



City Council

Hearings Meeting

~ Final ~

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

Gladys Oyola-Lopez
413-787-6096

Monday, December 13, 2021

7:00 PM

Springfield City Hall -- Council Chambers

Hearings

Attendee Name	Title	Status	Arrived
Melvin A. Edwards	Ward 3 Councilor	Present	
Jesse Lederman	At-Large Councilor	Present	
Gumersindo Gomez	Ward 1 Councilor	Present	
Timothy C. Allen	Ward 7 Councilor	Present	
Sean Curran	At-Large Councilor	Present	
Tracye Whitfield	Vice President	Present	
Orlando Ramos	Ward 8 Councilor	Present	
Malo Brown	Ward 4 Councilor	Present	
Kateri B. Walsh	At-Large Councilor	Present	
Victor Davila	Ward 6 Councilor	Present	
Michael A. Fenton	Ward 2 Councilor	Absent	
Justin Hurst	At Large Councilor	Present	
Marcus J Williams	President	Present	

Moment of Silence - Pledge of Allegiance

Special Permits

1. Special Permit (ID # 6487)

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

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

HISTORY:

11/22/21 City Council TABLED
Next: 12/13/21

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

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

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

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

ATTACHMENTS:

- 299_Page_BI_Adult_Use_Cultivation_Tax_Formal (PDF)
- Page_BI_299_Adult_Use_2021 (PDF)

RESULT:	CONTINUE VOTE [12 TO 0]	Next: 1/24/2022 7:00 PM
MOVER:	Justin Hurst, At Large Councilor	
SECONDER:	Tracye Whitfield, Vice President	
AYES:	Edwards, Lederman, Gomez, Allen, Curran, Whitfield, Ramos, Brown, Walsh, Davila, Hurst, Williams	
ABSENT:	Michael A. Fenton	

2. Special Permit (ID # 6516)

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

ATTACHMENTS:

- Boston_Rd_1685_Tax_Formal_Retail (PDF)
- Boston_Rd_1685_Adult_Use_2021 (PDF)

RESULT:	CONTINUE VOTE [12 TO 0]	Next: 1/24/2022 7:00 PM
MOVER:	Justin Hurst, At Large Councilor	
SECONDER:	Tracye Whitfield, Vice President	
AYES:	Edwards, Lederman, Gomez, Allen, Curran, Whitfield, Ramos, Brown, Walsh, Davila, Hurst, Williams	
ABSENT:	Michael A. Fenton	

3. Special Permit (ID # 6517)

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

ATTACHMENTS:

- Boston_Rd_1685_Tax_Formal_Cultivation (PDF)
- Boston_Rd_1685_Adult_Use_2021 (PDF)

RESULT:	CONTINUE VOTE [12 TO 0]	Next: 1/24/2022 7:00 PM
MOVER:	Justin Hurst, At Large Councilor	
SECONDER:	Tracye Whitfield, Vice President	
AYES:	Edwards, Lederman, Gomez, Allen, Curran, Whitfield, Ramos, Brown, Walsh, Davila, Hurst, Williams	
ABSENT:	Michael A. Fenton	

4. Petition (ID # 6388)

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

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

HISTORY:

10/25/21	City Council	CONTINUE VOTE
Next: 12/13/21		
11/15/21	City Council	CONTINUE

COMMENTS - Current Meeting:

No remaining testimony for this special permit.

no further questions from the Council.

Councilor Hurst made a motion to approve, seconded by Councilor Edwards.

ATTACHMENTS:

- Main_St_1500_Tax_Formal (PDF)
- Main_St_1500_2021 (PDF)

RESULT:	ADOPTED [11 TO 0]
MOVER:	Justin Hurst, At Large Councilor
SECONDER:	Melvin A. Edwards, Ward 3 Councilor
AYES:	Edwards, Gomez, Allen, Curran, Whitfield, Ramos, Brown, Walsh, Davila, Hurst, Williams
ABSENT:	Michael A. Fenton
RECUSED:	Jesse Lederman

5. Special Permit (ID # 6503)

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

ATTACHMENTS:

- State_St_195_Tax_Formal (PDF)
- State_St_195_2021 (PDF)

RESULT:	CONTINUE VOTE [10 TO 1]	Next: 12/22/2021 5:30 PM
MOVER:	Melvin A. Edwards, Ward 3 Councilor	
SECONDER:	Tracye Whitfield, Vice President	
AYES:	Edwards, Lederman, Gomez, Whitfield, Ramos, Brown, Walsh, Davila, Hurst, Williams	
NAYS:	Sean Curran	
ABSENT:	Michael A. Fenton	
AWAY:	Timothy C. Allen	

6. Special Permit (ID # 6518)

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

ATTACHMENTS:

- West_Columbus_Ave_1000_Tax_Formal (PDF)
- W_Columbus_Ave_1000_2021 (PDF)

RESULT:	CONTINUE VOTE [11 TO 0]	Next: 12/22/2021 5:30 PM
MOVER:	Melvin A. Edwards, Ward 3 Councilor	
SECONDER:	Kateri B. Walsh, At-Large Councilor	
AYES:	Edwards, Lederman, Gomez, Curran, Whitfield, Ramos, Brown, Walsh, Davila, Hurst, Williams	
ABSENT:	Michael A. Fenton	
AWAY:	Timothy C. Allen	

7. Special Permit (ID # 6519)

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

ATTACHMENTS:

- State_St_300_Tax_Formal (PDF)
- State_St_310_2021 (PDF)

RESULT:	CONTINUE VOTE [11 TO 1]	Next: 12/22/2021 5:30 PM
MOVER:	Melvin A. Edwards, Ward 3 Councilor	
SECONDER:	Gumersindo Gomez, Ward 1 Councilor	
AYES:	Edwards, Lederman, Gomez, Allen, Whitfield, Ramos, Brown, Walsh, Davila, Hurst, Williams	
NAYS:	Sean Curran	
ABSENT:	Michael A. Fenton	

Zoning Changes

8. Zoning Change (ID # 6368)

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

PETITIONER: 1626 Bay Street, LLC

ADDRESS: 797 Berkshire Avenue. et.al.

CHANGE REQUESTED: Bus A to Bus B

HISTORY:

09/01/21 Next: 09/15/21	Planning Board	MOTION TO CONTINUE
09/13/21 Next: 10/25/21	City Council	CONTINUE
09/15/21 Next: 10/06/21	Planning Board	MOTION TO CONTINUE
09/20/21 Next: 10/25/21	City Council	MEETING CANCELED
10/04/21 Next: 10/25/21	City Council	CONTINUE VOTE
10/06/21 Next: 10/20/21	Planning Board	MOTION TO CONTINUE

10/20/21 Next: 11/17/21	Planning Board	CONTINUE
10/25/21 Next: 11/22/21	City Council	CONTINUE VOTE
11/17/21 Next: 12/01/21	Planning Board	CONTINUE VOTE
11/22/21 Next: 12/13/21	City Council	CONTINUE VOTE
12/01/21 Next: 12/15/21	Planning Board	CONTINUE

RESULT: CONTINUE VOTE**Next: 1/24/2022 7:00 PM**