CITY COUNCIL

City Clerk's Office 1/18/2022

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 January 24, 2022** at 07:00 PM.

City Clerk

Hearings

7:00 PM Meeting called to order on January 24, 2022 at Virtual Meeting (Via Zoom)

Moment of Silence - Pledge of Allegiance

Special Permits

(1.) 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

(2.) 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

(3.) 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

(4.) 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

(5.) 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

(6.) To Amend an Existing Special Permit (Pet Kennel), Granted May 1983 and Amended February 1984, by Allowing a Change to the Petitioner, at the Property Known as 4 Plumtree Road (A.K.A. 505 Allen Street) (09800-0010) (Book#5493/Page#152), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Table 4-4, Section 8.6(2).

Request: See Above
Owner: Kenneth S. Bernstein
By: Kenneth S. Bernstein
Petitioner: Veterinary Innovative Partners (MA), LLC
By: John Kuzmishin, Secretary

(7.) To Amend Existing Special Permit(S), to Allow a Change in the Petitioner(S), to the Following Special Permits: (I) Issued by the City of Springfield, Dated January 4, 2001, Upon Petition of Guion Street Realty Corporation and NorthStar Pulp & Paper, Co.; as Affected by Amendment for Special Permit Dated December 23, 2003; as Further Affected by Amendment for Special Permit Dated April 18, 2007; as Further Affected by Amendment for Special Permit Dated July 15, 2018; as Further Affected by Amendment for Special Permit November 18, 2019; and (Ii) the Special Permit Issued by the City Council of the City of Springfield Dated September 27, 1999, Upon the Petition of Guion Street Realty Corp and Its Affiliates as Further Effected by Amendment for a Special Permit Dated April 10, 2001, at the Properties Known as 89 Guion Street (06143-0005) (Book#1027/Page#443), 99 Guion Street (06143-0002) (Book#15591/Page#327) and a Portion of the Property Know as 299 Page Boulevard (09440-1100) (Book#22629/Page#91), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Table 4-4, Section 12.6, 15.4 and 12.5(2).

Request: See Above
Owner: 299 Page Blvd, LLC, Guion Street Realty Corp., 99 Guion Street Associates, LLC
By: Aaron Goodman
Petitioner: Casella Major Account Services,

LLC

By: John Casella

(8.) For a Special Permit to Operate an Adult Use Marijuana Establishment (Storefront Retail) at the Property Known as 479 Main Street, I.O. (08132-0172) (Book#07157/Page#0528), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 20.1(1).

Request: See Above
Owner: Linden Shopping Center, Inc.
By: Mark Melikian
Petitioner: Enlight Cannabis Dispensary
By: Matt Yee, Chief Operating Officer

Zone Changes

(9.) 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 Berksire 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 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
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 A. Pulsifer
Gordon Pulsifer

Attachment: State_St_195_Tax_Formal (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.

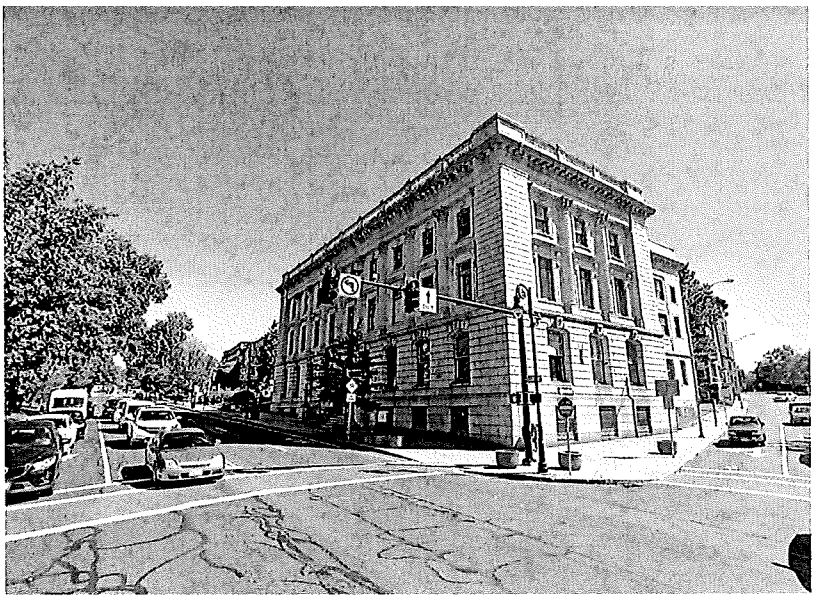
Site plan review:

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

Attachment: State_St_195_2021 (6503 : 195 State Street)

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 indicted 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.

Attachment: State_St_195_2021 (6503 : 195 State Street)

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.

Attachment: State_St_195_2021 (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_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.

Attachment: State_St_195_2021 (6503 : 195 State Street)

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 Armoury 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

Betsy Johnson, President
Armoury 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:

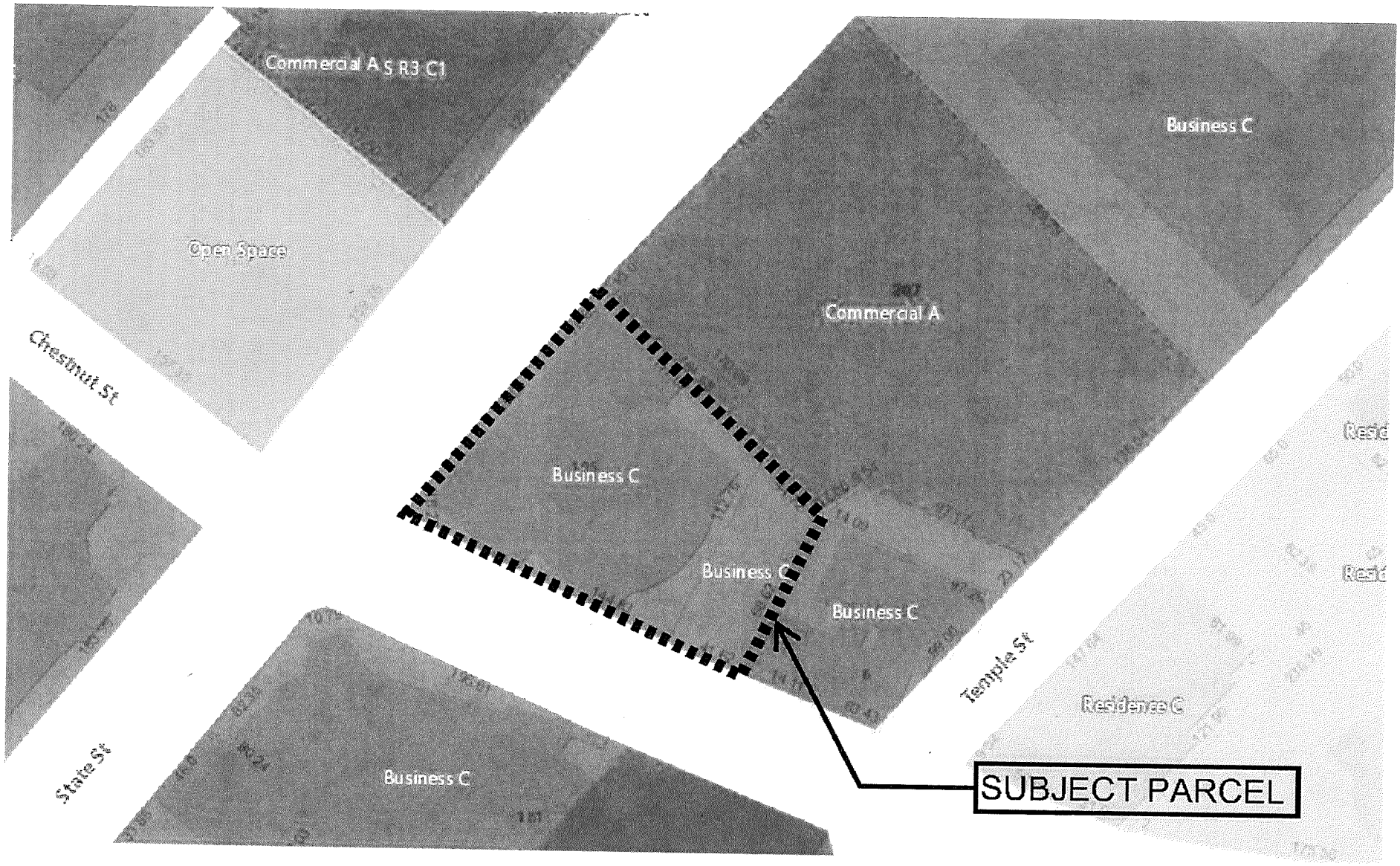
I am writing to support your development plan for 195 State Street, Springfield, Massachusetts. It is my understanding that it is your plan to build 41 residential apartments at this location. As the owner of 181 State Street, we have a parking garage that allows for monthly parkers. It is also my understanding 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)


Commercial A S R3 C1
Open Space
Chestnut St
Business C
Commercial A
Business C
Business C
Business C
Tempke St
Residence C
State St
Business C
SUBJECT PARCEL

Zoning Map

11 EXISTING CONDITIONS & DEMO - WEST ELEVATION
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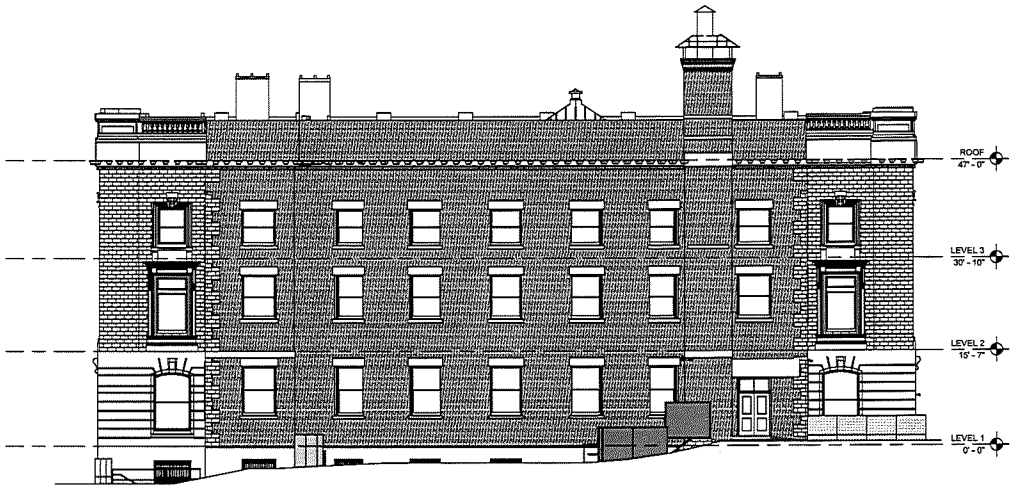

10 EXISTING CONDITIONS & DEMO - EAST ELEVATION
Scale: 1/8" = 1'-0"

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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:
EAST AND WEST ELEVATIONS

Project Number:
21067.00

Issue Date:
10/28/21

Sheet Number:
A4.02

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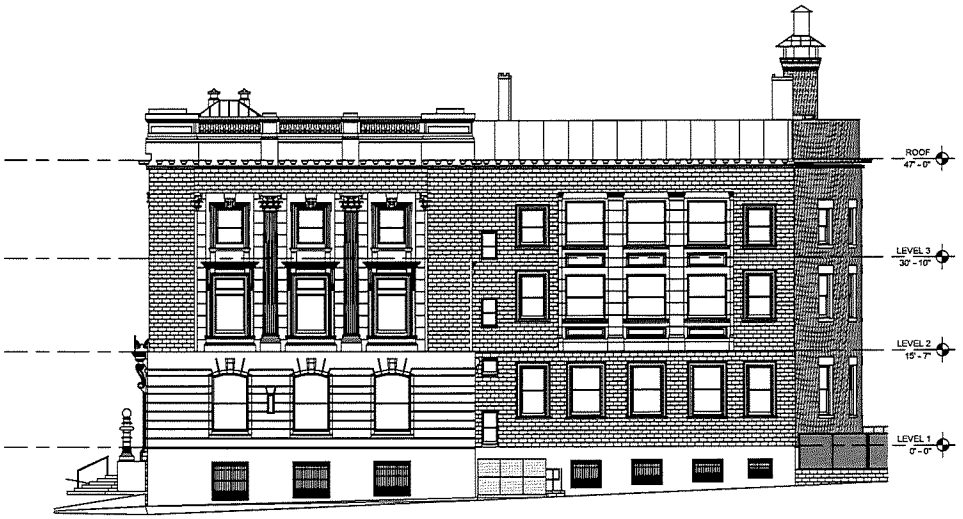

11 EXISTING CONDITIONS & DEMO - SOUTH ELEVATION
Scale: 1/8" = 1'-0"

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

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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

Issue Date:
10/28/21

Sheet Number:
A4.01

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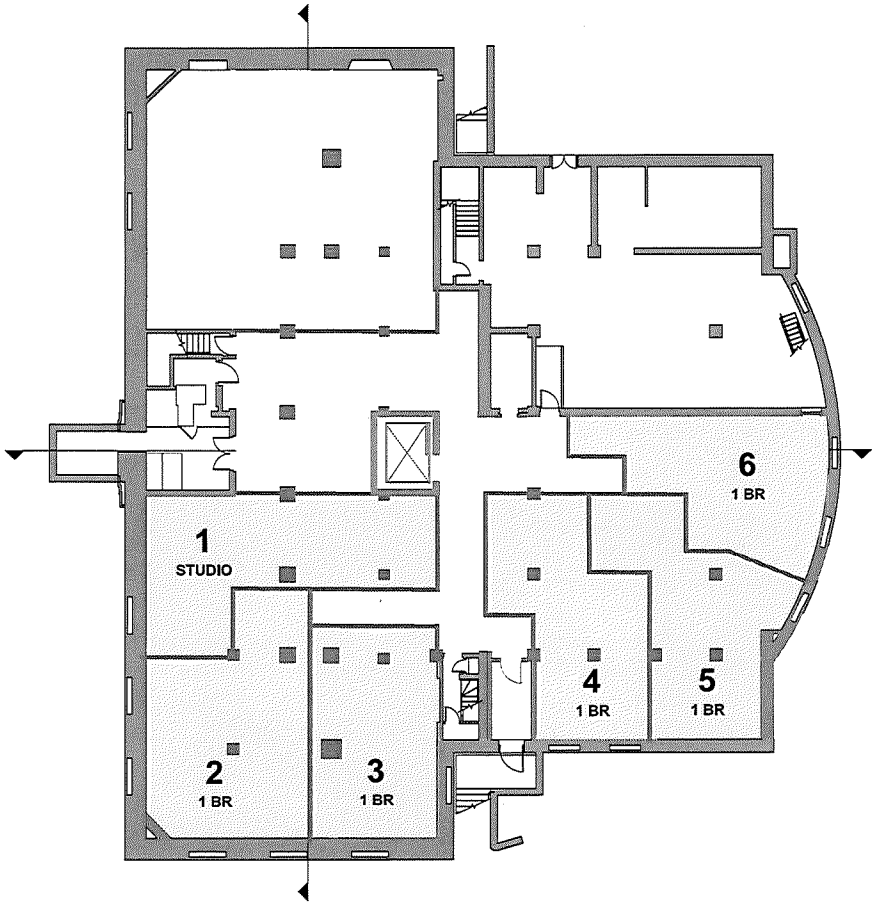
2	9	1	0	12
1	9	1	0	11
1	5	0	0	6
6	32	3	0	41



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

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Drawn: Author
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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

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1 LEVEL 1 - GROUND FLOOR
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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:
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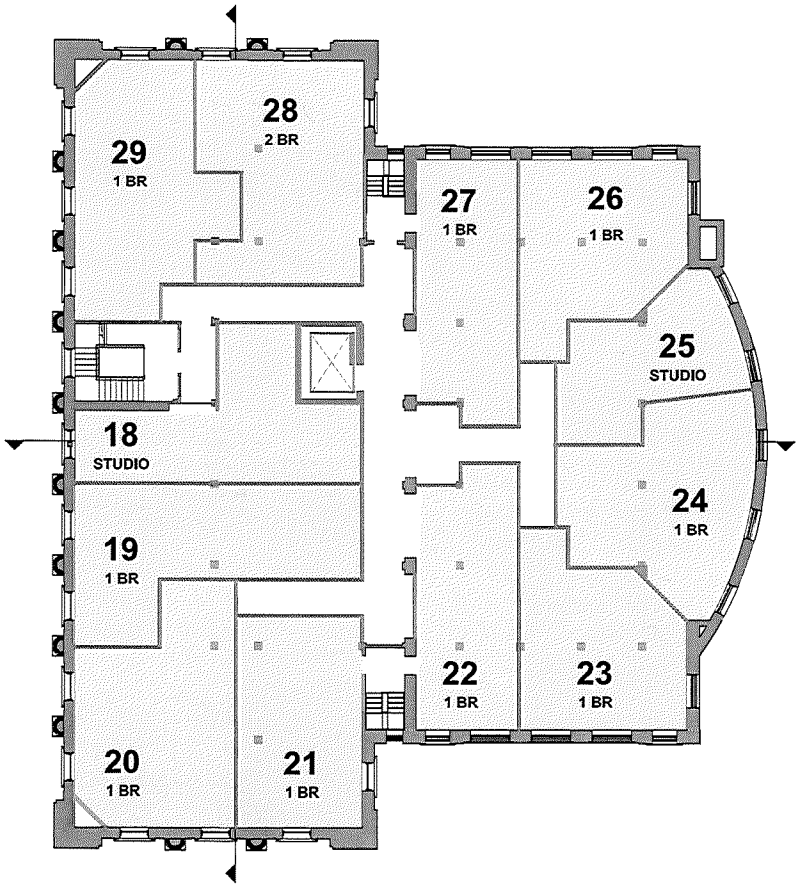

20 LEVEL 2
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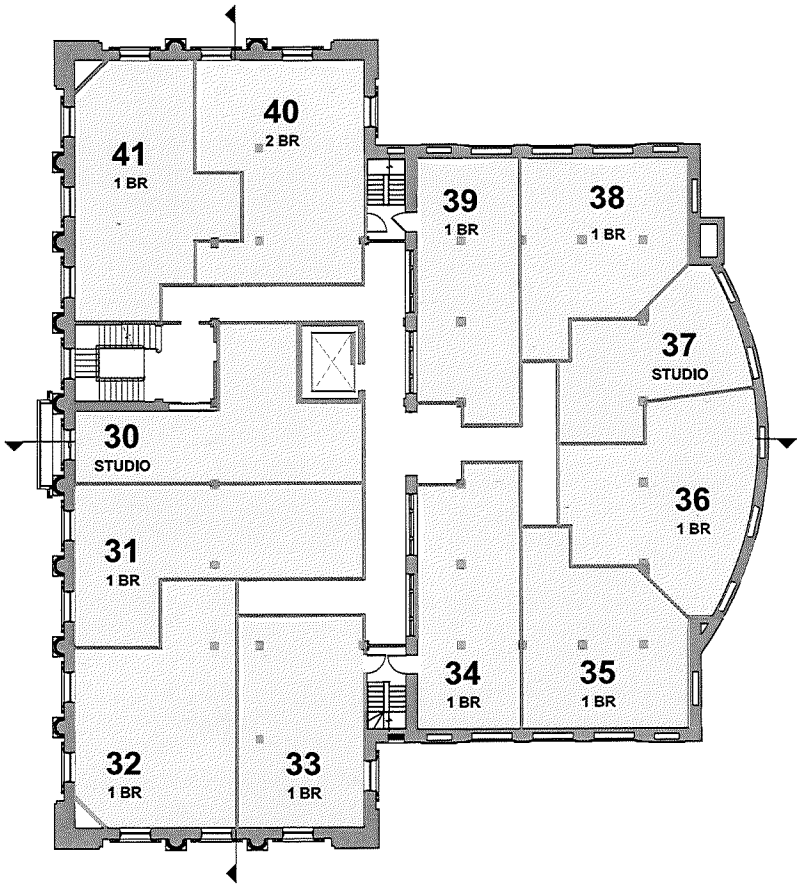

10 LEVEL 3
Scale: 1/8" = 1'-0"

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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

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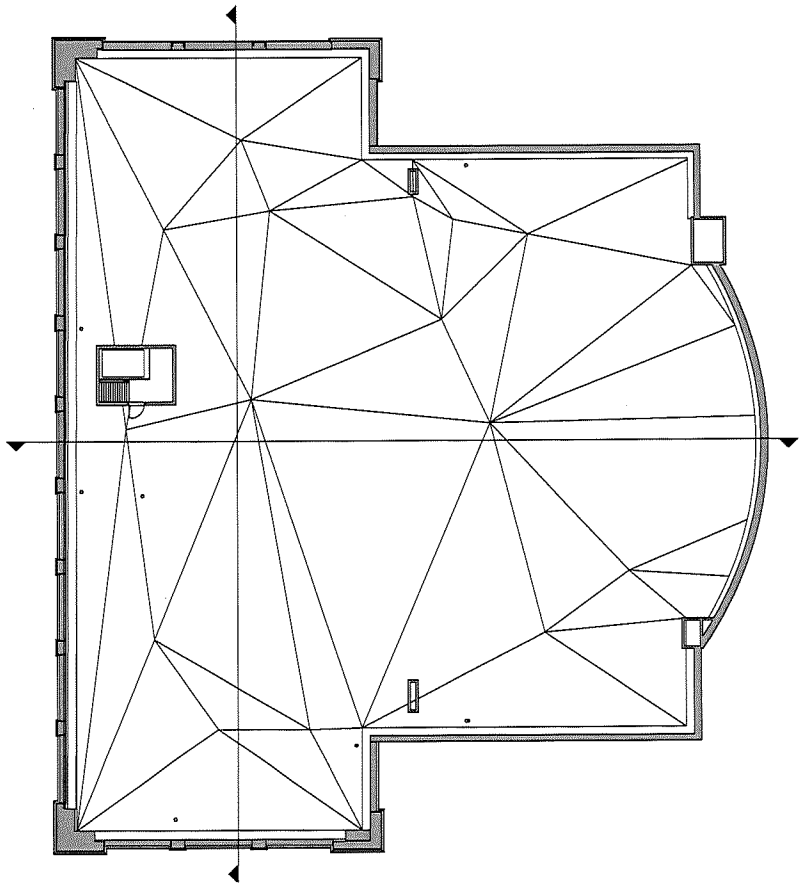
Attachment: State_St_195_2021 (6503 : 195 State Street)



