECTION 47 BUILDING ZONE MAP

SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City”, text enacted, May 28, 2013, as amended, is hereby further amended by changing from **Residence B to Residence C** the zoning on **Plot #3226, Section 47** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “**Section 47 Building Zone Map of the City of Springfield.**”

**REPORT TO CITY COUNCIL
ZONE CHANGE HEARING**

PETITION: #3226
SECTION: 47

DATE: October 21, 2021

To the Honorable Mayor and City Council of the City of Springfield, Massachusetts, the Planning Board submits the following report on the Zone Change Petition, which was referred to the Board for its recommendation:

PETITIONER: Wytas Properties, LLC

ADDRESS: 8 Florence Street (05200-0001)

CHANGE REQUESTED: Proposed zone change from Residence B to Residence C

PETITIONER'S PURPOSE STATEMENT: Multi-family housing

DATE OF PUBLIC HEARING: October 6th and 20th, 2021

DATE OF FINAL DECISION: October 20, 2021

BOARD MEMBERS PRESENT and COUNT: seven (7): Ms. Morin. Ms. DeFillipo, Ms. Choi, Mr. Cunningham, Mr. Daniele, Ms. McQuade and Mr. Florian

FINAL MOTION: APPROVE

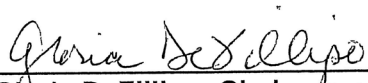
IN FAVOR: seven (7): Ms. Morin, Ms. Choi, Mr. Cunningham, Mr. Daniele, Ms. McQuade, Mr. Mineo and Mr. Florian

OPPOSED: zero (0)

ABSTAINED: N/A

RECOMMENDATION: APPROVE

Respectfully submitted,



Gloria DeFillipo, Chairperson

Attachment: 3226_8_Florence_St_2021_PB_Report (6437 : 8 Florence Street)

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

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).

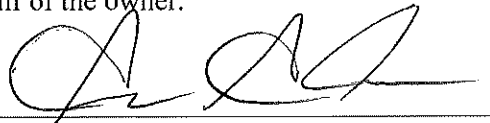
Mailing Address:

38 Burdette Street
 Springfield, MA 01108

Owner:

Sage Home Builders, LLC

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

BY: 

Seneca Slaughter

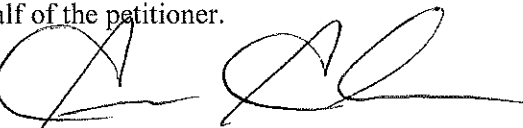
Mailing Address:

52 Eton Street
 Springfield, MA 01108

Petitioner:

Seneca Slaughter

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

BY: 

Seneca Slaughter

Attachment: SS_Belmont_Ave_Tax_Formal (6363 : Ss (A.K.A. 462) Belmont Avenue)



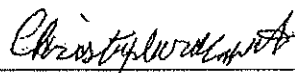
THE CITY OF
SPRINGFIELD, MASSACHUSETTS

6/2/2021

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 : SS Belmont Avenue
Petitioner : Seneca Slaughter
LandLord : Sage Home Builders, LLC


Christopher A. Caputo: Treasurer Collector

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

**SS (A.K.A. 462) BELMONT AVENUE (01235-0094)
SITE DEVELOPMENT AND DESIGN OVERLAY ZONE
NEW CONSTRUCTION**

General Information

Petitioner:	Seneca Slaughter
Request:	For construction of a new, mixed-use building totaling more than 1,000 s.f.
Proposed use of the property:	Office/residential
Parcel Size:	8,119 s.f.
Compatibility with current planning documents:	The property is located with the “X” commercial district in the Forest Park Neighborhood. This area has a mixture of commercial and residential uses.
Neighborhood council notification:	Forest Park Neighborhood Council: 9-6-21
Tax Status:	SEE ATTACHED
Site Visit:	9-10-21
City Council Hearing:	11-22-21/12-6-21

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Business A and is located within the “X” commercial district. This area has a mix of commercial and residential uses. The surrounding land uses include:

- To the north are mixed use buildings zoned Business A.
- To the south is a three-family house zoned Residence B.
- To the west are two-family houses zoned Business A and Residence B.
- To the east is a commercial parking lot zoned Business A.

Plan review:

The petitioner has proposed to construct a new, mixed-use building at the property known as SS (a.k.a. 462) Belmont Avenue. The petitioner intends to use this new building for offices and residential uses. In addition to the building, accessory parking will also be created. It should be noted that a similar type building/use had been located on this site but was demolished in 2018 due to a fire. Due to the fact that this property falls within the Neighborhood Commercial Overlay District, a special permit is required for all new construction.

After a review of the proposal, the staff has the following comments.

As noted above, this site is located within the Site Development and Design Overlay Zone, better known as the "X" Overlay District. This overlay zone was put into place at the "X" in October 1997 and has been used to enhance, foster and promote the proper and consistent land uses within this unique neighborhood commercial district. Many initiatives have been completed over the years which have focused on preserving and improving the pedestrian access to this commercial district. This has been achieved by maintaining and promoting the urban scaled pedestrian developments which consists of buildings at the street edge which provide direct access for the pedestrian. It is this type of urban development that is predominant throughout the "X" and this building is a prime example of this development pattern.

After a full review of the submitted site plan, the staff believes that the proposed building meets the intent and regulations of the Overlay District. As can be seen by the attached plans, the building will be situated up against Belmont Avenue with the parking located to the rear of the building. This provides direct pedestrian access to the front of the building. This design also mimics the design of the original building that was demolished back in 2018.

In reviewing the landscaping plans, it was noted that there currently are no plantings being shown up against the residential structure located at the rear of the property. There also does not appear to be any fencing being shown. Due to the fact that this parking lot will directly abut the residential structure, the staff would strongly recommend that a six (6) foot solid fence be installed as well as an arborvitae hedge. Further, it was also noted that this is also where the dumpster is proposed to be placed. Again, due to the fact that this will directly abut the residential house, the staff would recommend that the dumpster be located elsewhere on the property. In reviewing the plans, there does appear to be enough room closer to the new building to accommodate the dumpster.

Lastly, it should be noted that no sign plans were submitted with the plans. As per the Overlay Regulations, all signage must be reviewed and approved by the Office of Planning & Economic Development, prior to the issuance of a sign 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 the construction of a new, mixed-used building totaling more than 1,000 square feet with the Neighborhood Commercial Design Overlay District at the property known as SS (a.k.a. 462) Belmont Avenue (01235-0094).
3. The use shall be developed according to the site plans and elevations, with the addition of conditions #4 through #20.
4. The existing street trees along Belmont Avenue and Beaumont Street shall not be removed or trimmed without approval by the City Forester.
5. All landscaped areas shall be maintained and kept free of all debris, weeds and trash.
6. The site shall be maintained free of all trash, debris and overgrown vegetation.
7. The building shall be maintained graffiti free.
8. 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.
9. The public treebelt and sidewalks shall be maintained by the petitioner, including mowing and snow removal.
10. The dumpster shall be relocated away from the residential abutter.
11. The dumpsters shall be completely enclosed.
12. There shall be a six (6) foot, opaque fence installed along the rear property line.
13. In addition to the fencing, a arborvitaes hedge shall be installed along the rear property line.
14. A detailed sign plan shall be submitted to the Office of Planning & Economic Development, for review and approval, prior to the issuance of a sing permit.
15. There shall be no banners, streamers, pennants, or additional signs located on the property.
16. There shall be no non-accessory signs on the premises.
17. No signs or banners shall be attached to the light poles or any utility poles.
18. There shall be no outside storage.
19. Any and all lighting shall be directed away from the residential abutters.
20. 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.



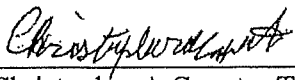
THE CITY OF
SPRINGFIELD, MASSACHUSETTS

6/2/2021

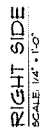
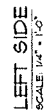
Special Permit Tax Certification

