



CITY COUNCIL

City Clerk's Office 12/8/2021 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 December 13, 2021** at 07:00 PM.

City Clerk

Hearings

7:00 PM Meeting called to order on December 13, 2021 at a Virtual Meeting (Zoom)

Moment of Silence - Pledge of Allegiance

Special Permits

- (1.) 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
- (2.) For a Special Permit to Operate an Adult Use Marijuana Establishment (Storefront Retail) at the Property Known as 1685 Boston Road (01655-0415) (Book#21891/Page#196) as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 20.1.

Request:	See Above
Owner:	1685 Boston Road, LLC
By:	Chuck Breidenbach
Petitioner:	Diem Springfield, LLC
By:	Christopher Mitchem/Luiselis Hernandez
- (3.) For a Special Permit to Operate an Adult Use Marijuana Establishment (Marijuana Cultivation) at the Property Known as 1685 Boston Road (01655-0415) (Book#21891/Page#196) as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 20.2.

Request:	See Above
Owner:	1685 Boston Road, LLC
By:	Chuck Breidenbach
Petitioner:	Diem Springfield, LLC
By:	Christopher Mitchem/Luiselis Hernandez

- (4.) 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
- (5.) For a Special Permit for the Re-Use of an Existing Structure(S) (More Than 26 Dwelling Units/41 Units), at the Properties Known as 195 State Street (11110-0623) (Book#23920/Page#129) and ES Maple Street (08218-0204) (Book#23920-/Page#129), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-2.
- Request: See Above
Owner: City of Springfield
By: Christopher Caputo - City Collector/Treasurer
Petitioner: Merrick Park Apartments, LP
By: Gordon Pulsifer
- (6.) For a Special Permit for the Alteration of a Pre-Existing, Non-Conforming Structure (Changing Image Sign), at the Property Known as 1000 West Columbus Avenue (A.K.A. Hall of Fame Way) (12168-0096) (Book#17676/Page#21), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 10, Section 10.1.30.
- Request: See Above
Owner: Springfield Riverfront Condominium Association
By: Kevin Morin
Petitioner: Springfield Riverfront Condominium Association
By: Kevin Morin
- (7.) For a Special Permit for the Re-Use of an Existing Structure(S) (More Than 26 Dwelling Units/52 Units), at the Properties Known as 310 State Street (11110-0072) (Book#12146/Page#463), 300 State Street (11110-0070) (Book#12146/Page#463) and ES Spring Street (11040-0108) (Book#13009/Page#0444), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-2.
- Request: See Above
Owner: Cataldo & Wallace/300 State Street Realty, Trust
By: Francis Cataldo
Petitioner: Residence at the Vault, LP
By: Gordon Pulsifer

Zoning Changes

- (8.) 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

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

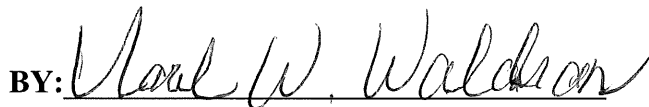
Mailing Address:

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)



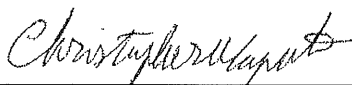
THE CITY OF
SPRINGFIELD, MASSACHUSETTS

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

A handwritten signature in black ink, reading "Christopher A. Caputo". The signature is written in a cursive style with a prominent "C" and "A".

Christopher A. Caputo: Treasurer Collector

SPECIAL USE PERMITTING DRAWINGS

299 PAGE BOULEVARD - LOT 2 · SPRINGFIELD · MASSACHUSETTS

PAGE CULTIVATE, LLC

OCTOBER 15, 2021

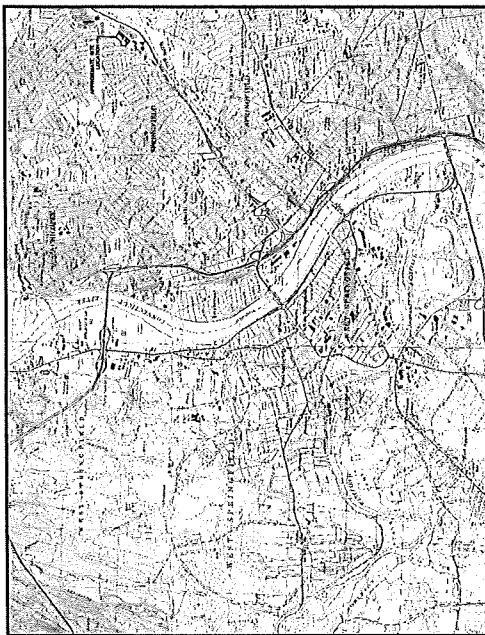
SHEET INDEX

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

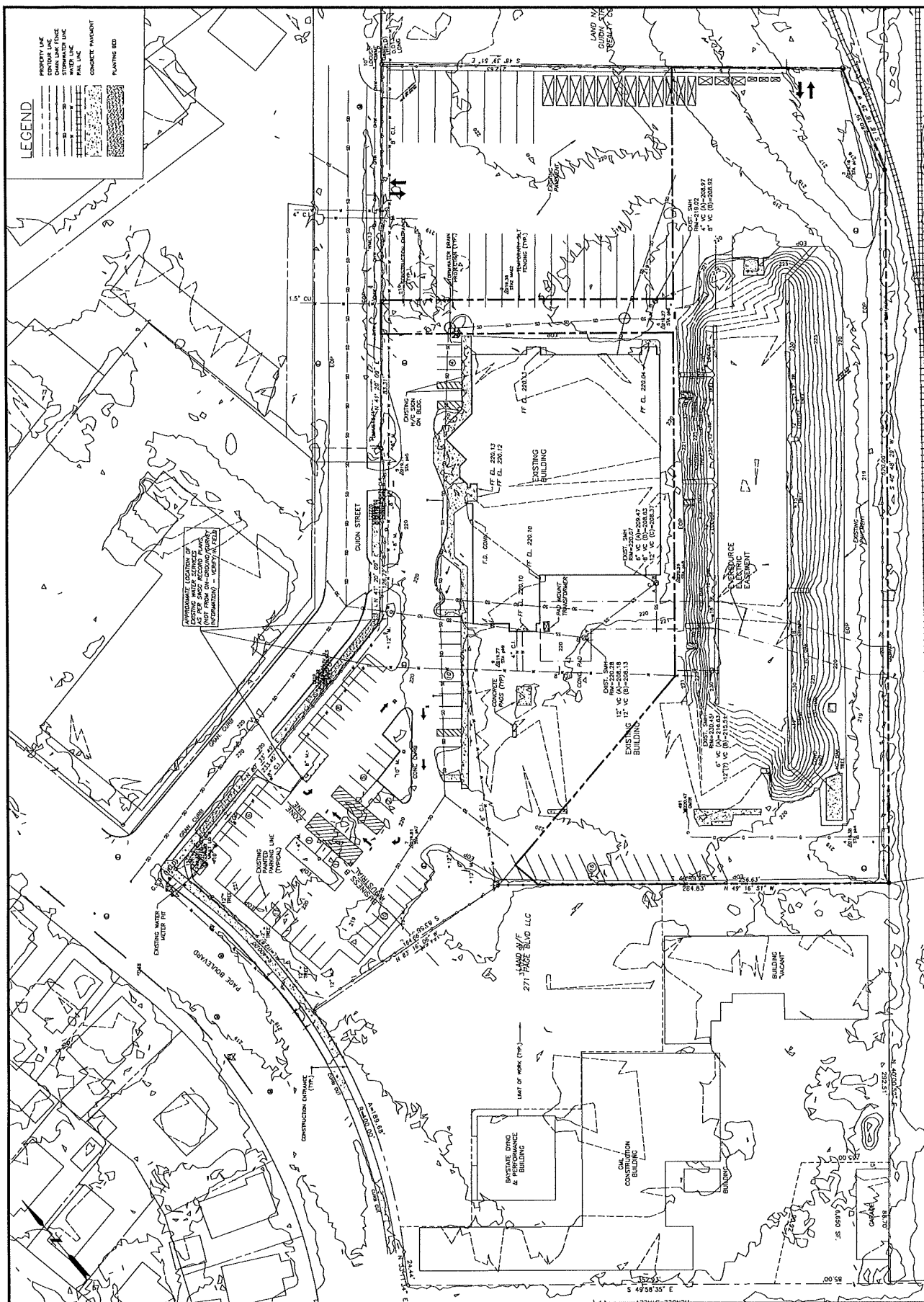
FUSS & O'NEILL
 1350 MAIN STREET, SUITE 400
 SPRINGFIELD, MA 01103
 413.452.0445
 www.fuss.com

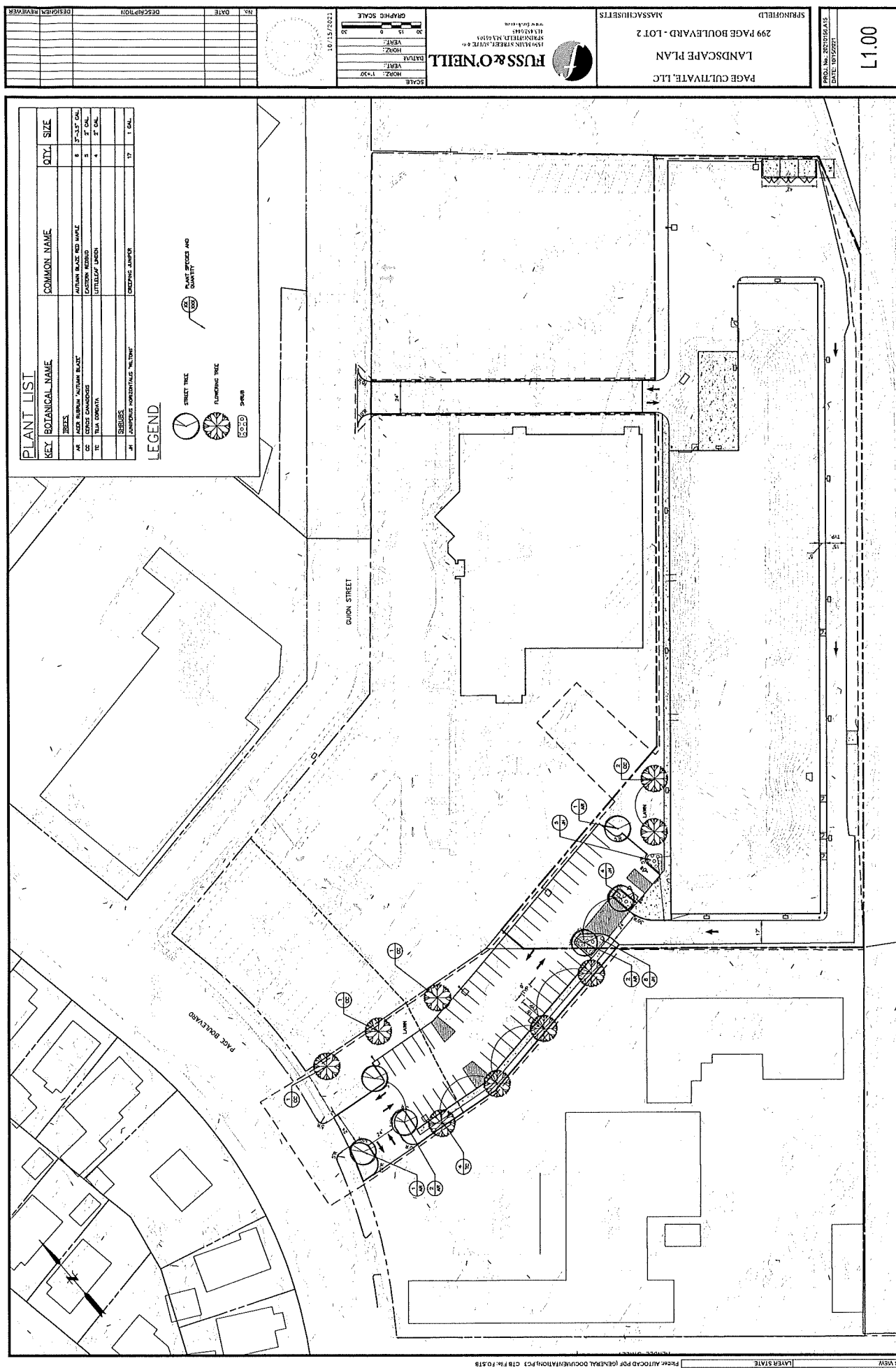


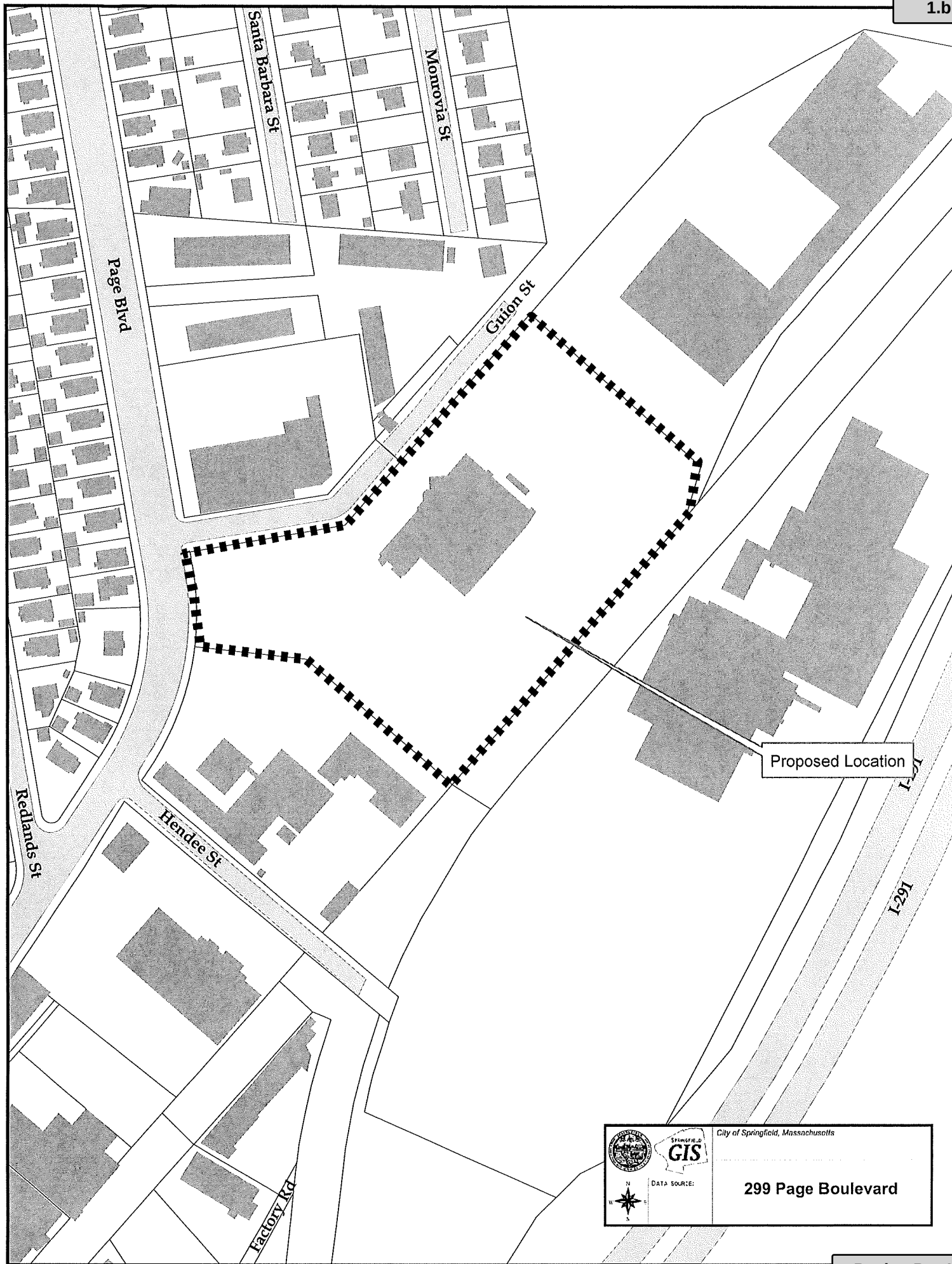
LOCATION MAP
 SCALE: 1" = 1000'

PROJ. NO.: 20210156-01
 DATE: 10/15/2021
GI-001

1.b







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 (storefront retail) at the property known as 1685 Boston Road (01655-0415) (Book#21891/Page#196) as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 20.2.

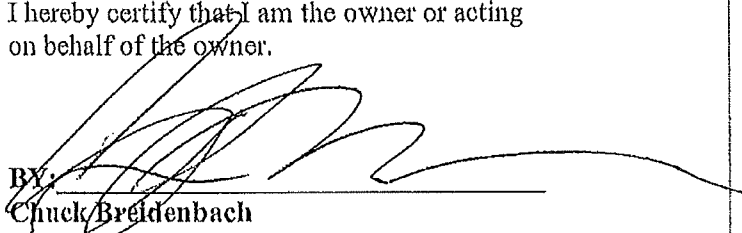
Mailing Address:

Three Garret Mountain Plaza, Suite 204
 Woodland Park, NJ 07424

Owner:

1685 Boston Road, LLC

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

BY: 
 Chuck Breidenbach

Mailing Address:

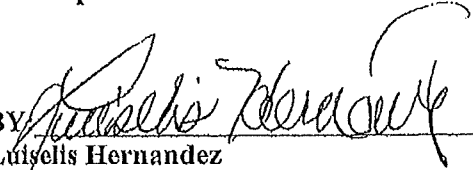
74 Grafton Street
 Worcester, MA 01604

Petitioner:

Diem Springfield, LLC

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

BY: 
 Christopher Mitchem

BY: 
 Luiselis Hernandez

Attachment: Boston_Rd_1685_Tax_Formal_Retail (6516 : 1685 Boston Road)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

10/19/2021

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Christopher A. Caputo: Treasurer Collector

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

**1685 BOSTON ROAD (01655-0415)
ADULT USE MARIJUANA ESTABLISHMENT (RETAIL/CULTIVATION)
DIEM SPRINGFIELD, LLC**

General Information

Petitioner:	Diem Springfield, LLC
Request:	Adult Use Marijuana Establishment (retail/cultivation)
Proposed use of the property:	Adult Use Marijuana Establishment (retail/cultivation)
Parcel Size:	307,272 s.f.
Compatibility with current planning documents:	The Boston Road Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Indian Orchard Neighborhood Council:11-30-21
Tax Status:	SEE ATTACHED
Site Visit:	12-6-21
Hearing Date:	12-13-21/12-20-21

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Business A and is part of the larger Eastfield Mall complex. The site itself is surrounded by other larger retail operations.

Summary:

The petitioner has requested a special permit to allow for the operation of an Adult Use Marijuana Establishment (retail/cultivation) on a portion of the property known as 1685 Boston Road. This site is the location of the former Macy's department store and has been closed for a number of years. The plans submitted show the conversion of the existing retail space into a cultivation and retail operation.

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

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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:
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- **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;
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- **Equity:**
 - Diversity plan to promote and encourage full participation in the regulated marijuana industry;
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- A summary of the Community Outreach Meeting that includes:
 - The date, time and location of the meeting;
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- 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 a 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. It should be noted that with regards to Diem Springfield, LLC, they were selected to move forward with the retail portion of the project but were not selected for cultivation.

Further, 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: 1685 Boston Road

As noted above, 1685 Boston Road has been identified as the potential location for a proposed Adult Use Marijuana Retail and Cultivation Establishment. The plans submitted show the conversion of the existing 126,000± square foot commercial space into a retail and cultivation operation. The information submitted indicates the cultivation operation will be approximately 100,000 square feet.

The plans submitted show that the proposed retail operation would be located at the front of the building with the cultivation operation located in the rear. With regards to parking, the proposed development will have access to a parking area in front of the building which contains over five hundred (500) spaces. This number exceeds the number required under the Zoning Regulations.

In addition to the site plan, floor plans have also been submitted, however, the floor plan submitted was very

hard to read and only showed the first floor operations. As per the submitted plans the retail operation will be located at the front of the building with cultivation operation located in the rear. The interior of the building will house a number of different areas including a retail sales floor, waiting area, offices, security room, staff lounge, a number of growing/flowering rooms. The interior of the building will also house cutting rooms, storage areas and vaults. A shipping area is shown on the eastern side of the building. The floor plan also shows a future "consumption café", however, it needs to be stressed that on-site consumption is not currently allowed under the existing Zoning Regulations.



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 been submitted which includes details on the policies and procedures for the cultivation operation.

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. If approved, the staff would recommend that 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 a commercial area, odor is a concern for abutters as well other tenants operating with the mall. As part of the submission, the petitioner has submitted a detailed odor mitigation plan. The plan includes the Diem would institute a comprehensive odor control plan including the use of "Inline Air Carbon Filters and Ordo Control Air Scrubbers".

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 believes that Diem Springfield has provided a detailed outline of its proposal and has addressed all the concerns raised by the many city departments participating in the RFQ/P review.

