



City Council

Hearings Meeting

~ Final ~

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

Gladys Oyola-Lopez
413-787-6096

Monday, November 22, 2021

7:00 PM

Springfield City Hall -- Council Chambers

I. Hearings

7:00 PM Meeting called to order on November 22, 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	Absent	
Timothy C. Allen	Ward 7 Councilor	Present	
Sean Curran	At-Large Councilor	Absent	
Tracye Whitfield	Vice President	Present	
Orlando Ramos	Ward 8 Councilor	Present	
Malo Brown	Ward 4 Councilor	Present	
Kateri B. Walsh	At-Large Councilor	Present	7:16 PM
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

Zoning Changes

1. 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

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
10/25/21 Next: 11/22/21	City Council	CONTINUE VOTE
11/17/21 Next: 12/01/21	Planning Board	CONTINUE VOTE

COMMENTS - Current Meeting:

Phil Dromey stated that the Petitioner is working to address some wetlands issues and asked for the item to be continued to another meeting.

Councilors Edwards, Lederman, Allen, Whitfield, Ramos, Brown, Davila, Fenton, Hurst and Williams voted to continue.

RESULT: CONTINUE VOTE**Next: 12/13/2021 7:00 PM****2. Zoning Change (ID # 6437)**

To Change the Zoning of the Property Known as 8 Florence Street (05200-0001) from Residence B to Residence C.

PETITIONER: Wytas Properties, LLC**ADDRESS: 8 Florence Street****CHANGE REQUESTED: Res B to Res C****HISTORY:**

10/06/21 Next: 10/20/21	Planning Board	MOTION TO CONTINUE
10/18/21	City Council	CONTINUE
10/20/21	Planning Board	APPROVED

COMMENTS - Current Meeting:

Alex Wytas, petitioner, spoke in favor of this zone change.

ATTACHMENTS:

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

RESULT: RECEIVED 1ST STEP**Next: 12/6/2021 7:00 PM****Special Permits****3. Petition (ID # 6363)**

For a Special Permit for New Construction (Mixed Use Building), Totalling 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

HISTORY:**09/20/21****City Council****CONTINUE VOTE****Next: 11/22/21****COMMENTS - Current Meeting:**

SENECA SLAUGHTER SPOKE IN FAVOR OF THE PETITION.

DAVILA STATED HE APPEARED IN THE FOREST PARK ASSOCIATION AND GAVE A GOOD PRESENTATION

HURST APPRECIATES THE WORK SENECA HAS DONE IN THE CITY AND SUPPORTS THIS PROJECT

LEDERMAN ASKED HOW MANY OFFICE UNITS AND HOW MANY RESIDENTIAL UNITS. PROJECT LOOKS TO SCALE IN A GOOD WAY

SS - 1 RESIDENTIAL UNIT AND ONE OFFICE WITH POSSIBLE TWO IN THE FUTURE.

ATTACHMENTS:

- SS_Belmont_Ave_Tax_Formal (PDF)
- Belmont_Ave_SS_2021 (PDF)

RESULT:	CONTINUE VOTE [11 TO 0]	Next: 12/6/2021 7:00 PM
MOVER:	Justin Hurst, At Large Councilor	
SECONDER:	Tracye Whitfield, Vice President	
AYES:	Edwards, Lederman, Allen, Whitfield, Ramos, Brown, Walsh, Davila, Fenton, Hurst, Williams	
ABSENT:	Gumersindo Gomez, Sean Curran	

4. Special Permit (ID # 6481)

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

COMMENTS - Current Meeting:

NEED TO COMPLETE THESE MINUTES

J. HANIFAN SPOKE OF THE EXPANSION OF THE CREMATORIUM

CLERK READ LETTER OF SUPPORT FROM THE MAPLE HIGH/SIX CORNERS NEIGHBORHOOD COUNCIL INTO THE RECORD.

Whitfield - No questions of petitioner.... Wanted to thank the petitioner for the presentation and to identify two individuals on the call who were not identified.

Waldron - Mark Waldron with Page Cultivate identified himself.

Edwards - MHSC NC vetted this petition and are in favor. Spoke to many of the neighbors closest to the crematorium and received a positive response. Believes it is an appropriate use and encourages the members of the council to grant this expansion.

Walsh - Asked the age of the Springfield Cemetery. Does the age of the cemetery mean there are no plots available? Any restrictions on who can be buried there?

Joe Carvahlo, 97 Ridgeway Cir Springfield - 1842. One of the oldest in the country. No restrictions.

Lederman - How many crematoriums in Springfield.

2 Pittsfield, 2 Springfield, 1 Worcester

ATTACHMENTS:

- Pine_St_WS_Tax_Formal (PDF)
- Pine_St_WS_2021 (PDF)

RESULT:	CONTINUE VOTE [11 TO 0]	Next: 12/6/2021 7:00 PM
MOVER:	Melvin A. Edwards, Ward 3 Councilor	
SECONDER:	Kateri B. Walsh, At-Large Councilor	
AYES:	Edwards, Lederman, Allen, Whitfield, Ramos, Brown, Walsh, Davila, Fenton, Hurst, Williams	
ABSENT:	Gumersindo Gomez, Sean Curran	

5. Special Permit (ID # 6487)

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

COMMENTS - Current Meeting:

COUNCILOR HURST MADE A MOTION TO TABLE. COUNCILOR HURST REFERENCED THE AUDIT THAT WAS DONE BY AUDITOR YOUNG NO. COUNCILOR HURST ALSO STATED TWO COUNCILORS ARE MISSING WHO WOULD WANT TO HEAR THIS ITEM. MADE REFERENCE TO POSSIBLE COURT CASES. MOTION TO TABLE WAS SECONDED BY COUNCILOR ALLEN.

COUNCILOR EDWARDS ASKED WHETHER THE PETITIONERS WERE GIVEN THE OPTION TO TABLE THIS ITEM.

COUNCIL PRESIDENT WILLIAMS ASKED THE COUNCIL TO DISPOSE OF THIS MOTION BEFORE OPENING DISCUSSION ANY FURTHER.

THE ITEM WAS TABLED. COUNCILORS LEDERMAN AND EDWARDS VOTED NO. COUNCILOR FENTON RECUSE HIMSELF. COUNCILOR BROWN ABSTAINED. COUNCILORS HURST, WILLIAMS, DAVILA, WALSH, WHITFIELD, ALLEN AND RAMOS VOTED IN FAVOR OF TABLING THE ITEM.

ATTACHMENTS:

- 299_Page_BI_Adult_Use_Cultivation_Tax_Formal (PDF)
- Page_BI_299_Adult_Use_2021 (PDF)

RESULT: TABLED

Next: 12/13/2021 7:00 PM