10 ROOF PLAN
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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:

ROOF PLAN

Project Number:
21067.00

Issue Date:
10/28/21

Sheet Number:
A1.03

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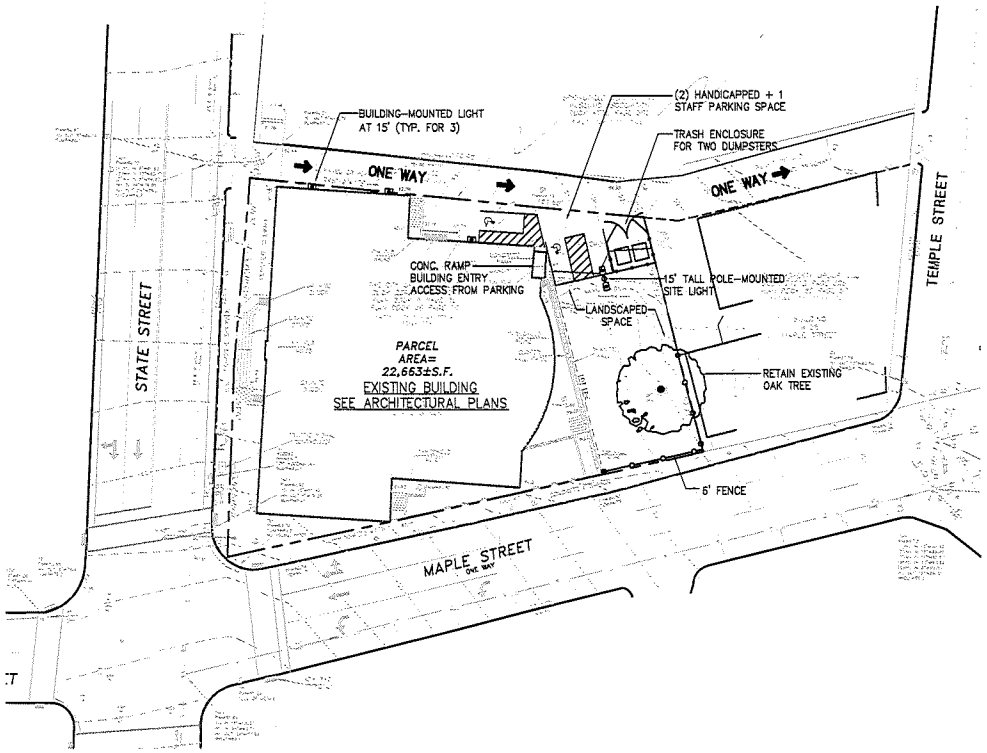

PARKING PLAN

PARKING TABLE PER ZONING BY-LAW

1 SPACE PER STUDIO OR 1 BR
1.5 SPACES PER >2BR

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

0' 20' 40'

NORTH

tat | the architectural team

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Landscape Architect:
Redner Design Associates, Inc.
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Revision:

Architect of Record:

Drawn: kc
Checked: mr
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

Wednesday, November 3, 2021 1:18:58 PM
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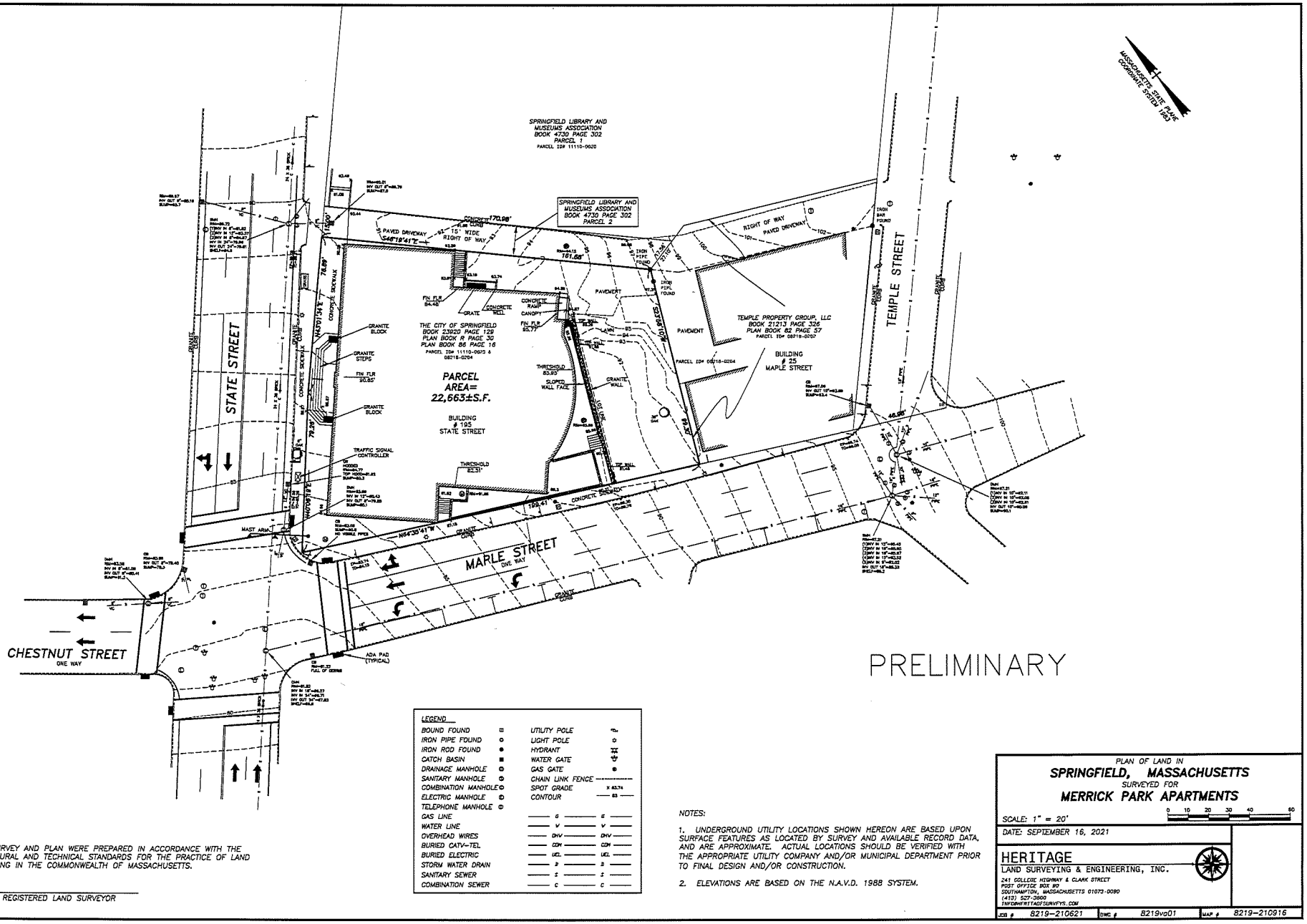
Attachment: State_St_195_2021 (6503 : 195 State Street)



PRELIMINARY

LEGEND

BOUND FOUND	⊡	UTILITY POLE	
IRON PIPE FOUND	○	LIGHT POLE	☼
IRON ROD FOUND	●	HYDRANT	
CATCH BASIN	■	WATER GATE	
DRAINAGE MANHOLE	Ⓓ	GAS GATE	⊛
SANITARY MANHOLE	Ⓢ	CHAIN LINK FENCE	
COMBINATION MANHOLE	Ⓒ	SPOT GRADE	× 83.74
ELECTRIC MANHOLE	Ⓔ	CONTOUR	83
TELEPHONE MANHOLE	Ⓣ		
GAS LINE		G	G
WATER LINE		W	W
OVERHEAD WIRES		OHV	OHV
BURIED CATV-TEL		CDH	CDH
BURIED ELECTRIC		UGL	UGL
STORM WATER DRAIN		D	D
SANITARY SEWER		S	S
COMBINATION SEWER		C	C

NOTES:

1. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON SURFACE FEATURES AS LOCATED BY SURVEY AND AVAILABLE RECORD DATA, AND ARE APPROXIMATE. ACTUAL LOCATIONS SHOULD BE VERIFIED WITH THE APPROPRIATE UTILITY COMPANY AND/OR MUNICIPAL DEPARTMENT PRIOR TO FINAL DESIGN AND/OR CONSTRUCTION.

2. ELEVATIONS ARE BASED ON THE N.A.V.D. 1988 SYSTEM.

THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

DATE REGISTERED LAND SURVEYOR

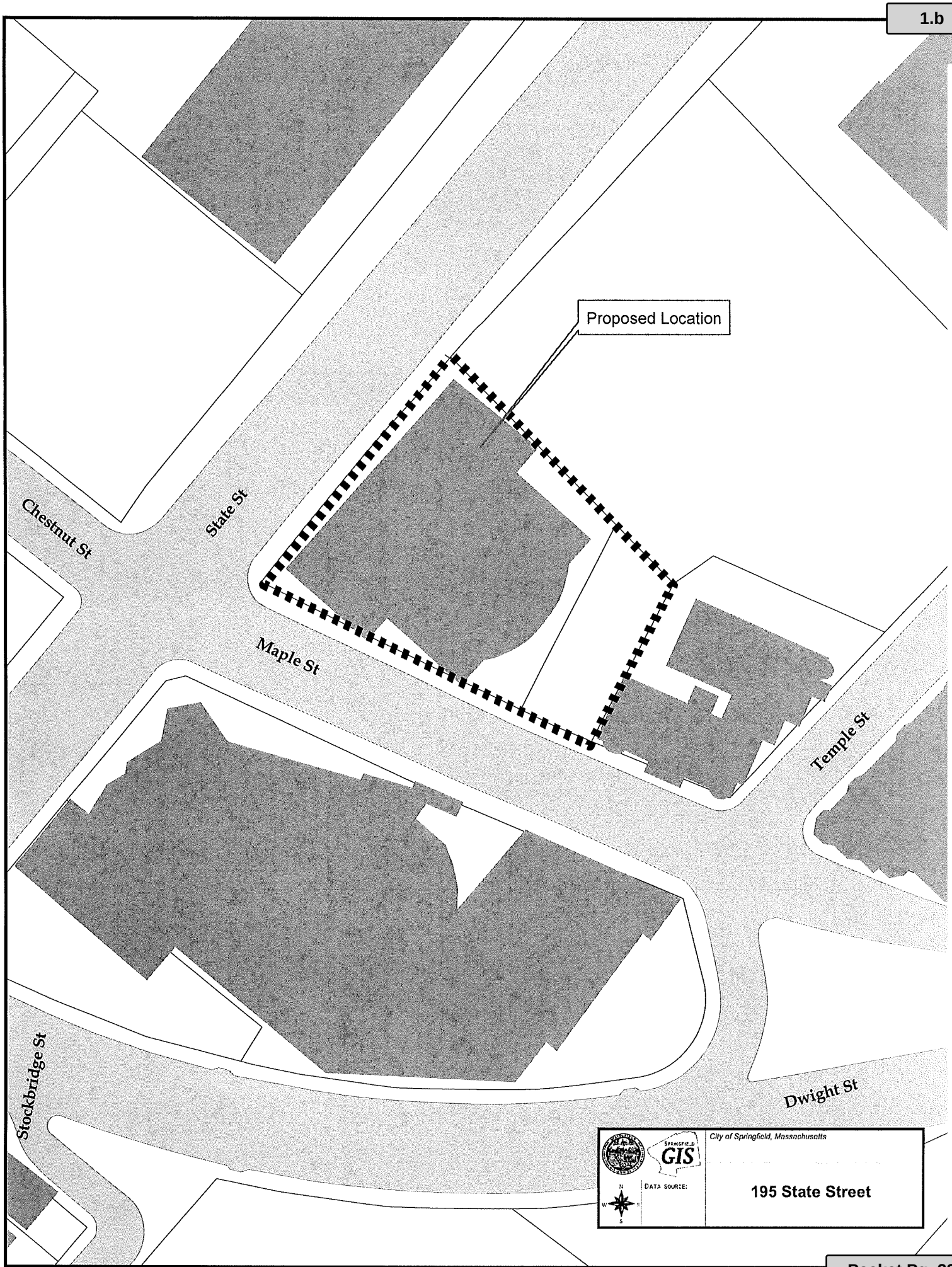
PLAN OF LAND IN
SPRINGFIELD, MASSACHUSETTS
SURVEYED FOR
MERRICK PARK APARTMENTS

SCALE: 1" = 20' (0 10 20 30 40 60)

DATE: SEPTEMBER 16, 2021

HERITAGE
LAND SURVEYING & ENGINEERING, INC.
241 COLLEGE HIGHWAY & CLARK STREET
POST OFFICE BOX 89
SOUTHAMPTON, MASSACHUSETTS 01073-0089
(413) 527-3660
INFO@HERITAGESURVEYS.COM

JOB # 8219-210621 DWG # 8219va01 MAP # 8219-210916



Attachment: State_St_195_2021 (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/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

Attachment: State_St_300_Tax_Formal (6519 : 310 State Street)

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_Formal (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.

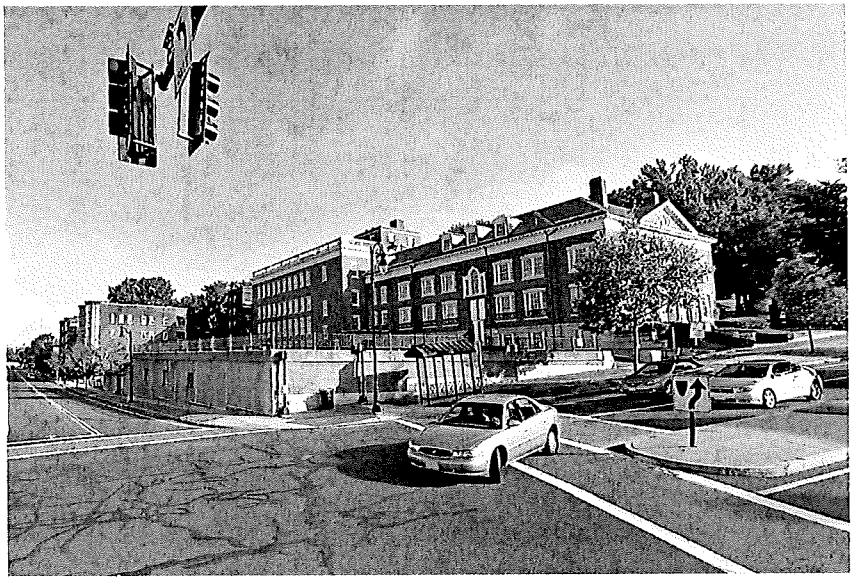
Site plan review:

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.

Attachment: State_St_310_2021 (6519 : 310 State Street)

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 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.

Attachment: State_St_310_2021 (6519 : 310 State Street)

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.

Attachment: State_St_310_2021 (6519 : 310 State Street)

Zoning Map

Attachment: State_St_310_2021 (6519 : 310 State Street)

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 Armoury 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.

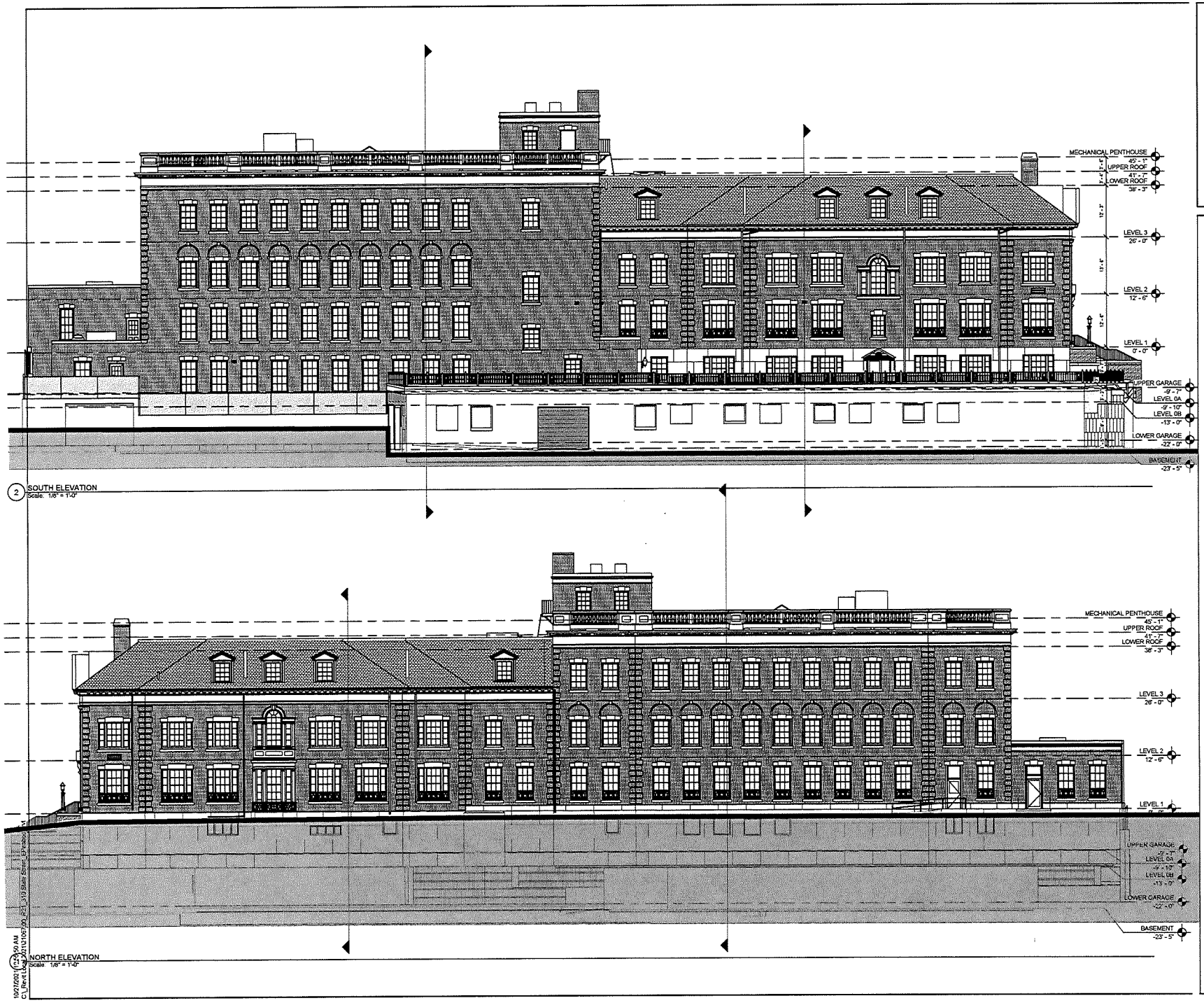
Please let you know how else we might help to move this exciting project along.

Sincerely,

Betsy Johnson

Betsy Johnson, President
Armoury Quadrangle Civic Association

Attachment: State_St_310_2021 (6519 : 310 State Street)



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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

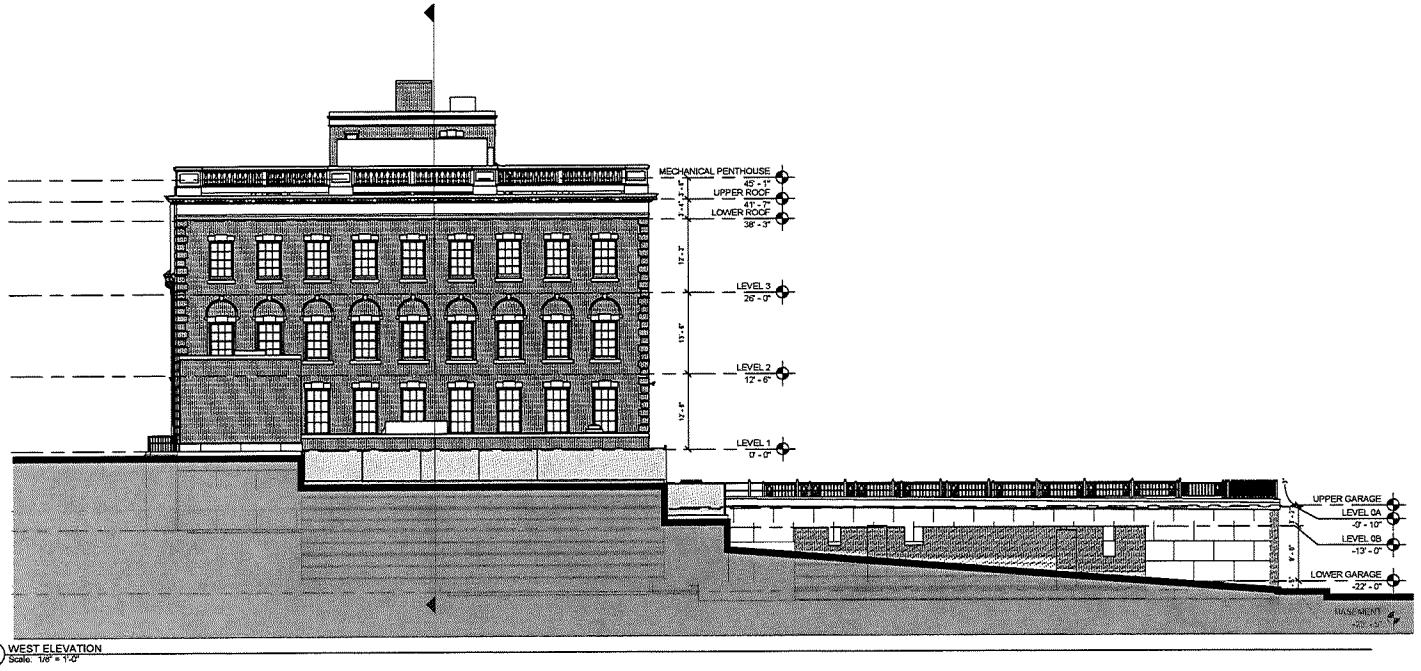
Sheet Name:
ELEVATIONS

Project Number:
21067.00

Issue Date:
10/26/21

Sheet Number:
A4.00

Attachment: State_St_310_2021 (6519 : 310 State Street)