With regards to the retail operation request, the staff does not oppose the proposed request, however, the staff cannot support the request for a cultivation operation. While the staff believes this site would be an appropriate location, with regards to land use, as noted above, the cultivation proposal was not chosen to move forward with the Host Community Agreement process. The staff would strongly recommend that the petitioner re-apply for this use in the next round of the RFQ/P but, at this time, the staff cannot support the cultivation request.

Recommendation (Retail)

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 (storefront retail) at the property known as 1685 Boston Road (01655-0415).
3. The use shall be developed as per the attached site plans, elevations and submission requirements with the addition of conditions #4 through #28.
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 cultivation or manufacturing 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 queuing of pedestrians on the public sidewalk or 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. There shall be signage visible from outside of the building stating that only individuals twenty-one (21)

- years and older are allowed inside the establishment.
21. The use shall comply with any and all stipulations outlined within the approved Host Community Agreement.
 22. The site shall be maintained and kept free of all litter and debris.
 23. All landscaped areas shall be maintained.
 24. The public sidewalk along Boston Road shall be maintained, including snow removal.
 25. All require 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.
 26. Any and all required permits from the DPW and the Building Department shall be obtained prior to the start of any construction.
 27. The hours of operation shall be set by the City Council but in no case shall this operation be open to the public and no sale or other distribution of marijuana shall occur upon the premises or via delivery from the premises between the hours of 9:00PM and 8:00AM.
 28. Any and all dumpsters shall be completely enclosed.
 29. 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.

Recommendation (Cultivation)

Not to approve.

Recommended Conditions: (IF APPROVED)

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) at the property known as 1685 Boston Road (01655-0415).
3. The use shall be developed as per the attached site plans, elevations and submission requirements with the addition of conditions #4 through #25.
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.
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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 outside storage of marijuana or marijuana related products.
10. 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.
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THE CITY OF
SPRINGFIELD, MASSACHUSETTS

10/19/2021

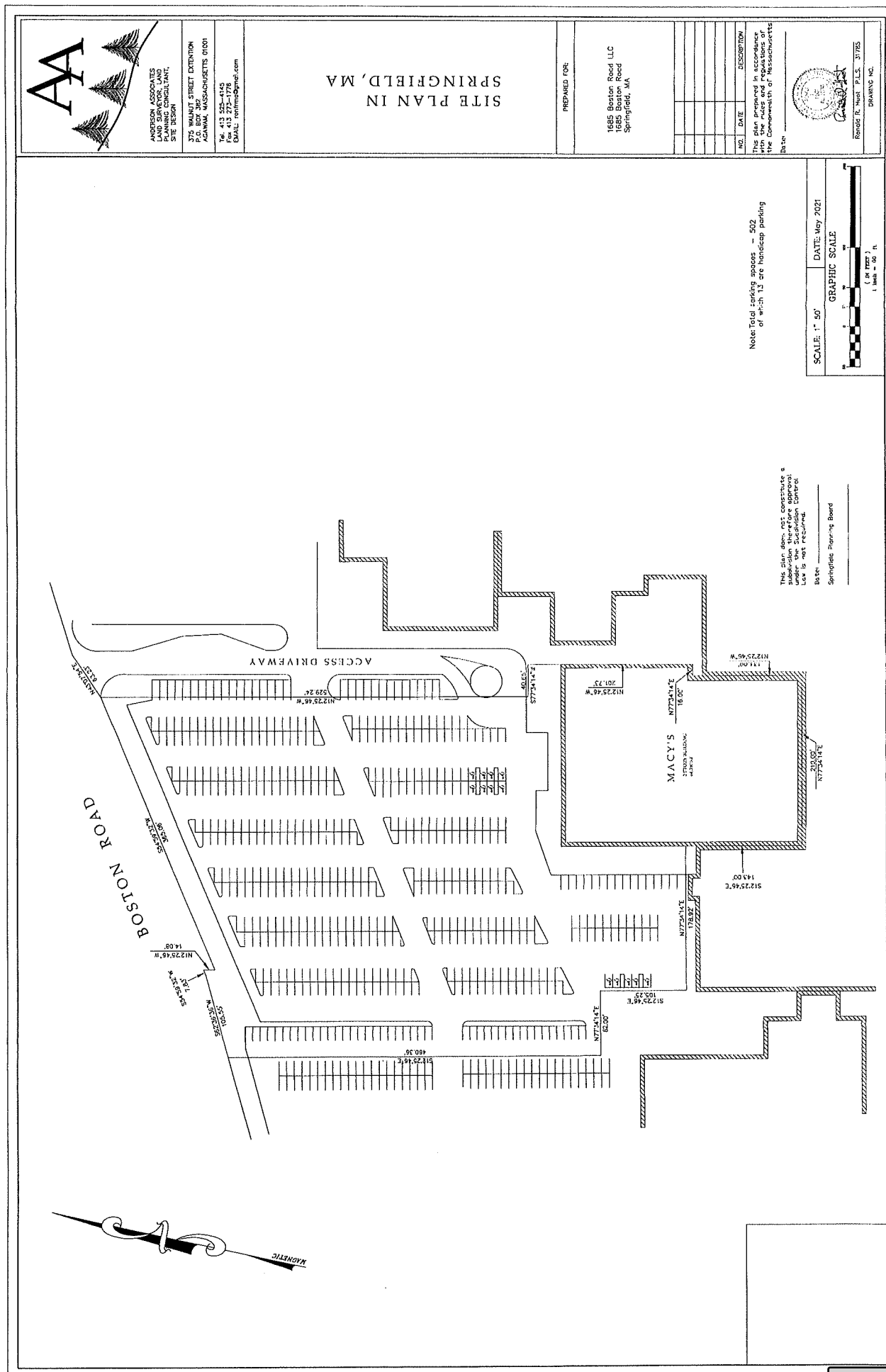
Special Permit Tax Certification

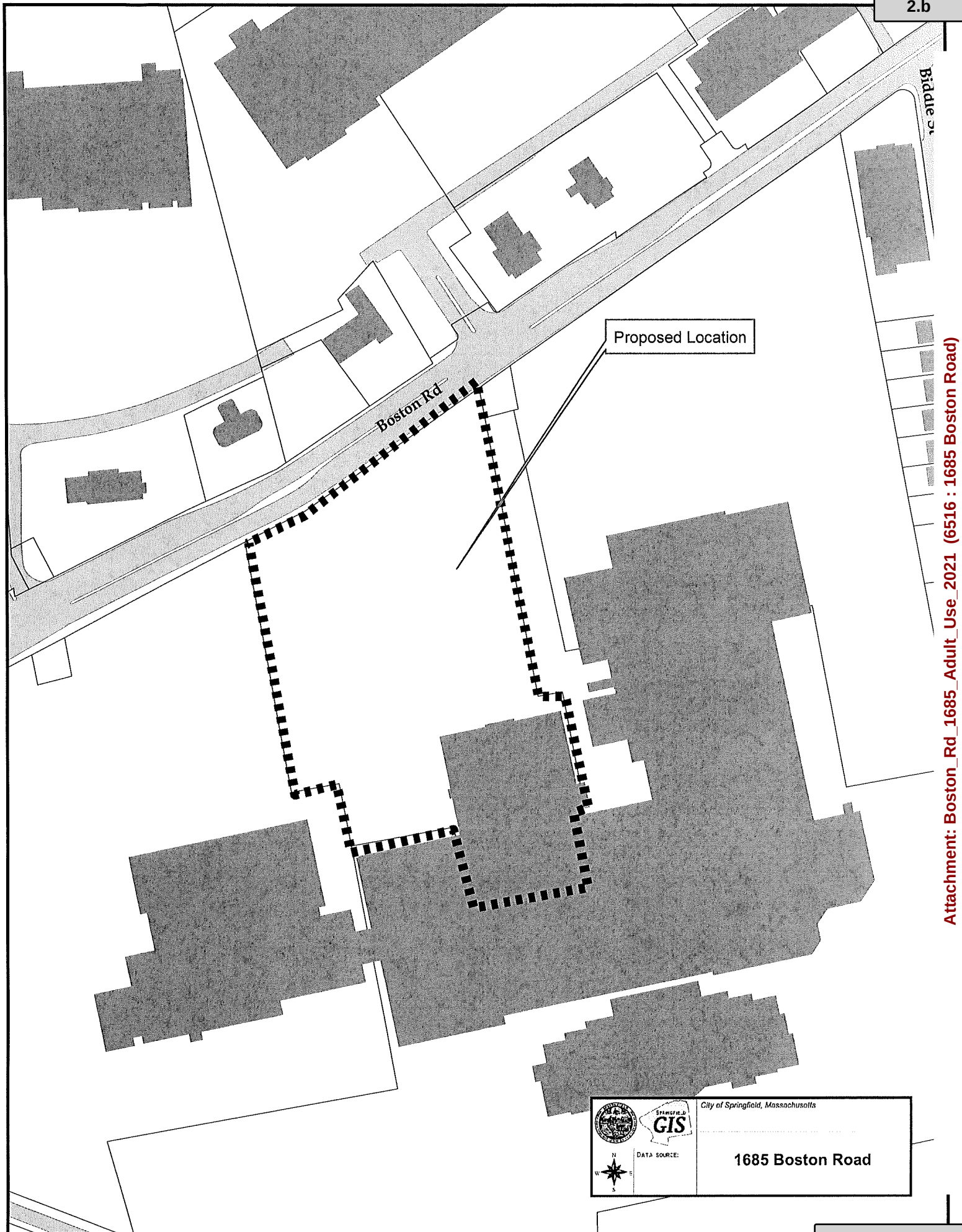
I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 1685 Boston Road
Petitioner : Diem Springfield, LLC
LandLord : 1685 Boston Road, LLC

Christopher A. Caputo: Treasurer Collector

Attachment: Boston_Rd_1685_Adult_Use_2021 (6516 : 1685 Boston Road)





Attachment: Boston_Rd_1685_Adult_Use_2021 (6516 : 1685 Boston Road)

 SPRINGFIELD GIS	City of Springfield, Massachusetts
	1685 Boston Road

DATA SOURCE:

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 cultivation) at the property known as 1685 Boston Road (01655-0415) (Book#2189 l/Page#196) as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 20.2.

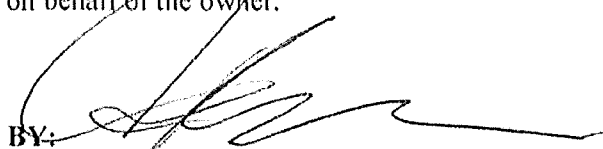
Mailing Address:

Three Garret Mountain Plaza, Suite 204
 Woodland Park, NJ 07424

Owner:

1685 Boston Road, LLC

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

BY: 

Chuck Breidenbach

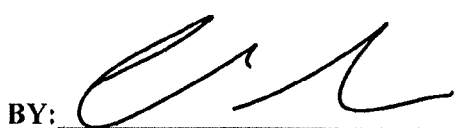
Mailing Address:

74 Grafton Street
 Worcester, MA 01604

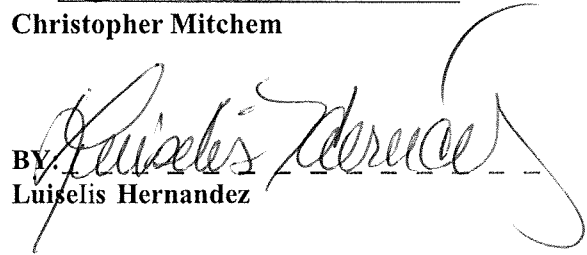
Petitioner:

Diem Springfield, LLC

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

BY: 

Christopher Mitchem

BY: 

Luiselis Hernandez

Attachment: Boston_Rd_1685_Tax_Formal_Cultivation (6517 : 1685 Boston Road)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

10/19/2021

Special Permit Tax Certification

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

**1685 BOSTON ROAD (01655-0415)
ADULT USE MARIJUANA ESTABLISHMENT (RETAIL/CULTIVATION)
DIEM SPRINGFIELD, LLC**

General Information

Petitioner:	Diem Springfield, LLC
Request:	Adult Use Marijuana Establishment (retail/cultivation)
Proposed use of the property:	Adult Use Marijuana Establishment (retail/cultivation)
Parcel Size:	307,272 s.f.
Compatibility with current planning documents:	The Boston Road Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Indian Orchard Neighborhood Council:11-30-21
Tax Status:	SEE ATTACHED
Site Visit:	12-6-21
Hearing Date:	12-13-21/12-20-21

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Business A and is part of the larger Eastfield Mall complex. The site itself is surrounded by other larger retail operations.

Summary:

The petitioner has requested a special permit to allow for the operation of an Adult Use Marijuana Establishment (retail/cultivation) on a portion of the property known as 1685 Boston Road. This site is the location of the former Macy's department store and has been closed for a number of years. The plans submitted show the conversion of the existing retail space into a cultivation and retail operation.

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 Host 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.

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 - Proof of interest, proprietary ownership, lease or control of the proposed project site evidencing binding permission to use the premises as a Marijuana Establishment;
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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. If approved, the staff would recommend that 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 a commercial area, odor is a concern for abutters as well other tenants operating with the mall. As part of the submission, the petitioner has submitted a detailed odor mitigation plan. The plan includes the Diem would institute a comprehensive odor control plan including the use of "Inline Air Carbon Filters and Ordo Control Air Scrubbers".

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 believes that Diem Springfield has provided a detailed outline of its proposal and has addressed all the concerns raised by the many city departments participating in the RFQ/P review.

With regards to the retail operation request, the staff does not oppose the proposed request, however, the staff cannot support the request for a cultivation operation. While the staff believes this site would be an appropriate location, with regards to land use, as noted above, the cultivation proposal was not chosen to move forward with the Host Community Agreement process. The staff would strongly recommend that the petitioner re-apply for this use in the next round of the RFQ/P but, at this time, the staff cannot support the cultivation request.

Recommendation (Retail)

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 (storefront retail) at the property known as 1685 Boston Road (01655-0415).
3. The use shall be developed as per the attached site plans, elevations and submission requirements with the addition of conditions #4 through #28.
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 cultivation or manufacturing 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 queuing of pedestrians on the public sidewalk or 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. There shall be signage visible from outside of the building stating that only individuals twenty-one (21)

- years and older are allowed inside the establishment.
21. The use shall comply with any and all stipulations outlined within the approved Host Community Agreement.
 22. The site shall be maintained and kept free of all litter and debris.
 23. All landscaped areas shall be maintained.
 24. The public sidewalk along Boston Road shall be maintained, including snow removal.
 25. All require 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.
 26. Any and all required permits from the DPW and the Building Department shall be obtained prior to the start of any construction.
 27. The hours of operation shall be set by the City Council but in no case shall this operation be open to the public and no sale or other distribution of marijuana shall occur upon the premises or via delivery from the premises between the hours of 9:00PM and 8:00AM.
 28. Any and all dumpsters shall be completely enclosed.
 29. 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.

Recommendation (Cultivation)

Not to approve.

Recommended Conditions: (IF APPROVED)

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) at the property known as 1685 Boston Road (01655-0415).
3. The use shall be developed as per the attached site plans, elevations and submission requirements with the addition of conditions #4 through #25.
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 outside storage of marijuana or marijuana related products.
10. 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.
11. 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.
12. 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.
 13. 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.
 14. 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.
 15. The petitioner shall coordinate with the Springfield Police Department on all security related matters and shall fully comply with the submitted Security Plan.
 16. 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.
 17. The use shall comply with any and all regulations outlined by the Massachusetts Cannabis Control Commission and 935 CMR 500.
 18. Any and all signage shall be properly permitted and comply with the Springfield Zoning Ordinance and regulations outlined by 935 CMR 500.
 19. The use shall comply with any and all stipulations outlined within the approved Host Community Agreement.
 20. The site shall be maintained and kept free of all litter and debris.
 21. All landscaped areas shall be maintained.
 22. The public sidewalk along Boston Road shall be maintained, including snow removal.
 23. 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.
 24. Any and all required permits from the DPW and the Building Department shall be obtained prior to the start of any construction.
 25. Any and all dumpsters shall be completely enclosed.
 26. 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

10/19/2021

Special Permit Tax Certification

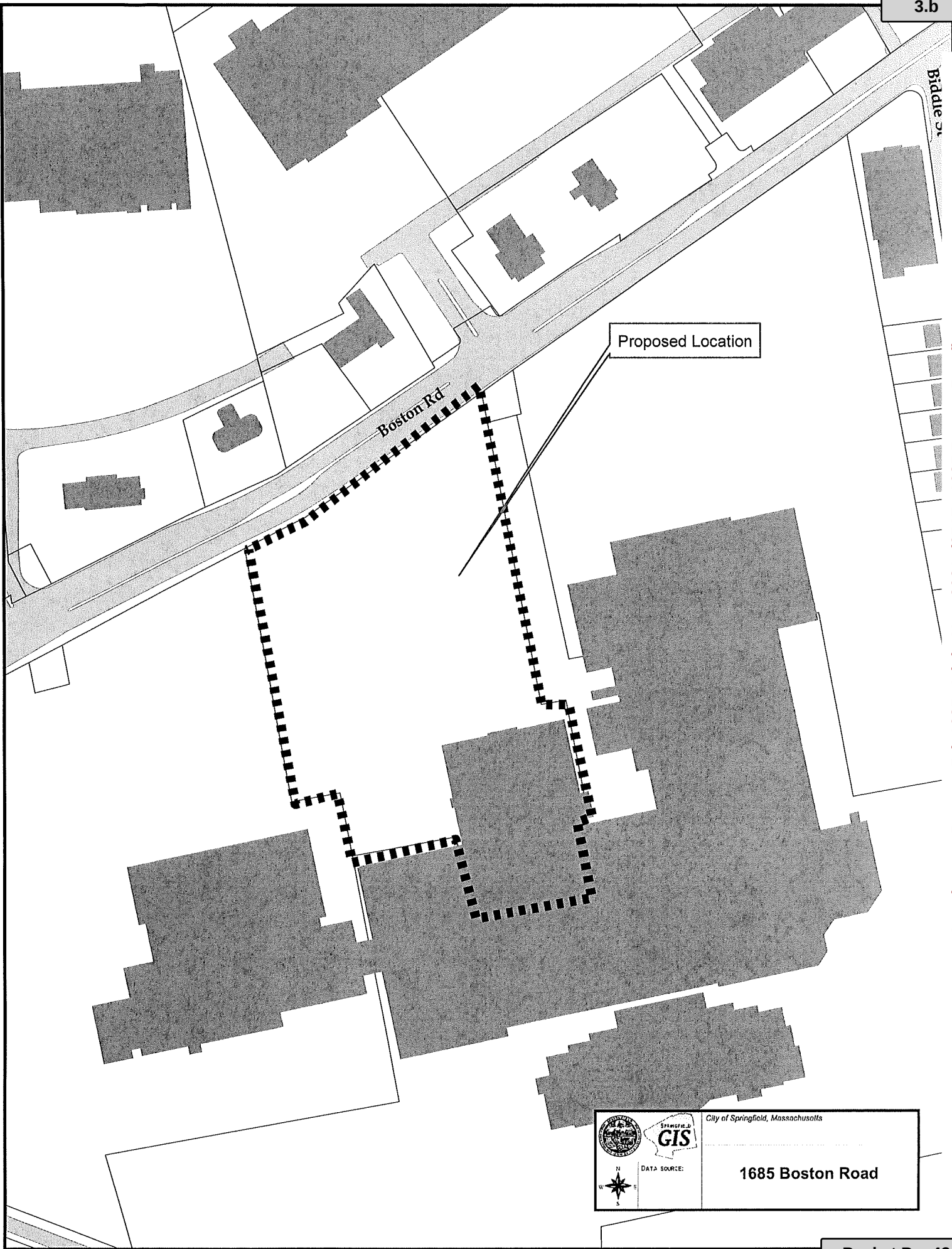
I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 1685 Boston Road
Petitioner : Diem Springfield, LLC
LandLord : 1685 Boston Road, LLC

Christopher A. Caputo: Treasurer Collector

Attachment: Boston_Rd_1685_Adult_Use_2021 (6517 : 1685 Boston Road)





Attachment: Boston_Rd_1685_Adult_Use_2021 (6517 : 1685 Boston Road)

 SPRINGFIELD GIS	City of Springfield, Massachusetts
	1685 Boston Road

DATA SOURCE:

To The City Council of the City of Springfield:

The undersigned respectfully petition your honorable body

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.

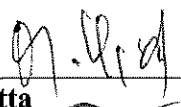
Mailing Address

1500 Main Street
Springfield, MA 01105

Owner:

**Mittas Hospitality LLC & DD
Development LLC**

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

BY: 

Vid Mitta

BY: 

Dinesh Patel

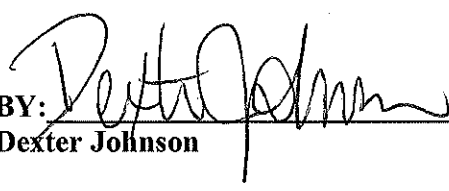
Mailing Address

PO Box 15329
Springfield, MA 01105

Petitioner:

YMCA of Greater Springfield

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

BY: 

Dexter Johnson

Attachment: Main_St_1500_Tax_Formal (6388 : 1500 Main Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

8/24/2021

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 : 1500 Main Street
Petitioner : YMCA of Greater Springfield
LandLord : Mittas Hospitality LLC & DD Development LLC

A handwritten signature in black ink, reading "Christopher A. Caputo".

