



City Council

Hearings Meeting

~ Final ~

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

Gladys Oyola-Lopez
413-787-6096

Monday, January 24, 2022

7:00 PM

Virtual Meeting (Zoom)

I. Hearings

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

Moment of Silence - Pledge of Allegiance

Special Permits

1. Special Permit (ID # 6503)

For a Special Permit for the Re-Use of an Existing Structure(S) (More Than 26 Dwelling Units/41 Units), at the Properties Known as 195 State Street (11110-0623) (Book#23920/Page#129) and ES Maple Street (08218-0204) (Book#23920-/Page#129), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-2.

Request: See Above
Owner: City of Springfield
By: Christopher Caputo - City
Collector/Treasurer
Petitioner: Merrick Park Apartments, LP
By: Gordon Pulsifer

HISTORY:

12/13/21 City Council CONTINUE VOTE
Next: 12/22/21
12/22/21 City Council TABLED
Next: 01/24/22

COMMENTS - Current Meeting:

Gordon Pulsifer, President of First Resource Development Company speaks in favor for item #1.

Two testimonies in favor read By City Clerk Gladys Oyola-Lopez

First read from Catherine Ratte, neighbor.

Second read from Carol Costa.

Councilor Brown then speaks in favor of Pulsifer's work and supports item #1.

Councilor Walsh questions Pulsifer about the timeline, safety measures & security.

All questions answered by Pulsifer.

Councilor Walsh, Allen and Perez all speak in favor to item #1.

Councilor Whitfield questions Pulsifer about the funding & if any will be city funding.

Pulsifer states a small portion will be city funding but majority will be from credits & tax credits.

Councilor Govon asks about the housing/rent.

Pulsifer states that it will be affordable housing on 195 State Street.

Councilor Davila also asks about the funding of the project for 195 State Street.

Pulsifer states the city funding for this project would be less than fraction.

Councilor Whitfield asks Tim Sheehan about Home Funds.

Tim Sheehan, Chief Development Officer speaks about Home Funding.

Motion to continue made by Councilor Lederman Second by Councilor Perez

ATTACHMENTS:

- State_St_195_Tax_Formal (PDF)
- State_St_195_2021 (PDF)

RESULT:	CONTINUE VOTE [12 TO 1]	Next: 2/7/2022 7:00 PM
MOVER:	Jesse Lederman, Vice President	
SECONDER:	Maria Perez	
AYES:	Perez, Lederman, Walsh, Brown, Davila, Hurst, Edwards, Allen, Govan, Fenton, Whitfield, Williams	
NAYS:	Sean Curran	

2. Special Permit (ID # 6519)

For a Special Permit for the Re-Use of an Existing Structure(S) (More Than 26 Dwelling Units/52 Units), at the Properties Known as 310 State Street (11110-0072) (Book#12146/Page#463), 300 State Street (11110-0070) (Book#12146/Page#463) and ES Spring Street (11040-0108) (Book#13009/Page#0444), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-2.

Request:	See Above
Owner:	Cataldo & Wallace/300 State Street Realty, Trust
By:	Francis Cataldo
Petitioner:	Residence at the Vault, LP
By:	Gordon Pulsifer

HISTORY:

12/13/21	City Council	CONTINUE VOTE
Next: 12/22/21		
12/22/21	City Council	TABLED
Next: 01/24/22		

COMMENTS - Current Meeting:

Gordon Pulsifer, President of First Resource Development Company speaks in favor for item #2.

Gladys Oyola-Lopez, City Clerk reads testimony in favor for 310 State street

The letter read was submitted by Betsy Johnson, president of Armory Quadrangle Civic Association.

One letter read by Gladys Oyola-Lopez in opposition that was submitted by Alan Goldsmith.

Council Whitfield questions Pulsifer on the two requested special permits (195 State & 310 State St)

Pulsifer states how he will continue with either if one was approved and the other was not.