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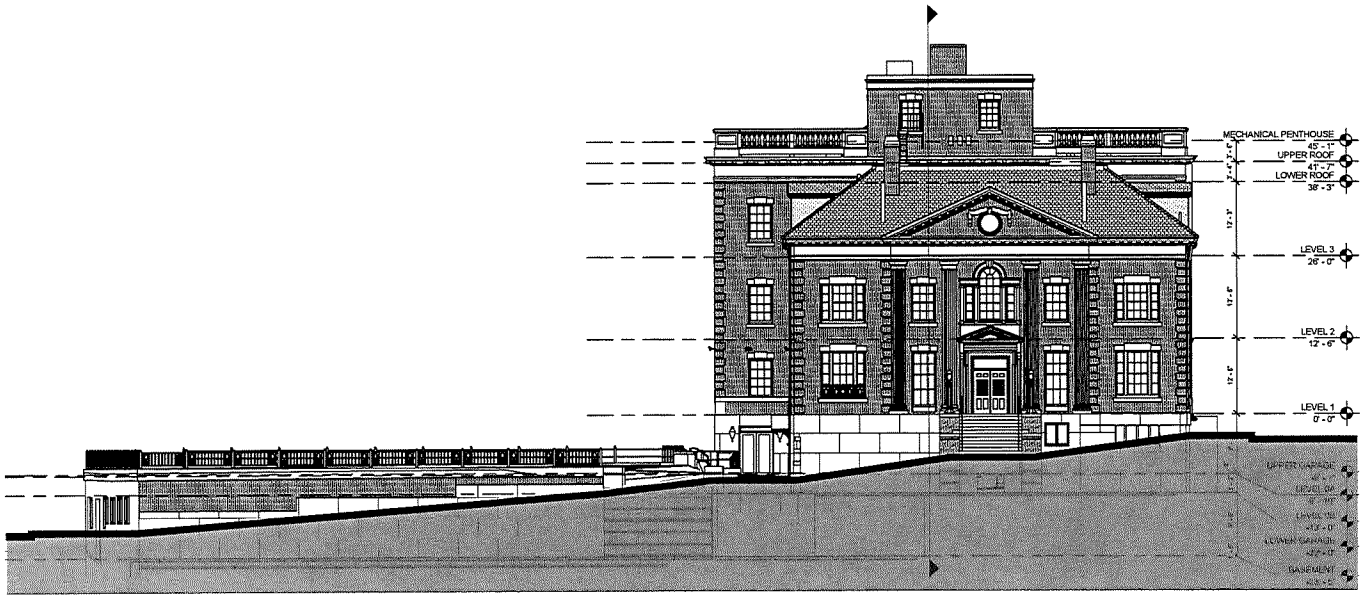

1 EAST ELEVATION
Scale: 1/8" = 1'-0"

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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:
A4.01

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Attachment: State_St_310_2021 (6519 : 310 State Street)

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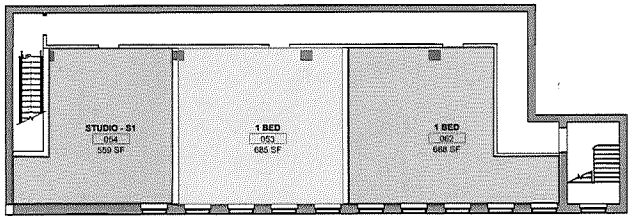
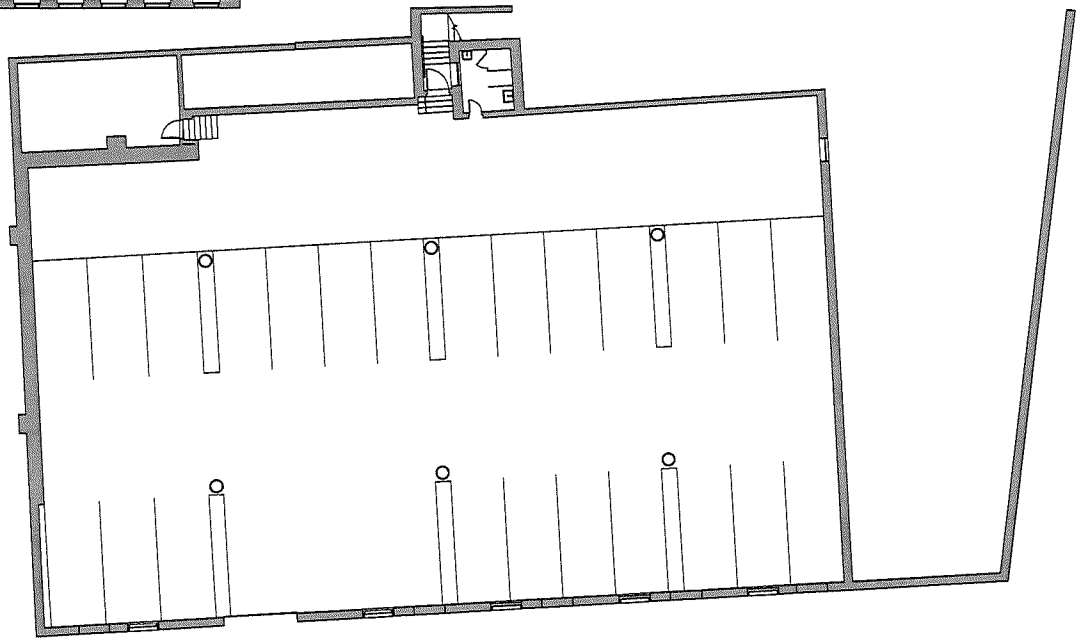
B	1	2	0	0	3
0	4	10	0	0	14
1	1	10	1	0	12
2	1	7	6	0	14
3	0	8	1	0	9
T	7	37	8	0	52





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

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

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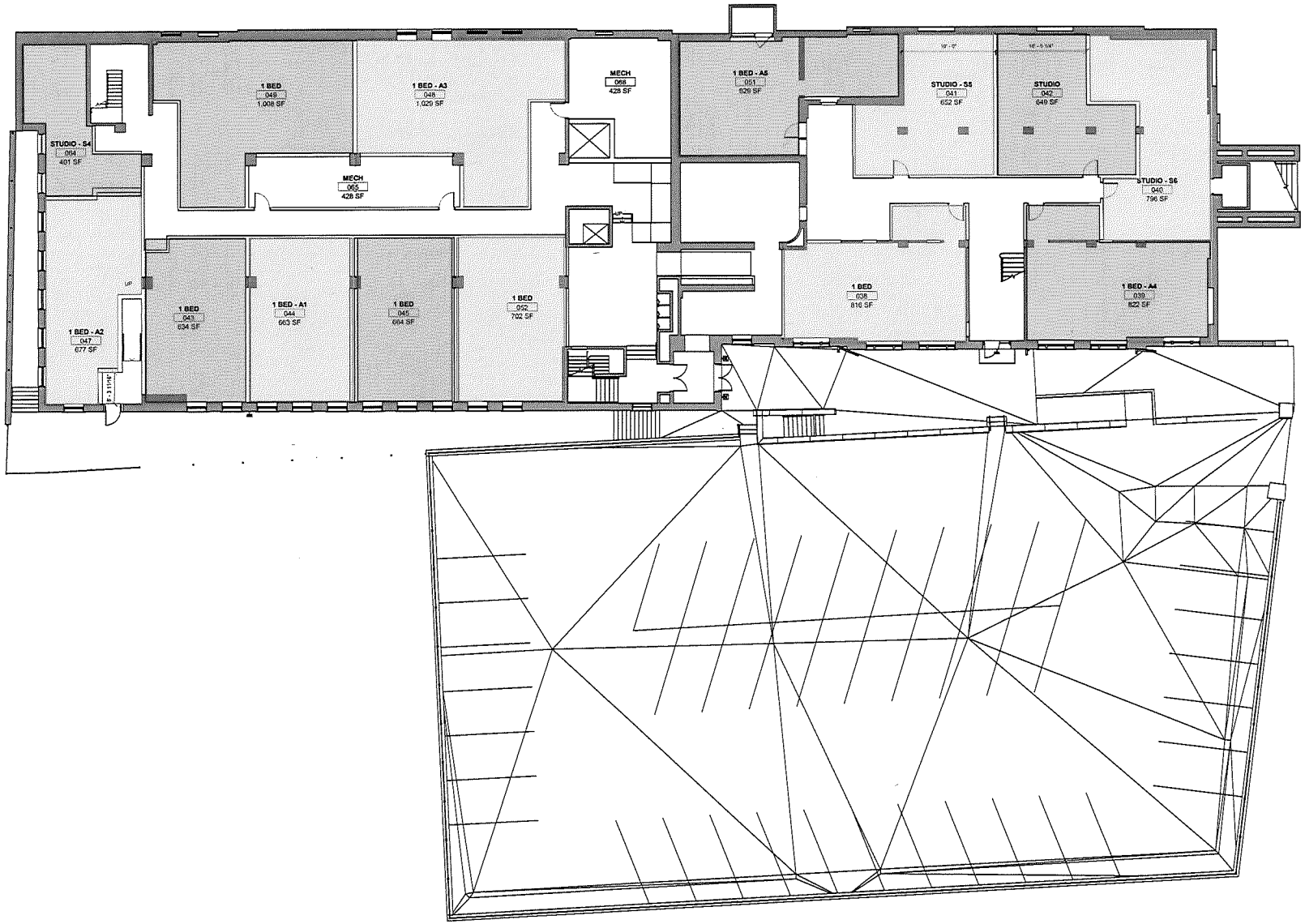

1 OVERALL FLOOR PLAN - LEVEL 0 & UPPER GARAGE
Scale: 1/8" = 1'-0"

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

Project Name:
310 STATE STREET

310 STATE STREET
SPRINGFIELD, MA 01105

Sheet Name:
OVERALL FLOOR PLANS - LEVEL 0 & GARAGE (U)

Project Number:
21067.00

Issue Date:
08/24/21

Sheet Number:
A1.01

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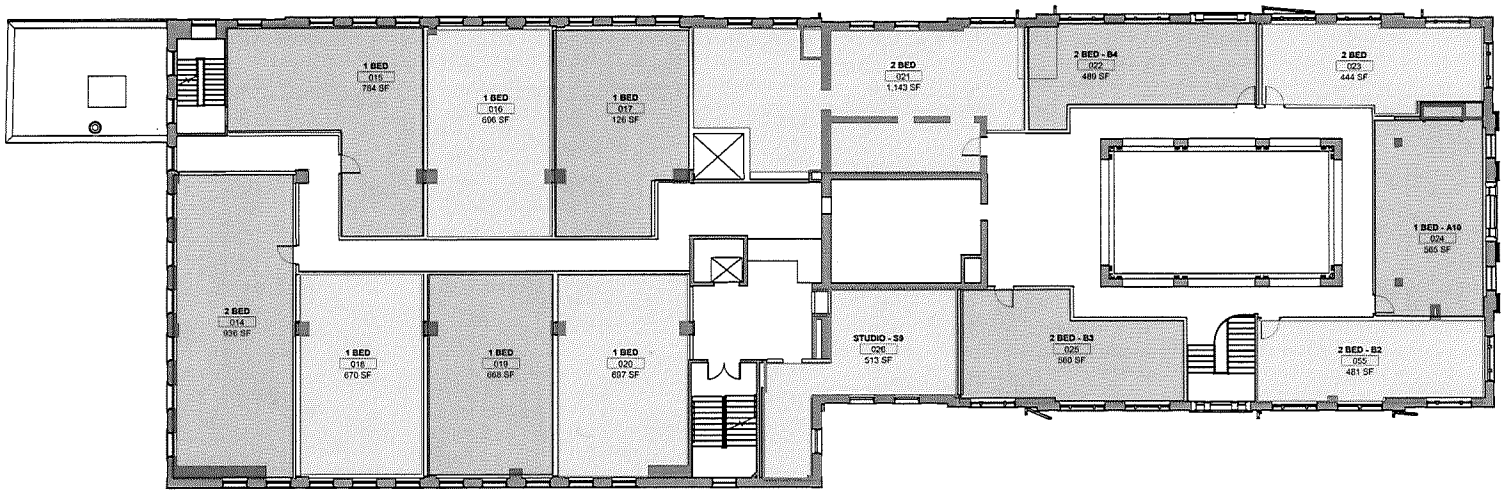

2 OVERALL FLOOR PLAN - LEVEL 2
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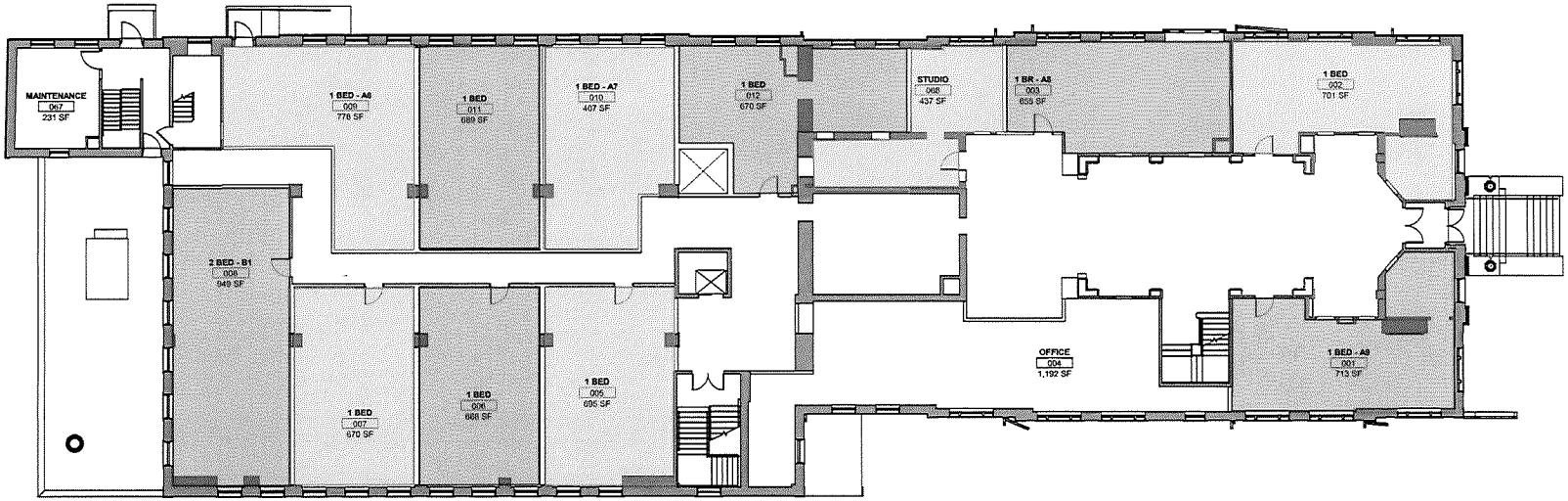

1 OVERALL FLOOR PLAN - LEVEL 1
Scale: 1/8" = 1'-0"

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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

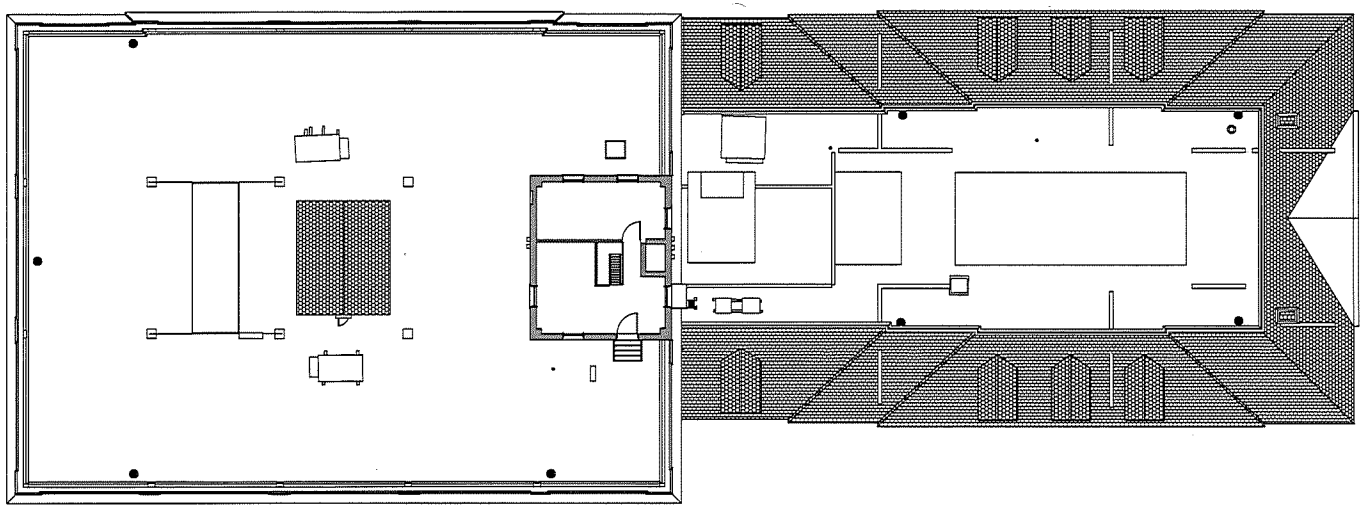
Sheet Name:
OVERALL
FLOOR PLANS -
LEVELS 1 & 2

Project Number:
21067.00

Issue Date:
08/27/21

Sheet Number:
A1.02

Attachment: State_St_310_2021 (6519 : 310 State Street)



2 OVERALL FLOOR PLAN - ROOF
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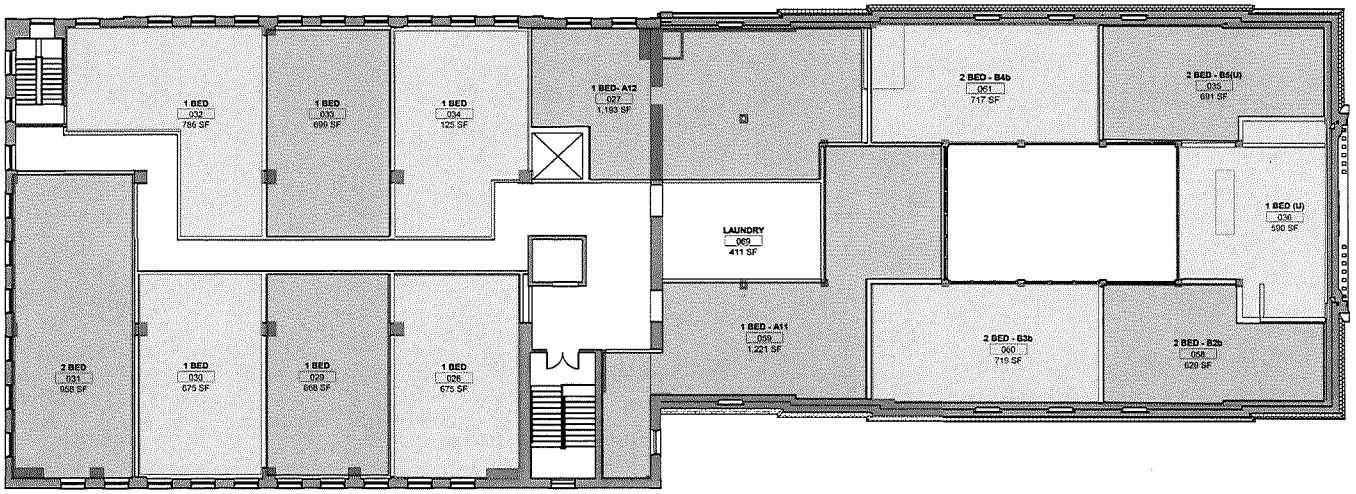

1 OVERALL FLOOR PLAN - LEVEL 3
Scale: 1/8" = 1'-0"

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Consultant:

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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

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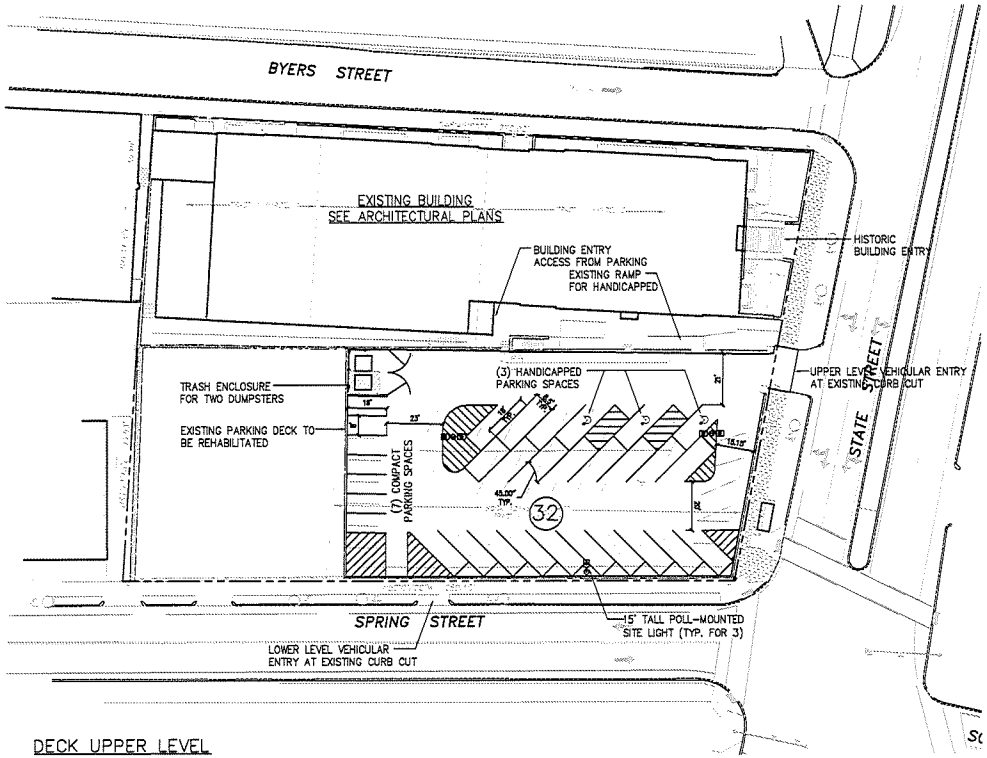
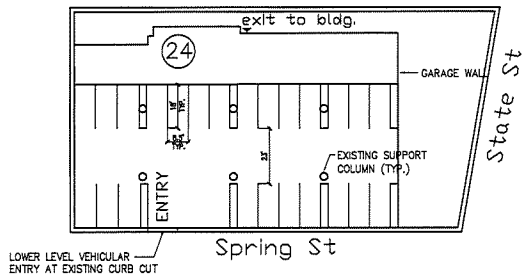


DECK UPPER LEVEL
PARKING PLAN



DECK LOWER LEVEL
PARKING PLAN

PARKING TABLE PER ZONING BY-LAW

1 SPACE PER STUDIO OR 1 BR
1.5 SPACES PER >2BR

310 STATE STREET	REQ.	PROV.
Studio (7 units)	7	
1BR (37 units)	37	
2BR (8 units)	12	
TOTAL: (52 units)	56	56

DECK – UPPER LEVEL	32
DECK – LOWER LEVEL	24
TOTAL	56

0' 20' 40'