Christopher A. Caputo: Treasurer Collector

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

**1500 MAIN STREET (08130-0132)
WALL SIGN(S) (ABOVE THE FIRST FLOOR)**

General Information

Petitioner:	Mittas Hospitality & DD Development & Rudra Realty, LLC & Sai Raj, LLC
Request:	Erect a wall sign above the first floor.
Proposed use of the property:	Office building
Parcel Size:	Approx. 173,804 s.f.
Compatibility with current planning documents:	The Metro Center Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Armoury Quadrangle Civic Association: 10-4-21
Tax Status:	SEE ATTACHED
Site Visit:	9-28-21
Hearing Date:	10-25-21/11-1-21

Neighborhood characteristics:

This site is zoned Business C and is located within the City's central business district. The surrounding land uses include:

- To the north are a parking garage and office building zoned Business C.
- To the south are a hotel and office building zoned Business C.
- To the west is Interstate 91.
- To the east is an office building zoned Business C.

Site plan review:

The petitioner has submitted a sign package for the property known as 1500 Main Street which includes two (2) accessory wall signs to be located above the first floor. The proposed signs would be for the YMCA, which has relocated from Liberty Street to this building. The proposed signs are to be located above the first floor along the southern facing façade (facing Boland Way).

As per the attached plans, the proposed signs would be PVC dimensional letter, attached to the wall. One (1) sign would be the YMCA logo and the other would read "YMCA of Greater Springfield". The proposed signs will have a total of 49.5 square feet.

After visiting the site and reviewing the submitted plans, the staff does not object to the proposed request. The staff also believes the proposed signs are in context and in scale with the overall architecture of the building. As such, the staff does not believe the signs will have a negative impact on the surrounding businesses or on the neighborhood as a whole.

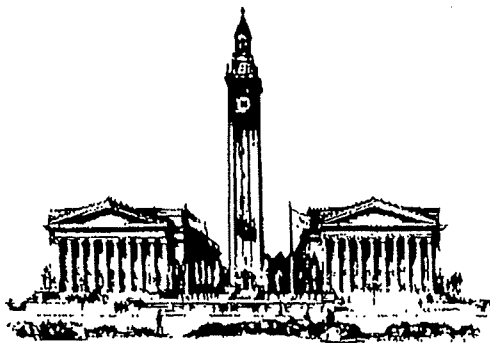


Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the installation of two (2) accessory wall signs, above the first floor, at the property known as 1500 Main Street (08130-0132).
3. The use shall be developed as per the attached plans and elevations, with the addition of condition #4.
4. All signage shall be fully permitted through the Building Department, prior to installation.
5. 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

8/24/2021

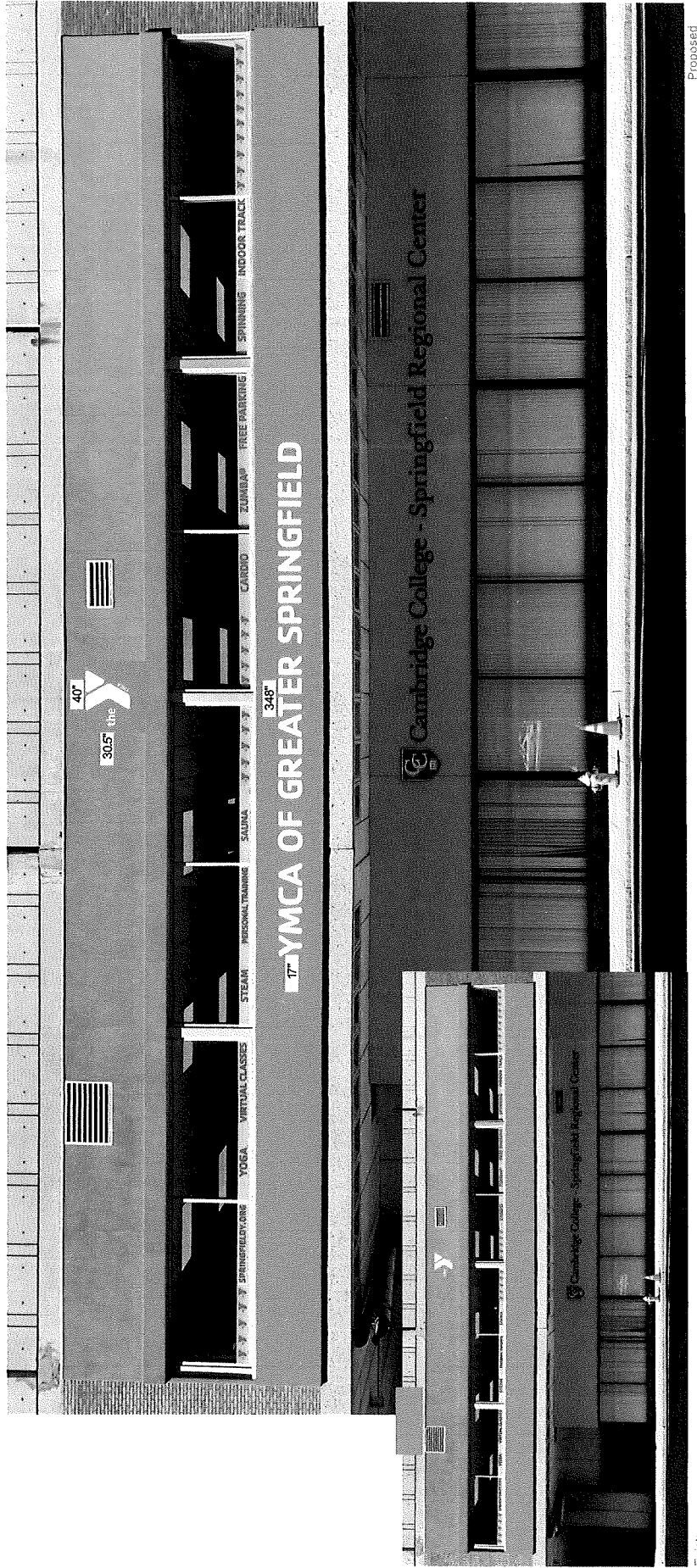
Special Permit Tax Certification

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 : 1500 Main Street
Petitioner : YMCA of Greater Springfield
LandLord : Mittas Hospitality LLC & DD Development LLC

Attachment: Main St 1500 2021 (6388 : 1500 Main Street)

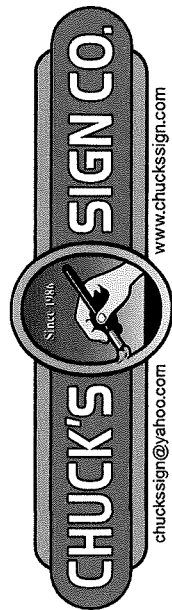
Christopher A. Caputo: Treasurer Collector



Description: 348" x 17" "YMCA OF GREATER SPRINGFIELD" PVC Dimensional letters mounted to wall
30.5" x 40" "The Y" PVC Dimensional logo

49.5 Sq Ft total

Proposed
ALL MATERIAL IS SOLID PROPERTY OF CHUCK'S SIGN CO.
USE BY ANYONE OTHER THAN CHUCK'S SIGN CO. IS PROHIBITED
ELECTRICAL CONNECTIONS BY OTHERS



Company YMCA of Greater Springfield

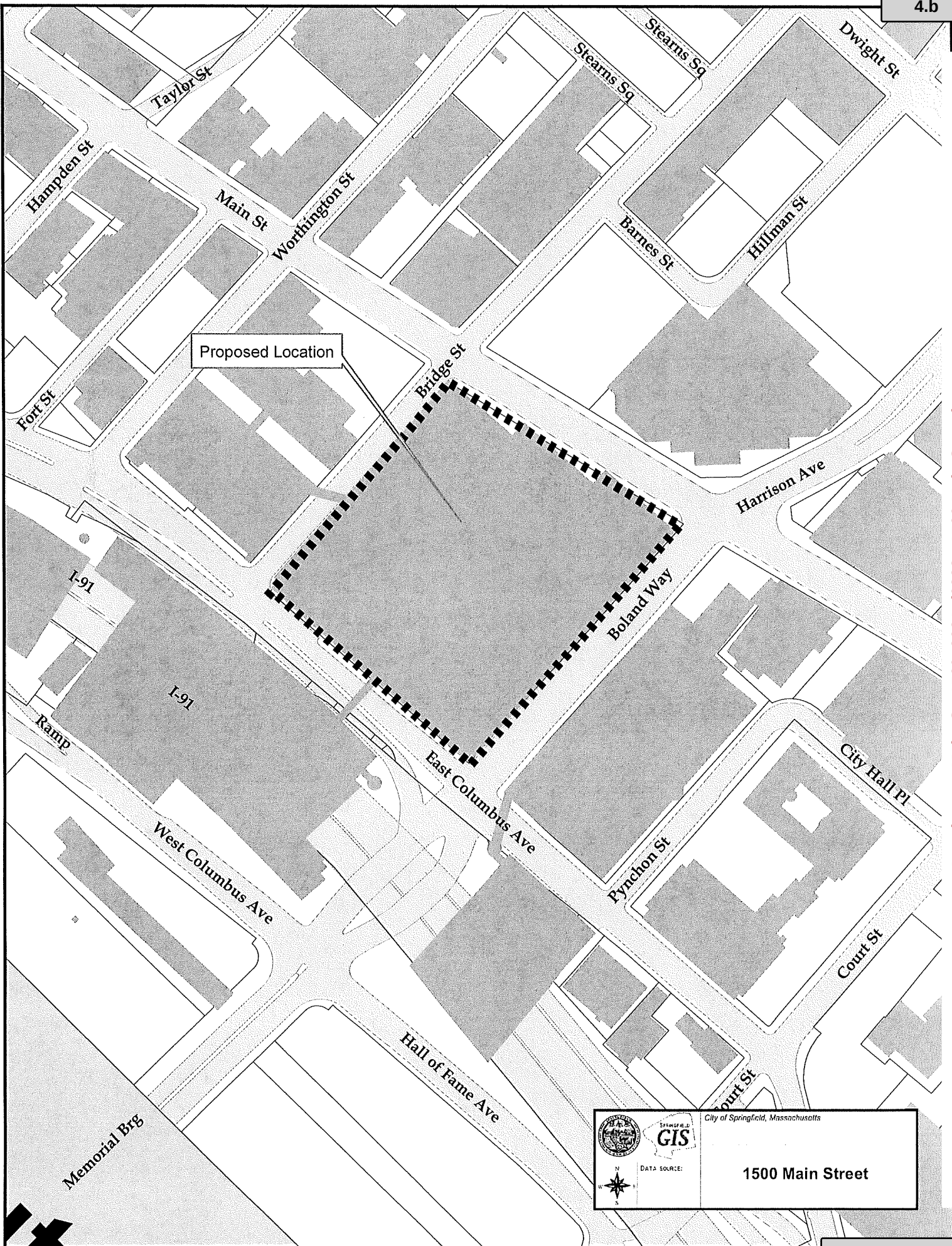
Contact John Nardacci

Address 1500 Main Street, Springfield, MA

Phone: 413.214.1600

E Mail jnardacci@springfieldy.org

Attachment: Main_St_1500_2021 (6388 : 1500 Main Street)



Attachment: Main_St_1500_2021 (6388 : 1500 Main Street)

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

for a special permit for the re-use of an existing structure(s) (more than 26 dwelling units/41 units), at the properties known as 195 State Street (11110-0623) (Book#23920/Page#129) and ES Maple Street (08218-0204) (Book#23920-/Page#129), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-2.

Mailing Address:

36 Court Street
 Springfield, MA 01103

Owner:

City of Springfield

By: 

Christopher Caputo, City Collector – Treasurer

Mailing Address:

2001 Washington Street
 Hanover, MA 02339

Petitioner:

Merrick Park Apartments, LP

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

By: _____
 Gordon Pulsifer

Attachment: State_St_195_Tax_Formal (6503 : 195 State Street)

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

for a special permit for the re-use of an existing structure(s) (more than 26 dwelling units/41 units), at the properties known as 195 State Street (11110-0623) (Book#23920/Page#129) and ES Maple Street (08218-0204) (Book#23920-/Page#129), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-2.

Mailing Address:

36 Court Street
 Springfield, MA 01103

Owner:

City of Springfield

By: _____
 Christopher Caputo, City Collector – Treasurer

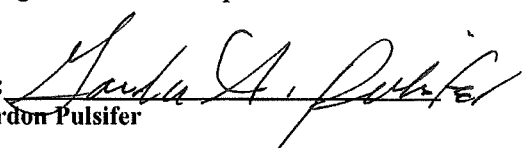
Mailing Address:

2001 Washington Street
 Hanover, MA 02339

Petitioner:

Merrick Park Apartments, LP

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

By: 
 Gordon Pulsifer

Attachment: State_St_195_Tax_Form (6503 : 195 State Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

11/5/2021

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 : 195 State Street & ES Maple Street
Petitioner : Merrick Park Apartments, LP
LandLord : City of Springfield

Christopher A. Caputo: Treasurer Collector

Attachment: State_St_195_Tax_Formal (6503 : 195 State Street)

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

**195 STATE STREET (11110-0623)
RE-USE OF AN EXISTING STRUCTURE(S) (MORE THAN 26 DWELLING UNITS)**

General Information

Petitioner:	Merrick Park Apartments, LP
Request:	Re-use of an existing structure for the creation of new residential units.
Proposed use of the property:	Residential units
Parcel Size:	18,124 s.f.
Compatibility with current planning documents:	The Downtown Master Plan show no changes to this area.
Neighborhood council notification:	Armoury Quadrangle Civic Association: 11-30-21
Tax Status:	SEE ATTACHED
Site Visit:	12-6-21
Hearing Date:	12-13-21/12-20-21

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Business C and Industrial A and is located within an area with a mix of commercial and residential uses. The surrounding land uses include:

- To the north is Merrick Park zoned Open Space.
- To the south is an apartment building zoned Business C.
- To the east is a parking lot zoned Commercial A.
- To the west is an office building zoned Business C.

Site plan review:

The petitioner has requested a special permit for the re-use of an existing structure for new housing units (41 units) at the property known as 195 State Street. This site is the former Springfield School Department building and has been vacant for a number of years.

As noted above, this site was a former city owned office building and has been vacant for a number of years. As the Council is aware, this site has been put out for RFP a number of times, however, the site has not been successfully redeveloped. This site was also sold to MGM for the development of housing, however, with the

redevelopment of 13-31 Elm Street, this site was transferred back to the City. A new RFP was issued back in the spring of 2021 with two (2) respondents. After a full review, First Resource Development Company was selected as the preferred developer.

As per the plans submitted, the petitioner intends to create forty-one (41) new residential units. These units will consist of six (6) studio units, thirty-two (32) one-bedroom units and three (2) two-bedroom units. The renovations include "...new modern-style residential apartments highlighting historic features of the building". The petitioner has indicated that the building will also have an extensive security camera system located throughout the interior and exterior of the building. A video intercom system will also be installed in each unit.



Due to the configuration of the existing parcel, the only on-site parking that can be accommodated will be two (2) handicapped spaces. The petitioner has indicated that additional parking will be provided at surrounding properties owned by the petitioner. The petitioner has also indicated they are looking to provide parking at the parking garage located directly adjacent to this property. Due to the fact that parking cannot be accommodated on-site, in addition to the special permit, a variance from the Board of Appeals will also be required.

Further, it should be noted that this building is located within the Lower Maple Local Historic District. Due to this fact, any and all work being done to the exterior of the building will need to be reviewed and approved by the Springfield Historical Commission.

Overall, the staff is very pleased with the proposed development. As noted above, this is a very historic building and one that has been vacant for a number of years. The petitioner also has a long history of very successful redevelopment projects within the City and the staff firmly believes that the redevelopment of this property will have a beneficial impact on the surrounding properties as well as the entire downtown area 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 re-use of an existing structure for a new residential development, at the properties known as 195 State Street (11110-0623) and ES Maple Street (08218-0204)
3. The use shall be developed as per that attached site plans and elevations, with the addition of conditions #4 through #8.
4. All landscaped areas shall be maintained and kept free of all overgrown vegetation, litter and debris.

5. The public sidewalks along State Street and Maple Street shall be maintained by the petitioner, including snow removal.
6. 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, may be required. This approval, if required, must be obtained prior to the issuance of a Building Permit.
7. In addition to the special permit, a variance for parking must also be obtained by the Board of Appeals, prior to the issuance of a Certificate of Occupancy.
8. Any and all work done the exterior of the property must be reviewed and approved by the Springfield Historical Commission, prior to the issuance of a Building Permit.
9. 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

11/5/2021

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 : 195 State Street & ES Maple Street
Petitioner : Merrick Park Apartments, LP
LandLord : City of Springfield

A handwritten signature in black ink, reading "Christopher A. Caputo". The signature is written in a cursive style with a horizontal line underneath.

Christopher A. Caputo: Treasurer Collector

Attachment: State_St_195_2021 (6503 : 195 State Street)

Merrick Park Apartments

195 State Street, Springfield MA 01105

PROJECT SUMMARY

Merrick Park Apartments are located at 195 State Street, Springfield, Massachusetts, directly across from Merrick Park (thus the name Merrick Park Apartments) and was originally built in the early 1900's. It originally housed the offices of the Fire & Marine Insurance Company of Springfield for many years. For many years, the building was also the home for the Springfield Superintendent of Schools and is currently owned by the City of Springfield. First Resource Development/Merrick Park Apartments has been designated by the City of Springfield as the Preferred Developer.

This address is located in the Lower Maple Historic District and the building is listed on the National Register. The building has many historic spaces/features on the exterior as well as the interior, such as the main entrance lobby. Currently, the building is deteriorating and needs significant work in order to restore, for it has been vacant for many years. Since the commercial rental market in the City of Springfield is virtually non-existent, we have created a development plan to create affordable rental apartments to service the local residents of Springfield.

Redevelopment Plan & Parking

We are proposing to renovate the building at 195 State Street in Springfield, Massachusetts. The renovation plan will include 41 apartments (6 studios, 32 one-bedroom units and 3 two-bedroom units). In addition, there will be an on-site office and maintenance area. The property does not have any available land to create parking for the building, with the exception of 2 handicap parking spaces. However, First Resource Companies will provide parking for residents on High Street, where we own several parking lots and at 310 State Street, which has a two-level parking garage. In addition, there is a parking garage located on the right side of the building (Maple Street - part of 181 State Street). See the attached letter from the owner of this building stating that there are ample parking spaces available.

The renovation includes new modern-style residential apartments highlighting historic features of the building. The building will feature an extensive security camera system located throughout all interior and exterior common areas, including the parking areas. In addition, there will be a video intercom system in every residential apartment.

We have met with the Neighborhood Association (*Armory Quadrangle Civic Association*) and presented this development plan. We have received unanimous endorsement from this Association (see enclosed letter) and have requested that Springfield City Councilors approve and issue a Special Permit for this project.

This business/neighborhood development plan has been demonstrated many times by our company throughout the City of Springfield, including many historic properties.



Armory-Quadrangle Civic Association
140 Chestnut Street #C • Springfield, MA 01103

(413) 747-1830 • aqca@kimballtowers.com • aqcaSpringfield.org

July 13, 2021

Gordon Pulsifer
President
First Resource Development Company
2001 Washington Street
Hanover, Massachusetts 02339

Dear Mr. Pulsifer:

After the Armory Quadrangle Board of Directors meeting with Gordon Pulsifer and other members of First Resource Development Company on July 7, 2021, we unanimously endorsed the company's plans to redevelop 310 State Street and 195 State Street into affordable and work-force rate housing. We ask that the Springfield City Council approve the needed special permit and Mayor Sarno provide any other needed support.

Redevelopment of these two large vacant properties within our neighborhood council's boundaries is key to stabilizing all of the residential properties of the neighborhood. We were particularly pleased to get the request to meet with First Resource about the State Street properties because we already had very positive opinions about the company. In May 2021, the AQCA Board, at our request, met with local First Resource representatives Gretchen Helger and Jose Reyes. We have been impressed by the quality of the maintenance and operation of the company's income-limited properties. At the July 7 meeting, we continued the discussion about the company's methods for maintaining safety and accountability by and for the residents.

We look forward to continuing discussions related to addressing the speeding along State Street, the addition of other properties within the redevelopment, the Temple Street crime issues, and how parking for 195 State Street will be accommodated.

Please let you know how else we might help to move this exciting project along.