Whitfield and Pulsier continue (59:48-1:06)

Councilor Davila questions about state funding & parking.

Councilor Lederman shares thoughts and questions tax/ tax breaks.

Councilor Fenton questions parking.

No further questions.

Motion to continue made councilor Lederman seconded by councilor Edwards.

ATTACHMENTS:

- State_St_300_Tax_Formal (PDF)
- State_St_310_2021 (PDF)

RESULT:	CONTINUE VOTE [12 TO 1]	Next: 2/1/2022 5:30 PM
MOVER:	Jesse Lederman, Vice President	
SECONDER:	Melvin A. Edwards, Ward 3 Councilor	
AYES:	Perez, Lederman, Walsh, Brown, Davila, Hurst, Edwards, Allen, Govan, Fenton, Whitfield, Williams	
NAYS:	Sean Curran	

3. Special Permit (ID # 6487)

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

Request:	See Above
Owner:	DAL Page, LLC

By: Davis Goodman, Manager
Petitioner: Page Cultivate, LLC
By: Mark Waldron, Manager

HISTORY:

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

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

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

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

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

12/13/21 **City Council** **CONTINUE VOTE**
Next: 01/24/22

COMMENTS - Current Meeting:

Attorney Phil Silverman, speaks in favor for item #3.

Screen shares presentation for Page Cultivate.

Tim St.Germain speaks about the existing conditions, proposed facility and building layout.

Phil Silverman discusses the construction plan & budget and the policies and procedures.

Dan Linkskey, former narcotics cop, speaks about security.

Phil Silverman speaks about employment, diversity and inclusion. Silverman also speaks about the community benefits.

Gladys Oyola-Lopez, City Clerk, reads testimony in favor, letter submitted by East Springfield Neighborhood Council.

Attorney Brian Shea speaks in opposition to this petition. (1:54-1:59) where he got disconnected.

Atty. Phil Silverman rebuts.

Brian Shea connected back to finish

Councilor Whitfield addressed Silverman. Stating how if you don't meet a certain requirement you can't move forward for the adult-use marijuana establishment.

Whitfield was on the Selection Committee.

Councilor Walsh states how she is troubled & concerned by the issues that Atty Brian Shea has brought up in his opposition.

Walsh questions

ATTACHMENTS:

- 299_Page_BI_Adult_Use_Cultivation_Tax_Formal (PDF)
- Page_BI_299_Adult_Use_2021 (PDF)

RESULT:	CONTINUE VOTE [9 TO 2]	Next: 2/7/2022 7:00 PM
MOVER:	Tracye Whitfield, At Large City Councilor	
SECONDER:	Justin Hurst, At Large Councilor	
AYES:	Perez, Lederman, Curran, Davila, Hurst, Edwards, Allen, Govan, Williams	
NAYS:	Kateri B. Walsh, Tracye Whitfield	
ABSTAIN:	Michael A. Fenton	
ABSENT:	Malo Brown	

4. Special Permit (ID # 6516)

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

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

HISTORY:

12/13/21	City Council	CONTINUE VOTE
Next: 01/24/22		

ATTACHMENTS:

- Boston_Rd_1685_Tax_Formal_Retail (PDF)
- Boston_Rd_1685_Adult_Use_2021 (PDF)

RESULT:	TABLED	Next: 2/1/2022 5:30 PM
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5. Special Permit (ID # 6517)

For a Special Permit to Operate an Adult Use Marijuana Establishment (Marijuana Cultivation) at the Property Known as 1685 Boston Road (01655-0415) (Book#21891/Page#196) as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 20.2.

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

HISTORY:**12/13/21****City Council****CONTINUE VOTE****Next: 01/24/22****ATTACHMENTS:**

- Boston_Rd_1685_Tax_Formal_Cultivation (PDF)
- Boston_Rd_1685_Adult_Use_2021 (PDF)

RESULT: TABLED**Next: 2/1/2022 5:30 PM****6. Special Permit (ID # 6549)**

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

COMMENTS - Current Meeting:

Councilor Fenton Abstained

Ellen Freyman, speaks in favor for item #4.