NORTH

tat | the architectural team

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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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Wednesday, November 3, 2021 1:11:47 PM
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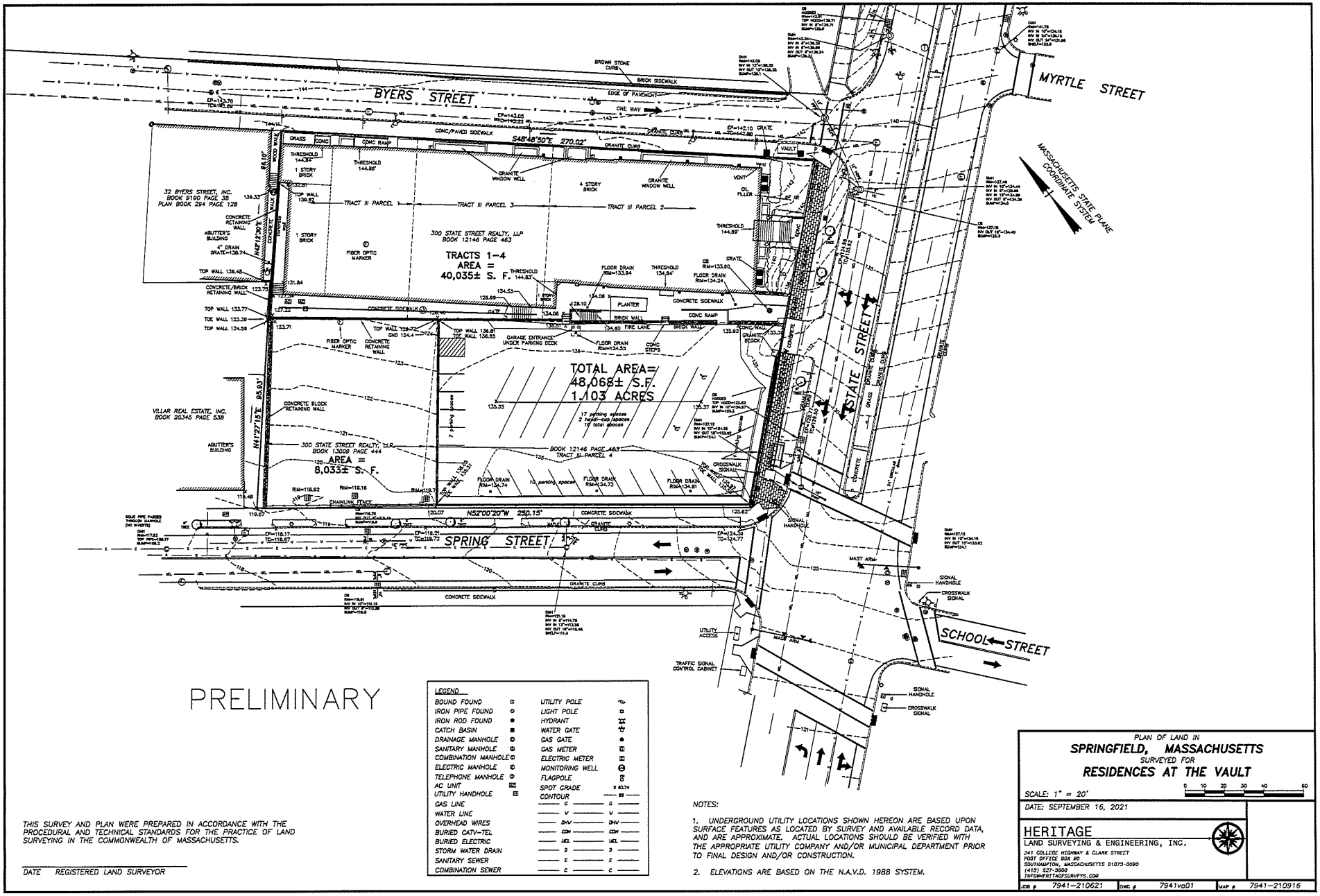


PRELIMINARY

LEGEND			
BOUND FOUND	⊡	UTILITY POLE	
IRON PIPE FOUND	○	LIGHT POLE	☆
IRON ROD FOUND	●	HYDRANT	
CATCH BASIN	■	WATER GATE	
DRAINAGE MANHOLE	Ⓓ	GAS GATE	
SANITARY MANHOLE	Ⓢ	GAS METER	
COMBINATION MANHOLE	Ⓒ	ELECTRIC METER	
ELECTRIC MANHOLE	Ⓔ	MONITORING WELL	
TELEPHONE MANHOLE	Ⓣ	FLAGPOLE	
AC UNIT		SPOT GRADE	x 63.74
UTILITY HANDHOLE		CONTOUR	65
GAS LINE	G	G	
WATER LINE	W	W	
OVERHEAD WIRES	OHW	OHW	
BURIED CATV-TEL	CDH	CDH	
BURIED ELECTRIC	UGL	UGL	
STORM WATER DRAIN	D	D	
SANITARY SEWER	S	S	
COMBINATION SEWER	C	C	

NOTES:

1. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON SURFACE FEATURES AS LOCATED BY SURVEY AND AVAILABLE RECORD DATA, AND ARE APPROXIMATE. ACTUAL LOCATIONS SHOULD BE VERIFIED WITH THE APPROPRIATE UTILITY COMPANY AND/OR MUNICIPAL DEPARTMENT PRIOR TO FINAL DESIGN AND/OR CONSTRUCTION.

2. ELEVATIONS ARE BASED ON THE N.A.V.D. 1988 SYSTEM.

THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

DATE REGISTERED LAND SURVEYOR

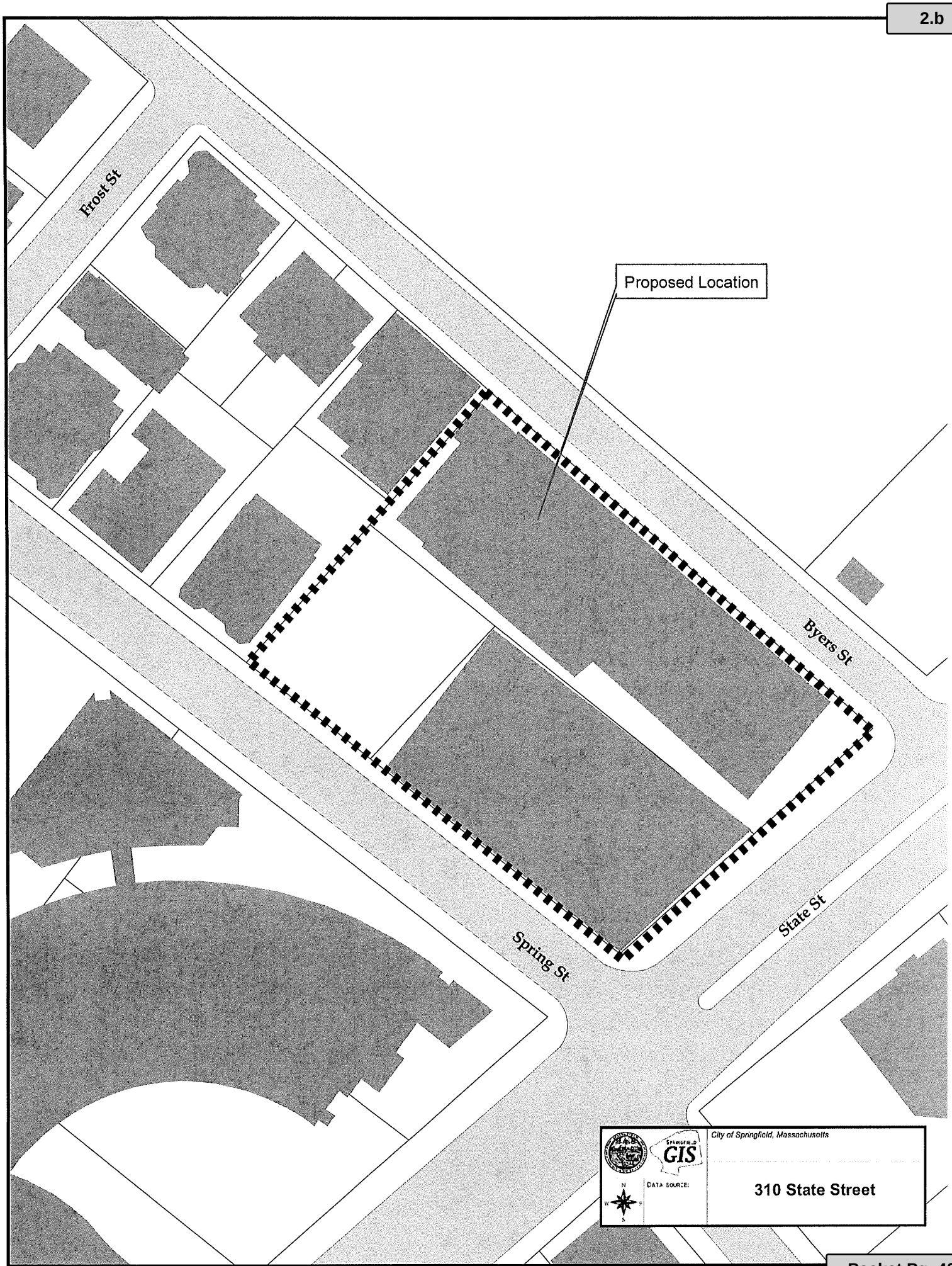
PLAN OF LAND IN
SPRINGFIELD, MASSACHUSETTS
SURVEYED FOR
RESIDENCES AT THE VAULT

SCALE: 1" = 20'

DATE: SEPTEMBER 16, 2021

HERITAGE
LAND SURVEYING & ENGINEERING, INC.
241 COLLEGE HIGHWAY & CLARK STREET
POST OFFICE BOX 90
SOUTHAMPTON, MASSACHUSETTS 01073-0090
(413) 527-3900
INFO@HERITAGESURVEYS.COM

JOB # 7941-210621 | DWG # 7941v01 | MAP # 7941-210916



Attachment: State_St_310_2021 (6519 : 310 State Street)

To The City Council of the City of Springfield:

The undersigned respectfully petition your honorable body

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

Mailing Address:

89 Guion Street
Springfield, MA 01104

Owner:

DAL Page, LLC

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

BY: _____
David Goodman, 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, Manager

Attachment: 299_Page_BI_Adult_Use_Cultivation_Tax_Formal (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

Attachment: 299_Page_Bl_Adult_Use_Cultivation_Tax_Formal (6487 : 299 Page Boulevard)

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.

Attachment: Page_Bl_299_Adult_Use_2021 (6487 : 299 Page Boulevard)

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

Attachment: Page_BI_299_Adult_Use_2021 (6487 : 299 Page Boulevard)

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);

Attachment: Page_BI_299_Adult_Use_2021 (6487 : 299 Page Boulevard)

        - 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) currier. 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

Attachment: Page_BI_299_Adult_Use_2021 (6487 : 299 Page Boulevard)

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.

Attachment: Page_BI_299_Adult_Use_2021 (6487 : 299 Page Boulevard)

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

Attachment: Page_BI_299_Adult_Use_2021 (6487 : 299 Page Boulevard)

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.

Attachment: Page_BI_299_Adult_Use_2021 (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

Attachment: Page_BI_299_Adult_Use_2021 (6487 : 299 Page Boulevard)

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

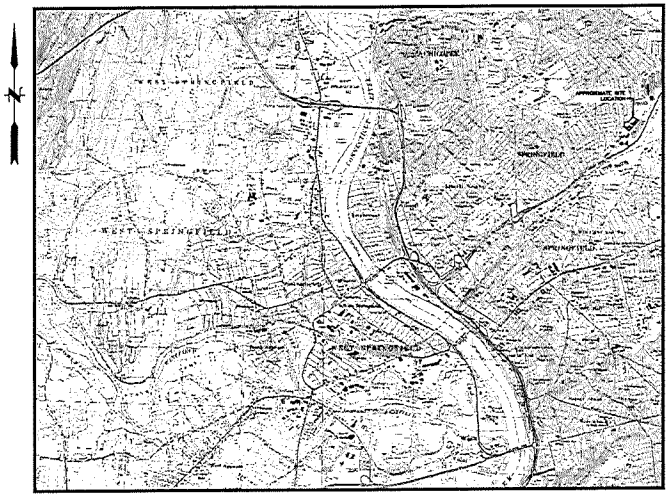
OWNER

PAGE CULTIVATE, LLC
299 PAGE BOULEVARD
SPRINGFIELD, MA 01104

PREPARED BY

FUSS & O'NEILL
1550 MAIN STREET, SUITE 400
SPRINGFIELD, MA 01103
413.452.0445
www.fando.com

10/15/2021



LOCATION MAP
SCALE: 1" = 1000'

PROJ. No.: 20210156.A15
DATE: 10/15/2021

GI-001

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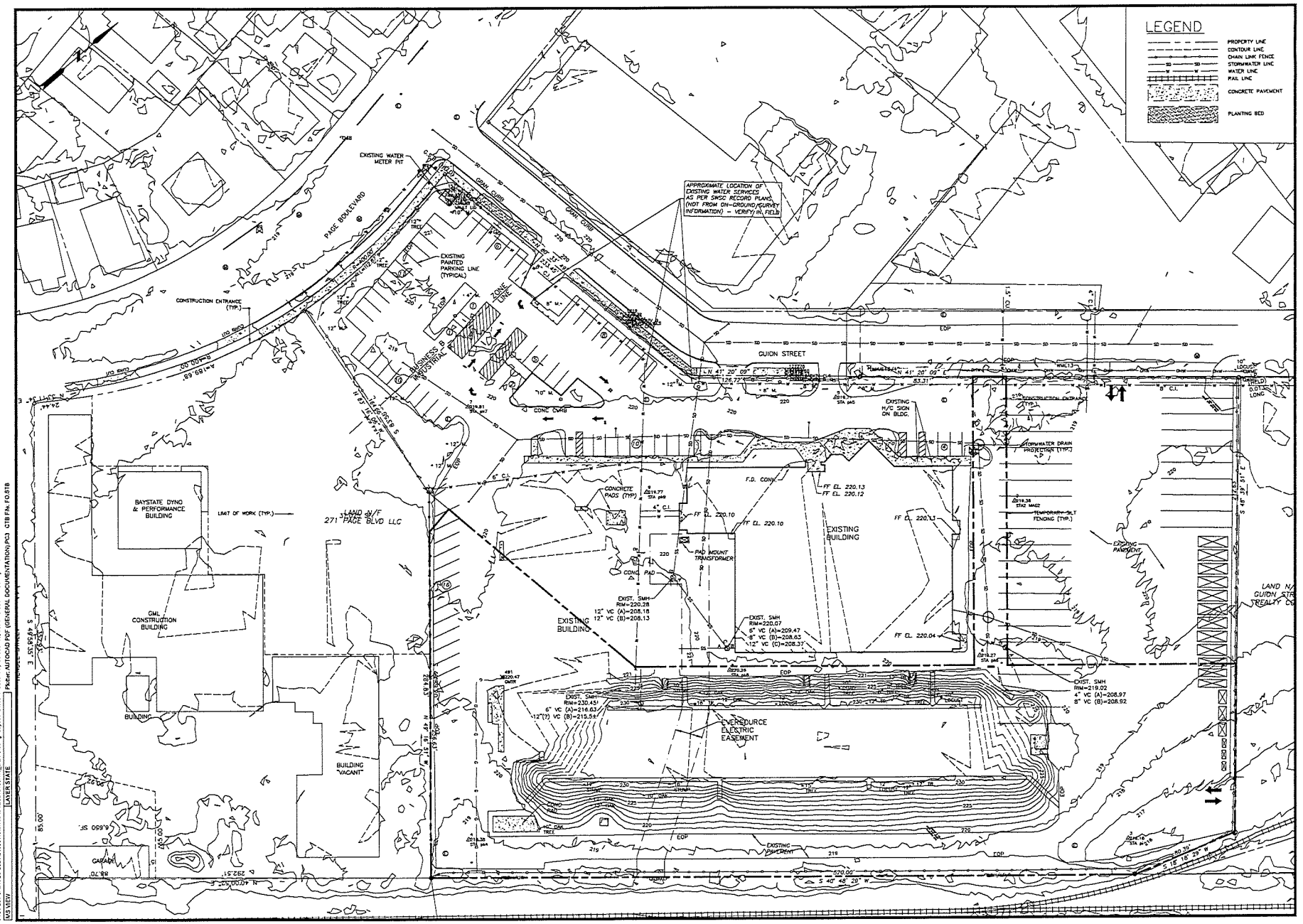

FUSS&O'NEILL
159 MAIN STREET, SUITE 6A
NORTHAMPTON, MA 01060
413.582.0445
www.fando.com

PAGE CULTIVATE, LLC

EXISTING CONDITIONS PLAN

299 PAGE BOULEVARD - LOT 2

SPRINGFIELD MASSACHUSETTS

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER

10/15/2021

SCALE: HORZ.: 1"=30' VERT.: 1"=30'
DATUM: HORZ.: VERT.:
GRAPHIC SCALE 30' 15' 0 30'

PROJ. No.: 20210156.A15
DATE: 10/15/2021

C1.10

Packet Pg. 52

3.b

Attachment: Page_BI_299_Adult_Use_2021 (6487 : 299 Page Boulevard)

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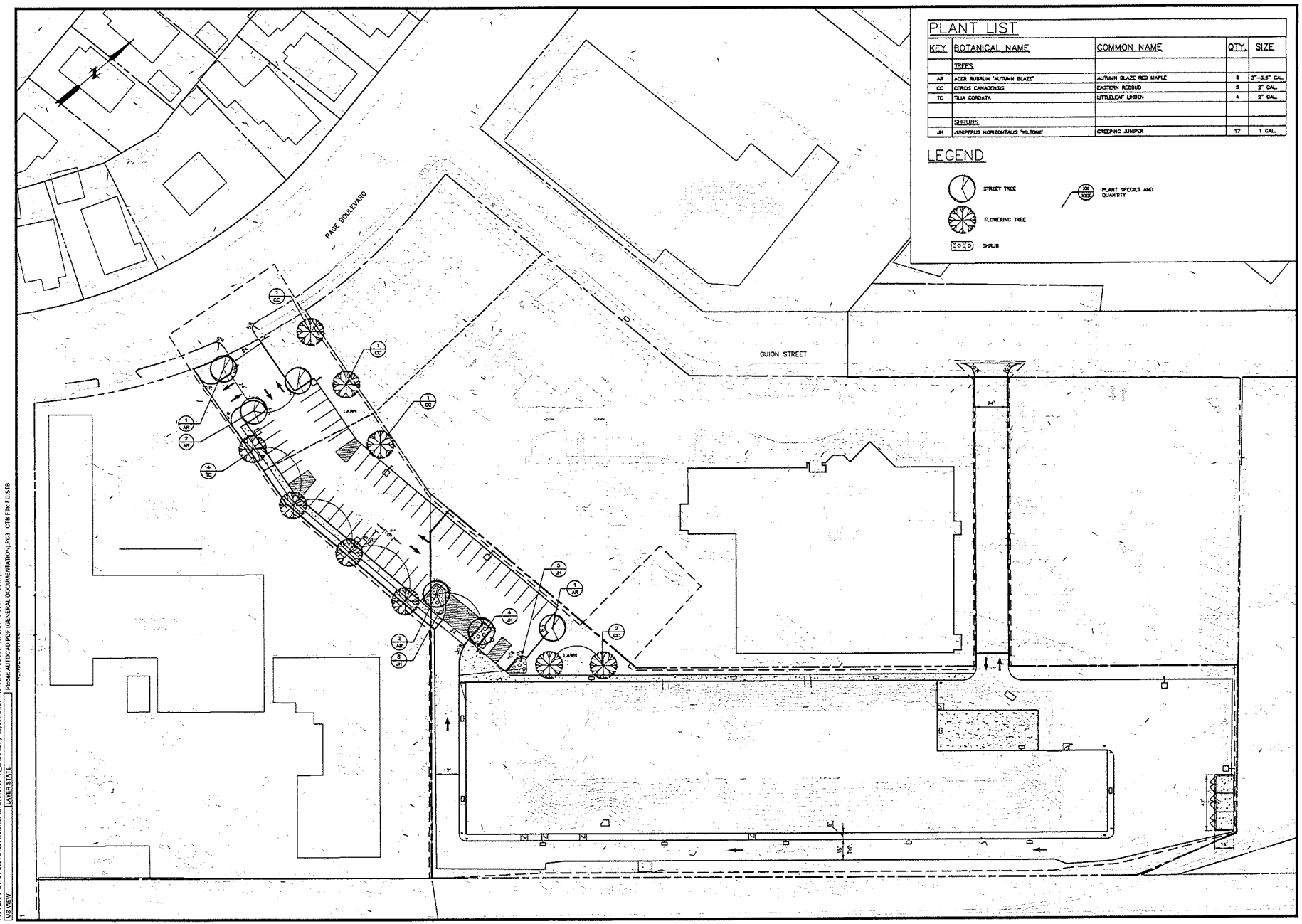

PAGE CULTIVATE, LLC

LANDSCAPE PLAN

299 PAGE BOULEVARD - LOT 2

SPRINGFIELD MASSACHUSETTS

FUSS & O'NEILL

10/15/2021

PROJ. No.: 20210156.A1S

DATE: 10/15/2021

L1.00

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XG VIEW | LAYER STATE | Plotter: AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 CTB File: FO.STB

Attachment: Page_Bl_299_Adult_Use_2021 (6487 : 299 Page Boulevard)

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

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_Tax_Formal_Retail (6516 : 1685 Boston Road)

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 conversation 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

Attachment: Boston_Rd_1685_Adult_Use_2021 (6516 : 1685 Boston Road)

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  - 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.

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  - Estimated construction budget;
  - Conceptual site plan of the project including, but not limited to:
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- 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;
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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;
  - Plan to positively impact areas of disproportionate impact pursuant to 935 CMR 500.101;
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    - 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
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    - Plans/programs intending to facilitate future business

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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.

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  - A summary of the Community Outreach Meeting that includes:
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    - A summary of notes taken at the meeting, reflecting citizen comments; and
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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) currier. 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

Attachment: Boston_Rd_1685_Adult_Use_2021 (6516 : 1685 Boston Road)

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.