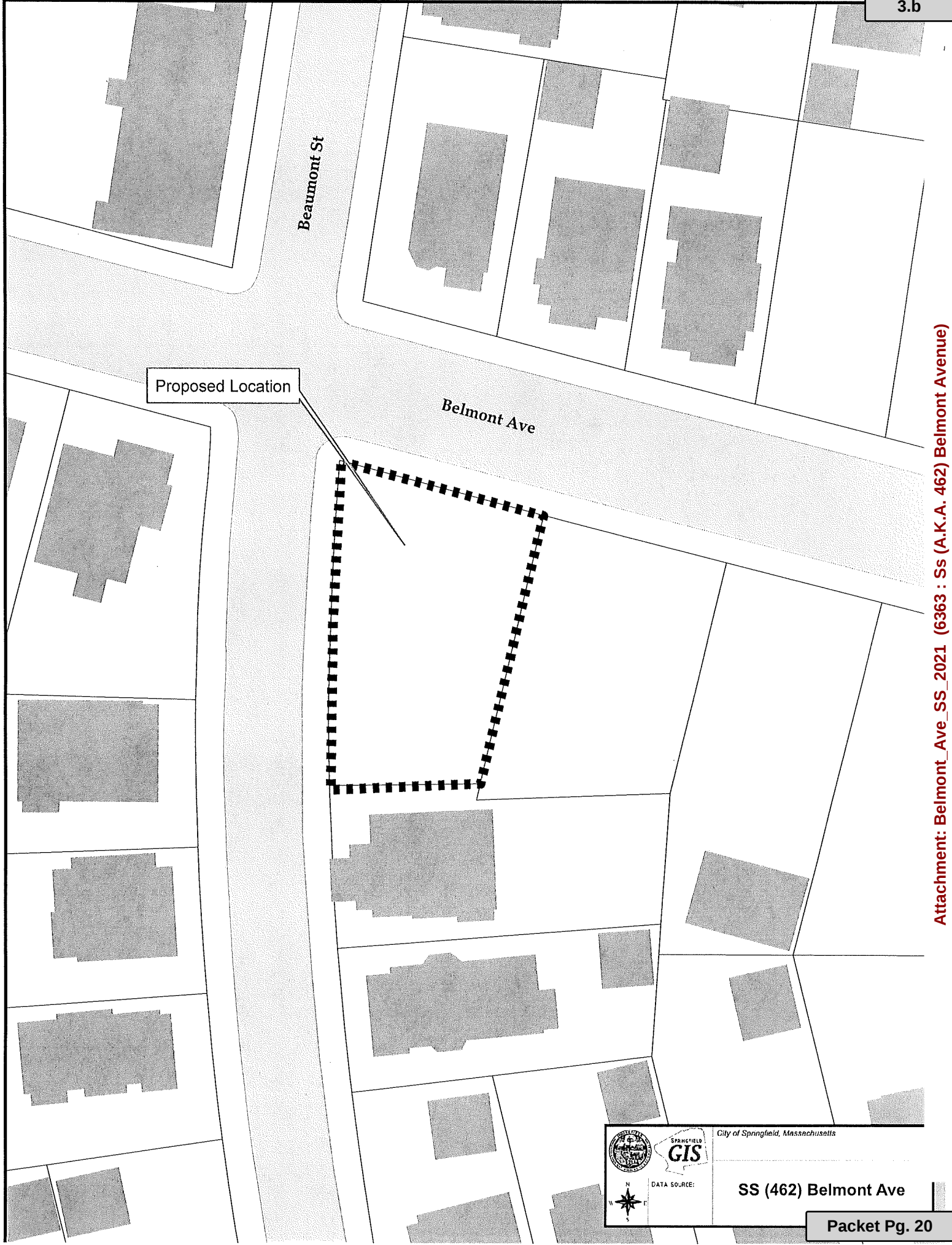
I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : SS Belmont Avenue
Petitioner : Seneca Slaughter
LandLord : Sage Home Builders, LLC


Christopher A. Caputo: Treasurer Collector

Packet Pg. 18





Proposed Location

Beaumont St

Belmont Ave

Attachment: Belmont_Ave_SS_2021 (6363 : Ss (A.K.A. 462) Belmont Avenue)



SPRINGFIELD
GIS

City of Springfield, Massachusetts



DATA SOURCE:

SS (462) Belmont Ave

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

for a special permit for the expansion of a pre-existing crematorium at the property known as WS Pine Street (a.k.a. 171 Maple Street) (09715-0040) (Book#2541/Page#92), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 8.5.

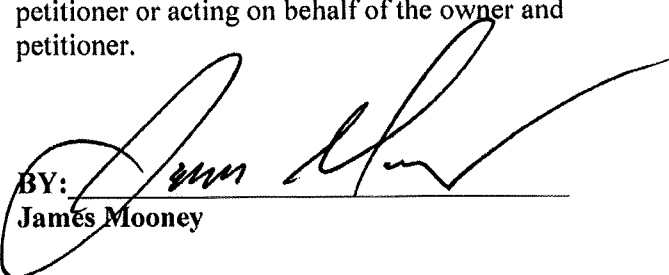
Mailing Address:

171 Maple Street
Springfield, MA 01105

Owner & Petitioner:

Properties of the Springfield Cemeteries

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

BY: 

James Mooney

Attachment: Pine_St_WS_Tax_Formal (6481 : WS Pine Street (A.K.A 171 Maple Street))



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

10/13/2021

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 : WS Pine Street
Petitioner : Properties of the Springfield Cemeteries
LandLord : Properties of the Springfield Cemeteries

Christopher A. Caputo: Treasurer Collector

Attachment: Pine_St_WS_Tax_Formal (6481 : WS Pine Street (A.K.A 171 Maple Street))

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

**WS PINE STREET (A.K.A. 171 MAPLE STREET)(09715-0040)
EXPANSION OF A PRE-EXISTING, NON-CONFORMING USE (CREMATORIUM)**

General Information

Petitioner:	Springfield Cemetery
Request:	Expansion of a pre-existing, non-conforming use (crematorium).
Proposed use of the property:	Cemetery/Crematorium
Size:	1,714,870 s.f. (approx. 39 acres)
Compatibility with current planning documents:	The Six Corners Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Maple High/Six Corners Neighborhood Council: 11-8-21
Tax Status:	SEE ATTACHED
Site Visit:	11-16-21
Hearing Date:	11-22-21/12-6-21

Staff Analysis

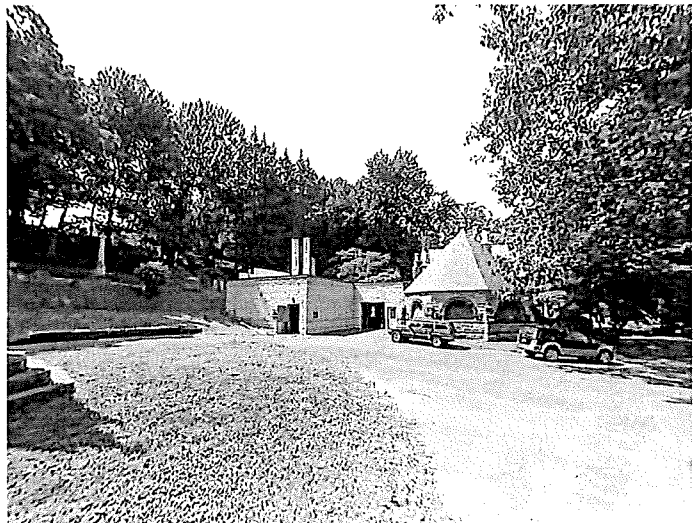
Neighborhood characteristics:

The property is zoned Residence B and the building housing the crematorium is located within the larger cemetery property. The closest residence is over two hundred (200) feet away.

Site plan review:

The petitioner has requested a special permit for the expansion of a pre-existing, non-conforming use (crematorium), at the property known as WS Pine Street. This is the site of the Springfield Cemetery.

As per the information submitted by the petitioner, the request is to construct a new 1,756 addition to the existing Dorcas Chapin Chapel. The proposed addition will house two (2) new cremation units with the possibility of a third if needed in the future. These new units will allow the phased decommission of the two (2) existing units currently located within the chapel building.



After reviewing the submitted site plans and information, as well as visiting the site, the staff does not object to the proposed use. As noted, the existing building is located within the larger cemetery and does not have any direct abutters. This crematorium has also been in operation for a number of years and the staff does not believe the proposed expansion will have any major impacts to the abutting properties or on the neighborhood as a whole.

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 expansion of a pre-existing, non-conforming use (crematorium), at the property known as WS Pine Street (09715-0040).
3. The use shall be developed as per the attached site plans, with the addition of conditions #4 and #5.
4. Any and all building permits shall be obtained, prior to start of construction.
5. 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.
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

10/13/2021

Special Permit Tax Certification

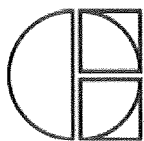
I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : WS Pine Street
Petitioner : Properties of the Springfield Cemeteries
LandLord : Properties of the Springfield Cemeteries

A handwritten signature in cursive script, reading "Christopher A. Caputo", is written over a horizontal line.

Christopher A. Caputo: Treasurer Collector

Attachment: Pine_St_WS_2021 (6481 : WS Pine Street (A.K.A 171 Maple Street))



CAOLO & BIENIEK ASSOCIATES, INC.

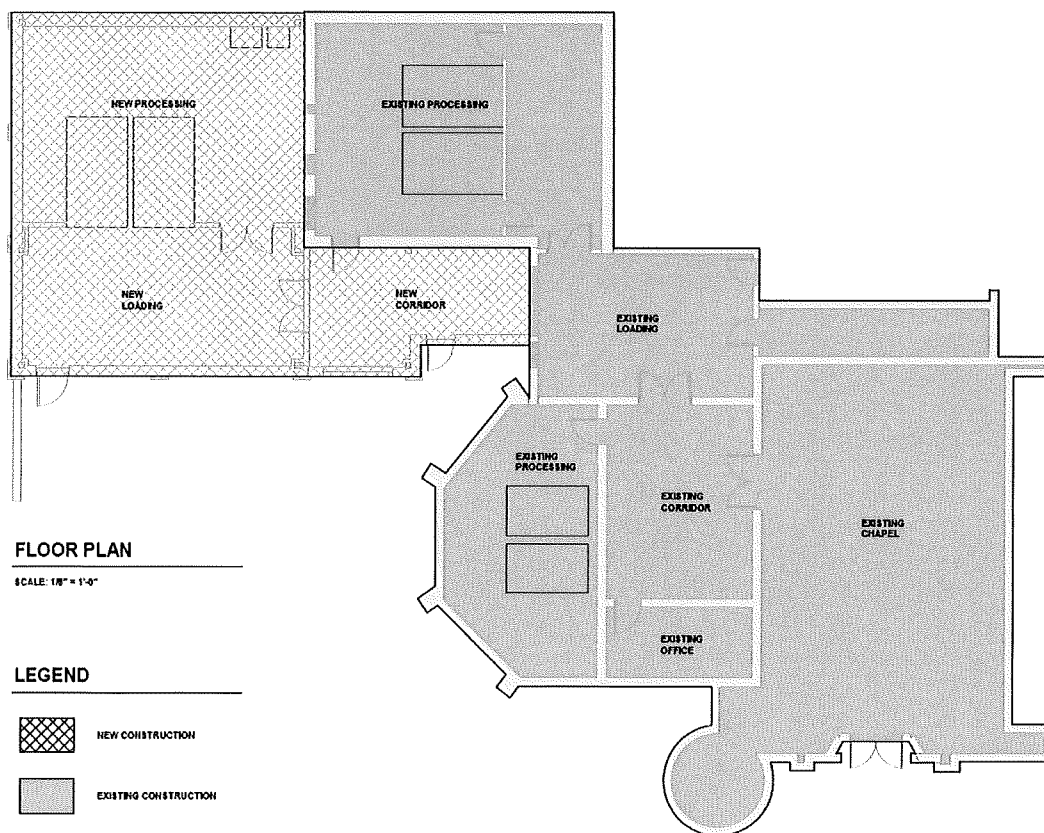
ARCHITECTURE • PLANNING • INTERIOR DESIGN