Gladys Oyola-Lopez, City Clerks reads testimony's in favor for item #4.

There was one testimony in favor submitted by Board of Directors of the East Forest Park Civic Association

No testimony in opposition.

Motion to continue by Councilor Allen

Second by Whitfield

ATTACHMENTS:

- Plumtree_Rd_4_Tax_Formal (PDF)
- Plumtree_Rd_4_2022 (PDF)

RESULT: CONTINUE VOTE [12 TO 0]**Next: 2/7/2022 7:00 PM****MOVER:** Timothy C. Allen, Ward 7 Councilor**SECONDER:** Tracye Whitfield, At Large City Councilor**AYES:** Perez, Lederman, Curran, Walsh, Brown, Davila, Hurst, Edwards, Allen, Govan, Whitfield, Williams**ABSTAIN:** Michael A. Fenton**7. Special Permit (ID # 6561)**

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

COMMENTS - Current Meeting:

Seth Stratton, Northstar representative, speaks in favor for item #7.

No testimony in favor.

Kathy Brown, East Springfield Neighborhood Council, speaks in favor for item #7.

No testimony in opposition.

Council Fenton speaks in favor for item #7.

Councilor Lederman questions about the expansion.

Councilor Davila questions Seth Stratton

89-99 Guion Street is only just a change in ownership.

Motion to continue made by Edwards second by Councilor Govan.

ATTACHMENTS:

- Guion_St_89_99_Tax_Formal (PDF)
- Guion_St_2022 (PDF)

RESULT:	CONTINUE VOTE [UNANIMOUS]	Next: 2/7/2022 7:00 PM
MOVER:	Melvin A. Edwards, Ward 3 Councilor	
SECONDER:	Zaida Govan, Ward 8 City Councilor	
AYES:	Perez, Lederman, Curran, Walsh, Brown, Davila, Hurst, Edwards, Allen, Govan, Fenton, Whitfield, Williams	

8. Special Permit (ID # 6564)

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

ATTACHMENTS:

- Main_St_IO_479_Adult_Use_Tax_Formal (PDF)
- Main_St_479_IO_Adult_Use_Jan_2022 (PDF)

RESULT: TABLED**Next: 2/1/2022 5:30 PM****Zone Changes****9. Zoning Change (ID # 6368)**

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

PETITIONER: 1626 Bay Street, LLC

ADDRESS: 797 Berkshire Avenue. et.al.

CHANGE REQUESTED: Bus A to Bus B

HISTORY:

09/01/21 Next: 09/15/21	Planning Board	MOTION TO CONTINUE
09/13/21 Next: 10/25/21	City Council	CONTINUE
09/15/21 Next: 10/06/21	Planning Board	MOTION TO CONTINUE
09/20/21 Next: 10/25/21	City Council	MEETING CANCELED
10/04/21 Next: 10/25/21	City Council	CONTINUE VOTE
10/06/21 Next: 10/20/21	Planning Board	MOTION TO CONTINUE
10/20/21 Next: 11/17/21	Planning Board	CONTINUE
10/25/21 Next: 11/22/21	City Council	CONTINUE VOTE
11/17/21 Next: 12/01/21	Planning Board	CONTINUE VOTE
11/22/21 Next: 12/13/21	City Council	CONTINUE VOTE
12/01/21 Next: 12/15/21	Planning Board	CONTINUE
12/13/21 Next: 01/24/22	City Council	CONTINUE VOTE
12/15/21 Next: 01/05/22	Planning Board	CONTINUE

01/05/22 Next: 01/19/22	Planning Board	CONTINUE
01/19/22 Next: 02/02/22	Planning Board	CONTINUE

RESULT:	LAY ON THE TABLE
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Next: 2/1/2022 5:30 PM