Attachment: Boston_Rd_1685_Adult_Use_2021 (6516 : 1685 Boston Road)

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)

Attachment: Boston_Rd_1685_Adult_Use_2021 (6516 : 1685 Boston Road)

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.
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8. There shall be no on-site consumption, including the parking area, of marijuana or marijuana related products.
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Attachment: Boston_Rd_1685_Adult_Use_2021 (6516 : 1685 Boston Road)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

10/19/2021

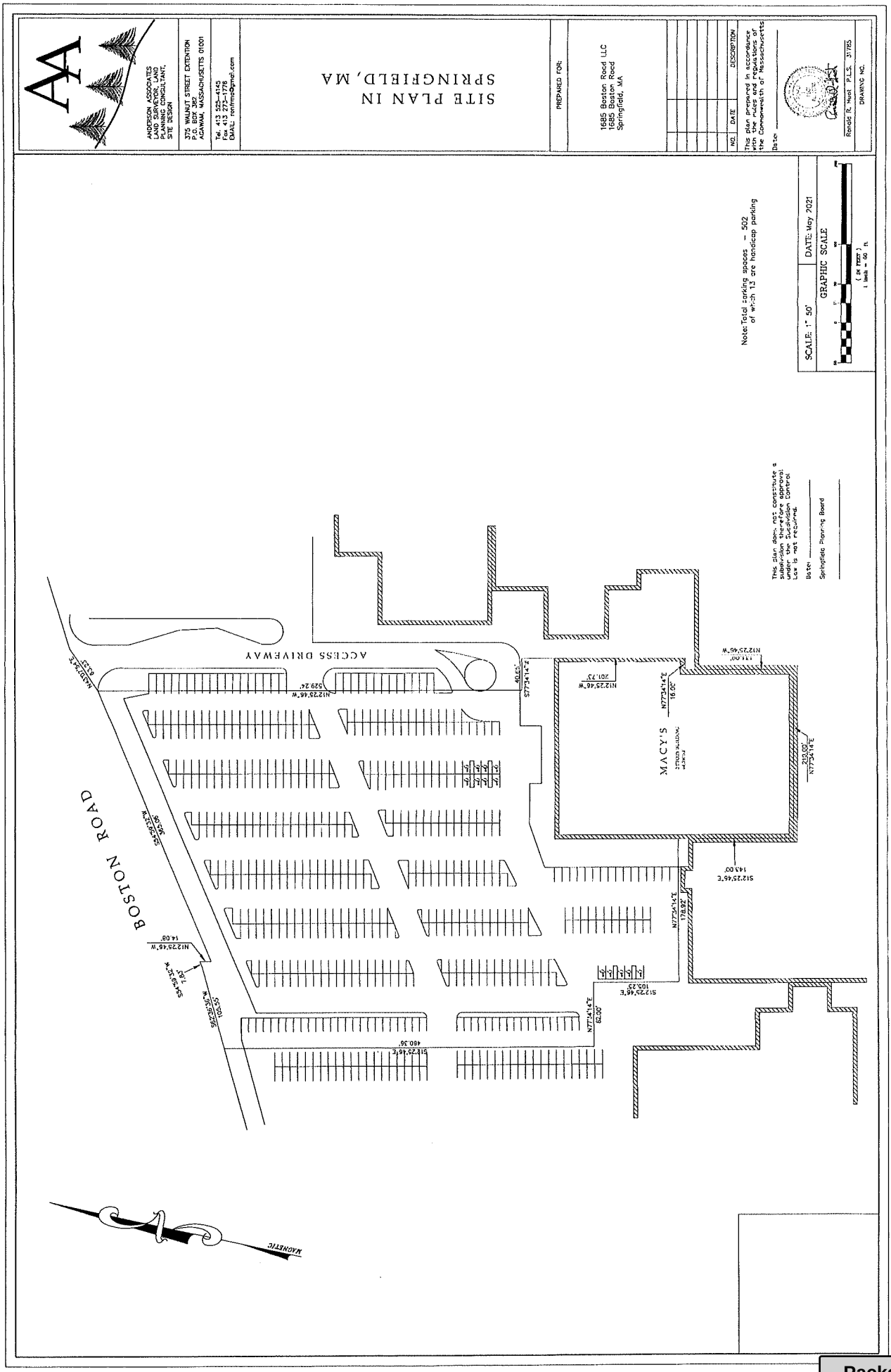
Special Permit
Tax Certification

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)



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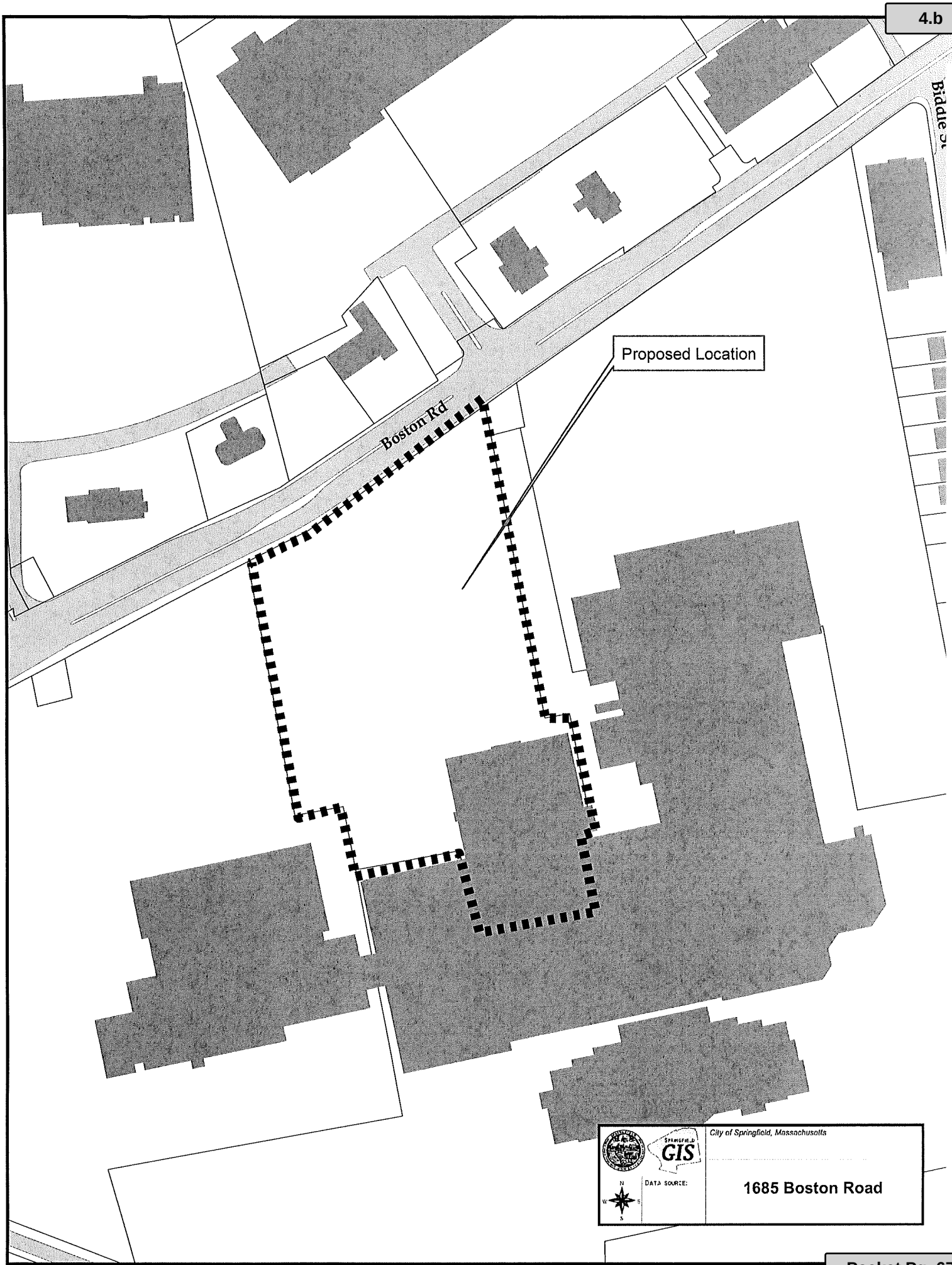

Attachment: Boston_Rd_1685_Adult_Use_2021 (6516 : 1685 Boston Road)

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 O1604

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)

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SPRINGFIELD, MASSACHUSETTS

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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 conversation of the existing retail space into a cultivation and retail operation.

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  - 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;
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  - 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:
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- Dumpster locations;
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- 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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  - 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) currier. 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

Attachment: Boston_Rd_1685_Adult_Use_2021 (6517 : 1685 Boston Road)

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.

Attachment: Boston_Rd_1685_Adult_Use_2021 (6517 : 1685 Boston Road)

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)

Attachment: Boston_Rd_1685_Adult_Use_2021 (6517 : 1685 Boston Road)

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

Attachment: Boston_Rd_1685_Adult_Use_2021 (6517 : 1685 Boston Road)

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.

Attachment: Boston_Rd_1685_Adult_Use_2021 (6517 : 1685 Boston Road)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

10/19/2021

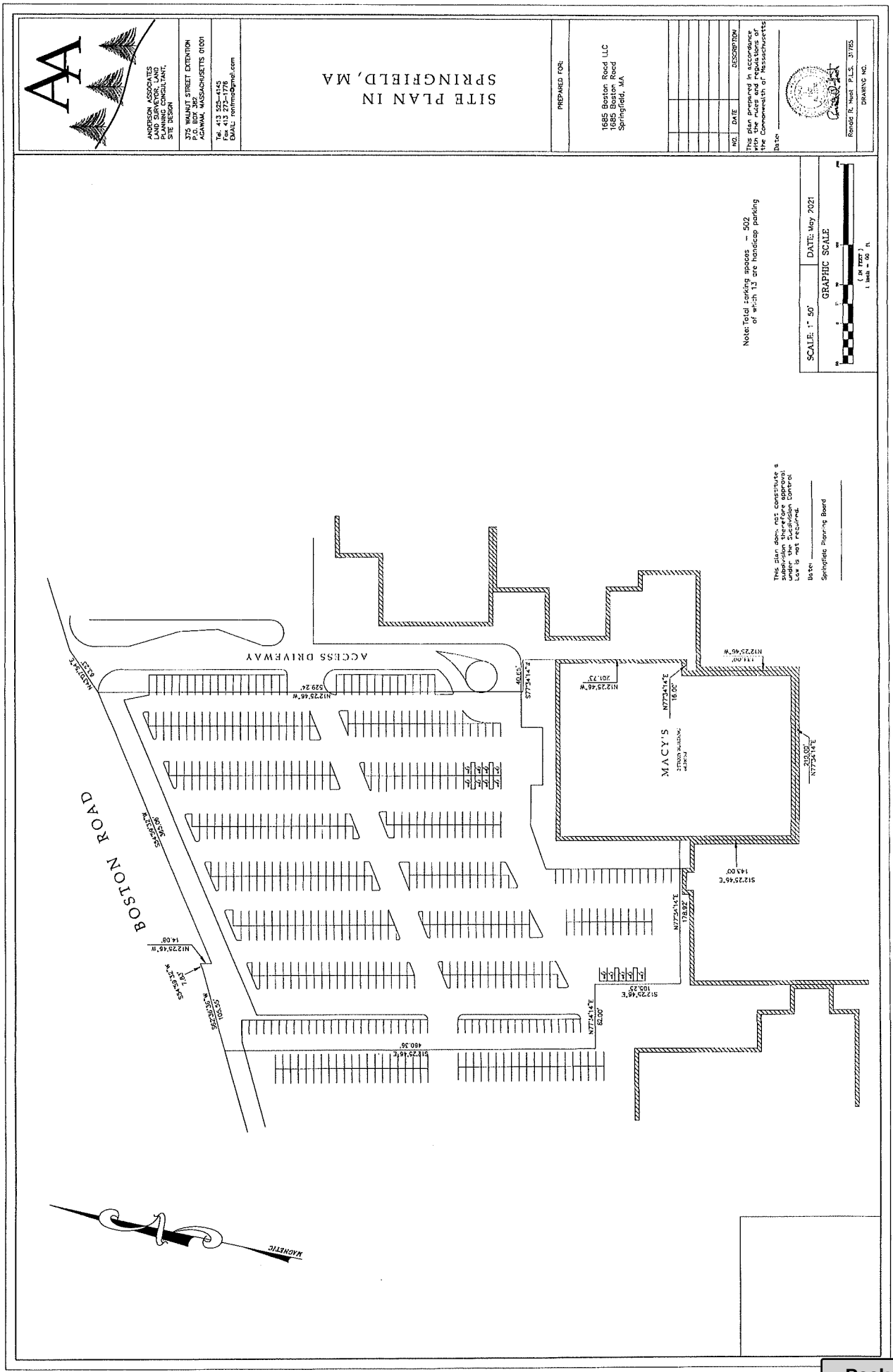
Special Permit
Tax Certification

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:

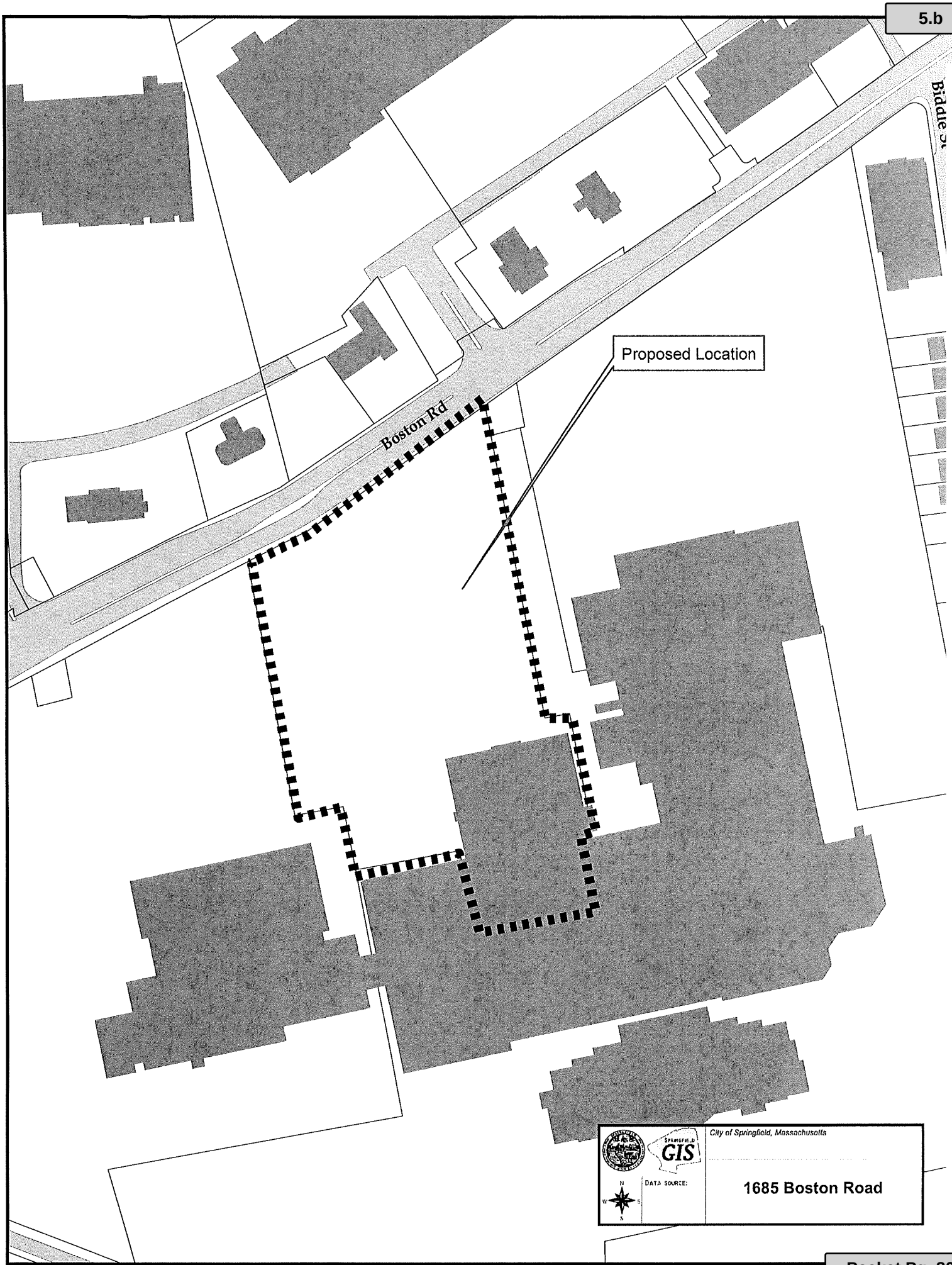
Special Permit :	1685 Boston Road
Petitioner :	Diem Springfield, LLC
LandLord :	1685 Boston Road, LLC

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)



Attachment: Boston_Rd_1685_Adult_Use_2021 (6517 : 1685 Boston Road)

To The City Council of the City of Springfield:

The undersigned respectfully petition your honorable body

to amend an existing special permit (pet kennel), granted May 1983 and amended February 1984, by allowing a change to the petitioner, at the property known as 4 Plumtree Road (a.k.a. 505 Allen Street) (09800-0010) (Book#5493/Page#152), as allowed by M.G.L. and the Springfield Zoning Ordinance, Table 4-4, Section 8.6(2).

Mailing Address:

179 South Road
Hampden, MA 01036

Owner:

Kenneth S. Bernstein

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

By: _____
Kenneth S Bernstein

Mailing Address:

1201 Beechwood Boulevard
Pittsburg, PA 15206

Petitioner:

Veterinary Innovative Partners (MA), LLC

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

By: _____
John Kuzmishin, Secretary

Attachment: Plumtree_Rd_4_Tax_Formal (6549 : 4 Plumtree Road)

To The City Council of the City of Springfield:

The undersigned respectfully petition your honorable body

to amend an existing special permit (pet kennel), granted May 1983 and amended February 1984, by allowing a change to the petitioner, at the property known as 4 Plumtree Road (a.k.a. 505 Allen Street) (09800-0010) (Book#5493/Page#152), as allowed by M.G.L. and the Springfield Zoning Ordinance, Table 4-4, Section 8.6(2).

Mailing Address:

179 South Road
Hampden, MA 01036

Owner:

Kenneth S. Bernstein

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

By: _____
Kenneth S Bernstein

Mailing Address:

1201 Beechwood Boulevard
Pittsburg, PA 15206

Petitioner:

Veterinary Innovative Partners (MA), LLC

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

By: _____
John Kuzmishin, Secretary

Attachment: Plumtree_Rd_4_Tax_Formal (6549 : 4 Plumtree Road)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

12/8/2021

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 : 4 Plumtree Road
Petitioner: Veterinary Innovative Partners (MA), LLC
LandLord: Kenneth S. Bernstein

Christopher A. Caputo: Treasurer Collector

Attachment: Plumtree_Rd_4_Tax_Formal (6549 : 4 Plumtree Road)

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT

4 PLUMTREE ROAD (A.K.A. 505 ALLEN STREET)
AMEND AN EXISTING SPECIAL PERMIT (KENNEL)

General Information

Petitioner:	Veterinary Innovative Partners (MA), LLC
Request:	To amend an existing special permit (kennel), granted May 1983 and amended February 1984, by allowing a change in the petitioner.
Proposed use of the property:	Veterinary clinic
Size:	8,361 s.f.
Compatibility with current planning documents:	The East Forest Park Neighborhood Plan shows no changes to this area.
Neighborhood council Notification:	East Forest Park Civic Association: 1-3-22
Tax Status:	**SEE ATTACHED**
Site Visit:	1-19-22
Hearing Date:	1-24-22/2-7-22

Staff Analysis

Neighborhood characteristics:

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

To the north is vacant park land zoned Open Space.
To the south is an automotive repair facility zoned Business A.
To the west is an automotive repair facility/gas station zoned Business A.
To the east is a gas station zoned Business A.

Site plan review:

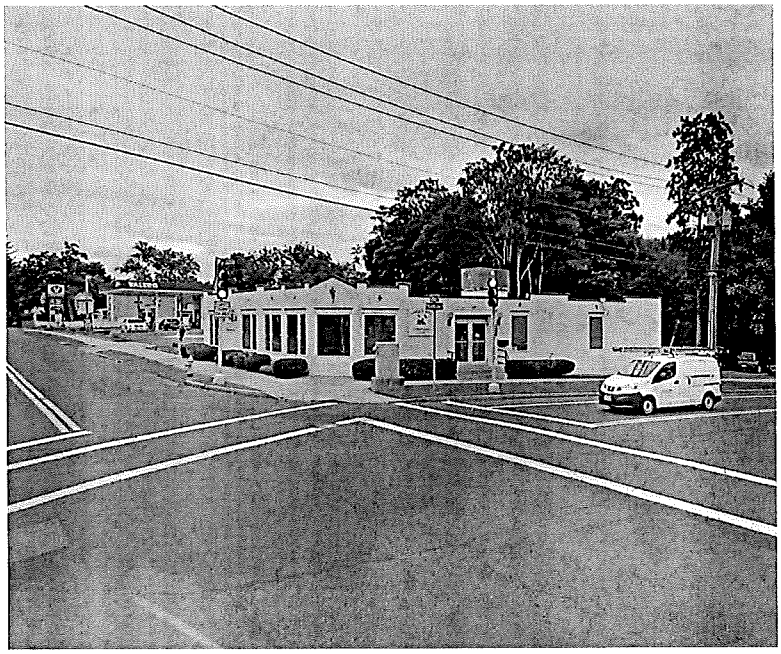
The petitioner has requested to amend an existing special permit (kennel), granted May 1983, by allowing a change in the petitioner at the property known as 4 Plumtree Road (a.k.a. 5050 Allen Street). This was the former location of the Spruce Hill Veterinary Clinic.

After visiting the site, the staff does not object to the proposed request. As noted above, this has been an existing veterinary clinic/kennel for forty (40) years. As per the information submitted with the application, it has been stated that the operations at this location will remain the same, including the same medical and support staff. The petitioner has indicated that the existing business is being acquired by a team of

Attachment: Plumtree_Rd_4_2022 (6549 : 4 Plumtree Road)

veterinarians that operate a number of facilities across the United States. The purchase will allow "…the Springfield practice to grow and have longevity as the present veterinarians retire".

As with all special permits requesting to change the petitioner, it is the staff's recommendation that all the conditions placed on the existing special permits remain in effect.



Recommendation

Approve, with conditions.

Suggested Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely to amend an existing special permit (pet kennel), granted May 1983 and amended February 1984 at the property known as 4 Plumtree Road (09800-0010) (a.k.a. 505 Allen Street).
3. All conditions placed on the original special permits shall remain in effect.
4. 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.