Sincerely,

Betsy Johnson, President
Armory Quadrangle Civic Association

Attachment: State St 195 2021 (6503 : 195 State Street)

Angela Park
268 Sumner Avenue
Springfield MA 01108

November 3, 2021

Gordon Pulsifer, President
First Resource Development Company
2001 Washington St.
Hanover MA 02339

RE: Merrick Park Apartments
195 State St., Springfield MA

Dear Gordon Pulsifer:

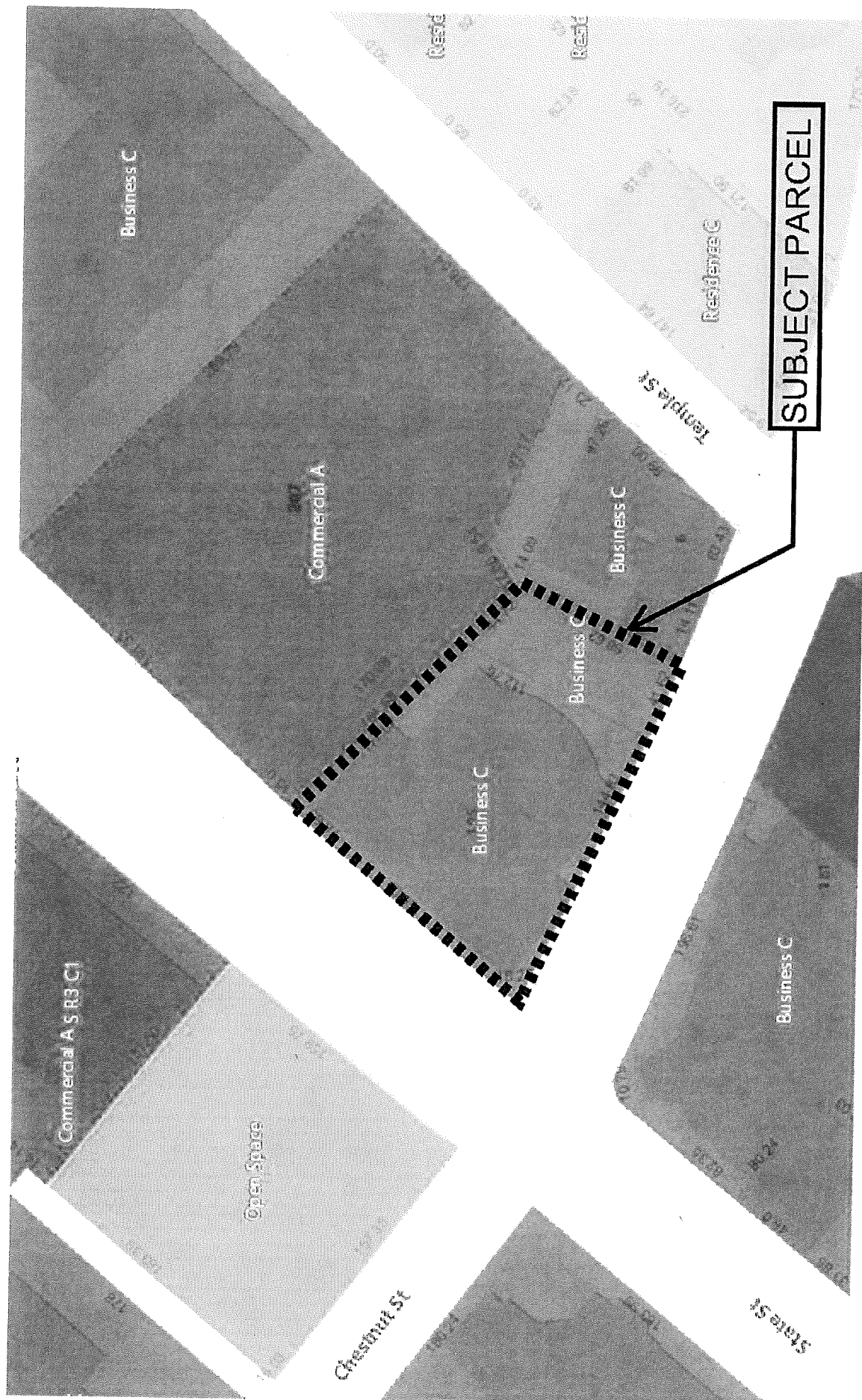
I am writing to support your development plan for 195 State Street, Springfield, Massachusetts. It is my understanding that it is your plan to build 41 residential apartments at this location. As the owner of 181 State Street, we have a parking garage that allows for monthly parkers. It is also my understanding that there is currently very limited parking at this location, and I want to convey to you that we would have ample parking available for your residents at our monthly rate.

We look forward to First Resource Development Company completing another great project in Springfield and improving our neighborhood by bringing this historic building back to life.

Sincerely,

Angela Park
Treehouse Properties, LLC

Attachment: State St 195 2021 (6503 : 195 State Street)



Zoning Map

tat

© The Architectural Team, Inc.
50 Commandants Way at Admirals Hill
Chelsea MA 02150
P 617.589.4400
F 617.589.4432
architecturalteam.com

Consultant

Revision:

Architect of Record:

Drawn: Author
Checked: Checker
Scale: 1/8" = 1'-0"
Key Plan:

Project Name:
**MERRICK PARK
APARTMENTS**

195 STATE STREET
SPRINGFIELD, MA 01103

Sheet Name:

**EAST AND WEST
ELEVATIONS**

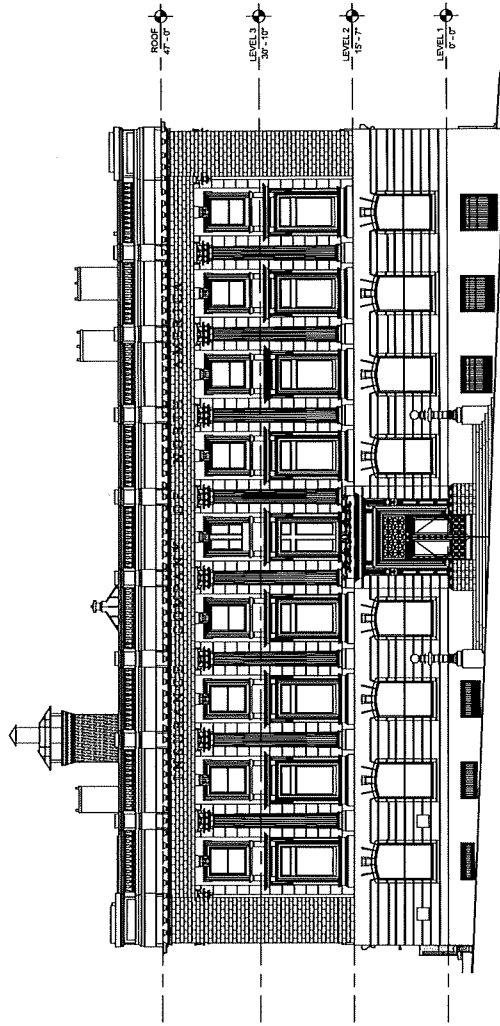
Project Number:
21067.00

Issue Date:
10/28/21

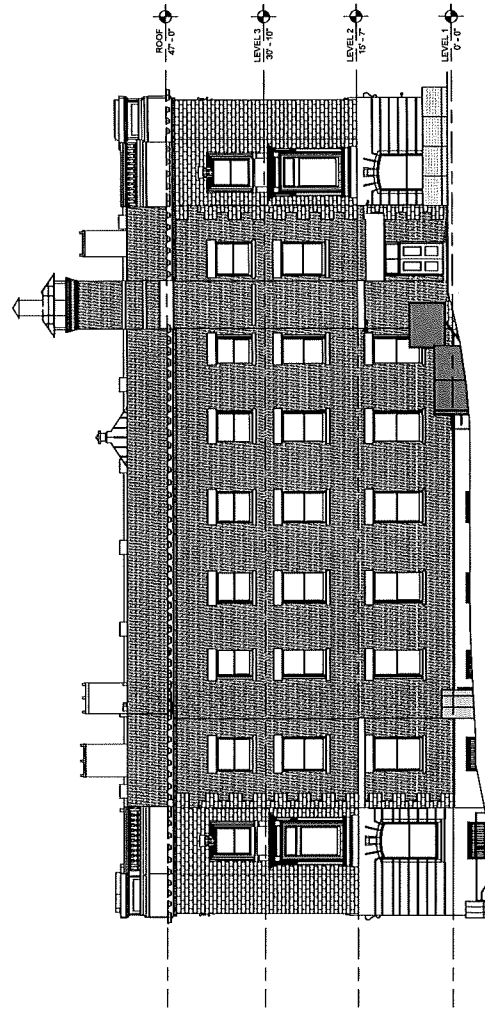
Sheet Number:

A4.02

5.b



11 EXISTING CONDITIONS & DEMO - WEST ELEVATION
Scale: 1/8" = 1'-0"



10 EXISTING CONDITIONS & DEMO - EAST ELEVATION
Scale: 1/8" = 1'-0"

Attachment: State_St_195_2021 (6503 : 195 State Street)

tat

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50 Commandant's Way at Admirals Hill
Chelsea MA 02150
P 617.884.4332
F 617.884.433
architecturalteam.com

Consultant

Revision:

Architect of Record:

Drawn: Author
Checked: Checker
Scale: 1/8" = 1'-0"
Key Plan:

Project Name:
**MERRICK PARK
APARTMENTS**

195 STATE STREET
SPRINGFIELD, MA 01103

Sheet Name:

**SOUTH AND NORTH
ELEVATIONS**

Project Number:

21067.00

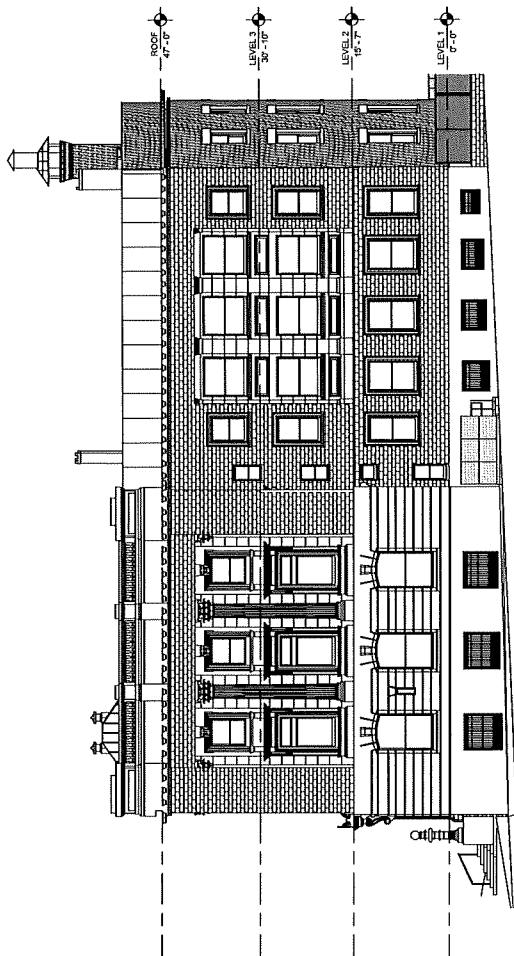
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10/28/21

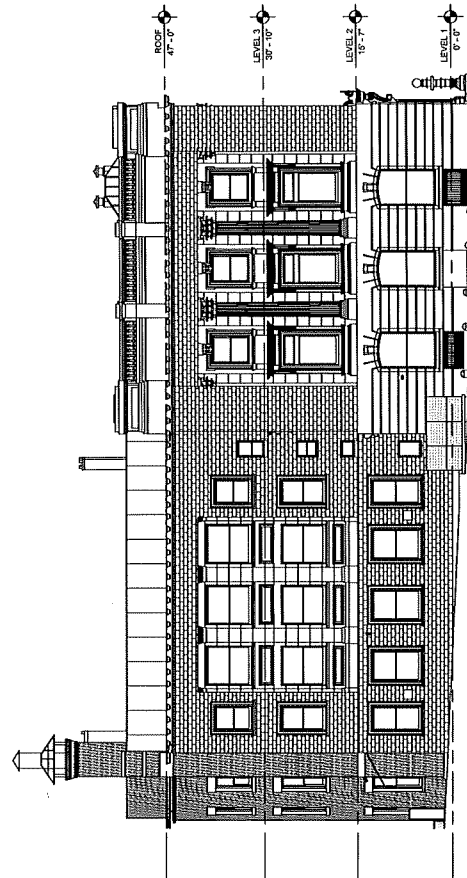
Sheet Number:

A4.01

5.b



11 EXISTING CONDITIONS & DEMO - SOUTH ELEVATION
Scale: 1/8" = 1'-0"



10 EXISTING CONDITIONS & DEMO - NORTH ELEVATION
Scale: 1/8" = 1'-0"



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Revision:

Architect of Record:

Drawn: Author
Checked: Checker
Scale: 1/8" = 1'-0"
Key Plan:

Project Name:
MERRICK PARK
APARTMENTS

195 STATE STREET
SPRINGFIELD, MA 01103

Sheet Name:

BASEMENT LEVEL

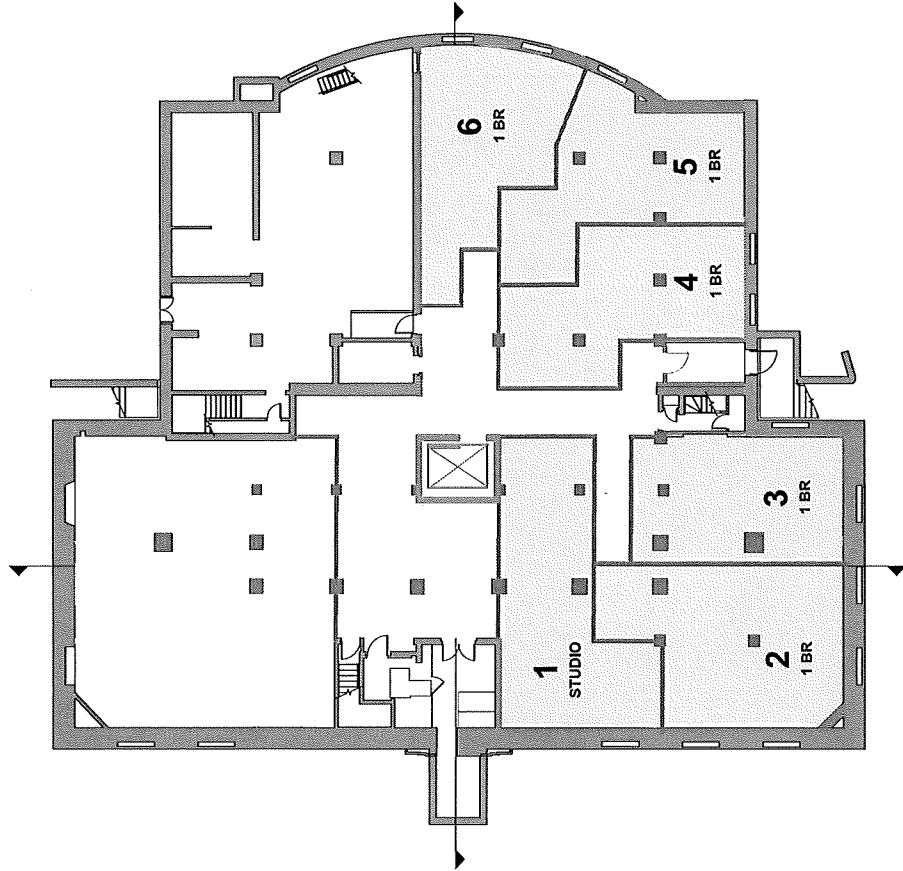
Project Number:
21067.00

Issue Date:
10/28/21
Sheet Number:

A1.00

5.b

	STUDIO	1 BR	2 BR	3 BR	TOTAL UNITS
0	0	0	0	0	0
2	9	1	0	0	12
2	9	1	0	0	12
1	9	1	0	0	11
1	5	0	0	0	6
6	32	3	0	0	41



10 BASEMENT LEVEL
Scale: 1/8" = 1'-0"

C:\working\Documents\21067.00_P21_195 State Street.dwg (10/28/21) 12:47:51 PM

tat

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architecturaltam.com

Consultant:

Revision:

Architect of Record:

Drawn: Author
Checked: Checker
Scale: 1/8" = 1'-0"
Key Plan:

Project Name:
**MERRICK PARK
APARTMENTS**
195 STATE STREET
SPRINGFIELD, MA 01103
Sheet Name:

**LEVEL 1 -
GROUND FLOOR**

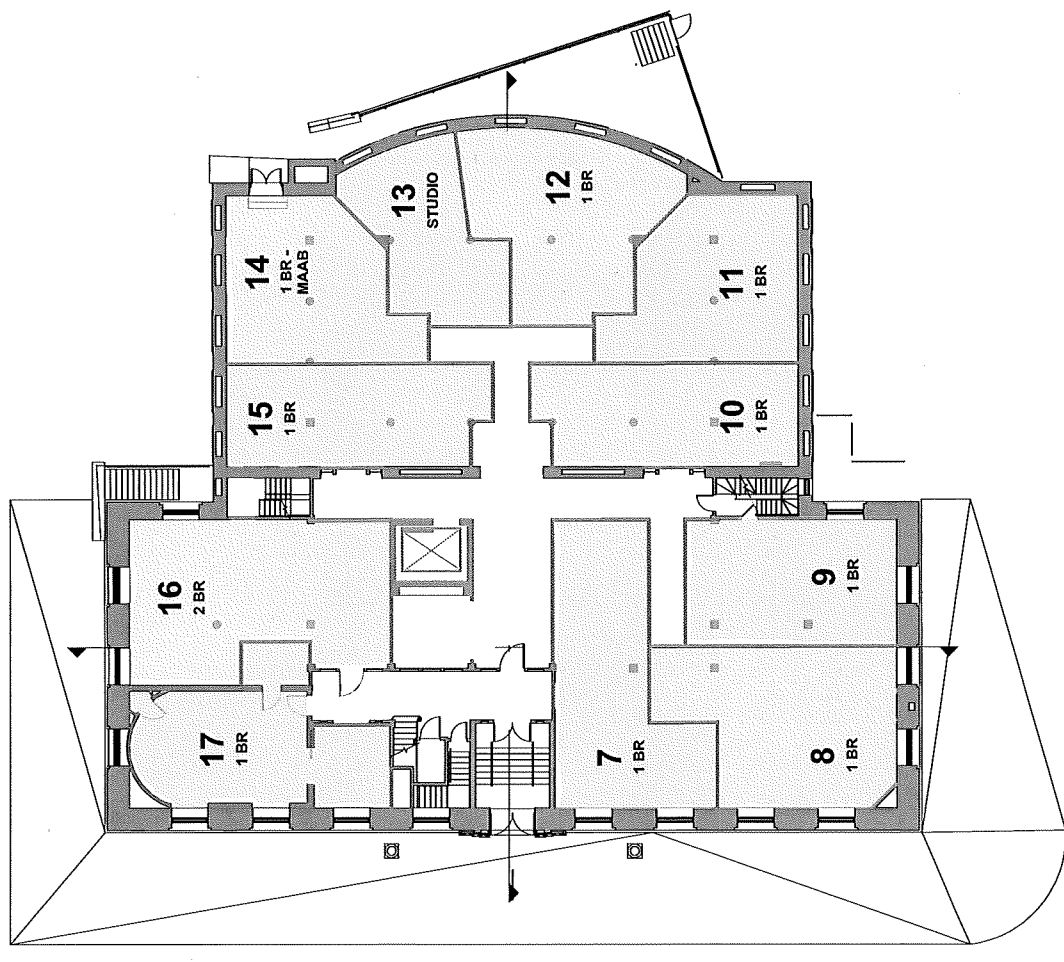
Project Number:
21067.00

Issue Date:
10/28/21

Sheet Number:

A1.01

5.b



1 LEVEL 1 - GROUND FLOOR
Scale: 1/8" = 1'-0"

Attachment: State_St_195_2021 (6503 : 195 State Street)

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Consultant:

Revision:

Architect of Record:

Drawn: Author
Checked: Checker
Scale: 1/8" = 1'-0"
Key Plan:

Project Name:
MERRICK PARK
APARTMENTS

195 STATE STREET
SPRINGFIELD, MA 01103

Sheet Name:

LEVEL 2 AND LEVEL 3

Project Number:

21067.00

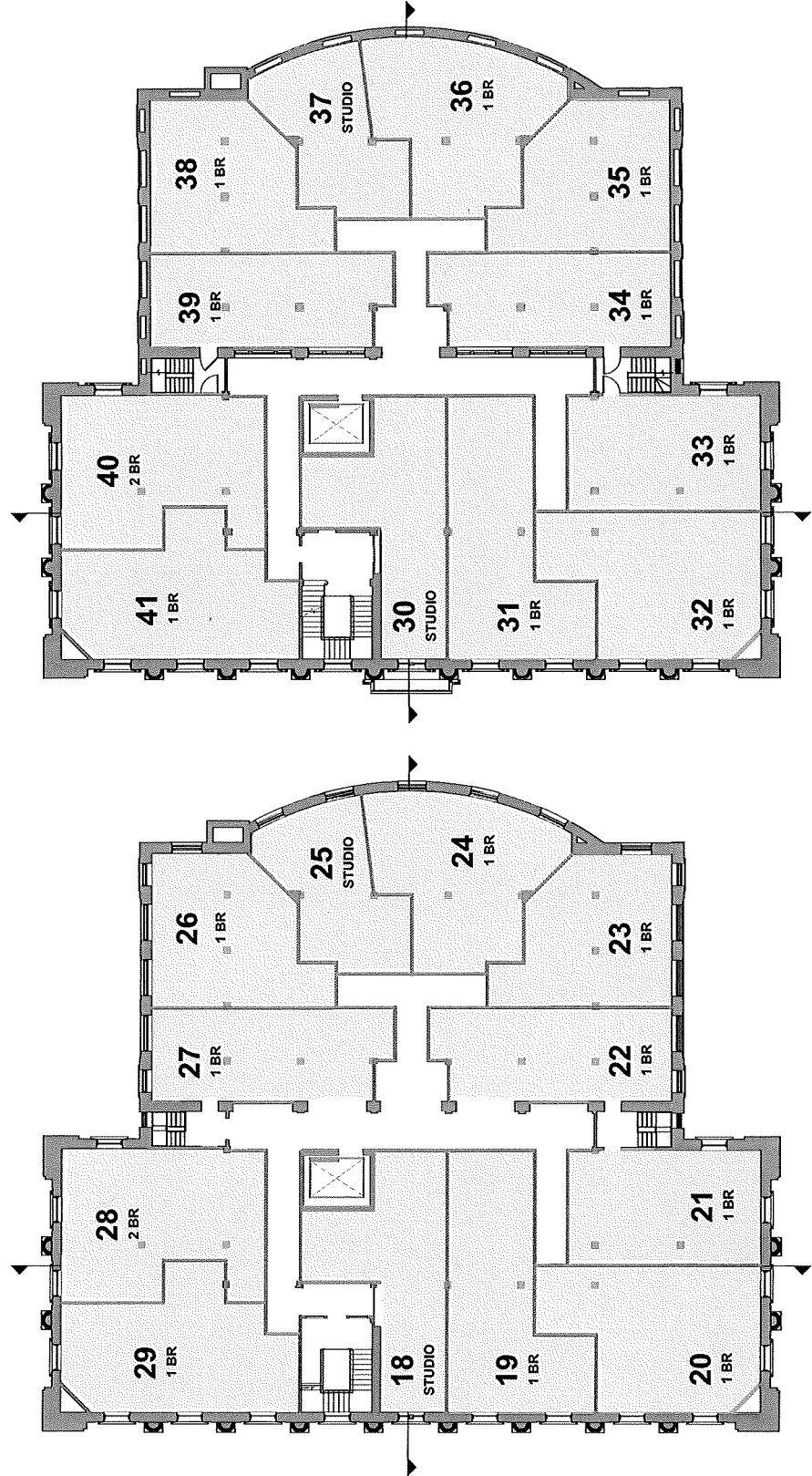
Issue Date:

10/28/21

Sheet Number:

A1.02

5.b



LEVEL 3
Scale: 1/8" = 1'-0"

LEVEL 2
Scale: 1/8" = 1'-0"

Attachment: State_St_195_2021 (6503 : 195 State Street)

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architecturaltam.com

Consultant:

Revision:

Architect of Record:

Drawn: Author

Checked: Checker

Scale: 1/8" = 1'-0"

Key Plan:

Project Name:

MERRICK PARK
APARTMENTS

195 STATE STREET
SPRINGFIELD, MA 01103

Sheet Name:

ROOF PLAN

Project Number:

21067.00

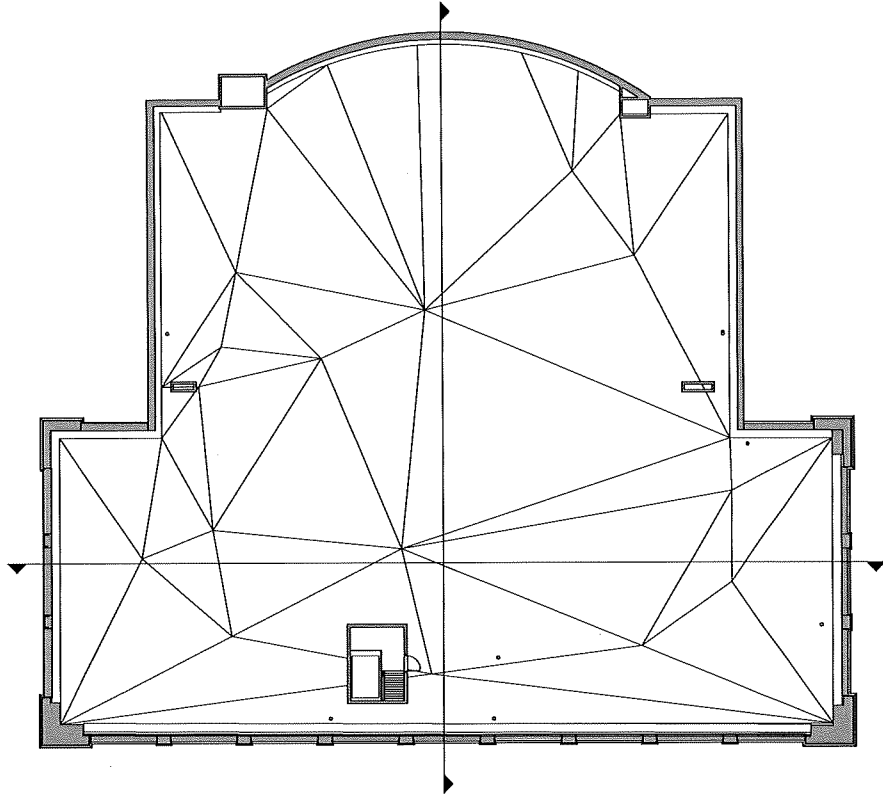
Issue Date:

10/28/21

Sheet Number:

A1.03

5.b

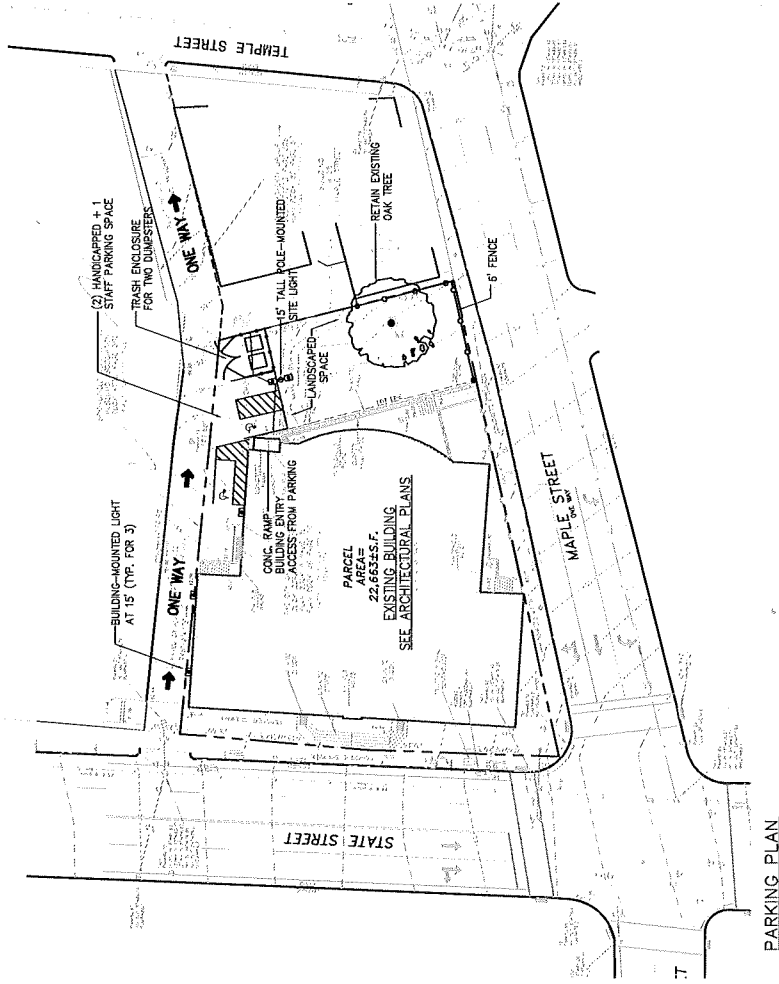


10 ROOF PLAN
Scale: 1/8" = 1'-0"

Attachment: State_St_195_2021 (6503 : 195 State Street)

PARKING TABLE PER ZONING BY-LAW
 1 SPACE PER STUDIO OR 1 BR
 1.5 SPACES PER >2BR

195 STATE STREET Studios (6 units)	REQUIRED 6 SPACES
1BR (32 units)	32 SPACES
2BR (3 units)	5 SPACES
TOTAL: (41 units)	43 SPACES



tat
 the architectural team

The Architectural Team, Inc.
 50 Commanders Way at Admin's Hill
 Chelsea MA 02230
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Landscape Architect
 3 Alfred Drive, Suite 303
 Springfield MA 01105
 Tel: 413.242.6144
 www.landscapearchitect.com
 Landscape Architect
 3 Alfred Drive, Suite 303
 Springfield MA 01105
 Tel: 413.242.6144
 www.landscapearchitect.com

Architect of Record:

Drawn: KC
 Checked: mrf
 Scale: 1"=20'-0"
 Issue: Special Permit Set

Project Name:
 195 State Street

195 State Street
 Springfield, MA 01105

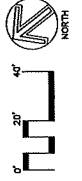
Sheet Name:
 SITE PLAN

Project Number:
 21-16

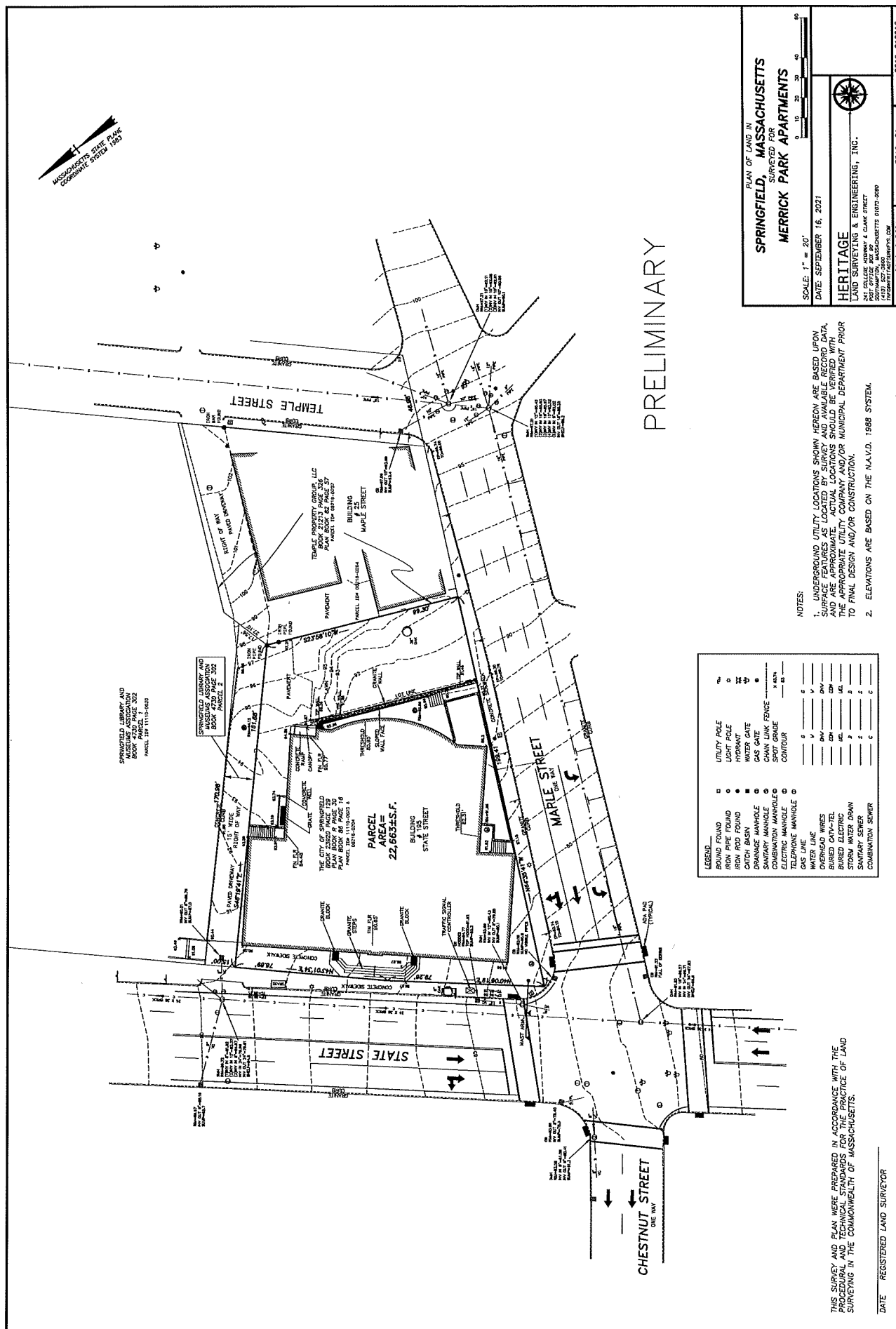
Issue Date:
 November 1, 2021
 Sheet Number:

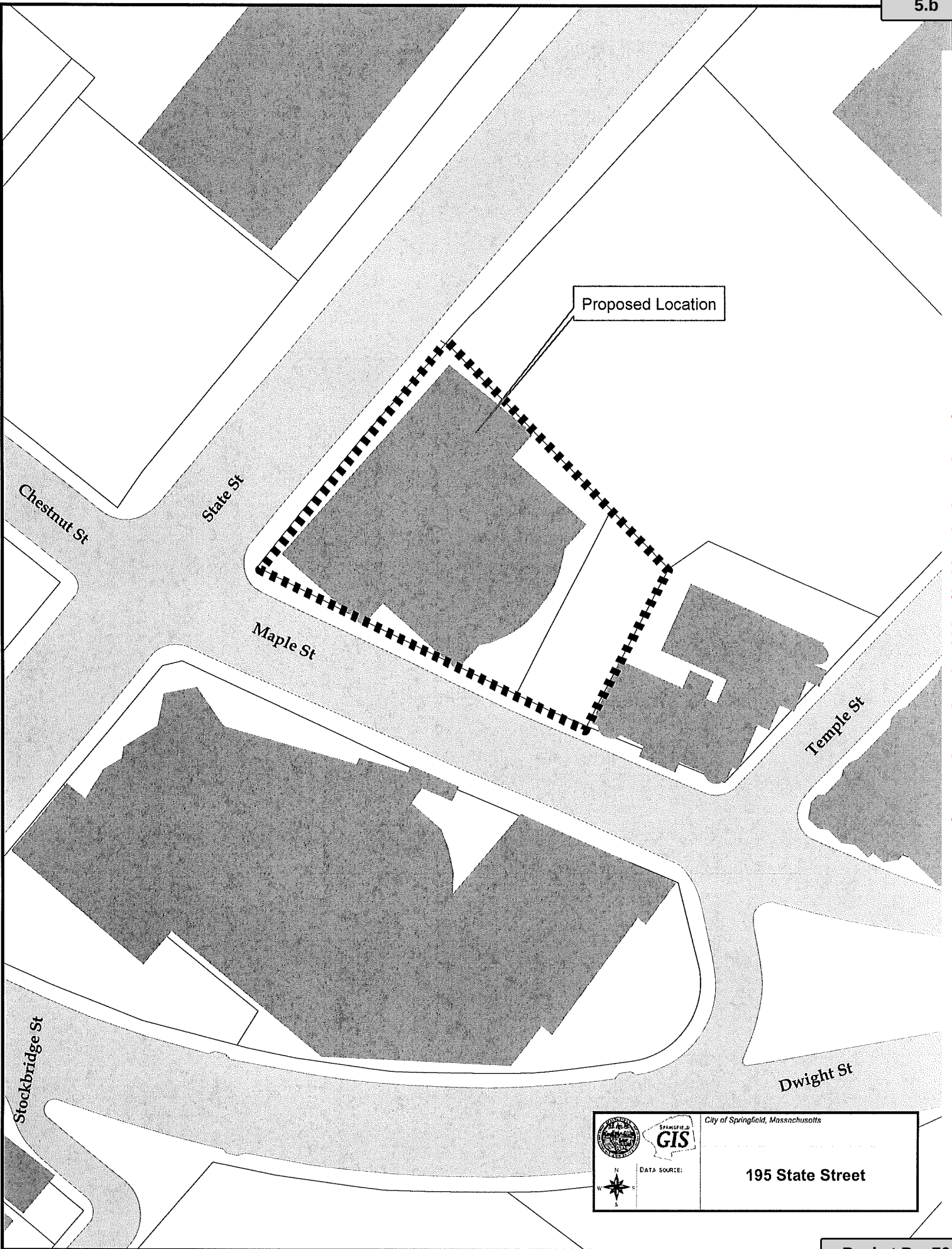
L1

5.b



Attachment: State St 195 2021 (6503 : 195 State Street)





Attachment: State St 195 2021 (6503 : 195 State Street)

 SPRINGFIELD MASSACHUSETTS GIS	City of Springfield, Massachusetts
	195 State Street

DATA SOURCE:

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

for a special permit for the alteration of a pre-existing, non-conforming structure (changing image sign), at the property known as 1000 West Columbus Avenue (a.k.a. Hall of Fame Way) (12168-0096) (Book#17676/Page#21), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 10, Section 10.1.30.

Mailing Address:

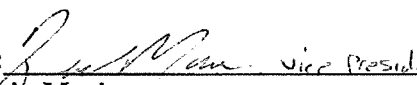
1441 Main Street
Springfield, MA 01103

Owner & Petitioner:

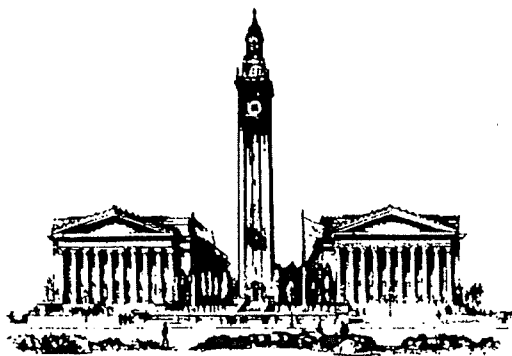
**Springfield Riverfront Condominium
Association
c/o Colebrook Management, LLC**

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

By:


Kevin Morin

Attachment: West_Columbus_Ave_1000_Tax_Formal (6518 : 1000 West Columbus Avebue (A.K.A. Hall of Fame Way))



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

11/5/2021

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 : 1000 West Columbus Avenue
 Petitioner : Springfield Riverfront Condominium Association c/o Colebrook Management ,LLC
 LandLord : Springfield Riverfront Condominium Association c/o Colebrook Management, LLC

Christopher A. Caputo: Treasurer Collector

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

**1000 WEST COLUMBUS AVENUE (A.K.A. HALL OF FAME WAY) (12168-0096)
ALTER A PRE-EXISTING, NON-CONFORMING USE (SIGN)**

General Information

Petitioner:	Springfield Riverfront Condominium Association
Request:	To alter a pre-existing, non-conforming sign.
Proposed use of the property:	Naismith Basketball Hall of Fame
Parcel Size:	Approximately 780,000 s.f.
Compatibility with current planning documents:	The South End Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	South End Citizens Council: 11-30-21
Tax Status:	SEE ATTACHED
Site Visit:	12-6-21
City Council Hearing:	12-13-21/12-20-21

Staff Analysis

Neighborhood characteristics:

The property is currently zoned Riverfront and is located in an area that is primarily commercial uses.
The surrounding land uses include:

- To the north is a retail operation zoned Riverfront.
- To the south is a gas station zoned Business B and Industrial A.
- To the east is Interstate 91.
- To the west is Riverfront Park zoned Open Space.

Site plan review:

The petitioner has requested a special permit to alter a pre-existing, non-conforming sign, including a changing image sign at the property known as 1000 West Columbus Avenue (a.k.a, Hall of Fame Way). This is the site of the Basketball Hall of Fame complex. The proposed sign will be used to advertise the businesses and events being run at this location.

After reviewing the submitted plans and visiting the site, the staff does not object to the proposed request. As the Council is aware, there has been two (2) ground signs at this location since the Hall of Fame complex was constructed back in 2002. The existing ground, sign located at the northern entrance to the property, is where the changing image sign is currently located. There is a second ground sign located on the southern entrance

to the property but this does not contain a change image sign component.

As per the plans submitted, the northern ground sign will be replaced, including the changing image portion. The new sign will include a new steel structure with new illuminated cabinets and a new, larger changing image sign.

The existing changing image portion of the ground sign is approximately one hundred and eight (108) square feet (6' x 18') and the total height of the existing ground sign is approximately thirty-seven (37) feet high. The plans submitted indicate the new height will be approximately forty (40) feet high with the new changing image portion of the sign being approximately two hundred and sixty-four (264) square feet. As noted above, the sign will be used to advertise the business and events at this location.