CURTIS A. EDGIN, AIA, NCARB
JAMES M. HANIFAN, AIA, NCARB.
BERTRAM W. GARDNER IV, AIA, NCARB
JOHN D. MACMILLAN, AIA, LEED AP

Proposed Use: Springfield Cemetery Crematory Addition

The proprietors of the Springfield Cemetery seek approval for an addition to the Dorcas Chapin Chapel within the Springfield Cemetery to house new crematory units. The present chapel and crematory facility houses a total of four crematory units of various ages. Two units are located in a former addition constructed in 2001 and two units are located within the original chapel building. The proposed 1,765 square foot addition would house two new cremation units with space to add a third new unit in the future if ever needed. The new modern cremation units will allow for the phased decommissioning of the 30+ year old smaller cremation units presently in operation within the chapel building.

Below is a floorplan of the existing Dorcas Chapin Chapel & Crematory with the proposed addition.



Attachment: Pine_St_WS_2021 (6481 : WS Pine Street (A.K.A 171 Maple Street))



Maple High Six Corners Neighborhood Council, Inc.

74 Walnut Street, Suite #B109
 Springfield MA 01105
 736-4493, maplehighsixcorners@yahoo.com
 President: Melvin Edwards, 348-8036, melvinspeaks@msn.com
 Vice President: Raymon Ray, 736-9131, rayland500@yahoo.com
 Secretary: Linda Bartlett, 519-3936, vze4f2rh@comcast.net

October 20, 2021

Phillip Dromey,
 Deputy Director of Planning
 70 Tapley Street
 Springfield MA 01104

Re: Application for Special Permit by Springfield Cemetery

Dear Mr. Dromey,

Please be advised that representatives of Springfield Cemetery attended our October 12th meeting via Zoom to discuss plans to expand the Crematorium building and install 2 new pieces of equipment. A Special Permit is required to complete the work.

They explained that these 2 new ovens require more space to operate, hence the need to construct an addition to house them. The new equipment will be much more energy efficient, are quieter and will release less emissions. The Crematorium at Springfield Cemetery is one of only two in our area and provides a vital service to our community.

After discussion and questions, the Maple High Six Corners Neighborhood Council voted to support this Special Permit. Springfield Cemetery is an historic treasure in our neighborhood and city. They have been good neighbors over the years and have invested in repairs to its fencing and in maintaining the property extensively. We are proud to support Springfield Cemetery and urge passage of the Special Permit required so that the Cemetery can continue to provide its valuable services into the future. Thank you for your attention to this matter.

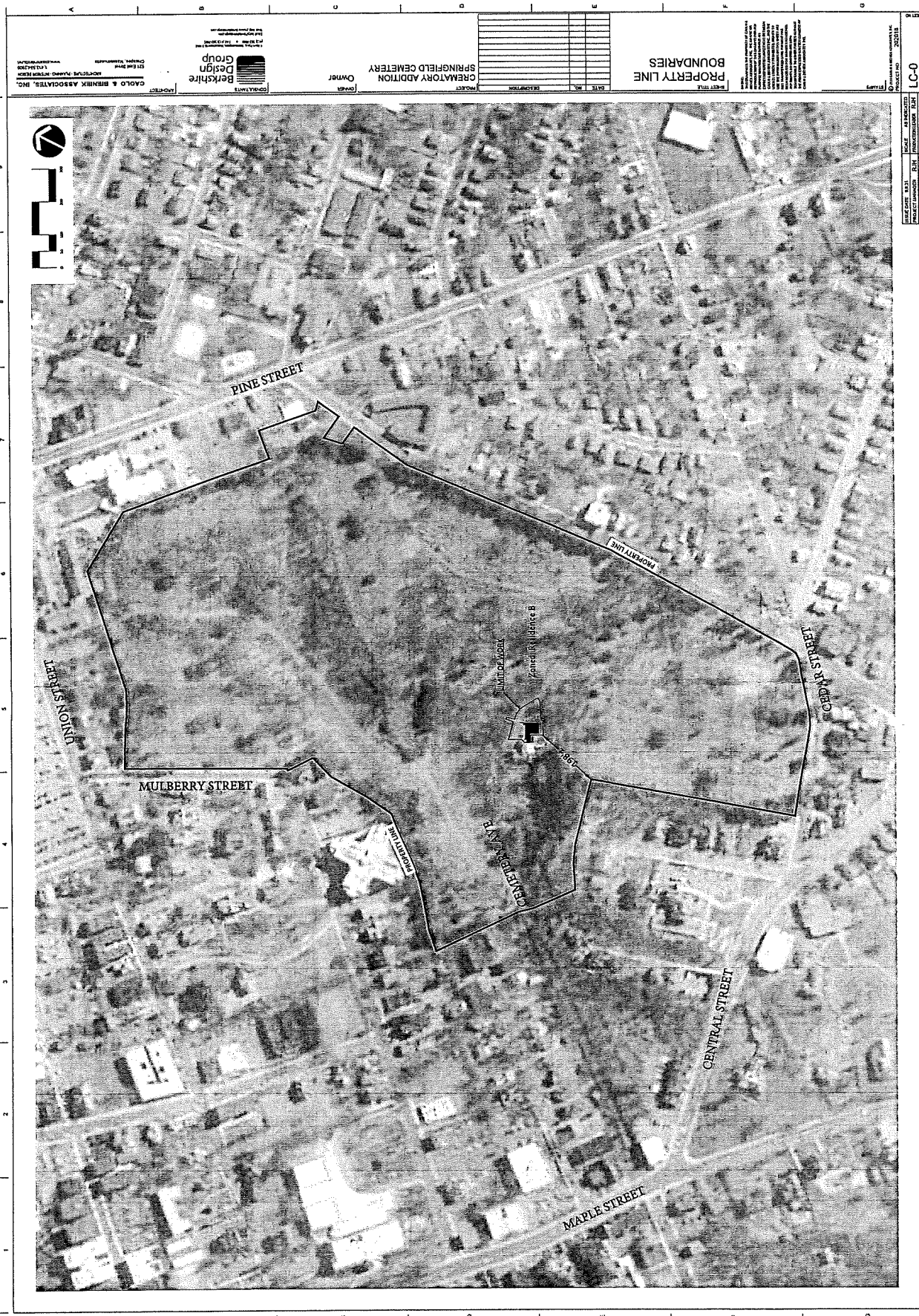
Best Wishes,

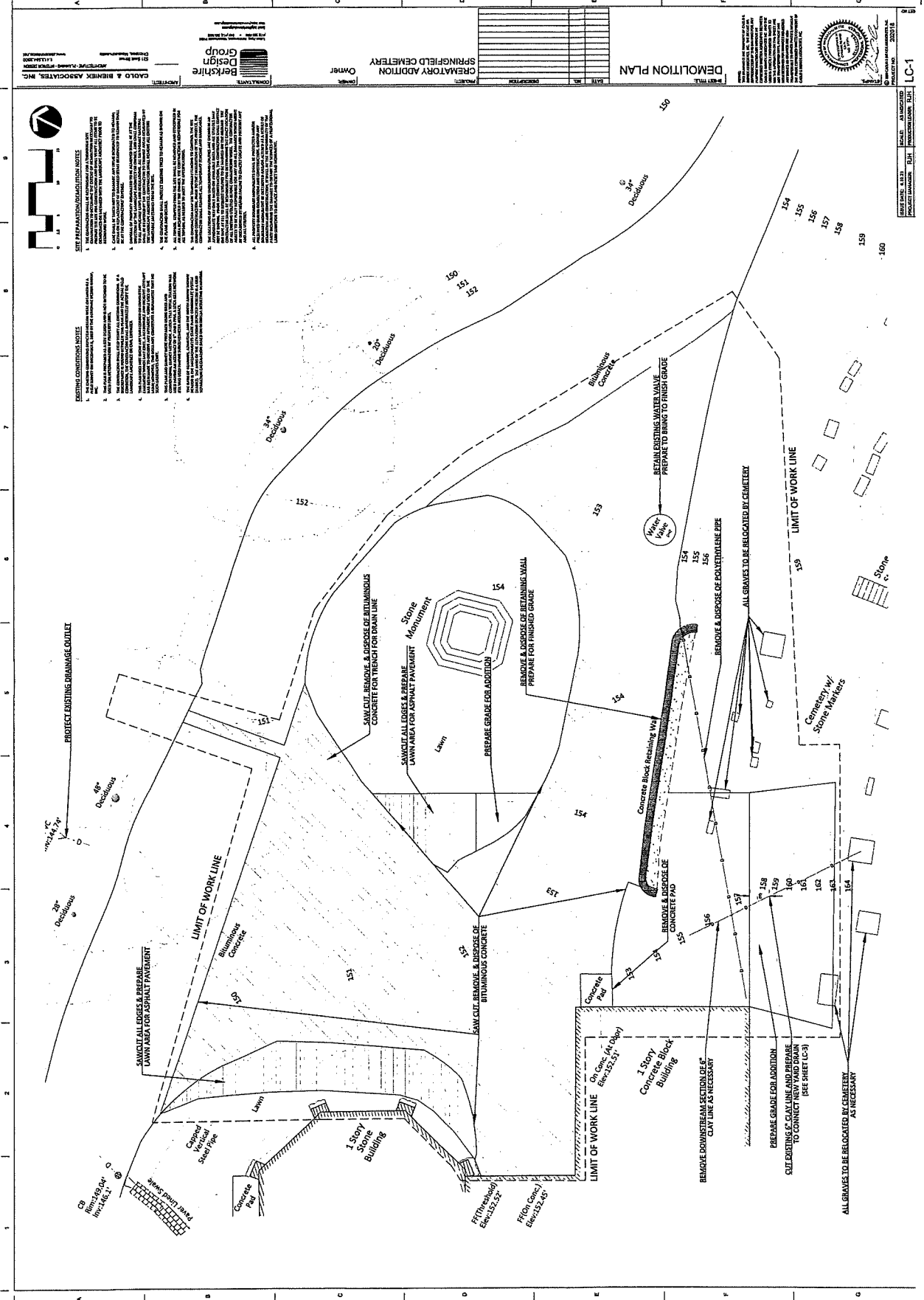
Linda Bartlett

Linda Bartlett, Secretary
 On Behalf Of
 Maple High Six Corners Neighborhood Council