Attachment: Plumtree_Rd_4_2022 (6549 : 4 Plumtree Road)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

12/8/2021

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 : 4 Plumtree Road
Petitioner: Veterinary Innovative Partners (MA), LLC
LandLord: Kenneth S. Bernstein

Christopher A. Caputo: Treasurer Collector

Attachment: Plumtree_Rd_4_2022 (6549 : 4 Plumtree Road)

Narrative

We are submitting this application for a further amendment to the special permit issued by the City Council on May 16, 1983, to Spruce Hill Veterinary Clinic, Inc. ("Spruce Hill") and previously amended on February 13, 1984 (changing the address of the business) to change the applicant from Spruce Hill to Veterinary Innovative Partners (MA), LLC ("VIP") as required by the special permit. Spruce Hill, which has operated at 4 Plumtree Road for the past 40 years, is now being sold to VIP, although it will continue to be operated, for the time being, as Spruce Hill Veterinary Clinic and will have the same medical and support staff.

VIP, which is acquiring Spruce Hill, is a team of veterinarians which owns and operates a network of high-quality animal care facilities across the United States. Its acquisition of Spruce Hill will allow the Springfield practice to grow and have longevity as the present veterinarians retire.

The acquisition will be a seamless change to the business, which has been and will continue to be a highly regarded and respected veterinary clinic in Springfield.

More information about Spruce Hill and VIP is attached along with copies of the previous special permit decisions. Please note that Dr. Crosson is no longer with Spruce Hill.

21\0487\Narrative.0902

Attachment: Plumtree_Rd_4_2022 (6549 : 4 Plumtree Road)

22667 BOOK 5457 PAGE 461

William J. Metzger
City Clerk

THE CITY OF
SPRINGFIELD, MASSACHUSETTS
CITY CLERK'S DEPARTMENT

May 16, 1983

Owner: Yale Perry
Petitioner: Spruce Hill Veterinary Clinic, Inc.
by: Sherry Himmelstein, Kenneth Bernstein
76 Island Pond Road
Springfield, MA 01118

This is to certify that at a meeting of the City Council held on Monday evening, April 25, 1983, the City Council voted in accordance with law to grant a Special Permit for the right to use the premises numbered 505 Allen Street, Springfield, for the purpose of operating a pet kennel in accordance with Chapter 40A of the General Laws and the Zoning Ordinance of the City of Springfield with the following restrictions: 1. The primary purpose of the permit is only to allow for the occasional overnight stay of a sick animal requiring medical services and at no time is the medical facility to be used to board healthy animals. 2. No outside runs or kennels are to be constructed. 3. No new structures or additions to present buildings are to be constructed on the premises without a special permit from the City Council. 4. Inside kennels are to be sound proof as much as possible. 5. No roof signs are to be constructed. 6. No signs attached to the building or otherwise located outside the facility are to be lighted after 10:00 p.m. except for occasional use of exterior lighting to direct clients in an emergency after 10:00 p.m. 7. The permit is granted to this petitioner only. 8. The permit may be revoked for just cause after proper notice and hearing.

A copy of this decision and all plans referred to in the decision have been filed with the Planning Board and City Clerk.

Rec. - 3546 - page 504

Attachment: Plumtree_Rd_4_2022 (6549 : 4 Plumtree Road)

BOOK 5457 PAGE 462

REASONS: (a) The specific site in question is an appropriate location for the use requested in the application for the Special Permit. (b) The use requested will not adversely affect the neighborhood. (c) There will be no nuisance, particularly from noise, glare or congestion or serious hazard to vehicles or pedestrians. (d) Adequate and appropriate facilities will be provided for the proper operation of the proposed use.

In accordance with said Chapter 40A of the General Laws, this permit shall not take effect until this notice is recorded by the owner of the land in the Registry of Deeds for the County in which such land is located.

William J Metzger City Clerk

Attachment: Plumtree_Rd_4_2022 (6549 : 4 Plumtree Road)

BOOK 5575 PAGE 112

William J. Metzger
City Clerk

THE CITY OF
SPRINGFIELD, MASSACHUSETTS
CITY CLERK'S DEPARTMENT

February 13, 1984

Owner: Dr. Kenneth Bernstein
Petitioner: David F. Moriarty, Director
City Planning Dept.
36 Court Street
Springfield, MA 01103

Dear Mr. Moriarty:

This is to inform you that at a meeting of the City Council held on Monday evening, January 23, 1984, it was voted by the Council in accordance with law, to grant your petition for the right to amend a Special Permit granted to 505 Allen Street, Springfield, MA to read - 4 Plumtree Road, Springfield, MA as provided for by Chapter 40 A of the General Laws and the Zoning Ordinances of the City of Springfield.

A copy of this decision and all plans referred to in the decision have been filed with the Planning Board and City Clerk.

REASONS: (a) The specific site in question is an appropriate location for the use requested in the application for the special permit. (b) The use requested will not adversely affect the neighborhood. (c) There will be no nuisance, particularly from noise, glare or congestion or serious hazard to vehicles or pedestrians. (d) Adequate and appropriate facilities will be provided for the proper operation of the proposed use.

This permit becomes effective on February 13, 1984.

Very truly yours,

William J. Metzger
City Clerk

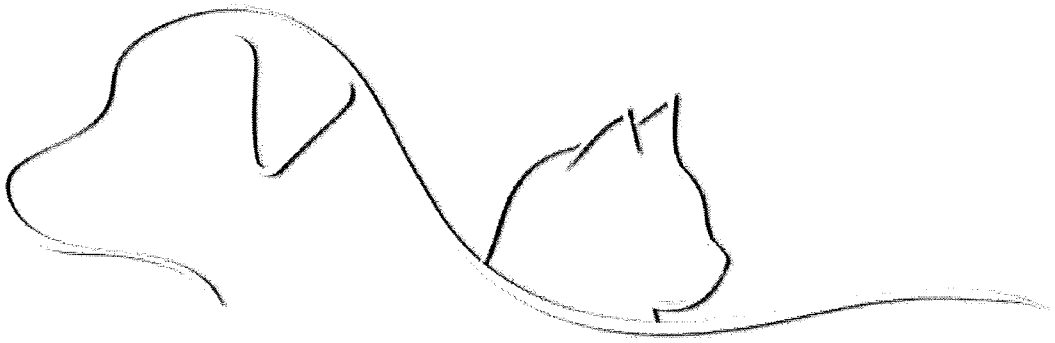
WJM:cah

cc: Dr. Kenneth Bernstein

RECEIVED
MAR 1 1984
AT 11:57 AM AND
REG'D FROM THE ORIGINAL

Attachment: Plumtree_Rd_4_2022 (6549 : 4 Plumtree Road)

10998 Clara Barton Drive | Fairfax Station, VA 22039



VETERINARY | Innovative Partners

Veterinarian Owned, Veterinarian Operated

About Us

Attachment: Plumtree_Rd_4_2022 (6549 : 4 Plumtree Road)

Unparalleled Experience & Results

We are a partnership of practicing Veterinarians who own and operate a network of high quality animal care facilities across the United States. We have broad experience ranging from operating single doctor practices to multi-million dollar referral centers.

We partner with veterinary practices such as yours and operate them the right way – always prioritizing our patients, clients and staff. We preserve the individualized culture of each hospital we acquire because we know from first hand experience that every hospital is distinct and unique.

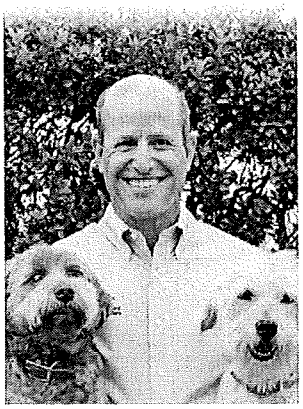
The Veterinary Innovative Partners team is excited to welcome new locations to our family of hospitals! We partner with like minded owners, and have no outside private investors that pressure us to grow.

Attachment: Plumtree_Rd_4_2022 (6549 : 4 Plumtree Road)

Executive Team

Adam Ainspan

DVM | Partner



Jay H. Margolis

DVM | Partner

Adam Ainspan

DVM | Partner

Jay H. Margolis

DVM | Partner

Dr. Adam Ainspan graduated from the University of Tennessee College of Veterinary Medicine in 1989. He completed an internship in companion animal medicine and surgery at Monroe Veterinary Associates in Rochester, New York in 1990.

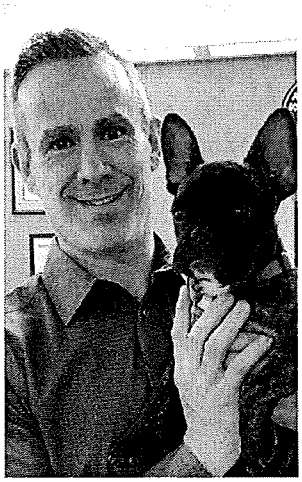
Dr. Ainspan has practiced companion animal medicine and surgery in the Washington, D.C. metropolitan area since 1990. After the acquisition of multiple animal hospitals in Virginia and New York, Dr. Ainspan co-founded Veterinary Innovative Partners.

Dr. Jay Margolis graduated from the University Of Tennessee College Of Veterinary Medicine in 1989. He completed an internship in companion animal medicine and surgery at the Veterinary Hospital of the University of Pennsylvania in 1990.

Dr. Margolis practiced companion animal medicine and surgery in Pennsylvania until founding Northern Virginia Veterinary Associates with Dr. Adam Ainspan in 1992. After the acquisition of multiple animal hospitals in Virginia and New York, Dr. Margolis

Attachment: Plumtree_Rd_4_2022 (6549 : 4 Plumtree Road)

Read More +



Don Costlow

DVM | Partner

Don Costlow

DVM | Partner

Dr. Costlow received his Bachelor of Science degree from Cornell University in 1985. He is a 1990 graduate of the Oklahoma State University College of Veterinary Medicine. During his studies in veterinary school, he was inducted into the Phi Zeta Organization for academic excellence. From May 1991 to June 1997, Dr. Costlow was the Chief Veterinarian at an animal emergency

co-founded Veterinary Innovative Partners.

Read More +

Brett Shorenstein

VMD | Partner

Brett

Shorenstein

VMD | Partner

Dr. Brett Shorenstein is a general practitioner and owner of Abingdon Square Veterinary Clinic. Dr. Shorenstein is a native New Yorker who was raised on the Upper East Side of Manhattan. He graduated from the Leonard N. Stern School of Business at New York

Attachment: Plumtree_Rd_4_2022 (6549 : 4 Plumtree Road)

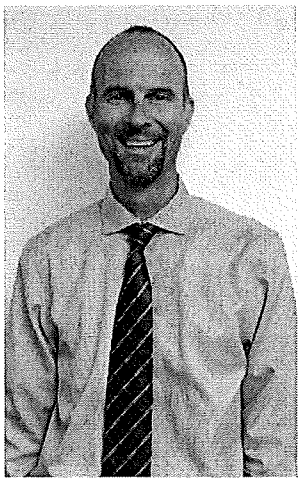
and critical care facility outside of Cleveland, Ohio.

Read More +

University with a Bachelor of Science in Finance and Management.

Read More +

Operations Team



Frank Banesse

COO

Cindy Baker

COO

Frank Banesse

COO

Cindy Baker

COO

Frank Banesse graduated from North Carolina State University in 1989 with a B.A. in Business Management/Finance. A 20 year veteran of the Animal Health industry he began his career with Fort

Cindy Baker brings 16 years of experience in the Veterinary industry. Her roles have included Human Resources, Payroll, Inventory, Operations and Practice Management of multiple

Attachment: Plumtree_Rd_4_2022 (6549 : 4 Plumtree Road)

Dodge Animal Health as a Territory Representative in central North Carolina. From there he assumed leadership roles at Animal Health Distributorships with responsibilities from New York to Florida.

As the Animal Health industry changed, his areas of focus expanded to include roles as a Corporate Trainer, Small Business Advisor, Tax Strategist, and Business Process Workflow Consultant. Team Building, Culture Development, Contract Negotiation, Start-up, Acquisitions, C-Suite Interaction, P & L Responsibility, and OSHA Hospital Certification are also areas of experience.

Read More +

locations. She continuously strives to develop a team of amazing individuals that are dedicated to providing the absolute best care to each and every client and patient.

She is married with 2 children. 3 rescued pets, 2 dogs and a cat, and enjoys reading and spending time with her family.

Business Development

Christine Colamonico

DVM | Director of Practice Development

Christine Colamonico

DVM | Director of Practice

Attachment: Plumtree_Rd_4_2022 (6549 : 4 Plumtree Road)

Development

Dr. Christine Colamonico dreamt of becoming a veterinarian for as long as she can remember, and graduating from the Veterinary School of Toulouse, France in 2015 was a fulfillment of her childhood dream.

Her experience as a Practicing Veterinarian in France and a Senior Sales Representative in New York strengthened her passion for Veterinary Medicine. Her diverse roles in the Veterinary Industry have allowed her to gain a unique understanding of the daily challenges that veterinary practices and veterinarians face.

Read More +

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Attachment: Plumtree_Rd_4_2022 (6549 : 4 Plumtree Road)

SPRUCE HILL VETERINARY CLINIC

Hospital For Animals

4 Plumtree Road, Springfield, MA 01118
413.782.3183 phone - 413.782.4713 fax

Dr. K. S. Bernstein
Dr. S. B. Himmelstein
Dr. T. J. Crosson
Dr. J. E. Alleman

(https://www.facebook.com/SpruceHillVeterinaryClinic)

Spruce Hill Veterinary Clinic

Spruce Hill Veterinary Clinic (SHVC) is a 4-doctor small animal hospital located at the corner of Plumtree and Allen Streets (https://maps.google.com/maps?q=4+Plumtree+Road,+Springfield,+MA&hl=en&ll=42.092363,-72.545471&spn=0.087258,0.209255&sll=42.036922,-71.683501&sspn=2.794548,6.696167&oq=4+plur in Springfield, MA. We treat dogs, cats, birds, rabbits and rodents, and offer a full range of medical and surgical services.

The veterinarians and staff members are dedicated to providing the very best care to our wonderful patients and their caring owners.

We feel fortunate to have a profession that allows us to work with animals, and be able to help them when help is needed. We are also licensed as wildlife rehabilitators, and volunteer our services to treat injured birds, rabbits and rodents.

< >

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Attachment: Plumtree_Rd_4_2022 (6549 : 4 Plumtree Road)

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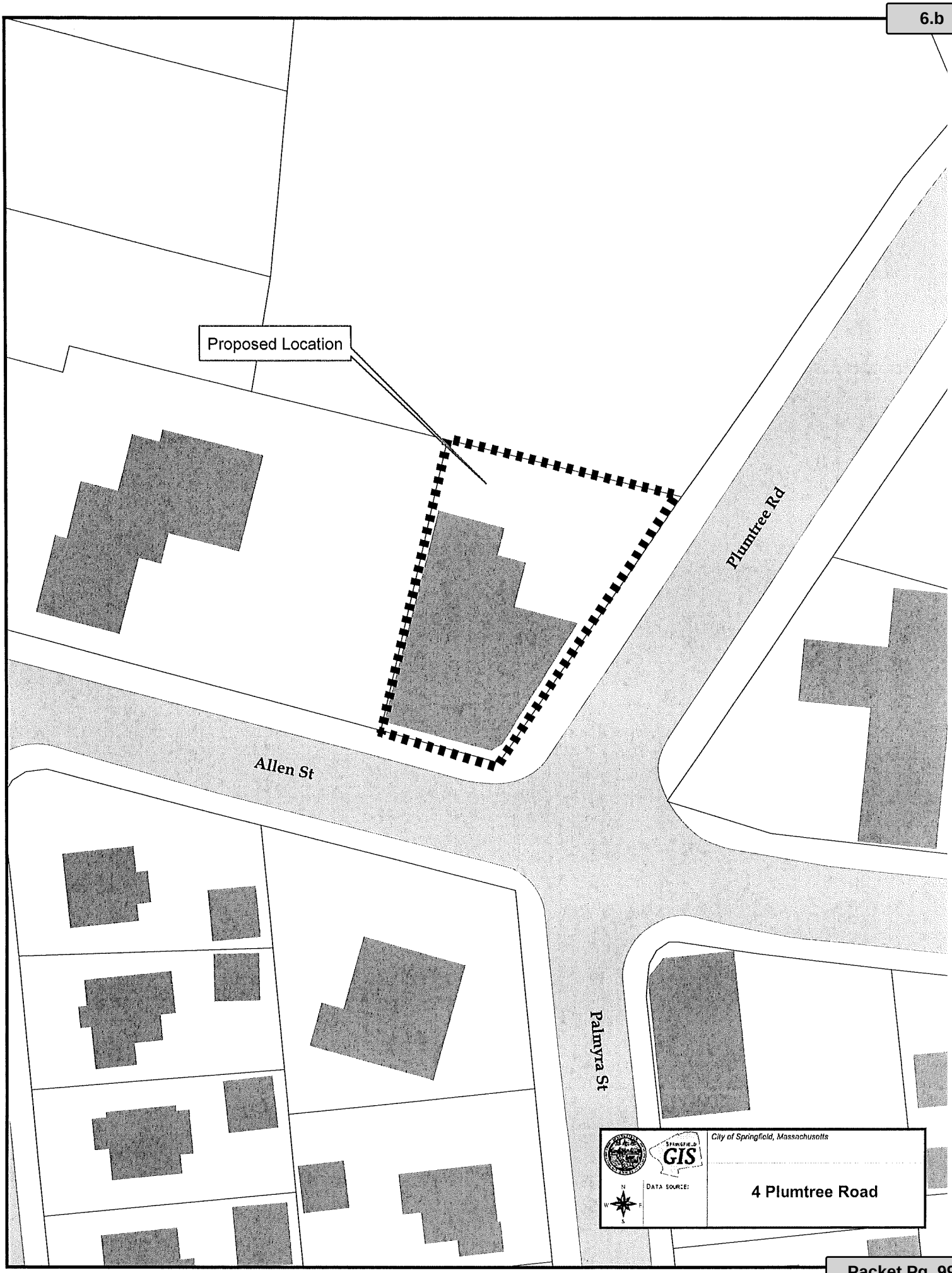
4 Plumtree Road - Springfield, MA 01118

413.782.3183 phone

413.782.4713 fax

Hours:

Mon: 9am - 5pm
Tue: 9am - 8pm
Wed: 10am - 5pm



Attachment: Plumtree_Rd_4_2022 (6549 : 4 Plumtree Road)

To The City Council of the City of Springfield:

The undersigned respectfully petition your honorable body

to amend existing special permit(s), to allow a change in the petitioner(s), to the following special permits: (i) issued by the City of Springfield, dated January 4, 2001, upon petition of Guion Street Realty Corp. and NorthStar Pulp & Paper Co., Inc.; as affected by amendment for special permit dated December 23, 2003; as further affected by amendment for special permit dated April 18, 2007; as further affected by amendment for special permit dated July 15, 2018; as further affected by amendment for special permit November 18, 2019; and (ii) the special permit issued by the City Council of the City of Springfield dated September 27, 1999, upon the petition of Guion Street Realty Corp. and its affiliates as further affected by amendment for a special permit dated April 10, 2001, at the properties known as 89 Guion Street (06143-0005) (Book#10271/Page#443), 99 Guion Street (06143-0002) (Book#15591/Page#327) and a portion of the property know as 299 Page Boulevard (09440-1100) (Book#22629/Page#91), as allowed by M.G.L. and the Springfield Zoning Ordinance, Table 4-4, Section 12.6, 15.4 and 12.5(2).

Mailing Address:

89 Guion Street
Springfield, MA 01104

Owner:

299 Page Boulevard, LLC, Guion Street Realty Corp. and 99 Guion Street Associates, LLC

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

By:_____
Aaron Goodman

Mailing Address:

89 Guion Street
Springfield, MA 01104

Petitioner:

Casella Major Account Services, LLC

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

By:_____
John Casella

Attachment: Guion_St_89_99_Tax_Formal (6561 : 89-99 Guion Street)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

12/10/2021

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 : 89 Guion Street, 99 Guion Street & 299 Page Boulevard
Petitioner: Casella Major Account Services, LLC
LandLord: 299 Page Boulevard, LLC, Guion Street Realty Corporation and 99 Guion Street Associates, LLC

:

Christopher A. Caputo: Treasurer Collector

Attachment: Guion_St_89_99_Tax_Formal (6561 : 89-99 Guion Street)

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT

89 Guion Street, 99 Guion Street and a portion of 299 Page Boulevard
AMEND AN EXISTING SPECIAL PERMIT(S) (JUNK YARD-SCRAP IRON, RECYCLING AND TRACTOR TRAILER STORAGE)

General Information

Petitioner:	Casella Major Account Services, LLC
Request:	To amend existing special permit(s), to allow a change in the petitioner(s), to the following special permits: (i) issued by the City of Springfield, dated January 4, 2001, upon petition of Guion Street Realty Corporation and NorthStar Pulp & Paper, Co.; as affected by amendment for special permit dated December 23, 2003; as further affected by amendment for special permit dated April 18, 2007; as further affected by amendment for special permit dated July 15, 2018; as further affected by amendment for special permit November 18, 2019; and (ii) the special permit issued by the City Council of the City of Springfield dated September 27, 1999, upon the petition of Guion Street Realty Corp and its affiliates as further effected by amendment for a special permit dated April 10, 2001.
Proposed use of the property:	Recycling, junk yard and tractor trailer storage
Parcel Size:	Approximately 902,419 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: 1-3-22
Tax Status:	**SEE ATTACHED**
Site Visit:	1-19-22
Hearing Date:	1-24-22/2-7-22

Staff Analysis

Neighborhood characteristics:

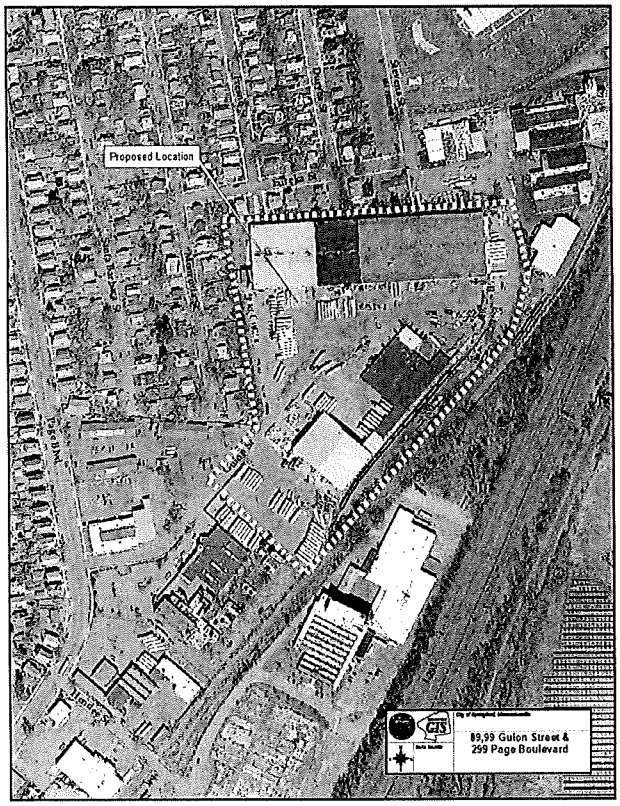
The parcels are currently zoned Industrial A and are located in an area with a mix of commercial/industrial and residential uses. The surrounding land uses include:

To the north are two-family homes zoned Residence A.
To the south is a manufacturing operation zoned Industrial A.
To the west are a number of small businesses zoned Industrial A and Business B.
To the east is a metal recycling operation zoned Industrial A.

Attachment: Guion_St_2022 (6561 : 89-99 Guion Street)

Site plan review:

The petitioner has requested to amend a number of existing special permits, granted/amended in September 1999, January 2001, April 10, 2001, December 2003, April 2007, July 2018 and November 2019 for the properties known as 89 Guion Street, 99 Guion Street and a portion of the property known as 299 Page Boulevard. This site is the current location of Northstar Pulp & Paper. As noted above, this site currently operates a number of uses including a junk yard (scrap metal), paper, plastics and wood pallet recycling and tractor trailer storage.



After visiting the site, the staff does not object to the proposed request. As noted above, this has been an existing operation for over twenty (20) years. The petitioner has indicted that there will be no changes to the existing operation or to the existing site plans. As with all special permits requesting to change the petitioner, it is the staff's recommendation that all the conditions placed on the existing special permits remain in effect.

Recommendation

Approve, with conditions.

Suggested Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely to amend existing special permit(s), to allow a change in the petitioner(s), to the following special permits: (i) issued by the City of Springfield, dated January 4, 2001, upon petition of Guion Street Realty Corporation and NorthStar Pulp & Paper, Co.; as affected by amendment for special permit dated December 23, 2003; as further affected by amendment for special permit dated April 18, 2007; as further affected by amendment for special permit dated July 15, 2018; as further affected by amendment for special permit November 18, 2019; and (ii) the special permit issued by the City Council of the City of Springfield dated September 27, 1999, upon the petition of Guion Street Realty Corp and its affiliates as further effected by amendment for a special permit dated April 10, 2001, at the properties known as 89 Guion Street (06143-0005), 99 Guion Street (06143-0002) and a portion of the property know as 299 Page Boulevard (09440-1100).
3. All conditions placed on the original special permits shall remain in effect.
4. 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.

Attachment: Guion_St_2022 (6561 : 89-99 Guion Street)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

12/10/2021

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 : 89 Guion Street, 99 Guion Street & 299 Page Boulevard
Petitioner: Casella Major Account Services, LLC
LandLord: 299 Page Boulevard, LLC, Guion Street Realty Corporation and 99 Guion Street Associates, LLC

:

Christopher A. Caputo: Treasurer Collector

Attachment: Guion_St_2022 (6561 : 89-99 Guion Street)

89 Guion St

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

DATE: October 22, 1999

TO:

FROM: William J. Metzger

DEPARTMENT:

DEPARTMENT: City Clerk

COPIES TO:

SUBJECT: Special Permit:
89 Guion St.

This is to inform you that at a meeting of the City Council held on Monday evening, September 27, 1999 it was voted by the Council in accordance with law to grant a Special Permit on the petition of Owner: Guion Street Realty Corp. By: Robert M. Santaniello and Petitioners: Guion Street Realty G.S Terminal Inc., Joseph Freedman Companies Inc., & Media Sales Inc., its affiliates, for a special permit to operate a junk yard (storing temporarily scrap iron for transport via railway) at **89 Guion Street,** as provided by Massachusetts General Law and the Springfield Zoning Ordinance with the following conditions:

1. This special permit is granted to this petitioner only and G.S. Terminal Inc., Joseph Freedman Companies Inc., and Media Sales Inc., its affiliates.
2. This special permit is granted solely for the operation of a temporary scrap metal junk yard prior to shipment by rail on a portion of the parcel known as Parcel C and shown on the attached addendum. No processing shall be allowed, and no shipment shall occur other than by rail.
3. The use shall be developed in accordance with the attached site plan dated June 1999, with the addition of condition #4.
4. A ten (10') stockade fence shall be erected in the rear of the property so as to shield existing residential dwellings on Monrovia Street. The hours of operation shall be 7:00am to 4:00pm, Monday through Friday.
5. No outside storage shall exceed the height of the fence.
6. No item shall remain on the premises more than 30 days.
7. There shall be no signs, except directional signs.
8. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by fine of up to $50 per day for each day a violation exists,

REASONS: (1) The specific site is an appropriate location for such a use, structure, or condition. (2) The use as developed will not adversely affect the neighborhood. (3) Adequate and appropriate facilities will be provided for the proper operation of the proposed use.

This permit becomes effective on October 22, 1999.

Very truly yours,

William J. Metzger
City Clerk

WJM/laf

Attachment: Guion_St_2022 (6561 : 89-99 Guion Street)

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

CORRECTED COPY

DATE: January 4, 2001

TO:

FROM: William J. Metzger

DEPARTMENT:

DEPARTMENT: City Clerk

COPIES TO:

SUBJECT: Special Permit:
89 Guion Street

This is to inform you that at a meeting of the City Council held on Monday evening, December 4, 2000, it was voted by the Council in accordance with law to grant a Special Permit on the petition of Owner: Guion Street Realty Corporation By: Attorney Robert M. Santaniello and Petitioner: Northstar Pulp & Paper Inc. By: Attorney Robert M. Santaniello for a special permit to operate a paper recycling center to include baling, processing and storage at **89 Guion Street**, as allowed by Massachusetts General Law and the Springfield Zoning Ordinance Article XIV, Section 1401.3.gg. With the following restrictions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for a paper recycling center at 89 Guion Street (Area known as Parcels A & B)
3. The use shall be developed in accordance to the attached site plan and elevations with the additions of conditions #4 through #7.
4. All recycling, bailing and storage shall take place within the building with the exception of baled paper loaded on trailers to be transported. Such trailers will be enclosed at all times.
5. Hours of operation shall be 6:00 AM to 6:00 PM, Monday through Friday.
6. The site shall be cleaned twice daily of all debris.
7. There shall be no banners, streamers, pennants, or non-accessory signs located on the property .
8. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by fine of up to $50 per day for each day a violation exists.
9. Cyclone fans shall be prohibited from use.
10. Roll off containers shall be loaded and unloaded in the new building area.
11. All trailers used as temporary storage shall be registered and road worthy.

REASONS: (1) The specific site is an appropriate location for such a use, structure, or condition. (2) The use as developed will not adversely affect the neighborhood. (3) Adequate and appropriate facilities will be provided for the proper operation of the proposed use.

This permit becomes effective on January 4, 2001.

Very truly yours,

William J. Metzger
City Clerk

WJM/laf

Attachment: Guion_St_2022 (6561 : 89-99 Guion Street)

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

TO:

DATE : April 10, 2001

DEPARTMENT:

FROM: William J. Metzger

COPIES TO:

DEPARTMENT: City Clerk

SUBJECT: Special Permit
89 Guion Street

This is to inform you that at a meeting of the City Council held on Monday evening, March 19, 2001 it was voted by the Council in accordance with law to grant a Special Permit on the petition of Owner: Guion Street Realty Corporation and its Affiliates By: Attorney Robert M. Santaniello; Petitioner: Guion Street Realty Corporation and its Affiliates By: Attorney Robert M. Santaniello to amend its special permit granted on September 27, 1999 by deleting condition #5 and amending condition #4 by allowing the petitioner to operate its business on Saturdays or rear 89 Guion Street as allowed by Massachusetts General Laws and the Springfield Zoning Ordinance Article XIV, Section 1401.p. with the following conditions:

1. This special permit is granted to this petitioner only and G.S. Terminal Inc., Joseph Freedman Companies Inc., and Media Sales Inc., its affiliates.
2. This special permit is granted solely for the operation of a temporary scrap metal junkyard prior to shipment by rail on a portion of the parcel known as Parcel C and shown on the attached plan. No processing shall be allowed, and no shipment shall occur other than by rail.
3. The uses shall be developed in accordance with the attached site plan dated June 1999, with the addition of conditions #4 through #11.
4. No outside storage shall exceed the height of the building and all scrap metal storage piles shall be located directly behind the existing building.
5. The hours of operation shall be 7:00AM to 4:00PM, Monday through Friday and Saturday shall be limited to 4 hours from 10:00AM to 2:00PM.
6. No item shall remain on the premises more than 30 days.
7. There shall be no signs, except directional signs.
8. No truck deliveries shall occur other than during normal work day operations from Monday through Friday from 7:00AM to 4:00PM.
9. An 8 foot stockade (opaque) fence shall be erected in the rear of properties on the east side of Monrovia Street as soon as the weather permits.
10. This special permit shall be reviewed by the City Council 1 year after the effective date.
11. Compliance with these conditions, as well as any zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by fine of up to $50 per day for each day a violation exists.

REASONS: (1) The specific site is an appropriate location for such a use, structure, or condition. (2) The use as developed will not adversely affect the neighborhood. (3) Adequate and appropriate facilities will be provided for the proper operation of the proposed use.

This permit becomes effective on April 10, 2001.

Very truly yours.

William J. Metzger
City Clerk

Attachment: Guion_St_2022 (6561 : 89-99 Guion Street)

CITY OF SPRINGFIELD
MASSACHUSETTS

2003-0328

DATE: December 23, 2003

TO:

FROM: William J. Metzger

DEPARTMENT:

DEPARTMENT: City Clerk

COPIES TO:

SUBJECT: Special Permit:
99 Guion St.

This is to inform you that at a meeting of the City Council held on Monday evening, November 24, 2003, it was voted by the Council in accordance with law to grant a Special Permit on the petition of Owner: Guion Street Realty Corporation & 99 Guion Street Realty By: Robert M. Santaniello and Petitioner: Northstar Pulp & Paper, Inc. By: Robert M. Santaniello, to amend a special permit granted, January 4, 2001, by including the parcel known as **99 Guion Street** and amending condition #5 to expand the hours of operation to 6:00 AM to 11:00 PM, Monday through Friday and 6:00 AM to 2:00 PM Saturday, as allowed by Massachusetts General Law and the Springfield Zoning Ordinance Article XIV, Section 1401.3gg, with the following conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for a paper recycling center at 89 Guion Street (06143-0005) & 99 Guion Street (06143-0002)
3. All recycling, bailing and storage shall take place within the building with the exception of bailed paper loaded on trailers to be transported. Such trailers will be enclosed at all times.
4. The site shall be cleaned daily of all debris.
5. There shall be no outside storage of any materials associated with the proposed use.
6. There shall be no banners, streamers, pennants, or non-accessory signs located on the property.
7. All trucks waiting for pick-up or deliveries of materials shall be required to turn the engine off.
8. A certificate of occupancy for 99 Guion Street shall not be issued until the security gate and a berm and fence sound barrier as proposed by the petitioner are erected.
9. All trailers used as temporary storage shall be registered and road worthy.
10. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by fine of up to $50 per day for each day a violation exists

REASONS: (1) The specific site is an appropriate location for such a use, structure, or condition. (2) The use as developed will not adversely affect the neighborhood. (3) Adequate and appropriate facilities will be provided for the proper operation of the proposed use.

This permit becomes effective on December 23, 2003.

Very truly yours,

William J. Metzger
City Clerk

WJM/laf

Attachment: Guion_St_2022 (6561 : 89-99 Guion Street)

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

2007-0714

TO:

DATE : April 18, 2007

DEPARTMENT:

FROM: Wayman Lee, Esq.

COPIES TO:

DEPARTMENT: City Clerk

SUBJECT: 89-99 GUION ST

This is to inform you that at a meeting of the City Council held on Monday evening, March 26, 2007it was voted by the City Council according to law to grant a special permit to Owner: Guion Street Realty Corporation & 99 Guion Street Associates, LLC., By: Jeffrey Simpson, CFA and Petitioner: Northstar Pulp & Paper Co., Inc., By: Jeffrey Simpson, CFA, to amend an existing special permit granted December 23, 2003, by amending condition #9 (tractor trailer registration) at the property known as **89 Guion Street (01643-0005) and 99 Guion Street (06142-0002)** as allowed by Massachusetts General Laws and the Springfield Zoning Ordinance, Article XIV, Section 1401.3.gg with the following conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for a paper recycling center at 89 Guion Street (06143-0005) & 99 Guion Street (06143-0002).
3. All recycling, bailing and storage shall take place within the building with the exception of baled paper loaded on trailers to be transported. Such trailers will be enclosed at all times.
4. The site shall be cleaned daily of all debris.
5. There shall be no outside storage of any materials associated with the proposed use.
6. There shall be no banners, streamers, pennants, or non-accessory signs located on the property.
7. All trucks waiting for pick-up or deliveries of materials shall be required to turn the engine off.
8. All trailers used as temporary storage shall be in fair condition and complete with doors, walls, ceilings and tires of no major visual, physical damage or defects.
9. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by fine of up to $50 per day for each day a violation exists.

REASONS: (1) The specific site is an appropriate location for such a use, structure, or condition. (2) The use as developed will not adversely affect the neighborhood. (3)Adequate and appropriate facilities will be provided for the proper operation of the proposed use.

This permit becomes effective on April 18, 2007.

Very truly yours

Wayman Lee

Wayman Lee, Esq.
City Clerk

Attachment: Guion_St_2022 (6561 : 89-99 Guion Street)

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD, MASSACHUSETTS

TO:

DEPARTMENT:

COPIES TO:

DATE: October 29, 2019

FROM: Tasheena M. Davis, Esq.

DEPARTMENT: City Clerk

SUBJECT: 88-99 Guion Street (06143-0005)
299 Page Blvd (09440-1100)

This is to inform you that at a meeting held on Monday, October 28, 2019, it was voted by the City Council according to law to grant a request for a special permit to amend an existing special permit, granted January 2001, at the property known as **88-99 Guion Street (06143-0005)**, by allowing recycling of plastics and wooden pallets as well as amending the current hours of operation as listed in the January 2001 special permit, amending the provisions for outside storage as listed in the December 2003 special permit and further allowing storage of tractor trailers, as an accessory use, on a portion of the property known as **299 Page Boulevard (09440-1100)**as allowed by M.G.L and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 15.4 and Section 12.5(2) to:

Owner: 99 Guion Street Associates, LLC, Guion Street Realty Corp & 299 Page Boulevard, LLC **By:** Aaron Goodman
Petitioner: Northstar Pulp & Paper Company, Inc. **By:** Aaron Goodman

The special permit is granted with the following conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted to amend to amend an existing special permit (recycling center), granted January 2001, at the property known as 89-99 Guion Street (06143-0005), by allowing the recycling of plastics and wooden pallets as well as amending the current hours of operation as listed in the January 2001 special permit, amending the provisions for outside storage as listed in the December 2003 special permit and further allowing the storage of tractor trailers, as an accessory use, on a portion of the property known as 299 Page Boulevard (09440-1100). (portion of 299 Page Blvd. to the left and rear of the existing building)
3. The use shall be developed as per the attached plans and elevations, with the addition of conditions #4 though #23.
4. Outdoor storage of materials shall only be allowed in the two (2) designated areas, as shown on the attached plans.
5. The hours of operation for this site shall be limited to between the hours of 6:00AM and 11:00PM, Monday through Friday and 6:00AM to 6:00PM Saturdays.
6. Deliveries to the site shall only be between the hours 6:00AM and 6:00PM, Monday through Friday and only after 8:00AM on Saturdays.
7. Shredding operations shall not start before 8:00AM on Saturdays.
8. During all hours of operations, noise levels shall be in compliance with any and all City requirements and City Ordinance, Chapter 259.
9. In addition to the special permit approval, if any new paving is required, 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.
10. All trailers, empty roll offs, and extra balers shall be stored in the areas as shown on the attached site plan.
11. All trailers shall be road worthy, and in a condition so they can be quickly moved in an emergency.
12. All trailers shall be closed and secured at all times, when not in use.
13. The site shall be maintained daily and kept free of all litter, trash and/or debris.
14. All landscaped areas shall be maintained.
15. The public tree belts and sidewalks along Page Boulevard shall be maintained, including snow removal.
16. There shall be no junk vehicles and/or trailers stored at this location.
17. The rear doors of 99 Guion Street shall be closed at all times, except for emergency egress.

Attachment: Guion_St_2022 (6561 : 89-99 Guion Street)

18. The petitioner shall coordinate with the Springfield Fire Department to ensure all emergency access and procedures have been completed.
19. The site shall be in compliance with any and all DEP regulations.
20. There shall be no vehicle parking allowed outside the gated area on Guion Street.
21. Solid fencing, ten (10) feet in height, shall be installed along Guion Street, as shown on the attached plans.
22. The existing fencing along Monrovia Street shall be maintained.
23. Slats/screening shall be installed on the existing gate along Guion Street.
24. Cameras will be installed and kept operational in order to monitor the open-air storage of the paper, plastic and pallets.
25. 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.

REASONS: (1) The specific site is an appropriate location for such a use, structure, or condition. (2) The use as developed will not adversely affect the neighborhood. (3) Adequate and appropriate facilities will be provided for the proper operation of the proposed use. (4.) To incorporate the Planning Staff Analysis into the decision as the basis of the findings.

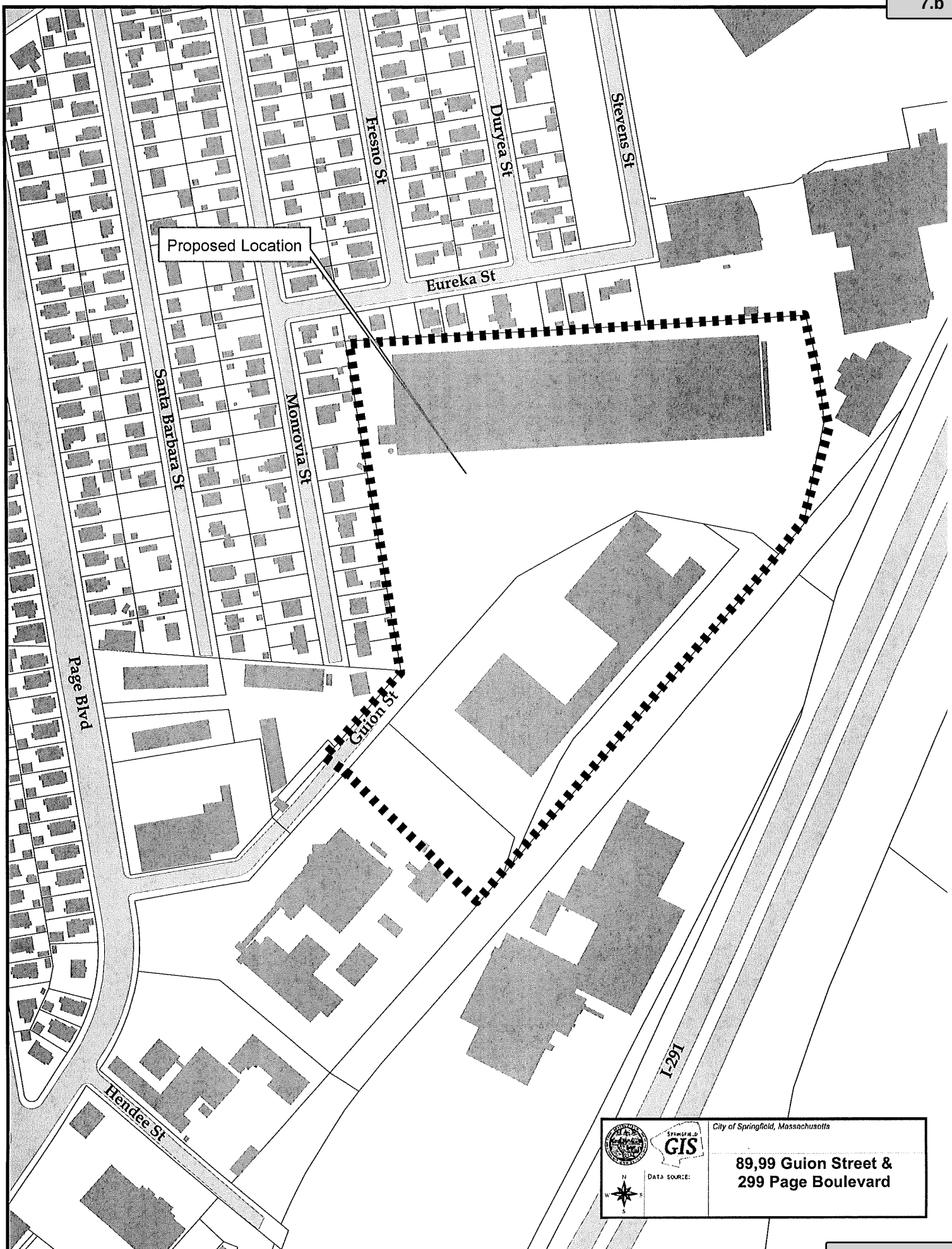
This permit becomes effective on November 18, 2019.

Very truly yours

Tasheena M. Davis, Esq.
City Clerk

TMD/rmc

Attachment: Guion_St_2022 (6561 : 89-99 Guion Street)



Attachment: Guion_St_2022 (6561 : 89-99 Guion Street)

To The City Council of the City of Springfield:

The undersigned respectfully petition your honorable body

for a special permit to operate an Adult Use Marijuana Establishment (storefront retail) at the property known as 479 Main Street, I.O. (08132-0172) (Book#07157/Page#0528), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 20.1(1).

Mailing Address:

529 Main Street, IO
Springfield, MA 01151

Owner:

Linden Shopping Center, Inc.

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

BY: _____
Mark Melikian

Mailing Address:

55 Frank B Murray Street
Springfield, MA 01103

Petitioner:

Enlite Cannabis Dispensary

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

BY: _____
Matt Yee, Chief Operating Officer

Attachment: Main_St_IO_479_Adult_Use_Tax_Formal (6564 : 479 Main Street, IO)

Christopher A. Caputo
Collector/Treasurer

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

December 20, 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: 479 Main Street Indian Orchard – (08132-0172)

Petitioner: Enlite Cannabis Dispensary
55 Frank B Murray Street
Springfield, MA 01103

Property Owner: Linden Shopping Center, Inc.
529 Main Street
Indian Orchard, MA 01151

Christopher A. Caputo: Treasurer/Collector

Attachment: Main_St_IO_479_Adult_Use_Tax_Formal (6564 : 479 Main Street, IO)

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT

479 MAIN STREET, I.O. (08132-0172)
ADULT USE MARIJUANA ESTABLISHMENT (STOREFRONT RETAIL)
ENLIGHT CANNABIS

General Information

Petitioner:	Enlight Cannabis Dispensary
Request:	Adult Use Marijuana Establishment
Proposed use of the property:	Adult Use Marijuana Establishment
Parcel Size:	20,171 s.f.
Compatibility with current planning documents:	The Indian Orchard Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Indian Orchard Neighborhood Council: 1-10-22
Tax Status:	**SEE ATTACHED**
Site Visit:	1-18-22
Hearing Date:	1-24-22/2-7-22

Staff Analysis

Neighborhood characteristics:

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

To the north are used car dealerships and a single family house zoned Business A.
To the south is a commercial shopping plaza zoned Business A.
To the west is an automotive repair facility zoned Business A.
To the east is an office zoned Business A.

Summary:

The petitioner has requested a special permit to allow for the operation of an Adult Use Marijuana Establishment (storefront retail) at the property known as 479 Main Street, Indian Orchard. This was the former location of a United Bank. The petitioner intends to make renovations to the existing building for a new Adult Use Marijuana retail location.

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").

Attachment: Main_St_479_IO_Adult_Use_Jan_2022 (6564 : 479 Main Street, IO)

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).

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.

Attachment: Main_St_479_IO_Adult_Use_Jan_2022 (6564 : 479 Main Street, IO)

- **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

Attachment: Main_St_479_IO_Adult_Use_Jan_2022 (6564 : 479 Main Street, IO)

        - 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) currier. 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.

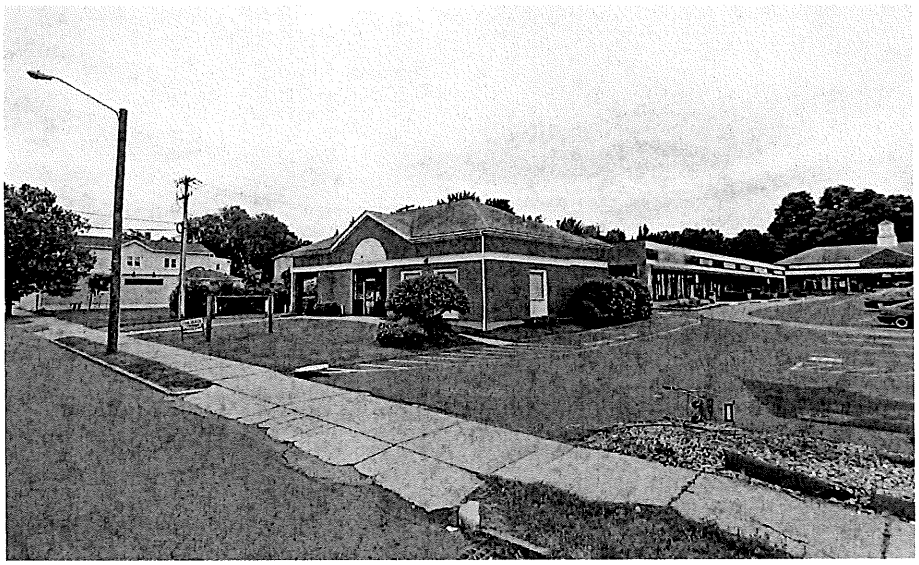
Review: 479 Main Street, IO

As noted above, 479 Main Street, I.O. has been identified as the potential location for a proposed Adult Use Marijuana Establishment. This is a single-story commercial building located along the Main Street, Indian Orchard commercial corridor. This was the former location of a United Bank.

The plans submitted show that the proposed use would be located within the existing building. It should be noted that there was a drive-up window at this location used for the bank, however, this will not be utilized for the new establishment. With regards to parking, the proposed development will have a total of twenty-two (22) parking spaces dedicated to the proposed use. This number exceeds the number required under the Zoning Regulations.

Attachment: Main_St_479_IO_Adult_Use_Jan_2022 (6564 : 479 Main Street, IO)

In addition to the site plan, a detailed floor plan has also been submitted. The area of the of the building totals approximately 2,560 square feet, however, as per the Zoning Ordinance, only 2,500 square feet can be open to the public. The interior of the building will house a number of different areas including an entrance vestibule, security room and display/queuing area. The interior will also include a vault and break room. Deliveries would be made to the rear of the building.



A full 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 security alarm system including a passive alarm and panics buttons. The proposed security also includes a full surveillance system both inside and outside the building. In addition to the security plan a full management and operations plan has also been submitted which includes details on the overall operations, inventory controls, patron education, revenue management, check-out policies and other operational details.

Further, it should be noted that this will only be a retail operation. There will be no cultivation/manufacturing done at this location.

Lastly, 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. Further, he also indicated that there is no significant traffic related issues with the two (2) other retail locations currently in operation. As with the previous special permits, the staff would recommend that, if approved, the petitioner be required to work directly with DPW to review and approve all traffic mitigation issues, especially during the opening of the operation.

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 Enlight Cannabis 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.

Attachment: Main_St_479_IO_Adult_Use_Jan_2022 (6564 : 479 Main Street, IO)

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 479 Main Street, I.O. (08132-0172).
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 Main Street shall be maintained, including snow removal.

Attachment: Main_St_479_IO_Adult_Use_Jan_2022 (6564 : 479 Main Street, IO)

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.

Attachment: Main_St_479_IO_Adult_Use_Jan_2022 (6564 : 479 Main Street, IO)

NOTES

1. THE RECORD OWNER OF THE SUBJECT PARCEL IS LINDEN SHOPPING CENTER, INC. SEE HAMPDEN COUNTY REGISTRY OF DEEDS:

   BOOK 7157 PAGE 527
   BOOK 7127 PAGE 528
   BOOK 2816 PAGE 529
   BOOK 2816 PAGE 531
   BOOK 2877 PAGE 483

2. THE PROPERTY LINES SHOWN HEREON ARE DERIVED FROM A PLAN ON FILE IN THE HAMPDEN COUNTY REGISTRY OF DEEDS IN PLAN BOOK 386 PAGE 27. MASSGIS LEVEL 3 DATALAYERS HAVE BEEN UTILIZED TO DEPICT THE SURROUNDING PROPERTIES.
3. THIS PLAN HAS BEEN PREPARED FOR SITE PLANNING PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
4. THE SUBJECT PARCEL CONTAINS 20,171 S.F.
5. THE SUBJECT PROPERTIES SHOWN HEREON MAY BE SUBJECT TO RIGHTS AND EASEMENTS AS CONTAINED IN THE VARIOUS DEEDS OF RECORD DESCRIBING SAID PROPERTIES. THE LOCATION AND EXTENT OF ANY SUCH RIGHTS AND EASEMENTS IS NOT THE SUBJECT OF THIS PLAN.
6. ADJACENT PROPERTY LINES, ZONE LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE CITY OF SPRINGFIELD MUNICIPAL GIS WEBSITE AND MASSGIS.
7. SUBJECT PARCEL IS ZONED BUSINESS A ACCORDING TO THE CITY OF SPRINGFIELD ZONING MAP.
8. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD ZONE AREA ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 25013C0124GE – EFFECTIVE DATE: JULY 16, 2013.
9. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION.

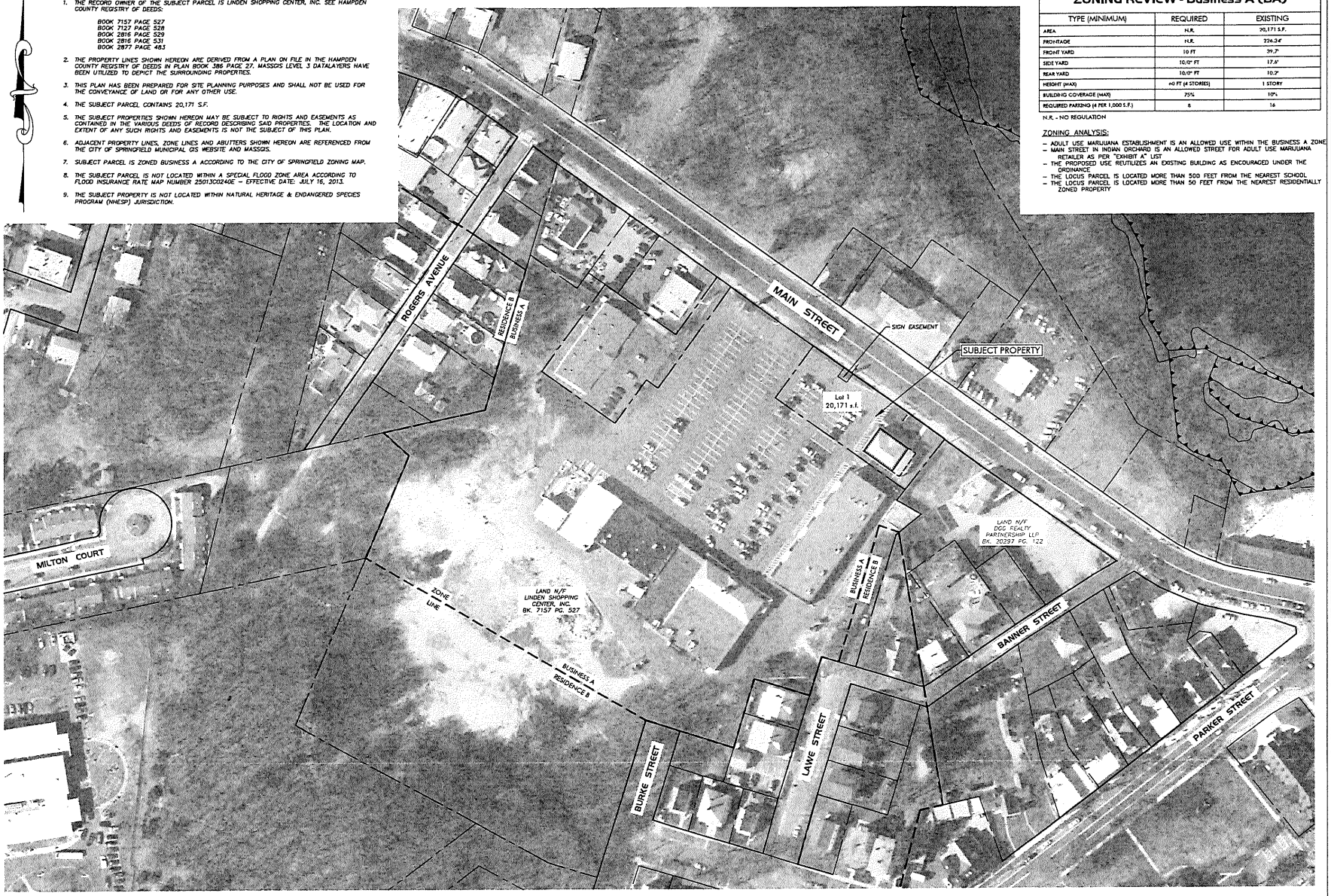
ZONING REVIEW - Business A (BA)

TYPE (MINIMUM)	REQUIRED	EXISTING
AREA	N.R.	20,171 S.F.
FRONTAGE	N.R.	226.2±
FRONT YARD	10 FT	39.7'
SIDE YARD	10/0' FT	17.6'
REAR YARD	10/0' FT	10.2'
HEIGHT (MAX)	40 FT (4 STORIES)	1 STORY
BUILDING COVERAGE (MAX)	75%	10%
REQUIRED PARKING (4 PER 1,000 S.F.)	8	16

N.R. - NO REGULATION

ZONING ANALYSIS:

- ADULT USE MARIJUANA ESTABLISHMENT IS AN ALLOWED USE WITHIN THE BUSINESS A ZONE
- MAIN STREET IN INDIAN ORCHARD IS AN ALLOWED STREET FOR ADULT USE MARIJUANA RETAILER AS PER "EXHIBIT A" LIST
- THE PROPOSED USE REUTILIZES AN EXISTING BUILDING AS ENCOURAGED UNDER THE ORDINANCE
- THE LOCUS PARCEL IS LOCATED MORE THAN 500 FEET FROM THE NEAREST SCHOOL
- THE LOCUS PARCEL IS LOCATED MORE THAN 50 FEET FROM THE NEAREST RESIDENTIALLY ZONED PROPERTY



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PERMITTING

RLA
R LEVESQUE ASSOCIATES INC
Landscape Architects
Civil Engineers - Land Surveyors
Environmental Consultants
ph: 413.568.0985 fax: 413.568.0986
40 School Street
Westfield, MA 01085
rlaland.com

Site Locus/Overall Site Plan

479 Main Street
Indian Orchard (Springfield), Mass.
Assessors Parcel I.D. 081320172

PREPARED FOR:

Enlite, LLC
459 Main Street
Indian Orchard
Springfield, MA 01151

ISSUANCE DATE: November 30, 2021

REVISIONS:	DATE:

DRAFTED BY: J.W.M.

UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW

SCALE: AS NOTED

RLA PROJ. NUMBER: 210222

DRAWING#	REV.
PR-1	-

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Attachment: Main_St_479_IO_Adult_Use_Jan_2022 (6564 : 479 Main Street, IO)

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3. EXISTING CONDITIONS INFORMATION DEPICTED HEREON IS DERIVED FROM A TOPOGRAPHIC SURVEY PERFORMED BY R LEVESQUE ASSOCIATES, INC. ON OCTOBER 14, 2021.
4. THIS PLAN HAS BEEN PREPARED FOR SITE PLANNING PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
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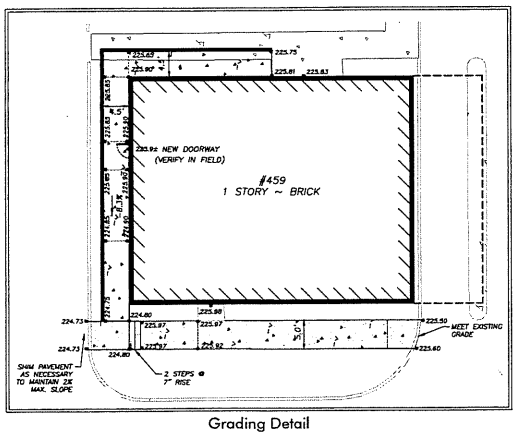

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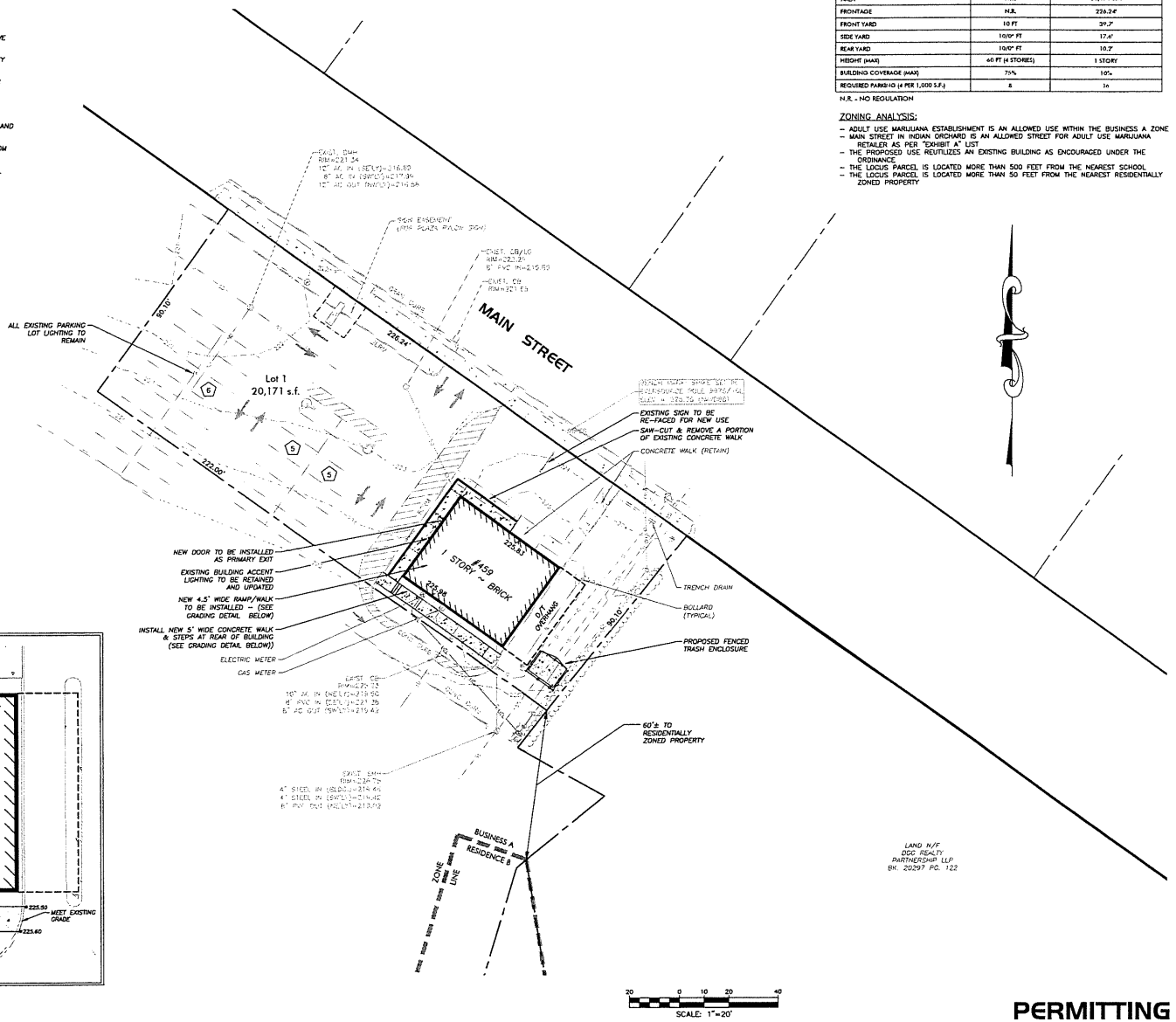

PERMITTING

RLA

R LEVESQUE ASSOCIATES INC

Landscape Architects
Civil Engineers · Land Surveyors
Environmental Consultants

ph: 413.568.0985 fax: 413.568.0986
40 School Street
Westfield, MA 01085
rlaland.com

Site Plan

479 Main Street
Indian Orchard (Springfield), Mass.
Assessors Parcel I.D. 081320172

PREPARED FOR:

Enlite, LLC
459 Main Street
Indian Orchard
Springfield, MA 01151

ISSUANCE DATE: November 30, 2021

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SCALE: AS NOTED

RLA PROJ. NUMBER: 210222

DRAWING# PR-2 REV. -

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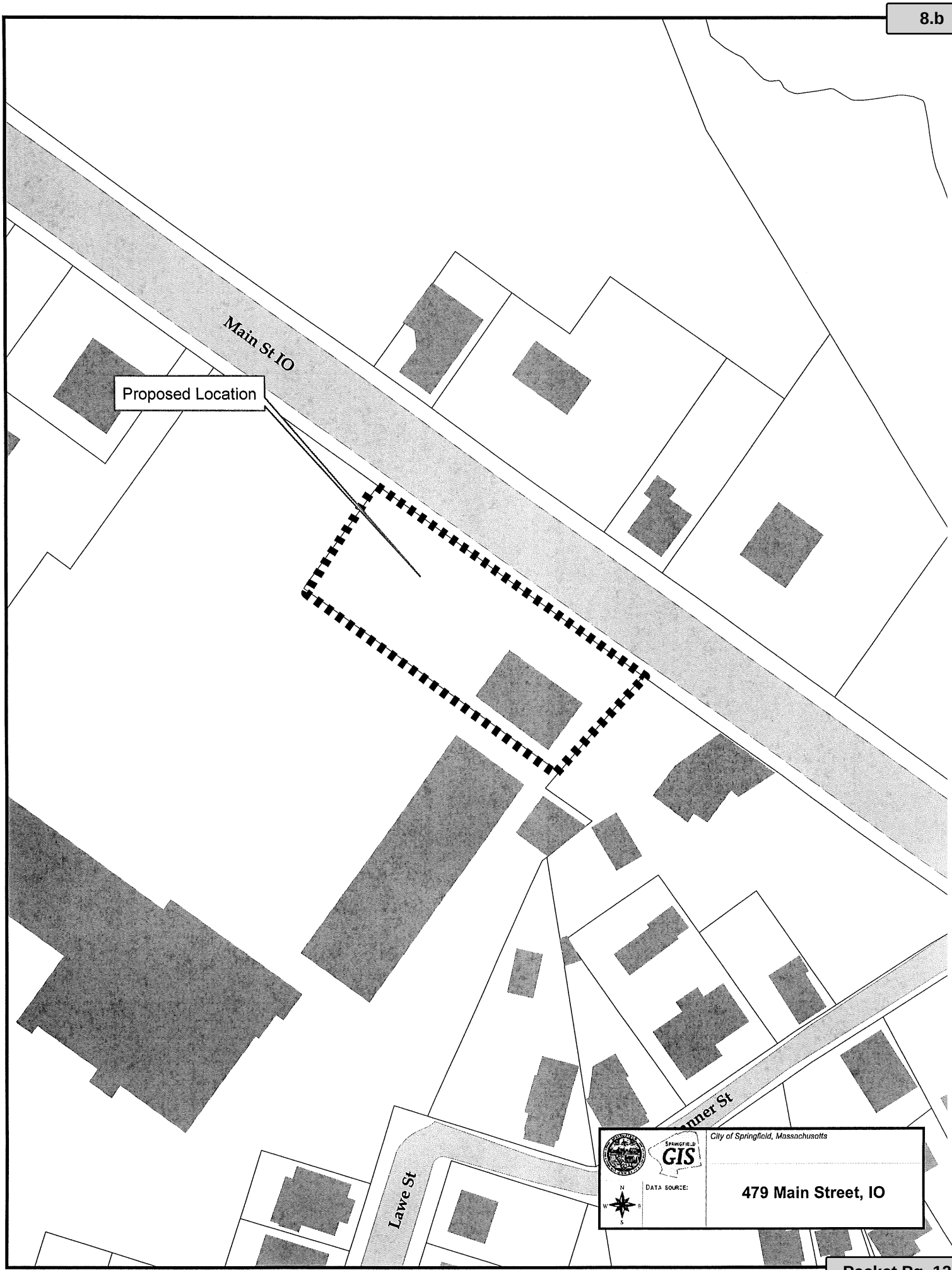

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