While this is significant increase to the overall size of the sign, due to the fact that this sign will be used to advertise businesses and events at the Basketball Hall of Fame, the staff does believe this is a unique situation. Further, the staff does not believe the proposed sign 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.
2. This special permit is granted solely to alter a pre-existing, non-conforming ground sign at the property known as 1000 West Columbus Avenue (a.k.a. Hall of Fame Way) (12168-0096).
3. The use shall be developed as per the attached site plans and elevations, with the addition of conditions #4.
4. All signage shall be properly permitted prior to installation.
5. 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

11/5/2021

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 : 1000 West Columbus Avenue
 Petitioner : Springfield Riverfront Condominium Association c/o Colebrook Management ,LLC
 LandLord : Springfield Riverfront Condominium Association c/o Colebrook Management, LLC

Christopher A. Caputo: Treasurer Collector



South End Citizens Council, Inc.
510 Main St. - Springfield, Ma. 01105
Email: southendcitizenscouncilinc@yahoo.com
Phone: (413) 732-5105

November 24, 2021

Marcus Williams
President, Springfield City Council

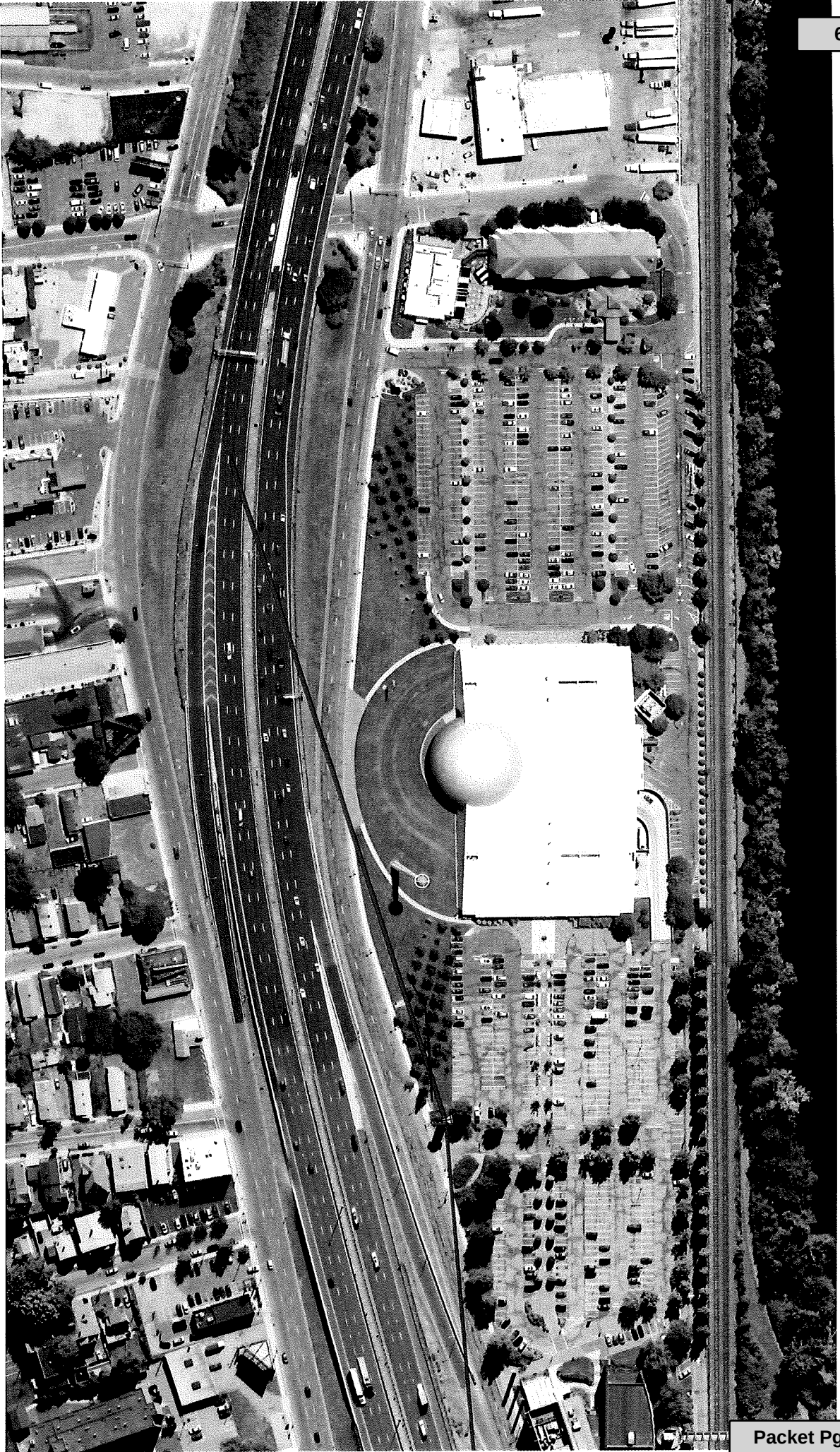
At the November 10th 2021 meeting of the South End Citizens Council board of directors a presentation was made by members of the Basketball Hall of Fame and Agnoli signs to erect an all new steel structure and foundation with all new illuminated cabinets and electronic message center on the North lot entrance.

During the presentation numerous questions were asked and answered to the board's satisfaction. This project would greatly enhance and update the current sign and structure that is there now.

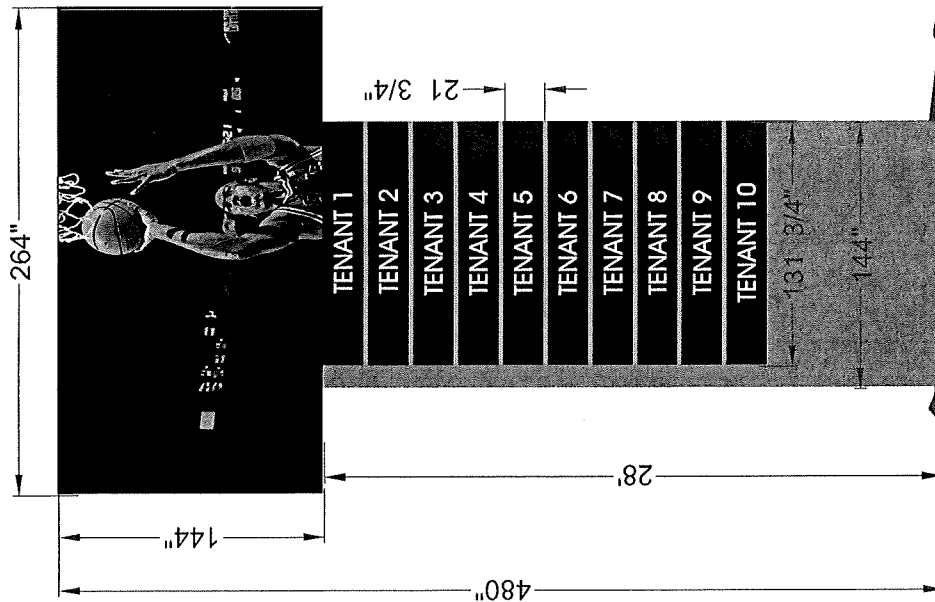
It was a unanimous vote by the board to support this project.

Sincerely;

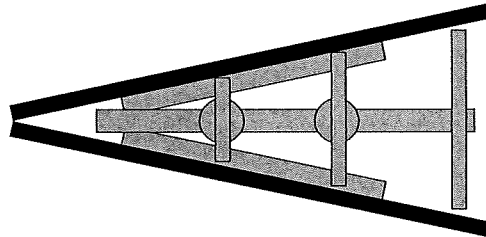
Leo A. Florian
President



APPROXIMATE SIGHT LINES WITH NEW ANGLED PYLON

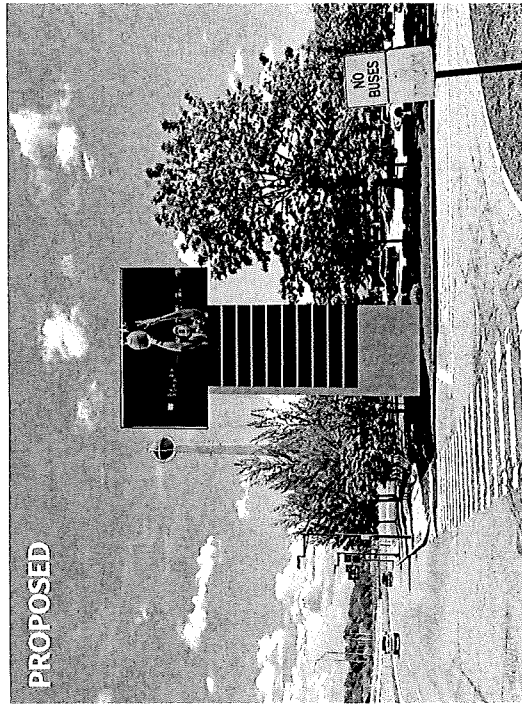
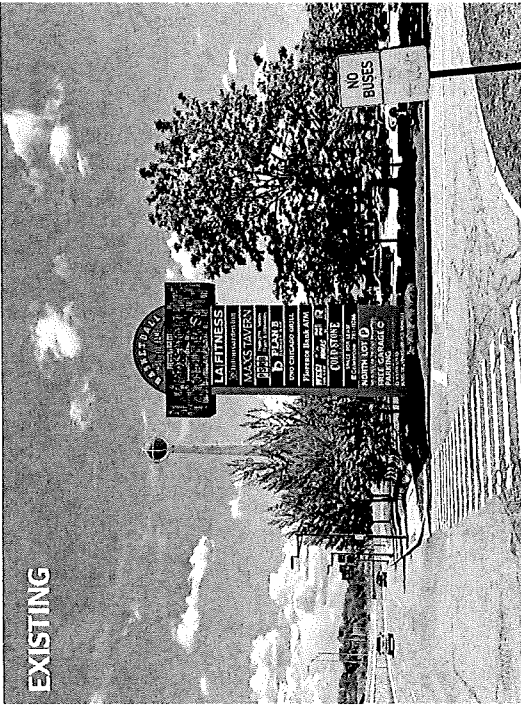


TOP VIEW

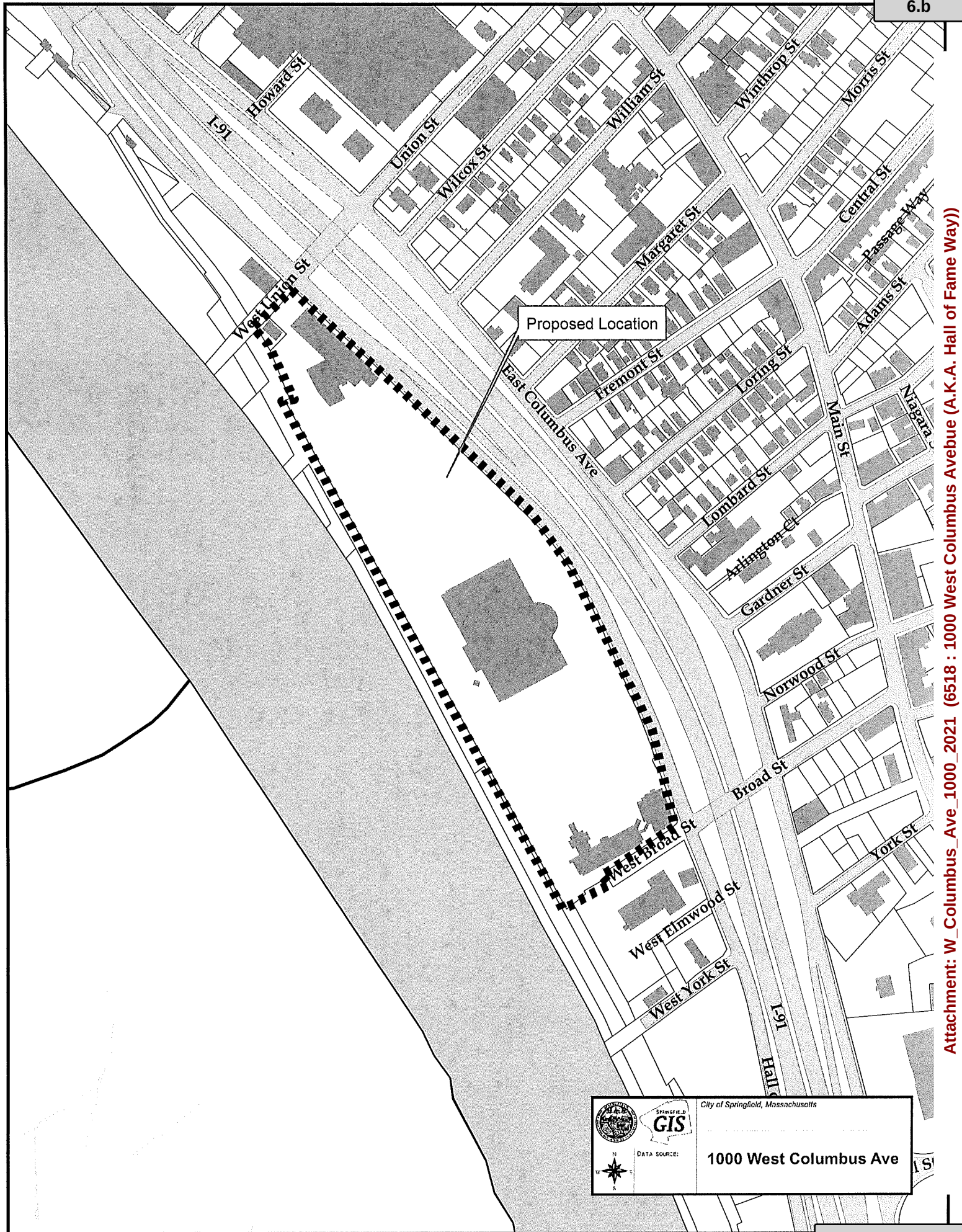


BLACK=EMC
ORANGE=FOR TENANTS
GREY=STEEL FOR STRUCTURES

ALL NEW STEEL STRUCTURE AND FOUNDATION WITH ALL NEW ILLUMINATED CABINETS AND ELECTRONIC MESSAGE CENTER.
EXISTING HEIGHT APPROXIMATELY 37'. NEW PROPOSED HEIGHT 40'.
EXISTING ELECTRONIC MESSAGE CENTER 6' x 18". NEW PROPOSED SIZE 12' x 22'.
NORTH AND SOUTH FACING SIDES WILL BE ANGLED FOR OPTIMAL VIEWING FROM HIGHWAY.
STRUCTURAL DETAILS TBD.



 AGNOLI SIGN COMPANY, INC. 772 WORTHINGTON STREET SPRINGFIELD, MA 01105 TEL: (413) 732-5111		ORIG. DATE: 04-16-21 REV. DATE: 06-14-21V REV. DATE: 10-22-21V		REV. DATE: 10/28/21 Jgm REV. DATE: 00-00-00 REV. DATE: 00-00-00		APPROVAL: ☐ APPROVED ☐ DATE:		B-MISC/BASKETBALL HALL OF FAME PYLON.PLT BASKETBALL HALL OF FAME PYLON.CDR		WORKS 000000	
CUSTOMER: BHOOF 1000 HALL OF FAME AVE SPRINGFIELD, MA, MA		LOCATION: BHOOF 1000 HALL OF FAME AVE SPRINGFIELD, MA, MA		CONTACT: X		PROJECT MANAGER: JGM		THE DESIGN IS THE EXCLUSIVE PROPERTY OF THE COMPANY AND ALL RIGHTS TO ITS USE OR REPRODUCTION ARE RESERVED.		PAGE: 1 OF 2	
STORE#: 0000		NOT FOR PRODUCTION		RELEASE DATE: 00-00-21		SCALE: AS SHOWN		APPROVED ELECTRIC SIGN		NOT FOR PRODUCTION	



Attachment: W_Columbus_Ave_1000_2021 (6518 : 1000 West Columbus Avenue (A.K.A. Hall of Fame Way))



City of Springfield, Massachusetts

DATA SOURCE:

1000 West Columbus Ave

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

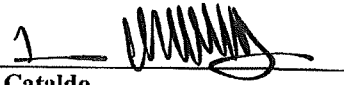
for a special permit for the re-use of an existing structure(s) (more than 26 dwelling units/52 units), at the properties known as 310 State Street (11110-0072) (Book#12146/Page#463), 300 State Street (11110-0070) (Book#12146/Page#463) and ES Spring Street (11040-0108) (Book#13009/Page#0444), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-2.

Mailing Address:

101 State Street, Suite 501
 Springfield, MA 01103

Owner:

Francis Cataldo/John M Wallace & 300
 State Street Realty, Trust

By: 

Francis Cataldo

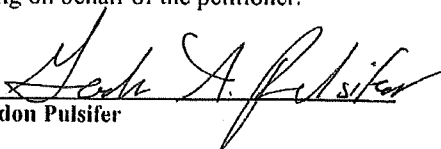
Mailing Address:

2001 Washington Street
 Hanover, MA 02339

Petitioner:

Residents at The Vault, LP

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

By: 

Gordon Pulsifer

Christopher A. Caputo
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

November 12, 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: 300 State Street – (11110-0070)
310 State Street – (11110-0072)
ES Spring Street – (11040-0108)

Petitioner: Residents at The Vault, LP
2001 Washington Street
Hanover, MA 02339

Property Owner: Francis Cataldo & John Wallace & 300 State Street Realty Trust
101 State Street, Suite 501
Springfield, MA 01103

Christopher A. Caputo: Treasurer/Collector

Attachment: State_St_300_Tax_Form (6519 : 310 State Street)

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

**310 STATE STREET (11110-0072), 300 STATE STREET (11110-0070) AND
ES SPRING STREET (11040-0108)
RE-USE OF AN EXISTING STRUCTURE(S) (MORE THAN 26 DWELLING UNITS)**

General Information

Petitioner:	Residents at the Vault, LP
Request:	Re-use of an existing structure for the creation of new residential units.
Proposed use of the property:	Residential units
Parcel Size:	48,072 s.f.
Compatibility with current planning documents:	The Downtown Master Plan show no changes to this area.
Neighborhood council notification:	Armoury Quadrangle Civic Association: 11-30-21
Tax Status:	SEE ATTACHED
Site Visit:	12-6-21
Hearing Date:	12-13-21/12-20-21

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Commercial A and Commercial P and is located within an area with a mix of commercial and residential uses. The surrounding land uses include:

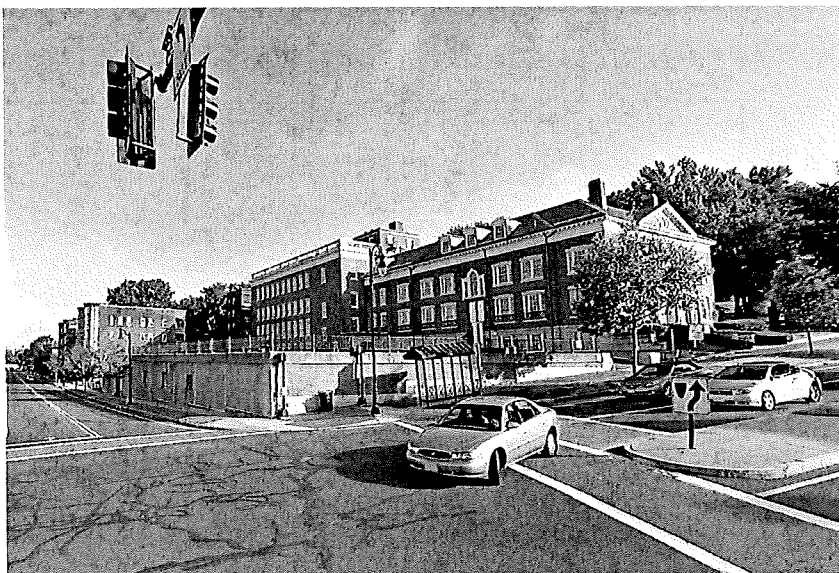
- To the north are apartment buildings zoned Residence C.
- To the south is a dental clinic zoned Commercial A.
- To the east is the Springfield Armory zoned Residence B.
- To the west is the federal courthouse zoned Commercial A.

Site plan review:

The petitioner has requested a special permit for the re-use of an existing structure for new housing units (52 units) at the properties known as 300 State Street, 310 State Street and ES Spring Street. These sites comprise an office building, parking garage and surface parking lot.

As per the plans submitted, the petitioner intends to create fifty-two (52) new residential units. These units will consist of seven (7) studio units, thirty-seven (37) one-bedroom units and eight (8) two-bedroom units.

The renovations include "...new modern-style residential apartments highlighting historic features of the building". It was noted that there are many vaults within the building that will be maintained and included as part of the hallways/corridors. The petitioner has indicated that the building will also have an extensive security camera system located throughout the interior and exterior of the building. A video intercom system will also be installed in each unit.



In addition to the main building, the site also contains a two-story parking garage with thirty-two (32) spaces on the upper level and twenty-four (24) on the lower level for a total of fifty-six (56) spaces. There is also a vacant lot located at the rear of the garage which can also be used for parking.

Overall, the staff is very pleased with the proposed development. The petitioner also has a long history of very successful redevelopment projects within the City and the staff firmly believes that the redevelopment of this property will have a beneficial impact on the surrounding properties as well as the entire downtown area as a whole.