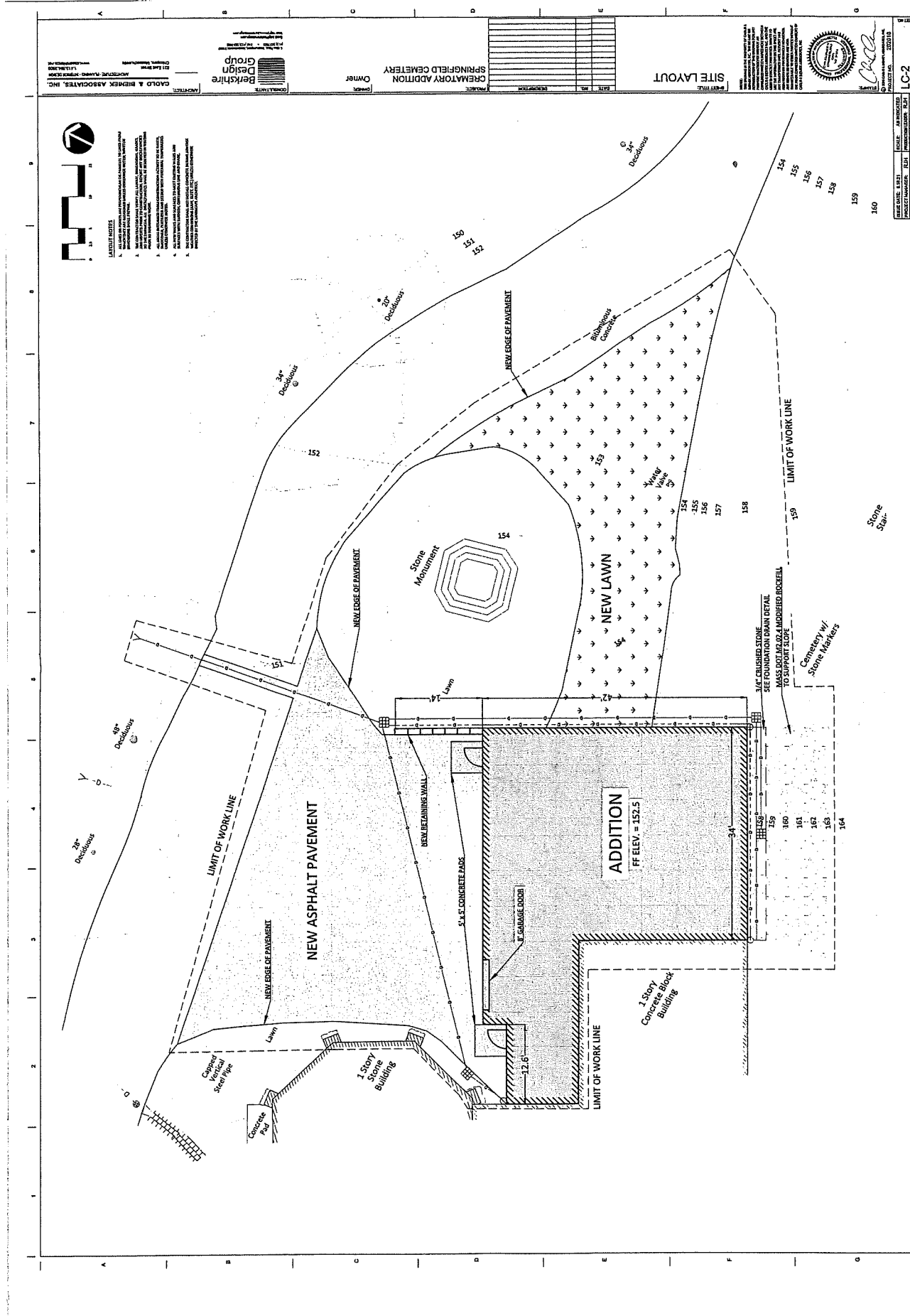
Cc: Jim Hanifan, Caolo & Beiniek Associates, Inc.
 Springfield City Council

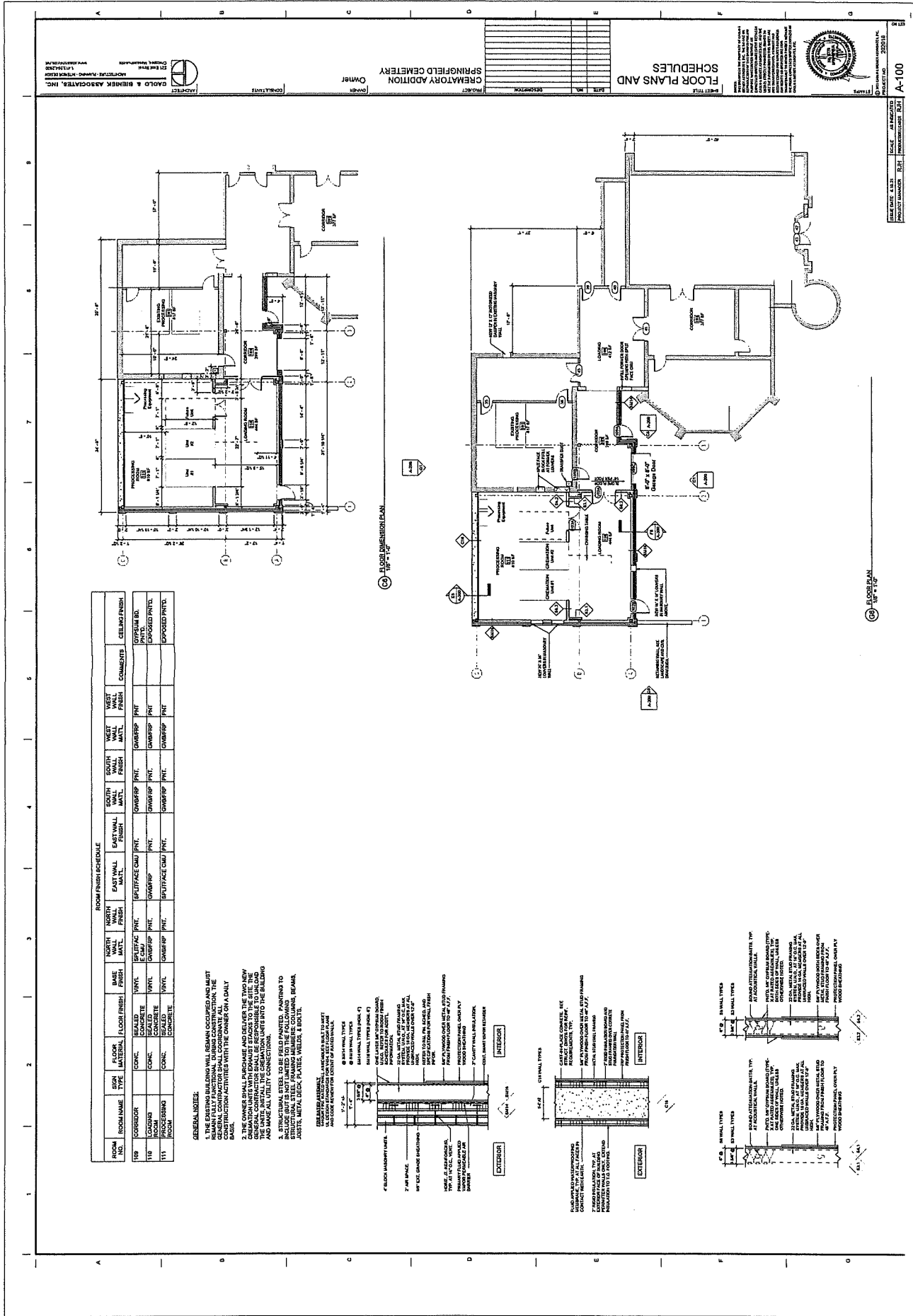
Attachment: Pine_St_WS_2021 (6481 : WS Pine Street (A.K.A 171 Maple Street))

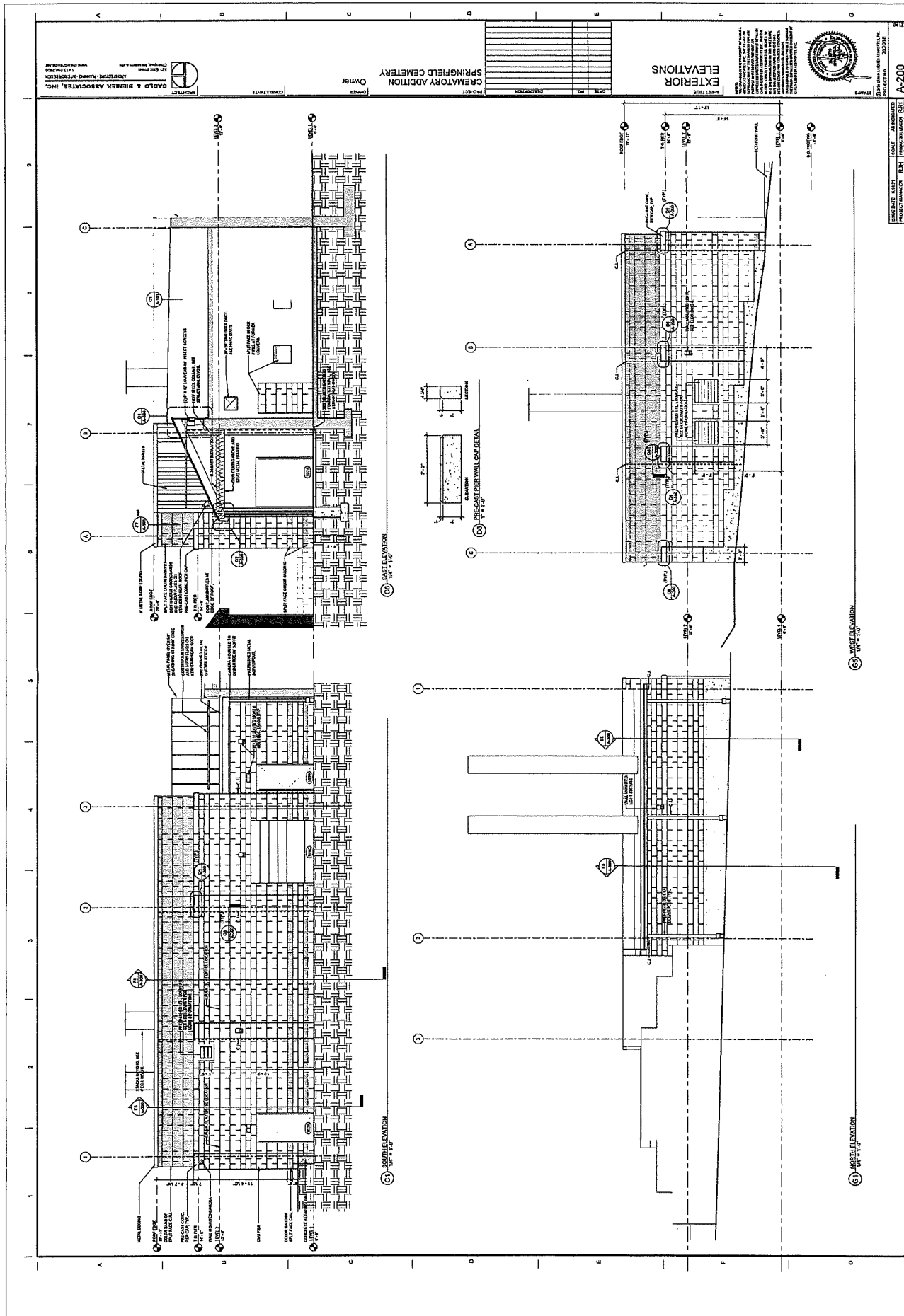


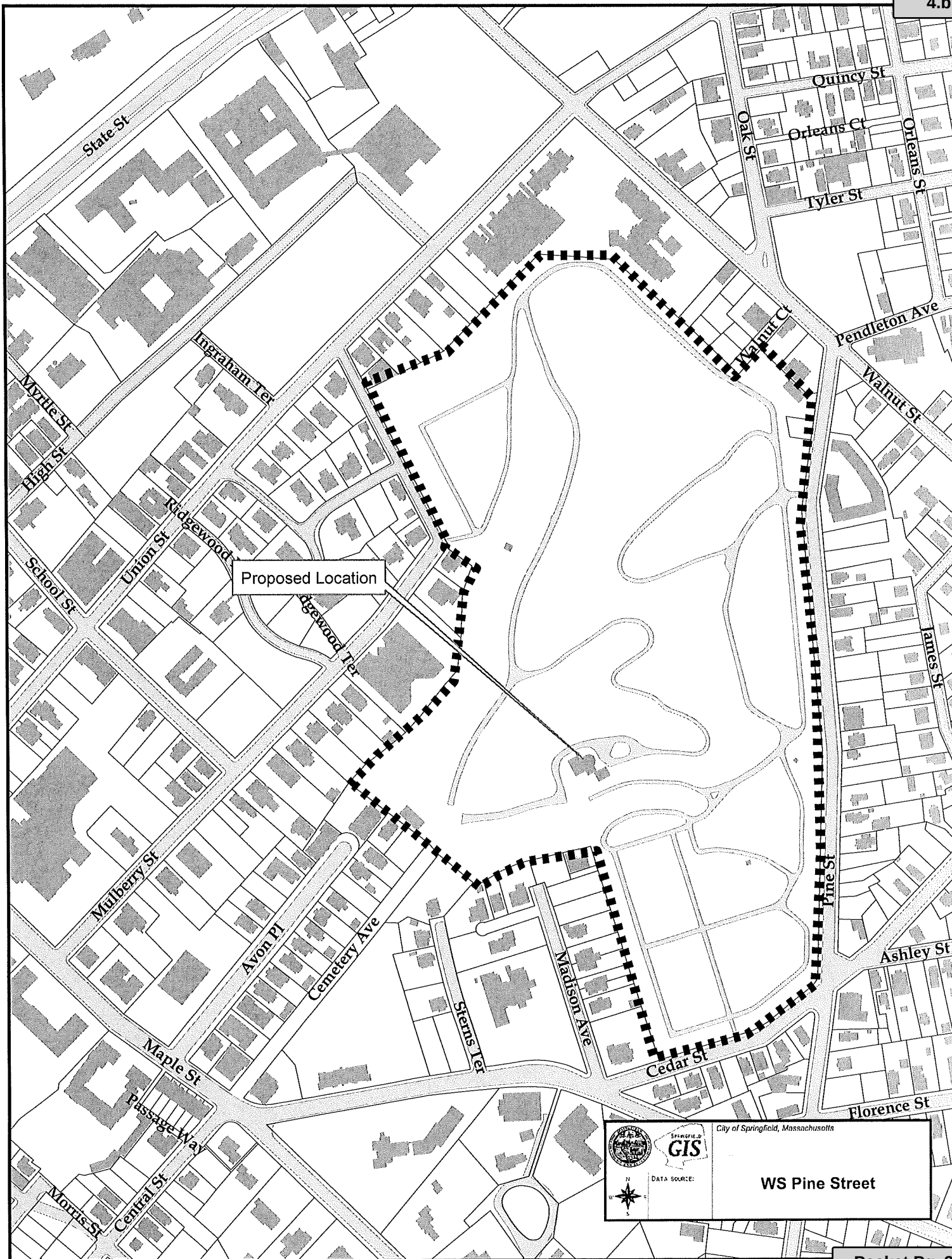


Attachment: Pine_St_WS_2021 (6481 : WS Pine Street (A.K.A 171 Maple Street))









Attachment: Pine_St_WS_2021 (6481 : WS Pine Street (A.K.A 171 Maple Street))

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

for a special permit to operate an Adult Use Marijuana Establishment (marijuana cultivator) at a portion of the property known as 299 Page Boulevard (09440-1100) (Book#22629/Page#91), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 20.2.

Mailing Address:

89 Guion Street
 Springfield, MA 01104

Owner:

DAL Page, LLC

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



BY: David Goodman
David Goodman, Manager

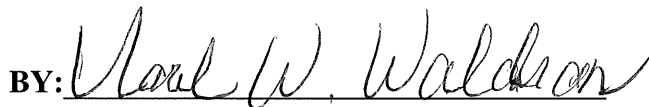
Mailing Address:

89 Guion Street
 Springfield, MA 01104

Petitioner:

Page Cultivate, LLC

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



BY: Mark Waldron
Mark Waldron, Manager

Attachment: 299_Page_BI_Adult_Use_Cultivation_Tax_Form (6487 : 299 Page Boulevard)



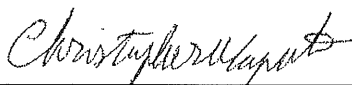
THE CITY OF
SPRINGFIELD, MASSACHUSETTS

10/6/2021

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 : 299 Page Boulevard
Petitioner : Page Cultivate, LLC
LandLord : DAL Page , LLC


Christopher A. Caputo; Treasurer Collector

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

**299 PAGE BOULEVARD (09440-1100)
ADULT USE MARIJUANA ESTABLISHMENT (CULTIVATION)
PAGE CULTIVATE, LLC**

General Information

Petitioner:	Page Cultivate, LLC
Request:	Adult Use Marijuana Establishment (cultivation)
Proposed use of the property:	Adult Use Marijuana Establishment (cultivation)
Parcel Size:	106,247 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: 11-8-21
Tax Status:	SEE ATTACHED
Site Visit:	11-15-21
Hearing Date:	11-22-21/12-6-21

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Industrial A and is located in an area of primarily commercial uses. The surrounding land uses include:

- To the north are the Springfield Police Training Academy and a number of motor vehicle repair operations zoned Industrial A.
- To the south is a manufacturing operation zoned Industrial A.
- To the west is a warehouse operation zoned Business B and Industrial A.
- To the east is a recycling operation zoned Industrial A.

Summary:

The petitioner has requested a special permit to allow for the operation of an Adult Use Marijuana Establishment (cultivation) on a portion of the property known as 299 Page Boulevard. This site currently contains the Springfield Police Training Academy. AN ANR/Non-Subdivision plan was submitted showing the creation of a new 106,247 square foot parcel to be located behind the existing building. The plans submitted show the construction of a new 46,984 square foot building.

As the Council is aware, the voters of Massachusetts approved an initiative petition known as “*The Regulation and Taxation of Marijuana Act*”, which was codified as Chapter 334 of the Acts of 2016 (“Chapter 334”). Chapter 334 reduced state criminal penalties and instituted civil penalties for the possession and recreational use of marijuana by persons over 21 years of age. It also created a way for the Commonwealth to control the production and distribution of marijuana through licensing, regulations, and taxation of Marijuana Establishments. Chapter 55 of the Acts of 2017 (“Act”) was enacted by the State Legislature as an amendment to Chapter 334.

The Act allows Marijuana Establishments to cultivate, manufacture, and process marijuana and to sell marijuana to persons over 21 years of age. An applicant requesting certification as a Marijuana Establishment must meet the requirements set out in 935 CMR 500.00, the regulations promulgated by the Cannabis Control Commission, to be considered for a final license as a Marijuana Establishment.

The Act also calls for local control of Marijuana Establishments (G.L.c. 94G, §3) by allowing municipalities to create licensing requirements and to make reasonable regulations that control the time, place and manner of Establishments. In October 2018, an amendment to the Springfield Zoning Ordinance was approved which added Section 4.7.110, *Adult Use Marijuana Establishments*. Section 4.7.110 sets forth the zoning and Tier 3 special permit requirements for Establishments seeking to operate in the City. Proposed Projects must comply with all requirements set forth in section 4.7.110 of the City’s Zoning Ordinance.

Due to the amount of interest the City received for this new use, the decision was made to conduct a phased Request for Qualifications/Proposals (RFQ/P) process, similar to what had been done for the medical marijuana and the casino selection. It was determined that this was the most efficient way to obtain the needed information in order to make a qualified decision about locating such an operation within Springfield.

The City conducted a first phase of the RFQ/P back in 2019. At that time, four (4) applicants were selected to move forward with the Hoar Community Agreement and special permit process. As of today’s date, the City of Springfield has four marijuana retail storefronts approved and currently has two (2) in operation (1300 Boston Road and 1200 West Columbus Avenue). There are currently no cultivation uses operating in Springfield.

A Phase 2 RFQ/P was issued in January 2021. As with Phase 1, the Phase 2 RFQ/P required detailed submissions from each potential applicant. The City also continued to retained an outside expert legal consultant to advise the City about fair, balanced and neutral selection criteria. Information required to be submitted in the response to the RFQ/P included:

- **Project Description:**
 - The type of Marijuana Establishment being proposed;
 - The name of the proposer, the contact person and the contact person's business address, telephone and facsimile numbers and e-mail address; and
 - A brief description of proposer and its business including names and biographies of its officers, directors, and key personnel, or persons serving in similar capacities.
- **Location:**
 - Proof of interest, proprietary ownership, lease or control of the proposed project site evidencing binding permission to use the premises as a Marijuana Establishment;
 - Size and description of the proposed site;
 - Pedestrian and vehicular traffic safety plan; and
 - A comprehensive analysis showing the site is in compliance with zoning requirements set forth in Section 4.7.110 of the City

Zoning Ordinance, including buffer zones.

- **Design and Construction:**
 - Estimated construction budget;
 - Conceptual site plan of the project including, but not limited to:
 - Proposed employee and customer parking;
 - Dumpster locations;
 - Lighting;
 - Security fencing; and
 - Signage.
 - A summary of anticipated fiscal impacts on the City of Springfield, the anticipated duration of such impacts and a detailed plan to mitigate such impacts that includes:
 - Pedestrian and vehicular traffic impacts;
 - Infrastructure and utility impacts;
 - Environmental impacts; and
 - Increases in City services.
- **Management and Business Operations:**
 - A draft Management and Operations Profile pursuant to 935 CMR 500.101;
 - Business operations profile, including the projected number of full-time and part-time employment positions that will be created by the project and the number of positions available to City residents;
 - Organizational chart for the proposer, listing all principal entities. If the proposer currently has or expects to have local partners who will have an ownership in the entity developing the project, that same information must be provided;
 - Financial summary for the proposed project; and
 - Background, reputation and expertise of the proposer in designing, developing and operating marijuana or other businesses similar to the project proposed in the City.
- **Equity:**
 - Diversity plan to promote and encourage full participation in the regulated marijuana industry;
 - Plan to positively impact areas of disproportionate impact pursuant to 935 CMR 500.101;
 - If applicable, statement reflecting that the proposer is a Commission-certified Economic Empowerment Applicant pursuant to 935 CMR 500.101 and/or Commission-certified Social Equity Applicant pursuant to 935 CMR 500.105.
 - If not Commission-Certified Economic Empowerment Applicant or Social Equity Applicant, a statement reflecting extent to which Proposal includes the following:
 - A majority of ownership, and/or current employees/sub-contractors is/are: Black, African American, Hispanic, Latino, members of other underrepresented communities, women, veterans, or people with disabilities;
 - Residency of owner in a Commission-designated area of disproportionate impact (including City);

- Prior, nonviolent drug conviction(s) (*This information was ONLY used to evaluate a proposer's equity qualifications*); or
 - Plans/programs demonstrating active engagement in economic education, resource provision or empowerment to disproportionately impacted individuals or communities.
 - Plans/programs intending to facilitate future business practices that promote economic empowerment in areas of disproportionate impact within the City, including the use of an incubator or accelerator program to aid limited net worth equity applicants who wish to enter the adult use industry.
- Description detailing proposer's promotion of sustainable, socially and economically reparative practices in the cannabis industry.
- **Community Outreach and Cooperation:**
 - A summary of the Community Outreach Meeting that includes:
 - The date, time and location of the meeting;
 - A list of the attendees;
 - A description of efforts to publish and market the meeting;
 - A summary of notes taken at the meeting, reflecting citizen comments; and
 - If any, a summary of follow-up taken by the proposer to respond to public comments
 - A summary of cooperation with City personnel and the community.

A total of twenty-four (24) responses were submitted to the Phase 2 RFP/Q. This included five (5) responses for cultivation, two (2) for transport/courier and seventeen (17) storefront retail operations. Reviewing the submissions was selection committee set up by the Mayor, in conjunction with the City Council. This selection committee was made up with representatives from the Springfield Department of Health & Human Services, Police Department, Fire Department, Department of Public Works, Building Department, Law Department, Mayors Office, Office of Procurement, Division of Administration & Finance, a representative of the City Council and the Office of Planning & Economic Development. To ensure procedural fairness, the City again utilized the services of its outside expert legal consultant during the review process. It should also be noted that the RFQ/P process also included public presentations (via Zoom) by a number of the proposers.

After a full review, the responses were then ranked. Based on these rankings it was determined that a total of nine (9) submissions would be allowed to move forward with the negotiation of a Host Community Agreement (HCA). These included one (1) cultivation site, six (6) storefront/retail operations, one (1) transportation operation and one (1) courier. In addition to the HCA being approved by the City Council, as per the Zoning Regulations, a special permit is also required to be approved.

Review: 299 Page Boulevard:

As noted above, 299 Page Boulevard has been identified as the potential location for a proposed Adult Use Marijuana Cultivation Establishment. The plans submitted show the construction of a new 46,984 square foot, single-story building. This new building would be located in the rear of the Springfield Police Training Academy.

The plans submitted show that the proposed use would have access from both Page Boulevard and Guion Street. The Page Boulevard entrance would be used to access a proposed forty-eight (48) space parking lot. This number exceeds the number required under the Zoning Regulations. It should be noted that much of the

proposed parking lot will be located on the adjacent property known as 271 Page Boulevard. The entrance on Guion Street would be used for commercial access for shipping and deliveries.

In addition to the site plan, detailed floor plans have also been submitted. The interior of the building will house a number of different areas including offices, security room, staff lounge, a number of growing/flowering and drying rooms. The interior of the building will also house cutting rooms, storage areas and vault.



A full detailed security plan has also been submitted. As noted, the Springfield Police Department has been involved throughout this entire process and has reviewed the security plans. The plan includes a number of security and safety measures including closed circuit television system, both inside and outside the facility. The security also includes an alarm system and access control. In addition to the security plan a full management and operations plan has also been submitted which includes details on the policies and procedures for the cultivation operation. Further, it should be noted that this will only be a cultivation operation. There will be no retail sales done at this location.

Further, as part of the submission, the petitioners were required to submit a traffic study. Those studies were then sent to the Department of Public Works (DPW) for a full review. In speaking with the Director of DPW, he had no major concerns. Since this will be the first cultivation operation in the city, the staff would recommend that, if approved, the petitioner be required to work directly with DPW to review any traffic related issues, especially during the opening of the operation.

Lastly, one of the major concerns that the staff has with the proposed use is odor control. While this site is located within an industrial area, there are homes located to the north of this property as well as along the west side of Page Boulevard. As part of the submission, the petitioner has submitted a detailed odor mitigation plan. The plan includes “odor control rooms” which will not have “...windows or other openings to allow for the release air. These “odor control rooms” will also have strict access procedures. Lastly, a carbon filtration system will be installed in each room. The information submitted indicate that “...carbon filtration systems are widely considered to be the best cannabis odor solution in facilities nationwide, as they utilize pellets of charcoal to trap terpenes as air passes through “carbon scrubbers” installed in the ducting”.

In addition to the special permit, a Host Community Agreement is required as well as a full review, approval and licensing of this proposed use by the Massachusetts Cannabis Control Commission.

Overall, the staff has been very pleased with the professionalism shown by not only this company but by all the companies participating in the RFQ/P process. The staff firmly believes that Page Cultivate has provided a detailed outline of its proposal and has addressed all the concerns outlined by the many city departments participating in the RFQ/P review. The staff does not oppose the proposed request and does not believe the proposed use will have a negative impact on the surrounding properties or on the neighborhood as a whole.

Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only and shall not be reassigned or transferred.
2. This special permit is granted solely for the operation of an Adult Use Marijuana Establishment (cultivation) on a portion of the property known as 299 Page Boulevard (09440-1100).
3. The use shall be developed as per the attached site plans, elevations and submission requirements with the addition of conditions #4 through #27.
4. The petitioner shall obtain a Host Community Agreement prior to the issuance of a Certificate of Occupancy.
5. Prior to start of operations, the petitioner shall provide the Springfield Police Department, Department of Health & Human Services and the Building Department a copy of the license issued by the Massachusetts Cannabis Control Commission.
6. This special permit shall expire upon the expiration and/or termination of the license by the Massachusetts Cannabis Control Commission.
7. The petitioner shall be required to remove all materials, signage, inventory, equipment and other paraphernalia within sixty (60) days of ceasing operations or immediately following any revocation of its license issued by the Massachusetts Cannabis Control Commission.
8. There shall be no on-site consumption, including the parking area, of marijuana or marijuana related products.
9. There shall be no retail sales done at this location.
10. There shall be no outside storage of marijuana or marijuana related products.
11. No marijuana, marijuana related product or any accessory paraphernalia shall be visible to the general public from the exterior of the building or property line.
12. The facility shall fully comply with its odor control plan providing proper and adequate ventilation. All resulting odors, smoke, vapor, fumes, gases and/or particulate matter from the use shall be effectively confined to the premises or so disposed of to avoid any increased air pollution.
13. 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.
14. The petitioner shall coordinate with DPW and the Springfield Police Department, and supply all requested information, to identify and address any and all potential traffic related issues, especially relating to opening activities.
15. If during the initial opening period, but no longer than six (6) months, the City determines that vehicles queuing on a public way have become a safety hazard or nuisance, the petitioner shall coordinate with DPW and the Springfield Police Department to identify and immediately implement methods to eliminate the queuing. Any and all costs related to these remedies shall be borne by the petitioner.
16. The petitioner shall coordinate with the Springfield Police Department on all security related matters and shall fully comply with the submitted Security Plan.
17. The use shall comply with all Zoning Regulations as outlined in Article 4, Section 4.7.110 and all other applicable sections of the ordinance.
18. The use shall comply with any and all regulations outlined by the Massachusetts Cannabis Control Commission and 935 CMR 500.
19. Any and all signage shall be properly permitted and comply with the Springfield Zoning Ordinance and regulations outlined by 935 CMR 500.
20. The use shall comply with any and all stipulations outlined within the approved Host Community Agreement.
21. The site shall be maintained and kept free of all litter and debris.
22. All landscaped areas shall be maintained.
23. The public sidewalk along Page Boulevard shall be maintained, including snow removal.
24. All required permits from the Department of Health & Human Services shall be obtained prior to start of operations. A Certificate of Occupancy shall also be issued by the Building Department, prior to opening.
25. Any and all required permits from the DPW and the Building Department shall be obtained prior to the

start of any construction.

26. Any and all dumpsters shall be completely enclosed.
27. 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.



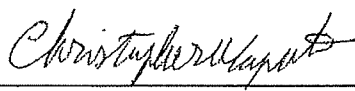
THE CITY OF
SPRINGFIELD, MASSACHUSETTS

10/6/2021

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 : 299 Page Boulevard
Petitioner : Page Cultivate, LLC
LandLord : DAL Page , LLC


Christopher A. Caputo: Treasurer Collector

SPECIAL USE PERMITTING DRAWINGS

299 PAGE BOULEVARD - LOT 2 · SPRINGFIELD · MASSACHUSETTS

PAGE CULTIVATE, LLC

OCTOBER 15, 2021

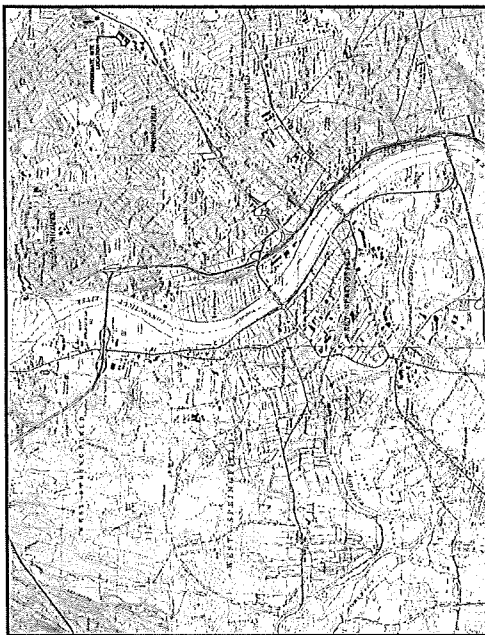
SHEET INDEX

SHEET No.	SHEET TITLE
GI-001	COVER SHEET
C1-01	GENERAL NOTES
C1-10	EXISTING CONDITIONS PLAN
C1-11	DEMOLITION PLAN
C1-12	EROSION AND SEDIMENT CONTROL PLAN
C1-20	SITE LAYOUT PLAN
C1-30	GRADING AND DRAINAGE PLAN
C1-40	SITE UTILITY PLAN
L1-00	LANDSCAPE PLAN
C3-00	EROSION & SEDIMENT CONTROLS DETAILS
C3-01 - C3-08	CONSTRUCTION DETAILS
C3-09	LANDSCAPE DETAILS
ES-001	ELECTRICAL GENERAL NOTES & DETAILS
ES-101	ELECTRICAL SITE PLAN
ES-102	ELECTRICAL PHOTOMETRIC PLAN

OWNER
PAGE CULTIVATE, LLC
299 PAGE BOULEVARD
SPRINGFIELD, MA 01104

PREPARED BY

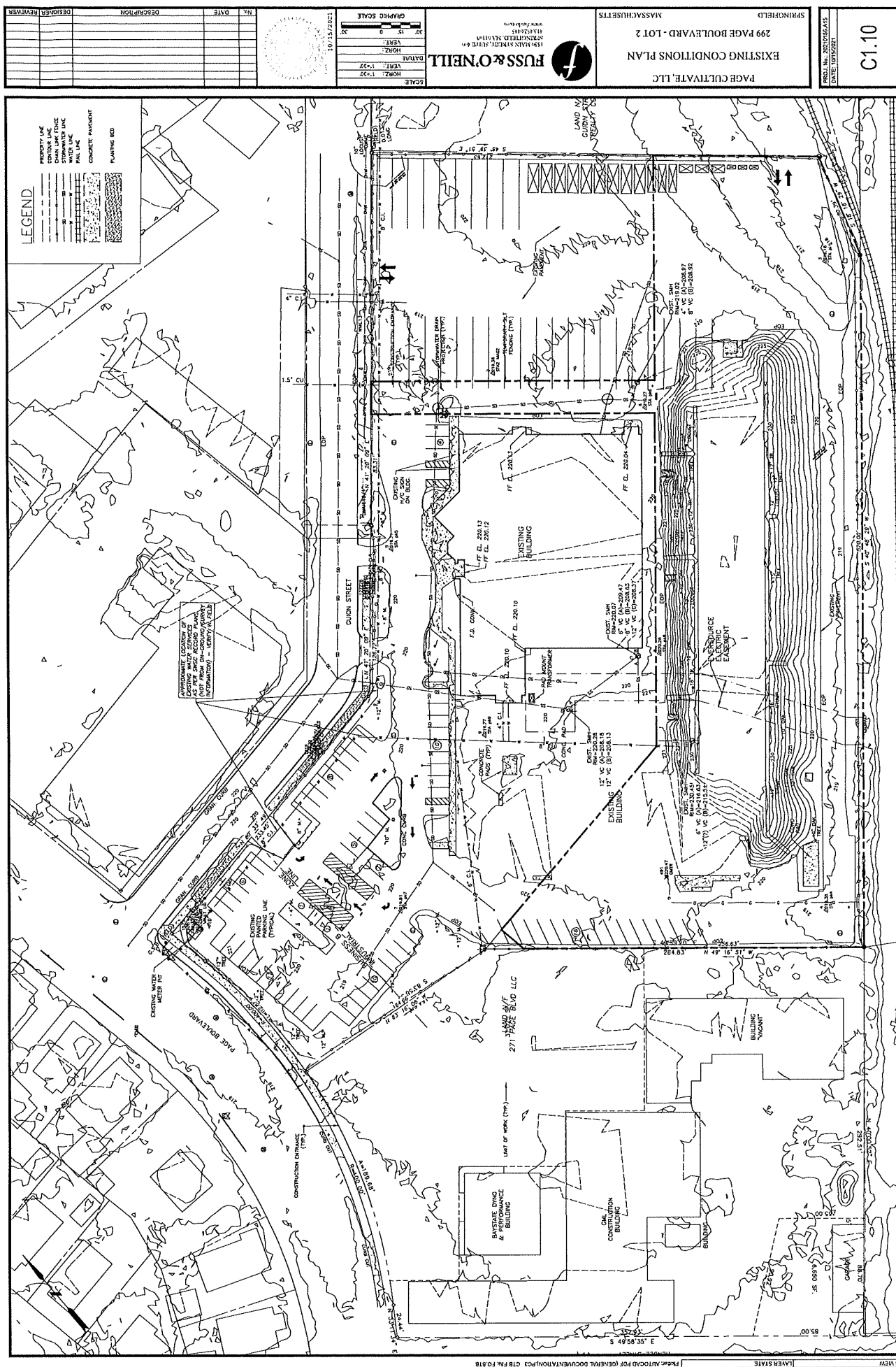
FUSS & O'NEILL
1350 MAIN STREET, SUITE 400
SPRINGFIELD, MA 01103
413.452.0445
www.fussco.com



LOCATION MAP
SCALE: 1" = 1000'

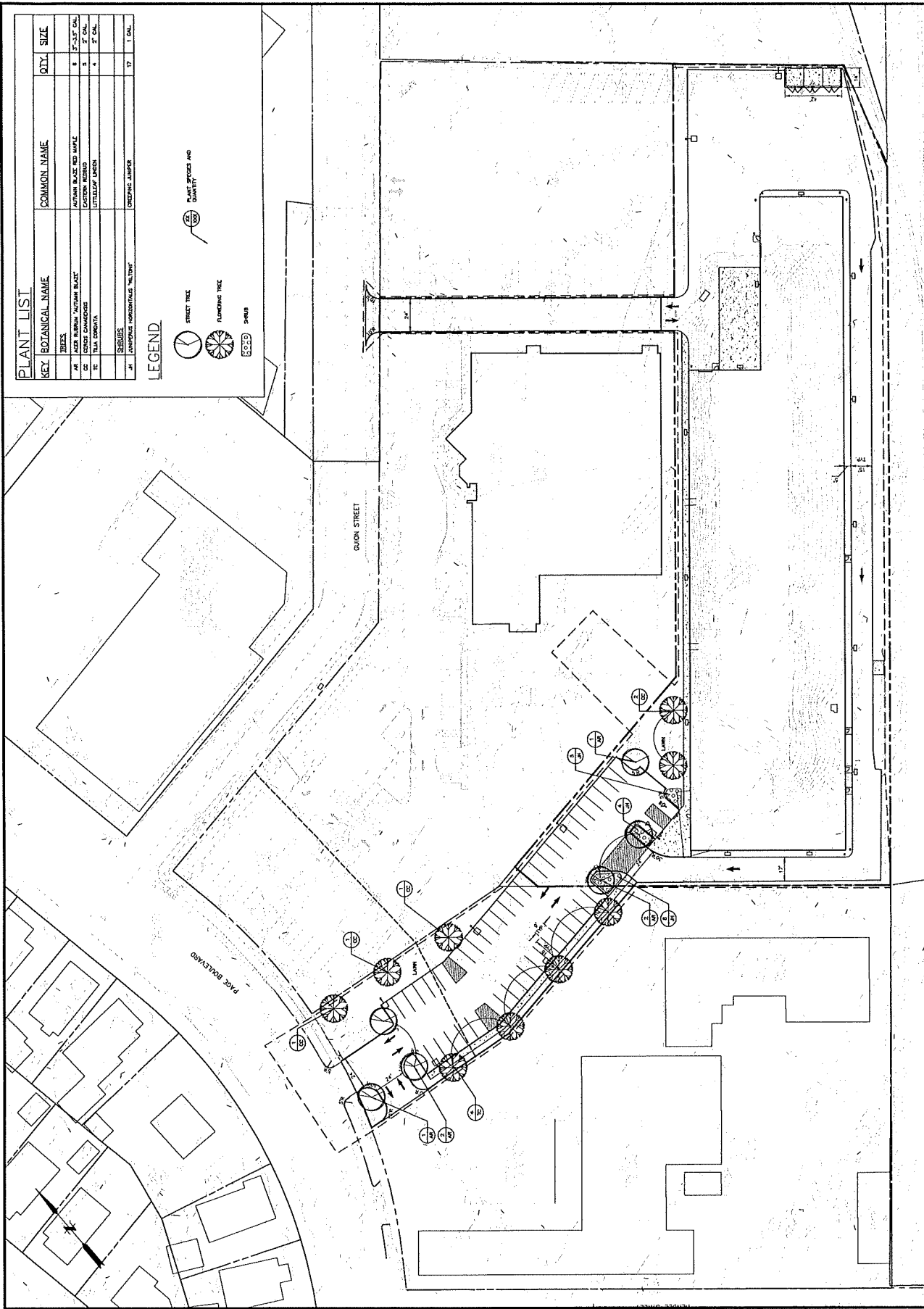
PROJ. NO.: 20210106A1E
DATE: 10/15/2021
GI-001

5.b



SPRINGFIELD 299 PAGE BOULEVARD - LOT 2 LANDSCAPE PLAN PAGE CULTIVATE, LLC MASSACHUSETTS		SCALE HORIZ: 1"=20' VERT: 1"=10' DATE: 12/15/2021	PROJECT: 20210106-AS DATE: 10/15/2021
299 PAGE BOULEVARD - LOT 2 LANDSCAPE PLAN PAGE CULTIVATE, LLC MASSACHUSETTS		SCALE HORIZ: 1"=20' VERT: 1"=10' DATE: 12/15/2021	PROJECT: 20210106-AS DATE: 10/15/2021

L1.00

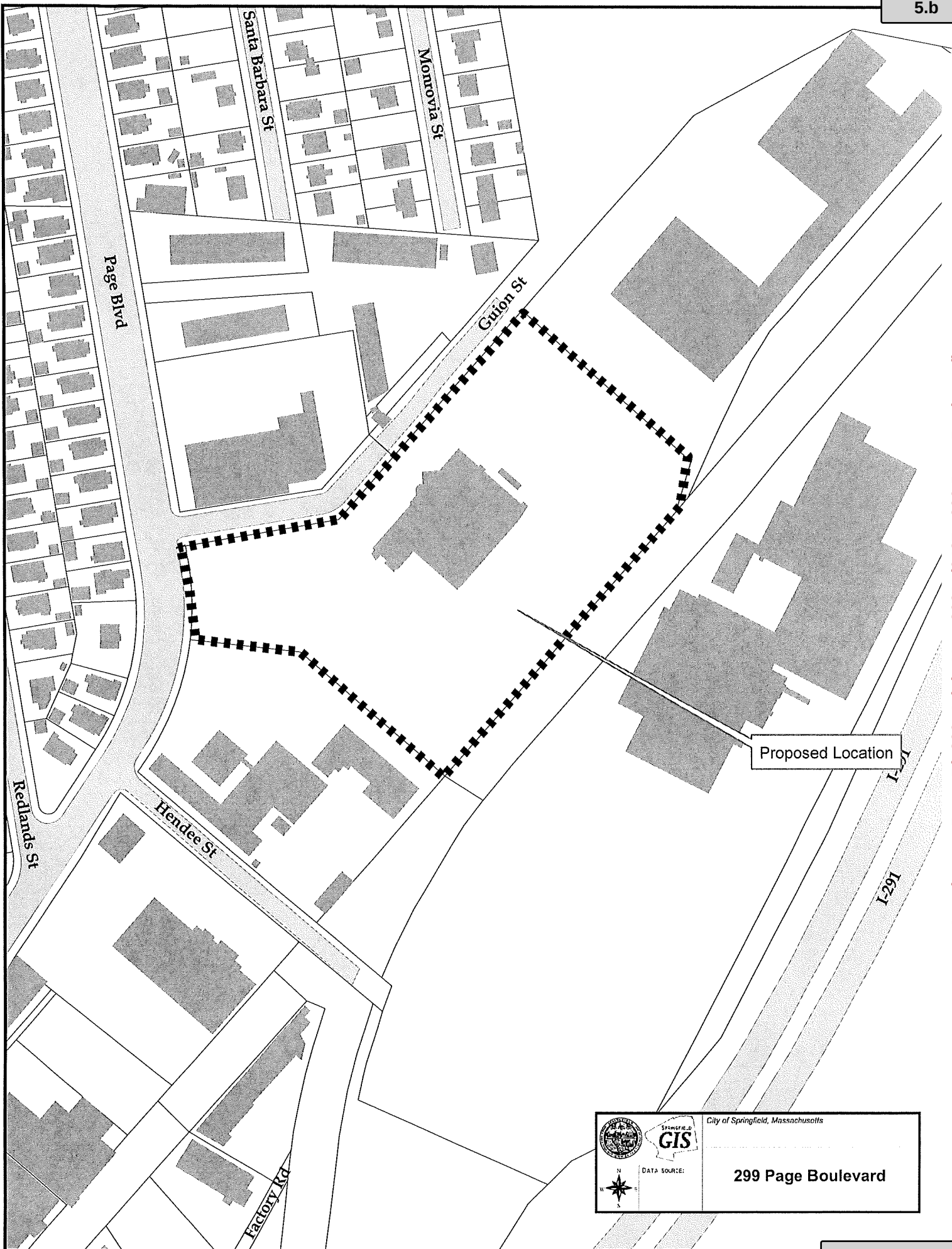


PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE
AT	ACER RUBRUM 'AUTUMN BLAZE'	AUTUMN BLAZE RED MAPLE	8	3"-3.5" CAL
AC	ACER RUBRUM 'AUTUMN BLAZE'	AUTUMN BLAZE RED MAPLE	5	3" CAL
CC	CORDEA CANADENSIS	CORDEA CANADENSIS	4	3" CAL
TC	TELA DOMATA	TELA DOMATA	4	3" CAL
SH	SHRUB	SHRUB	17	1 CAL

LEGEND

- STREET TREE
- PLANTING TREE
- SHRUB
- PLANT SPECIES AND QUANTITY





City of Springfield, Massachusetts

DATA SOURCE:

299 Page Boulevard