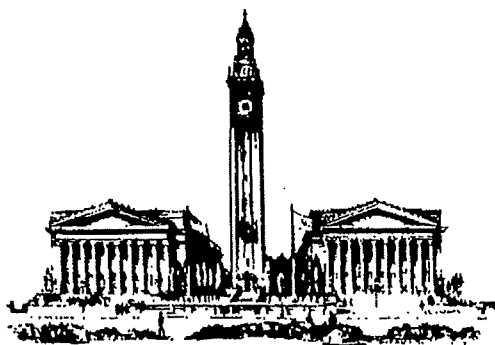
Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the re-use of an existing structure for a new residential development, at the properties known as 310 State Street (11110-0072), 300 State Street (11110-0070) and ES Spring Street (11040-0108).
3. The use shall be developed as per that attached site plans and elevations, with the addition of conditions #4 through #7.
4. All landscaped areas shall be maintained and kept free of all overgrown vegetation, litter and debris.
5. The public sidewalks along State Street, Spring Street and Buyers Street shall be maintained by the petitioner, including snow removal.
6. 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, may be required. This approval, if required, must be obtained prior to the issuance of a Building Permit.
7. In addition to the special permit, a variance for parking must also be obtained by the Board of Appeals, prior to the issuance of a Certificate of Occupancy.
8. 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.

Christopher A. Caputo
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

November 12, 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: 300 State Street – (11110-0070)
310 State Street – (11110-0072)
ES Spring Street – (11040-0108)

Petitioner: Residents at The Vault, LP
2001 Washington Street
Hanover, MA 02339

Property Owner: Francis Cataldo & John Wallace & 300 State Street Realty Trust
101 State Street, Suite 501
Springfield, MA 01103

Christopher A. Caputo: Treasurer/Collector

Attachment: State St 310 2021 (6519 : 310 State Street)

Residences at The Vault

310 State Street, Springfield MA 01105

PROJECT SUMMARY

Residences at The Vault is located at 310 State Street, Springfield, Massachusetts and was originally built in 1924. It originally housed the offices of the Federal Land Bank of Springfield for many years. The building was designed by Wallace Edwin Dibble, a well-known architect in Springfield. This address is not located in a historic district nor is the building currently listed in a National Register. We have applied to the Massachusetts Historic Commission and received approval. This approval has been sent to the National Park Service in Washington, DC and is pending final approval. The building has many historic spaces/features on the exterior as well as the interior, such as the main entrance lobby. Currently, the building is deteriorating and needs significant work in order to restore, for it has been vacant for many years. Since the commercial rental market in the City of Springfield is virtually non-existent, we have created a development plan to create affordable rental apartments to service the local residents of Springfield.

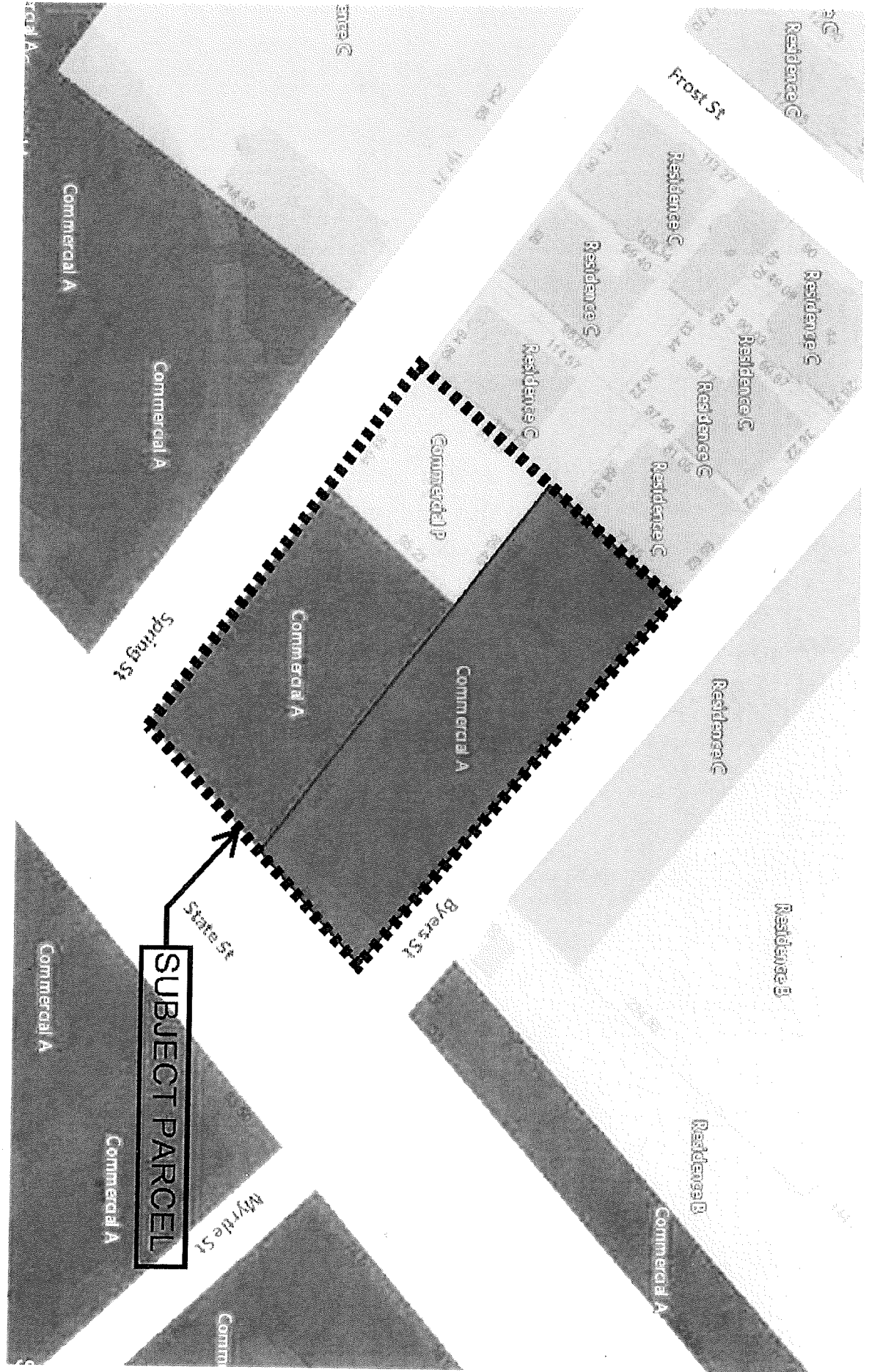
Redevelopment Plan & Parking

We are proposing to renovate the building at 310 State Street in Springfield, Massachusetts. The renovation plan will include 52 apartments (7 studios, 37 one-bedroom units and 8 two-bedroom units). In addition, there will be an on-site office and maintenance area of approximately 1,500 square feet. Included in the renovation plan will be renovation of an existing two-level parking garage. The upper level will include 32 parking spaces, including handicap, and the lower level will total 24 spaces, for a total of 56 spaces. The code requires, based on the number of apartments being built, that we have 56 parking spaces.

The renovation includes new modern-style residential apartments highlighting historic features of the building. There are many vaults throughout this building, which will be maintained and included as part of hallways/corridors. The building will feature an extensive security camera system located throughout all interior and exterior common areas, including the parking areas. In addition, there will be a video intercom system in every residential apartment.

We have met with the Neighborhood Association (*Armory Quadrangle Civic Association*) and presented this development plan. We have received unanimous endorsement from this Association (see enclosed letter) and have requested that Springfield City Councilors approve and issue a Special Permit for this project.

This business/neighborhood development plan has been demonstrated many times by our company throughout the City of Springfield, including many historic properties.



Zoning Map



Armory-Quadrangle Civic Association
140 Chestnut Street #C • Springfield, MA 01103

(413) 747-1830 • aqca@kimballtowers.com • aqcaSpringfield.org

July 13, 2021

Gordon Pulsifer
President
First Resource Development Company
2001 Washington Street
Hanover, Massachusetts 02339

Dear Mr. Pulsifer:

After the Armory Quadrangle Board of Directors meeting with Gordon Pulsifer and other members of First Resource Development Company on July 7, 2021, we unanimously endorsed the company's plans to redevelop 310 State Street and 195 State Street into affordable and work-force rate housing. We ask that the Springfield City Council approve the needed special permit and Mayor Sarno provide any other needed support.

Redevelopment of these two large vacant properties within our neighborhood council's boundaries is key to stabilizing all of the residential properties of the neighborhood. We were particularly pleased to get the request to meet with First Resource about the State Street properties because we already had very positive opinions about the company. In May 2021, the AQCA Board, at our request, met with local First Resource representatives Gretchen Helger and Jose Reyes. We have been impressed by the quality of the maintenance and operation of the company's income-limited properties. At the July 7 meeting, we continued the discussion about the company's methods for maintaining safety and accountability by and for the residents.

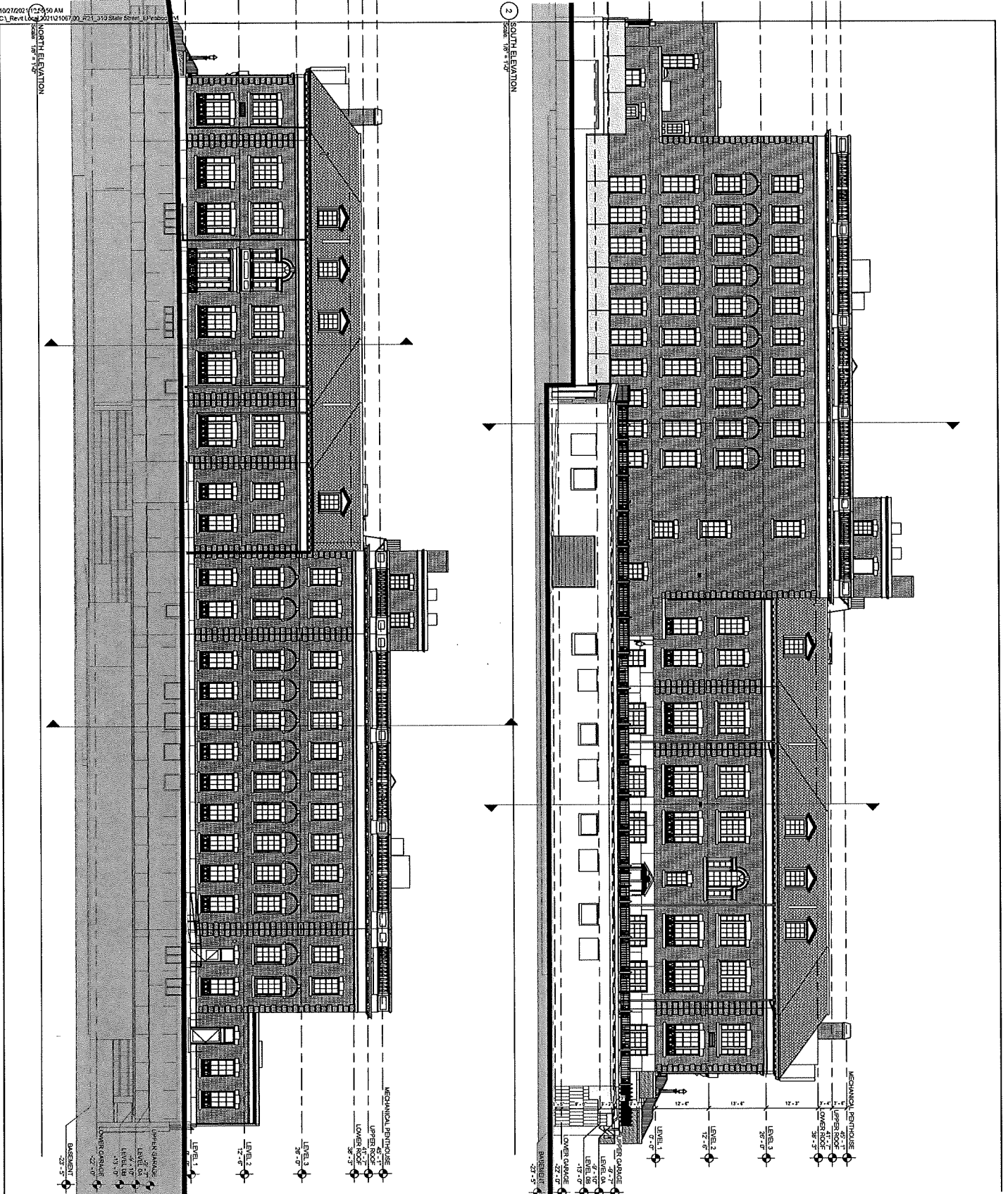
We look forward to continuing discussions related to addressing the speeding along State Street, the addition of other properties within the redevelopment, the Temple Street crime issues, and how parking for 195 State Street will be accommodated.

Please let you know how else we might help to move this exciting project along.

Sincerely,

Betsy Johnson, President
Armory Quadrangle Civic Association

Attachment: State St 310 2021 (6519 : 310 State Street)



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50 State Street, 4th Floor
Boston, MA 02150
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Consultant:

Revision:

Architect of Record:

Drawn: Author
Checked: Checker
Scale: 1/8" = 1'-0"
Key Plan:

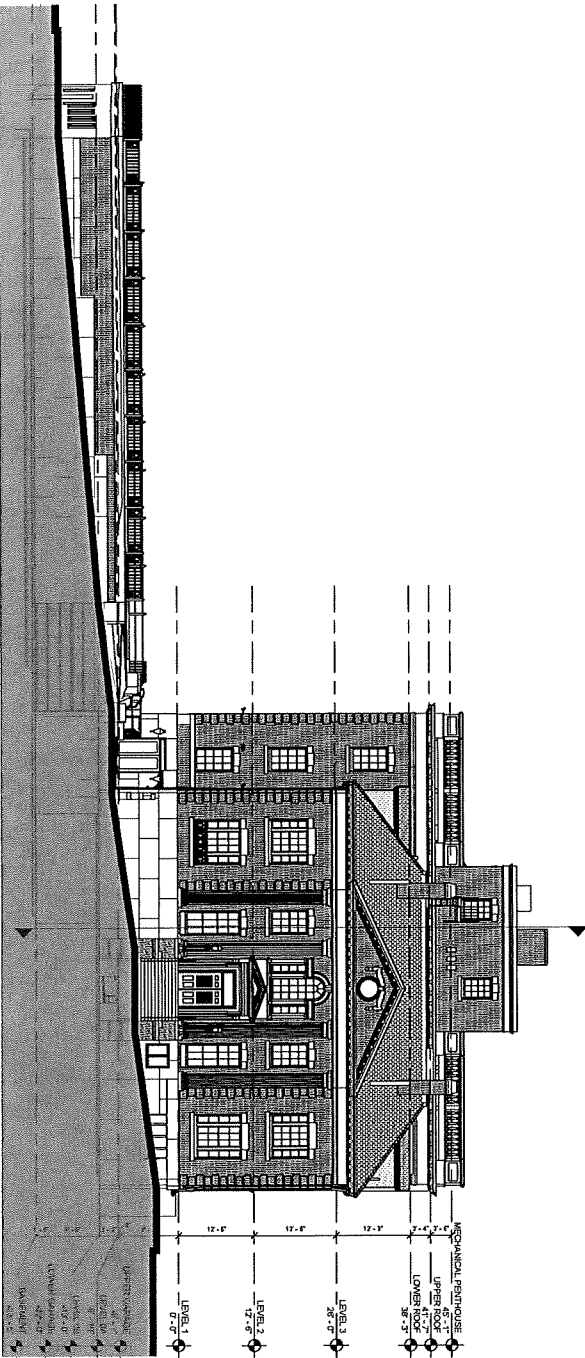
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310 STATE STREET
310 STATE STREET
SPRINGFIELD, MA 01105
Sheet Name:
ELEVATIONS

Project Number:
21067.00
Issue Date:
10/26/21
Sheet Number:

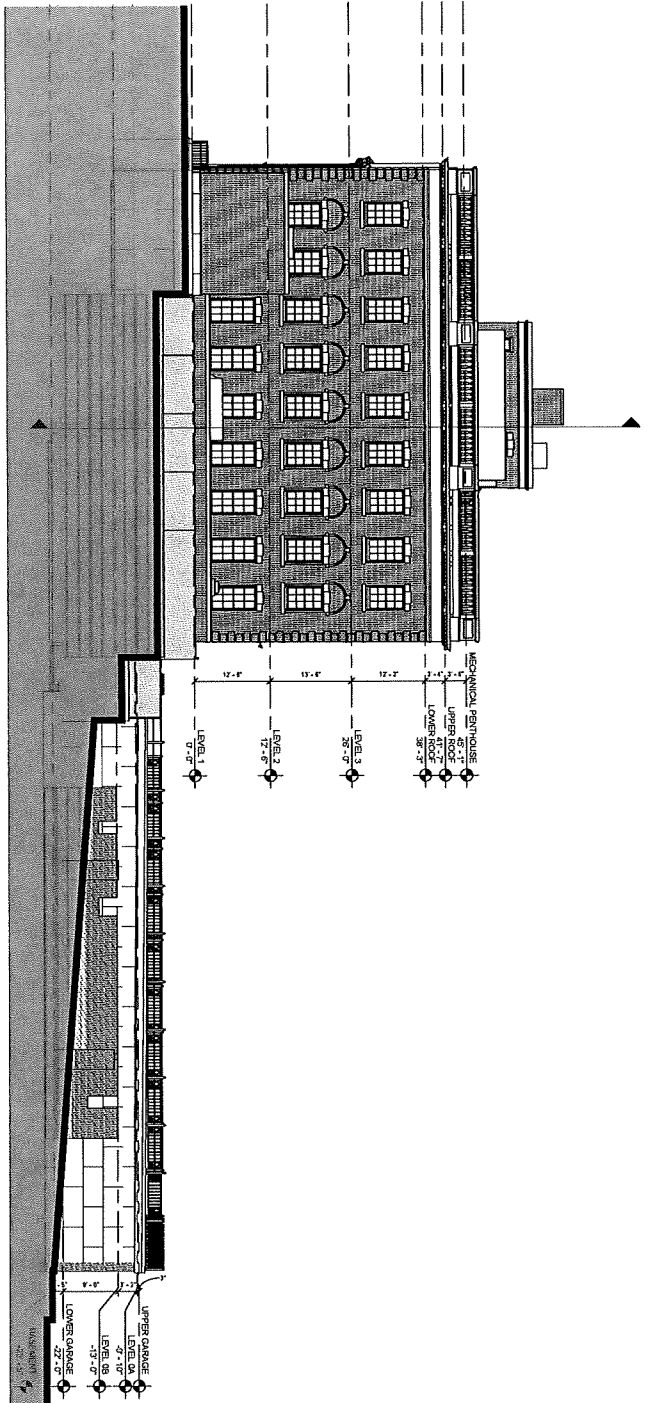
A4.00

10/27/2021 10:55:54 AM
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1 EAST ELEVATION
Scale: 1/8" = 1'-0"



2 WEST ELEVATION
Scale: 1/8" = 1'-0"



Consultant:

Revision:

Architect of Record:

Drawn: Author

Checked: Checker

Scale: 1/8" = 1'-0"

Key Plan:

Project Name:
310 STATE STREET

310 STATE STREET
SPRINGFIELD, MA 01105

Sheet Name:

ELEVATIONS

Project Number:

21067.00

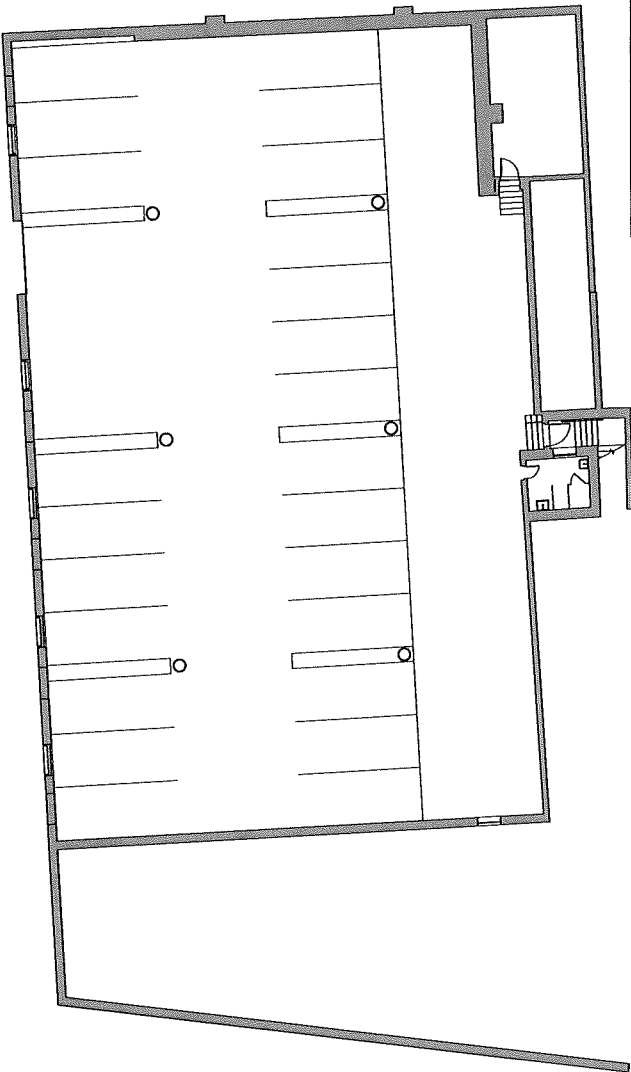
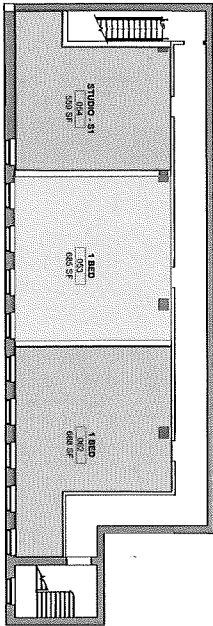
Issue Date:

10/26/21

Sheet Number:

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0	4	10	0	0	14
1	1	10	1	0	12
2	1	7	6	0	14
3	0	8	1	0	9
T	7	37	8	0	52



1 OVERALL FLOOR PLAN - BASEMENT & LOWER GARAGE
Scale: 1/8" = 1'-0"

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Key Plan:

Project Name:
310 STATE STREET

310 STATE STREET
SPRINGFIELD, MA 01105

Sheet Name:

OVERALL
FLOOR PLANS -
BASEMENT &
GARAGE (L)

Project Number:

21067.00

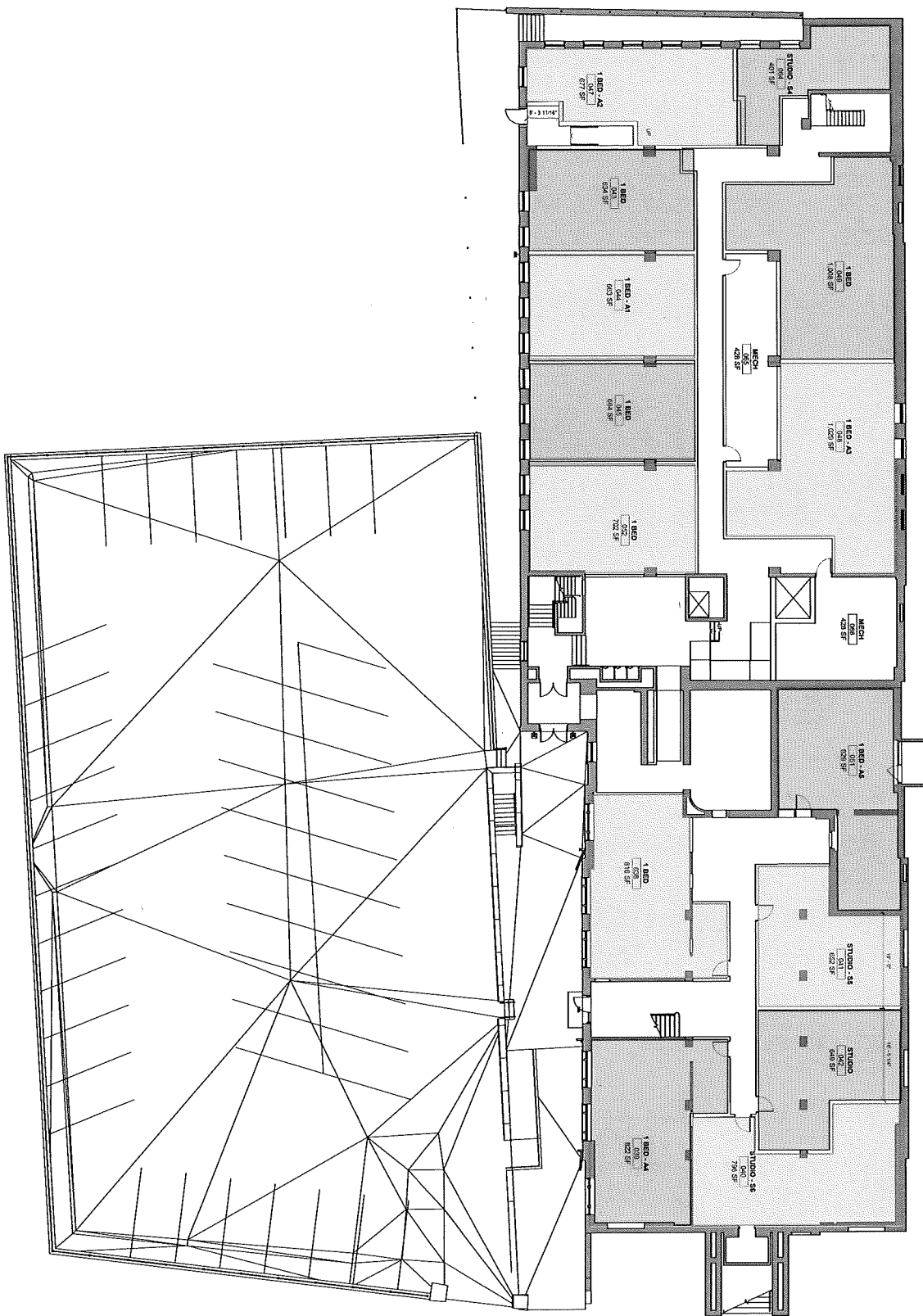
Issue Date:

08/24/21

Sheet Number:

A1.00

OVERALL FLOOR PLAN - LEVEL 0 & UPPER GARAGE
Scale: 1/8" = 1'-0"



Attachment: State_St_310_2021 (6519 : 310 State Street)

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Revisions:

Architect of Record:

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Checked: Checker
Scale: 1/8" = 1'
Key Plan:

Project Name:
310 STATE STREET

310 STATE STREET
SPRINGFIELD, MA 01105

Sheet Name:

OVERALL
FLOOR PLANS -
LEVEL 0 &
GARAGE (U)

Project Number

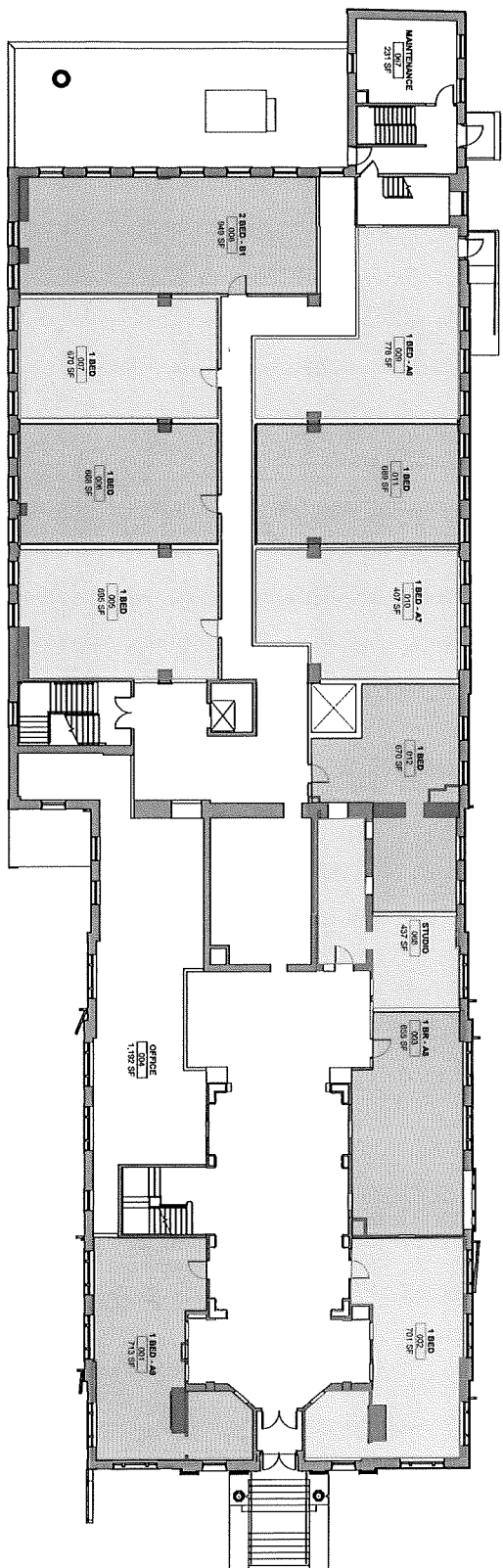
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Issue Date:

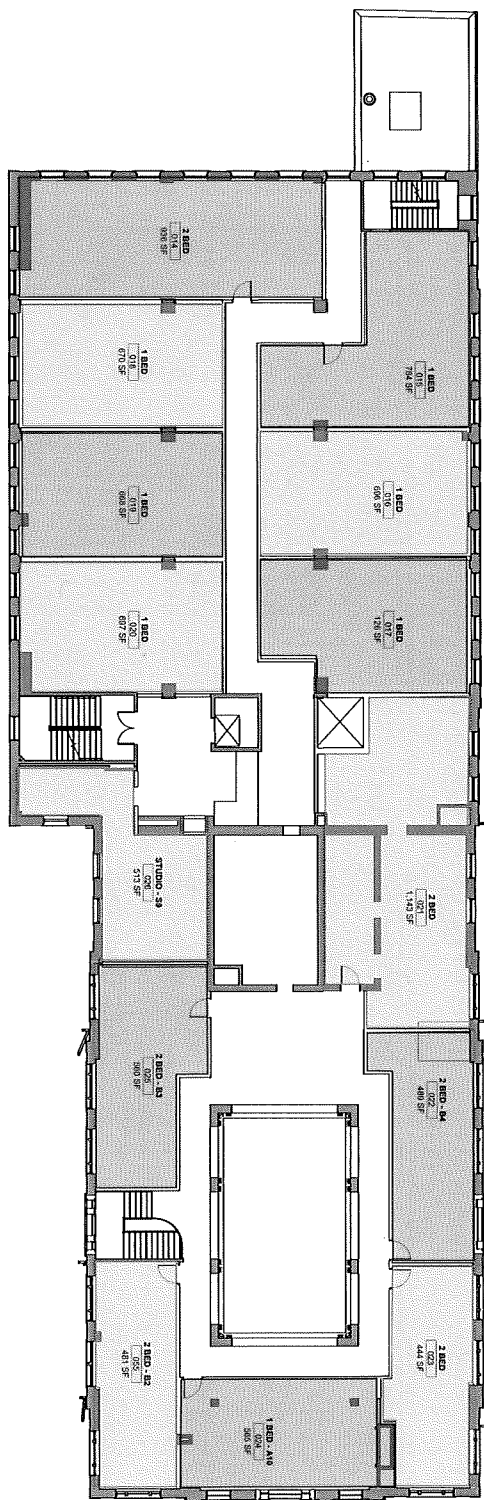
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1 OVERALL FLOOR PLAN - LEVEL 1
Scale: 1/8" = 1'-0"



2 OVERALL FLOOR PLAN - LEVEL 2
Scale: 1/8" = 1'-0"



Attachment: State_St_310_2021 (6519 : 310 State Street)

fat

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Consultant

Revision:

Architect of Record:

Drawn: **Author:**

Checked: Checker

Key Plan:

Key Plan:

Project Name:
310 STATE STREET

310 STATE STREET
SPRINGFIELD, MA 01105

Sheet Name:

OVERALL
FLOOR PLANS -
LEVELS 1 & 2

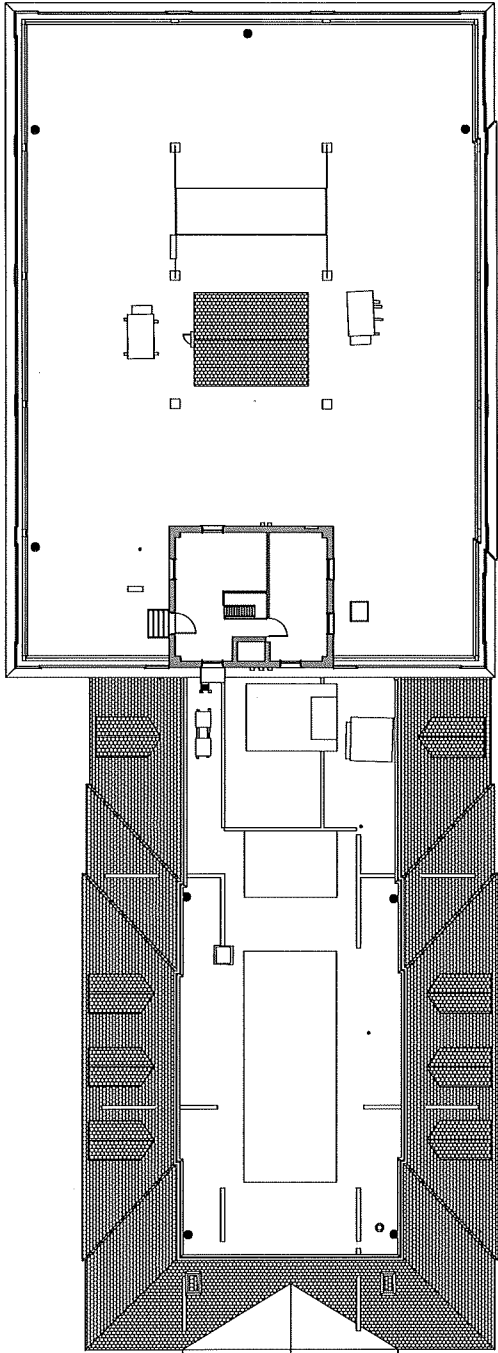
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21067.00

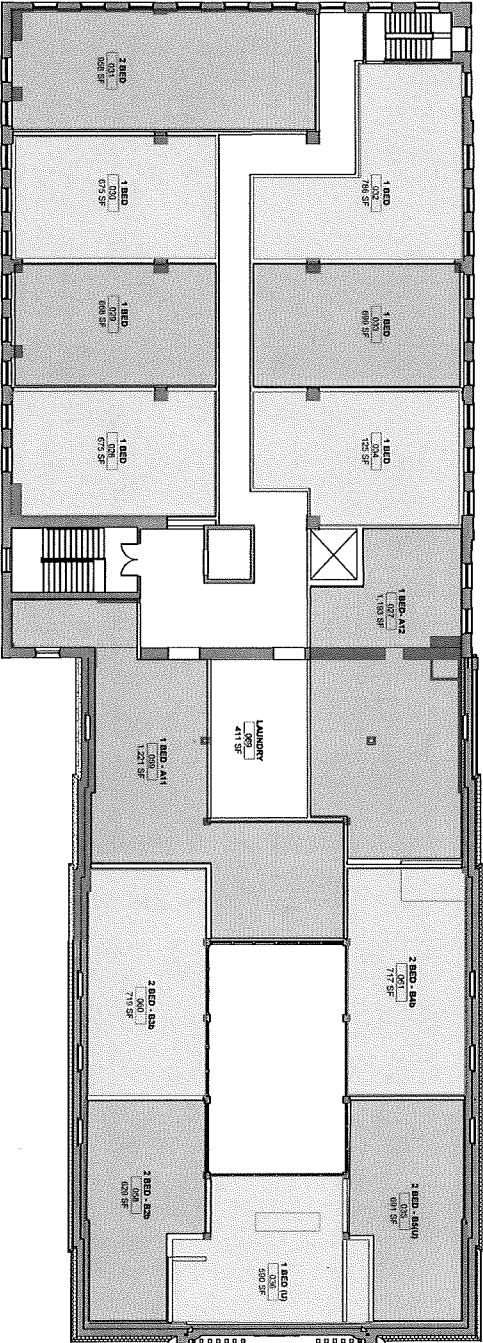
Issue Date:

Sheet Numbers

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2 OVERALL FLOOR PLAN - ROOF
Scale: 1/8" = 1'-0"



1 OVERALL FLOOR PLAN - LEVEL 3
Scale: 1/8" = 1'-0"

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Revisions:

Architect of Record:

Drawn: Author

Checked: Checker

Scale: 1/8" = 1'-0"

Key Plan:

Project Name:
310 STATE STREET

310 STATE STREET
SPRINGFIELD, MA 01105

Sheet Name:

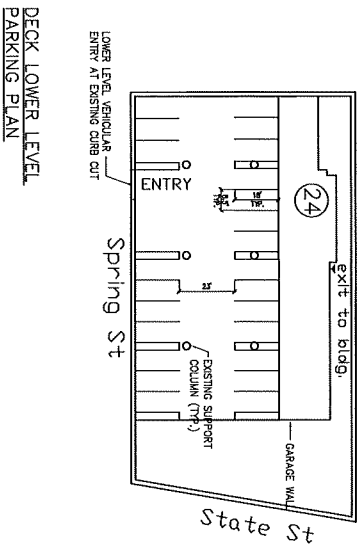
OVERALL
FLOOR PLANS -
LEVEL 3 &
ROOF

Project Number:
21067.00

Issue Date:
08/27/21

Sheet Number:

A1.03



PARKING TABLE PER ZONING BY-LAW			
1 SPACE PER STUDIO OR 1 BR			
1.5 SPACES PER >2BR			
310 STATE STREET			
Studio (7 units)	7	REQ.	PROV.
1BR (37 units)	37		
2BR (8 units)	12		
TOTAL: (52 units)	56		56
DECK - UPPER LEVEL	32		
DECK - LOWER LEVEL	24		
TOTAL	56		

tat |
the architectural team

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www.RadnerDesign.com

Architect of Record:

Drawn:	kc
Checked:	mr
Scale:	1"=20'-0"
Issue:	

Project Name:
310 State Street
310 State Street
Springfield, MA 01105
Sheet Name:
SITE PLAN

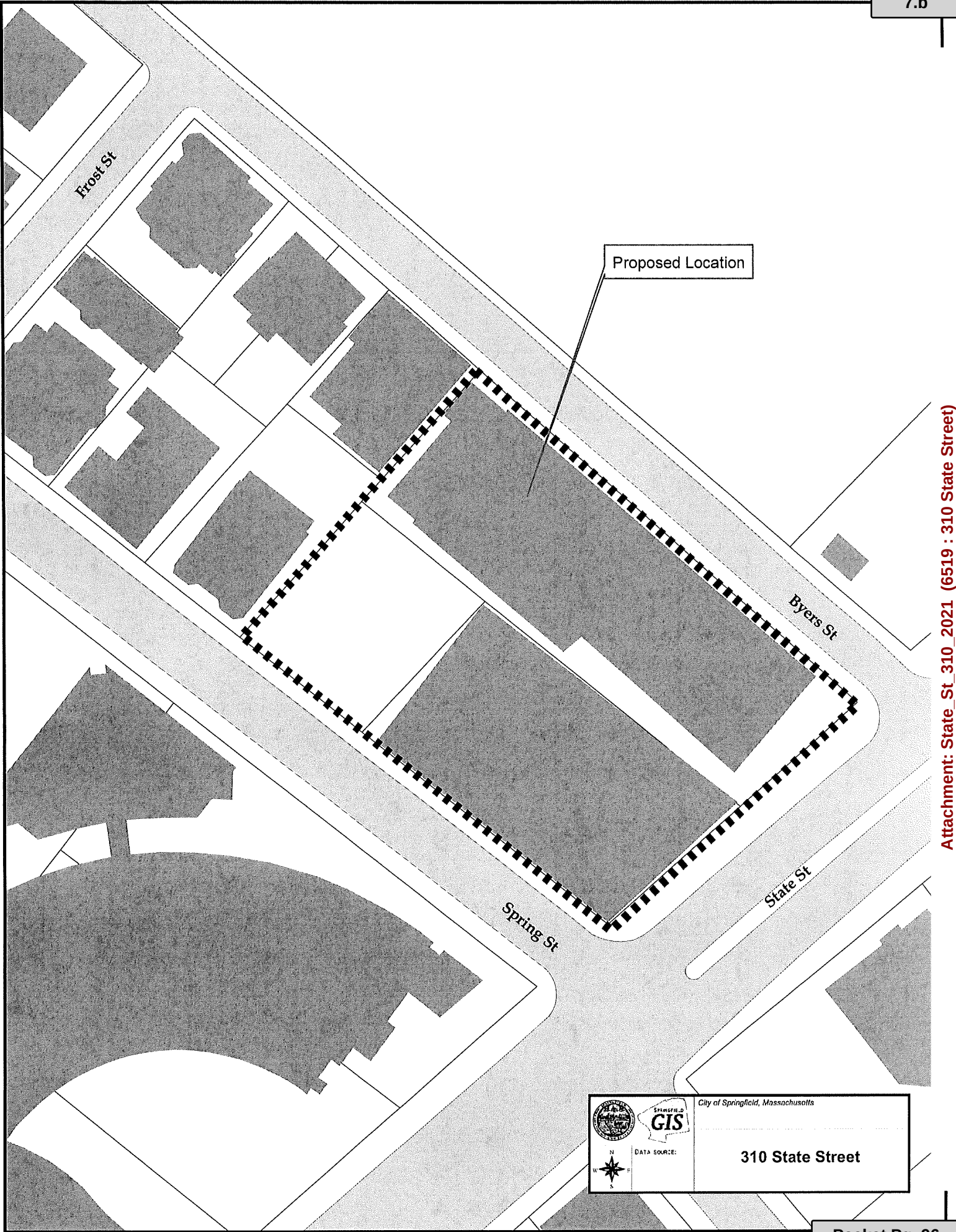
Project Number:
21-16

Issue Date:
November 1, 2021

Sheet Number:

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Attachment: State St 310 2021 (6519 : 310 State Street)



SPRINGFIELD
GIS

City of Springfield, Massachusetts

310 State Street

DATA SOURCE: