



CITY COUNCIL

City Clerk's Office 2/1/2022

Regular 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 February 7, 2022** at 07:00 PM.

City Clerk

Call to Order

7:00 PM Meeting called to order on February 7, 2022 at 7:00pm at Virtual Meeting (Zoom) , Virtual Meeting, N/A, NA.

Informational

- (1.) December Revenue Vs. Expenditure Report (Mayor Sarno)
- (2.) Law Department Expense Report - December (Mayor Sarno)
- (3.) Amendment to Rule 54 (Ward 2 Councilor Fenton)
- (4.) From CC re:Cultural Council Appointment -
- (5.) From CC re:SRA Appointment -
Appointment of Cheryl Stanley to the Springfield Redevelopment Authority
- (6.) From CC re:Springfield REIT Transaction -

Grants

- (7.) Health Services for the Homeless Grant - No Match Required \$1,808,333.00 (Mayor Sarno)
- (8.) FY22 Firefighter Safety Equipment Grant - No Match - \$41,632.96 (Mayor Sarno)
- (9.) Parks Department - Donation - \$2,000.00 - No Match Required (Mayor Sarno)
- (10.) East Springfield City Library Donation - \$500.00 (Mayor Sarno)
- (11.) Elders Donations- \$200.00 (Mayor Sarno)
- (12.) Springfield City Library Donation - \$100.00 (Mayor Sarno)
- (13.) Elders Donations- \$100.00 (Mayor Sarno)

Orders

- (14.) Bond Authorization - Vehicles - \$8,100,000.00 (Mayor Sarno)
- (15.) Bills of Prior Year - Various Departments - \$11,159.40 (Mayor Sarno)
- (16.) Collective Bargaining Agreement Ratification - United Food and Commercial Workers Union - (UFCW) Local 1459 (Mayor Sarno)
- (17.) Order Authorizing Mayor to Execute Quitclaim Deed for Sale of East Side Stebbins St. (11125-0026) to RWM Real Estate Investment, LLC (Mayor Sarno)
- (18.) Order Authorizing Mayor to Execute Quitclaim Deed for Sale of SS Central St. (02560-0187) to North End Housing Initiative, Inc. (Mayor Sarno)

- (19.) Order Authorizing Mayor to Execute Quitclaim Deed for Sale of NS Central St. (02560-0076) to C & C Homes, LLC (Mayor Sarno)
- (20.) Order Authorizing Mayor to Execute Quitclaim Deed for Sale of NS Central St. (02560-0080) to C & C Homes, LLC (Mayor Sarno)
- (21.) 299 Sumner Avenue: Creation of Forest Park Trolley Waiting Pavilion Local Historic District
Creation of Forest Park Trolley Waiting Pavilion Local Historic District

Special Permits

- (22.) 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
- (23.) 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
- (24.) 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

- (25.) 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

- (26.) 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

- (27.) 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

- (28.) 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

- (29.) 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

- (30.) To Change the Zoning of a Portion of the Property Known as 53 Wilbraham Road (12282-1006) and the Property Known as 42 Waltham Avenue (11960-0010) from Industrial a to Business B. 53 Wilbraham Road & 42 Waltham Avenue None Yet

PETITIONER: Knox I & II, LP

ADDRESS: 53 Wilbraham Road/42 Waltham Ave

CHANGE REQUESTED: Ind A to Bus B

Ordinances

- (31.) (ID # 6615) - Springfield Housing Trust Fund Ordinance
An Ordinance Amending the Revised Ordinances of the
City of Springfield, 1986, as Amended by Inserting in
Chapter 16, Entitled, "Boards, Commissions and
Committees", Article XXI, "Springfield Housing Trust
Fund"

Chapter 16. Boards, Commissions and Committees.
Article XXI. Springfield Housing Trust Fund Ordinance.
[Adopted 2-7-2022]

§ 16-79. Establishment.

§ 16-80. Administration, Board of Trustees, Appointment of Advisory Committee & Length of Advisory Committee Appointment

§ 16-81. Authority and responsibility.

§ 16-82. No necessity for appropriation of monies.

§ 16-83. Annual Audit.

CITY OF SPRINGFIELD, MASSACHUSETTS

Statement of Revenues and Other Sources,
and Expenditures and Other Uses
Budget and Actual - General Fund

For the period ended
12/31/21

Revenues and Other Sources:	Revised Budget	Actual	Variance Over/(Under)	%
Real Estate & Personal Property Taxes	232,850,632	111,251,335	(121,599,297)	48
Real Estate & Personal Property Taxes - Tax Liens	-	599,052	599,052	0
Motor Vehicle Excise	10,439,074	1,532,822	(8,906,252)	15
Penalties, interest and other taxes	17,857,057	2,234,324	(15,622,733)	13
Charges for Services	9,892,663	6,184,440	(3,708,224)	63
Intergovernmental	463,267,916	232,200,333	(231,067,582)	50
Licenses and Permits	3,934,664	2,649,561	(1,285,103)	67
Fines and Forfeits	446,733	210,849	(235,884)	47
Interest earned on Investments	1,356,523	414,474	(942,049)	31
Miscellaneous	4,934,282	3,454,106	(1,480,177)	70
FY 2021 Net School Spending Shortfall (a.)	15,825,515	15,825,515	-	100
Stabilization Reserves - Settlements	5,000,000	5,000,000	-	100
Free Cash	2,500,000	2,500,000	-	100
Other Financing Sources - ARPA Grant	12,080,086	12,312,711	232,625	102
Total Revenues and Other Sources	780,385,145	396,369,521	(384,015,624)	51
Expenditures and Other Uses:				
General government	32,460,633	16,450,855	16,009,779	51
Public safety				
Police	51,928,503	25,522,442	26,406,061	49
Fire	24,858,542	12,826,145	12,032,397	52
Centralized Dispatch	1,993,283	1,138,405	854,879	57
Other	4,517,296	2,315,462	2,201,834	51
Health and Welfare	4,425,207	1,820,116	2,605,091	41
Public works	11,160,231	7,934,294	3,225,937	71
Education	511,382,143	260,279,603	251,102,540	51
Culture and recreation	14,581,107	8,011,665	6,569,442	55
Pension and fringe	82,679,805	67,260,358	15,419,447	81
State and district assessments	3,843,098	1,933,931	1,909,166	50
Debt Service	26,089,357	19,738,403	6,350,955	76
Pay as you go Capital	4,207,801	2,121,169	2,086,632	50
Other Financing Use - Trash Enterprise Supplement	6,258,139	6,258,139	-	100
Total Expenditures and Other Uses	780,385,145	433,610,987	346,774,159	56
Excess (deficiency) of revenues and other sources over expenditures and other uses	-	(37,241,465)	(37,241,465)	

(a.) The FY 2021 Net School Spending Requirement shortfall must be appropriated in the School Budget pursuant to Chapter 70, Section 11 of the Education Reform Act of 1993.

Attachment: December Revenue Vs. Expenditure Report (6605 : December Revenue Vs. Expenditure Report)

CITY OF SPRINGFIELD, MASSACHUSETTS

Budget and Actual - General Fund

Expenditures and Encumbrances

For the period ended

12/31/21

Expenditures and Other Uses:	Original Budget	Transfers In/(Out)	Revised Budget	Expenditure	Encumbrance	Variance Over/(Under)	%
General government	27,460,633	5,000,000	32,460,633	12,744,470	3,706,385	16,009,779	51%
Public safety							
Police	51,928,503	-	51,928,503	24,661,142	861,300	26,406,061	49%
Fire	24,858,542	-	24,858,542	12,539,605	286,541	12,032,397	52%
Centralized Dispatch	1,993,283	-	1,993,283	1,133,689	4,716	854,879	57%
Other	4,517,296	-	4,517,296	1,926,832	388,630	2,201,834	51%
Health and Welfare	4,425,207	-	4,425,207	1,612,734	207,382	2,605,091	41%
Public works	11,160,231	-	11,160,231	7,002,790	931,504	3,225,937	71%
Education	491,696,545	19,685,598	511,382,143	221,273,178	39,006,425	251,102,540	51%
Culture and recreation	14,581,107	-	14,581,107	6,757,972	1,253,693	6,569,442	55%
Pension and fringe	82,679,805	-	82,679,805	66,858,099	402,259	15,419,447	81%
State and district assessments	3,843,098	-	3,843,098	1,911,903	22,029	1,909,166	50%
Debt Service	26,089,357	-	26,089,357	19,738,403	-	6,350,955	76%
Pay as you go Capital	4,207,801	-	4,207,801	992,109	1,129,060	2,086,632	50%
Other Financing Use - Trash Enterprise Supplement	6,258,139	-	6,258,139	6,258,139	-	-	100%
Total Expenditures and Other Uses	755,699,547	24,685,598	780,385,145	385,411,063	48,199,924	346,774,159	56%

CITY OF SPRINGFIELD, MASSACHUSETTS

Yearly Comparision Revenue Vs. Expenditures
For the period ended
12/31/21 vs 12/31/20

<u>Revenues and Other Sources:</u>	<u>FY 2022 Actual</u>	<u>FY 2021 Actual</u>	<u>Increase/ (Decrease)</u>	<u>Comments</u>
Real Estate & Personal Property Taxes	\$ 111,251,335	\$ 108,420,270	\$ 2,831,065	
Tax Liens	599,052	685,929	(86,877)	
Motor Vehicle Excise	1,532,822	2,588,903	(1,056,081)	FY 21 Extended due date
Penalties, interest and other taxes	2,234,324	4,182,122	(1,947,798)	
Charges for Services	6,184,440	5,808,728	375,712	
Intergovernmental	232,200,333	214,952,684	17,247,649	Increase in State Aid
Licenses and Permits	2,649,561	1,921,751	727,810	
Fines and Forfeits	210,849	192,273	18,577	
Interest earned on Investments	414,474	1,091,952	(677,479)	IRS Sinking Fund Payment - FY 21
Miscellaneous	3,454,106	3,960,758	(506,652)	
Net School Spending Shortfall	15,825,515	14,792,138	1,033,377	
Stabilization Reserves	5,000,000	6,809,000	(1,809,000)	Settlement Appropriation
Free Cash	2,500,000	4,519,786	(2,019,786)	
Other Financing Sources - ARPA	12,312,711	-	12,312,711	APRA Grant Fund Revenue
Total Revenues and Other Sources	396,369,521	369,926,294	26,443,227	

Expenditures and Other Uses:

General government	16,450,855	20,309,404	(3,858,549)	Settlement Payment in FY 21
Public safety				
Police	25,522,442	27,038,008	(1,515,566)	
Fire	12,826,145	12,796,763	29,382	
Centralized Dispatch	1,138,405	1,088,382	50,022	
Other	2,315,462	2,380,543	(65,080)	
Health and Welfare	1,820,116	1,690,007	130,108	
Public works	7,934,294	7,814,430	119,865	
Education	260,279,603	208,532,829	51,746,773	FY 22 Pension Payment & School Transportation
Culture and recreation	8,011,665	8,006,408	5,257	
Pension and fringe	67,260,358	38,993,307	28,267,051	FY 22 Pension Payment
State and district assessments	1,933,931	1,906,678	27,253	
Debt Service	19,738,403	19,648,578	89,824	
Pay as you go Capital	2,121,169	1,294,039	827,130	
Trash Enterprise Supplement	6,258,139	5,690,177	567,961	Increase in Supplement in FY22
Total Expenditures and Other Uses	433,610,987	357,189,555	76,421,432	

Totals	\$ (37,241,465)	\$ 12,736,739	\$ (49,978,205)	
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City of Springfield - Law Department
Excessive Force/ Misconduct Cases Expenses
As of December 31, 2021

Vendor#	Vendor Name	Account Title	Amount	Check #	Invoice#	Payment Description	Invoice Date
251	Accurate Court Reporting	Professional Services	\$ 395.00	512956	202502	Stenographer Services - Perez Vs. Wajdula	08/19/2021
19012	Walsh Linda	Legal Services	72.25	522163	20200550	Court Reporter - Santiago Vs. City of Springfield	11/30/2021
22050	Infraware	Legal Services	356.40	521944	6913	Transcription Services - Perez Vs. City of Springfield	11/23/2021
22050	Infraware	Legal Services	295.00	521943	300032	Transcription Services - Perez Vs. City of Springfield	11/22/2021
Total			\$ 1,118.65				



THE CITY OF SPRINGFIELD, MASSACHUSETTS

MAYOR DOMENIC J. SARNO

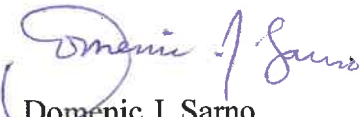
HOME OF THE BASKETBALL HALL OF FAME

January 24, 2022

Gladys Oyola, City Clerk
City of Springfield
36 Court Street
Springfield, MA 01103

I appoint Vera Baker of 55 Ellendale Circle, Springfield, Massachusetts, as a member of the Springfield Cultural Council. I certify that, in my opinion, Ms. Baker is a person specially fitted by education, training and experience to perform the duties of said office, and that I make the appointment solely in the interest of the City.

Respectfully,


Domenic J. Sarno
Mayor

Attachment: Vera Baker - Cultural Council Appointment Letter (6620 : Cultural Council Appointment)



THE CITY OF SPRINGFIELD, MASSACHUSETTS

MAYOR DOMENIC J. SARNO

HOME OF THE BASKETBALL HALL OF FAME

January 10, 2022

Gladys Oyola, City Clerk
City of Springfield
36 Court Street
Springfield, MA 01103

I appoint Cheryl Stanley of 21 Dorchester Street, Springfield, Massachusetts as a member of the Springfield Redevelopment Authority, for an unexpired term until January 10, 2027 and certify that, in my opinion, Ms. Stanley is a person qualified to hold this position based on her commitment to the city and experience to perform the duties of said office, and I make the appointment solely in the interest of the City. Ms. Stanley will be replacing William MacGregor.

Respectfully,

Domenic J. Sarno
Mayor

Attachment: Cheryl Stanley - SRA Appointment (6618 : SRA Appointment)

[•], 20__

VIA EMAIL AND FEDEX

City of Springfield
36 Court Street, Room 210
Springfield, Massachusetts 01103
Attention: Mayor

Re: MGM Springfield

Ladies and Gentlemen:

VICI Properties, Inc, a NYSE publicly traded real estate investment company (REIT), entered into an agreement to acquire MGM Growth Properties LLC (“MGP”), another NYSE publicly traded REIT. MGM Resorts International controls MGP through its ownership of the Class B share. In turn, MGP holds an indirect ownership interest in MGM Springfield reDevelopment, LLC.

Blue Tarp reDevelopment, LLC, which holds the Category 1 gaming license from the Massachusetts Gaming Commission, will continue to be the tenant and operator of the casino. MGM Springfield reDevelopment, LLC, the owner of the real estate on which the casino sits, will continue to be the landlord.

The transaction has been widely publicized through press releases, and we are aware of conversations within the community about its effect on the casino. Because Blue Tarp will still be the tenant and operator, casino operations will be seamless and there will be no impact to the City and the community. Nevertheless, we wanted to provide this written notice to the City and respectfully request the City’s signature below to indicate that it has no objections to the consummation of the transaction.

We are grateful for the City’s support and look forward to a long and rewarding partnership.

Sincerely,

BLUE TARP REDEVELOPMENT, LLC

By: _____

Name: _____

Title: _____

Attachment: Springfield REIT notice and request for no objection 2-7 (6616 : Springfield REIT Transaction)

No Objections:**CITY OF SPRINGFIELD**

By: _____

Name:

Title:

cc: City of Springfield
36 Court Street
Springfield, Massachusetts 01103
Attention: City Solicitor

Springfield Redevelopment Authority
70 Tapley Street
Springfield, Massachusetts 01104
Attention: Chief Development Officer

Attachment: Springfield REIT notice and request for no objection 2-7 (6616 : Springfield REIT Transaction)



REQUEST FOR GRANT SETUP

This form and the required attachments are required by the Office of the City Comptrollers before a Grant Fund and related accounts will be created in MUNIS. Please do not use this form for requesting a non-grant related account to be created – use the Request for New Account form instead. Please return this form and the required attachments to the Office of the City Comptrollers.

All fields are mandatory.

Date of Request

12/28/2021

Department Requesting Grant Setup

HHSH/ Homeless

Department Phone # (Please include extension)

#6822

Name and Title of Person to Contact in Case of Questions

T. Dupre-Estime/ L. Leembruggen

Was this Grant previously setup for a prior fiscal year?

If yes, please indicate your previous project number:

Sr. Fiscal Analyst / Fiscal Manager

If this is a new Grant, have you filled out the “Approval to apply for a grant” Form?

(Y/N) Y

If yes, please attach a copy of the Approved Form. 67721

Grant Type:

State – Highway

Federal Pass-Through DOE– School

Federal Direct– School

X

Federal – City

State DOE– School

State Other – School

State – City

Private/Other

Grant Name: **Health Human Services for the Homeless**

Total Grant Amount Awarded: \$ 1,808,333.00

Is this a Reimbursable Grant? (Y/N) Y

A Reimbursable Grant is defined as one that requires that you pay for expenses first and then you apply to the grantor for a reimbursement of the exact amount actually expended.

If it is a Reimbursable Grant, please enter Grantor contact information or the CID # if

Grantor is already in the customer file:

Entity Name	HRSA
Contact Person	Dr Westrum
Street Address	
City, State, Zip Code	
Telephone	404-562-4128
Fax	
E-Mail	awestrum@hrsa.gov

Actual Award Date 12/07/2021

Board Approval Date

Start Date 02/01/2022

Expiration Date 01/31/2021

Renewal Action Date (optional)

If there are any Matching Funds:

Type

Percent

Amount

Is there any Leverage? HUD FUNDING ONLY

Source

Amount

Comments re: Description/Purpose of Grant

Health Human Services for the Homeless

Comments re: Conditions/Restrictions of Grant

See Budget

If this is a Federal Grant, enter CFDA#: 93.224

If applicable enter the State ID # :

What is the required drawdown frequency?

(Ex: Monthly, Quarterly) **Monthly**

If payment is to be sent by Grantor as a Wire,

Please enter any wire reference/identification # that may be used (if known)

Please list all object codes needed for the grant.
(Attach additional sheets if additional orgs and roll-ups are needed):

Org Code: **26775205**

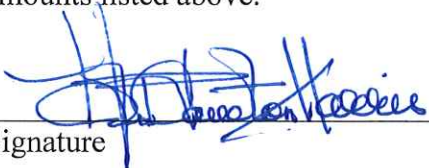
Object Codes:

501000-506000-517010-517020-530105-531020-551700-569300-571100-578700

Budget Roll-Up Codes:

Yes

I hereby attest that under the penalties of Chapter 656, I will adhere to all regulations in this grant agreement. I am responsible for timely and accurate reimbursements in the amounts listed above.


Signature

1-10-2022
Date

Please attach the following documents:

- ☐ Signed Approval to Apply for a Grant Form
- ☐ Grant Award Letter
- ☐ City Council/Mayor Approval
- ☐ Any other relevant documentation

This Form and all relevant attachments will be scanned and attached in the Grant Maintenance module in MUNIS and can be viewed or printed at your convenience.



Department of Health and Human Services
Health Resources and Services Administration

Notice of Award
FAIN# H8000001
Federal Award Date: 12/07/2021

Recipient Information

- 1. Recipient Name**
CITY OF SPRINGFIELD, MASSACHUSETTS
95 State St
Springfield, MA 01103-2091
- 2. Congressional District of Recipient**
01
- 3. Payment System Identifier (ID)**
1046001415A2
- 4. Employer Identification Number (EIN)**
046001415
- 5. Data Universal Numbering System (DUNS)**
198910523
- 6. Recipient's Unique Entity Identifier**
H6HGYVLKMAK6
- 7. Project Director or Principal Investigator**
HELEN R CAULTON-HARRIS
Director
hcaulton@springfieldcityhall.com
(413)787-6456
- 8. Authorized Official**
Tiana M Davis
tmdavis@springfieldcityhall.com
(413)750-2067

Federal Agency Information

- 9. Awarding Agency Contact Information**
Sara E Rhoades
Grants Management Specialist
Office of Federal Assistance Management (OFAM)
Division of Grants Management Office (DGMO)
srhoades@hrsa.gov
(301) 443-0246
- 10. Program Official Contact Information**
Andrew T Westrum
Project Officer
Bureau of Primary Health Care (BPHC)
awestrum@hrsa.gov
(301) 443-0418

Federal Award Information

- 11. Award Number**
5 H80CS00001-21-00
- 12. Unique Federal Award Identification Number (FAIN)**
H8000001
- 13. Statutory Authority**
42 U.S.C. § 254b
- 14. Federal Award Project Title**
Health Center Program
- 15. Assistance Listing Number**
93.224
- 16. Assistance Listing Program Title**
Community Health Centers
- 17. Award Action Type**
Noncompeting Continuation
- 18. Is the Award R&D?**
No

Summary Federal Award Financial Information

19. Budget Period Start Date 02/01/2022 - End Date 01/31/2023	
20. Total Amount of Federal Funds Obligated by this Action	\$1,808,333.00
20a. Direct Cost Amount	
20b. Indirect Cost Amount	
21. Authorized Carryover	\$0.00
22. Offset	\$0.00
23. Total Amount of Federal Funds Obligated this budget period	\$1,808,333.00
24. Total Approved Cost Sharing or Matching, where applicable	\$1,841,118.00
25. Total Federal and Non-Federal Approved this Budget Period	\$4,252,228.00
26. Project Period Start Date 02/01/2019 - End Date 01/31/2023	
27. Total Amount of the Federal Award including Approved Cost Sharing or Matching this Project Period	\$16,603,680.00

- 28. Authorized Treatment of Program Income**
Addition

- 29. Grants Management Officer – Signature**
Angela Stokes on 12/07/2021

30. Remarks

This grant is included under Expanded Authority

Attachment: Health Services for the Homeless Grant \$1,808,333.00 (6614 : Health Services for the Homeless Grant- No Match Required



Notice of Award
Award Number: 5 H80CS00001-21-00
Federal Award Date: 12/07/2021

Bureau of Primary Health Care (BPHC)

31. APPROVED BUDGET: (Excludes Direct Assistance)

[] Grant Funds Only

[X] Total project costs including grant funds and all other financial participation

a. Salaries and Wages:	\$1,013,132.00
b. Fringe Benefits:	\$395,122.00
c. Total Personnel Costs:	\$1,408,254.00
d. Consultant Costs:	\$0.00
e. Equipment:	\$0.00
f. Supplies:	\$231,940.00
g. Travel:	\$9,000.00
h. Construction/Alteration and Renovation:	\$0.00
i. Other:	\$52,409.00
j. Consortium/Contractual Costs:	\$2,403,468.00
k. Trainee Related Expenses:	\$0.00
l. Trainee Stipends:	\$0.00
m. Trainee Tuition and Fees:	\$0.00
n. Trainee Travel:	\$0.00
o. TOTAL DIRECT COSTS:	\$4,105,071.00
p. INDIRECT COSTS (Rate: % of S&W/TADC):	\$147,157.00
q. TOTAL APPROVED BUDGET:	\$4,252,228.00
i. Less Non-Federal Share:	\$1,841,118.00
ii. Federal Share:	\$2,411,110.00

32. AWARD COMPUTATION FOR FINANCIAL ASSISTANCE:

a. Authorized Financial Assistance This Period	\$2,411,110.00
b. Less Unobligated Balance from Prior Budget Periods	
i. Additional Authority	\$0.00
ii. Offset	\$0.00
c. Unawarded Balance of Current Year's Funds	\$602,777.00
d. Less Cumulative Prior Award(s) This Budget Period	\$0.00
e. AMOUNT OF FINANCIAL ASSISTANCE THIS ACTION	\$1,808,333.00

38. THIS AWARD IS BASED ON THE APPLICATION APPROVED BY HRSA FOR THE PROJECT NAMED IN ITEM 14. FEDERAL AWARD PROJECT TITLE AND IS SUBJECT TO THE TERMS AND CONDITIONS INCORPORATED EITHER DIRECTLY OR BY REFERENCE AS:

a. The program authorizing statute and program regulation cited in this Notice of Award; b. Conditions on activities and expenditures of funds in certain other applicable statutory requirements, such as those included in appropriations restrictions applicable to HRSA funds; c. 45 CFR Part 75; d. National Policy Requirements and all other requirements described in the HHS Grants Policy Statement; e. Federal Award Performance Goals; and f. The Terms and Conditions cited in this Notice of Award. In the event there are conflicting or otherwise inconsistent policies applicable to the award, the above order of precedence shall prevail. Recipients indicate acceptance of the award, and terms and conditions by obtaining funds from the payment system.

39. ACCOUNTING CLASSIFICATION CODES

FY-CAN	CFDA	DOCUMENT NUMBER	AMT. FIN. ASST.	AMT. DIR. ASST.	SUB PROGRAM CODE	SUB ACCOUNT CODE
22 - 398879L	93.527	19H80CS00001	\$1,808,333.00	\$0.00	HCH	HEALTHCARECENTERS_19

33. RECOMMENDED FUTURE SUPPORT:

(Subject to the availability of funds and satisfactory progress of project)

YEAR	TOTAL COSTS
	Not applicable

34. APPROVED DIRECT ASSISTANCE BUDGET: (In lieu of cash)

a. Amount of Direct Assistance	\$0.00
b. Less Unawarded Balance of Current Year's Funds	\$0.00
c. Less Cumulative Prior Award(s) This Budget Period	\$0.00
d. AMOUNT OF DIRECT ASSISTANCE THIS ACTION	\$0.00

35. FORMER GRANT NUMBER

H66CS00329

36. OBJECT CLASS

41.51

37. BHCNIS#

010120

Attachment: Health Services for the Homeless Grant \$1,808,333.00 (6614 : Health Services for the Homeless Grant- No Match Required

HRSA Electronic Handbooks (EHBs) Registration Requirements

The Project Director of the grant (listed on this NoA) and the Authorizing Official of the grantee organization are required to register (if not already registered) within HRSA's Electronic Handbooks (EHBs). Registration within HRSA EHBs is required only once for each user for each organization they represent. To complete the registration quickly and efficiently we recommend that you note the 10-digit grant number from box 4b of this NoA. After you have completed the initial registration steps (i.e., created an individual account and associated it with the correct grantee organization record), be sure to add this grant to your portfolio. This registration in HRSA EHBs is required for submission of noncompeting continuation applications. In addition, you can also use HRSA EHBs to perform other activities such as updating addresses, updating email addresses and submitting certain deliverables electronically. Visit <https://grants3.hrsa.gov/2010/WebEPSEExternal/Interface/common/accesscontrol/login.aspx> to use the system. Additional help is available online and/or from the HRSA Call Center at 877-Go4-HRSA/877-464-4772.

Terms and Conditions

Failure to comply with the remarks, terms, conditions, or reporting requirements may result in a draw down restriction being placed on your Payment Management System account or denial of future funding.

Grant Specific Term(s)

1. This Notice of Award is issued based on HRSA's approval of the Non-Competing Continuation (NCC) Progress Report. All post-award requests, such as significant budget revisions or a change in scope, must be submitted as a Prior Approval action via the Electronic Handbooks (EHBs) and approved by HRSA prior to implementation. Grantees under "Expanded Authority," as noted in the Remarks section of the Notice of Award, have different prior approval requirements. See "Prior-Approval Requirements" in the DHHS Grants Policy Statement:
<http://www.hrsa.gov/grants/hhsgrantspolicy.pdf>
2. The funds for this award are in a sub-account in the Payment Management System (PMS). This type of account allows recipients to specifically identify the individual grant for which they are drawing funds and will assist HRSA in monitoring the award. Access to the PMS account number is provided to individuals at the organization who have permissions established within PMS. The PMS sub-account code can be found on the HRSA specific section of the NoA (Accounting Classification Codes). Both the PMS account number and sub-account code are needed when requesting grant funds. **Please note that for new and competing continuation awards issued after 10/1/2020, the sub-account code will be the document number.**
You may use your existing PMS username and password to check your organizations' account access. If you do not have access, complete a PMS Access Form (PMS/FFR Form) found at: <https://pmsapp.psc.gov/pms/app/userrequest>. If you have any questions about accessing PMS, contact the PMS Liaison Accountant as identified at:
<http://pms.psc.gov/find-pms-liaison-accountant.html>
3. This action awards prorated funding support through October 31, 2022 based on your FY 2022 target funding under the Health Center Program. The balance of grant support for the FY 2022 budget period will be provided in a subsequent action based on the final FY 2022 Health Center Program appropriation.

Program Specific Term(s)

1. If federal funds have been used toward the costs of acquiring a building, including the costs of amortizing the principal of or paying interest on mortgages, you must notify the HRSA Grants Management Contact listed on this Notice of Award (NoA) for assistance regarding Federal Interest in the property within 60 days of the release date of this NoA.
2. The non-federal share of the project budget includes all program income sources such as fees, premiums, third party reimbursements, and payments that are generated from the delivery of services, and from other revenue sources such as state, local, or other federal grants or contracts; private support; and income generated from fundraising and donations/contributions.

The description of "Authorized Treatment of Program Income" under the "Addition" alternative, as cited elsewhere in this Notice of Award, is superseded by the requirements in section 330(e)(5)(D) of the PHS Act relating to the use of nongrant funds. Under this statutory provision, health centers shall use nongrant funds, including funds in excess of those originally expected, "as permitted under section 330," and may use such funds "for such purposes as are not specifically prohibited under section 330 if such use furthers the objectives of the project."

Under 45 CFR 75.351(a), subrecipients (entities that receive a subaward from a pass-through entity for the purpose of carrying out a portion of a Federal award received by the pass-through entity) are responsible for adherence to applicable Federal program requirements specified in the Federal award.

3. Health centers that purchase, are reimbursed for, or provide reimbursement to other entities for outpatient prescription drugs

subject to audit regarding 340B Program compliance. 340B Program requirements, including eligibility, can be found at www.hrsa.gov/opa.

4. The Uniform Data System (UDS) annual performance report is due in accordance with specific instructions from the Program Office. Failure to submit a complete UDS report by the specified deadline may result in HRSA placing additional conditions and/or restrictions on your award, including the requirement that all drawdowns of Health Center Program award funds from the Payment Management System have prior approval from the HRSA Division of Grants Management Operations and/or limits on eligibility to receive future supplemental funding.
5. This grant is governed by the post-award requirements cited in Subpart D-Post Federal Award Requirements, standards for program and fiscal management of 45 CFR Part 75 except when the Notice of Award indicates in the "Remarks" section that the grant is included under "Expanded Authority." These recipients may take the following action without prior approval of the Grant Management Officer:
Section 75.308 (d)(3) Carry forward unobligated balances to subsequent periods of performance: Except for funds restricted on a Notice of Award, recipients are authorized to carry over unobligated grant funds remaining at the end of that budget period up to 25% of the amount awarded for that budget period.
In all cases, the recipient must notify HRSA when it has elected to carry over unobligated balances (UOB) under Expanded Authority and indicate the amount to be carried over. This notification must be provided by the recipient under item 12, "Remarks," on the initial submission of the Federal Financial Report (FFR). In this section of the FFR, the recipient must also provide details regarding the source of the UOB for each type of funding received and to be carried over (e.g., the specific supplemental award(s), base operational funding). If the recipient wishes to carry over UOB in excess of 25% of the total amount awarded, the recipient must submit a prior approval request for carryover in the HRSA Electronic Handbooks (EHBs). Contact your Grants Management Specialist with any questions.
6. Some Health Center Program award recipients carry out all or a portion of their project through the disbursement of Health Center Federal program award funds to another entity, referred to as a "subaward" as defined in 45 CFR part 75. A health center that makes a subaward(s) must document its determination that, at the time such a subaward is made, the entity that receives the subaward (the subrecipient) meets all the Health Center Program requirements applicable to the award recipient's Health Center Program Federal award.
During Health Center Program site visits or application reviews, HRSA may require the Health Center Program award recipient to provide documentation of its subrecipient's compliance with applicable Health Center Program requirements. This includes but is not limited to documentation demonstrating compliance with requirements found in Section 330 of the PHS Act (42 U.S.C. § 254b), 42 CFR part 51c and 42 CFR part 56 (for Community and Migrant Health Centers, respectively). All subrecipients must also comply with applicable grants requirements, particularly those set forth in 45 CFR 75.351-353. See Chapter 12: Contracts and Subawards of the Health Center Program Compliance Manual for additional information.
Note that certain entities may be eligible to receive additional federal benefits associated with the receipt of Health Center Program funding - including Federally Qualified Health Center (FQHC) payment rates under Medicaid and Medicare, 340B Drug Pricing, and Federal Tort Claims Act (FTCA) coverage. However, such benefits have additional requirements and may require additional actions by recipients and/or subrecipients to obtain them.
For example, in order to establish eligibility for FTCA coverage under the Federally Supported Health Centers Assistance Acts of 1992 of 1995 (section 224(g)-(n) of the PHS Act), "subrecipients" are eligible for FTCA coverage "only if they provide a full range of health care services on behalf of an eligible grantee and only for those services carried out under the grant funded project." 42 CFR 6.3(b). Such subrecipients seeking FTCA coverage for their grant-related activities also must submit a deeming application through the award recipient in the form and manner required by HRSA and be separately deemed as PHS employees for this purpose in order for FTCA coverage to apply. See: <https://bphc.hrsa.gov/sites/default/files/bphc/ftca/pdf/pal-2021-01.pdf>. Similarly, both recipients and subrecipients must comply with the Centers for Medicare & Medicaid Services (CMS) and state Medicaid programs for FQHC payment/reimbursement. See: <https://www.cms.gov/Center/Provider-Type/Federally-Qualified-Health-Centers-FQHC-Center>.
7. Pursuant to existing law, and consistent with Executive Order 13535 (75 FR 15599), health centers are prohibited from using federal funds to provide abortion services (except in cases of rape or incest, or when the life of the woman would be endangered).
8. You are required to submit an annual Budget Period Progress Report non-competing continuation (NCC) to report on progress made from the beginning of your most recent budget period until the date of NCC submission, the expected progress for the remainder of the budget period, and any projected changes for the following budget period. HRSA approval of an NCC is required for the release of each subsequent year of funding. Such funding is also dependent on Congressional appropriation, program compliance, organizational capacity, and a determination that continued funding would be in the best interest of the federal government. Failure to submit the NCC by the established deadline, or submission of an incomplete or non-responsive progress report, may result in a delay or a lapse in funding.
9. You must submit a separate Medicare Federally Qualified Health Centers (FQHC) enrollment application for each permanent site at which you provide services. This includes both permanent sites and seasonal sites under your HRSA scope of project (see <https://bphc.hrsa.gov/programrequirements/scope.html> for more information). Each permanent site must be individually enrolled as an FQHC and submit for FQHC reimbursement using its unique FQHC Medicare billing number.

In order to enroll in Medicare, first obtain a National Provider Identifier (NPI) at <https://nppes.cms.hhs.gov/#/>. You may enroll in Medicare electronically via the Medicare Provider Enrollment, Chain, and Ownership System (PECOS) available at <https://pecos.cms.hhs.gov>. PECOS automatically routes applications to the appropriate Medicare Administrative Contractor for review and approval. While HRSA encourages electronic application, you may alternatively choose to submit a paper application, available at <https://www.cms.gov/Medicare/CMS-Forms/CMS-Forms/Downloads/cms855a.pdf>. To identify the address where the package should be mailed, refer to <https://www.cms.gov/Medicare/Provider-Enrollment-and-Certification/MedicareProviderSupEnroll/index?redirect=/MedicareProviderSupEnroll>. The appropriate Medicare contractor is listed next to the Fiscal Intermediary.

Contact your State Medicaid office to determine the process and timeline for becoming eligible for payment as an FQHC under Medicaid.

10. You must comply with all Health Center Program requirements. The Health Center Program Compliance Manual (<https://bphc.hrsa.gov/programrequirements/compliancemanual/index.html>) identifies Health Center Program requirements and provides guidance for health centers regarding ways that they may demonstrate compliance with these Health Center Program requirements. The Compliance Manual also serves as the foundation for HRSA's compliance determinations and for health centers when responding to any subsequent Progressive Action condition(s) placed on a Notice of Award or Notice of Look-Alike Designation due to an identified area(s) of non-compliance. For additional information on the Progressive Action process, see Chapter 2: Health Center Program Oversight of the Compliance Manual. If you elect to respond to a condition by demonstrating compliance in a manner alternative to the guidance specified in the Compliance Manual, the response must: 1) explicitly indicate that the health center is proposing an alternative means of demonstrating compliance; and 2) include an explanation and documentation of how this alternative explicitly demonstrates compliance with applicable Health Center Program requirements. All responses to conditions are subject to review and approval by HRSA.
11. Your scope of project includes the approved service sites, services, providers, service area, and target population which are supported (wholly or in part) under your total approved health center budget. In addition, the scope of project serves as the basis for eligibility for associated programs such as Medicare and Medicaid Federally Qualified Health Center (FQHC) enrollment and reimbursements, Federal Tort Claims Act coverage, and 340B Drug Pricing. Proper documentation and maintenance of an accurate scope of project is critical in the oversight and management of programs funded or designated under section 330 of the PHS Act.

You are responsible for maintaining the accuracy of your Health Center Program scope of project, including updating or requesting prior approval for significant changes to the scope of project when applicable. You must submit requests to change the approved scope of project for approval via the HRSA Electronic Handbooks (EHBs) Change in Scope Module. Refer to the Scope of Project webpage (<http://www.bphc.hrsa.gov/programrequirements/scope.html>) for details pertaining to changes to sites, services, service area zip codes, and target population(s).

Standard Term(s)

1. Your organization must comply with all HRSA Standard Terms unless otherwise specified on your Notice of Award.

Reporting Requirement(s)

1. **Due Date: Annually (Calendar Year) Beginning: 01/01/2022 Ending: 12/31/2022, due 45 days after end of reporting period.**

The Uniform Data System (UDS) is a core set of information appropriate for reviewing the operation and performance of health centers. The data help to identify trends over time, enabling HRSA to establish or expand targeted programs and identify effective services and interventions to improve the health of underserved communities and vulnerable populations. UDS data also inform Health Center programs, partners, and communities about the patients served by health centers. You must submit your UDS report annually on or before February 15. Contact the UDS Support Line at 1-866-837-4357 or udshelp330@bphcdata.net for additional instructions or for questions. Reporting technical assistance is available on the UDS Resources webpage (<https://bphc.hrsa.gov/datareporting/index.html>).

2. **Due Date: Annually (Budget Period) Beginning: Budget Start Date Ending: Budget End Date, due Quarter End Date after 90 days of reporting period.**

The recipient must submit an annual Federal Financial Report (FFR). The report should reflect cumulative reporting within the project period of the document number. **Effective October 1, 2020, all FFRs will be submitted through the Payment Management System (PMS).** Technical questions regarding the FFR, including system access should be directed to the PMS Help Desk by submitting a ticket through the self-service web portal (**PMS Self-Service Web Portal**), or calling 877-614-5533.

The FFR will be due 90, 120, or 150 days after the budget period end date. Please refer to the chart below for the specific due date for your FFR.

- Budget Period ends August – October: FFR due January 30
- Budget Period ends November – January: FFR due April 30

- Budget Period ends May – July; FFR due October 30

Failure to comply with these reporting requirements will result in deferral or additional restrictions of future funding decisions.

Contacts

NoA Email Address(es):

Name	Role	Email
Helen R Caulton-Harris	Program Director	hcaulton@springfieldcityhall.com
Tiana M Davis	Authorizing Official	tmdavis@springfieldcityhall.com

Note: NoA emailed to these address(es)

All submissions in response to conditions and reporting requirements (with the exception of the FFR) must be submitted via EHBs. Submissions for Federal Financial Reports (FFR) must be completed in the Payment Management System (<https://pms.psc.gov/>).

C# 20220466



COMMONWEALTH OF MASSACHUSETTS ~ STANDARD CONTRACT FORM

This form is jointly issued and published by the Office of the Comptroller (CTR), the Executive Office for Administration and Finance (ANF), and the Operational Services Division (OSD) as the default contract for all Commonwealth Departments when another form is not prescribed by regulation or policy. The Commonwealth deems void any changes made on or by attachment (in the form of addendum, engagement letters, contract forms or invoice terms) to the terms in this published form or to the **Standard Contract Form Instructions, Contractor Certifications and Commonwealth Terms and Conditions** which are incorporated by reference herein. Additional non-conflicting terms may be added by Attachment. Contractors are required to access published forms at CTR Forms: <https://www.macomptroller.org/forms>. Forms are also posted at OSD Forms: <https://www.mass.gov/lists/osd-forms>.

CONTRACTOR LEGAL NAME: City of Springfield (and d/b/a):		COMMONWEALTH DEPARTMENT NAME: Department of Fire Services MMARS Department Code: DFS	
Legal Address: (W-9, W-4): 36 Court St, Springfield, MA 01103		Business Mailing Address: P.O. Box 1025, Stow MA 01775	
Contract Manager: Commissioner Bernard Calvi	Phone: 413-750-2444	Billing Address (if different):	
E-Mail: bcalvi@springfieldcityhall.com	Fax: 413-787-6432	Contract Manager: David Clemons	Phone: 978-567-3179
Contractor Vendor Code: VC6000192140		E-Mail: David.Clemons@mass.gov	Fax: 978-567-3121
Vendor Code Address ID (e.g. "AD001"): AD001 (Note: The Address ID must be set up for EFT payments.)		MMARS Doc ID(s): CT-DFS-1000-2022FFEGRANT0000000	
		RFR/Procurement or Other ID Number: BD-21-1021-DFS-DFS01-69754	
☒ NEW CONTRACT PROCUREMENT OR EXCEPTION TYPE: (Check one option only) ☐ Statewide Contract (OSD or an OSD-designated Department) ☐ Collective Purchase (Attach OSD approval, scope, budget) ☒ Department Procurement (includes all Grants - 815 CMR 2.00) (Solicitation Notice or RFR, and Response or other procurement supporting documentation) ☐ Emergency Contract (Attach justification for emergency, scope, budget) ☐ Contract Employee (Attach Employment Status Form, scope, budget) ☐ Other Procurement Exception (Attach authorizing language, legislation with specific exemption or earmark, and exception justification, scope and budget)		☐ CONTRACT AMENDMENT Enter Current Contract End Date <u>Prior</u> to Amendment: _____, 20____. Enter Amendment Amount: \$ _____. (or "no change") AMENDMENT TYPE: (Check one option only. Attach details of amendment changes.) ☐ Amendment to Date, Scope or Budget (Attach updated scope and budget) ☐ Interim Contract (Attach justification for Interim Contract and updated scope/budget) ☐ Contract Employee (Attach any updates to scope or budget) ☐ Other Procurement Exception (Attach authorizing language/justification and updated scope and budget)	
The Standard Contract Form Instructions, Contractor Certifications and the following Commonwealth Terms and Conditions document is incorporated by reference into this Contract and are legally binding: (Check ONE option): ☒ Commonwealth Terms and Conditions ☐ Commonwealth Terms and Conditions For Human and Social Services			
COMPENSATION: (Check ONE option): The Department certifies that payments for authorized performance accepted in accordance with the terms of this Contract will be supported in the state accounting system by sufficient appropriations or other non-appropriated funds, subject to intercept for Commonwealth owed debts under 815 CMR 9.00. ☐ Rate Contract. (No Maximum Obligation) Attach details of all rates, units, calculations, conditions or terms and any changes if rates or terms are being amended.) ☒ Maximum Obligation Contract. Enter total maximum obligation for total duration of this contract (or new total if Contract is being amended). <u>\$41,632.96</u> .			
PROMPT PAYMENT DISCOUNTS (PPD): Commonwealth payments are issued through EFT 45 days from invoice receipt. Contractors requesting accelerated payments must identify a PPD as follows: Payment issued within 10 days ___ % PPD; Payment issued within 15 days ___ % PPD; Payment issued within 20 days ___ % PPD; Payment issued within 30 days ___ % PPD. If PPD percentages are left blank, identify reason: ☒ agree to standard 45 day cycle ☐ statutory/legal or Ready Payments (M.G.L. c. 29, § 23A); ☐ only initial payment (subsequent payments scheduled to support standard EFT 45 day payment cycle. See Prompt Pay Discounts Policy.)			
BRIEF DESCRIPTION OF CONTRACT PERFORMANCE or REASON FOR AMENDMENT: (Enter the Contract title, purpose, fiscal year(s) and a detailed description of the scope of performance or what is being amended for a Contract Amendment. Attach all supporting documentation and justifications.) FY22 Firefighter Safety Equipment Grant Program. This contract is for funds awarded under the Department of Fire Services' FY22 Firefighter Equipment Grant, in accordance with the FY22 Grant Application, and attached Grant Agreement Scope of Work and Budget. Funds for this program will be disbursed on a reimbursement basis only.			
ANTICIPATED START DATE: (Complete ONE option only) The Department and Contractor certify for this Contract, or Contract Amendment, that Contract obligations: ☒ 1. may be incurred as of the Effective Date (latest signature date below) and no obligations have been incurred prior to the Effective Date. ☐ 2. may be incurred as of _____, 20____, a date LATER than the Effective Date below and no obligations have been incurred prior to the Effective Date. ☐ 3. were incurred as of _____, 20____, a date PRIOR to the Effective Date below, and the parties agree that payments for any obligations incurred prior to the Effective Date are authorized to be made either as settlement payments or as authorized reimbursement payments, and that the details and circumstances of all obligations under this Contract are attached and incorporated into this Contract. Acceptance of payments forever releases the Commonwealth from further claims related to these obligations.			
CONTRACT END DATE: Contract performance shall terminate as of June 30, 2022, with no new obligations being incurred after this date unless the Contract is properly amended, provided that the terms of this Contract and performance expectations and obligations shall survive its termination for the purpose of resolving any claim or dispute, for completing any negotiated terms and warranties, to allow any close out or transition performance, reporting, invoicing or final payments, or during any lapse between amendments.			
CERTIFICATIONS: Notwithstanding verbal or other representations by the parties, the "Effective Date" of this Contract or Amendment shall be the latest date that this Contract or Amendment has been executed by an authorized signatory of the Contractor, the Department, or a later Contract or Amendment Start Date specified above, subject to any required approvals. The Contractor certifies that they have accessed and reviewed all documents incorporated by reference as electronically published and the Contractor makes all certifications required under the Standard Contract Form Instructions and Contractor Certifications under the pains and penalties of perjury, and further agrees to provide any required documentation upon request to support compliance, and agrees that all terms governing performance of this Contract and doing business in Massachusetts are attached or incorporated by reference herein according to the following hierarchy of document precedence, this Standard Contract Form, the Standard Contract Form Instructions, Contractor Certifications, the applicable Commonwealth Terms and Conditions, the Request for Response (RFR) or other solicitation, the Contractor's Response, and additional negotiated terms, provided that additional negotiated terms will take precedence over the relevant terms in the RFR and the Contractor's Response only if made using the process outlined in 801 CMR 21.07, incorporated herein, provided that any amended RFR or Response terms result in best value, lower costs, or a more cost effective Contract.			
AUTHORIZING SIGNATURE FOR THE CONTRACTOR: X: <u>[Signature]</u> Date: <u>1/20/22</u> (Signature and Date Must Be Handwritten At Time of Signature) Print Name: <u>Bernard Calvi</u> Print Title: <u>Commissioner</u>		AUTHORIZING SIGNATURE FOR THE COMMONWEALTH: X: _____ Date: _____ (Signature and Date Must Be Handwritten At Time of Signature) Print Name: <u>Peter J. Ostroskey</u> Print Title: <u>State Fire Marshal</u>	

Attachment: FY22 Firefighter Safety Equipment Grant Contract and Award Letters (6593 : FY22 Firefighter Safety Equipment Grant - No Match -

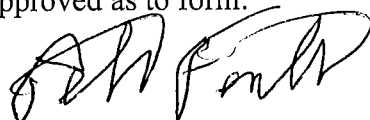
For the Recipient,
City of Springfield, MA.,
acting by and through the Springfield Fire Department:

psb Approved as to appropriation: N/A


City Comptroller

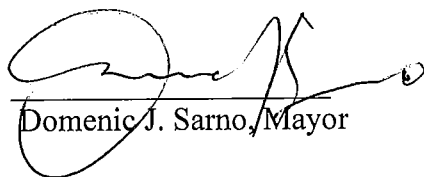
1-13-22
Dated

Approved as to form:


City Solicitor or Designee

1-18
Dated

Approved:


Domenic J. Sarno, Mayor

1/20/22
Dated

CASL

COMMONWEALTH OF MASSACHUSETTS
CONTRACTOR AUTHORIZED SIGNATORY LISTING

CONTRACTOR LEGAL NAME	City of Springfield
CONTRACTOR VENDOR/CUSTOMER CODE	VC6000192140

INSTRUCTIONS: Any Contractor (other than a sole-proprietor or an individual contractor) must provide a listing of individuals who are authorized as legal representatives of the Contractor who can sign contracts and other legally binding documents related to the contract on the Contractor's behalf. In addition to this listing, any state department may require additional proof of authority to sign contracts on behalf of the Contractor, or proof of authenticity of signature (a notarized signature that the Department can use to verify that the signature and date that appear on the Contract or other legal document was actually made by the Contractor's authorized signatory, and not by a representative, designee or other individual.)

NOTICE: *Acceptance of any payment under a Contract or Grant shall operate as a waiver of any defense by the Contractor challenging the existence of a valid Contract due to an alleged lack of actual authority to execute the document by the signatory.*

For privacy purposes **DO NOT ATTACH** any documentation containing personal information, such as bank account numbers, social security numbers, driver's licenses, home addresses, social security cards or any other personally identifiable information that you do not want released as part of a public record. The Commonwealth reserves the right to publish the names and titles of authorized signatories of contractors.

AUTHORIZED SIGNATORY NAME	TITLE
Kathleen T. Breck <i>Peter Fenton</i>	Deputy City Solicitor

I certify that I am the President, Chief Executive Officer, Chief Fiscal Officer, Corporate Clerk or Legal Counsel for the Contractor and as an authorized officer of the Contractor I certify that the names of the individuals identified on this listing are current as of the date of execution below and that these individuals are authorized to sign contracts and other legally binding documents related to contracts with the Commonwealth of Massachusetts on behalf of the Contractor. I understand and agree that the Contractor has a duty to ensure that this listing is immediately updated and communicated to any state department with which the Contractor does business whenever the authorized signatories above retire, are otherwise terminated from the Contractor's employ, have their responsibilities changed resulting in their no longer being authorized to sign contracts with the Commonwealth or whenever new signatories are designated.

Signature	<i>Peter Fenton</i>	Date	<i>1.15</i>
Printed Name	Kathleen T. Breck <i>Peter Fenton</i>		
Title	Deputy City Solicitor	Phone	413-787-6179
Email	kbreck@springfieldcityhall.com	Fax	413-787-6173



CHARLES D. BAKER
Governor

Office of the Governor Commonwealth of Massachusetts

State House
Boston, Massachusetts 02133
Tel: (617) 725-4000

KARYN E. POLITO
Lieutenant Governor

January 10, 2022

Commissioner Bernard Calvi
City of Springfield
605 Worthington Street
Springfield, MA 01105

Dear Commissioner Calvi,

Congratulations! I am pleased to inform you that the Executive Office of Public Safety and Security and the Department of Fire Services (DFS) has awarded the City of Springfield \$41,632.96 in State Fiscal Year 2022 funding for the Firefighter Safety Equipment Grant Program.

While the last two years have presented great challenges, the fire service in Massachusetts has shone brightly, overcoming every obstacle along the way. Please know that we are deeply appreciative for your continued dedication to the mission of public safety, and grateful to be able to provide your department with this important equipment.

The contract, terms and conditions, and other award documents for this program will be provided to you by DFS. Please contact Tim Moore at DFS with any questions about this award at 978-567-3721 or Timothy.Moore@mass.gov.

Sincerely,

Governor Charles D. Baker

Lt. Governor Karyn E. Polito



CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LT. GOVERNOR

TERRENCE M. REIDY
SECRETARY

*The Commonwealth of Massachusetts
Executive Office of Public Safety and Security
Department of Fire Services*

P.O. Box 1025 ~ State Road

Stow, Massachusetts 01775

(978) 567~3100 Fax: (978) 567~3121

www.mass.gov/dfs



PETER J. OSTROSKY
STATE FIRE MARSHAL

January 10, 2022

Commissioner Bernard Calvi
City of Springfield
605 Worthington Street
Springfield, MA 01105

Dear Commissioner Calvi,

I am pleased to provide you with a Commonwealth of Massachusetts Standard Contract Form, Grant Agreement Scope of Work and Budget, and Contractor Authorized Signatory Listing Form for your FY22 Firefighter Safety Equipment Grant award. Please print and mail copies of these documents with original signatures to Tim Moore at the Department of Fire Services (DFS) address above. The Standard Contract Form Instructions and Commonwealth Terms and Conditions, which are incorporated by reference into this contract, may be found at www.macomptroller.org/forms. As a reminder, equipment orders may not be placed until this contract has been fully executed by DFS and your department. DFS will provide you with a copy of the fully executed contract and provide specific direction to proceed when your contract has been executed.

The funds for this program will be dispersed on a reimbursement basis in accordance with the terms of the grant Notice of Funding Opportunity. Once you have received your equipment and paid the vendor(s), reimbursement requests may be submitted to DFS by submitting the following documents to OPS.DFS-TM-Grants@mass.gov:

- Completed Final Report Template (available at www.mass.gov/info-details/grants-for-fire-departments).
- Copy of invoice(s) with detailed description of all eligible costs.
- Proof of payment to the vendor(s) (cancelled check copy or other official financial system record).

If you have any questions during the grant performance period, please contact Tim Moore at 978-567-3721 or OPS.DFS-TM-Grants@mass.gov.

This program is an excellent opportunity to improve the health and safety of firefighters across the Commonwealth, and I am grateful that we are able to provide this vital equipment to your department during such challenging times.

Sincerely,

*Administrative Services • Division of Fire Safety
Hazardous Materials Response • Massachusetts Firefighting Academy*



REQUEST FOR GRANT SETUP

This form and the required attachments are required by the Office of the City Comptrollers before a Grant Fund and related accounts will be created in MUNIS. Please do not use this form for requesting a non-grant related account to be created – use the Request for New Account form instead. Please return this form and the required attachments to the Office of the City Comptrollers.

All fields are mandatory.

Date of Request 1/13/22

Department Requesting Grant Setup Fire

Department Phone # (Please include extension) 787-6411

Name and Title of Person to Contact in Case of Questions
Darcy Borecki, Administrative Analyst

Was this Grant previously setup for a prior fiscal year?
If yes, please indicate your previous project number: 81521

If this is a new Grant, have you filled out the “Approval to apply for a grant” Form?
(Y/N) If yes, please attach a copy of the Approved Form.

Grant Type:

State – Highway
Federal Pass-Through DOE– School
Federal Direct– School
Federal – City
State DOE– School
State Other – School
X **State – City**
Private/Other

Grant Name: FY22 Firefighter Safety Equipment Grant Program

Total Grant Amount Awarded: \$41,632.96

Is this a Reimbursable Grant? (Y/N)

A Reimbursable Grant is defined as one that requires that you pay for expenses first and then you apply to the grantor for a reimbursement of the exact amount actually expended.

If it is a Reimbursable Grant, please enter Grantor contact information or the CID # if Grantor is already in the customer file:

Entity Name	Commonwealth of Massachusetts Executive Office of Public Safety and Security c/o Department of Fire Services
Contact Person	Timothy Moore
Street Address	P.O. Box 1025 ~ State Road
City, State, Zip Code	Stow, Massachusetts 01775
Telephone	978-567-3721
Fax	978-567-3121
E-Mail	Timothy.Moore@mass.gov

Actual Award Date Latest Signature Date on Contract

Board Approval Date

Start Date Latest Signature Date on Contract

Expiration Date June 30, 2022

Renewal Action Date (optional)

If there are any Matching Funds:

Type

Percent

Amount

Is there any Leverage? HUD FUNDING ONLY

Source

Amount

Comments re: Description/Purpose of Grant

This grant was approved to purchase personal harnesses for various firefighter rescue maneuvers, saws, and electric Positive Pressure Ventilation (PPV) fans

Comments re: Conditions/Restrictions of Grant

If this is a Federal Grant, enter CFDA#:

If applicable enter the State ID #:

What is the required drawdown frequency?

(Ex: Monthly, Quarterly)

If payment is to be sent by Grantor as a Wire,
Please enter any wire reference/identification # that may be used (if known)

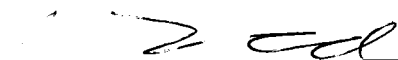
Please list all object codes needed for the grant.
(Attach additional sheets if additional orgs and roll-ups are needed):

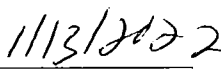
Org Code:

Object Codes: 558400 \$41,632.96

Budget Roll-Up Codes:

I hereby attest that under the penalties of Chapter 656, I will adhere to all regulations in this grant agreement. I am responsible for timely and accurate reimbursements in the amounts listed above.


Signature


Date

Please attach the following documents:

- ☐ Signed Approval to Apply for a Grant Form
- ☐ Grant Award Letter
- ☐ City Council/Mayor Approval
- ☐ Any other relevant documentation

This Form and all relevant attachments will be scanned and attached in the Grant Maintenance module in MUNIS and can be viewed or printed at your convenience.



REQUEST FOR GRANT SETUP

This form and the required attachments are required by the Office of the City Comptrollers before a Grant Fund and related accounts will be created in MUNIS. Please do not use this form for requesting a non-grant related account to be created – use the Request for New Account form instead. Please return this form and the required attachments to the Office of the City Comptrollers.

All fields are mandatory.

Date of Request	1/7/2022
Department Requesting Grant Setup	PBRM
Department Phone # (Please include extension)	413-787-7772
Name and Title of Person to Contact in Case of Questions LANGEVIN	CAROL

Was this Grant previously setup for a prior fiscal year? NO
If yes, please indicate your previous project number:

If this is a new Grant, have you filled out the "Approval to apply for a grant" Form?
(Y/N) If yes, please attach a copy of the Approved Form.

Grant Type:

State – Highway
Federal Pass-Through DOE– School
Federal Direct– School
Federal – City
State DOE– School
State Other – School
State – City
XXXXXX Private/Other

Grant Name: US CHARITABLE GIFT TRUST
Total Grant Amount Awarded: \$ 2,000

Is this a Reimbursable Grant? (Y/N) N

A Reimbursable Grant is defined as one that requires that you pay for expenses first and then you apply to the grantor for a reimbursement of the exact amount actually expended.

If it is a Reimbursable Grant, please enter Grantor contact information or the CID # if Grantor is already in the customer file:

Entity Name US CHARITABLE GIFT TRUST
 Contact Person KAREN FINN
 Street Address 8910 PURDUE ROAD SUITE 500
 City, State, Zip Code INDIANAPOLIS, IN 46268
 Telephone
 Fax
 E-Mail

Actual Award Date 12/16/2020

Board Approval Date

Start Date 12/16/2020

Expiration Date

Renewal Action Date (optional)

If there are any Matching Funds:NO

Type

Percent

Amount

Comments re: Description/Purpose of Grant:

DONATION FOR THE SPRINGFIELD GOLF COURSES

Comments re: Conditions/Restrictions of Grant

DONATION FOR THE SPRINGFIELD GOLF COURSES

If this is a Federal Grant, enter CFDA#: CHECK HAS BEEN RECEIVED

If applicable enter the State ID # :

What is the required drawdown frequency?

(Ex: Monthly, Quarterly)

If payment is to be sent by Grantor as a Wire,

Please enter any wire reference/identification # that may be used (if known)

Please list all object codes needed for the grant.
(Attach additional sheets if additional orgs and roll-ups are needed):

Org Code:

Object Codes: 530105

Budget Roll-Up Codes:

I hereby attest that under the penalties of Chapter 656, I will adhere to all regulations in this grant agreement. I am responsible for timely and accurate reimbursements in the amounts listed above.


Signature

11/7/22
Date

Please attach the following documents:

- ☐ Signed Approval to Apply for a Grant Form
- ☐ Grant Award Letter
- ☐ City Council/Mayor Approval
- ☐ Any other relevant documentation

This Form and all relevant attachments will be scanned and attached in the Grant Maintenance module in MUNIS and can be viewed or printed at your convenience.

We are delighted to present you with a grant from a Donor Advised Fund of The U.S. Charitable Gift Trust. Please note the following details about the grant:

Grant Amount: \$2,000.00
 Purpose: Other - Funds to be used for Springfield Golf Course.
 Recognition: Kelter Herfurth Family Charitable Fund
 In honor of: Daniel and Lori Herfurth
 38122 645TH AVE
 FRANKLIN, MN 55333-1162

In accepting this check, City of Springfield acknowledges that it will use the funds for the exempt purpose indicated and that it is either a government entity or an IRS-designated 501(c)(3) publicly-supported charity in good standing with the IRS. Additionally, you acknowledge that this check will not be used to provide any private benefit to donors, donor advisors, family members or other disqualified persons.

We provided the donor(s) with a gift receipt when the gifts were made to the fund; therefore, it is not necessary to forward a receipt from your organization.

We wish you continued success with your important work. If you have any questions about this grant, please feel free to contact us at (800) 664-6901.

Sincerely,

U.S. Charitable Gift Trust Donor Services

Administrator's Address
 Renaissance Administration LLC | 8910 Purdue Road, Suite 500 | Indianapolis, IN 46268

THE FACE OF THIS CHECK HAS A BLUE SECURITY VOID BACKGROUND AND THERMOCHROMATIC INK THAT FADES WHEN HEAT IS APPLIED.

U.S. Charitable Gift Trust

Wells Fargo
 100 North Main
 Mail Code NC6712

00184830

66-162/531

DATE 12/16/2020

PAY TWO THOUSAND DOLLARS AND 00/100 CENTS

PAY TO THE ORDER OF: City of Springfield
 36 Court St
 SPRINGFIELD, MN 01103

Handwritten Signature

VOID AFTER 60 DAYS

BORDER CONTAINS MICROPRINTING

Attachment: FY22 Parks US Charitable Gift Trust \$2,000 (6609 : Parks Department - Donation - \$2,000.00 - No Match Required)

**EAST SPRINGFIELD
NEIGHBORHOOD COUNCIL, INC.**
136 EDENDALE STREET
SPRINGFIELD, MA 01104

10.a

1202

53-7177/2118
26292

CHECK ARI
TRADE PROTEC

DATE January 7, 2022

PAY
TO THE
ORDER OF Springfield City Library
five hundred exactly

\$ 500⁰⁰

DOLLARS

Photo
Safe
Deposit
Box

 **PeoplesBank**

Holyoke, Massachusetts

2 Signatures Required

FOR children's programs @ ES Branch
Eastman
Grant

Marie A Koski
Kathleen Brown

Attachment: Springfield City Library Donation \$500.00 (6607 : East Springfield City Library Donation - \$500.00)

January 12, 2022

Maureen Healsey
76 Miller Street
Springfield, MA 01104

To Whom it may concern:

I am donating 8 gift cards to be distributed to seniors in need at the Hungry Hill Senior Center.

4-gift cards from Big Y \$25.00 each and 4-gift cards from Stop N Shop \$25.00 each.

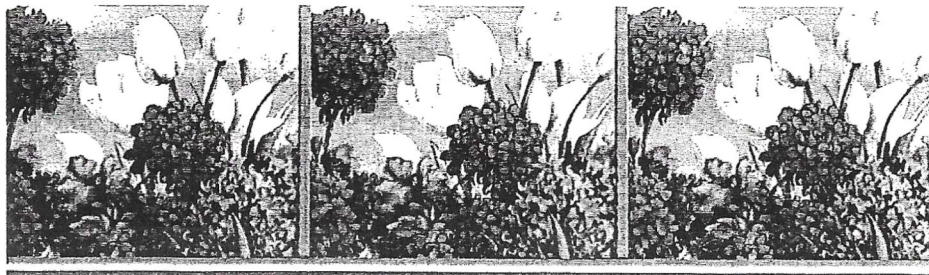
Sincerely,

Maureen Heasley

Maureen Heasley 1/12/2022

total donation \$ 200.

Attachment: FY22 Elder Affairs Hungry Hill Center Donation \$200.00 (6603 : Elders Donations - \$200.00)



To Whom It May Concern, ^{Nov 13, 2001}
Please accept this
gift in memory of
Charles Regan,
Sincerely,
Margaret L. Guindon
Bryce A. Guindon

MARGARET L GUINDON
BRUCE A GUINDON
207 7'N BOULEVARD ST.
SPRINGFIELD, MA 01089

6830

53-7160/2118

DATE Nov 13, 2001

TO Springfield Library \$ 100.00
ORDER OF one hundred and no/100 DOLLARS

Security Features
Required
Check on Back

WESTFIELD BANK
WESTFIELD, MA 01086

in Memory of Charles Regan Margaret L. Guindon
[Redacted Signature]

2917
Donations

HONORA S. McDONOUGH
148 WOODBRIDGE STREET
SOUTH HADLEY, MA 01075-1130

241
53-7177/2118
10

1-5-22

Pay to the
Order of City of Springfield

one hundred dollars 100.00

PeoplesBank
Holyoke, Massachusetts

For in Memory of Noreen B. Fitzgerald

Janine G. McDough

Photo
Safe
Deposit
Box

January 2022

Please find enclosed
donation of one hundred
dollars to the Hungry Hill
Senior center in loving
memory of Noreen B. Fitzgerald.

The McDough family

City of Springfield
36 Court Street
Springfield, MA 01103



Division of Administration
and Finance

To: Springfield City Council
From: TJ Plante, Chief Administrative & Financial Officer
Date: February 7, 2022
Re: Order for Council Meeting – 2/7/2022
Cc: Mayor Sarno

Purpose: The purpose of this memo is to provide an explanation of the order sponsored by the Mayor for the February 7, 2022 Council meeting, which authorizes the City to pay \$8,100,000 towards the purchase of vehicles and equipment for various City departments through the Department of Public Works (“DPW”).

Background: The purchase of the new replacement vehicles and equipment is necessary in order to continue the support of various City departments. Many of the vehicles being replaced have exceeded their useful life, such as light duty vehicles, including sedans and small pick-up trucks, and replacement of heavy-duty equipment, such as snow plows. Approximately 105 items are earmarked for purchase. The City plans to use the state contracts and trade-in values to get the best value and lowest prices. The departmental breakdown and costs are as follows:

City Department	Dept Vehicles	Total Dept Cost
Assessors	1	\$ 20,000
TJO	1	\$ 20,000
Eco Dev	2	\$ 40,000
Code Enforcement	6	\$ 119,322
Parks	23	\$ 998,287
Facilities	20	\$ 760,544
DPW	40	\$ 5,349,000
Fire	12	\$ 592,229
GPS/Outfitting		\$ 192,847
Total	105	\$ 8,092,229

CAFO Certification: This memorandum will confirm that in my professional opinion, as the Chief Administrative and Financial Officer, after an evaluation of all pertinent financial information reasonably available, that the City's financial resources and revenues are and will continue to be adequate to support the proposed expenditures and obligations involved in this City

Attachment: CAFO Cert - Bond Authorization - Vehicles - \$8.1M (6599 : Bond Authorization - Vehicles - \$8,100,000.00)

Council Order, without a detrimental impact on the continuous provision of the existing level of municipal services, in accordance with Section 2(f) of Chapter 656 of the Acts of 1989, as added by Section 1 of Chapter 468 of the Acts of 2008.

This certification is made in accordance with Section 2(f) of Chapter 656 of the Acts of 1989, as added by Section 1 of Chapter 468 of the Acts of 2008.

Attachment: CAFO Cert - Bond Authorization - Vehicles - \$8.1M (6599 : Bond Authorization - Vehicles - \$8,100,000.00)

City of Springfield
36 Court Street
Springfield, MA 01103



Division of Administration
and Finance

To: Springfield City Council
From: Timothy J. Plante, Chief Administrative & Financial Officer
Date: February 7, 2022
Re: Order for Council – Bills of Prior Year - Multiple Departments – \$11,159.40
Cc: Mayor Sarno

Purpose: The purpose of this memo is to provide an explanation of the order sponsored by the Mayor for the February 7, 2022 City Council meeting, which will pay prior year invoices in the amount of \$11,159.40

Background: This is a request to allow the departments listed below to pay previous year's bills from the current year (FY22) operating budget. Listed below are the department invoices, due dates, reasons and amounts.

2/7/2022 Council Meeting

Department	Invoice #	Vendor	Date	Reason	Amount
Audit			3/11/2021	Flight purchased for a canceled conference	\$ 564.40
Police	#20948	Go Graphix	3/29/2021	FY21 Services Rendered	\$ 375.00
Police	#20961	Go Graphix	3/31/2021	FY21 Services Rendered	\$ 432.70
Emergency Con	21007537	DELL	6/2/2021	FY21 Services Rendered	\$ 9,787.30
Total					\$ 11,159.40

CAFO Certification: This memorandum will confirm that in my professional opinion, as the Chief Administrative and Financial Officer, after an evaluation of all pertinent financial information reasonably available, that the City's financial resources and revenues are and will continue to be adequate to support the proposed expenditures and obligations involved in this City Council Order, without a detrimental impact on the continuous provision of the existing level of municipal services, in accordance with Section 2(f) of Chapter 656 of the Acts of 1989, as added by Section 1 of Chapter 468 of the Acts of 2008.

This certification is made in accordance with Section 2(f) of Chapter 656 of the Acts of 1989, as added by Section 1 of Chapter 468 of the Acts of 2008.

Attachment: CAFO Cert BOPY 2.7.2022 (6601 : Bills of Prior Year - Various Departments - \$11,159.40)

Goulet, Cecelia

From: Cecelia Goulet <ceceliagoulet@gmail.com>
Sent: Wednesday, January 12, 2022 4:43 PM
To: Goulet, Cecelia
Subject: Fwd: Here is your new travel insurance policy (ref:AMR00090788773)

----- Forwarded message -----

From: **Allianz Global Assistance** <donotreplypolicy@allianzassistance.com>
 Date: Tue, Feb 18, 2020, 10:18 PM
 Subject: Here is your new travel insurance policy (ref:AMR00090788773)
 To: <CECELIAGOULET@gmail.com>

Download your official policy documents.



How can we help?

Thanks for choosing Allianz Global Assistance

Here's your important policy information.

Hi CECELIA,

Thanks for protecting your upcoming travel plans with us. More than 35 million U.S. customers trust Allianz Global Assistance each year — so travel confidently knowing you're in good company.

You can access your policy document [here](#), which includes your Letter of Confirmation, Certificate of Insurance/Policy, and Emergency Assistance Card. You'll want to keep it handy so download and save to your device, or print and stow it in your travel bag.

Our records indicate you may have purchased your policy for a one-way ticket. If that's the case, we recommend you update your policy with your planned departure and return dates. This can be done quickly, easily, and free of charge by calling us

Attachment: Allianz Receipt (6601 : Bills of Prior Year - Various Departments - \$11,159.40)

or clicking the **Manage My Policy** button in this email. You can also increase your coverage to insure any additional travel expenses (additional charges may apply).

Please [check out our FAQs](#) or [contact us](#) if you have any questions. We're also here to help if your travel plans change and you need to update your policy or add coverage.

Thanks again for protecting your trip with us, and don't forget to [download your free TravelSmart app](#) to manage your policy on the go, find local emergency services wherever you are, and much more.

About your new policy

Policy:

Deluxe Domestic Trip
Protector I

Policy No.:

AMR00090788773

Total amount paid:

\$45.50

Purchase date:

February 18, 2020

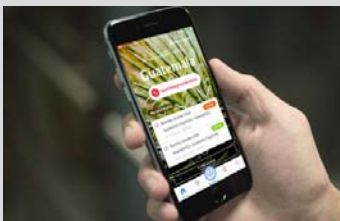
Effective date:

February 19, 2020

Travel dates:

April 22, 2020–April 22,
2020

[Manage My Policy](#)



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[Get TravelSmart](#)



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Like us on Facebook to check out our travel tips, guides to popular destinations, and more.

[Get Social](#)

Attachment: Allianz Receipt (6601 : Bills of Prior Year - Various Departments - \$11,159.40)



Contact Us Anytime

If you need travel or medical assistance on your trip, our team is here for you 24/7.

Contact Us

Please do not reply to this automated message. Need to get in touch?

[Contact us today.](#)



Allianz Global Assistance

9950 Mayland Drive, Richmond, Virginia
23233

Terms, conditions, and exclusions apply.

Insurance benefits underwritten by BCS Insurance Company (OH, Administrative Office: Oakbrook Terrace, IL), rated "A-" (Excellent) by A.M. Best Co., under BCS Form No. 52.201 series or 52.401 series, or Jefferson Insurance Company (NY, Administrative Office: Richmond, VA), rated "A+" (Superior) by A.M. Best Co., under Jefferson Form No. 101-C series or 101-P series, or Nationwide Mutual Insurance Company and Affiliated Companies (One Nationwide Plaza, Columbus, OH 43215-2200), rated "A+" (Superior) by A.M. Best Co., under Form Nos. SRTC 2000 and NSHTC 2500, depending on your state of residence and plan chosen. Plans only available to U.S. residents and may not be available in all jurisdictions. Allianz Global Assistance and Allianz Travel Insurance are marks of AGA Service Company or its affiliates. Allianz Travel Insurance products are distributed by Allianz Global Assistance, the licensed producer and administrator of these plans and an affiliate of Jefferson Insurance Company. The insured shall not receive any special benefit or advantage due to the affiliation between AGA Service Company and Jefferson Insurance Company. Any Non-Insurance Assistance services purchased are provided through AGA Service Company. Except as expressly provided under your plan, you are responsible for charges you incur from third parties. Contact AGA Service Company at 1-800-284-8300 or 9950 Mayland Drive, Richmond, VA 23233 or customerservice@allianzassistance.com.

© 2018 AGA Service Company. We respect your privacy. We never sell your personal information to third parties or use it for any purpose other than as we describe in our [privacy policy](#). You can also view our [Purchase Agreements and Disclosures](#).

142798-1

Attachment: Allianz Receipt (6601 : Bills of Prior Year - Various Departments - \$11,159.40)

Goulet, Cecelia

From: Cecelia Goulet <ceceliagoulet@gmail.com>
Sent: Wednesday, January 12, 2022 1:12 PM
To: Goulet, Cecelia
Subject: Fwd: Your trip confirmation-WXHBMK 22APR

----- Forwarded message -----

From: **American Airlines** <no-reply@notify.email.aa.com>
 Date: Tue, Feb 18, 2020, 10:31 PM
 Subject: Your trip confirmation-WXHBMK 22APR
 To: CECELIAGOULET@GMAIL.COM <CECELIAGOULET@gmail.com>



Hello Cecelia Goulet!

Issued: Feb 18, 2020



Your trip confirmation and receipt

Record locator: **WXHBMK**

[Manage Your Trip](#)

Wednesday, April 22, 2020

BDL

10:06 AM

Hartford Springfield

American Airlines 622



CLT

12:16 PM

Charlotte

Seats: [19E](#) , [19F](#)

Class: Economy (V)

Meals:

Attachment: American Airlines Receipt (6601 : Bills of Prior Year - Various Departments - \$11,159.40)

CLT

2:30 PM

Charlotte

American Airlines 656



MSY

3:31 PM

New Orleans

Seats: [27E](#), [27F](#)

Class: Economy (V)

Meals:

[Free entertainment with the American app »](#)

Cecelia Goulet

Earn up to a \$200 statement credit + 40,000 bonus miles after qualifying purchases

[Learn more »](#)

AAdvantage # 6LE54D0

Ticket # 0012116534577



John Goulet

Earn miles with this trip.

[Join AAdvantage »](#)

Ticket # 0012116534578

Your trip receipt



American Express XXXXXXXXXXXXXXX008

Cecelia Goulet

FARE-USD	\$ 264.19
TAXES AND CARRIER-IMPOSED FEES	\$ 41.51
TICKET TOTAL	\$ 305.70

John Goulet

FARE-USD	\$ 264.19
----------	-----------

Attachment: American Airlines Receipt (6601 : Bills of Prior Year - Various Departments - \$11,159.40)

TAXES AND CARRIER-IMPOSED FEES
TICKET TOTAL

\$ 41.51
\$ 305.70


Hotel offers

Car rental offers

Buy trip insurance

SuperShuttle


**SAVE & EARN
 WHEN YOU RENT!**
 Book Avis and Budget>>



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 on hotel bookings**
 Search now 



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 miles per night**
BOOK NOW >



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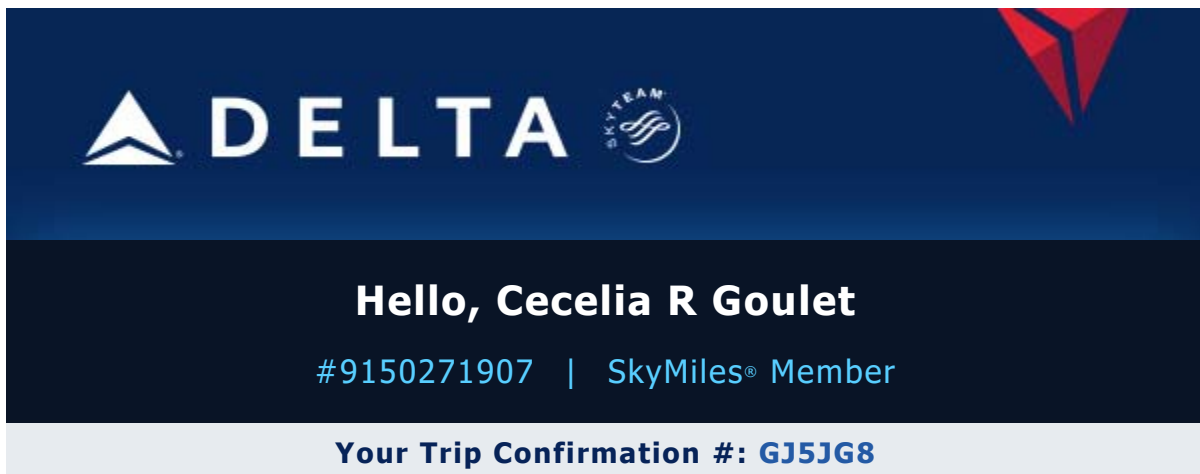

Attachment: American Airlines Receipt (6601 : Bills of Prior Year - Various Departments - \$11,159.40)

Goulet, Cecelia

From: Cecelia Goulet <ceceliagoulet@gmail.com>
Sent: Wednesday, January 12, 2022 1:16 PM
To: Goulet, Cecelia
Subject: Fwd: Your Flight Receipt - CECELIA R GOULET 29APR20

----- Forwarded message -----

From: **Delta Air Lines** <DeltaAirLines@t.delta.com>
 Date: Sat, Feb 22, 2020, 1:37 PM
 Subject: Your Flight Receipt - CECELIA R GOULET 29APR20
 To: <ceceliagoulet@gmail.com>



You're all set. If you need to adjust your itinerary, you can make standard changes to your flight on delta.com including time, date and destination. Explore all of your options [here](#).

YOUR PRE-TRIP CHECKLIST FOR EASIER TRAVEL:

DOWNLOAD THE FLY DELTA APP – book a flight, upgrade or change your seats, speed through security, receive flight status notifications, track your bags and more.

[Download now >>](#)

VISIT OUR NEED HELP PAGE – get all your travel questions answered with information on self-service tools, baggage, SkyMiles, and more. [>>](#)

Attachment: Delta Receipt (6601 : Bills of Prior Year - Various Departments - \$11,159.40)

Have a great trip, and thank you for choosing Delta.

Wed, 29APR	DEPART	ARRIVE
DELTA 1006 Main Cabin (T)	PENSACOLA, FL 3:59pm	ATLANTA 6:17pm
DELTA 1062 Main Cabin (T)	ATLANTA 7:50pm	HARTFORD SPRGFLDN, CT 10:10pm

MANAGE MY TRIP>

RESTRICTED HAZARDOUS ITEMS

To ensure the safety of our customers and employees, **Delta does not accept smart bags**. Smart bags with non-removable lithium-ion batteries will not be permitted as carry-on or checked baggage on any Delta mainline or Delta Connection flight. For more information, please visit our [News Hub](#).

All damaged, defective or recalled lithium batteries, including lithium powered self-balancing transportation devices are not permitted as carry-on or checked baggage.

Spare batteries for other devices, fuel cells, and e-cigarettes are permitted in carry-on baggage only. If your carry-on bag contains these items and is gate checked, they must be removed and carried in the cabin. Further information and specific guidelines regarding restricted items can be found [here](#).

REAL ID REMINDER

Effective, October 1, 2020, every air traveler 18 years of age and older will need a REAL ID-compliant driver's license or another acceptable form of ID. Please visit the [TSA REAL ID](#) website for more information.

Passenger Info

Name: CECELIA R GOULET
 SkyMiles #9150271907

FLIGHT	SEAT
DELTA 1006	30B
DELTA 1062	30B

Visit delta.com or use the [Fly Delta app](#) to view, select or change your seat. If you purchased a Delta Comfort+™ seat or a Trip Extra, please visit [My Trips](#) to access a receipt of your purchase.

Flight Receipt

Ticket #: 0062420985369
 Place of Issue: Delta.com
 Issue Date: 22FEB20
 Expiration Date: 22FEB21

METHOD OF PAYMENT	
AX*****1008	\$213.20 USD

CHARGES	
Air Transportation Charges	
Base Fare	\$176.74 USD
Taxes, Fees and Charges	
United States - September 11th Security Fee(Passenger Civil Aviation Security Service Fee) (AY)	\$5.60 USD
United States - Transportation Tax (US)	\$13.26 USD
United States - Passenger Facility Charge (XF)	\$9.00 USD

Attachment: Delta Receipt (6601 : Bills of Prior Year - Various Departments - \$11,159.40)

United States - Flight Segment Tax (ZP)	\$8.60 USD
TICKET AMOUNT	\$213.20 USD

NONREF/PENALTY APPLIES

This ticket is non-refundable unless the original ticket was issued at a fully refundable fare. Some fares may not allow changes. If allowed, any change to your itinerary may require payment of a change fee and increased fare. Failure to appear for any flight without notice to Delta will result in cancellation of your remaining reservation.

Note: When using certain vouchers to purchase tickets, remaining credits may not be refunded. Additional charges and/or credits may apply.

Fare Details: PNS DL X/ATL DL HFD176.74TAVOA0ML USD176.74END ZP PNSATL XF ATL4.5PNS4.5

Checked Bag Allowance

The fees below are based on your original ticket purchase. **If you qualify for free or discounted checked baggage**, this will be taken into account when you check in.

Wed 29 Apr 2020

DELTA: PNS ATL

CARRY ON	FIRST	SECOND
FREE	\$30 ^{USD}	\$40 ^{USD}

Wed 29 Apr 2020

DELTA: ATL BDL

CARRY ON	FIRST	SECOND
INCLUDED	INCLUDED	INCLUDED

Visit [delta.com](https://www.delta.com) for details on [baggage embargos](#) that may apply to your itinerary.

Transportation of Hazardous Materials

Federal law forbids the carriage of hazardous materials aboard aircraft in your luggage or on your person. A violation can result in civil penalties. Examples include:

Paints, aerosols, lighter fluid, fireworks, torch lighters, tear gases and compressed gas cartridges.

There are special exceptions for small quantities (up to 70 ounces total). For further information visit delta.com [Restricted Items](#) Section.

MANAGE MY TRIP>

BOOK A FLIGHT >

BOOK A VACATION PACKAGE >

RESERVE A CAR + HOTEL >

EARN AND USE MILES >





STAY CONNECTED WITH US

[COMMENT OR COMPLAINT](#) | [PRIVACY POLICY](#)



Fly green. Partner with us to protect the environment and support communities. Visit delta.com/co2 to learn more about offsetting your carbon footprint.

Terms & Conditions

This ticket is non-refundable unless the original ticket was issued at a fully refundable fare. Some fares may not allow changes. If allowed, any change to your itinerary may require payment of a change fee and increased fare. Failure to appear for any flight without notice to Delta will result in cancellation of your remaining reservation.

Note: When using certain vouchers to purchase tickets, remaining credits may not be refunded. Additional charges and/or credits may apply.

†All SkyMiles® program rules apply. To review the rules, see Membership Guide & Program Rules. Taxes and fees for Award Travel are the responsibility of the passenger and must be paid at the time

Attachment: Delta Receipt (6601 : Bills of Prior Year - Various Departments - \$11,159.40)

the ticket is booked. Award Travel seats are limited and may not be available on all flights or in all markets. Offers void where prohibited by law. Other restrictions may apply.

Checked Bag Allowance

*On Delta® operated flights, you may carry on one bag and a small personal item at no charge.

Delta One®/First/Business Class weight allowance reverts to 50 lbs for all checked bags beyond regular free allowance.

At the time of check in with Delta, SkyMiles Medallion members, SkyTeam Elite & Elite Plus and active US Military personnel are eligible for fee waivers and other benefits. For more details, visit delta.com/baggage. Basic Cardmembers with a Gold, Platinum, or Reserve Delta SkyMiles Credit Card from American Express are eligible for the first bag fee waiver. More details on the program can be found at delta.com/firstbagfree

A standard checked bag with Delta may be up to 50 lbs and 62 linear inches (per piece). Additional fees apply for oversize, overweight, and/or additional pieces of checked baggage. Please review Delta's baggage guidelines for details. Weight and size restrictions may vary when checking baggage on carriers other than Delta. Contact with the operating carrier for detailed checked baggage allowances. You must be checked in at the gate by the applicable check-in deadlines or your reservation may be cancelled. Please review Delta's check-in requirement guidelines for details. Check-in requirements vary by airline, so if your ticket includes travel on other airlines, please check with the operating carrier on your ticket.

Do you have comments about our service? Please [email](#) us to share them.

ADVICE TO INTERNATIONAL PASSENGERS ON LIMITATIONS OF LIABILITY

Passengers embarking upon a journey involving an ultimate destination or a stop in a country other than the country of departure are advised that the provisions of an international treaty (the Warsaw Convention, the 1999 Montreal Convention, or other treaty), as well as a carrier's own contract of carriage or tariff provisions, may be applicable to their entire journey, including any portion entirely within the countries of departure and destination. The applicable treaty governs and may limit the liability of carriers to passengers for death or personal injury, destruction or loss of, or damage to, baggage, and for delay of passengers and baggage.

Additional protection can usually be obtained by purchasing insurance from a private company. Such insurance is not affected by any limitation of the carrier's liability under an international treaty. For further information please consult your airline or insurance company representative.

Conditions of Carriage

Air transportation on Delta and the Delta Connection® carriers is subject to Delta's [conditions of carriage](#). They include terms governing for example:

- [Limits on our liability](#) for personal injury or death of passengers, and for loss, damage or delay of goods and baggage.
- [Claim restrictions](#) including time periods within which you must file a claim or bring action against us.
- Our right to [change terms](#) of the contract.
- [Check-in requirements](#) and other rules established when we may [refuse carriage](#).
- Our rights and limits of our liability for [delay or failure to perform service](#) including schedule change, substitution of alternative air carriers or aircraft, and rerouting.
- Our policy on [overbooking flights](#), and your rights if we deny you boarding due to an oversold flight.

These terms are incorporated by reference into our contract with you. You may view these conditions of carriage on [delta.com](https://www.delta.com), or by requesting a copy from Delta.

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If you are denied boarding, your flight is cancelled or delayed for at least two hours, or your baggage is lost or damaged, you may be entitled to certain standards of treatment and compensation under the Air Passenger Protection Regulations. For more information about your passenger rights please contact your air carrier (www.delta.com/appr) or visit the Canadian Transportation Agency's website.

Si l'embarquement vous est refusé, ou si votre vol est annulé ou retardé d'au moins deux heures ou si vos bagages sont perdus ou endommagés, vous pourriez avoir droit au titre du Règlement sur la protection des passagers aériens, à certains avantages au titre des normes de traitement applicables et à une indemnité. Pour de plus amples renseignements sur vos droits, veuillez communiquer avec votre transporteur aérien (www.delta.com/appr) ou visiter le site Web de l'Office des transports du Canada.

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Delta Blvd. P.O. Box 20706 • Atlanta, GA 30320-6001

**Go Graphix**

31 Benton Drive
East Longmeadow, MA 01028
Ph: (413) 525-2244
FAX: (413) 525-9941
Email: info@gographix.com
Web: GoGraphix.com

Invoice #: 20948

15.e

Order Created: 3/5/2021 12:26:37F

Sale Date: 3/29/2021 8:32:50A

PO #: 210004

Page 1 c

Sale Date: 3/29/2021 8:32:50AM

Account No.: 15

Billed To: Springfield Police Department
Contact: Ken Turowsky
Address: Attn: Merita Hernandez/Sr Accts
Payable Clerk
130 Pearl Street
Springfield, MA 01105
Email: kturowsky@springfieldpolice.net
Office Phone: (413) 787-6347
Cell Phone: (413) 523-3274

Created Date: 3/5/2021 12:26:37PM
Salesperson: Valerie White
Email: vwhite@gographix.com
Office Phone: (413) 525-2244
Office Fax: (413) 525-9941

Description: Vehicle Graphics - Ford Escape #28 - K9- Remove full wrap

	Quantity	Unit Price	Subtotal
1 Product: Graphics Installations: 3M/PDAA	1.00	\$375.00	\$375.00
Description: Vehicle Graphic removal of full wrap includes removal of vinyl and all adhesive			
Date of Install: 3/15/21			
Department/Location: Go Graphix			
• Using a Crew of 1 Personnel.			

Order Subtotal: \$375.00**Total Taxes:** \$0.00**Total:** \$375.00**Order Balance:** \$375.00

Payment Terms: Net 30; Balance due in 30 days. We accept MasterCard, Visa, American Express, Cash and Checks made payable to: Go Graphix. If you have any questions, please do not hesitate to call our office at (413) 525-2244. Thank you!

Invoice #: 20948**Customer Information**

Ken Turowsky
Springfield Police Department
Attn: Merita Hernandez/Sr Accts Payable Clerk
130 Pearl Street
Springfield, MA 01105
Ph: (413) 787-6347
Fax: (413) 523-3274

Mail this form or fax it to (413) 525-9941**Payment Information****Payment Options:**

☐ Visa ☐ MasterCard ☐ Fax Check
☐ Discover ☐ American Express ☐ Mail Check

Cardholder's Name:
(as appears on card)**Card Number:****Expiration Date:****VCode:****Billing Address:**(If different than
mailing address)**Signature:**

I agree to pay the above total amount according to the card
issuer agreement.

Print Date: 12/13/2021

You Name It. We're On It.**Packet Pg. 56**

Attachment: Go Graphix Invoices (6601 : Bills of Prior Year - Various Departments - \$11,159.40)

**Go Graphix**

31 Benton Drive
 East Longmeadow, MA 01028
 Ph: (413) 525-2244
 FAX: (413) 525-9941
 Email: info@gographix.com
 Web: GoGraphix.com

Invoice #: 20961

15.e

Order Created: 3/9/2021 9:55:38A

Sale Date: 3/31/2021 8:05:50A

PO #: 210004

Page 1 of 1

Sale Date: 3/31/2021 8:05:50AM

Account No.: 15

Billed To: Springfield Police Department
Contact: Ken Turowsky
Address: Attn: Merita Hernandez/Sr Accts
 Payable Clerk
 130 Pearl Street
 Springfield, MA 01105
Email: kturowsky@springfieldpolice.net
Office Phone: (413) 787-6347
Cell Phone: (413) 523-3274

Created Date: 3/9/2021 9:55:38AM
Salesperson: Valerie White
Email: vwhite@gographix.com
Office Phone: (413) 525-2244
Office Fax: (413) 525-9941

Description: Vehicle Graphics - K9 Ford Escape #28 - Reflective

		Quantity	Unit Price	Subtotal
1	Product: Vehicle Decals and Letters Description: Printed Graphic - Door Shield - Reflective Vinyl - Qty:2 • 2- 0 in x 0 in Single Sided Print(s) made from 3M IJ5100 REFLECTIVE - 48" stock material • Laminated with 3M 8518 Gloss OL - Premium Cast 48.5" on face	2.00	\$67.05	\$134.10
2	Product: Cut Vinyl (RTA) Description: Ready to Apply Cut Vinyl • 3- 3 in x 2 in Vehicle#28- 2 Black (Sides) - 1 White (Rear) • Vinyl Colors are Reflective 3M IJ5100 Reflective Intermediate 48",	13.00	\$8.3538	\$108.60
3	Product: 3M/PDAA Certified Vehicle Installat Description: 3M Certified / PDAA Master Certified Vehicle Graphic Installation Date of Install: 3/16/21 • 1- Graphic on a Ford Escape • Location: In Shop: 31 Benton Drive East Longmeadow, MA 01028	1.00	\$190.00	\$190.00

Attachment: Go Graphix Invoices (6601 : Bills of Prior Year - Various Departments - \$11,159.40)

**Go Graphix**

31 Benton Drive
East Longmeadow, MA 01028
Ph: (413) 525-2244
FAX: (413) 525-9941
Email: info@gographix.com
Web: GoGraphix.com

Invoice #: 20961

15.e

Order Created: 3/9/2021 9:55:38A

Sale Date: 3/31/2021 8:05:50A

PO #: 210004

Page 2 c

Order Subtotal: \$432.70**Total Taxes:** \$0.00**Total:** \$432.70**Order Balance:** \$432.70

Payment Terms: Net 30; Balance due in 30 days. We accept MasterCard, Visa, American Express, Cash and Checks made payable to: Go Graphix. If you have any questions, please do not hesitate to call our office at (413) 525-2244. Thank you!

Invoice #: 20961**Customer Information**

Ken Turowsky
Springfield Police Department
Attn: Merita Hernandez/Sr Accts Payable Clerk
130 Pearl Street
Springfield, MA 01105
Ph: (413) 787-6347
Fax: (413) 523-3274

Mail this form or fax it to (413) 525-9941**Payment Information****Payment Options:**

☐ Visa ☐ MasterCard ☐ Fax Check
☐ Discover ☐ American Express ☐ Mail Check

Cardholder's Name:
(as appears on card)**Card Number:****Expiration Date:****VCode:****Billing Address:**(If different than
mailing address)**Signature:**

I agree to pay the above total amount according to the card
issuer agreement.

Print Date: 12/13/2021

You Name It. We're On It.**Packet Pg. 58**

Attachment: Go Graphix Invoices (6601 : Bills of Prior Year - Various Departments - \$11,159.40)



DELL MARKETING L.P.
One Dell Way
Round Rock, TX 78682

FID Number: 74-2616805
For Sales: (800)981-3355
Customer Service: (800)981-3355
Technical Support: (800)981-3355
Dell Online: <http://www.dell.com>

15.f

Invoice

BILL TO:

MA-L CITY OF SPRINGFIELD
FIRE DEPT - AL A SANTIAGO
1535 ROOSEVELT AVE
SPRINGFIELD, MA 01109-2438

SHIP TO:

MA-L CITY OF SPRINGFIELD
FIRE - DEPT AL REBECCA OCASIO
1535 ROOSEVELT AVE
SPRINGFIELD, MA 01109-2438

PLEASE REVIEW DELL'S [TERMS & CONDITIONS OF SALE AND POLICIES](#), WHICH GOVERN THIS TRANSACTION
[VIEW YOUR ORDER DETAILS ONLINE](#)

Invoice No:	10492713667	Customer No:	98596678	Order No:	905210661	Page 1
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Purchase Order:	21007537	Order Date:	05/28/2021
Payment Terms:	Due 30 days from the invoice date	Sales Rep:	MARTY_DERNBERGER
Due Date:	07/02/2021	Contract Number:	13AHA
Invoice Date:	06/02/2021	Shipped Via:	ELECTRONIC
Waybill Number:	0		

Item Number	Description	Qty	Unit	Unit Price	Amount
AB611559	SPRINGFIELD GOVTJOBS BIDDLE SW CRTICL SKILL ABLTIY TEST SFTW LIC7/1/20-6/30/21 MfgPartNum : 3134927 MfgName : GOVERNMENTJOBS.COM INC LICENSE (Y/N) : YES MAINTENANCE EXPIRATION DATE : N/A MAINTENANCE INCLUDED(Y/N) : N/A MEDIA ONLY (Y/N) : NO OTHER TYPE : N/A	1	EA	4,893.65	4,893.65

FOR SHIPMENTS TO CALIFORNIA, A STATE ENVIRONMENTAL FEE OF UP TO \$6 PER ITEM WILL BE ADDED TO INVOICES FOR ALL ORDERS CONTAINING A DISPLAY GREATER THAN 4 INCHES. PLEASE KEEP ORIGINAL BOX FOR ALL RETURNS. COMPREHENSIVE ONLINE CUSTOMER CARE INFORMATION AND ASSISTANCE IS A CLICK AWAY AT WWW.DELL.COM/PUBLIC-ECARE TO ANSWER A VARIETY OF QUESTIONS REGARDING YOUR DELL ORDER.

USD	
Sub-Total:	\$ 9,787.30
Ship. &/or Handling:	\$ 0.00
ENVIRO FEE:	\$ 0.00
Taxable:	
\$ 0.00	Tax:
Non-Taxable:	\$ 0.00
\$ 9,787.30	
Invoice Total:	\$ 9,787.30

DETACH AT LINE AND RETURN WITH PAYMENT

Invoice No: 10492713667

Customer Name: MA-L CITY OF SPRINGFIELD

Customer No: 98596678

PO No: 21007537

Order Number: 905210661

**Make check payable / remit to :**

Dell Marketing L.P.
C/O Dell USA L.P.
PO Box 643561
Pittsburgh, PA 15264-3561

Electronics Payments

Dell Marketing L.P.
PNC Bank
ABA#: 043-000-096
Acct#: 1017304611
Swift code : PNCCUS33

USD	
Sub-Total:	\$ 9,787.30
Ship. &/or Handling:	\$ 0.00
ENVIRO FEE:	\$ 0.00
Taxable:	
\$ 0.00	Tax:
Non-Taxable:	\$ 0.00
\$ 9,787.30	
Invoice Total:	\$ 9,787.30
Balance Due:	\$ 9,787.30
Amount Enclosed:	

0104927136670000000978730000000985966782



DELL MARKETING L.P.
One Dell Way
Round Rock, TX 78682

FID Number: 74-2616805
For Sales: (800)981-3355
Customer Service: (800)981-3355
Technical Support: (800)981-3355
Dell Online: <http://www.dell.com>

15.f

Invoice

BILL TO:

MA-L CITY OF SPRINGFIELD
FIRE DEPT - AL A SANTIAGO
1535 ROOSEVELT AVE
SPRINGFIELD, MA 01109-2438

SHIP TO:

MA-L CITY OF SPRINGFIELD
FIRE - DEPT AL REBECCA OCASIO
1535 ROOSEVELT AVE
SPRINGFIELD, MA 01109-2438

PLEASE REVIEW DELL'S [TERMS & CONDITIONS OF SALE AND POLICIES](#), WHICH GOVERN THIS TRANSACTION
[VIEW YOUR ORDER DETAILS ONLINE](#)

Invoice No:	10492713667	Customer No:	98596678	Order No:	905210661	Page 2
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Purchase Order:	21007537	Order Date:	05/28/2021
Payment Terms:	Due 30 days from the invoice date	Sales Rep:	MARTY_DERNBERGER
Due Date:	07/02/2021	Contract Number:	13AHA
Invoice Date:	06/02/2021	Shipped Via:	ELECTRONIC
Waybill Number:	0		

Item Number	Description	Qty	Unit	Unit Price	Amount
AB611555	SPRINGFIELD GOVTJOBS BIDDLE SW NEOGOV INT SFTW LIC7/1/20-6/30/21 MfgPartNum : 3134928 MfgName : GOVERNMENTJOBS.COM INC LICENSE (Y/N) : YES MAINTENANCE EXPIRATION DATE : N/A MAINTENANCE INCLUDED(Y/N) : N/A MEDIA ONLY (Y/N) : NO OTHER TYPE : N/A	1	EA	4,893.65	4,893.65

Attachment: DELL INVOICE (6601 : Bills of Prior Year - Various Departments - \$11,159.40)

**City of Springfield
and
UFCW Local 1459**

**November 24, 2021
Tentative Agreement**

The above named parties agree the following tentative agreement resolves all collective bargaining for a successor contract. The Union will present this tentative agreement to the Union body for a ratification vote. Once the Union body has approved same it will be presented to the Springfield City Council for a ratification vote.

All previous tentative agreements.

✓ Art. 5.01 delete and replace with "The Employer shall deduct initiation fees and regular dues as established from time to time by the Union, from the wages of each employee who authorizes the Employer in writing to deduct said dues from each paycheck of such employee. Such authorizations will be processed in the next payroll period following the Employer's receipt of the authorization. Monies so deducted will be forwarded to the Union monthly together with a list of employees from whom such deductions were made and the employee's Employer issued identification number. Should the Employee notify the Employer or the Union of any revocation of authorization of Union dues deduction, the informed party will notify the other party.

The Union shall indemnify and save the City harmless from any form of liability or damages that may arise out of complying with any of the provisions of this Article.

✓ Art. 5.02 delete

✓ Art. 12.02.A Effective January 1, 2022 increase second shift differential to \$1.25 per hour and third shift differential to \$1.40 per hour.

✓ Art. 12.06 add "Effective July 1, 2021 increase annual tool allowance to three hundred dollars (\$300.00)."

✓ Art. 12.13 add "Effective July 1, 2021 motor equipment repairmen will be paid an annual stipend of \$250 if they are licensed as a non-CDL motor vehicle inspector and an annual stipend of \$500 if they are licensed as a CDL motor vehicle inspector. If an employee is licensed as both they will receive the \$500 annual stipend. The maximum stipend available under this section is \$500."

✓ Art. 21.01 add "Juneteenth" to list of holidays.

Art. 23.08 amend to read "**Eligibility and Procedure Generally for Obtaining Leave:**

For efficient operations the City needs to know as soon as possible when an employee is going to be absent from work. In order to be eligible to receive sick leave payments under this Article, an employee shall notify or cause notice to be given to his/her Department Head within 30 minutes before the start of his/her shift. Failure to give such notice shall be deemed sufficient reason for the denial of sick leave payments.

✓ For periods of sick leave absence of three (3) or more consecutive work days, an employee shall furnish his/her Department Head with evidence in the form of a physician's certificate for the cause of such absence. This physician's certificate must be furnished to the Department Head on the date of the employee's return to work or not later than the seventh (7th) consecutive work day of absence and each seventh (7th) calendar day thereafter of protracted illness. If such certificate is not furnished by the employee, sick leave shall not be paid for the period of absence.

Art. 33.01 delete and replace with "Employees shall be eligible for military leave benefits pursuant to City Ordinance 2020-8."

✓ Art. 35.03 add "Effective July 1, 2021 increase the boot allowance to one hundred and twenty five dollars (\$125.00)."

Art. 36.01 delete and replace with "Parental Leave. Employees are entitled to a parental leave of absence. This includes, upon completion of three (3) months of service, eight (8) weeks of

unpaid leave for the purpose of birth, adoption or foster placement of a child under 18 years of age, or under 23 years of age if the child is mentally or physically disabled.”

Appendix A add in Arborist I and II and Cement Finisher classifications

Duration- Contract one July 1, 2020 to June 30, 2021. All of the above and previous tentative agreements are Contract 1 changes unless they have an effective date of July 1, 2021 or later.

Wages- increase wage scale by two percent (2%) effective and retroactive to July 1, 2020.

Duration-Contract two-July 1, 2021 to June 30, 2024. All changes with an effective date of July 1, 2021 or later are contract two changes.

Wages-increase wages by two percent (2%) effective and retroactive to July 1, 2021.

Increase wages by two percent (2%) effective July 1, 2022.

Increase wages by two percent (2%) effective July.1, 2023.


For the City

11-29-21
Date


For the Union

11/29/21
Date

**City of Springfield, MA
And
UFCW Local 1459**

Tentative Agreements

July 28, 2021

The parties agree that the following are tentative agreements, subject to a complete agreement.

✓ Art. 9 Step 4 amend to read "Step 4. If the grievance is not settled within ten (10) calendar days from date of presentation at the Step 3 level, the Union may submit the grievance to arbitration. Such submission must be made within thirty (30) calendar days after the expiration of the ten (10) calendar days referred to herein.

✓ Within the aforesaid thirty (30) calendar days period, written notice of said submission must be given the Employer by delivery in hand, or by mail to the Labor Relations Department with a copy to the Office of the Mayor.

Nothing contained within in this Article shall preclude the parties from meeting and settling said grievance.

✓ Art. 9.05 amend to read "9.05 If at the end of twelve (12) calendar days next following either the occurrence of any grievance or the date of the first knowledge of its occurrence by any employee affected by it, whichever is later, the grievance shall not have been presented as Step 1 of the procedure set forth herein, it shall be deemed to have been waived, the grievance in process under such procedure shall also be deemed to have been waived if the action required to process the said grievance with a Step or to present it to the next Step in the procedure shall not have been taken within the time specified therefore in Section 2 above.

✓ Art. 36.01 delete and replace with "Parental Leave. Employees are entitled to a parental leave of absence. This includes, upon completion of three (3) months of service, eight (8) weeks of unpaid leave for the purpose of birth, adoption or foster placement of a child under 18 years of age, or under 23 years of age if the child is mentally or physically disabled. "

41.01 Access to Premises:

The Employer agrees to permit representatives of the Union to enter the premises at reasonable times upon proper notification for individual or joint discussion of working conditions with employees, provided care is exercised by such representative that they do not interfere with the performance of duties assigned to the employees.

AGREEMENT

The following is an Agreement between the City of Springfield and Springfield Association of Municipal Employees, which will become an addendum to the basic collective bargaining Agreement presently in effect, and its applicable successors, and shall continue in full force and effect from year to year thereafter unless either party terminates or amends as outlined in the basic Agreement now in effect. This Agreement shall apply to the refuse collection operations of the City's Department of Public Works and to those employees permanently or temporarily assigned thereto.

Regular Covered Positions Under This Agreement:

- Rubbish Collection
- Yard waste Collection
- Recycling Collection
- Bulk Collection
- Complaint Truck

The above are regularly COVERED positions on the "Daily Cash Bonus" plan. It is understood that the number of employees can fluctuate up and down due to seasonal staffing, program reductions, and program increases.

The hours of work shall be ten (10) hours in a day and forty (40) hours in a week on a Tuesday through Friday schedule. The scheduled daily hours shall be 7:00 a.m. to 5:30 p.m. with the following exception; the personnel assigned to the Complaint Truck. They will work a Monday through Friday schedule, eight (8) hours in a day and forty (40) hours in a week from 7:00 a.m. to 3:30 p.m.

Truck drivers shall be required to report to their place of employment ten (10) minutes before the 7:00 a.m. starting time each work day, so as to check and make ready their vehicles before the start of the daily route. Each driver shall also remain twenty (20) minutes after the end of the day's normal scheduled work so as to properly conclude all aspects of the daily report and vehicle program, on and in a form as directed by the City. For this consideration, each driver shall be paid one-half (1/2) hour overtime each day at the rate of time and one-half (1 1/2) the applicable base rate of the hourly wage, regardless of whether the twenty (20) minute period occurs before or after, or includes the 5:30 p.m. time event. Each driver shall normally make two (2) trips daily to the disposal area, but shall also make any additional trips as deemed necessary. All lunch periods and coffee breaks shall be taken in accordance with the rules and regulations attached hereto. See "Exhibit A – Work Rules and Regulations for the Solid Waste Division.

Each laborer shall report to work at 7:00 a.m. daily and proceed immediately to the assigned truck for transportation to an assigned route; the assigned lunch hour and coffee breaks shall revolve around such time off made available during the first trip of the assigned truck to the disposal area.

The minimum average daily output of each laborer in the Rubbish and Yard waste programs shall be sixty (60) pounds per minute. See "Exhibit B" – Excess Tonnage Incentive Plan.

In consideration for insuring that all refuse collection operations are completed on a daily basis, the city shall pay, in addition to the employees base wage, monies set forth in the "Daily Cash Bonus" plan, attached hereto. See "Exhibit C" Daily Cash Bonus Plan. The Automated Collection drivers are the only exception. See "Exhibit D" – Automated Refuse Collection Driver Agreement for their applicable "Daily Cash Bonus".

Work rules and regulations for the refuse collections of the City's Department of Public Works are set forth in "Exhibit A". All contractual benefits, privileges and accruals as enjoyed by all other City employees covered under the terms of the basic Agreement between UFCW Local 1459 and the City of Springfield shall continue to be applicable to the employees covered by the basic Agreement except where specifically modified herein. This addendum Agreement, when signed by the parties will become a negotiated package as provided in the existing basic collective bargaining Agreements.

The parties hereby agree that the terms and the subject matters contained in this addendum are not to be subject to the collective bargaining process until June 30, 2000 and shall continue in full force and effect from year to year thereafter unless either party to this addendum Agreement desires to terminate or amend any of the terms or provisions of this addendum Agreement.

The party desiring to terminate or amend this Agreement must notify the other party in writing not less than one hundred and twenty (120) days prior to the expiration date, June 30, 2000. Should either party serve such notice upon the other party as provided herein of the desire to amend this addendum Agreement, the notice must be accompanied by a statement of the amendment desired. In such event the parties will confer at least sixty (60) days prior to the expiration of this addendum Agreement.

Fiscal Year 1999 Yearly Credit and Tonnage Payments:

The currently awarded yearly lump sum payments for the three (3) lowest credit deductions and the top tonnage payments will be terminated April 1, 1999. The year end (FY-99) lump sum bonus payments will be pro-rated at three quarters of their stated value and awarded to the eligible personnel as described in "Exhibit B" of the existing Agreement dated June 30, 1990. An allowance has been included in the new "Daily Cash Bonus" rate to compensate for value of the existing year-end bonuses.

New "Daily Cash Bonus" Plan Starting Date:

The new "Daily Cash Bonus" plan will start the first full week in April 1999. This will be the week ending April 10, 1999. For purposes of counting sick leave and personal days in the 1999 calendar year the starting date will be January 4, 1999.

"Daily Cash Bonus" Adjustments

The value of the "Daily Cash Bonus" shall be adjusted by a percentage equal to the percentage change in the drivers standard base rate of pay in the basic Agreement, commencing with any changed negotiated effective as of July 1, 2000 (the July 1, 1999 rate is to serve as the initial base.) Any change in the base rate of pay for the drivers will automatically result in equivalent percent change in the daily amount of each regular COVERED employee's "Daily Cash Bonus" payment.

Amend EXHIBIT A as follows:

EXHIBIT A

WORK RULES AND REGULATIONS FOR THE SOLID WASTE DIVISION

1. The regular work week shall be Tuesday through Friday from 7:00 a.m. to 5:30 p.m. with the exception of the Complaint Truck personnel. The personnel assigned to the Complaint Truck collection crew will have a work week of Monday through Friday from 7:00 a.m. to 3:30 p.m.
2. Each driver shall report ten (10) minutes prior to shift start and remain twenty (20) minutes after end of shift; this is to allow driver to accomplish the following tasks;
 - a. Warm up vehicle and perform normal check list operations as defined by the City, prior to the start of the shift;
 - b. At the end of the shift, do end-of-day check list operations, as defined by the City, on the vehicle and report any defects of any nature to the proper individual as designated by the City; the driver will be required, as a minimum, to grease all appropriate fittings and slides on packing mechanisms; clean the cab and truck; and remove all debris from around the push-out blade and the packing mechanism. The City, during cold weather, will direct when to plug in all engine heaters. The City shall supply each driver with access to a grease gun.
 - c. Each driver shall properly complete the duties in 2(a) and 2(b) above; failure of a driver to so properly complete said duties may result in disciplinary action.

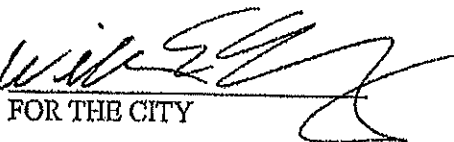
3. Each driver shall be paid at the rate of time and one-half of the applicable base rate of pay for the additional one-half (1/2) hour warm-up check list period each day, for those days actually worked.
4. The driver will have a one-half (1/2) hour lunch period which shall be taken after having discharged the first full load of the day at the disposal site and prior to the beginning of the second load.
5. The drivers on rubbish and yard waste collection crews will take daily coffee breaks at the wheel of the stopped assigned vehicle so as not to adversely affect the daily productivity of the crew.
6. All potential drivers must attend a City sponsored training course and must pass a City driving test on the new vehicles before being allowed to fill the position of driver in the collection operations.
7. No driver or crew shall leave its assigned route unless its truck is full, or its route has been completed, or it has been released by the City.
8. Drivers, when instructed by the City, will record various types of information requested on the routes so traveled during the week.
9. Personnel shall be assigned, where practicable, to the same truck and route on a weekly basis.
10. Laborers are to take their meal/coffee/rest breaks while their driver is traveling to and from the disposal area at the completion of the day's first full load and prior to the start of the collection of the day's second load.
11. The minimum work rate acceptable shall be the standard one hundred twenty (120) pounds per minute per crew, based upon net available route collection time, as computed and calculated by the City, which shall be defined as that time wherein the truck actually traversing the route adjacent to collectible rubbish.
12. Employees and/or crews on yard waste and rubbish collection which do not routinely meet the one hundred twenty (120) pound per minute per crew minimum rate may be assigned to other positions within the City's Department of Public Works, or may be subject to other remedial action.
13. Rubbish and yard waste collection crews shall be deemed to have earned their daily normal base pay when they have either completed their assigned route, or have collected

fifty-four thousand (54,000) pounds of refuse. The crew may be reassigned to other collection routes, or may be required to continue collection of its own route in those instances where the refuse on said routes exceeds fifty-four (54,000) pounds in which case it shall receive an "overtime" rate within the balance of the ten (10) hour day.

14. Monday holidays that are not worked shall be paid at eight (8) hours straight time in accordance with the basic Agreement between the parties.
15. NO vacations shall normally be scheduled during the "Peak Months" of April, May, October and November. No partial week vacations shall normally be granted during calendar weeks which include "Double Collection Days".
16. The assignment of additional loadpackers and crews will be accomplished as follows:
 - a. Establish a list of spares who are willing to work, on a day to day basis, the complete 10 hour day on rubbish collection, outside of those employees normally assigned as replacement or fill-in workers.
 - b. If that list is exhausted and more people are needed to complete collection crews, replacement workers or fill in workers will be assigned a 10 hour day as necessary and these employees shall be required to complete the assigned work as defined by the supplemental rubbish contract. Replacement workers or fill-in workers who normally work a five (5) day, forty (40) hour week in other operations for the City's Department of Public Works shall receive time and one-half for all hours actually worked in excess of eight (8) hours each day.
17. City shall determine the make-up of the crews and the route assignments.
18. Vacation leave time off shall be paid in accordance with the actual work day and work week; that is, the vacation day shall be ten (10) hours per day and the vacation week shall be that of Tuesday through Friday. No partial days shall be allowed. Complaint Truck personnel will be eight (8) hours per day and the week shall be Monday through Friday.
19. Sick leave accrual for employees in the collection operation shall remain the same as for other employees of the City's Department of Public Works. The hourly rate of accrual shall not increase due to the ten (10) hour work day; the existing maximum annual sick leave accrual is one hundred twenty (120) hours and shall continue at that level unless changed in the basic Agreement. The employees shall be charged and paid for ten (10) hours sick leave for each (1) full day's legitimate sick leave absence from a Tuesday

- through Friday day. With the exception of the Complaint Truck personnel who will be charged and paid at the rate of eight (8) hours for each one day of sick leave.
20. High visibility sweatshirts with hoods will be provided yearly for all Solid Waste Division personnel.
 21. All members of the Solid Waste Division shall be provided uniforms.
 22. High visibility uniforms provided by the Employer shall be worn each day.
 23. Safety goggles and/or side shields for regular glasses will be provided and worn each day.
 24. Rain gear will be provided for all employees of the Solid Waste Division for inclement weather.
 25. It is understood that the City of Springfield does and will supply proper safety equipment. It is further understood that this safety equipment is for the employee's benefit and protection and shall be worn when performing the assigned work. Any employee who fails to have the proper safety equipment when reporting for work shall not be allowed to work and shall not be paid until such equipment is on his person. There may be times when circumstances beyond the employee's control as to availability of clean uniforms arise. The situations may preclude any disciplinary action.
 26. Drivers are subject to the DPW Rules and Regulations for CDL/DOT Alcohol and Drug Testing. Failure to comply with the provisions of the CDL/DOT regulations will lead to suspension and/or termination.

By their signatures below the parties acknowledge that these are tentative agreements subject to reaching a complete agreement.


FOR THE CITY

8-2-21
DATE


FOR THE UNION

7/30/21
DATE

City of Springfield, MA
And
UFCW Local 1459

Tentative Agreements

August 11, 2021

The parties agree that the following are tentative agreements, subject to a complete agreement.

1. Art. 22.04 delete
2. Art. 12.11.G add "Effective July 1, 2021 the City will compensate employees of the Department of Public Works or PBRM Department who maintain a Massachusetts hoisting license twenty five cents (\$.25) per hour for all hours actually worked."

By their signatures below the parties acknowledge that these are tentative agreements subject to reaching a complete agreement.



FOR THE CITY

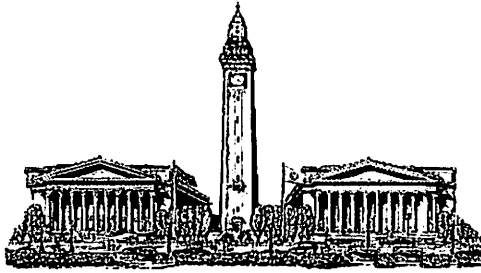
8-31-21
DATE



FOR THE UNION

8/31/21
DATE

**Human Resources
&
Labor Relations**
36 Court Street, Room 005
Springfield, MA 01103
413-787-6068 (phone)
413-787-6572 (fax)



**THE CITY OF
SPRINGFIELD, MASSACHUSETTS**

December 22, 2021

To the Springfield City Council

Please be advised that this department has received confirmation from the representative of **United Food and Commercial Workers Union Local 1459 (UFCW 1459), AFL-CIO**, that this bargaining unit has ratified new collective bargaining agreements for the time period of July 1, 2020 to June 30, 2021 and July 1, 2021 to June 30, 2024 with the City of Springfield.

We hereby submit to you this report for approval by the City Council which reflects the following wage increases in **UFCW 1459's wage scale**.

Wage Increases:	Effective and retroactive July 1, 2020	Two percent (2%)
	Effective and retroactive July 1, 2021	Two percent (2%)
	Effective July 1, 2022	Two percent (2%)
	Effective July 1, 2023	Two percent (2%)

Additionally:

Effective July 1, 2021, the annual tool allowance will be increased from two hundred and fifty (\$250.00) dollars to three hundred (\$300.00) dollars.

Effective July 1, 2021, the annual boot allowance will be increased from one hundred (\$100.00) dollars to one hundred and twenty five (\$125.00) dollars.

Effective July 1, 2021, the City will compensate employees of the Department of Public Works or PBRM Department who maintain a Massachusetts hoisting license twenty five cents (\$.25) per hour for all hours actually worked.

Effective July 1, 2021, the City also agrees to pay an annual stipend to motor equipment repairmen of two hundred and fifty (\$250.00) dollars if they are licensed as a non-CDL motor vehicle inspector, and an annual stipend of five hundred (\$500.00) dollars if they are licensed as a CDL motor vehicle inspector. If an employee is licensed as both they will receive the five hundred (\$500.00) dollar annual stipend.

On January 1, 2022, the second shift differential will be increased from \$1.10 to \$1.25 per hour.

On January 1, 2022, the third shift differential will be increased from \$1.15 to \$1.40 per hour.

A financial order reflecting the cost of the wage increase is attached.

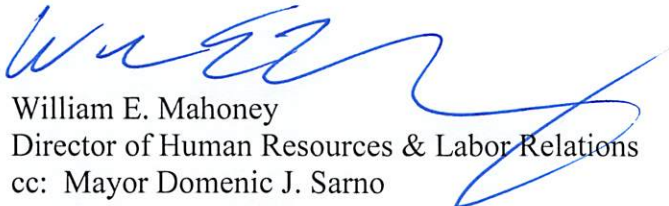
**Human Resources
&
Labor Relations**
36 Court Street, Room 005
Springfield, MA 01103
413-787-6068 (phone)
413-787-6572 (fax)



In accordance with the Acts of 656 of 1989, the Chief Financial Officer must give in writing his opinion relative to the financial impact of the agreement on the existing level of municipal services.

If any other questions exist please feel free to contact this office.

Sincerely,


William E. Mahoney
Director of Human Resources & Labor Relations
cc: Mayor Domenic J. Sarno
cc: T.J. Plante, CAFO
cc: File

City of Springfield
36 Court Street
Springfield, MA 01103



Division of Administration
and Finance

To: Springfield City Council
From: Timothy J. Plante, Chief Administrative & Financial Officer
Date: February 02, 2022
Re: Order for Council Meeting - February 7, 2022
Cc: Mayor Sarno

Purpose: The purpose of this memo is to provide an explanation of the order sponsored by the Mayor for the February 7, 2022 City Council meeting, which requests the ratification of the current agreement between the City of Springfield and the United Food Commercial Workers Union – Local # 1459 Union (“UFCW 1459”).

Background: The new agreement includes an extension of the bargaining agreement that expired on June 30, 2020, and contains the following wage increases:

FY21 (7-1-20 to 6-30-21)	2%
FY22 (7-1-21 to 6-30-22)	2%
FY23 (7-1-22 to 6-30-23)	2%
FY24 (7-1-23 to 6-30-24)	2%

The City will need to fund the retroactive pay agreed upon under this new agreement. If an analysis of the Personal Services budget of the Department of Public Works determines that sufficient funds do not exist in the current year budget to absorb this increase, the Mayor will sponsor an additional order to have these funds transferred into the Department Public Work’s Personal Services budget.

CAFO Certification: This memorandum will confirm that in my professional opinion, as the Chief Administrative and Financial Officer, after an evaluation of all pertinent financial information reasonably available, that the City’s financial resources and revenues are and will continue to be adequate to support the proposed expenditures and obligations involved in this City Council Order, without a detrimental impact on the continuous provision of the existing level of municipal services, in accordance with Section 2(f) of Chapter 656 of the Acts of 1989, as added by Section 1 of Chapter 468 of the Acts of 2008.

This certification is made in accordance with Section 2(f) of Chapter 656 of the Acts of 1989, as added by Section 1 of Chapter 468 of the Acts of 2008.

Attachment: CAFO CERT (6594 : Collective Bargaining Agreement Ratification - UFCW 1459)



70 Tapley Street
Springfield
Massachusetts
01104

February 1, 2022

To the Honorable Members of the City Council:

The Springfield Historical Commission is pleased to submit for your consideration the proposed Forest Park Trolley Waiting Pavilion Local Historic District.

The Forest Park Trolley Waiting Pavilion is historically significant for its connection to the development of urban parks, transportation networks, and social recreation. It is a rare survival in its own right and an unusually large and well-designed example of a public transportation amenity. Located at the front entrance to Forest Park and visible from Sumner Avenue (a major thoroughfare route), the pavilion is one of the most prominent and most accessible examples of the late-19th century “Shingle Style” in Springfield.

To protect the architectural integrity of this former transportation hub, which will be restored with assistance from Community Preservation Act funds, we propose the Forest Park Trolley Waiting Pavilion Local Historic District be created.

Additionally, the Forest Park Civic Association also supports the creation of this historic district.

Furthermore, Councilor Davila has offered to sponsor the legislation, which will be before you on February 7, 2022.

Thank you for your consideration.

Vincent Walsh, Chair
Springfield Historical Commission



Department of Parks, Buildings and Recreation Management

Administrative Office, Forest Park

July 1, 2021

Springfield Historical Commission
70 Tapley Street
Springfield, MA 01104

Dear Commissioners:

The Department of Parks, Buildings and Recreation Management received a Community Preservation Act grant for restoration and preservation work at the Forest Park Trolley Barn.

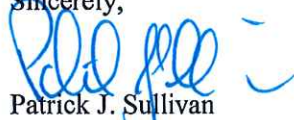
The Forest Park Trolley Pavilion is a historic shingled Trolley Pavilion at the entrance to Forest Park on Sumner Avenue. The pavilion has been inventoried on the Massachusetts Cultural Resource Information System (MACRIS) and is located adjacent to the Forest Park Heights National and Local Historic District. Please see attached inventory form and photos.

As a condition of the CPA grant, the Community Preservation Committee requires that we take steps to ensure that the exterior of the Trolley Barn is protected in the future by establishing an exterior preservation restriction.

We are requesting that the SHC begin the process to create a single-building local historic district for the Forest Park Trolley Barn Pavilion.

We appreciate the Springfield Historic Commission's dedication to protecting the historic spaces and structures that define Springfield's character. We look forward to working with the SHC as this project move forwards in development.

Sincerely,


Patrick J. Sullivan
Executive Director of PBRM

cc: Board of Park Commissioners
Community Preservation Committee

200 Trafton Road, Springfield, MA 01108

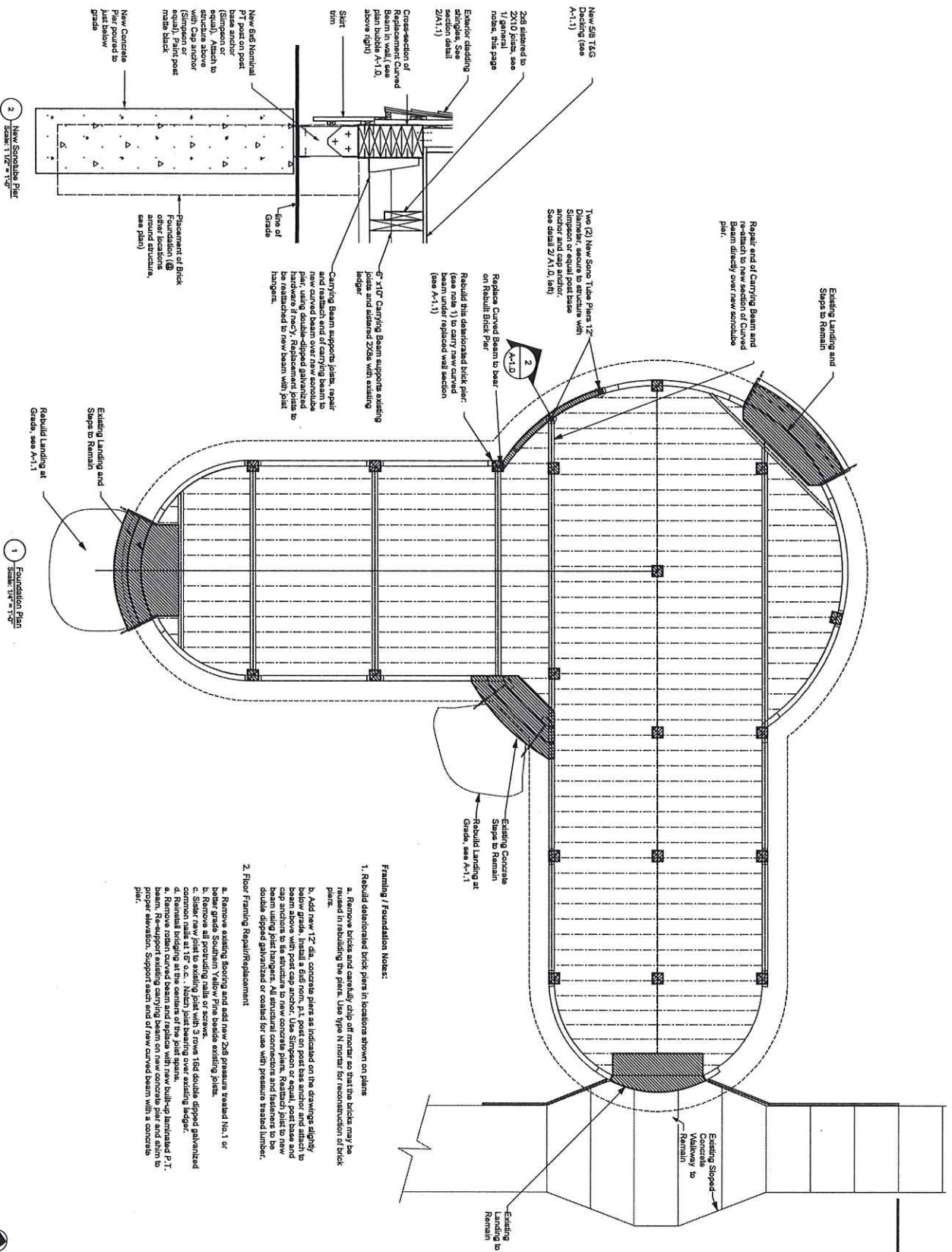
Attachment: FP_Trolley_Barn(Parks_Dept-Memo) (6558 : 299 Sumner Avenue)











Framing / Foundation Notes:

1. Rebuild / Foundation Notes:
 - a. Remove bricks and carefully chip off mortar so that the bricks may be reused in rebuilding the pier. Use Type M mortar for reconstruction of brick piers.
 - b. Add new 12" dia. concrete pier as indicated on the drawings slightly below grade. Install a 6x6 nom. p.t. post on pier base and attach to beam above with post cap anchor. Use Simpson or equal post base and beam using post hangers. All structural connectors and fasteners to be double dipped galvanized or coated for use with pressure treated lumber.
2. Floor Framing Repair/Replacement:
 - a. Remove existing flooring and add new 2x6 pressure treated No. 1 or better grade Southern Yellow Pine beside existing joists.
 - b. Remove all protruding nails or screws.
 - c. Add new 12" dia. concrete pier as indicated on the drawings slightly below grade. Install a 6x6 nom. p.t. post on pier base and attach to beam above with post cap anchor. Use Simpson or equal post base and beam using post hangers. All structural connectors and fasteners to be double dipped galvanized or coated for use with pressure treated lumber.
 - d. Reinforce existing carrying beam on new concrete pier and stem to pier elevation. Support each end of new curved beam with a concrete pier.

Construction Plans
Forest Park Trolley Barn
Main Greengate Road
Springfield, MA

Summer Ave Entrance

Foundation &
Floor Structure Plan

Date: 05/04/2020
File Name: Forest Park Trolley Barn
Drawn By: JH
Reviewed By: SJ
Scale: 1/4" = 1'-0"

Drawing No.

A-1.0



(Approved)

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T 413.747.5285

Comments



Construction Plans
Forest Park Trolley Barn
Main Greeting Road
Springfield, MA

Sumner Ave Entrance

Reflected Ceiling Plan

Revisions:

Date: 05/04/2020
File Name: Forest Park Trolley Barn
Drawn by: JH
Reviewed by: JH
Scale: 1/8" = 1'-0"

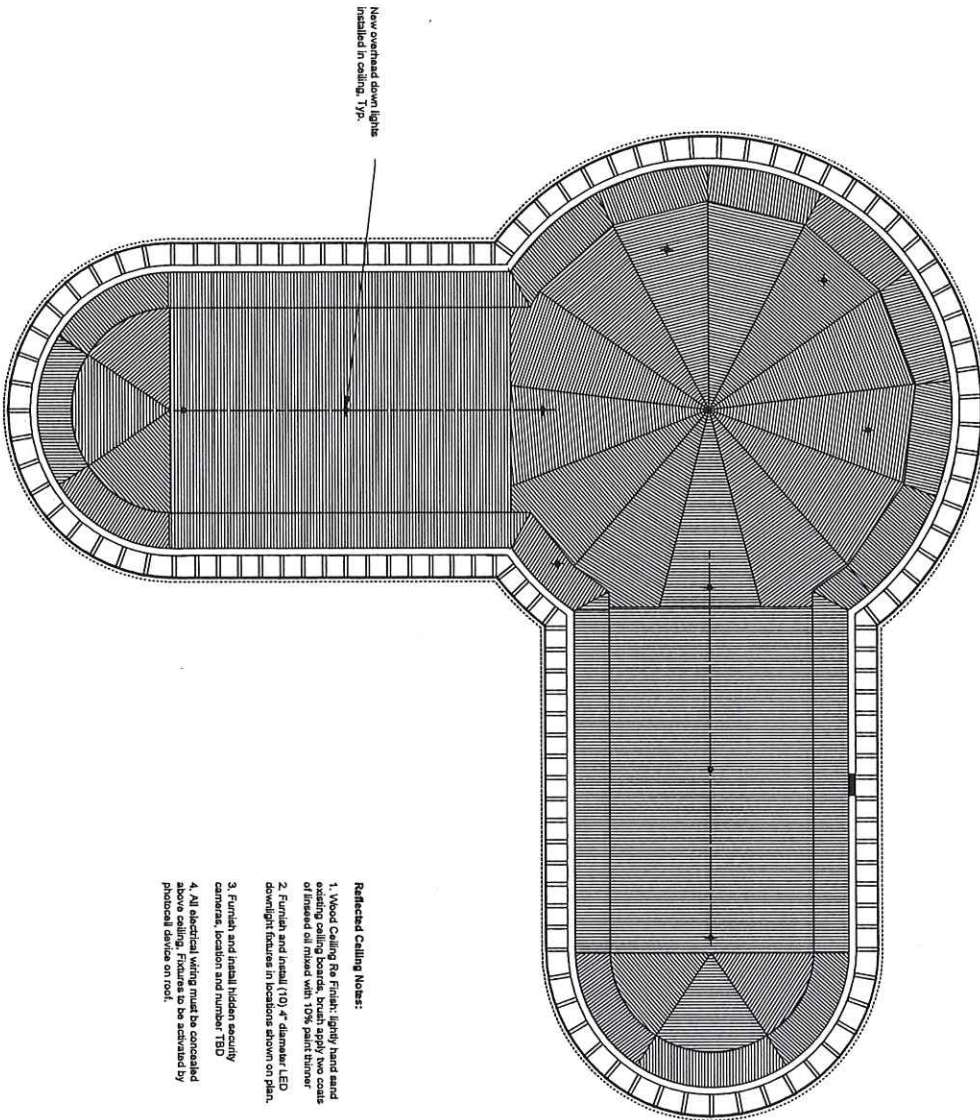
Drawing No.

A-1.2



(approved)

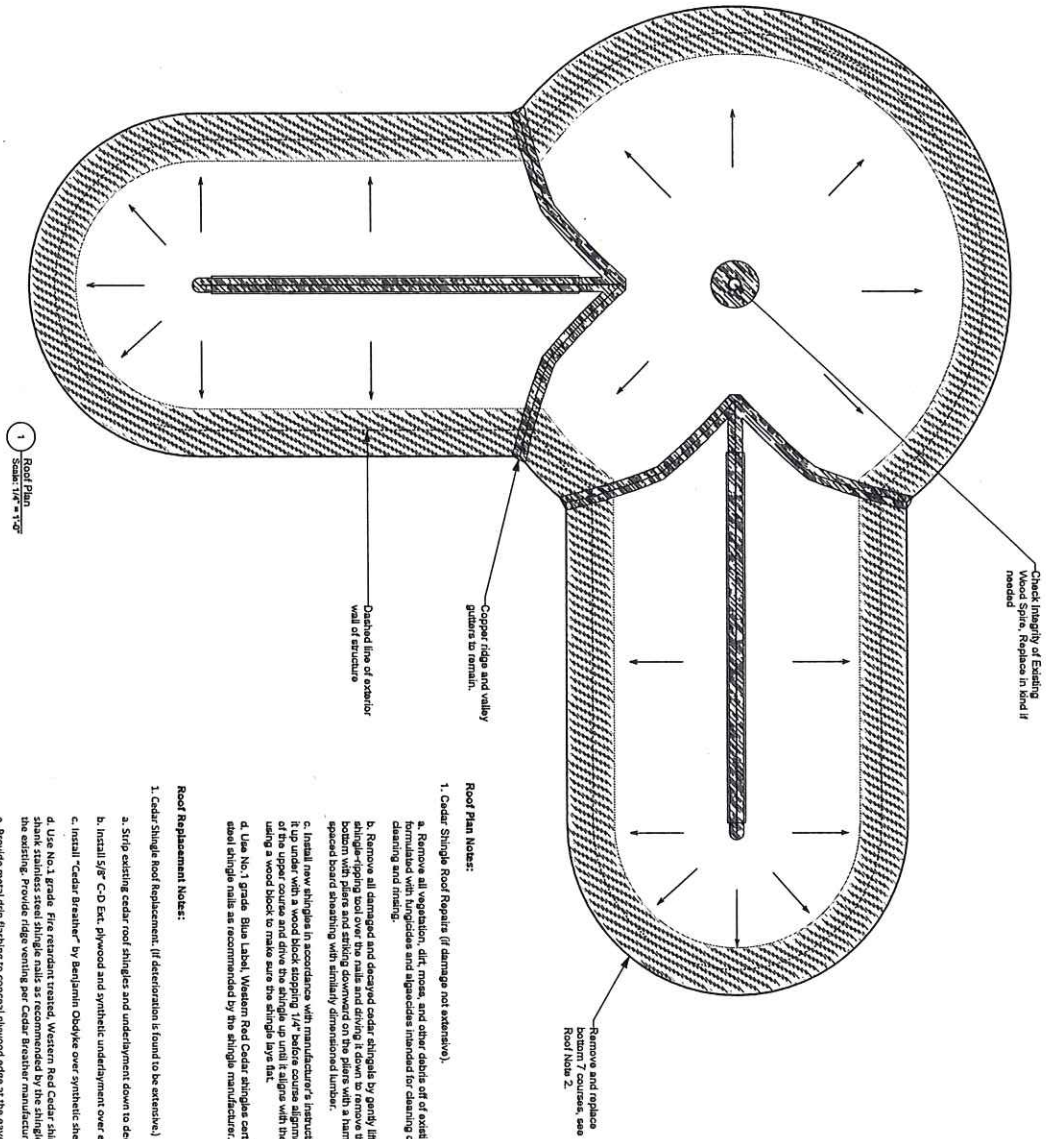
1 Reflected Ceiling Plan
Scale: 1/8" = 1'-0"



New overhead down lights
installed in ceiling Type 1.

Reflected Ceiling Notes:

1. Wood Ceiling Re-Finish: lightly sand and existing ceiling boards, brush apply two coats of finished oil mixed with 10% paint thinner
2. Furnish and install (10) 4" diameter LED downlight fixtures in locations shown on plan.
3. Furnish and install hidden security cameras, location and number TBD
4. All electrical wiring must be concealed above ceiling. Fixtures to be activated by photo-cell devices on roof.



Roof Plan Notes:

1. Cedar Shingle Roof Repeats (if damage not extensive).
 - a. Remove all vegetation, dirt, moss, and other debris off of existing roof surface. Use a citrus based cleaner formulated with fungicides and algaecides intended for cleaning cedar roofing. Use a low-pressure water spray for cleaning and rinsing.
 - b. Remove all damaged and decayed cedar shingles by gently lifting the shingle just enough to insert a shingle-tipping tool over the nails and driving it down to remove the nails. Then remove the shingle by grabbing the bottom with pliers and pulling downward on the pliers with a hammer. Remove and replace any sections of rotten spaced board sheathing with similarly dimensioned lumber.
 - c. Install new shingles in accordance with manufacturer's instructions. Install new shingle under existing by driving it up under with a wood block stopping 1/4" before course alignment. Install 2 shingle nails set flush at the drip line of the upper course and drive the shingle up until it aligns with the adjacent course. Tap down on the shingle above using a wood block to make sure the shingle lays flat.
 - d. Use No. 1 grade, Western Red Cedar shingles certified by the Cedar Bureau and ring shank stainless steel shingle nails as recommended by the shingle manufacturer. Match the length of shingles to steel shingle nails as recommended by the shingle manufacturer. Match the length of shingles to the existing.

Roof Replacement Notes:

1. Cedar Shingle Roof Replacement. (If deterioration is found to be extensive).
 - a. Strip existing cedar roof shingles and underlayment down to deck or spaced board sheathing.
 - b. Install 5/8" C-D Ect. plywood and synthetic underlayment over existing roof. Provide for venting at the ridge.
 - c. Install "Cedar Breather" by Benjamin Obdyke over synthetic sheathing.
 - d. Use No. 1 grade, Fire retardant treated, Western Red Cedar shingles certified by the Cedar Bureau and ring shank stainless steel shingle nails as recommended by the shingle manufacturer. Match the length of shingles to the existing. Provide ridge venting per Cedar Breather manufacturer details.
 - e. Provide metal drip flashing to conceal plywood edge at the eaves.

+/- 2830 SF Roof Surface



A-1.3

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Consultants



Construction Plans
Forest Park Trolley Barn
Main Greeting Road
Springfield, MA

Summer Ave Entrance

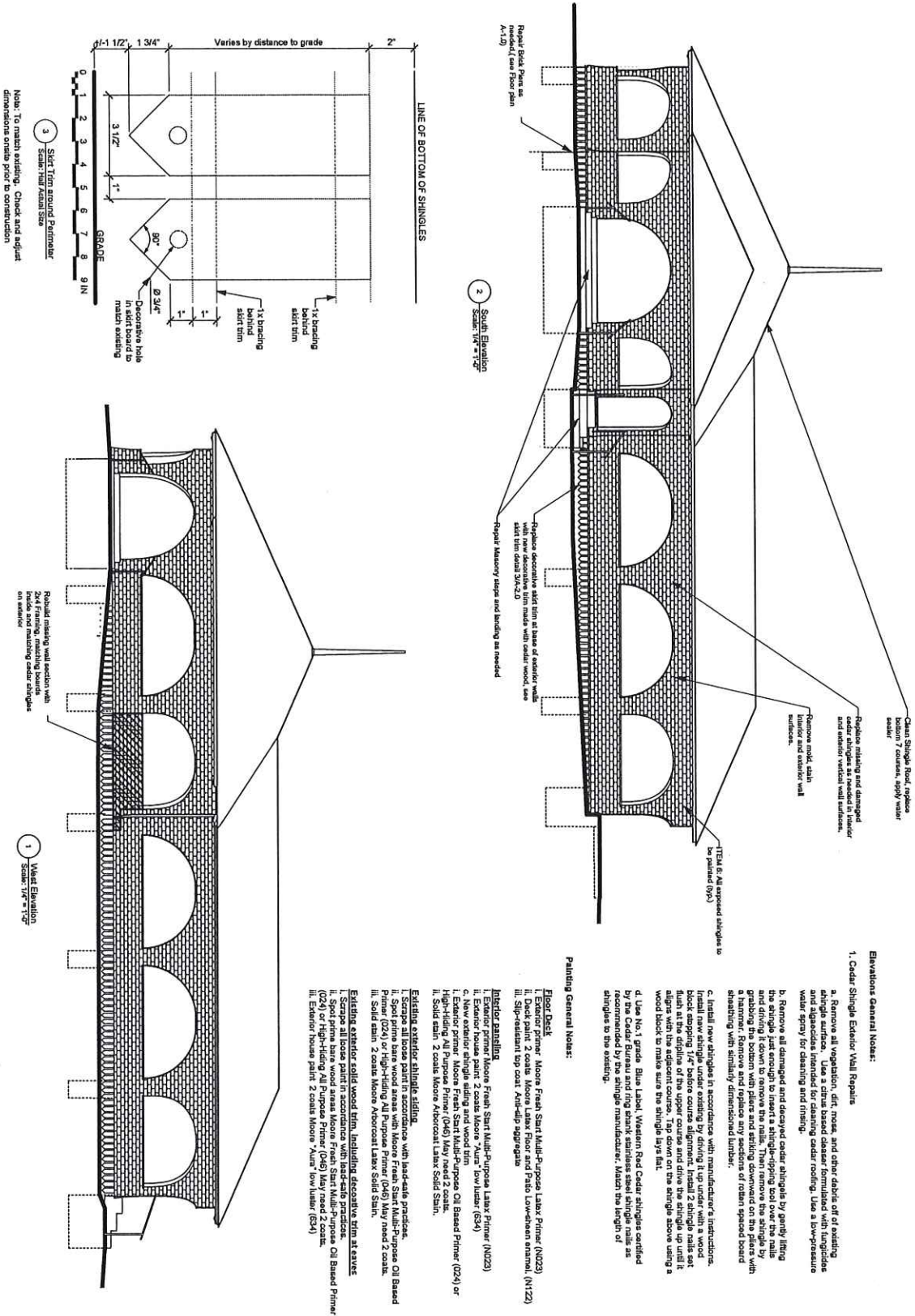
Roof Plan

Revisions:

Date: 05/04/2020
File Name: Forest Park Trolley Barn
Drawn By: JDE
Checked By: JDE
Scale: 1/4" = 1'-0"

Drawing No.

(approved)



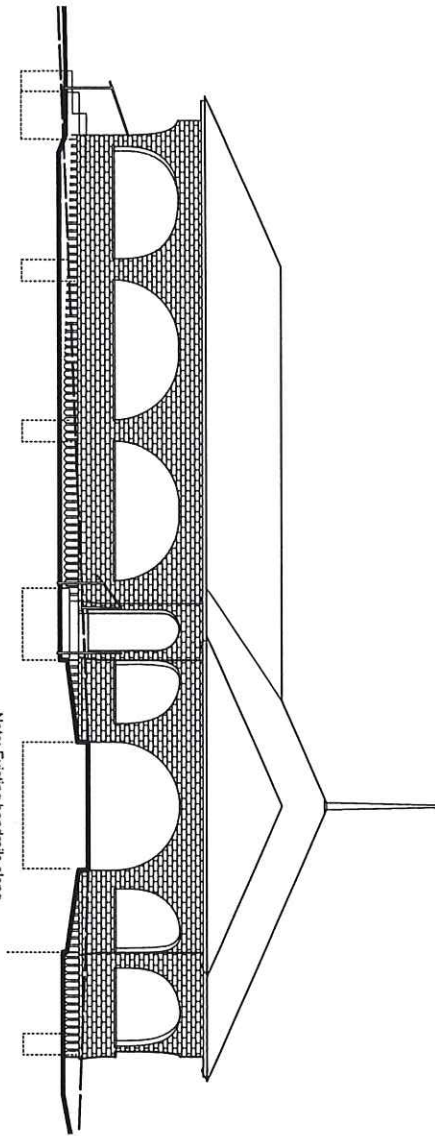
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Construction Plans
Forest Park Trolley Barn
Main Greeting Road
Springfield, MA

Summer Ave Entrance
South & West Elevations
& Skirt Trim Detail

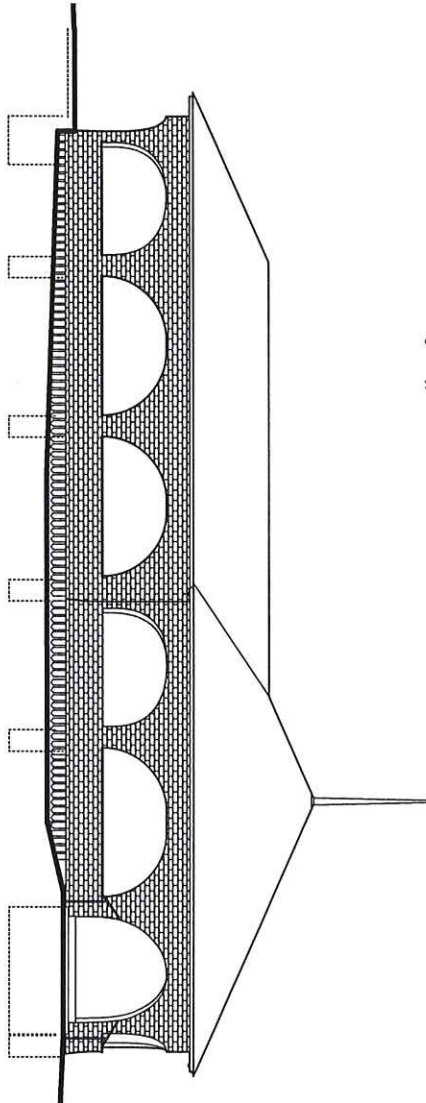
05/04/2020
Fol: New Forest Park Trolley Barn
Drawing: 201
Scale: 1/4" = 1'-0"

A-2.0



2 East Elevation
Scale: 1/4" = 1'-0"

Note: Existing handrails along
walkway at either side of East
End Entrance to remain (not
shown for drawing clarity)



1 North Elevation
Scale: 1/4" = 1'-0"

See Notes on 2.0, West and South Elevations

JABLONSKI | DEVER

ARCHITECTS

www.jablonski.com

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22 Green Lane | Springfield, MA 01107
T 413.747.5285

Consultants



Construction Plans
Forest Park Trolley Barn
Main Greeting Road
Springfield, MA

Summer Ave Entrance

North and East Elevations

Revisions:

Date: 05/04/2020
File Name: Forest Park Trolley Barn
Drawn By: JH
Reviewed By: SJ
Scale: 1/4" = 1'-0"

Drawing No.

A-2.1



70 TAPLEY STREET
 SPRINGFIELD
 MASSACHUSETTS
 01104

Final Report
 for the proposed
**FOREST PARK TROLLEY WAITING
 PAVILION**
LOCAL HISTORIC DISTRICT
 Springfield, Massachusetts



Attachment: Forest Park Trolley Waiting Pavilion (Final_Report) (6558 : 299 Sumner Avenue)

Prepared for the Springfield Historical Commission
 by the Office of Planning & Economic Development
 January 14, 2022

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SUMMARY SHEET

Chairperson: Vincent Walsh

Contact Person: Alvin Allen
(Commission Staff)

Address: Springfield Historical Commission
70 Tapley Street
Springfield, MA 01104

Telephone: (413) 787-6020

Commissioners: Thomas Belton
Judith Crowell
William Duquette
Bryan McFarland
Alphonso Nardi, Vice Chairman
Vincent Walsh, Chairman
David Finn, Alternate
Walter Kroll, Alternate
Steven Shultis, Alternate

**Expected Date of Public
Hearing:** December 16, 2021

**Expected Date of City
Council Vote:** February 7, 2022

**Number of Properties
Included in the Proposed
Local Historic District** 1

Conclusion of the Preliminary Study Report: To protect the architectural integrity of this historic shingle style building whose exterior will be restored with funds allocated from the Springfield Community Preservation Committee; therefore, the Forest Park Trolley Waiting Pavilion Local Historic District should be created.

I. Introduction

The Historic Districts Act, Massachusetts General Law Chapter 40C, is the Commonwealth's enabling statute for creating local historic districts. Local historic districts are the mechanism by which municipalities can designate and protect areas of architectural and historical significance. Within a local historic district, no exterior architectural feature that is visible from a public street, park or water body can be altered without first receiving permission from the local historic district commission. The level of protection provided by a local historic district is much greater than that provided by inclusion on the National Register of Historic Places. Although being on the National Register is a formal recognition of property's historical significance and can offer limited review of projects funded or assisted by federal, state, or CDBG funds, the property itself is not protected from change if work is done exclusively with private funds. The local historic district provides greater protection and review for properties and has this power as a result of a town or city council vote.

Local Historic Districts were first established in Massachusetts in 1955. There are now more than 200 local historic districts in over 100 municipalities in the Commonwealth, including sixteen in Springfield. Neighboring municipalities with local historic districts include West Springfield, Longmeadow, Chicopee, and Holyoke.

In 1972, the Quadrangle-Mattoon local historic district was established in Springfield. Over the next six years, five other districts were created, protecting more than 1,200 properties. Three districts expansions have also taken place. More recently, three small historic districts have been created to protect the Immaculate Conception Church complex, the Colony Hills area, and the Apremont Triangle area. Single-building LHDs were created to protect Our Lady of Hope Church, Willys-Overland Block, Hubbard & Emily Bliss House, Thomas Wason House, Driscoll Block, Trinity Block, and Thurston Munson House. LHDs can be credited with protecting many of the city's significant structures, maintaining community character, preserving important architectural treasures, and adding to the quality of residents' lives.

II. Methodology

The Forest Park trolley waiting pavilion was evaluated by the Massachusetts Historical Commission in 1983 under the CDBG review and found to be eligible for individual listing on the National Register of Historic Places under Criteria A & C at the local level.

In September 1999, a report of the history and architecture of the "Forest Park Trolley Barn" (sic) was prepared by the Pioneer Valley Planning Commission and submitted to the City of Springfield and the Massachusetts Historical Commission. The report recommended historic designation as one way to help protect the 1890 wood-frame building.

In April 2019, the Department of Parks, Buildings & Recreation Management successfully applied to the Springfield Community Preservation Committee for a grant of \$250,000 to support renovation and preservation of the Trolley Barn. Part of the agreement with the City in accepting the grant was to apply to the Springfield Historical Commission for an exterior preservation restriction for the Trolley Barn structures. It was recommended that the Department request a local historic district determination to fulfill this requirement.

To support the proposal for a local historic district, the city contracted with Gregory Farmer, a local historic preservation consultant, to prepare an updated MHC inventory form (MHC # SPR.2501) to supplement the earlier documentation of the Forest Park trolley waiting pavilion. A copy of the completed inventory form is attached with this report.

The fieldwork and research conducted as part of the documentation process confirmed that the pavilion has a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association. The pavilion is historically significant for its connection to the development of urban parks, transportation networks, and social recreation. It is also significant architecturally as a prominent and well-preserved example of the late-19th century “shingle style” as interpreted by a local architect, Michael F. Maher.

III. Significance

The Forest Park trolley waiting pavilion is a rare survival in its own right and an unusually large and well-designed example of a public transportation amenity. Located at the entrance to Forest Park and visible from Sumner Ave. (a major through route), the pavilion is one of the most prominent and most accessible examples of the late-19th century “Shingle Style” in Springfield.

The Forest Park trolley pavilion was erected by the City of Springfield to provide shelter for waiting passengers at one of the most popular destinations on the Springfield Street Railway’s network of electric trolley lines. Although commonly referred to as a “trolley barn,” the building was designed to accommodate passengers only, not the trolley car itself. The waiting pavilion stands in contrast to Springfield’s actual trolley barns at 2257 Main St. (SPR.206, erected 1897) and 2830 Main St. (SPR.2585, built 1916), which were designed for the maintenance and repair of the trolley cars.

Forest Park was established in 1883 with Oscar Greenleaf’s gift of 64 acres to the City of Springfield. By 1893 the park had grown through additional land donations and purchases to over 450 acres, including 175 acres donated by local manufacturer Everett Hosmer Barney. This was Springfield’s largest park, but-it remained secluded in its early years because of lack of access and the undeveloped nature of the park.

The Springfield Street Railway Company was established in 1870, when the city had a population of 26,603 people. The street railway began with house-drawn streetcars

running on tracks along major thoroughfares. The streetcar system expanded rapidly over the next two decades, spurring new residential development in areas beyond the city center, especially the north and south ends of Main St., the McKnight neighborhood on the hill east of downtown, and the Forest Park neighborhood along the city's southern edge.

The switch from horse-drawn railway service to electric trolleys in 1890 reflected advancing technology and greater passenger volume as a result of the city's rapid growth to a resident population of 44,179 (an increase of 67% since 1870). The new electric trolley network was a major impetus for the development of Forest Park as Springfield's first truly public city-wide park. The first electric trolley route was established from Court Square to Forest Park, and the cars began operation on June 6, 1890. The route extended south on Main St., up Fort Pleasant Ave., and then along Sumner Ave. to the main entrance to Forest Park. Through the transfer system of the Springfield Street Railway Company, it was possible for all of the city's residents, as well as those from neighboring towns, to ride to the park for a single five cent fare. This was particularly beneficial to Springfield residents who lived in tenements and apartment blocks, as it gave them improved access to fresh air and open space. Sunday outings to the Forest Park grew very popular, and by 1893 it was estimated that over 60,000 people visited the park in one season.

The waiting pavilion at the main entrance to the park was built by the city in 1890 as one of the park's most prominent amenities. It was described in an 1898 booklet, *Illustrated Forest Park*, as a "commodious ornamental structure for the accommodation of visitors, in which they may find shelter or rest while waiting for the electrics." The pavilion cost \$2,263.00 to build, and this sum was broken down in that year's Municipal Report as: \$851.78 to William S. Banning for carpentry; \$66.34 to George H. and E.F. Blodgett for masonry; \$225.00 to David B. Clarke for painting the pavilion; and \$50.00 to Michael F. Maher for providing the plans, specifications, and supervising the construction.

Michael Francis Maher (1848-1940) was born in Ireland, entered the US as a child in 1851, and became a naturalized citizen. As a carpenter and builder, he was responsible for many of the buildings developed by the McKnight brothers between 1870 and 1900 and for the early development of the Forest Park neighborhood. The 1880 federal census listed Michael F. Maher as a "builder" residing at 24 Florida St. in the McKnight neighborhood of Springfield. In the 1900 federal census for Springfield, Michael Maher (recorded as "Mayher") was identified as an "architect" residing at 160 Thompson St. in the same neighborhood.

The Springfield Street Railway Company began the conversion from electric streetcars to gasoline-powered buses in 1923 and switched completely to diesel buses in 1949. Forest Park continued to grow in popularity and is still the city's most heavily used recreational site. The Forest Park waiting pavilion no longer serves the electric trolley line, but still provides an attractive welcome to the park and a convenient shelter from the elements. It is the only 19th century building remaining in the 735-acre city park.

IV. Justification of the Boundaries

This proposal is for a single property historic district, at the primary vehicular entrance to Forest Park at 299 Sumner Avenue. The designation would be enclosed by a rectangular boundary defined by the front (north) lot line along Sumner Ave. from a point 100 ft. east of the east end of pavilion and continuing west to the park's entrance road, extending south along the park entrance road to a point 100 ft. south of the pavilion's southern end, and continuing east and then north to enclose the building and include a buffer zone of 100 ft. in each cardinal direction.

The Forest Park trolley waiting pavilion is located in a residential neighborhood with close proximity to other buildings of historic value, two of which are owned by the City of Springfield (Forest Park Library to the north at 380 Belmont Ave. and Forest Park Middle School to the west), and, the third is the recently approved LHD at the former All Saints Episcopal Church at 41 Oakland St. The pavilion is also related historically and architecturally to the buildings in the Forest Park Heights Historic District (1975) immediately west of Forest Park.

While the 735-acre Forest Park as a whole may also be eligible for historic designation, the current proposal is to establish a single-property Local Historic District for the 1890 trolley waiting pavilion alone.

V. Map of the Proposed District



VI. Property Street Address Index

Street Address	Historic Name	Year Built	Inventory form	Architectural Style
Forest Park (299 Sumner Avenue)	Forest Park Trolley Waiting Pavilion (aka Trolley Barn)	1890	Y	Shingle
Total number of properties to be included in district:			1	

VII. Recommendations for the Ordinance

The new district will be added to existing Springfield Ordinances. The Forest Park Trolley Waiting Pavilion will have the exemptions as many current historic districts overseen by the Springfield Historical Commission such as temporary structures, color of paint, small signs, at grade sidewalks and driveways, exact reconstruction following disaster, screen windows and doors. The Commission will retain oversight of all other features. The new district will pertain to the Forest Park Trolley Waiting Pavilion itself and not the surrounding parkland, Forest Park.

VIII. The Ordinance

Proposed Ordinance

TEXT:

AN ORDINANCE AMENDING THE REVISED ORDINANCES OF THE CITY OF SPRINGFIELD, 1986, AS AMENDED BY CHAPTER 2.46 ENTITLED "SPRINGFIELD HISTORICAL COMMISSION"

Be it ordained by the City Council of the City of Springfield, as follows:

Chapter 49, Article II of the Revised Ordinances of the City of Springfield, as amended, entitled "Historic Districts" is amended by the addition of the following section:

Subsection "49-26":

49-26 Forest Park Trolley Barn – 299 Sumner Avenue

- A. There is further established under the provisions of and in accordance with the Historic Districts Act, so-called, as mentioned in this chapter, the Forest Park Trolley Barn Historic District as shown on the map labeled Exhibit 27-2T, entitled "Forest Park Trolley Barn Historic District"; said map to be considered part of this chapter.
- B. Exemption from Controls:
 - 1) Temporary structures or signs, subject to such conditions as to duration of use, location, lighting, removal and similar matters as the Commission may reasonably specify.
 - 2) Terraces, walks, driveways, and sidewalks provided that any such structure is substantially at grade level.
 - 3) Storm windows, screens, window air conditioners.
 - 4) Color of paint on wood features.
 - 5) Signs of not more than one (1) square foot in area in connection with use of a residence for a customary home occupation, or for professional purposes, provided only one (1) such sign is displayed in connection with each residence and, if illuminated, are illuminated only indirectly.
 - 6) The reconstruction, substantially similar in exterior design, of a building, structure or exterior architectural feature damaged or destroyed by fire, storm or other disaster, provided such reconstruction is begun within one year thereafter and carried forward with due diligence.

IX. Inventory Form

See attached form, MHC # SPR.2501, updated July 2021.

X. Photographs

PHOTOGRAPHS ID	Photograph Description
1. G. Farmer, July 2021 (IMG.1660)	North & West Elevations (looking SE)
2. G. Farmer, July 2021 (IMG.1663)	West & South Elevations (looking NE)
3. G. Farmer, July 2021 (IMG.1669)	East & South Elevations (looking NW)
4. G. Farmer, July 2021 (IMG.1672)	East Elevation (looking W)
5. G. Farmer, July 2021 (IMG.1655)	East & North Elevations (looking SW)
6. G. Farmer, July 2021 (IMG.1657)	North Elevation (street front – looking S)
7. G. Farmer, July 2021 (IMG.1675)	Interior view (looking W)
8. G. Farmer, July 2021 (IMG.1690)	Interior view (looking NW)



Photo 1: Forest Park waiting pavilion, exterior view at park entrance, looking southeast. (1660)



Photo 2: Forest Park waiting pavilion, exterior view looking northeast.

(1663)



Photo 3: Forest Park waiting pavilion, exterior view looking northwest.

(1669)



Photo 4: Forest Park waiting pavilion, exterior view looking west.

(1672)



Photo 5: Forest Park waiting pavilion, exterior view looking southwest.

(1665)



Photo 6: Forest Park waiting pavilion, exterior view looking south.

(1657)



Photo 7: Forest Park waiting pavilion, interior view looking west.

(1675)



Photo 8: Forest Park waiting pavilion, interior view looking northwest.

(1690)



70 Tapley Street
Springfield
Massachusetts
01104

August 6, 2021

Ms. Brona Simon
SHPO & Executive Director
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125

RE: Preliminary Report for Forest Park Trolley Waiting Pavilion Local Historic District (aka Forest Park Trolley Barn, 299 Sumner Avenue, Springfield, MA)

Dear Ms. Simon:

The Springfield Historical Commission is pleased to submit the proposed Forest Park Trolley Waiting Pavilion Local Historic District for your review. The Springfield Historical Commission requests your consideration of the enclosed Preliminary Study Report and Form B for a proposed single building local historic district. With a historic designation, this property will have the opportunity to obtain Community Preservation Act grant funds that have been set aside by the City of Springfield. The funds will prove necessary in maintaining this historic structure adjacent to the existing Forest Park Heights Local Historic District.

The Forest Park Trolley Pavilion is a historic shingled Trolley Pavilion at the entrance to Forest Park on Sumner Avenue. The pavilion has been inventoried on the Massachusetts Cultural Resource Information System (MACRIS); further, historic district status would strengthen the entrance of beautiful Forest Park.

We hope you will look favorably upon this proposal. Thank you for your consideration.

Sincerely,

Vincent Walsh
Chairman, Springfield Historical Commission

Attachment: FP_Trolley_Waiting_Pavilion(Letter to MHC) (6558 : 299 Sumner Avenue)

FORM B – BUILDING

Assessor's Number

USGS Quad

Area(s)

Form Number

21.e

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Parcel 112800460

Spfld
South

SPR.2501

Town/City: Springfield**Place:** (*neighborhood or village*): Forest Park

Photograph



Locus Map

**Recorded by:** G. Farmer, Consultant**Organization:** City of Springfield/Dept. of Parks, Buildings & Recreation Management**Date** (*month / year*): July 2021**Address:** 299 Sumner Ave.**Historic Name:** Forest Park Trolley Waiting Pavilion**Uses:** Present: Weather shelter

Original: Trolley waiting pavilion

Date of Construction: 1890**Source:** *Illustrated Forest Park* (1898)**Style/Form:** Shingle style**Architect/Builder:** Michael F. Maher, archt.**Exterior Material:**

Foundation: Brick piers

Wall/Trim: Wood shingles

Roof: Cedar shingles

Outbuildings/Secondary Structures: None**Major Alterations** (*with dates*):**Condition:** Under restoration (2021)**Moved:** no ☒ yes ☐ **Date:****Acreage:****Setting:** The trolley waiting pavilion is located in a wooded grove at the main entrance to Forest Park on the south side of Sumner Ave. between Forest Park Ave. and Continental St., roughly opposite Sumner Terrace. Sumner Ave. is a primary artery through an established residential neighborhood.

Attachment: Form B SPR2501 Spfld Forest Pk Trolley Waiting Pavilion (6558 : 299 Sumner Avenue)

INVENTORY FORM B CONTINUATION SHEET

SPRINGFIELD

SUMNER AVE. (SOUTH SIDE)

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SPR.2501

☒ Recommended for listing in the National Register of Historic Places.*If checked, you must attach a completed National Register Criteria Statement form.**Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.***ARCHITECTURAL DESCRIPTION:***Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

The Forest Park waiting pavilion is a one-story, wood-frame building located immediately east of the main gate to Forest Park on the south side of Sumner Ave. The building has a rounded L-shaped plan with a large circular footprint at the northwest junction and rectangular arms extending east and south and terminating in a rounded form.

The building rests on brick piers concealed by a scalloped wood skirt. Cast concrete steps lead to the four open, round-arched entrances at the front and back of the circular section and the extreme east and south ends of the wings. The exterior walls are clad in wood shingles that run continuously along the lower wall and conform to the series of large half-round arched openings in the upper wall. The wood-shingled roof is configured with a high conical section over the round main junction, topped by a tall tapered wooden post. The two secondary roof ridges extend east and south, terminating in a semi-conical form at each extremity. The roof has continuous sloped overhanging eaves on all sides, supported by scrolled modillion blocks.

The waiting pavilion is open on all elevations with no doors or windows. On the interior, the pavilion is one large open space with a single square wood column supporting the center of the conical roof. The tongue-and-groove wood flooring has been removed (2021) to allow inspection of the underlying wood framing. The walls are faced with vertical beadboard paneling on the interior, continuing to a beveled cove that transitions to the ceiling. The flat ceiling is completely paneled with beadboard in a contrasting direction – segmented radial sections under the conical roof and rectangular fields under the east and south extensions.

The trolley waiting pavilion is a rare survival in its own right and an unusually large and well-designed example of a public transportation amenity. Located at the entrance to Forest Park and visible from Sumner Ave. (a major through route), the pavilion is one of the most prominent and most accessible examples of the late-19th century "Shingle Style" in Springfield.

HISTORICAL NARRATIVE*Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.*

The Forest Park trolley pavilion was erected by the City of Springfield to provide shelter for waiting passengers at one of the most popular destinations on the Springfield Street Railway's network of electric trolley lines. Although commonly referred to as a "trolley barn," the building was designed to accommodate passengers only, not the trolley car itself. The waiting pavilion stands in contrast to Springfield's actual trolley barns at 2257 Main St. (SPR.206, erected 1897) and 2830 Main St. (SPR.2585, built 1916), which were designed for the maintenance and repair of the trolley cars.

Forest Park was established in 1883 with Oscar Greenleaf's gift of 64 acres to the City of Springfield. By 1893 the park had grown through additional land donations and purchases to over 450 acres, including 175 acres donated by local manufacturer Everett Hosmer Barney. This was Springfield's largest park, but it remained secluded in its early years because of lack of access and the undeveloped nature of the park.

The Springfield Street Railway Company was established in 1870, when the city had a population of 26,603 people. The street railway began with house-drawn streetcars running on tracks along major thoroughfares. The streetcar system expanded rapidly over the next two decades, spurring new residential development in areas beyond the city center, especially the north and south ends of Main St., the McKnight neighborhood on the hill east of downtown, and the Forest Park neighborhood along the city's southern edge.

INVENTORY FORM B CONTINUATION SHEET

SPRINGFIELD

SUMNER AVE. (SOUTH SIDE)

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SPR.2501

The switch from horse-drawn railway service to electric trolleys in 1890 reflected advancing technology and greater passenger volume as a result of the city's rapid growth to a resident population of 44,179 (an increase of 67% since 1870). The new electric trolley network was a major impetus for the development of Forest Park as Springfield's first truly public city-wide park. The first electric trolley route was established from Court Square to Forest Park, and the cars began operation on June 6, 1890. The route extended south on Main St., up Fort Pleasant Ave., and then along Sumner Ave. to the main entrance to Forest Park. Through the transfer system of the Springfield Street Railway Company, it was possible for all of the city's residents, as well as those from neighboring towns, to ride to the park for a single five cent fare. This was particularly beneficial to Springfield residents who lived in tenements and apartment blocks, as it gave them improved access to fresh air and open space. Sunday outings to the Forest Park grew very popular, and by 1893 it was estimated that over 60,000 people visited the park in one season.

The waiting pavilion at the main entrance to the park was built by the city in 1890 as one of the park's most prominent amenities. It was described in an 1898 booklet, *Illustrated Forest Park*, as a "commodious ornamental structure for the accommodation of visitors, in which they may find shelter or rest while waiting for the electrics." The pavilion cost \$2,263.00 to build, and this sum was broken down in that year's Municipal Report as: \$851.78 to William S. Banning for carpentry; \$66.34 to George H. and E.F. Blodgett for masonry; \$225.00 to David B. Clarke for painting the pavilion; and \$50.00 to Michael F. Maher for providing the plans, specifications, and supervising the construction.

Michael Francis Maher (1848-1940) was born in Ireland, entered the US as a child in 1851, and became a naturalized citizen. As a carpenter and builder, he was responsible for many of the buildings developed by the McKnight brothers between 1870 and 1900 and for the early development of the Forest Park neighborhood. The 1880 federal census listed Michael F. Maher as a "builder" residing at 24 Florida St. in the McKnight neighborhood of Springfield. In the 1900 federal census for Springfield, Michael Maher (recorded as "Mayher") was identified as an "architect" residing at 160 Thompson St. in the same neighborhood.

The Springfield Street Railway Company began the conversion from electric streetcars to gasoline-powered buses in 1923 and switched completely to diesel buses in 1949. Forest Park continued to grow in popularity and is still the city's most heavily used recreational site. The Forest Park waiting pavilion no longer serves the electric trolley line, but still provides an attractive welcome to the park and a convenient shelter from the elements. It is the only 19th century building remaining in the 735-acre city park.

BIBLIOGRAPHY and/or REFERENCES

Illustrated Forest Park '98 (complimentary promotional booklet). Springfield, MA: J.D. Hersey & Son; 1898.

Jenkins, Candace. *National Register of Historic Places: Forest Park Heights Historic District, Springfield (Hampden), MA*; (NR 82004942); 1982.

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Richey, Albert S. *Traffic and Operation: Springfield Street Railway Company*. Worcester, MA: Albert S. Richey; 1917.

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INVENTORY FORM B CONTINUATION SHEET

SPRINGFIELD

SUMNER AVE. (SOUTH SIDE)

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SPR.2501



Forest Park trolley waiting pavilion, exterior view looking northwest. Historic photo (c. 1890-1901) from a glass plate negative by Augustus E. Martin (1872-1961) in the collection of the Lenox (MA) Library Association, accessed on the Digital Commonwealth July 2021 (<https://www.digitalcommonwealth.org/search/commonwealth:st74d097w>)

Attachment: Form B SPR2501 Spfld Forest Pk Trolley Waiting Pavilion (6558 : 299 Sumner Avenue)

INVENTORY FORM B CONTINUATION SHEET

SPRINGFIELD

SUMNER AVE. (SOUTH SIDE)

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SPR.2501

National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☒ Individually eligible ☐ Eligible **only** in a historic district
- ☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ DCriteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Gregory Farmer, historic preservation consultant, Spfld. Parks Dept. (July 2021).
The criteria that are checked in the above sections must be justified here.

The Mass. Historical Commission evaluated the Forest Park trolley waiting pavilion for National Register eligibility under the Community Development Block Grant program in March 1983. MHC staffer Sarah Zimmerman provided the opinion that the pavilion was individually eligible for National Register listing under Criterion A (History) and Criterion C (Architecture) at the local level. Zimmerman further noted:

Well preserved. Not many trolley waiting rooms extant, most are enclosed buildings post-1900. Clearly related to transportation development of Forest Park. Nice shingle style. Good example exemplifying typical "Shingle Style" motifs, plan, materials.

Fieldwork and research conducted in July 2021 confirmed that the pavilion has a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association. The Forest Park waiting pavilion is historically significant as a rare example of a 19th century public amenity located in a major city park and designed to complement a local and regional network of electric trolleys. Architecturally, the pavilion is a rare public example of the late-19th century "Shingle Style" designed by local architect Michael F. Maher and constructed for the city by local contractors. It has survived at its original wooded site at the entrance to Forest Park with no major alteration in form or materials and is still used by park patrons as a convenient shelter and gathering place.

The Forest Park waiting pavilion is eligible for individual listing on the National Register of Historic Places, but should also be considered within the larger National Register eligibility of the park itself. The landscaping, road layout, waterways, and rustic buildings of the 735-acre Forest Park merit further study and consideration as an important example of naturalistic urban park design.

Attachment: Form B SPR2501 Spfld Forest Pk Trolley Waiting Pavilion (6558 : 299 Sumner Avenue)

From: Doherty, Jennifer (SEC) <jennifer.doherty2@state.ma.us>
Sent: Thursday, September 23, 2021 9:48 AM
To: Allen, Alvin <aallen@springfieldcityhall.com>
Subject: RE: [External] Forest Park Trolley Waiting Pavilion Study Report

Thank you, Alvin. The preliminary study report submitted for the Forest Park Trolley Waiting Pavilion Local Historic District in Springfield is **complete**. Under Massachusetts General Laws Chapter 40C, Section 3, the Springfield Historical Commission must hold a public hearing no earlier than 60 days after the MHC's receipt of the complete preliminary study report. 60 days from today (September 23, 2021) is November 22, 2021. The MHC will provide comments and recommendations to the Springfield Historical Commission on the proposed district after its meeting on October 13, 2021. A reminder that if the district is adopted, a map of the district must be recorded at the Registry of Deeds and submitted to the MHC along with the date of vote.

Thank you,
Jenn

Jennifer B. Doherty

Local Government Programs Coordinator
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125-3314
Office: (617) 727-8470
Remote: (617) 807-0685
Jennifer.Doherty@sec.state.ma.us

Attachment: FP_Trolley_Waiting_Pavilion(Letter_from_MHC) (6558 : 299 Summer Avenue)

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).

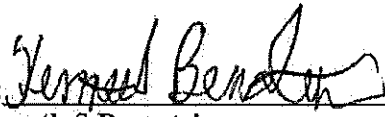
Mailing Address:

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.

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Mailing Address:

1201 Beechwood Boulevard
 Pittsburg, PA 15206

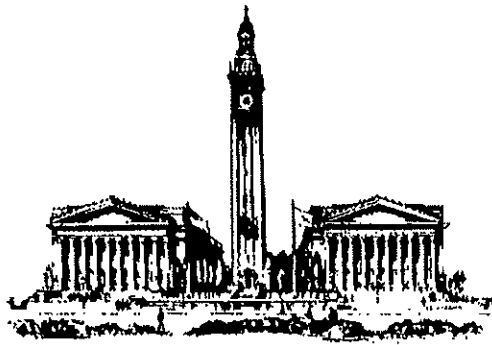
Petitioner:

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

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

Christopher A. Caputo: Treasurer Collector

**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.

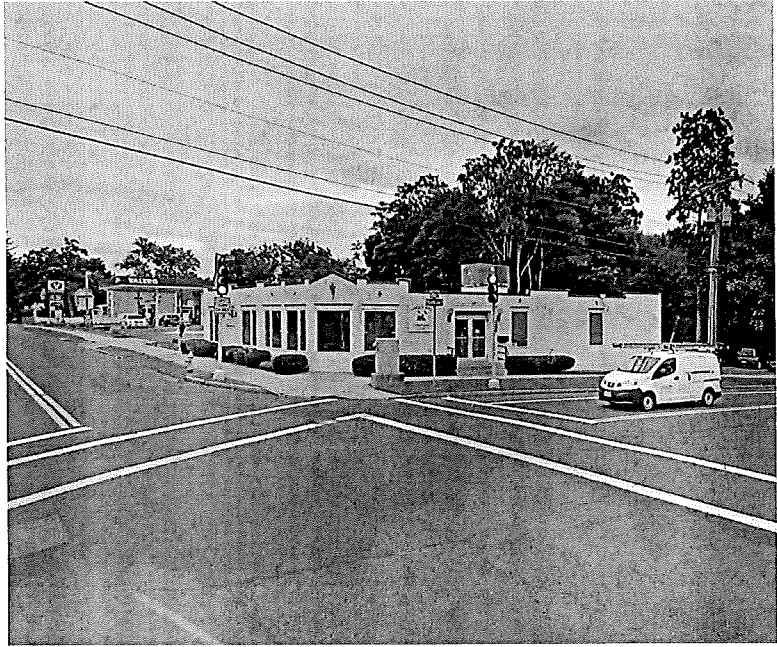
Site plan review:

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

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.



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

A handwritten signature in cursive script, reading "Christopher A. Caputo".

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

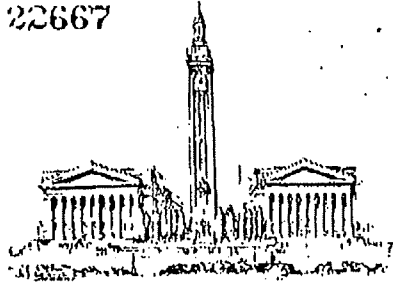
Attachment: Plumtree_Rd_4_2022 (6549 : 4 Plumtree Road)

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.

chc. 5546 - page 584

Attachment: Plumtree Rd 4 2022 (6549 : 4 Plumtree Road)

BOOK 5457 PAGE 462

- 2 -

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*

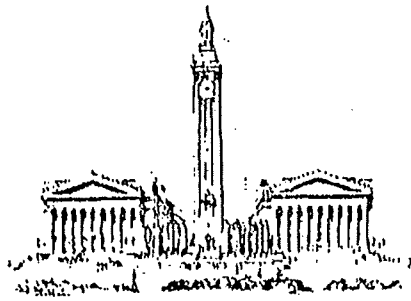
City Clerk

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
William J. Metzger
City Clerk

WJM:cah

cc: Dr. Kenneth Bernstein

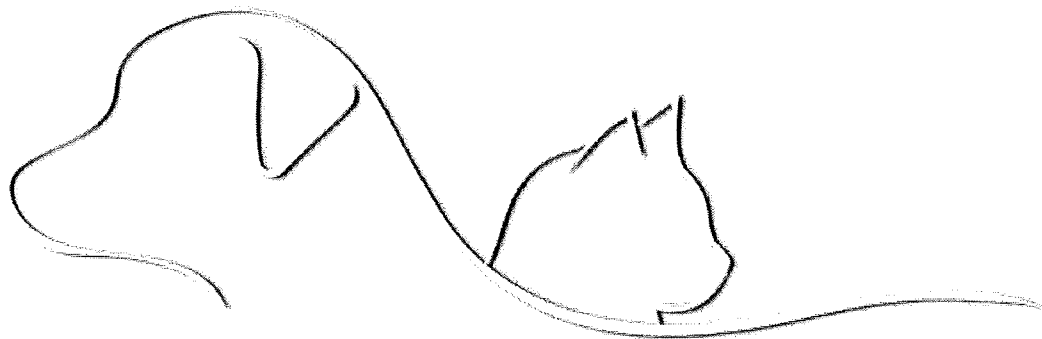
RECEIVED

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

Attachment: Plumtree_Rd_4_2022 (6549 : 4 Plumtree Road)

About Us

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.

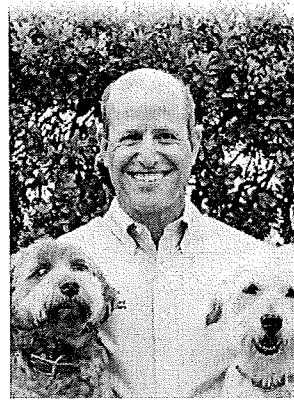
We partner with veterinary practices such as yours and operate them the right way – always prioritizing our patients, clients and staff. We preserve the individualized culture of each hospital we acquire because we know from first hand experience that every hospital is distinct and unique.

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.

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.

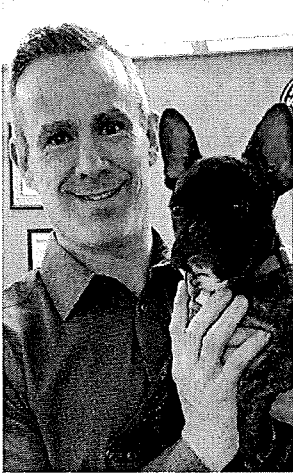
Dr. Ainspan has practiced companion animal medicine and surgery in the Washington, D.C. metropolitan area since 1990. After the acquisition of multiple animal hospitals in Virginia and New York, Dr. Ainspan co-founded Veterinary Innovative Partners.

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

[Read More +](#)

co-founded Veterinary Innovative Partners.

[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

**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

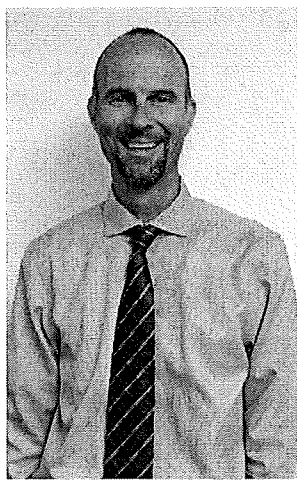
and critical care facility outside of
Cleveland, Ohio.

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

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

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 +](#)



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

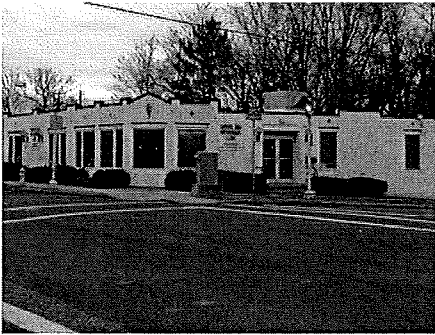
(<https://www.facebook.com/SpruceHillVeterinaryClinic>)

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&sl=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.



< >



Attachment: Plumtree_Rd_4_2022 (6549 : 4 Plumtree Road)

©2020 Spruce Hill Veterinary Clinic - All Rights Reserved

4 Plumtree Road - Springfield, MA 01118

413.782.3183 phone

413.782.4713 fax

Hours:

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

Proposed Location

Allen St

Plumtree Rd

Palmyra St

Attachment: Plumtree Rd 4 2022 (6549 : 4 Plumtree Road)



SPRINGFIELD
GIS
DATA SOURCE:

City of Springfield, Massachusetts

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

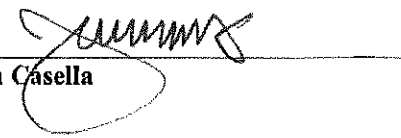
Mailing Address:

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



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

**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:

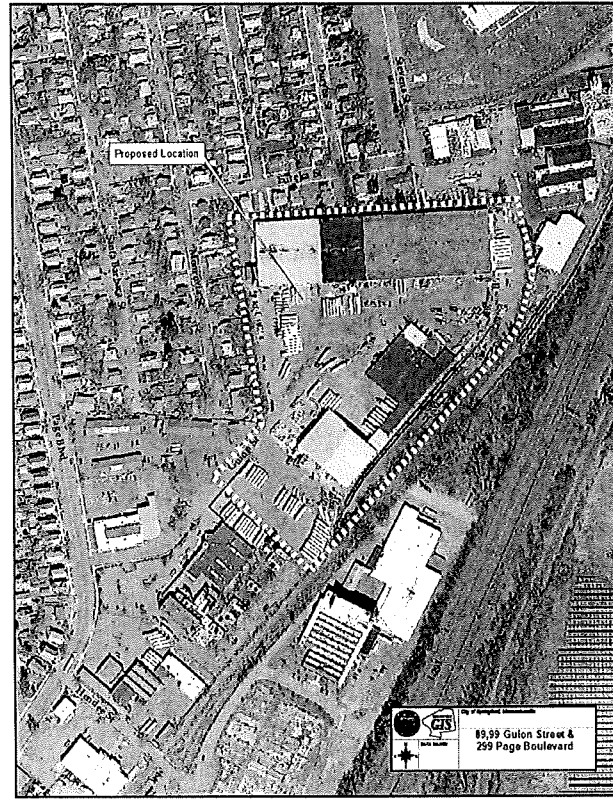
The parcels are currently zoned Industrial A and are located in an area with a mix of commercial/industrial and residential uses. The surrounding land uses include:

- 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.

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 indicated 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.



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

A handwritten signature in black ink, appearing to read 'Christopher A. Caputo', written over a horizontal line.

Christopher A. Caputo: Treasurer Collector

Attachment: Guion St 2022 (6561 : 89-99 Guion Street)

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.

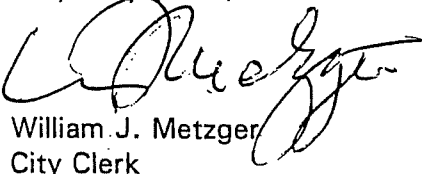
This is to inform you that at a meeting of the City Council held on Monday evening, September 27, 1999 it was voted by the Council in accordance with law to grant a Special Permit on the petition of Owner: Guion Street Realty Corp. By: Robert M. Santaniello and Petitioners: Guion Street Realty G.S Terminal 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

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

23.b

CORRECTED COPY

DATE: January 4, 2001

TO:

FROM: William J. Metzger

DEPARTMENT:

DEPARTMENT: City Clerk

COPIES TO:

SUBJECT: Special Permit:
89 Guion Street

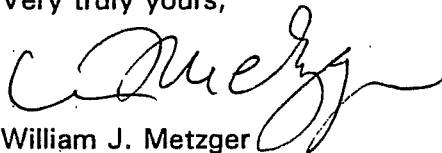
This is to inform you that at a meeting of the City Council held on Monday evening, December 4, 2000, it was voted by the Council in accordance with law to grant a Special Permit on the petition of Owner: Guion Street Realty Corporation By: Attorney Robert M. Santaniello and Petitioner: Northstar Pulp & 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

23.b

TO: DATE : April 10, 2001
DEPARTMENT: FROM: William J. Metzger
COPIES TO: DEPARTMENT: City Clerk
SUBJECT: Special Permit
89 Guion Street

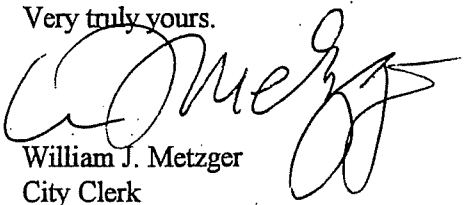
This is to inform you that at a meeting of the City Council held on Monday evening, March 19, 2001 it was voted by the Council in accordance with law to grant a Special Permit on the petition of Owner: Guion Street Realty Corporation and its Affiliates By: Attorney Robert M. Santaniello; Petitioner: 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)

DATE: December 23, 2003

TO:

FROM: William J. Metzger

DEPARTMENT:

DEPARTMENT: City Clerk

COPIES TO:

SUBJECT: Special Permit:
99 Guion St.

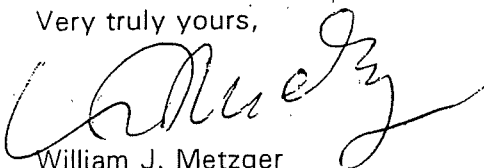
This is to inform you that at a meeting of the City Council held on Monday evening, November 24, 2003, it was voted by the Council in accordance with law to grant a Special Permit on the petition of Owner: Guion Street Realty Corporation & 99 Guion Street Realty By: Robert M. Santaniello and Petitioner: 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)

2007-0714

TO:

DATE : April 18, 2007

DEPARTMENT:

FROM: Wayman Lee, Esq.

COPIES TO:

DEPARTMENT: City Clerk

SUBJECT: 89-99 GUION ST

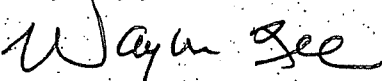
This is to inform you that at a meeting of the City Council held on Monday evening, March 26, 2007 it was voted by the City Council according to law to grant a special permit to Owner: Guion Street Realty Corporation & 99 Guion Street Associates, LLC., By: Jeffrey Simpson, CFA and Petitioner: Northstar 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, Esq.
City Clerk

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

**DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD, MASSACHUSETTS**

TO:

DATE: October 29, 2019

DEPARTMENT:

FROM: Tasheena M. Davis, Esq.

COPIES TO:

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 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 through #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.

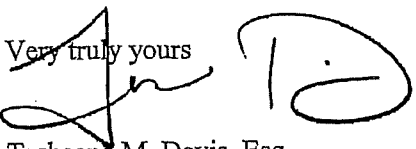
Attachment: Guion_St_2022 (6561 : 89-99 Guion Street)

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.

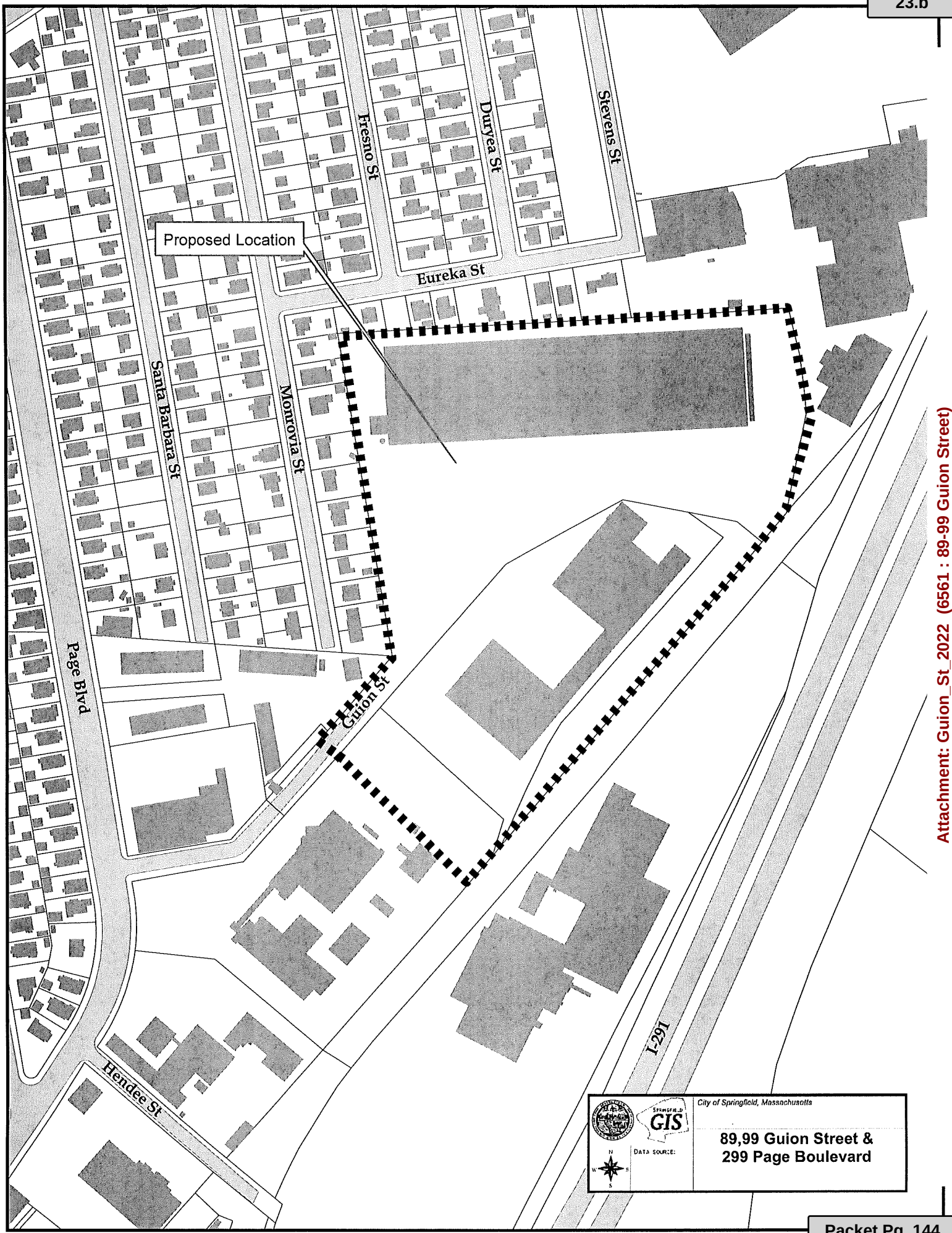
This permit becomes effective on November 18, 2019.

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

Mailing Address:

36 Court Street
 Springfield, MA 01103

Owner:

City of Springfield

By: 
 Christopher Caputo, City Collector – Treasurer

Mailing Address:

2001 Washington Street
 Hanover, MA 02339

Petitioner:

Merrick Park Apartments, LP

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

By: _____
 Gordon Pulsifer

Attachment: State_St_195_Tax_Form (6503 : 195 State Street)

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

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

Mailing Address:

36 Court Street
 Springfield, MA 01103

Owner:

City of Springfield

By: _____
 Christopher Caputo, City Collector – Treasurer

Mailing Address:

2001 Washington Street
 Hanover, MA 02339

Petitioner:

Merrick Park Apartments, LP

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

By: _____
 Gordon Pulsifer

Attachment: State_St_195_Tax_Form (6503 : 195 State Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

11/5/2021

Special Permit Tax Certification

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

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

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

Christopher A. Caputo: Treasurer Collector

Attachment: State_St_195_Tax_Formal (6503 : 195 State Street)

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

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

General Information

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

Staff Analysis

Neighborhood characteristics:

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

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

Site plan review:

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

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

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

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



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

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

Overall, the staff is very pleased with the proposed development. As noted above, this is a very historic building and one that has been vacant for a number of years. The petitioner also has a long history of very successful redevelopment projects within the City and the staff firmly believes that the redevelopment of this property will have a beneficial impact on the surrounding properties as well as the entire downtown area as a whole.

Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the re-use of an existing structure for a new residential development, at the properties known as 195 State Street (11110-0623) and ES Maple Street (08218-0204)
3. The use shall be developed as per that attached site plans and elevations, with the addition of conditions #4 through #8.
4. All landscaped areas shall be maintained and kept free of all overgrown vegetation, litter and debris.

5. The public sidewalks along State Street and Maple Street shall be maintained by the petitioner, including snow removal.
6. In addition to the special permit approval, a full review by the Department of Public Works, as per the provisions of City Ordinance, Chapter 27, Article VIII, § 27-58 through 27-63, may be required. This approval, if required, must be obtained prior to the issuance of a Building Permit.
7. In addition to the special permit, a variance for parking must also be obtained by the Board of Appeals, prior to the issuance of a Certificate of Occupancy.
8. Any and all work done the exterior of the property must be reviewed and approved by the Springfield Historical Commission, prior to the issuance of a Building Permit.
9. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

11/5/2021

Special Permit Tax Certification

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

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

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

Christopher A. Caputo: Treasurer Collector

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

Merrick Park Apartments

195 State Street, Springfield MA 01105

PROJECT SUMMARY

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

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

Redevelopment Plan & Parking

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

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

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

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



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

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

July 13, 2021

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

Dear Mr. Pulsifer:

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

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

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

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

Sincerely,

Betsy Johnson, President
Armory Quadrangle Civic Association

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

Angela Park
268 Sumner Avenue
Springfield MA 01108

November 3, 2021

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

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

Dear Gordon Pulsifer:

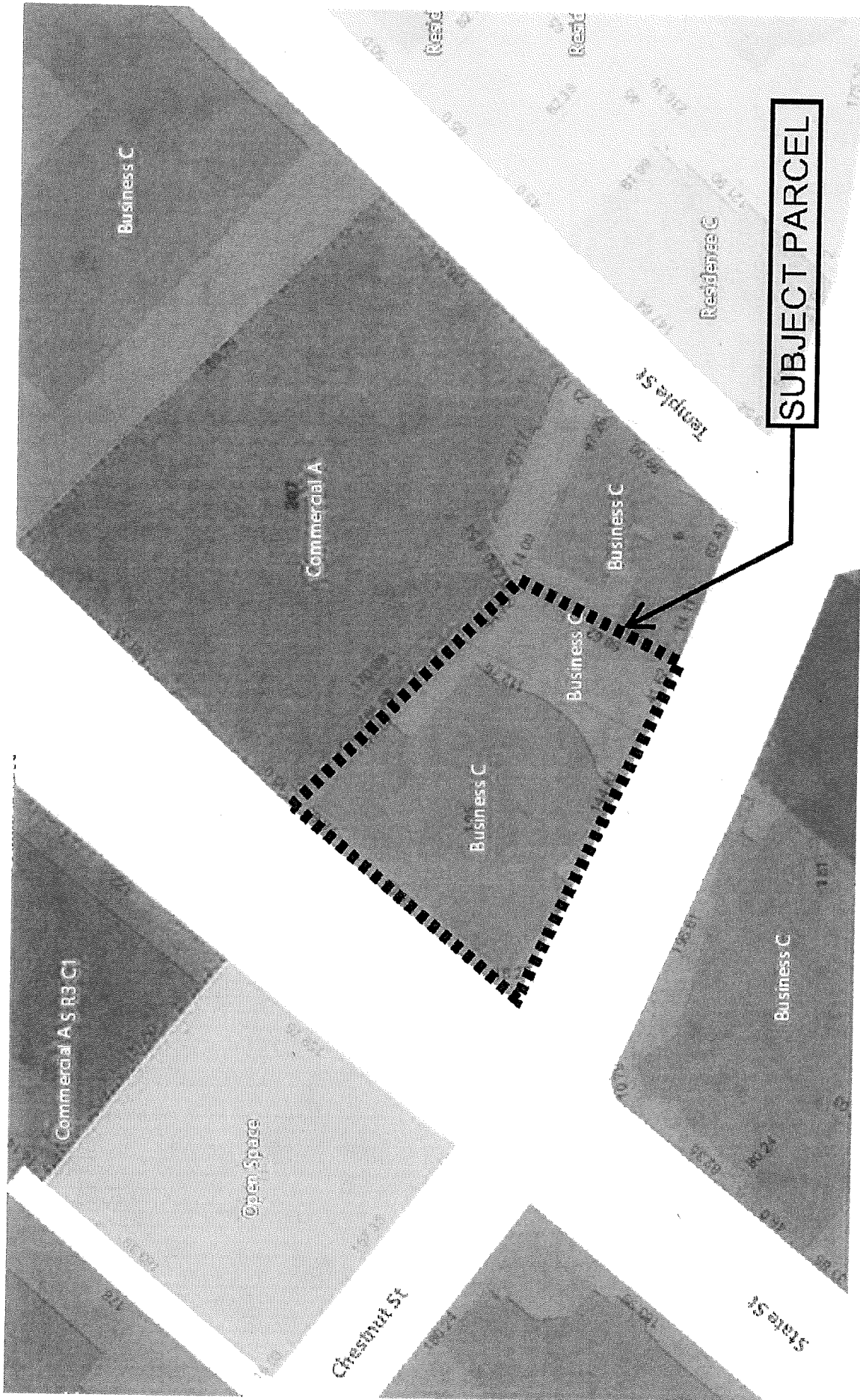
I am writing to support your development plan for 195 State Street, Springfield, Massachusetts. It is my understanding that it is your plan to build 41 residential apartments at this location. As the owner of 181 State Street, we have a parking garage that allows for monthly parkers. It is also my understanding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

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

Sincerely,

Angela Park
Treehouse Properties, LLC

Attachment: State_St_195_2021 (6503 : 195 State Street)



Zoning Map

tat

© The Architectural Team, Inc.
50 Commandants Way at Admirals Hill
Chelsea MA 02130
P 617.589.4400
F 617.589.4432
architecturalteam.com

Consultant

Revision:

Architect of Record:

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

Project Name:
**MERRICK PARK
APARTMENTS**

195 STATE STREET
SPRINGFIELD, MA 01103

Sheet Name:

**EAST AND WEST
ELEVATIONS**

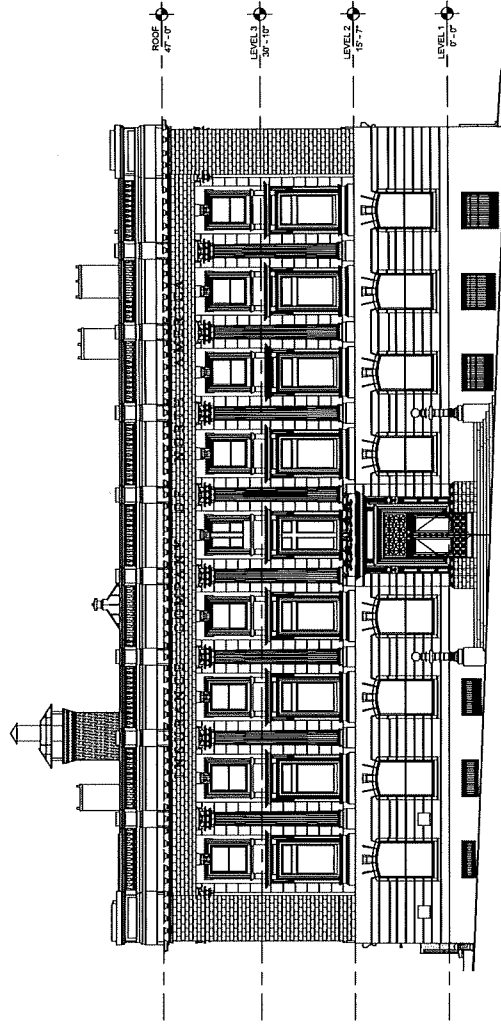
Project Number:
21067.00

Issue Date:
10/28/21

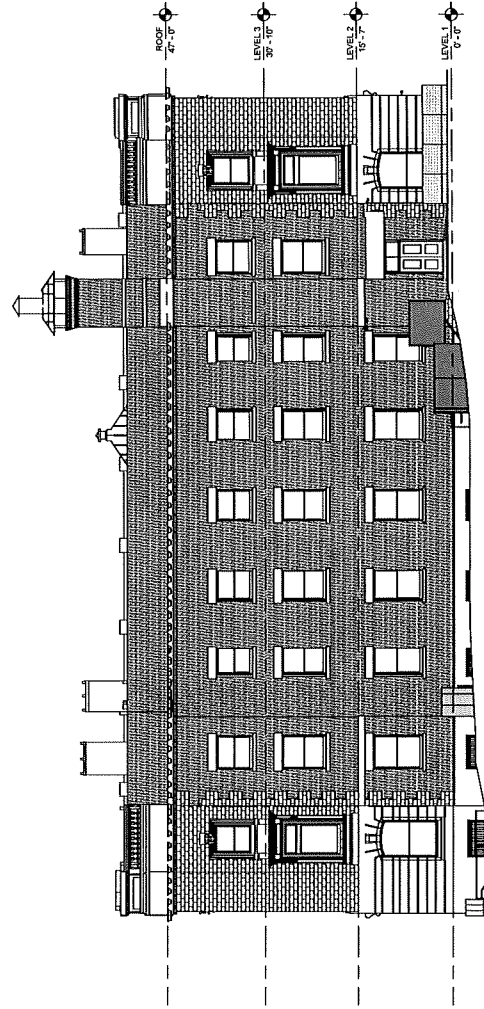
Sheet Number:

A4.02

24.b



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



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

Attachment: State_St_195_2021 (6503 : 195 State Street)

tat

© The Architectural Team, Inc.
50 Commandant's Way at Admirals Hill
Chelsea MA 02150
P 617.884.4332
F 617.884.433
architecturalteam.com

Consultant

Revision:

Architect of Record:

Drawn: Author

Checked: Checker

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

Key Plan:

Project Name:
**MERRICK PARK
APARTMENTS**

195 STATE STREET
SPRINGFIELD, MA 01103

Sheet Name:

**SOUTH AND NORTH
ELEVATIONS**

Project Number:

21067.00

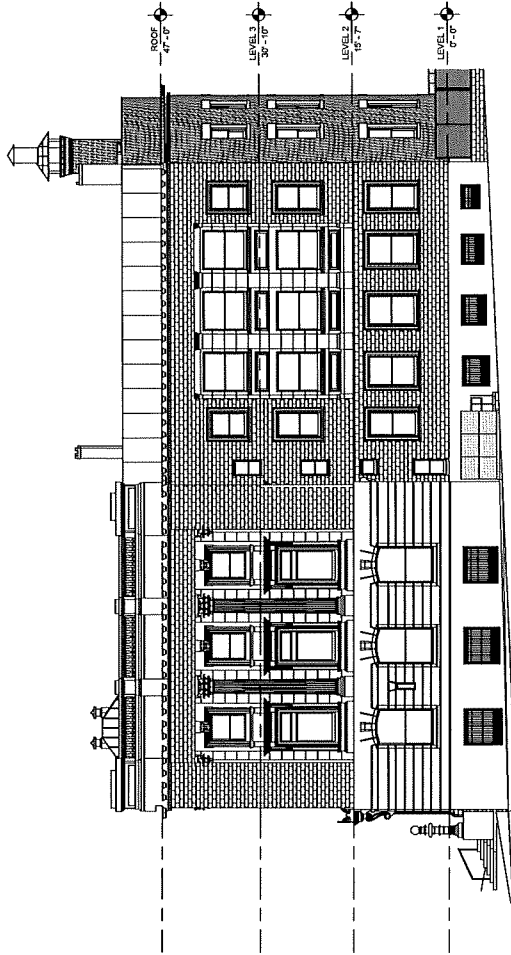
Issue Date:

10/28/21

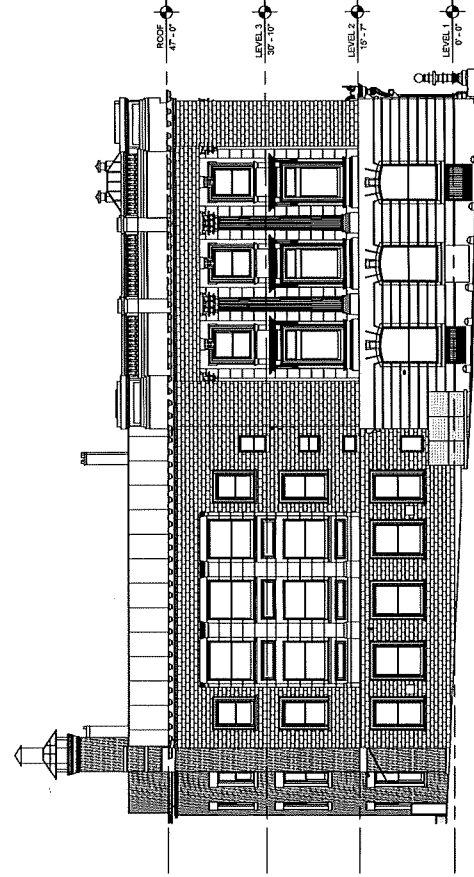
Sheet Number:

A4.01

24.b



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



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

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:

BASEMENT LEVEL

Project Number:
21067.00

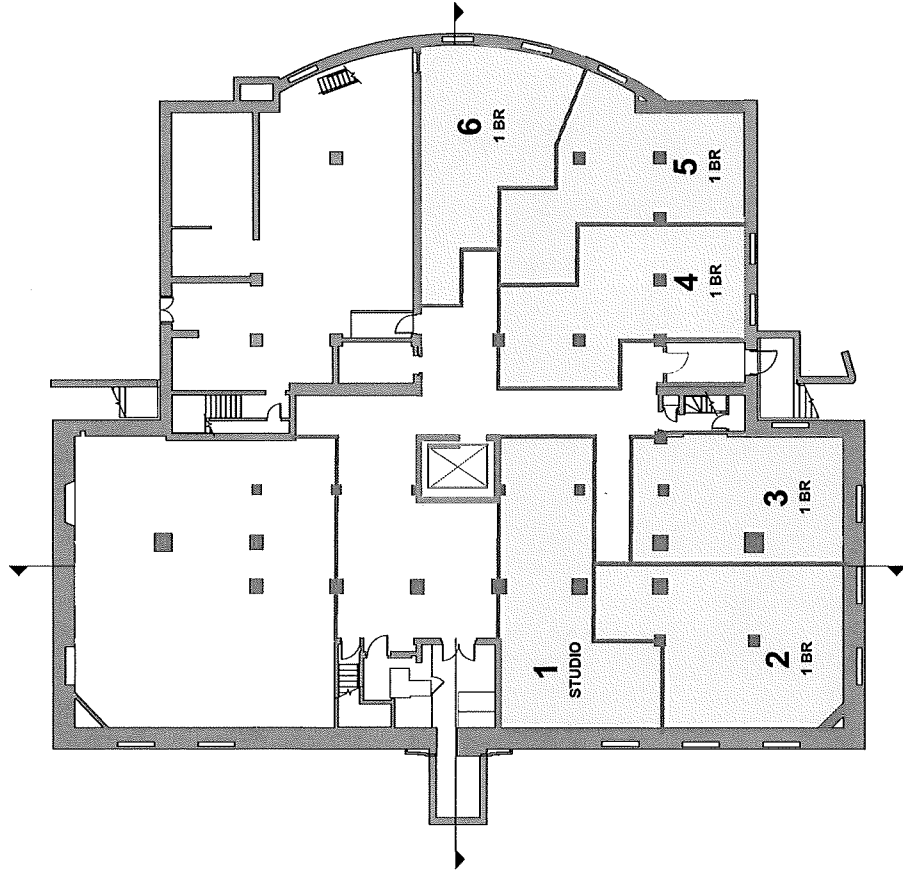
Issue Date:
10/28/21

Sheet Number:

A1.00

24.b

STUDIO	1 BR	2 BR	3 BR	TOTAL UNITS
0	0	0	0	0
2	9	1	0	12
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"

tat

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50 Commandant's Way at Admirals Hill
Chelsea MA 02150
P 617.884.4300
F 617.884.4332
architecturaltam.com

Consultant:

Revision:

Architect of Record:

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

Project Name:
MERRICK PARK
APARTMENTS

195 STATE STREET
SPRINGFIELD, MA 01103

Sheet Name:

LEVEL 1 -
GROUND FLOOR

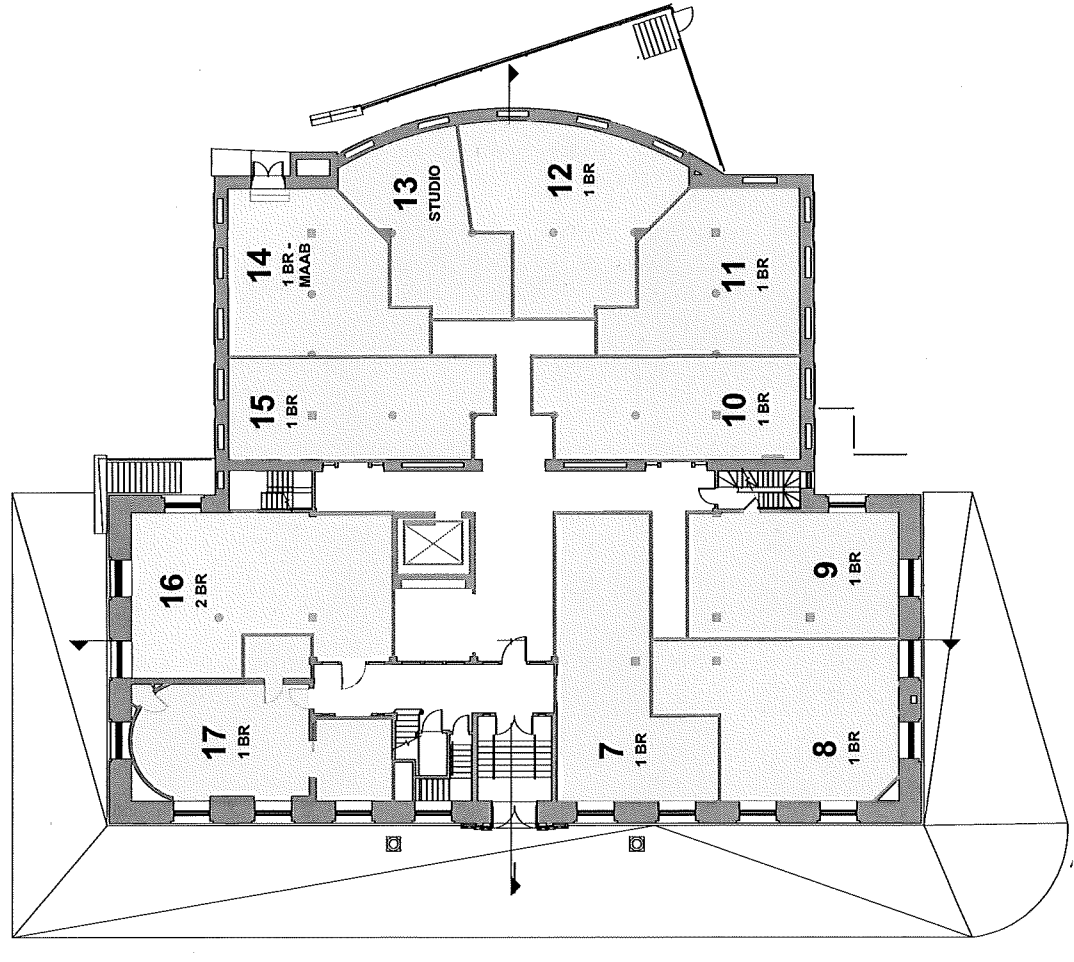
Project Number:
21067.00

Issue Date:
10/28/21

Sheet Number:

A1.01

24.b



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

tat

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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

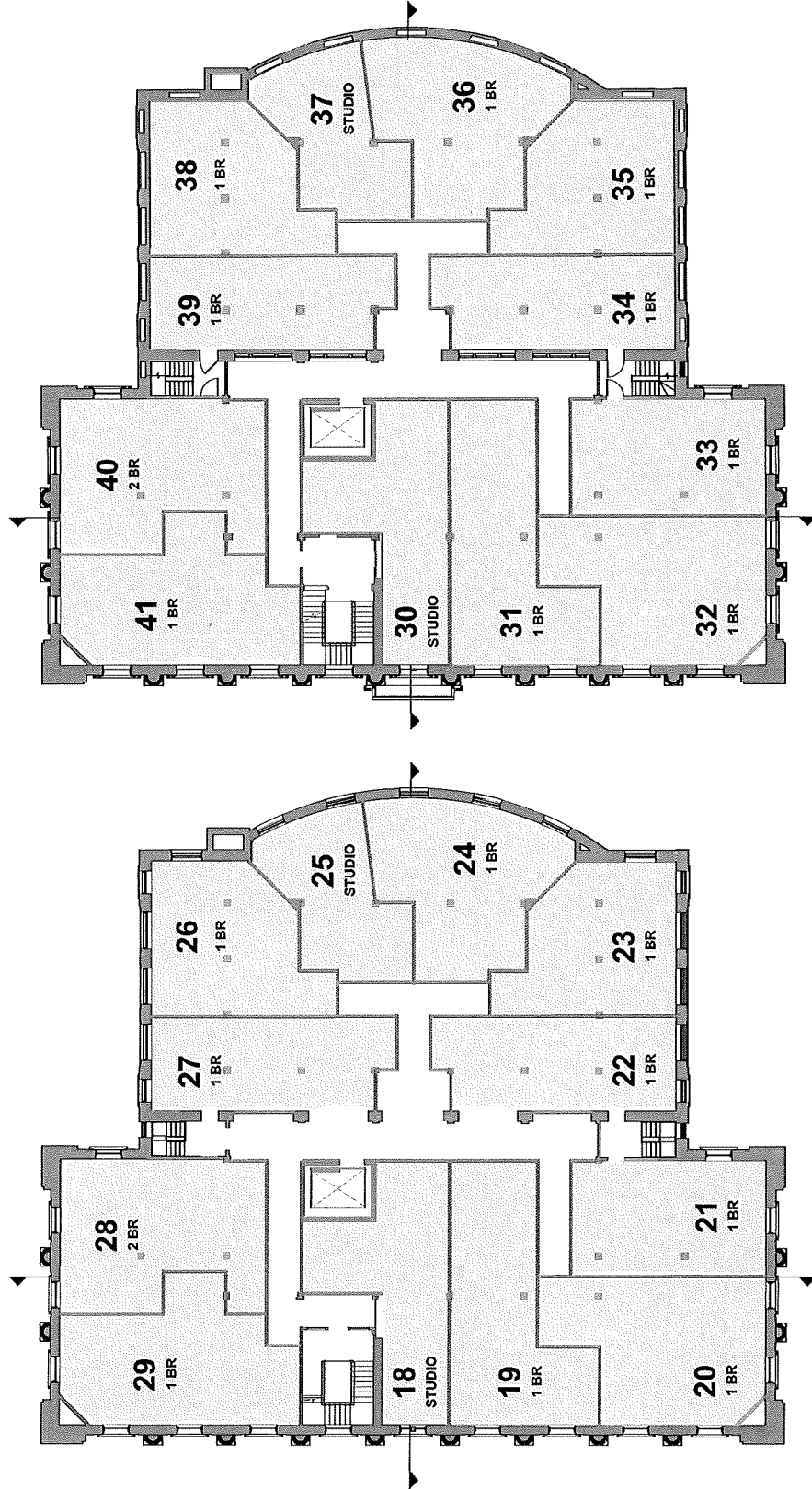
Issue Date:

10/28/21

Sheet Number:

A1.02

24.b



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

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

Attachment: State_St_195_2021 (6503 : 195 State Street)

tat

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F 617.884.432
architecturaltam.com

Consultant:

Revision:

Architect of Record:

Drawn: Author

Checked: Checker

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

Key Plan:

Project Name:

MERRICK PARK
APARTMENTS

195 STATE STREET
SPRINGFIELD, MA 01103

Sheet Name:

ROOF PLAN

Project Number:

21067.00

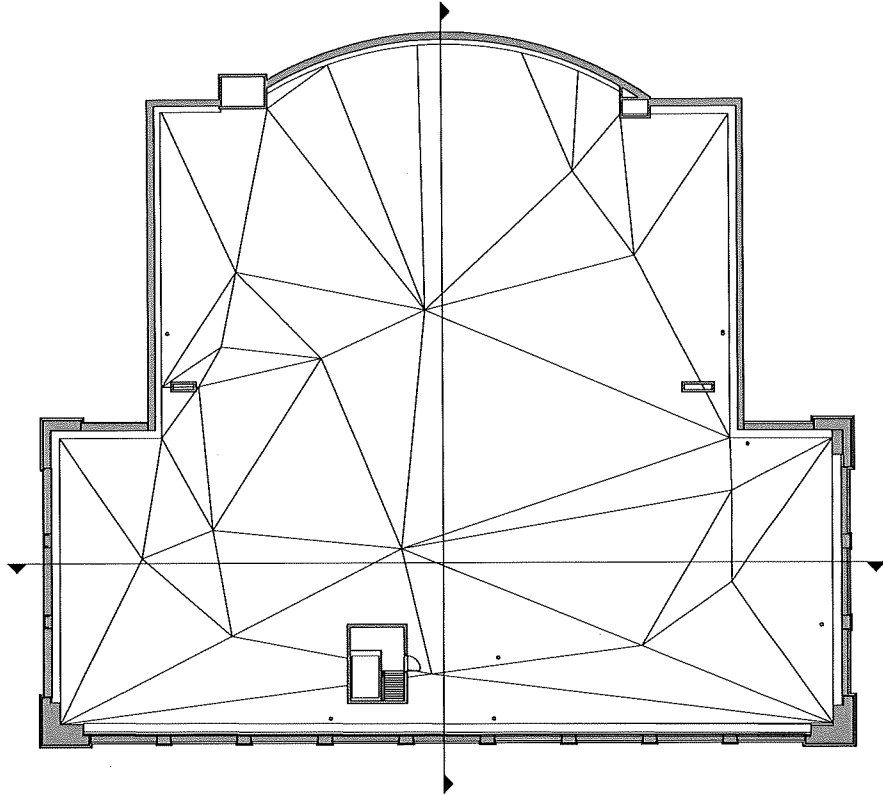
Issue Date:

10/28/21

Sheet Number:

A1.03

24.b

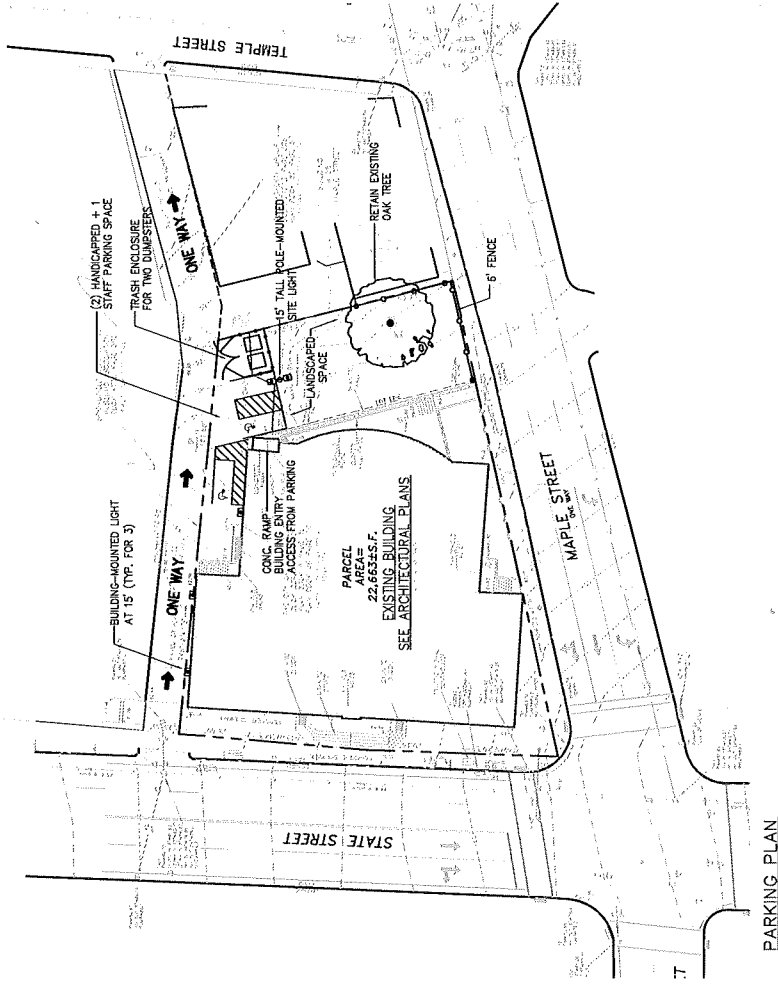


10 ROOF PLAN
Scale: 1/8" = 1'-0"

Attachment: State_St_195_2021 (6503 : 195 State Street)

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

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



PARKING PLAN

tat
the architectural team

The Architectural Team, Inc.
50 Commanders Way at Admin's Hill
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www.architecturalteam.com
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Landscape Architect
3 Alfred Drive, Suite 303
Springfield MA 01105
508.736.6144
www.landscapearchitect.com
Landscape Design
Architectural, Inc.
Revised:

Architect of Record:

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

Project Name:
195 State Street

195 State Street
Springfield, MA 01105

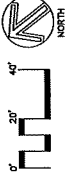
Sheet Name:
SITE PLAN

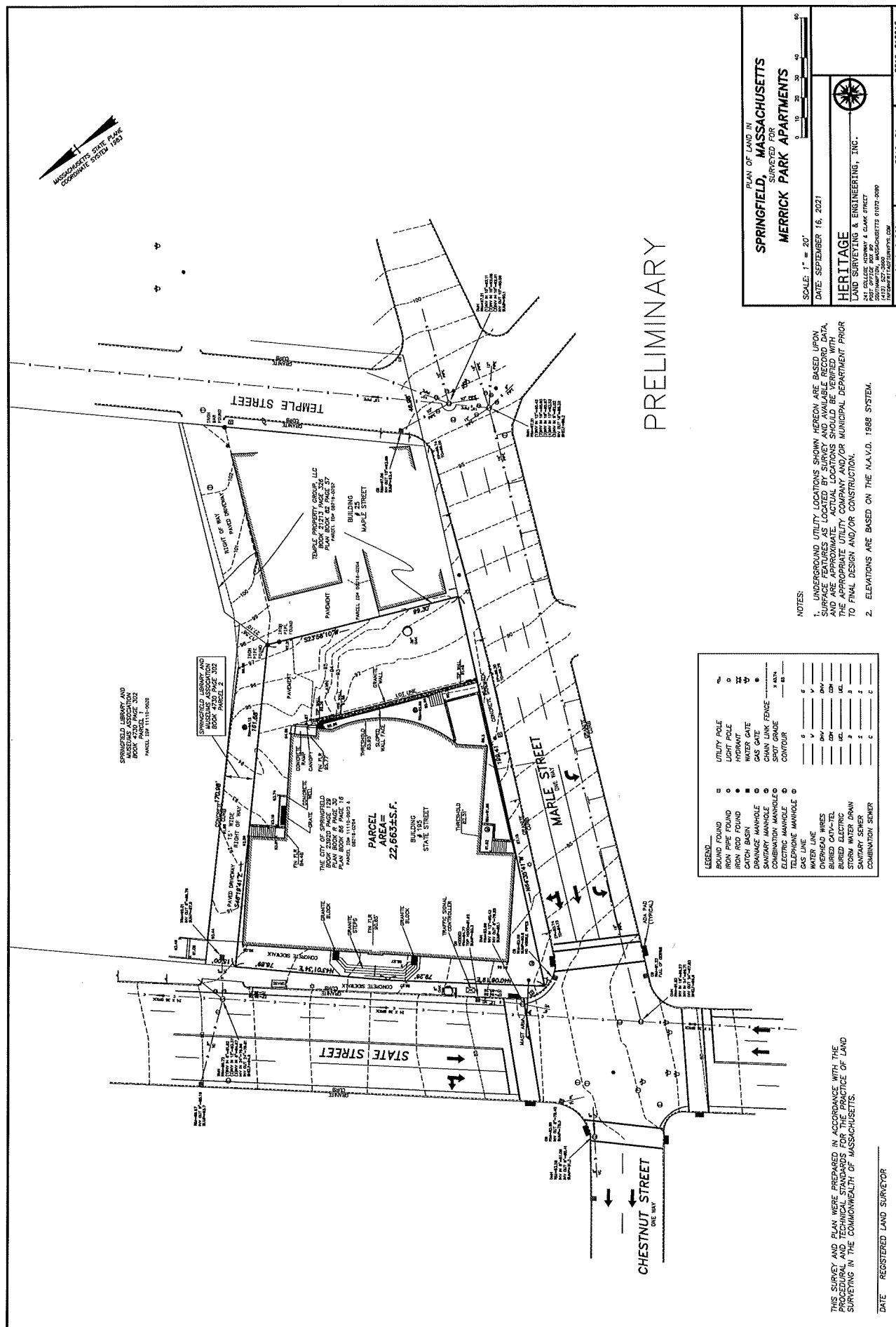
Project Number:
21-16

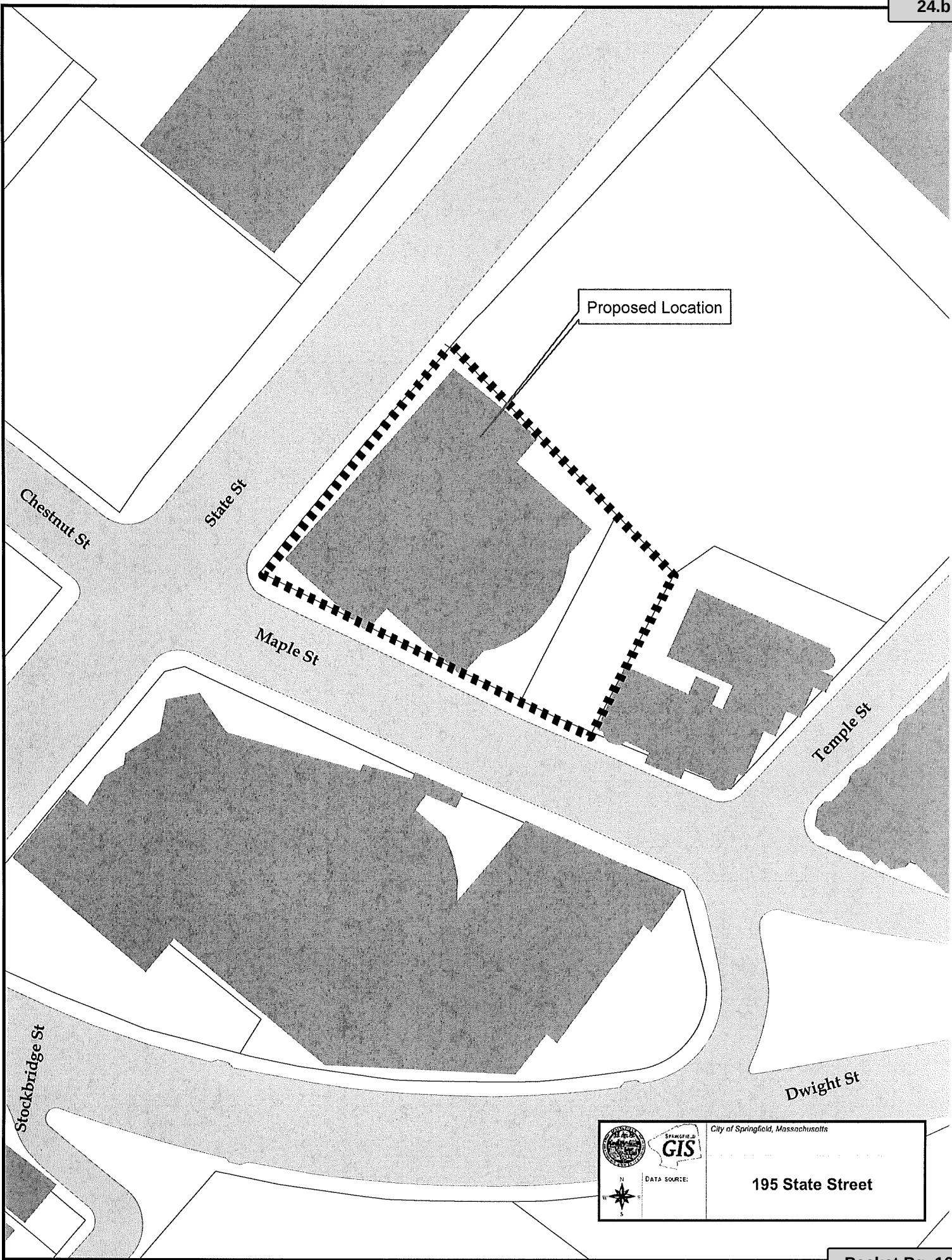
Issue Date:
November 1, 2021
Sheet Number:

L1

24.b







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

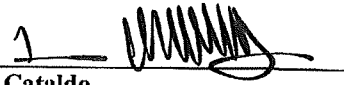
for a special permit for the re-use of an existing structure(s) (more than 26 dwelling units/52 units), at the properties known as 310 State Street (11110-0072) (Book#12146/Page#463), 300 State Street (11110-0070) (Book#12146/Page#463) and ES Spring Street (11040-0108) (Book#13009/Page#0444), as allowed 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

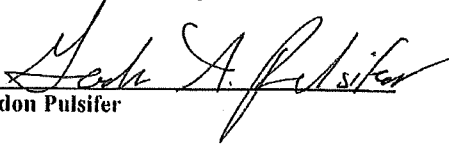
Mailing Address:

2001 Washington Street
 Hanover, MA 02339

Petitioner:

Residents at The Vault, LP

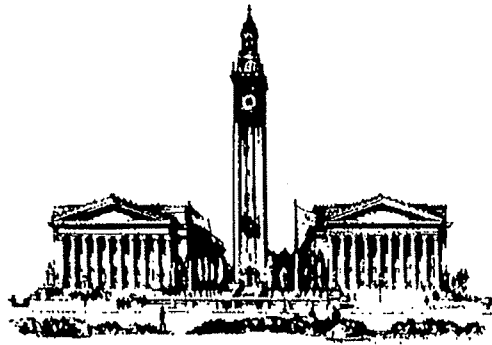
I hereby certify that I am the petitioner or
 acting on behalf of the petitioner.

By: 

Gordon Pulsifer

Attachment: State_St_300_Tax_Form (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_Form (6519 : 310 State Street)

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

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

General Information

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

Staff Analysis

Neighborhood characteristics:

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

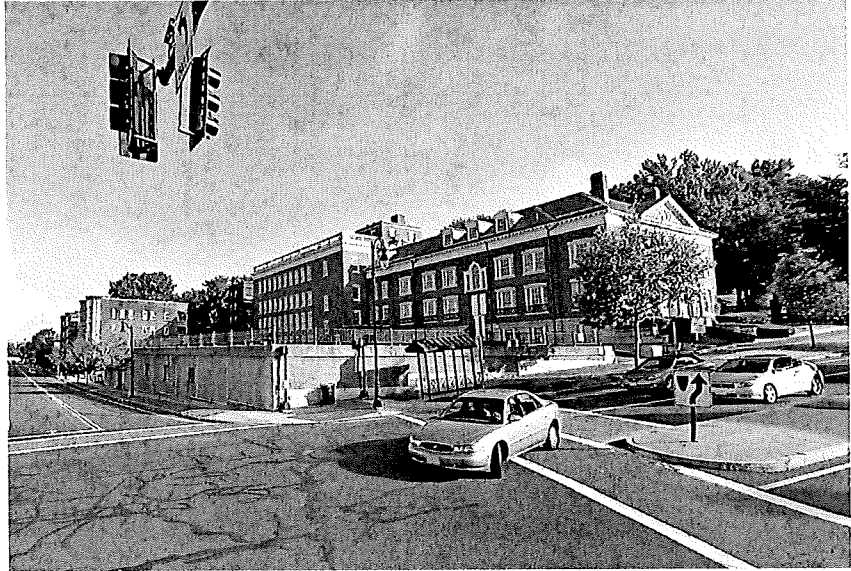
- To the north are apartment buildings zoned Residence C.
- To the south is a dental clinic zoned Commercial A.
- To the east is the Springfield Armory zoned Residence B.
- To the west is the federal courthouse zoned Commercial A.

Site plan review:

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

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

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



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

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

Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the re-use of an existing structure for a new residential development, at the properties known as 310 State Street (11110-0072), 300 State Street (11110-0070) and ES Spring Street (11040-0108).
3. The use shall be developed as per that attached site plans and elevations, with the addition of conditions #4 through #7.
4. All landscaped areas shall be maintained and kept free of all overgrown vegetation, litter and debris.
5. The public sidewalks along State Street, Spring Street and Buyers Street shall be maintained by the petitioner, including snow removal.
6. In addition to the special permit approval, a full review by the Department of Public Works, as per the provisions of City Ordinance, Chapter 27, Article VIII, § 27-58 through 27-63, may be required. This approval, if required, must be obtained prior to the issuance of a Building Permit.
7. In addition to the special permit, a variance for parking must also be obtained by the Board of Appeals, prior to the issuance of a Certificate of Occupancy.
8. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.

Christopher A. Caputo
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

November 12, 2021

Special Permit Tax Certification

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

Special Permit: 300 State Street – (11110-0070)
310 State Street – (11110-0072)
ES Spring Street – (11040-0108)

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

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

Christopher A. Caputo: Treasurer/Collector

Attachment: State_St_310_2021 (6519 : 310 State Street)

Residences at The Vault

310 State Street, Springfield MA 01105

PROJECT SUMMARY

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

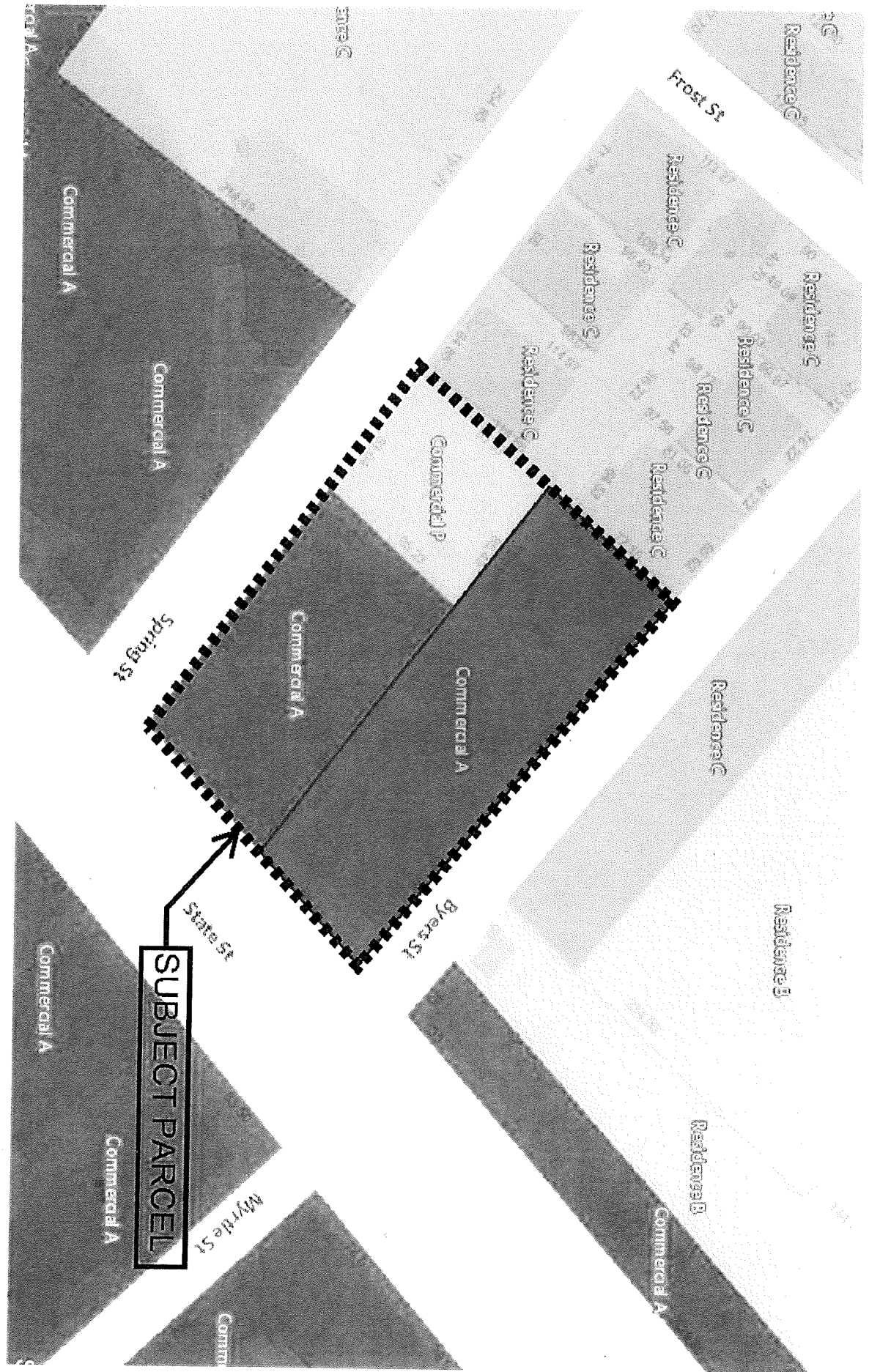
Redevelopment Plan & Parking

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

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

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

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



Zoning Map



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

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

July 13, 2021

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

Dear Mr. Pulsifer:

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

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

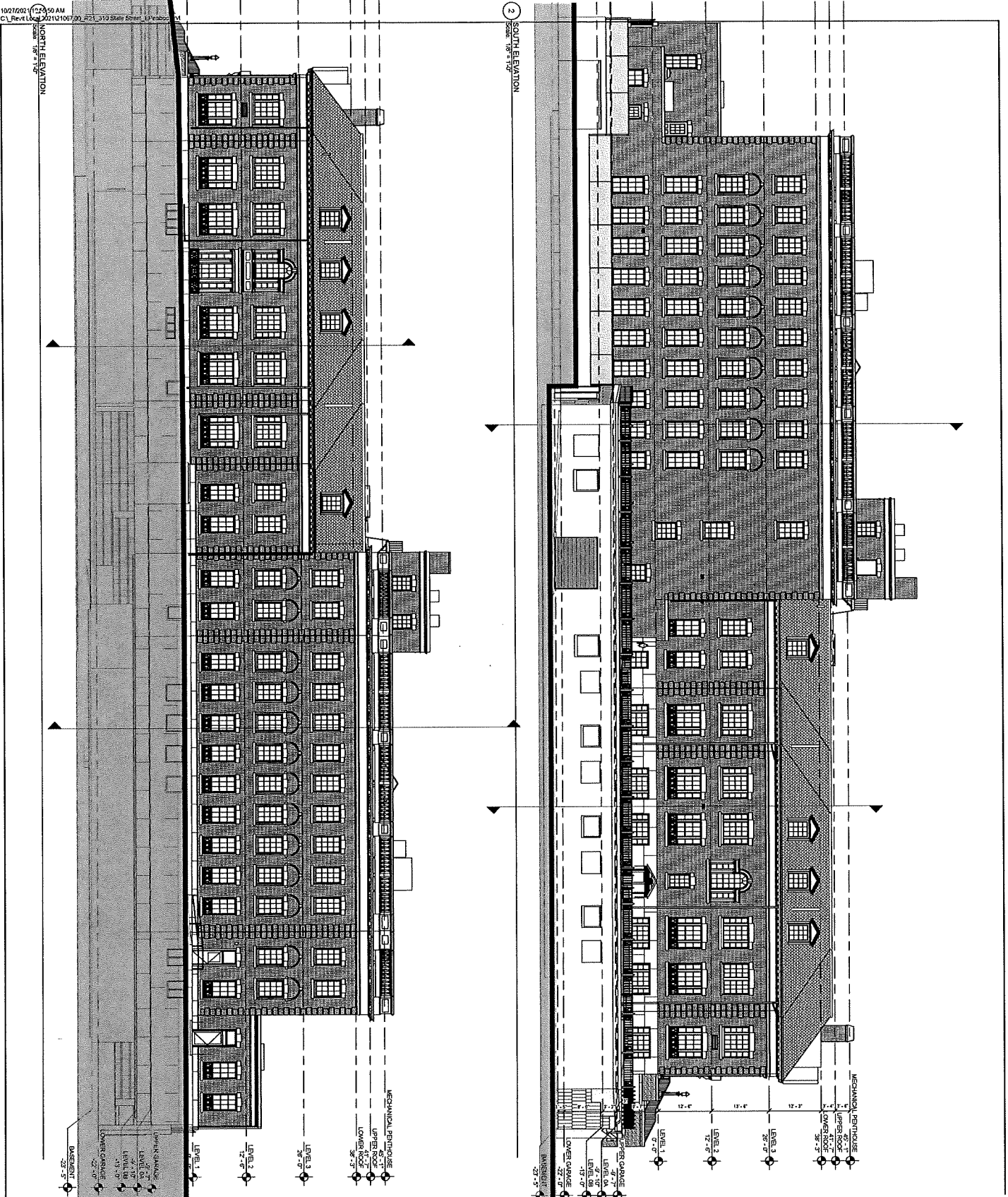
We look forward to continuing discussions related to addressing the speeding along State Street, the addition of other properties within the redevelopment, the Temple Street crime issues, and how parking for 195 State Street will be accommodated.

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

Sincerely,

Betsy Johnson, President
Armory Quadrangle Civic Association

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



tat

Packet Pg. 173

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50 State Street, 4th Floor
Boston, MA 02150
O 617.899.440
F 617.899.432
architecturalteam.com

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

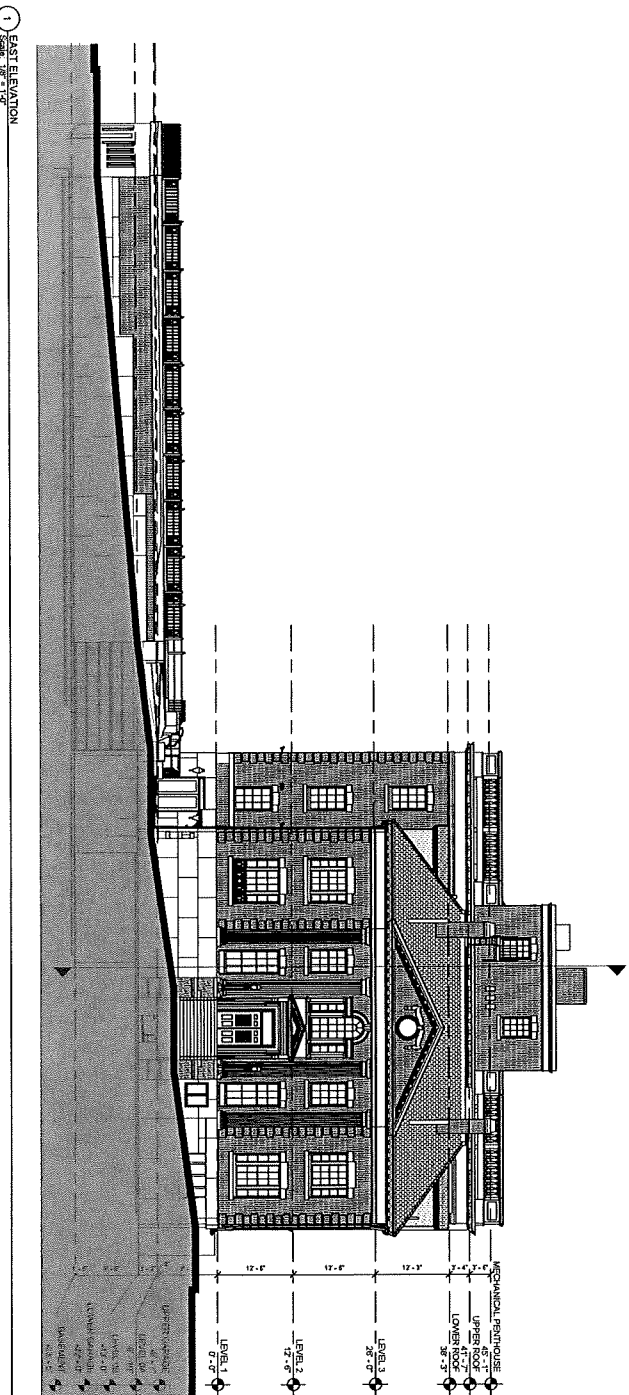
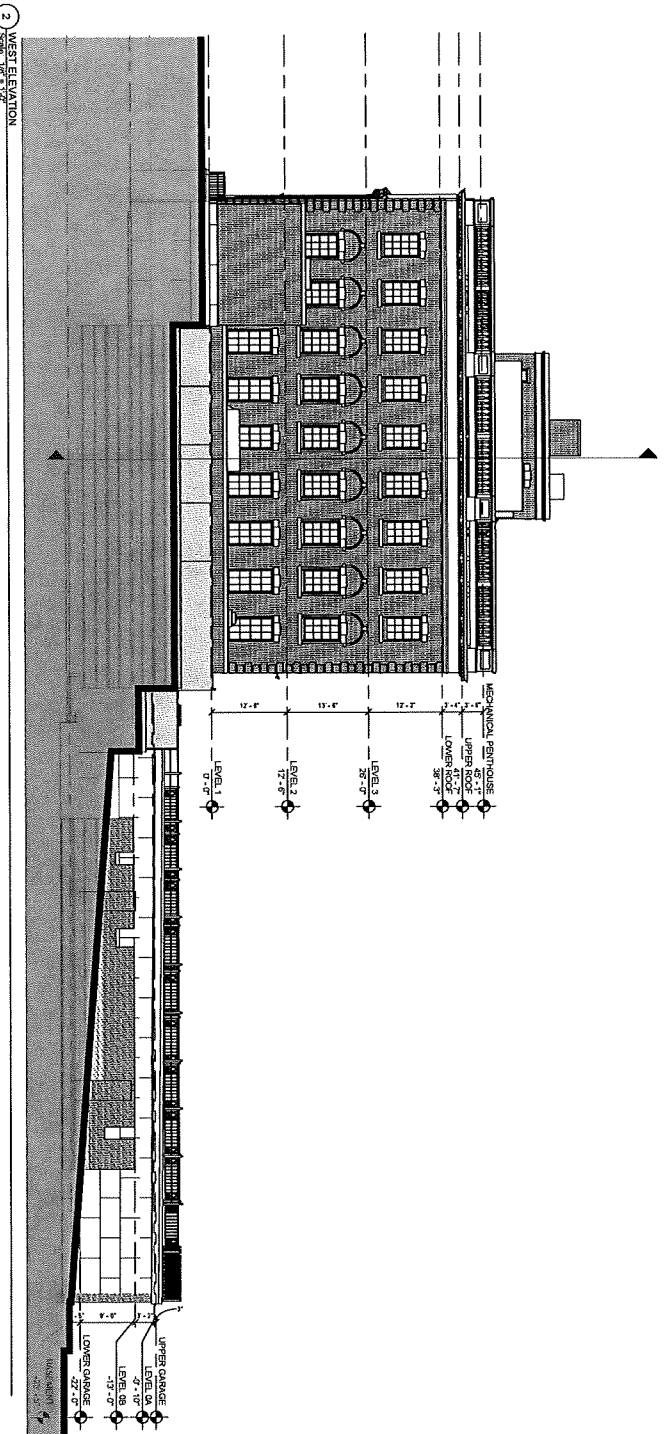
Project Number:
21067.00

Issue Date:
10/26/21

Sheet Number:

A4.00

10/27/2021 10:55:54 AM
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tat

Packet Pg. 174

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50 Commonwealth Ave. at Adams Hill
Quincy, MA 02250
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F 617.884.432
architecturalteam.com

Consultant:

Revision:

Architect of Record:

Drawn: Author

Checked: Checker

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

Key Plan:

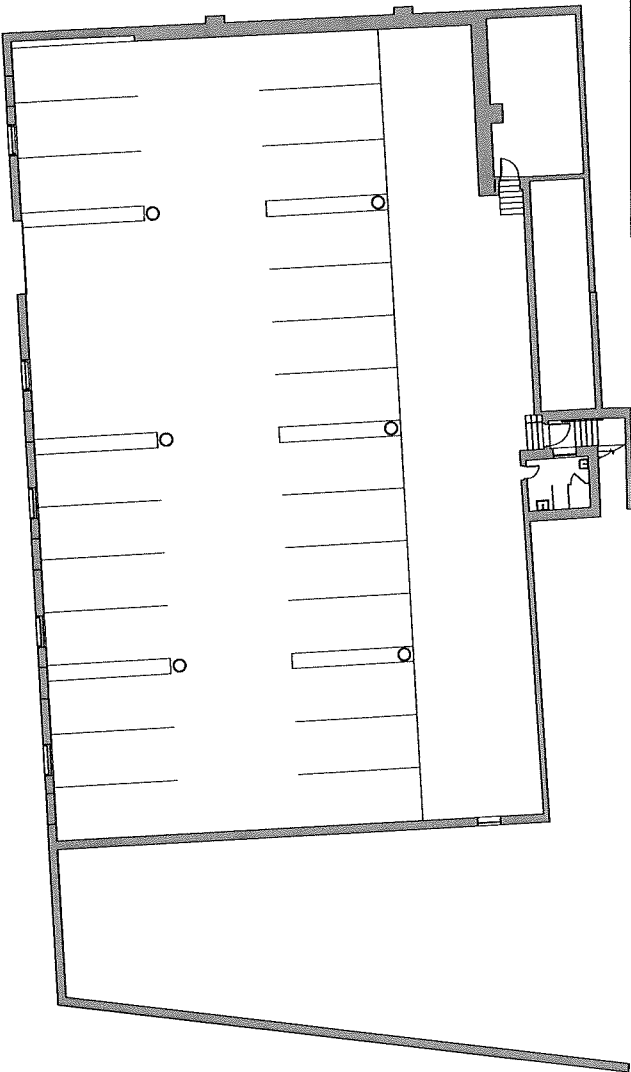
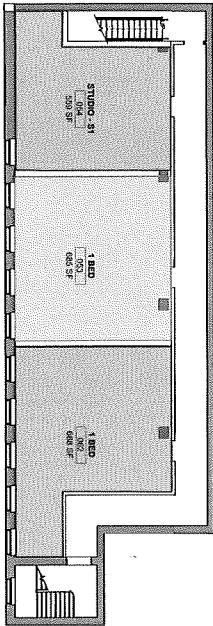
Project Name:
310 STATE STREET

310 STATE STREET
SPRINGFIELD, MA 01105
Sheet Name:
ELEVATIONS

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

A4.01

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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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50 Cornwells Way at Admitts Hill
Springfield, MA 01105
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F 617.894.432
architecturaltteam.com

tat

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:

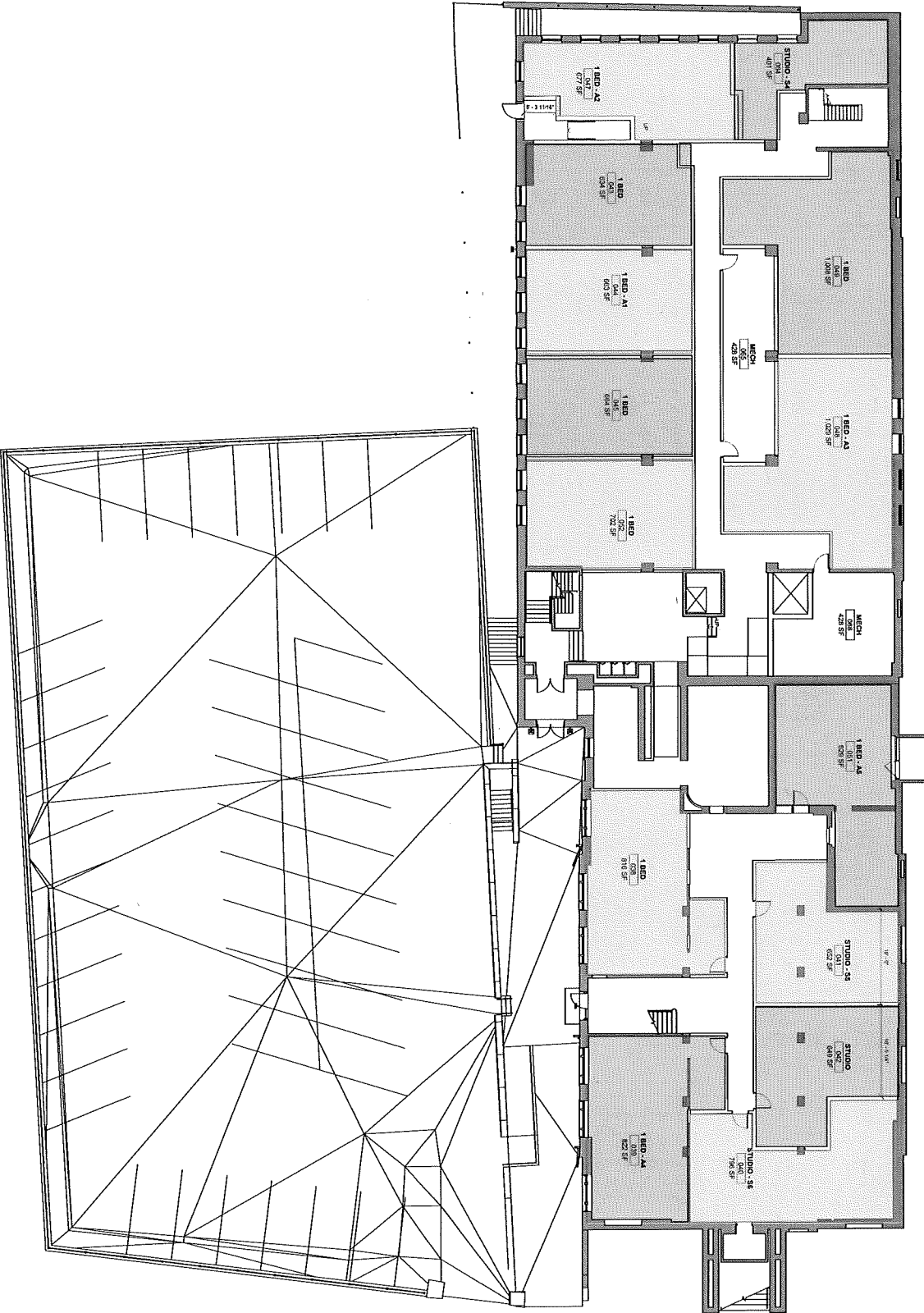
OVERALL
FLOOR PLANS -
BASEMENT &
GARAGE (L)

Project Number:
21067.00

Issue Date:
08/24/21

Sheet Number:

A1.00



A1.01

tar

11/1/2021 10:30:30 AM
C:_Revit Local 2021\1067.00_R21_310 State Street_EPeabody.rvt

Attachment: State_St_310_2021 (6519 : 310 State Street)

tat

Packet Pg. 177

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50 Commodore Way at Admiral's Hill
Cohasset, MA 02250
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F 617.858.4432
architecturalteam.com

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:

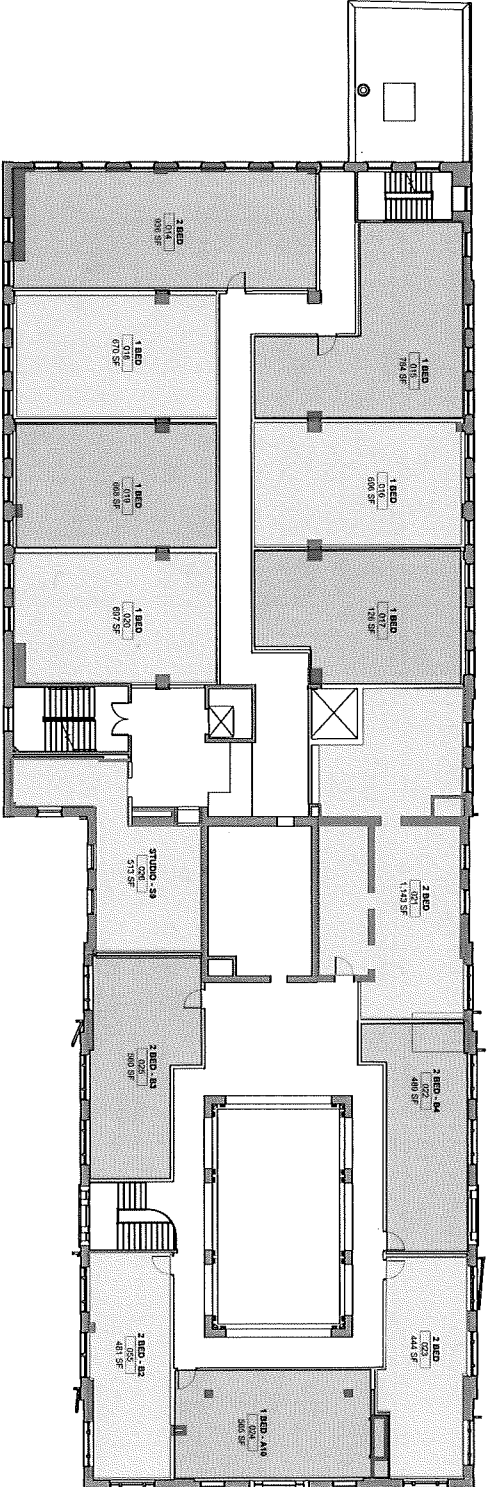
OVERALL
FLOOR PLANS -
LEVELS 1 & 2

Project Number:
21067.00

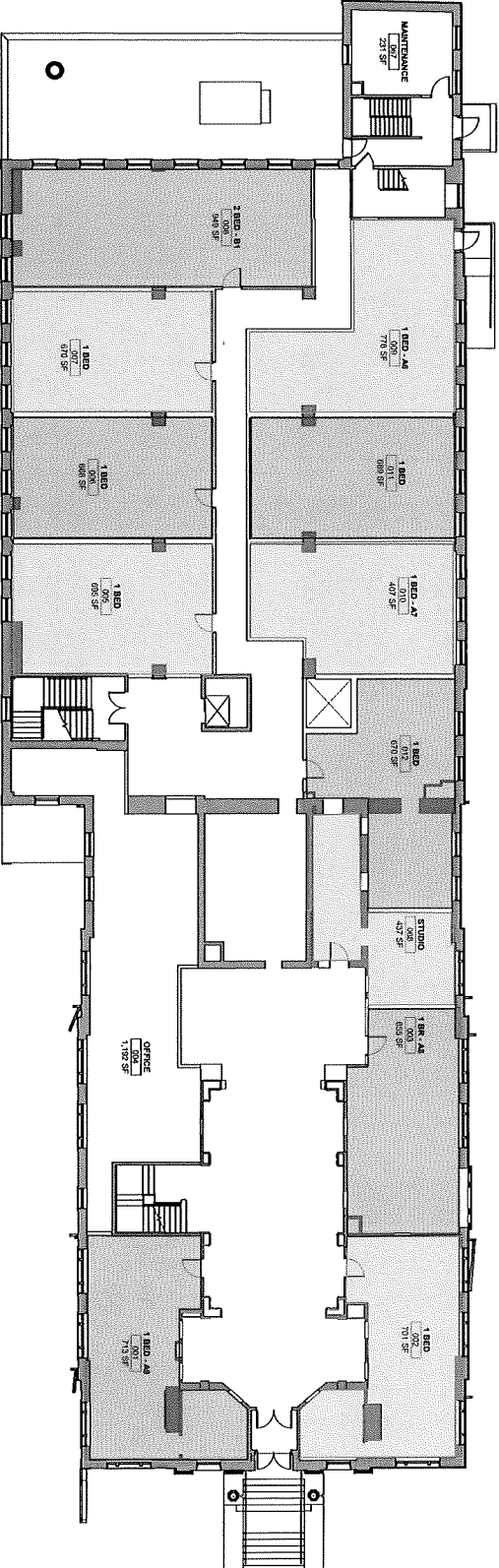
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08/27/21

Sheet Number:

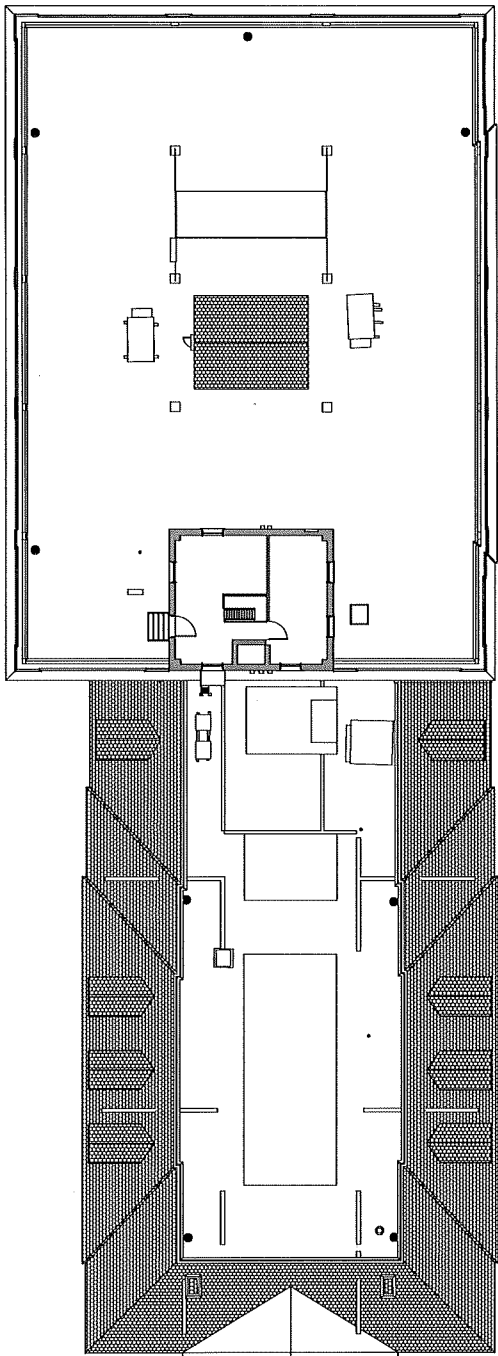
A1.02



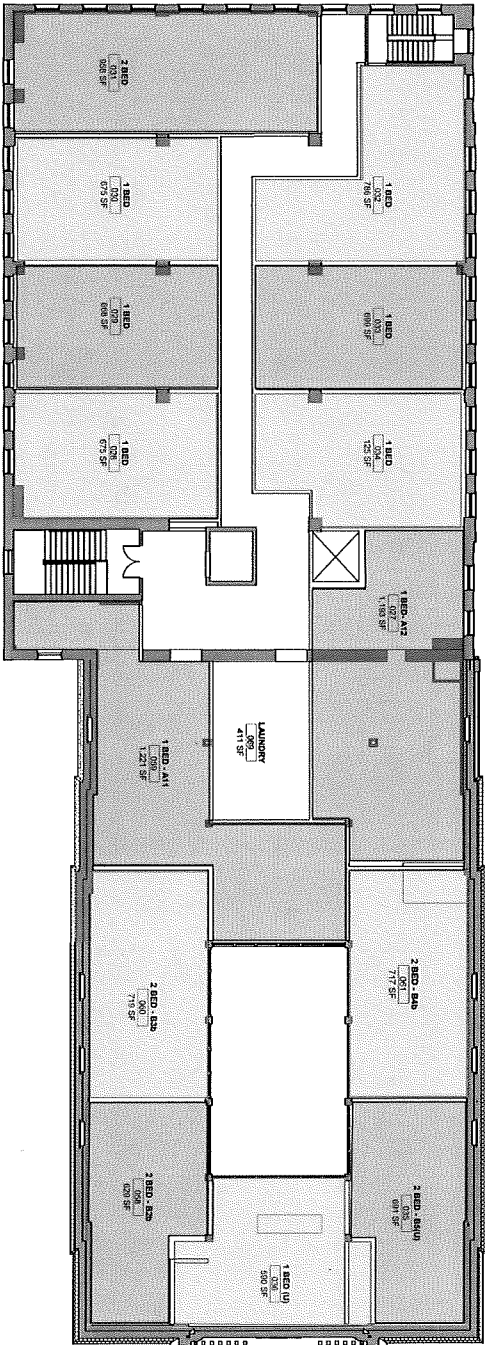
2 OVERALL FLOOR PLAN - LEVEL 2
Scale: 1/8" = 1'-0"



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



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



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

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50 Commandant's Way at Admiral's Hill
Chelsea MA 02150
O 617.289.4440
F 617.289.4532
architecturalteam.com

tat

Consultant:

Revisions:

Architect of Record:

Drawn: Author

Checked: Checker

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

Key Plan:

Project Name:
310 STATE STREET

310 STATE STREET
SPRINGFIELD, MA 01105

Sheet Name:

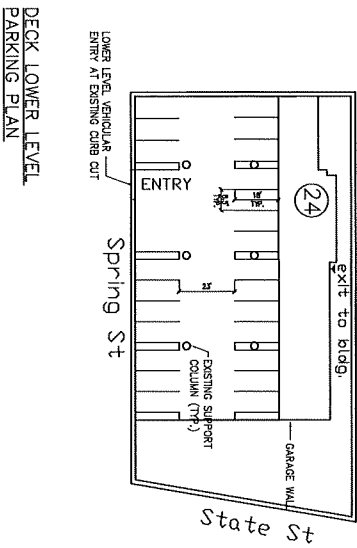
OVERALL
FLOOR PLANS -
LEVEL 3 &
ROOF

Project Number:
21067.00

Issue Date:
08/27/21

Sheet Number:

A1.03



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

tat
the architectural team

The Architectural Team, Inc.
50 Commandant's Way at Admiral's Hill
Chelsea MA 02150
T 617.889.4402
F 617.884.4329
www.architecturalteam.com
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Radner Design Associates, Inc.
 3 Allied Drive, Suite 303
 Dedham, MA 02026
 508/736-6144
www.RadnerDesign.com

Architect of Record:

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

Special Permit Set

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

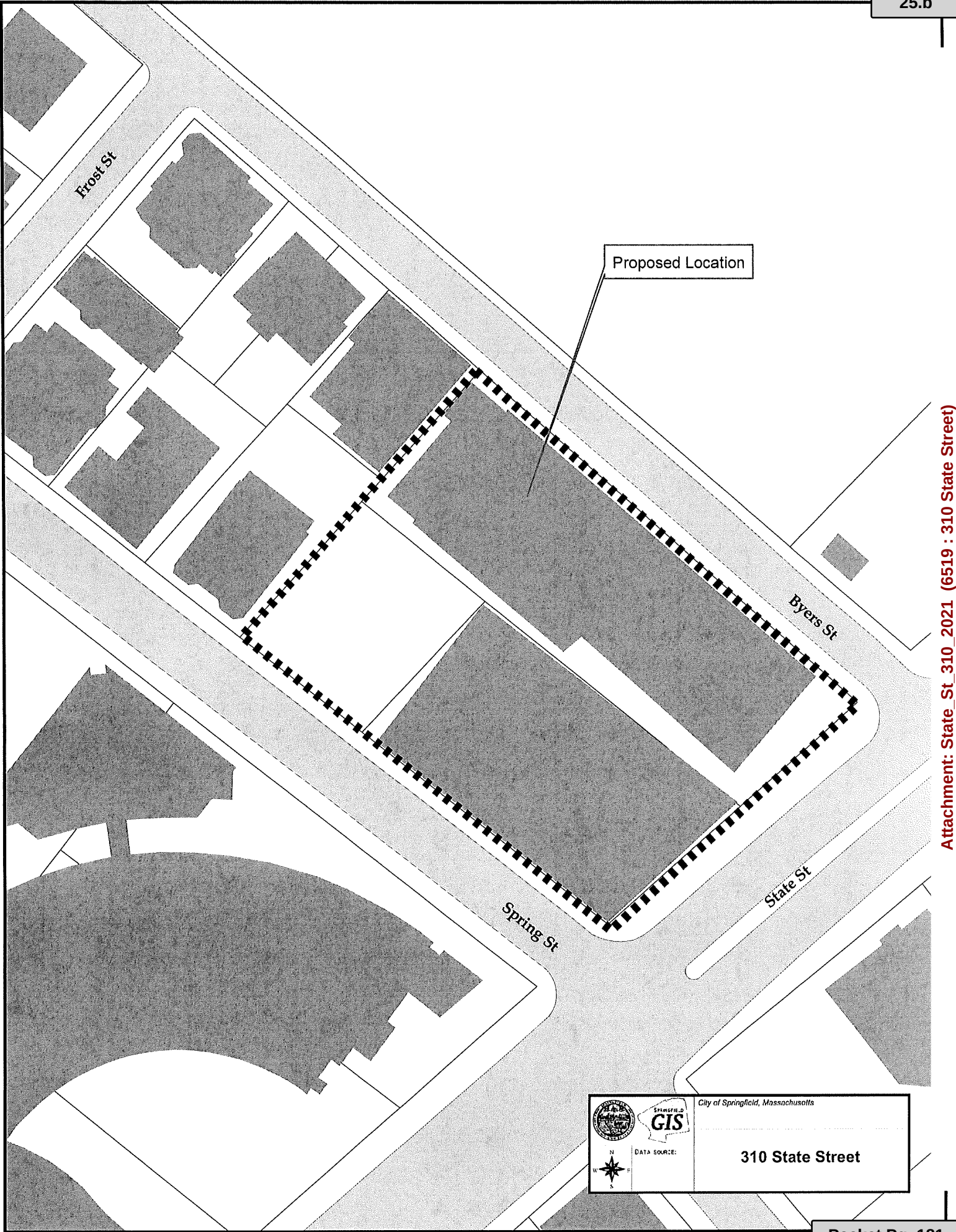
Project Number:
21-16

Issue Date:
November 1, 2021

Sheet Number:

FF





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



City of Springfield, Massachusetts



DATA SOURCE:

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.

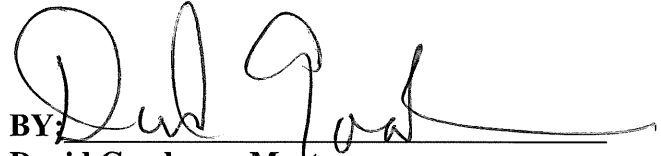
Mailing Address:

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
David Goodman, Manager

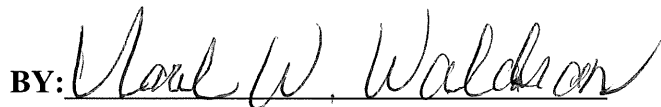
Mailing Address:

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 W. Waldron
Mark Waldron, Manager

Attachment: 299_Page_BI_Adult_Use_Cultivation_Tax_Form (6487 : 299 Page Boulevard)



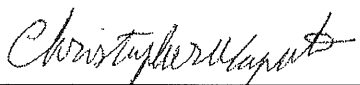
THE CITY OF
SPRINGFIELD, MASSACHUSETTS

10/6/2021

Special Permit Tax Certification

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

Special Permit : 299 Page Boulevard
Petitioner : Page Cultivate, LLC
LandLord : DAL Page , LLC


Christopher A. Caputo; Treasurer Collector

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

**299 PAGE BOULEVARD (09440-1100)
ADULT USE MARIJUANA ESTABLISHMENT (CULTIVATION)
PAGE CULTIVATE, LLC**

General Information

Petitioner:	Page Cultivate, LLC
Request:	Adult Use Marijuana Establishment (cultivation)
Proposed use of the property:	Adult Use Marijuana Establishment (cultivation)
Parcel Size:	106,247 s.f.
Compatibility with current planning documents:	The East Springfield Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	East Springfield Neighborhood Council: 11-8-21
Tax Status:	SEE ATTACHED
Site Visit:	11-15-21
Hearing Date:	11-22-21/12-6-21

Staff Analysis

Neighborhood characteristics:

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

- To the north are the Springfield Police Training Academy and a number of motor vehicle repair operations zoned Industrial A.
- To the south is a manufacturing operation zoned Industrial A.
- To the west is a warehouse operation zoned Business B and Industrial A.
- To the east is a recycling operation zoned Industrial A.

Summary:

The petitioner has requested a special permit to allow for the operation of an Adult Use Marijuana Establishment (cultivation) on a portion of the property known as 299 Page Boulevard. This site currently contains the Springfield Police Training Academy. AN ANR/Non-Subdivision plan was submitted showing the creation of a new 106,247 square foot parcel to be located behind the existing building. The plans submitted show the construction of a new 46,984 square foot building.

As the Council is aware, the voters of Massachusetts approved an initiative petition known as “*The Regulation and Taxation of Marijuana Act*”, which was codified as Chapter 334 of the Acts of 2016 (“Chapter 334”). Chapter 334 reduced state criminal penalties and instituted civil penalties for the possession and recreational use of marijuana by persons over 21 years of age. It also created a way for the Commonwealth to control the production and distribution of marijuana through licensing, regulations, and taxation of Marijuana Establishments. Chapter 55 of the Acts of 2017 (“Act”) was enacted by the State Legislature as an amendment to Chapter 334.

The Act allows Marijuana Establishments to cultivate, manufacture, and process marijuana and to sell marijuana to persons over 21 years of age. An applicant requesting certification as a Marijuana Establishment must meet the requirements set out in 935 CMR 500.00, the regulations promulgated by the Cannabis Control Commission, to be considered for a final license as a Marijuana Establishment.

The Act also calls for local control of Marijuana Establishments (G.L.c. 94G, §3) by allowing municipalities to create licensing requirements and to make reasonable regulations that control the time, place and manner of Establishments. In October 2018, an amendment to the Springfield Zoning Ordinance was approved which added Section 4.7.110, *Adult Use Marijuana Establishments*. Section 4.7.110 sets forth the zoning and Tier 3 special permit requirements for Establishments seeking to operate in the City. Proposed Projects must comply with all requirements set forth in section 4.7.110 of the City’s Zoning Ordinance.

Due to the amount of interest the City received for this new use, the decision was made to conduct a phased Request for Qualifications/Proposals (RFQ/P) process, similar to what had been done for the medical marijuana and the casino selection. It was determined that this was the most efficient way to obtain the needed information in order to make a qualified decision about locating such an operation within Springfield.

The City conducted a first phase of the RFQ/P back in 2019. At that time, four (4) applicants were selected to move forward with the Hoar Community Agreement and special permit process. As of today’s date, the City of Springfield has four marijuana retail storefronts approved and currently has two (2) in operation (1300 Boston Road and 1200 West Columbus Avenue). There are currently no cultivation uses operating in Springfield.

A Phase 2 RFQ/P was issued in January 2021. As with Phase 1, the Phase 2 RFQ/P required detailed submissions from each potential applicant. The City also continued to retained an outside expert legal consultant to advise the City about fair, balanced and neutral selection criteria. Information required to be submitted in the response to the RFQ/P included:

- **Project Description:**
 - The type of Marijuana Establishment being proposed;
 - The name of the proposer, the contact person and the contact person's business address, telephone and facsimile numbers and e-mail address; and
 - A brief description of proposer and its business including names and biographies of its officers, directors, and key personnel, or persons serving in similar capacities.
- **Location:**
 - Proof of interest, proprietary ownership, lease or control of the proposed project site evidencing binding permission to use the premises as a Marijuana Establishment;
 - Size and description of the proposed site;
 - Pedestrian and vehicular traffic safety plan; and
 - A comprehensive analysis showing the site is in compliance with zoning requirements set forth in Section 4.7.110 of the City

Zoning Ordinance, including buffer zones.

- **Design and Construction:**

- Estimated construction budget;
- Conceptual site plan of the project including, but not limited to:
 - Proposed employee and customer parking;
 - Dumpster locations;
 - Lighting;
 - Security fencing; and
 - Signage.
- A summary of anticipated fiscal impacts on the City of Springfield, the anticipated duration of such impacts and a detailed plan to mitigate such impacts that includes:
 - Pedestrian and vehicular traffic impacts;
 - Infrastructure and utility impacts;
 - Environmental impacts; and
 - Increases in City services.

- **Management and Business Operations:**

- A draft Management and Operations Profile pursuant to 935 CMR 500.101;
- Business operations profile, including the projected number of full-time and part-time employment positions that will be created by the project and the number of positions available to City residents;
- Organizational chart for the proposer, listing all principal entities. If the proposer currently has or expects to have local partners who will have an ownership in the entity developing the project, that same information must be provided;
- Financial summary for the proposed project; and
- Background, reputation and expertise of the proposer in designing, developing and operating marijuana or other businesses similar to the project proposed in the City.

- **Equity:**

- Diversity plan to promote and encourage full participation in the regulated marijuana industry;
- Plan to positively impact areas of disproportionate impact pursuant to 935 CMR 500.101;
- If applicable, statement reflecting that the proposer is a Commission-certified Economic Empowerment Applicant pursuant to 935 CMR 500.101 and/or Commission-certified Social Equity Applicant pursuant to 935 CMR 500.105.
- If not Commission-Certified Economic Empowerment Applicant or Social Equity Applicant, a statement reflecting extent to which Proposal includes the following:
 - A majority of ownership, and/or current employees/sub-contractors is/are: Black, African American, Hispanic, Latino, members of other underrepresented communities, women, veterans, or people with disabilities;
 - Residency of owner in a Commission-designated area of disproportionate impact (including City);

- Prior, nonviolent drug conviction(s) (*This information was ONLY used to evaluate a proposer's equity qualifications*); or
 - Plans/programs demonstrating active engagement in economic education, resource provision or empowerment to disproportionately impacted individuals or communities.
 - Plans/programs intending to facilitate future business practices that promote economic empowerment in areas of disproportionate impact within the City, including the use of an incubator or accelerator program to aid limited net worth equity applicants who wish to enter the adult use industry.
- Description detailing proposer's promotion of sustainable, socially and economically reparative practices in the cannabis industry.
- **Community Outreach and Cooperation:**
 - A summary of the Community Outreach Meeting that includes:
 - The date, time and location of the meeting;
 - A list of the attendees;
 - A description of efforts to publish and market the meeting;
 - A summary of notes taken at the meeting, reflecting citizen comments; and
 - If any, a summary of follow-up taken by the proposer to respond to public comments
 - A summary of cooperation with City personnel and the community.

A total of twenty-four (24) responses were submitted to the Phase 2 RFP/Q. This included five (5) responses for cultivation, two (2) for transport/courier and seventeen (17) storefront retail operations. Reviewing the submissions was selection committee set up by the Mayor, in conjunction with the City Council. This selection committee was made up with representatives from the Springfield Department of Health & Human Services, Police Department, Fire Department, Department of Public Works, Building Department, Law Department, Mayors Office, Office of Procurement, Division of Administration & Finance, a representative of the City Council and the Office of Planning & Economic Development. To ensure procedural fairness, the City again utilized the services of its outside expert legal consultant during the review process. It should also be noted that the RFQ/P process also included public presentations (via Zoom) by a number of the proposers.

After a full review, the responses were then ranked. Based on these rankings it was determined that a total of nine (9) submissions would be allowed to move forward with the negotiation of a Host Community Agreement (HCA). These included one (1) cultivation site, six (6) storefront/retail operations, one (1) transportation operation and one (1) courier. In addition to the HCA being approved by the City Council, as per the Zoning Regulations, a special permit is also required to be approved.

Review: 299 Page Boulevard:

As noted above, 299 Page Boulevard has been identified as the potential location for a proposed Adult Use Marijuana Cultivation Establishment. The plans submitted show the construction of a new 46,984 square foot, single-story building. This new building would be located in the rear of the Springfield Police Training Academy.

The plans submitted show that the proposed use would have access from both Page Boulevard and Guion Street. The Page Boulevard entrance would be used to access a proposed forty-eight (48) space parking lot. This number exceeds the number required under the Zoning Regulations. It should be noted that much of the

proposed parking lot will be located on the adjacent property known as 271 Page Boulevard. The entrance on Guion Street would be used for commercial access for shipping and deliveries.

In addition to the site plan, detailed floor plans have also been submitted. The interior of the building will house a number of different areas including offices, security room, staff lounge, a number of growing/flowering and drying rooms. The interior of the building will also house cutting rooms, storage areas and vault.



A full detailed security plan has also been submitted. As noted, the Springfield Police Department has been involved throughout this entire process and has reviewed the security plans. The plan includes a number of security and safety measures including closed circuit television system, both inside and outside the facility. The security also includes an alarm system and access control. In addition to the security plan a full management and operations plan has also been submitted which includes details on the policies and procedures for the cultivation operation. Further, it should be noted that this will only be a cultivation operation. There will be no retail sales done at this location.

Further, as part of the submission, the petitioners were required to submit a traffic study. Those studies were then sent to the Department of Public Works (DPW) for a full review. In speaking with the Director of DPW, he had no major concerns. Since this will be the first cultivation operation in the city, the staff would recommend that, if approved, the petitioner be required to work directly with DPW to review any traffic related issues, especially during the opening of the operation.

Lastly, one of the major concerns that the staff has with the proposed use is odor control. While this site is located within an industrial area, there are homes located to the north of this property as well as along the west side of Page Boulevard. As part of the submission, the petitioner has submitted a detailed odor mitigation plan. The plan includes “odor control rooms” which will not have “...windows or other openings to allow for the release air. These “odor control rooms” will also have strict access procedures. Lastly, a carbon filtration system will be installed in each room. The information submitted indicate that “...carbon filtration systems are widely considered to be the best cannabis odor solution in facilities nationwide, as they utilize pellets of charcoal to trap terpenes as air passes through “carbon scrubbers” installed in the ducting”.

In addition to the special permit, a Host Community Agreement is required as well as a full review, approval and licensing of this proposed use by the Massachusetts Cannabis Control Commission.

Overall, the staff has been very pleased with the professionalism shown by not only this company but by all the companies participating in the RFQ/P process. The staff firmly believes that Page Cultivate has provided a detailed outline of its proposal and has addressed all the concerns outlined by the many city departments participating in the RFQ/P review. The staff does not oppose the proposed request and does not believe the proposed use will have a negative impact on the surrounding properties or on the neighborhood as a whole.

Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only and shall not be reassigned or transferred.
2. This special permit is granted solely for the operation of an Adult Use Marijuana Establishment (cultivation) on a portion of the property known as 299 Page Boulevard (09440-1100).
3. The use shall be developed as per the attached site plans, elevations and submission requirements with the addition of conditions #4 through #27.
4. The petitioner shall obtain a Host Community Agreement prior to the issuance of a Certificate of Occupancy.
5. Prior to start of operations, the petitioner shall provide the Springfield Police Department, Department of Health & Human Services and the Building Department a copy of the license issued by the Massachusetts Cannabis Control Commission.
6. This special permit shall expire upon the expiration and/or termination of the license by the Massachusetts Cannabis Control Commission.
7. The petitioner shall be required to remove all materials, signage, inventory, equipment and other paraphernalia within sixty (60) days of ceasing operations or immediately following any revocation of its license issued by the Massachusetts Cannabis Control Commission.
8. There shall be no on-site consumption, including the parking area, of marijuana or marijuana related products.
9. There shall be no retail sales done at this location.
10. There shall be no outside storage of marijuana or marijuana related products.
11. No marijuana, marijuana related product or any accessory paraphernalia shall be visible to the general public from the exterior of the building or property line.
12. The facility shall fully comply with its odor control plan providing proper and adequate ventilation. All resulting odors, smoke, vapor, fumes, gases and/or particulate matter from the use shall be effectively confined to the premises or so disposed of to avoid any increased air pollution.
13. In addition to the special permit approval, a full review by the Department of Public Works, as per the provisions of City Ordinance, Chapter 27, Article VIII, § 27-58 through 27-63, will be required. This approval must be obtained prior to the issuance of a Building Permit.
14. The petitioner shall coordinate with DPW and the Springfield Police Department, and supply all requested information, to identify and address any and all potential traffic related issues, especially relating to opening activities.
15. If during the initial opening period, but no longer than six (6) months, the City determines that vehicles queuing on a public way have become a safety hazard or nuisance, the petitioner shall coordinate with DPW and the Springfield Police Department to identify and immediately implement methods to eliminate the queuing. Any and all costs related to these remedies shall be borne by the petitioner.
16. The petitioner shall coordinate with the Springfield Police Department on all security related matters and shall fully comply with the submitted Security Plan.
17. The use shall comply with all Zoning Regulations as outlined in Article 4, Section 4.7.110 and all other applicable sections of the ordinance.
18. The use shall comply with any and all regulations outlined by the Massachusetts Cannabis Control Commission and 935 CMR 500.
19. Any and all signage shall be properly permitted and comply with the Springfield Zoning Ordinance and regulations outlined by 935 CMR 500.
20. The use shall comply with any and all stipulations outlined within the approved Host Community Agreement.
21. The site shall be maintained and kept free of all litter and debris.
22. All landscaped areas shall be maintained.
23. The public sidewalk along Page Boulevard shall be maintained, including snow removal.
24. All required permits from the Department of Health & Human Services shall be obtained prior to start of operations. A Certificate of Occupancy shall also be issued by the Building Department, prior to opening.
25. Any and all required permits from the DPW and the Building Department shall be obtained prior to the

start of any construction.

26. Any and all dumpsters shall be completely enclosed.
27. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

10/6/2021

Special Permit Tax Certification

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

Special Permit : 299 Page Boulevard
Petitioner : Page Cultivate, LLC
LandLord : DAL Page , LLC

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

Christopher A. Caputo: Treasurer Collector

SPECIAL USE PERMITTING DRAWINGS

299 PAGE BOULEVARD - LOT 2 · SPRINGFIELD · MASSACHUSETTS

PAGE CULTIVATE, LLC

OCTOBER 15, 2021

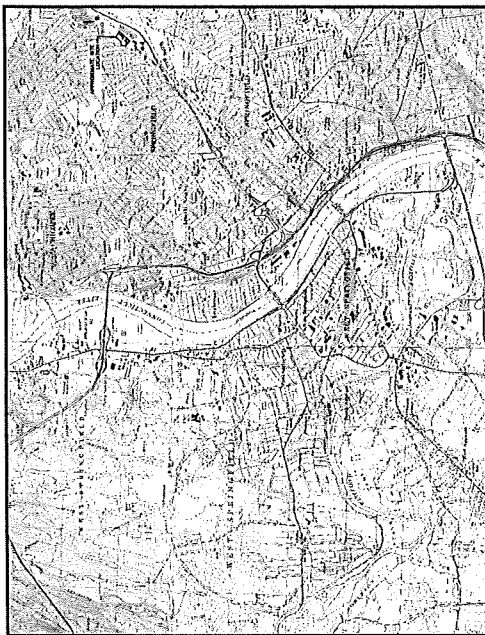
SHEET INDEX

SHEET No.	SHEET TITLE
GI-001	COVER SHEET
C1-01	GENERAL NOTES
C1-10	EXISTING CONDITIONS PLAN
C1-11	DEMOLITION PLAN
C1-12	EROSION AND SEDIMENT CONTROL PLAN
C1-20	SITE LAYOUT PLAN
C1-30	GRADING AND DRAINAGE PLAN
C1-40	SITE UTILITY PLAN
L1-00	LANDSCAPE PLAN
C3-00	EROSION & SEDIMENT CONTROLS DETAILS
C3-01 - C3-08	CONSTRUCTION DETAILS
C3-09	LANDSCAPE DETAILS
ES-001	ELECTRICAL GENERAL NOTES & DETAILS
ES-101	ELECTRICAL SITE PLAN
ES-102	ELECTRICAL PHOTOMETRIC PLAN

OWNER
PAGE CULTIVATE, LLC
299 PAGE BOULEVARD
SPRINGFIELD, MA 01104

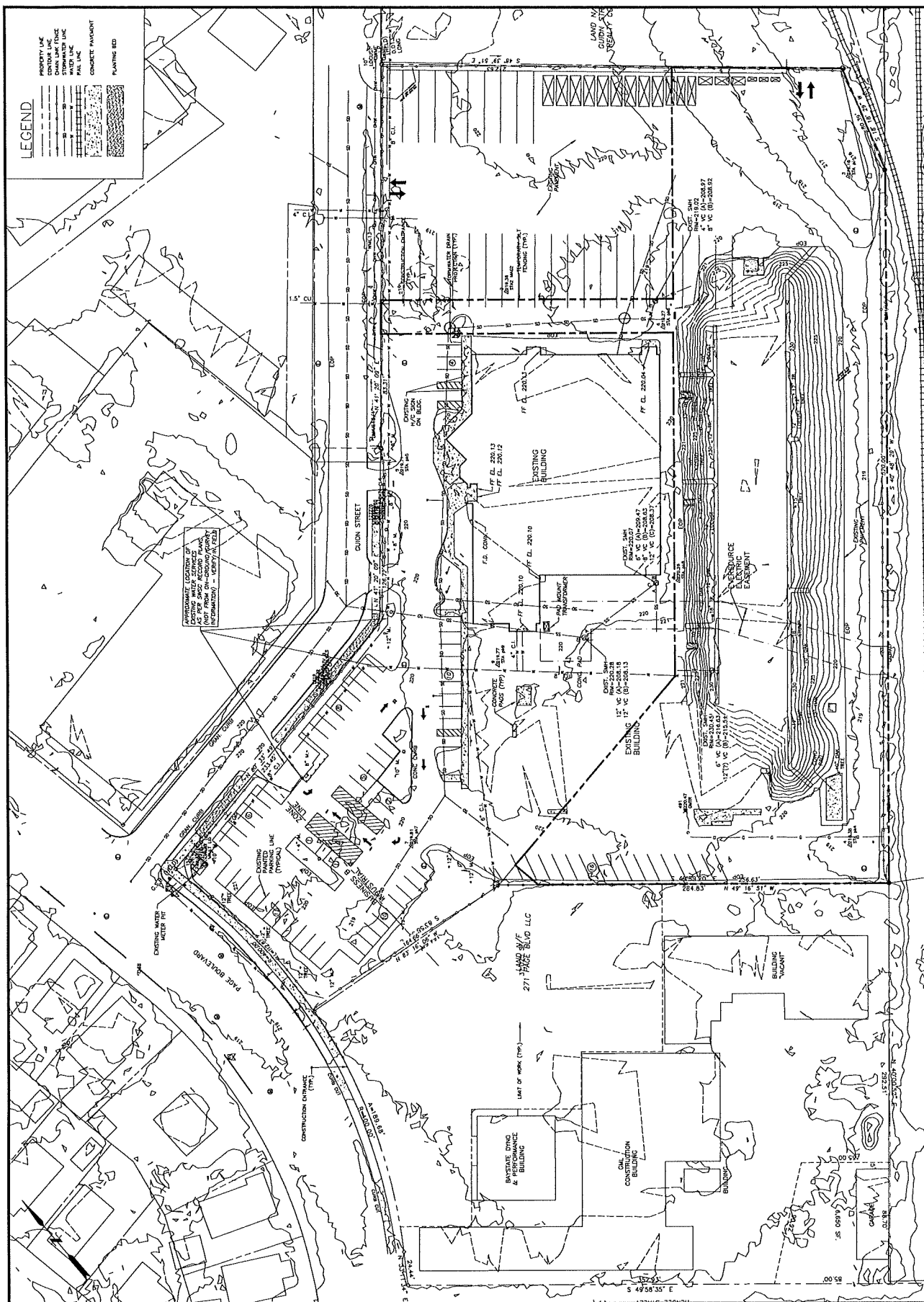
PREPARED BY

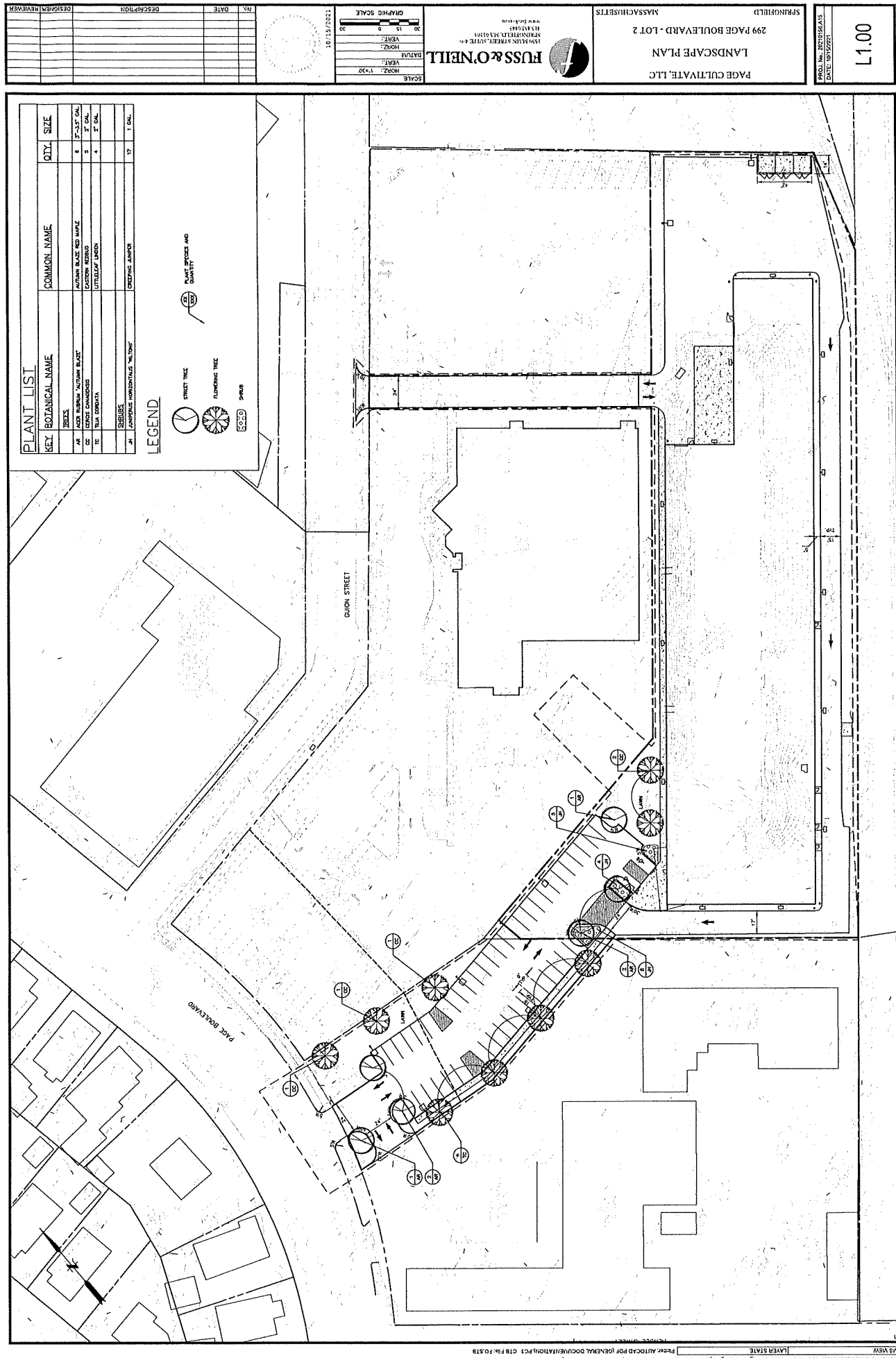
FUSS & O'NEILL
1350 MAIN STREET, SUITE 400
SPRINGFIELD, MA 01103
413.452.0445
www.fussco.com

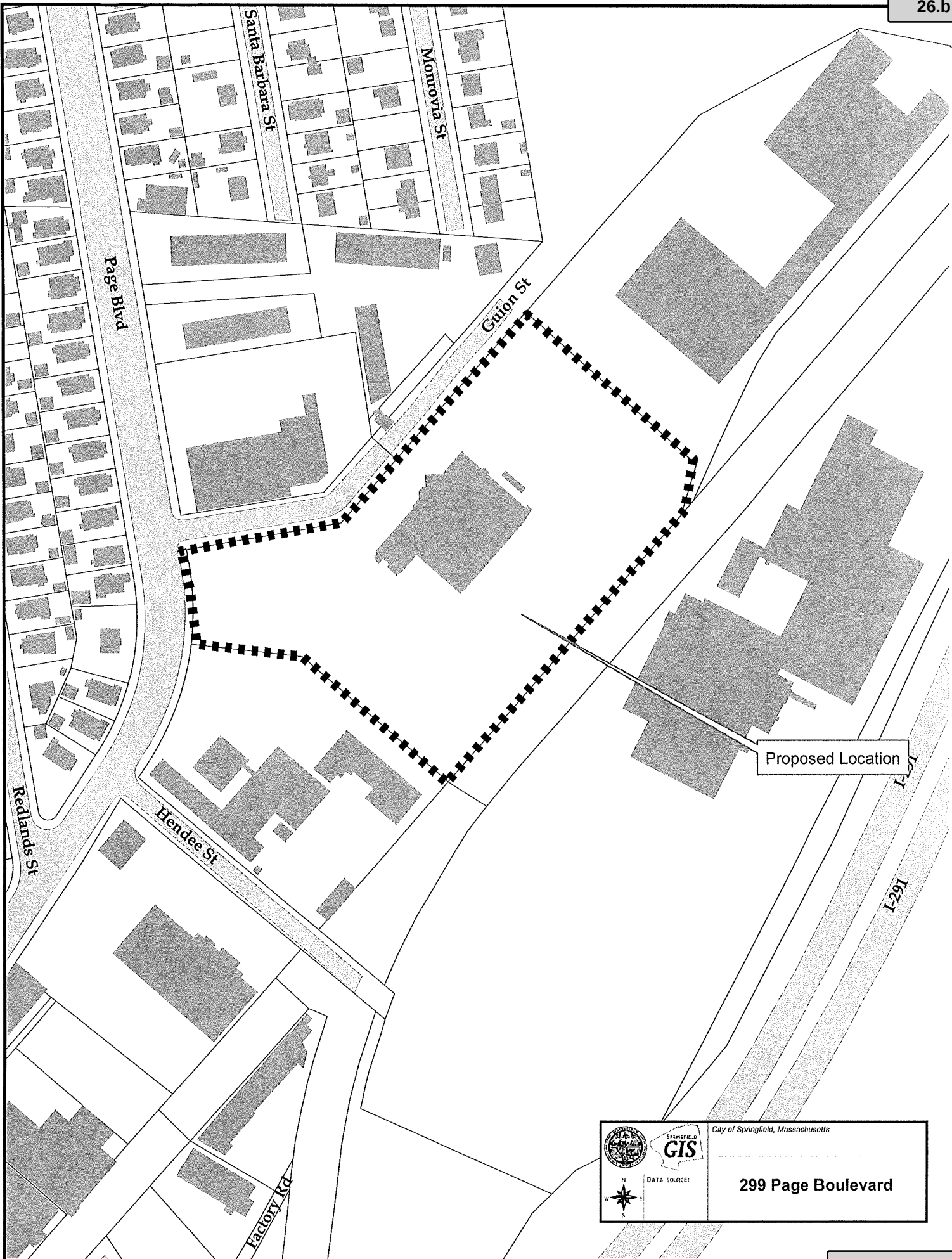


LOCATION MAP
SCALE: 1" = 1000'

PROJ. NO.: 20210106A1E
DATE: 10/15/2021
GI-001









City of Springfield, Massachusetts

DATA SOURCE:

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.

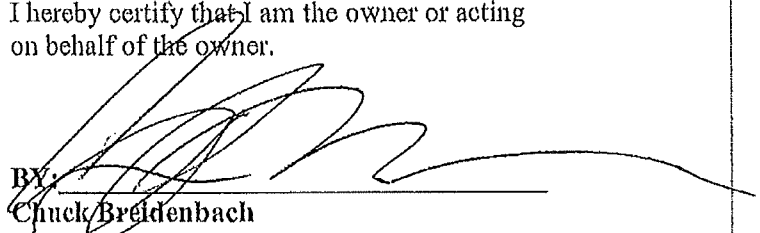
Mailing Address:

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

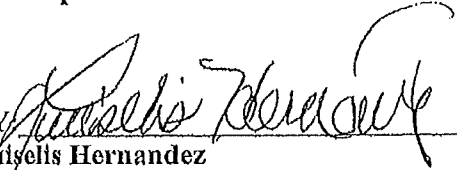
Petitioner:

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

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

Christopher A. Caputo: Treasurer Collector

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

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

General Information

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

Staff Analysis

Neighborhood characteristics:

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

Summary:

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

As the Council is aware, the voters of Massachusetts approved an initiative petition known as "*The Regulation and Taxation of Marijuana Act*", which was codified as Chapter 334 of the Acts of 2016 ("Chapter 334"). Chapter 334 reduced state criminal penalties and instituted civil penalties for the possession and recreational use of marijuana by persons over 21 years of age. It also created a way for the Commonwealth to control the production and distribution of marijuana through licensing, regulations, and taxation of Marijuana Establishments. Chapter 55 of the Acts of 2017 ("Act") was enacted by the State Legislature as an amendment

to Chapter 334.

The Act allows Marijuana Establishments to cultivate, manufacture, and process marijuana and to sell marijuana to persons over 21 years of age. An applicant requesting certification as a Marijuana Establishment must meet the requirements set out in 935 CMR 500.00, the regulations promulgated by the Cannabis Control Commission, to be considered for a final license as a Marijuana Establishment.

The Act also calls for local control of Marijuana Establishments (G.L.c. 94G, §3) by allowing municipalities to create licensing requirements and to make reasonable regulations that control the time, place and manner of Establishments. In October 2018, an amendment to the Springfield Zoning Ordinance was approved which added Section 4.7.110, *Adult Use Marijuana Establishments*. Section 4.7.110 sets forth the zoning and Tier 3 special permit requirements for Establishments seeking to operate in the City. Proposed Projects must comply with all requirements set forth in section 4.7.110 of the City's Zoning Ordinance.

Due to the amount of interest the City received for this new use, the decision was made to conduct a phased Request for Qualifications/Proposals (RFQ/P) process, similar to what had been done for the medical marijuana and the casino selection. It was determined that this was the most efficient way to obtain the needed information in order to make a qualified decision about locating such an operation within Springfield.

The City conducted a first phase of the RFQ/P back in 2019. At that time, four (4) applicants were selected to move forward with the Host Community Agreement and special permit process. As of today's date, the City of Springfield has four marijuana retail storefronts approved and currently has two (2) in operation (1300 Boston Road and 1200 West Columbus Avenue). There are currently no cultivation uses operating in Springfield.

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 - A brief description of proposer and its business including names and biographies of its officers, directors, and key personnel, or persons serving in similar capacities.
- **Location:**
 - Proof of interest, proprietary ownership, lease or control of the proposed project site evidencing binding permission to use the premises as a Marijuana Establishment;
 - Size and description of the proposed site;
 - Pedestrian and vehicular traffic safety plan; and
 - A comprehensive analysis showing the site is in compliance with zoning requirements set forth in Section 4.7.110 of the City Zoning Ordinance, including buffer zones.
- **Design and Construction:**
 - Estimated construction budget;
 - Conceptual site plan of the project including, but not limited to:
 - Proposed employee and customer parking;

- Dumpster locations;
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 - A draft Management and Operations Profile pursuant to 935 CMR 500.101;
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 - Background, reputation and expertise of the proposer in designing, developing and operating marijuana or other businesses similar to the project proposed in the City.
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 - 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;
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- A summary of cooperation with City personnel and the community.

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After a full review, the responses were then ranked. Based on these rankings it was determined that a total of nine (9) submissions would be allowed to move forward with the negotiation of a Host Community Agreement (HCA). These included one (1) cultivation site, six (6) storefront/retail operations, one (1) transportation operation and one (1) courier. It should be noted that with regards to Diem Springfield, LLC, they were selected to move forward with the retail portion of the project but were not selected for cultivation.

Further, in addition to the HCA being approved by the City Council, as per the Zoning Regulations, a special permit is also required to be approved.

Review: 1685 Boston Road

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

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

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

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



A full detailed security plan has also been submitted. As noted, the Springfield Police Department has been involved throughout this entire process and has reviewed the security plans. The plan includes a number of security and safety measures including closed circuit television system, both inside and outside the facility. The security also includes an alarm system and access control. In addition to the security plan a full management and operations plan has been submitted which includes details on the policies and procedures for the cultivation operation.

Further, as part of the submission, the petitioners were required to submit a traffic study. Those studies were then sent to the Department of Public Works (DPW) for a full review. In speaking with the Director of DPW, he had no major concerns. If approved, the staff would recommend that the petitioner be required to work directly with DPW to review any traffic related issues, especially during the opening of the operation.

Lastly, one of the major concerns that the staff has with the proposed use is odor control. While this site is located within a commercial area, odor is a concern for abutters as well other tenants operating with the mall. As part of the submission, the petitioner has submitted a detailed odor mitigation plan. The plan includes the Diem would institute a comprehensive odor control plan including the use of "Inline Air Carbon Filters and Ordo Control Air Scrubbers".

In addition to the special permit, a Host Community Agreement is required as well as a full review, approval and licensing of this proposed use by the Massachusetts Cannabis Control Commission.

Overall, the staff has been very pleased with the professionalism shown by not only this company but by all the companies participating in the RFQ/P process. The staff believes that Diem Springfield has provided a detailed outline of its proposal and has addressed all the concerns raised by the many city departments participating in the RFQ/P review.

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

Recommendation (Retail)

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only and shall not be reassigned or transferred.
2. This special permit is granted solely for the operation of an Adult Use Marijuana Establishment (storefront retail) at the property known as 1685 Boston Road (01655-0415).
3. The use shall be developed as per the attached site plans, elevations and submission requirements with the addition of conditions #4 through #28.
4. The petitioner shall obtain a Host Community Agreement prior to the issuance of a Certificate of Occupancy.
5. Prior to start of operations, the petitioner shall provide the Springfield Police Department, Department of Health & Human Services and the Building Department a copy of the license issued by the Massachusetts Cannabis Control Commission.
6. This special permit shall expire upon the expiration and/or termination of the license by the Massachusetts Cannabis Control Commission.
7. The petitioner shall be required to remove all materials, signage, inventory, equipment and other paraphernalia within sixty (60) days of ceasing operations or immediately following any revocation of its license issued by the Massachusetts Cannabis Control Commission.
8. There shall be no on-site consumption, including the parking area, of marijuana or marijuana related products.
9. There shall be no cultivation or manufacturing done at this location.
10. There shall be no outside storage of marijuana or marijuana related products.
11. No marijuana, marijuana related product or any accessory paraphernalia shall be visible to the general public from the exterior of the building or property line.
12. The facility shall fully comply with its odor control plan providing proper and adequate ventilation. All resulting odors, smoke, vapor, fumes, gases and/or particulate matter from the use shall be effectively confined to the premises or so disposed of to avoid any increased air pollution.
13. In addition to the special permit approval, a full review by the Department of Public Works, as per the provisions of City Ordinance, Chapter 27, Article VIII, § 27-58 through 27-63, will be required. This approval must be obtained prior to the issuance of a Building Permit.
14. The petitioner shall coordinate with DPW and the Springfield Police Department, and supply all requested information, to identify and address any and all potential traffic related issues, especially relating to opening activities.
15. If during the initial opening period, but no longer than six (6) months, the City determines that queuing of pedestrians on the public sidewalk or vehicles queuing on a public way have become a safety hazard or nuisance, the petitioner shall coordinate with DPW and the Springfield Police Department to identify and immediately implement methods to eliminate the queuing. Any and all costs related to these remedies shall be borne by the petitioner.
16. The petitioner shall coordinate with the Springfield Police Department on all security related matters and shall fully comply with the submitted Security Plan.
17. The use shall comply with all Zoning Regulations as outlined in Article 4, Section 4.7.110 and all other applicable sections of the ordinance.
18. The use shall comply with any and all regulations outlined by the Massachusetts Cannabis Control Commission and 935 CMR 500.
19. Any and all signage shall be properly permitted and comply with the Springfield Zoning Ordinance and regulations outlined by 935 CMR 500.
20. There shall be signage visible from outside of the building stating that only individuals twenty-one (21)

- years and older are allowed inside the establishment.
21. The use shall comply with any and all stipulations outlined within the approved Host Community Agreement.
 22. The site shall be maintained and kept free of all litter and debris.
 23. All landscaped areas shall be maintained.
 24. The public sidewalk along Boston Road shall be maintained, including snow removal.
 25. All require permits from the Department of Health & Human Services shall be obtained prior to start of operations. A Certificate of Occupancy shall also be issued by the Building Department, prior to opening.
 26. Any and all required permits from the DPW and the Building Department shall be obtained prior to the start of any construction.
 27. The hours of operation shall be set by the City Council but in no case shall this operation be open to the public and no sale or other distribution of marijuana shall occur upon the premises or via delivery from the premises between the hours of 9:00PM and 8:00AM.
 28. Any and all dumpsters shall be completely enclosed.
 29. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.

Recommendation (Cultivation)

Not to approve.

Recommended Conditions: (IF APPROVED)

1. This special permit is granted to this petitioner only and shall not be reassigned or transferred.
2. This special permit is granted solely for the operation of an Adult Use Marijuana Establishment (cultivation) at the property known as 1685 Boston Road (01655-0415).
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THE CITY OF
SPRINGFIELD, MASSACHUSETTS

10/19/2021

Special Permit Tax Certification

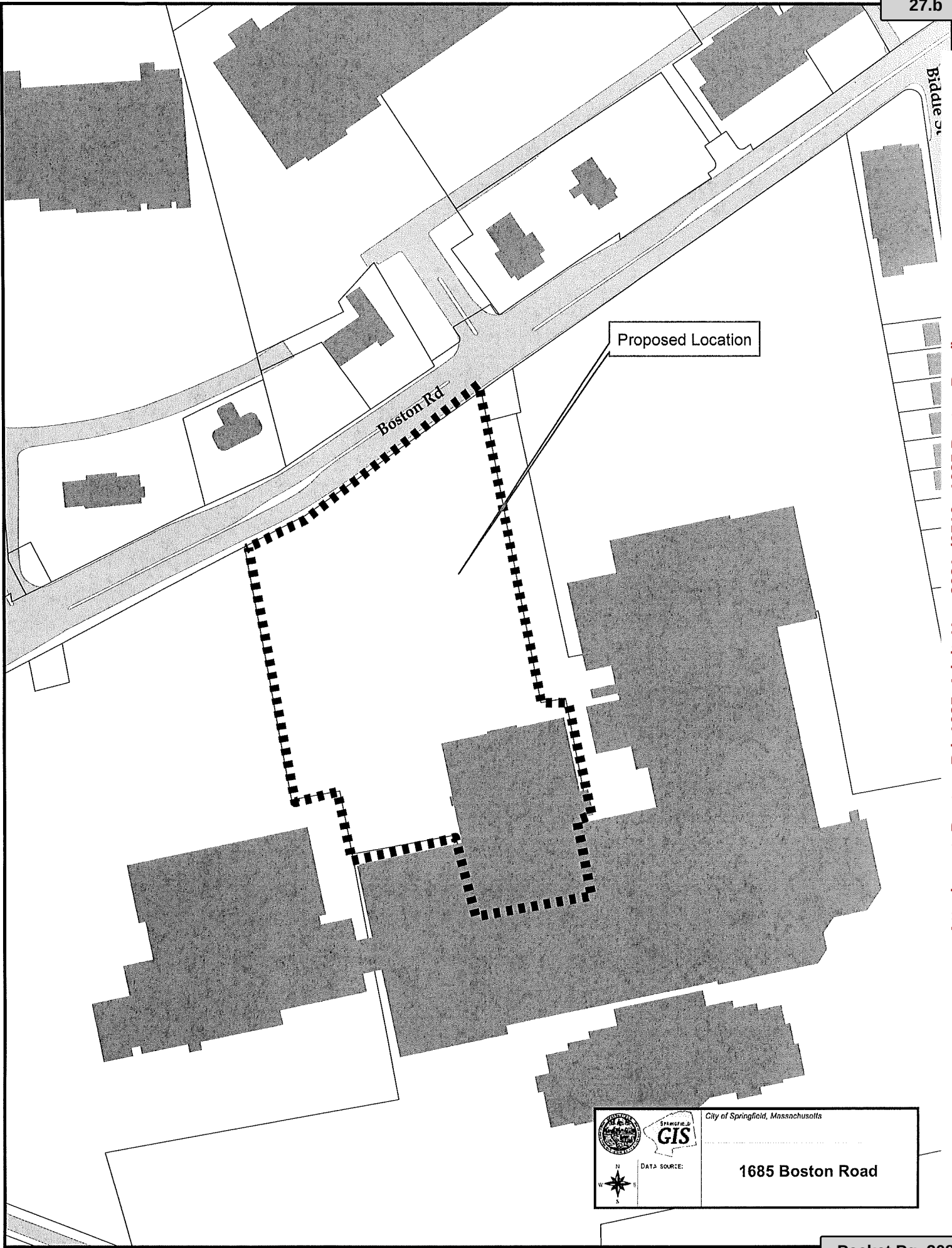
I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

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

Christopher A. Caputo: Treasurer Collector

Attachment: Boston_Rd_1685_Adult_Use_2021 (6516 : 1685 Boston Road)





Proposed Location

Boston Rd

Attachment: Boston Rd 1685 Adult Use 2021 (6516 : 1685 Boston Road)

 N W E S	SPRINGFIELD GIS	City of Springfield, Massachusetts
	DATA SOURCE:	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.

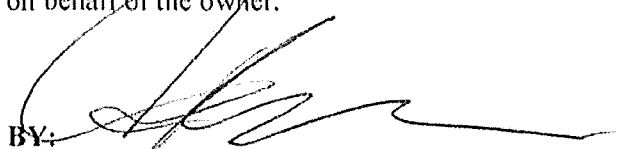
Mailing Address:

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

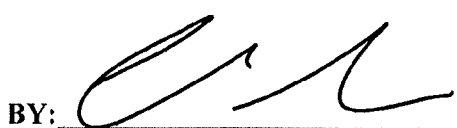
Mailing Address:

74 Grafton Street
 Worcester, MA 01604

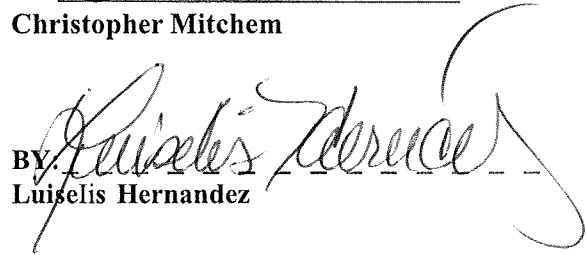
Petitioner:

Diem Springfield, LLC

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

BY: 

Christopher Mitchem

BY: 

Luiselis Hernandez

Attachment: Boston_Rd_1685_Tax_Formal_Cultivation (6517 : 1685 Boston Road)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

10/19/2021

Special Permit Tax Certification

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Special Permit : 1685 Boston Road
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Attachment: Boston_Rd_1685_Tax_Formal_Cultivation (6517 : 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 conversion of the existing retail space into a cultivation and retail operation.

As the Council is aware, the voters of Massachusetts approved an initiative petition known as "*The Regulation and Taxation of Marijuana Act*", which was codified as Chapter 334 of the Acts of 2016 ("Chapter 334"). Chapter 334 reduced state criminal penalties and instituted civil penalties for the possession and recreational use of marijuana by persons over 21 years of age. It also created a way for the Commonwealth to control the production and distribution of marijuana through licensing, regulations, and taxation of Marijuana Establishments. Chapter 55 of the Acts of 2017 ("Act") was enacted by the State Legislature as an amendment

to Chapter 334.

The Act allows Marijuana Establishments to cultivate, manufacture, and process marijuana and to sell marijuana to persons over 21 years of age. An applicant requesting certification as a Marijuana Establishment must meet the requirements set out in 935 CMR 500.00, the regulations promulgated by the Cannabis Control Commission, to be considered for a final license as a Marijuana Establishment.

The Act also calls for local control of Marijuana Establishments (G.L.c. 94G, §3) by allowing municipalities to create licensing requirements and to make reasonable regulations that control the time, place and manner of Establishments. In October 2018, an amendment to the Springfield Zoning Ordinance was approved which added Section 4.7.110, *Adult Use Marijuana Establishments*. Section 4.7.110 sets forth the zoning and Tier 3 special permit requirements for Establishments seeking to operate in the City. Proposed Projects must comply with all requirements set forth in section 4.7.110 of the City's Zoning Ordinance.

Due to the amount of interest the City received for this new use, the decision was made to conduct a phased Request for Qualifications/Proposals (RFQ/P) process, similar to what had been done for the medical marijuana and the casino selection. It was determined that this was the most efficient way to obtain the needed information in order to make a qualified decision about locating such an operation within Springfield.

The City conducted a first phase of the RFQ/P back in 2019. At that time, four (4) applicants were selected to move forward with the Host Community Agreement and special permit process. As of today's date, the City of Springfield has four marijuana retail storefronts approved and currently has two (2) in operation (1300 Boston Road and 1200 West Columbus Avenue). There are currently no cultivation uses operating in Springfield.

A Phase 2 RFQ/P was issued in January 2021. As with Phase 1, the Phase 2 RFQ/P required detailed submissions from each potential applicant. The City also continued to retained an outside expert legal consultant to advise the City about fair, balanced and neutral selection criteria. Information required to be submitted in the response to the RFQ/P included:

- **Project Description:**
 - The type of Marijuana Establishment being proposed;
 - The name of the proposer, the contact person and the contact person's business address, telephone and facsimile numbers and e-mail address; and
 - A brief description of proposer and its business including names and biographies of its officers, directors, and key personnel, or persons serving in similar capacities.
- **Location:**
 - Proof of interest, proprietary ownership, lease or control of the proposed project site evidencing binding permission to use the premises as a Marijuana Establishment;
 - Size and description of the proposed site;
 - Pedestrian and vehicular traffic safety plan; and
 - A comprehensive analysis showing the site is in compliance with zoning requirements set forth in Section 4.7.110 of the City Zoning Ordinance, including buffer zones.
- **Design and Construction:**
 - Estimated construction budget;
 - Conceptual site plan of the project including, but not limited to:
 - Proposed employee and customer parking;

- Dumpster locations;
 - Lighting;
 - Security fencing; and
 - Signage.
- A summary of anticipated fiscal impacts on the City of Springfield, the anticipated duration of such impacts and a detailed plan to mitigate such impacts that includes:
 - Pedestrian and vehicular traffic impacts;
 - Infrastructure and utility impacts;
 - Environmental impacts; and
 - Increases in City services.
- **Management and Business Operations:**
 - A draft Management and Operations Profile pursuant to 935 CMR 500.101;
 - Business operations profile, including the projected number of full-time and part-time employment positions that will be created by the project and the number of positions available to City residents;
 - Organizational chart for the proposer, listing all principal entities. If the proposer currently has or expects to have local partners who will have an ownership in the entity developing the project, that same information must be provided;
 - Financial summary for the proposed project; and
 - Background, reputation and expertise of the proposer in designing, developing and operating marijuana or other businesses similar to the project proposed in the City.
- **Equity:**
 - Diversity plan to promote and encourage full participation in the regulated marijuana industry;
 - Plan to positively impact areas of disproportionate impact pursuant to 935 CMR 500.101;
 - If applicable, statement reflecting that the proposer is a Commission-certified Economic Empowerment Applicant pursuant to 935 CMR 500.101 and/or Commission-certified Social Equity Applicant pursuant to 935 CMR 500.105.
 - If not Commission-Certified Economic Empowerment Applicant or Social Equity Applicant, a statement reflecting extent to which Proposal includes the following:
 - A majority of ownership, and/or current employees/sub-contractors is/are: Black, African American, Hispanic, Latino, members of other underrepresented communities, women, veterans, or people with disabilities;
 - Residency of owner in a Commission-designated area of disproportionate impact (including City);
 - Prior, nonviolent drug conviction(s) (*This information was ONLY used to evaluate a proposer's equity qualifications*); or
 - Plans/programs demonstrating active engagement in economic education, resource provision or empowerment to disproportionately impacted individuals or communities.
 - Plans/programs intending to facilitate future business

practices that promote economic empowerment in areas of disproportionate impact within the City, including the use of an incubator or accelerator program to aid limited net worth equity applicants who wish to enter the adult use industry.

- Description detailing proposer's promotion of sustainable, socially and economically reparative practices in the cannabis industry.

- **Community Outreach and Cooperation:**

- A summary of the Community Outreach Meeting that includes:
 - The date, time and location of the meeting;
 - A list of the attendees;
 - A description of efforts to publish and market the meeting;
 - A summary of notes taken at the meeting, reflecting citizen comments; and
 - If any, a summary of follow-up taken by the proposer to respond to public comments
- A summary of cooperation with City personnel and the community.

A total of twenty-four (24) responses were submitted to the Phase 2 RFP/Q. This included five (5) responses for cultivation, two (2) for transport/courier and seventeen (17) storefront retail operations. Reviewing the submissions was a selection committee set up by the Mayor, in conjunction with the City Council. This selection committee was made up with representatives from the Springfield Department of Health & Human Services, Police Department, Fire Department, Department of Public Works, Building Department, Law Department, Mayors Office, Office of Procurement, Division of Administration & Finance, a representative of the City Council and the Office of Planning & Economic Development. To ensure procedural fairness, the City again utilized the services of its outside expert legal consultant during the review process. It should also be noted that the RFQ/P process also included public presentations (via Zoom) by a number of the proposers.

After a full review, the responses were then ranked. Based on these rankings it was determined that a total of nine (9) submissions would be allowed to move forward with the negotiation of a Host Community Agreement (HCA). These included one (1) cultivation site, six (6) storefront/retail operations, one (1) transportation operation and one (1) courier. It should be noted that with regards to Diem Springfield, LLC, they were selected to move forward with the retail portion of the project but were not selected for cultivation.

Further, in addition to the HCA being approved by the City Council, as per the Zoning Regulations, a special permit is also required to be approved.

Review: 1685 Boston Road

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

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

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

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



A full detailed security plan has also been submitted. As noted, the Springfield Police Department has been involved throughout this entire process and has reviewed the security plans. The plan includes a number of security and safety measures including closed circuit television system, both inside and outside the facility. The security also includes an alarm system and access control. In addition to the security plan a full management and operations plan has been submitted which includes details on the policies and procedures for the cultivation operation.

Further, as part of the submission, the petitioners were required to submit a traffic study. Those studies were then sent to the Department of Public Works (DPW) for a full review. In speaking with the Director of DPW, he had no major concerns. If approved, the staff would recommend that the petitioner be required to work directly with DPW to review any traffic related issues, especially during the opening of the operation.

Lastly, one of the major concerns that the staff has with the proposed use is odor control. While this site is located within a commercial area, odor is a concern for abutters as well other tenants operating with the mall. As part of the submission, the petitioner has submitted a detailed odor mitigation plan. The plan includes the Diem would institute a comprehensive odor control plan including the use of "Inline Air Carbon Filters and Ordo Control Air Scrubbers".

In addition to the special permit, a Host Community Agreement is required as well as a full review, approval and licensing of this proposed use by the Massachusetts Cannabis Control Commission.

Overall, the staff has been very pleased with the professionalism shown by not only this company but by all the companies participating in the RFQ/P process. The staff believes that Diem Springfield has provided a detailed outline of its proposal and has addressed all the concerns raised by the many city departments participating in the RFQ/P review.

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Recommendation (Retail)

Approve, with conditions.

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 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.
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Recommendation (Cultivation)

Not to approve.

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 14. If during the initial opening period, but no longer than six (6) months, the City determines that vehicles queuing on a public way have become a safety hazard or nuisance, the petitioner shall coordinate with DPW and the Springfield Police Department to identify and immediately implement methods to eliminate the queuing. Any and all costs related to these remedies shall be borne by the petitioner.
 15. The petitioner shall coordinate with the Springfield Police Department on all security related matters and shall fully comply with the submitted Security Plan.
 16. The use shall comply with all Zoning Regulations as outlined in Article 4, Section 4.7.110 and all other applicable sections of the ordinance.
 17. The use shall comply with any and all regulations outlined by the Massachusetts Cannabis Control Commission and 935 CMR 500.
 18. Any and all signage shall be properly permitted and comply with the Springfield Zoning Ordinance and regulations outlined by 935 CMR 500.
 19. The use shall comply with any and all stipulations outlined within the approved Host Community Agreement.
 20. The site shall be maintained and kept free of all litter and debris.
 21. All landscaped areas shall be maintained.
 22. The public sidewalk along Boston Road shall be maintained, including snow removal.
 23. All required permits from the Department of Health & Human Services shall be obtained prior to start of operations. A Certificate of Occupancy shall also be issued by the Building Department, prior to opening.
 24. Any and all required permits from the DPW and the Building Department shall be obtained prior to the start of any construction.
 25. Any and all dumpsters shall be completely enclosed.
 26. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

10/19/2021

Special Permit Tax Certification

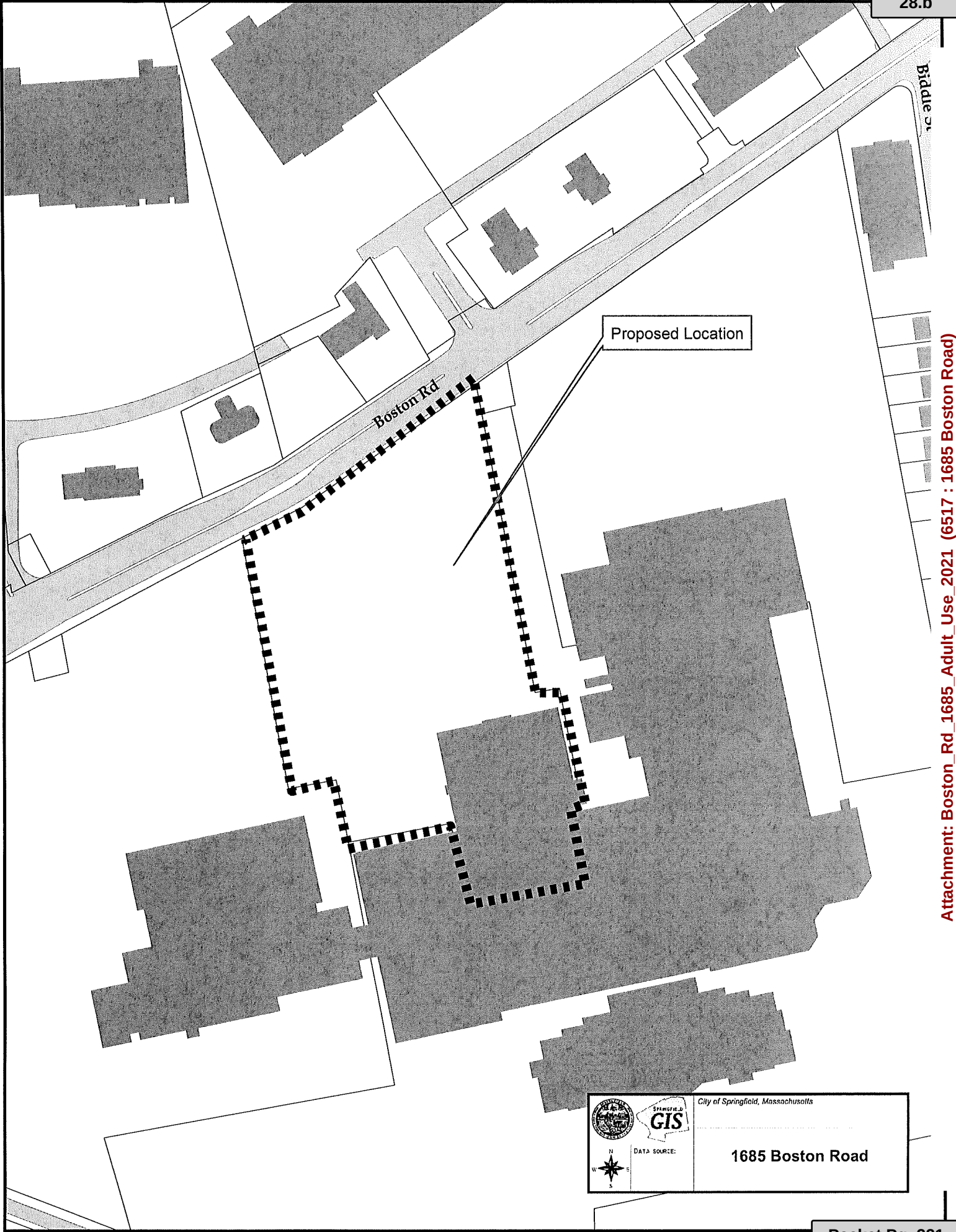
I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

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

Christopher A. Caputo: Treasurer Collector

Attachment: Boston_Rd_1685_Adult_Use_2021 (6517 : 1685 Boston Road)





Attachment: Boston_Rd_1685_Adult_Use_2021 (6517 : 1685 Boston Road)

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).

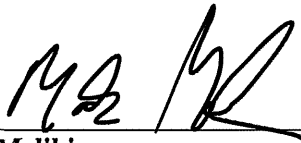
Mailing Address:

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”).

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.

- **Design and Construction:**
 - Estimated construction budget;
 - Conceptual site plan of the project including, but not limited to:
 - Proposed employee and customer parking;
 - Dumpster locations;
 - Lighting;
 - Security fencing; and
 - Signage.
 - A summary of anticipated fiscal impacts on the City of Springfield, the anticipated duration of such impacts and a detailed plan to mitigate such impacts that includes:
 - Pedestrian and vehicular traffic impacts;
 - Infrastructure and utility impacts;
 - Environmental impacts; and
 - Increases in City services.

- **Management and Business Operations:**
 - A draft Management and Operations Profile pursuant to 935 CMR 500.101;
 - Business operations profile, including the projected number of full-time and part-time employment positions that will be created by the project and the number of positions available to City residents;
 - Organizational chart for the proposer, listing all principal entities. If the proposer currently has or expects to have local partners who will have an ownership in the entity developing the project, that same information must be provided;
 - Financial summary for the proposed project; and
 - Background, reputation and expertise of the proposer in designing, developing and operating marijuana or other businesses similar to the project proposed in the City.

- **Equity:**
 - Diversity plan to promote and encourage full participation in the regulated marijuana industry;
 - Plan to positively impact areas of disproportionate impact pursuant to 935 CMR 500.101;
 - If applicable, statement reflecting that the proposer is a Commission-certified Economic Empowerment Applicant pursuant to 935 CMR 500.101 and/or Commission-certified Social Equity Applicant pursuant to 935 CMR 500.105.
 - If not Commission-Certified Economic Empowerment Applicant or Social Equity Applicant, a statement reflecting extent to which Proposal includes the following:
 - A majority of ownership, and/or current employees/sub-contractors is/are: Black, African American, Hispanic, Latino, members of other underrepresented communities, women, veterans, or people with disabilities;
 - Residency of owner in a Commission-designated area of disproportionate impact (including City);
 - Prior, nonviolent drug conviction(s) (*This information was ONLY used to evaluate a proposer's equity qualifications*); or

- Plans/programs demonstrating active engagement in economic education, resource provision or empowerment to disproportionately impacted individuals or communities.
 - Plans/programs intending to facilitate future business practices that promote economic empowerment in areas of disproportionate impact within the City, including the use of an incubator or accelerator program to aid limited net worth equity applicants who wish to enter the adult use industry.
- Description detailing proposer's promotion of sustainable, socially and economically reparative practices in the cannabis industry.
- **Community Outreach and Cooperation:**
 - A summary of the Community Outreach Meeting that includes:
 - The date, time and location of the meeting;
 - A list of the attendees;
 - A description of efforts to publish and market the meeting;
 - A summary of notes taken at the meeting, reflecting citizen comments; and
 - If any, a summary of follow-up taken by the proposer to respond to public comments
 - A summary of cooperation with City personnel and the community.

A total of twenty-four (24) responses were submitted to the Phase 2 RFP/Q. This included five (5) responses for cultivation, two (2) for transport/courier and seventeen (17) storefront retail operations. Reviewing the submissions was selection committee set up by the Mayor, in conjunction with the City Council. This selection committee was made up with representatives from the Springfield Department of Health & Human Services, Police Department, Fire Department, Department of Public Works, Building Department, Law Department, Mayors Office, Office of Procurement, Division of Administration & Finance, a representative of the City Council and the Office of Planning & Economic Development. To ensure procedural fairness, the City again utilized the services of its outside expert legal consultant during the review process. It should also be noted that the RFQ/P process also included public presentations (via Zoom) by a number of the proposers.

After a full review, the responses were then ranked. Based on these rankings it was determined that a total of nine (9) submissions would be allowed to move forward with the negotiation of a Host Community Agreement (HCA). These included one (1) cultivation site, six (6) storefront/retail operations, one (1) transportation operation and one (1) courier. In addition to the HCA being approved by the City Council, as per the Zoning Regulations, a special permit is also required to be approved.

Review: 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.

In addition to the site plan, a detailed floor plan has also been submitted. The area 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.

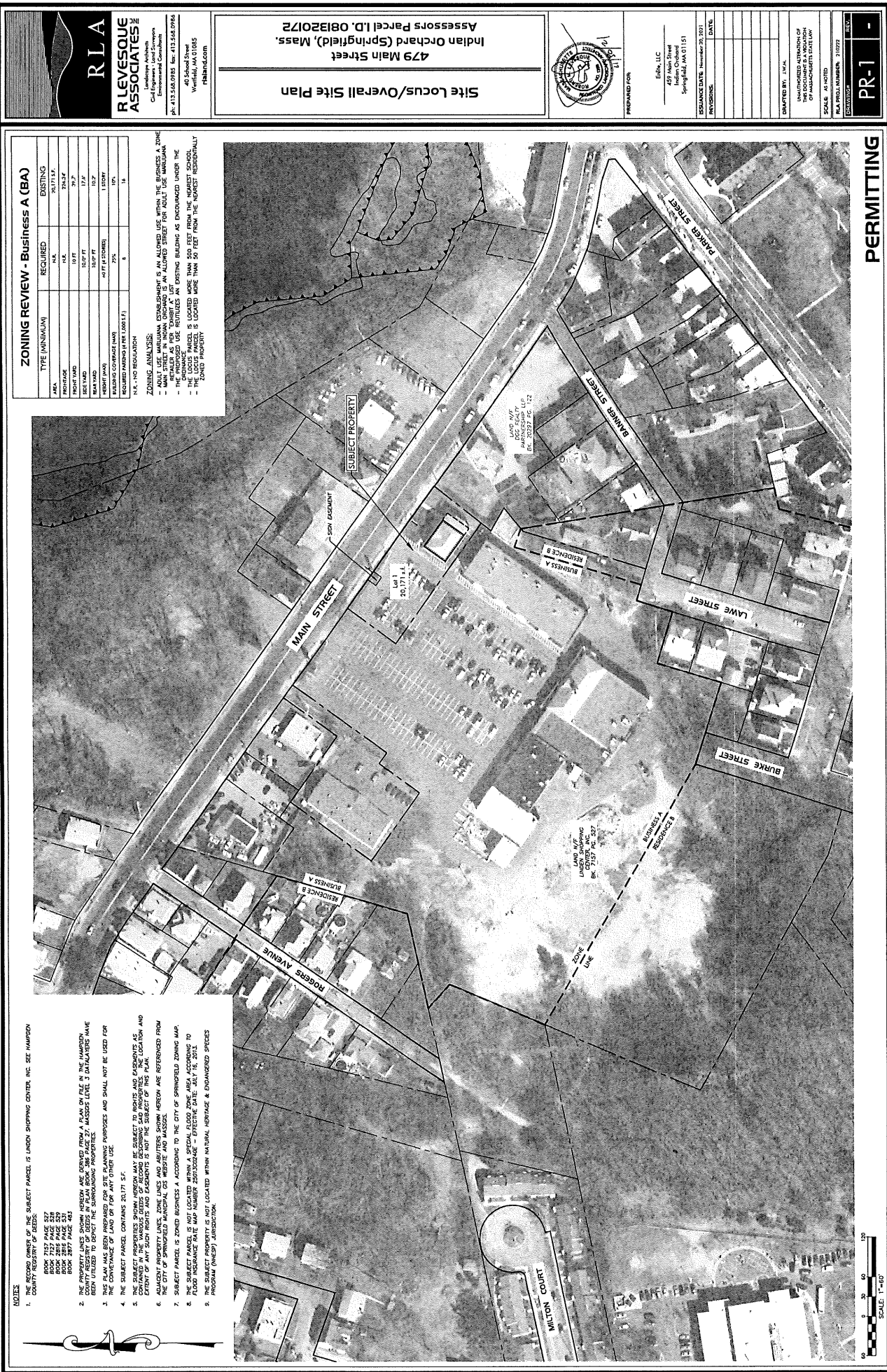
Recommendation

Approve, with conditions.

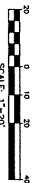
Recommended Conditions:

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.

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.



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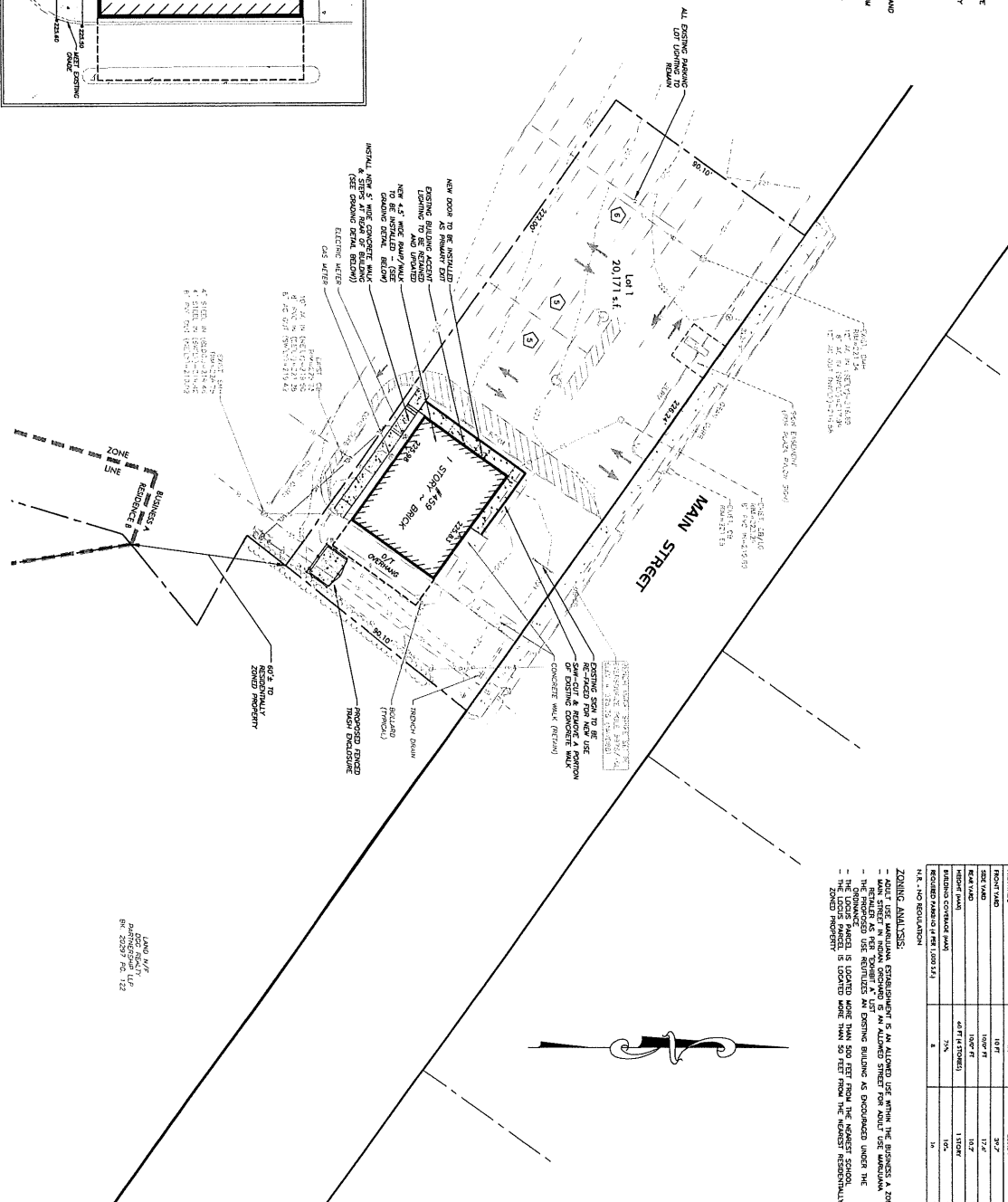


PERMITTING

ZONING REVIEW - Business A (BA)		
TYPE (MINIMUM)	REQUIRED	EXISTING
AREA	N/A	76,011 S.F.
PERMITTED	N/A	724,242
HEIGHT	16 FT	30.2'
DECK (AED)	160 SF	1742'
DECK (AED)	160 SF	1032'
DECK (AED)	640 SF (100%)	1 (100%)
MAXIMUM PERMITTED AREA	725	125
EXISTING AREA (S.F.) (100%)	8	14

ZONING ANALYSIS:

- ADULT USE MARIJUANA ESTABLISHMENT IS AN ALLOWED USE WITHIN THE BUSINESS A ZONE.
- ADULT USE MARIJUANA ESTABLISHMENT IS AN ALLOWED STREET FRONT ADULT USE MARIJUANA
- ADULT USE MARIJUANA ESTABLISHMENT IS AN ALLOWED STREET FRONT ADULT USE MARIJUANA
- THE PROPOSED USE REQUIRES 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.



Site Plan

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



PREPARED

Mo, LLC
Main Street
Orchard

REVISIONS:

UNLAWFUL
THIS DO
OF MA

DRAWING

P

2-2

Landscope Architects
Civil Engineers • Land Surveyors
Environmental Consultants
Tel: 413.568.0985 Fax: 413.568.0986
40 School Street
Westfield, MA 01085
rlaland.com

**RELIVESQU
ASSOCIATES**

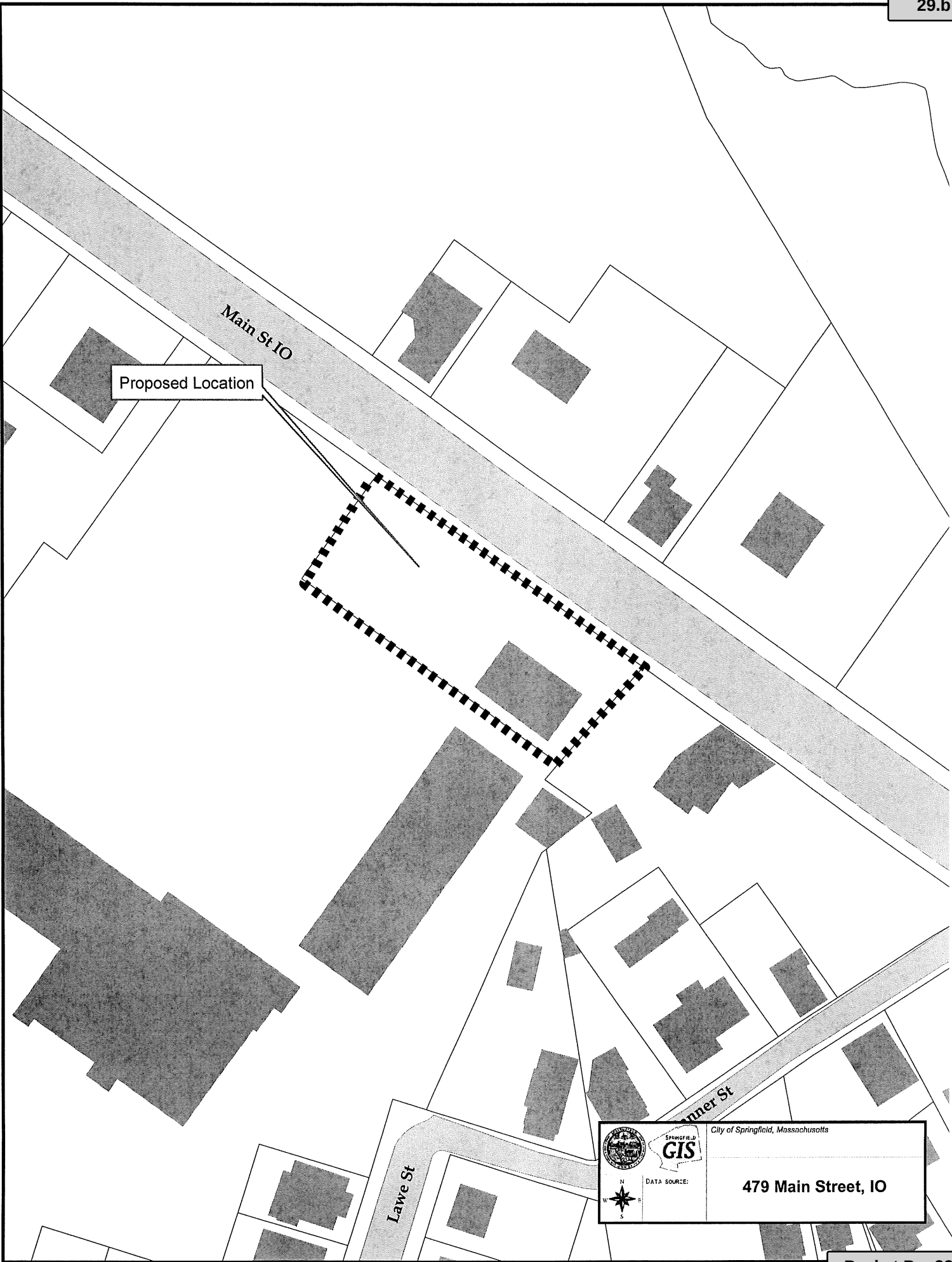
KLF

PIA

1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

Journal of Management Education 30(6)p.789-804
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<http://www.sagepub.com/journalsPermissions.nav>

Source: U.S. Census Bureau, *Marriage, Divorce, Remarriage in the 1990s*, Table 1.1.



Attachment: Main St 479 IO Adult Use Jan 2022 (6564 : 479 Main Street, IO)

 SPRINGFIELD GIS DATA SOURCE:	City of Springfield, Massachusetts
	479 Main Street, IO

**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A ZONE CHANGE**

**53 WILBRAHAM ROAD (12282-1006) & 42 WALTHAM AVENUE (11960-0010)
INDUSTRIAL A TO BUSINESS B**

GENERAL INFORMATION

Petitioner:	Knox Residence I & II, LP
Request:	Industrial A to Business B
Location:	53 Wilbraham Road and 42 Waltham Avenue
Parcel Size:	64,453 s.f.
Purpose:	Residential Units
Surrounding Land Use and Zoning:	The properties are located in the Upper Hill neighborhood and are currently zoned Business B and Industrial A. The site is located in an area with a mix of commercial and residential uses. The surrounding land uses include: To the north is the former Indian Motorcycle residential buildings zoned Business A. To the south is the former MCDI building zoned Industrial A. To the west are a childcare facility and Water & Sewer zoned Business A and Business B. To the east are an automotive repair facility and single and two-family homes zoned Business B, Commercial P and Residence B.
Site Visit:	1-27-22
Neighborhood Council Notification:	Upper Hill Residents Council: 1-18-22
Planning Board Hearing Date:	2-2-22/2-16-22

SPECIAL INFORMATION

Traffic & Parking:	n/a
Physical Characteristics:	n/a
Other Notes:	n/a

ANALYSIS

The petitioner has requested to change the zoning of a portion of the property known as 53 Wilbraham Road and 42 Waltham Avenue from Industrial A to Business B. The proposed zone change will allow for the redevelopment of these properties into new residential units.

As noted, this project relates to the redevelopment of the former “Knox” building located at 53 Wilbraham Road and an adjacent building located at 42 Waltham Avenue. The “Knox” building is one of the oldest buildings within the City and has been vacant for several years. This structure is also currently listed as one of the most endangered historic buildings in the state. The property at 53 Wilbraham Road was taken by the City for non-payment of taxes and put out for Request for Proposal (RFP) a number of times. The last round of RFP’s was issued in November 2019 and the petitioner was selected as the preferred developer.



The first phase of the development will be the redevelopment of 53 Wilbraham Road for new housing units, consisting of fifty-five (55) units. These units will be a combination of thirty-six (36), one-(1) bedroom units and nineteen (19), two (2) bedroom units. Seventy-five (75) new parking spaces will also be created as part of this new development. In addition to the housing units, the building will also contain offices and maintenance space for the new units. It should be noted that this building is located directly across the street from the Indian Motorcycle Buildings, which were also recently redeveloped by the petitioner.



The second phase of the development includes the redevelopment of the adjacent building, known as 42 Waltham Avenue. This property is proposed to be redeveloped into forty-one (41) new housing units. These new units will consist of twenty-six (26), one-(1) bedroom units and fifteen (15) two (2)-bedroom units. In addition, there will be an additional fifty-six (56) new parking spaces created as part of this development.

In addition to the zone change, a special permit for the project was issued by the City Council back in March 2021.

Overall, the staff is very pleased with the proposed development. As noted above, 53 Wilbraham Road is a very historic building and the staff is very pleased to see that it will be redeveloped rather than demolished. The petitioner also has a long history of very successful redevelopment projects within the City including the adjacent Indian Motorcycle buildings. The staff firmly believes that the redevelopment of these properties will have a beneficial impact on the surrounding properties as well as the entire Mason Square area as a whole.

RECOMMENDATION

Approve.

Knox Automobile Company Factory

53 Wilbraham Road/42 Waltham Avenue, Springfield MA

PROJECT SUMMARY

First Resource Development Company is planning to redevelop the original Knox Automobile Company factory. It has divided the project into two phases. The first phase is called Knox Residences, I, LP in which First Resource Development has been designated as the preferred developer by the City of Springfield. The second phase is called Knox Residences, II, LP, in which First Resource Development has gained site control through a Purchase and Sale Agreement.

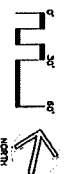
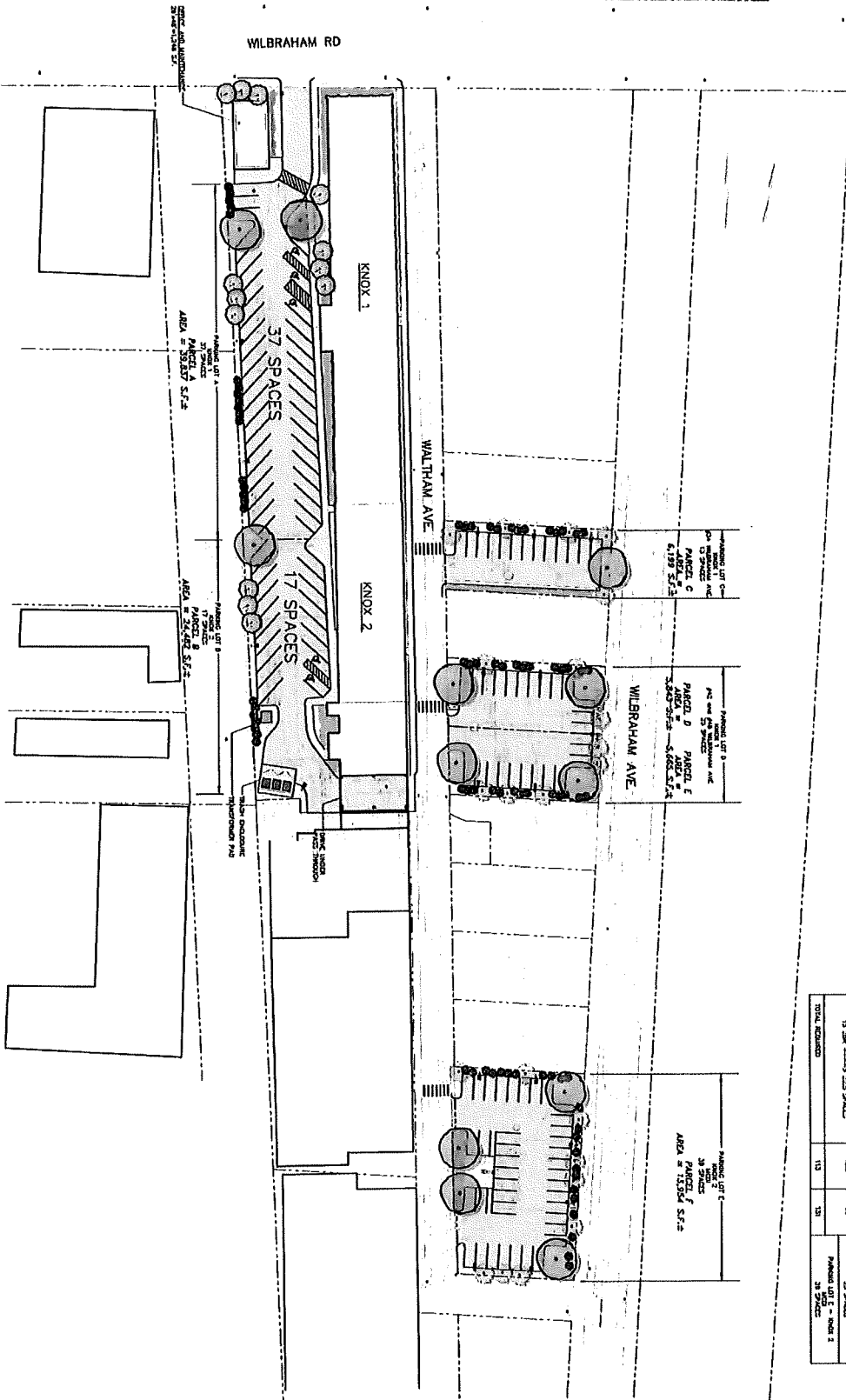
Knox Residences, I, LP

The Knox Automobile Company built this building in 1891 and is located at 53 Wilbraham Rd. in the Winchester Historic District. The building fronts Wilbraham Road and is a four-story brick building located directly across from the Indian Motorcycle Building. The redevelopment plan includes the addition of 55 residential affordable apartments. In addition to the apartments, the plan will include a new building to be used as office and maintenance for the property. This building will replicate the train depot station that was located nearby. A site plan has been attached which shows our parking and site layout.

Knox Residences, II, LP

This portion of The Knox Automobile Company was built in 1903 and is located at 42 Waltham Avenue in the Winchester Historic District. The side of this four-story brick building fronts Waltham Avenue and connects via a CMU wall to 53 Wilbraham Road. The redevelopment plan includes the addition of 41 residential affordable apartments. A site plan has been attached which shows our parking and site layout.

EXISTING TOTAL 209 ZONING REGULATIONS				ZONING CODE TABLE			
REQUIRED		PROVIDED		PARKING LOT A - ZONE 1		PARKING LOT B - ZONE 2	
1 SPACE PER SETBACK ON 1.5M				37 SPACES		17 SPACES	
15 SPACES FOR SIGN				44.5		75	
ZONE 1 1.5M - 35 SPACES				PARKING LOT C - ZONE 1		PARKING LOT D - ZONE 1	
15 SPACES - 35.5 SPACES				44.5		44.5	
ZONE 2 1.5M - 35 SPACES				PARKING LOT E - ZONE 1		PARKING LOT F - ZONE 1	
15 SPACES - 35.5 SPACES				44.5		44.5	
TOTAL REQUIRED		113		TOTAL PROVIDED		321	



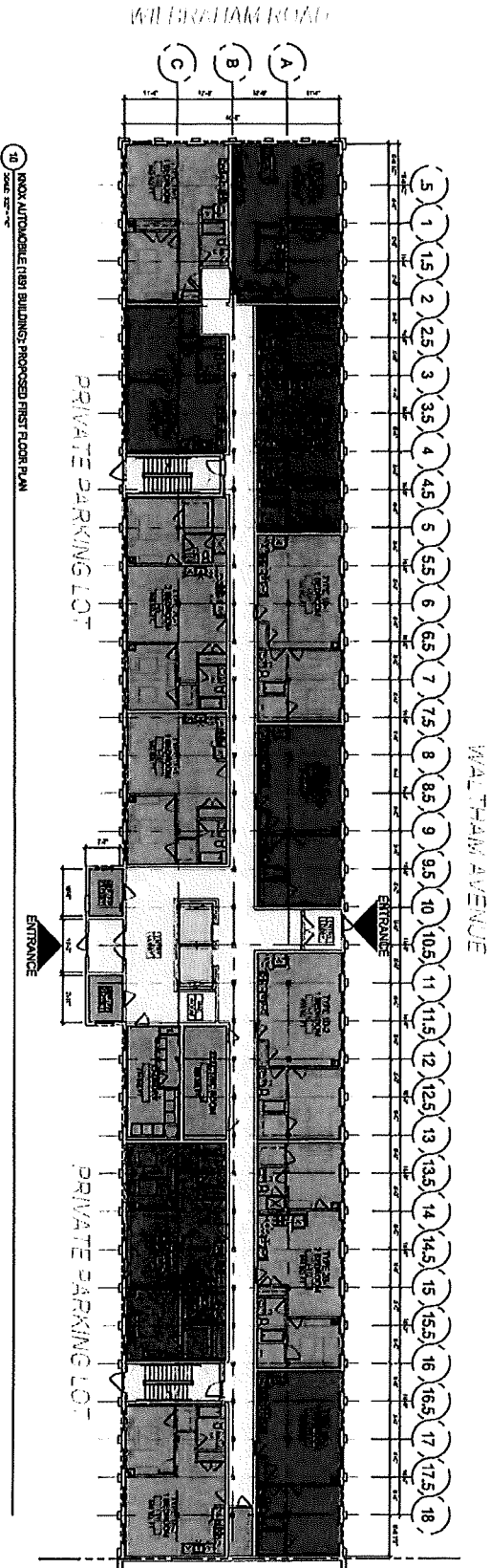
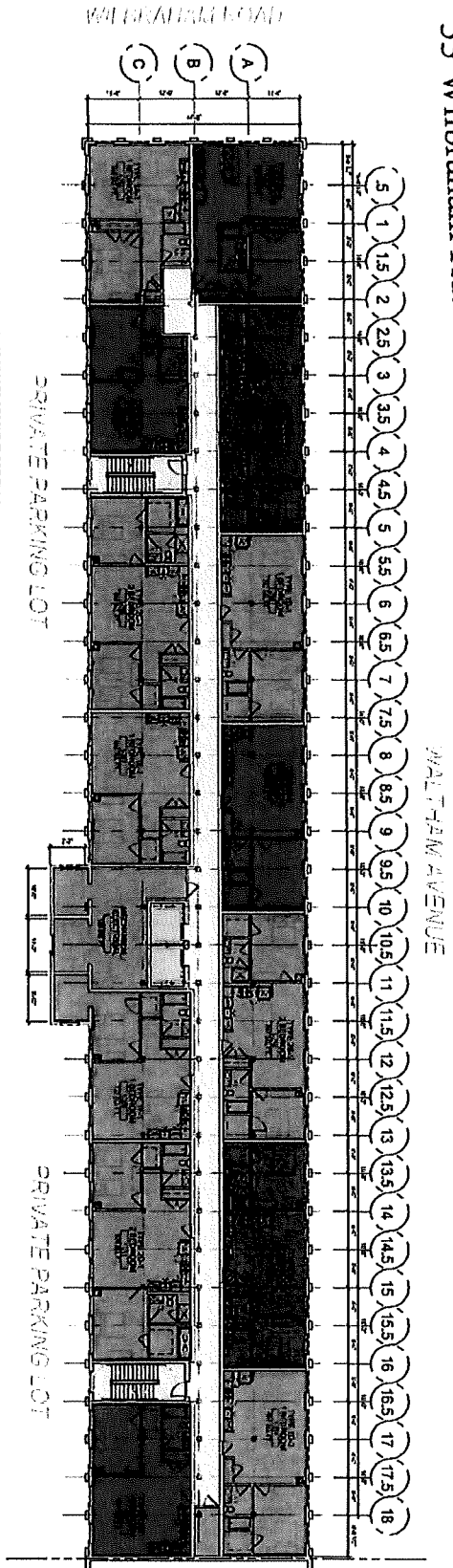
Sheet Name:
Site Plan
Project No.:
19-24
Issue Date:
09.24.2020
Sheet No.:
L100

Revision:
Drawn: RT
Scale: 1"=30'-0"

Knox Buildings
I and II
Springfield, MA
Owner:
First Resource
Landscape Architects
2 Laurel Drive, Suite 200
Springfield, MA 01103
www.FirstResource.com

KNOX RESIDENCES I

53 Wilbraham Rd.

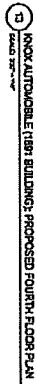


KNOX AUTOMOBILE - 1891 BUILDING
SPRINGER, LLC | SEPTEMBER 24, 2022 | FIRST RESOURCE DEVELOPMENT COMPANY | JOB #202111 | 53 WILBRAHAM ROAD, WALTHAM, MA 02451

PROPOSED 1ST & 2ND FLOOR PLANS
NOT TO SCALE

tat

44-7440 AVENUE



13 KNOX AUTOMOBILE (1891 BUILDING); PROPOSED FOURTH FLOOR PLAN
SCALE 3/32" = 1'-0"

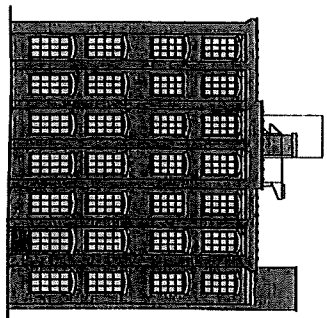


12 KNOX AUTOMOBILE (1891 BUILDING); PROPOSED THIRD FLOOR PLAN
LEGAL SIZE 8 1/2" x 11"

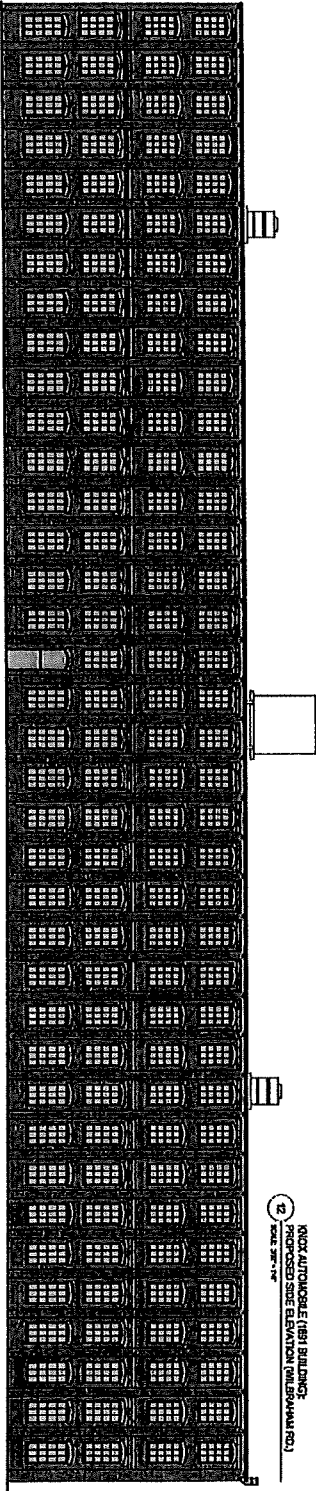
PROPOSED 3RD & 4TH FLOOR PLANS
NOT TO SCALE

KNOX RESIDENCES I

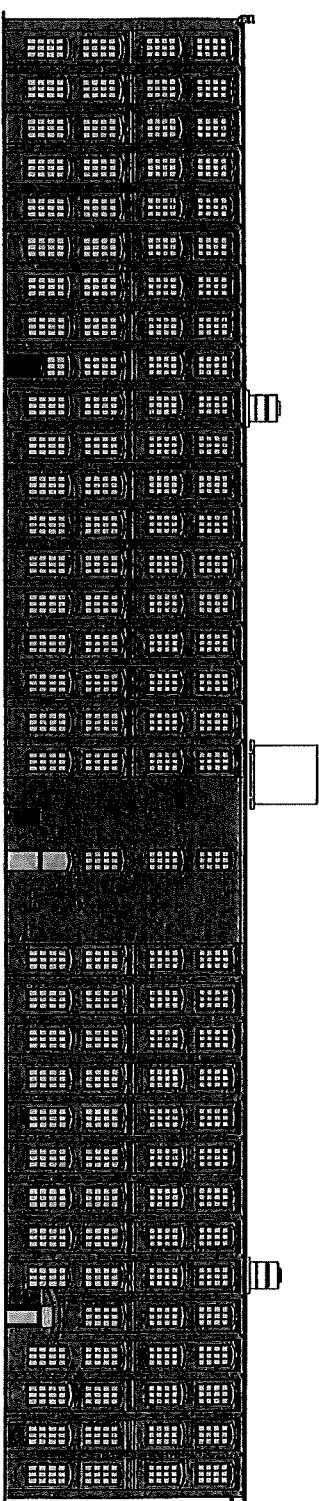
53 Wilbraham Rd.



12 KNOX AUTOMOBILE (1891) BUILDING
PROPOSED SIDE ELEVATION (WILBRAHAM RD.)
SCALE: 3/8" = 1'-0"



11 KNOX AUTOMOBILE (1891) BUILDING
PROPOSED FRONT ELEVATION (WALTHAM AVE.)
SCALE: 3/8" = 1'-0"



10 KNOX AUTOMOBILE (1891) BUILDING
PROPOSED REAR ELEVATION (PARKING LOT)
SCALE: 3/8" = 1'-0"

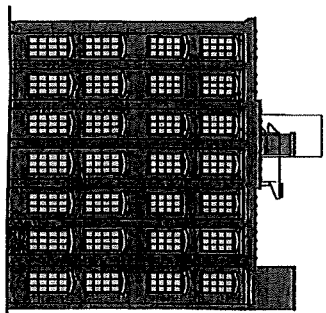
KNOX AUTOMOBILE - 1891 Building
Copyright 2024 | September 21, 2023 | Paul Peterson Development Company | 14179 | c/o The Architectural Firm, Inc.

Proposed Elevations
Not to Scale

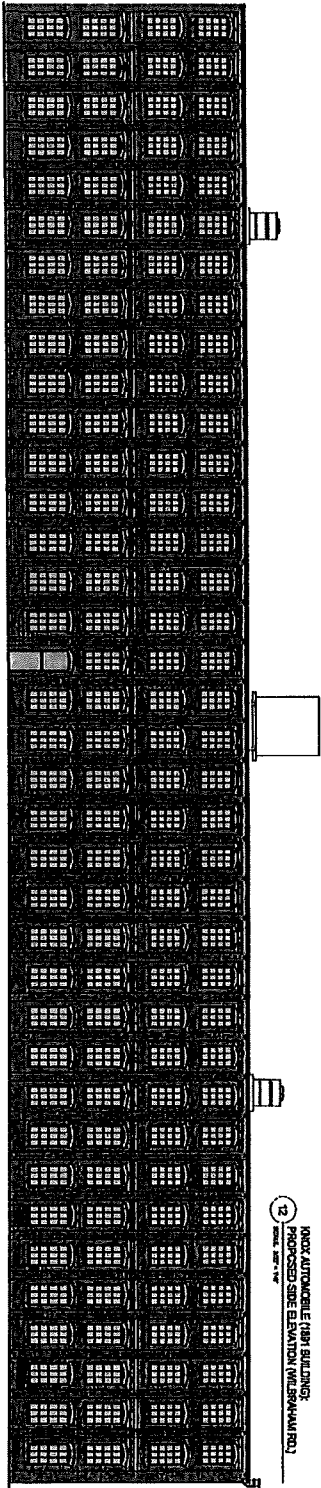
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KNOX RESIDENCES I

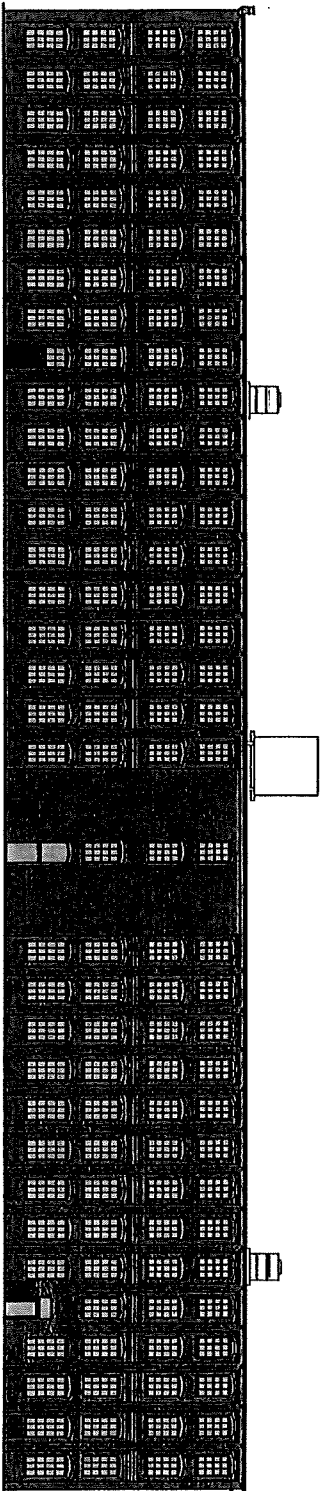
53 Wilbraham Rd.



12 KNOX AUTOMOBILE (1891) BUILDING
PROPOSED SIDE ELEVATION (WILBRAHAM RD.)
SCALE: 3/8" = 1'-0"



11 KNOX AUTOMOBILE (1891) BUILDING, PROPOSED FRONT ELEVATION (WALTHAM AVE.)
SCALE: 3/8" = 1'-0"



10 KNOX AUTOMOBILE (1891) BUILDING, PROPOSED REAR ELEVATION (PARKING LOT)
SCALE: 3/8" = 1'-0"

KNOX AUTOMOBILE - 1891 Building
Charleston, LA | September 21, 2022 | K&P Architectural Development, Charleston | 161176 | © 2022 Architectural Team, Inc.

Proposed Elevations
1/8" = 3/4"

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Knox Automobile Company Factory

53 Wilbraham Road/42 Waltham Avenue, Springfield MA

PROJECT SUMMARY

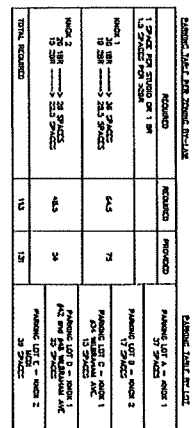
First Resource Development Company is planning to redevelop the original Knox Automobile Company factory. It has divided the project into two phases. The first phase is called Knox Residences, I, LP in which First Resource Development has been designated as the preferred developer by the City of Springfield. The second phase is called Knox Residences, II, LP, in which First Resource Development has gained site control through a Purchase and Sale Agreement.

Knox Residences, I, LP

The Knox Automobile Company built this building in 1891 and is located at 53 Wilbraham Rd. in the Winchester Historic District. The building fronts Wilbraham Road and is a four-story brick building located directly across from the Indian Motorcycle Building. The redevelopment plan includes the addition of 55 residential affordable apartments. In addition to the apartments, the plan will include a new building to be used as office and maintenance for the property. This building will replicate the train depot station that was located nearby. A site plan has been attached which shows our parking and site layout.

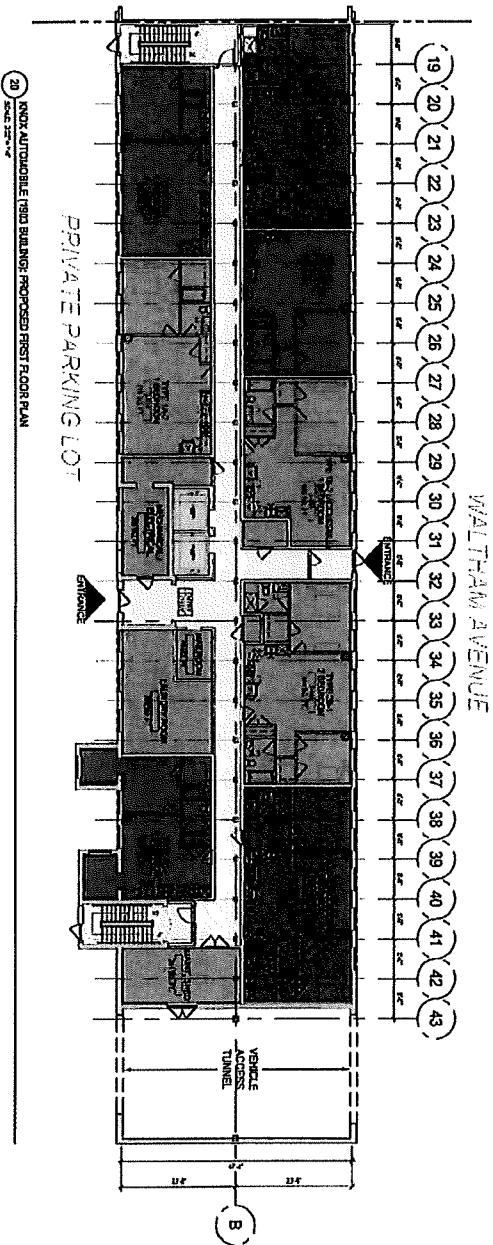
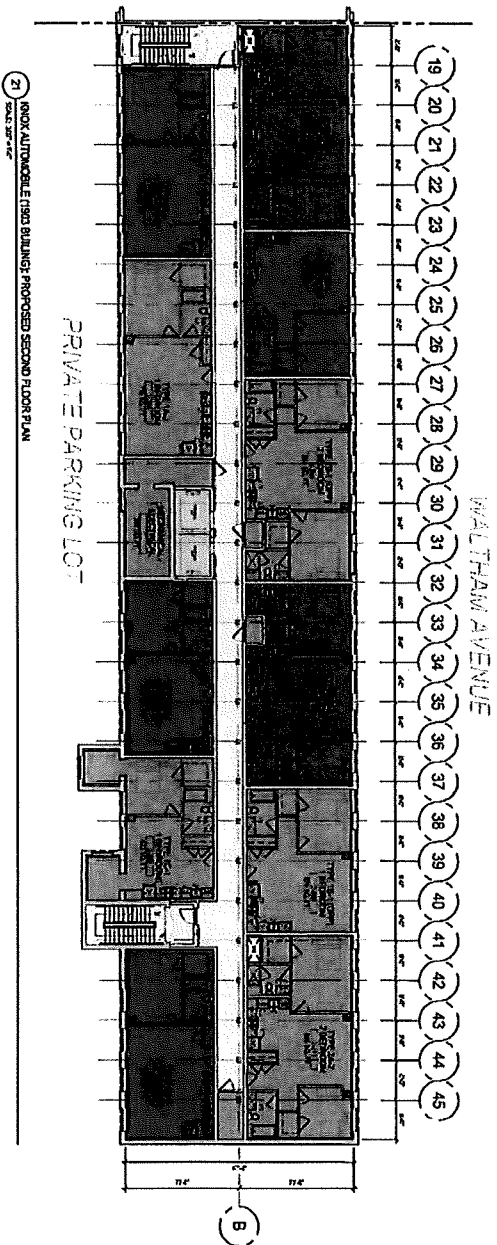
Knox Residences, II, LP

This portion of The Knox Automobile Company was built in 1903 and is located at 42 Waltham Avenue in the Winchester Historic District. The side of this four-story brick building fronts Waltham Avenue and connects via a CMU wall to 53 Wilbraham Road. The redevelopment plan includes the addition of 41 residential affordable apartments. A site plan has been attached which shows our parking and site layout.



KNOX RESIDENCES II

42 Waltham Ave.



KNOX AUTOMOBILE - 1903 BUILDING

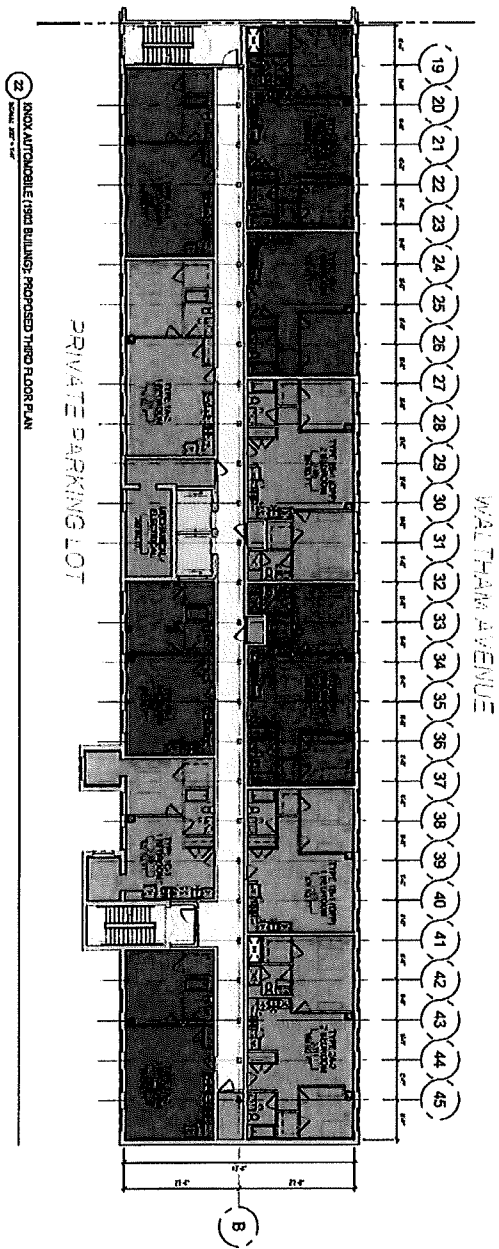
SPENCER, MA | SPRING 2021 | FIRST RESIDENCE DEVELOPMENT COMPANY | 100 PAGES | © The Architectural Firm, Inc.

PROPOSED 1ST & 2ND FLOOR PLANS

NOT TO SCALE

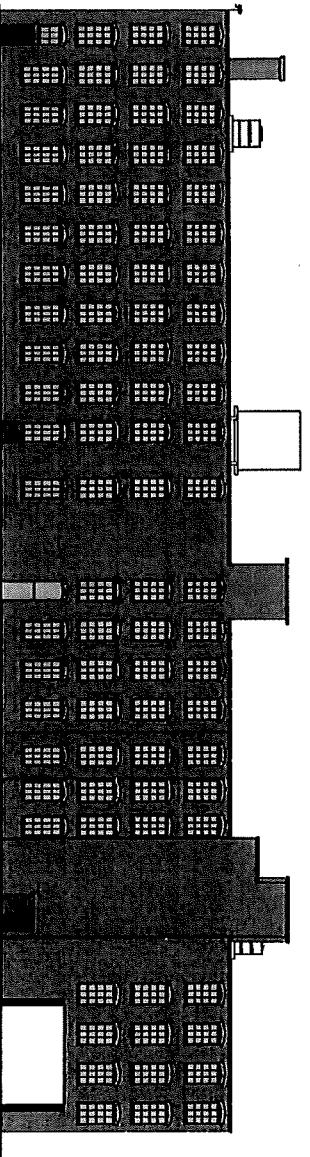
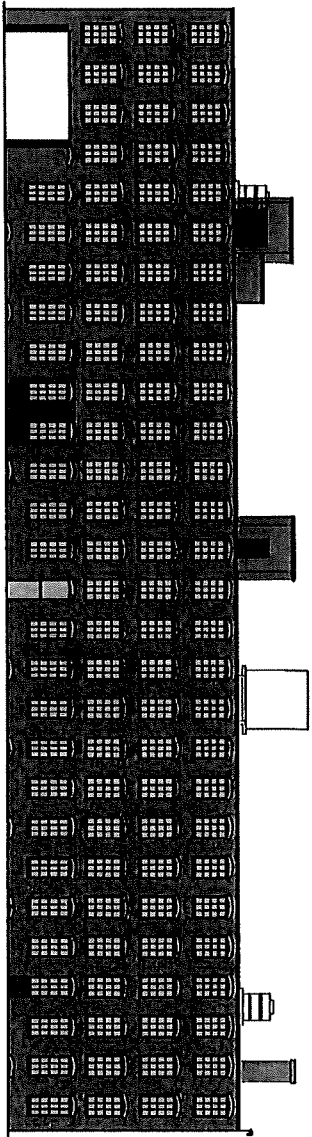
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Packet Pg. 245



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KNOX RESIDENCES II
42 Waltham Ave.



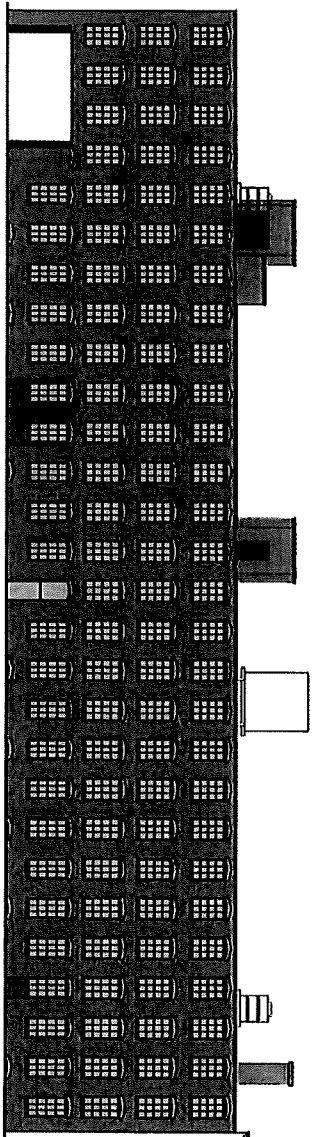
KNOX AUTOMOBILE - 1903 Building
Lantern, MA | September 21, 2022 | First National Development Company | 18176 | © The Architectural Firm, Inc.

Proposed Elevations
Not to Scale

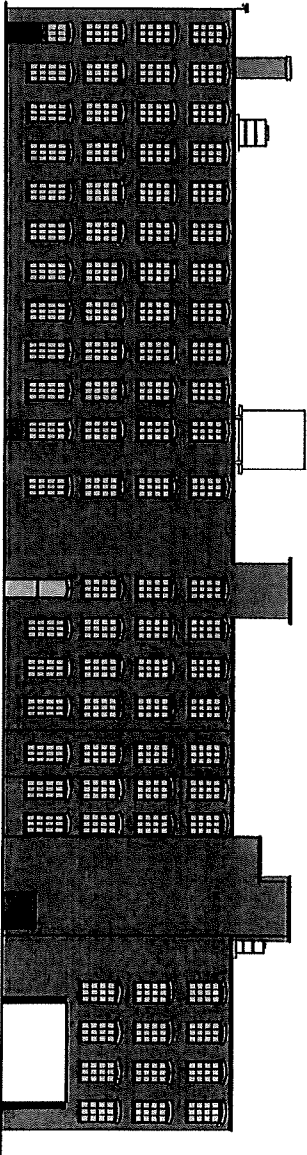
tat

KNOX RESIDENCES II

42 Waltham Ave.



11 KNOX AUTOMOBILE (1903 BUILDING) PROPOSED FRONT ELEVATION (WALTHAM AVE.)
SCALE: 3/8" = 1'-0"

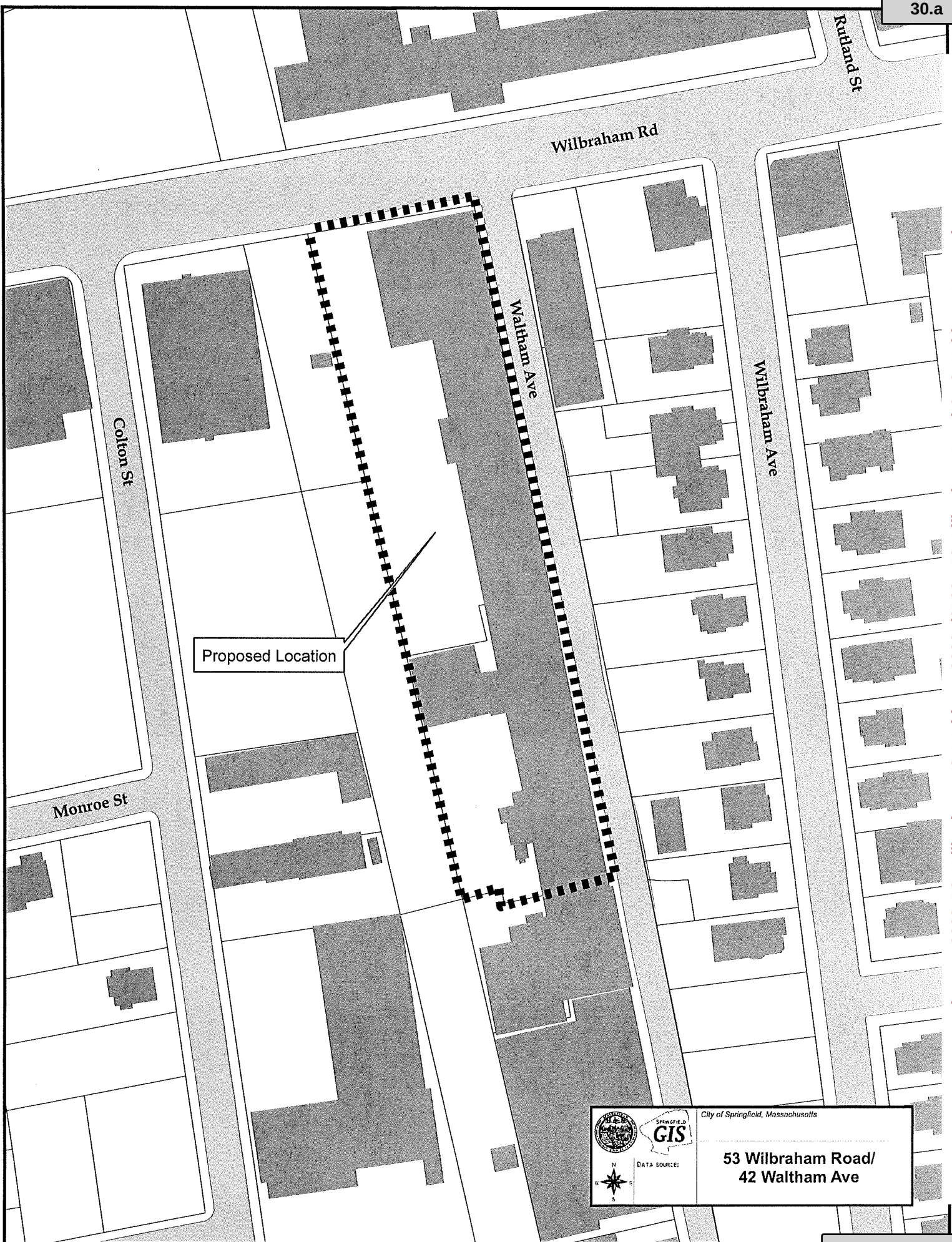


10 KNOX AUTOMOBILE (1903 BUILDING) PROPOSED REAR ELEVATION (PARKING LOT)
SCALE: 3/8" = 1'-0"

KNOX AUTOMOBILE - 1903 Building
Waltham, MA | September 21, 2022 | First Review Development Consensus | 161726 | The Architectural Firm, Inc.

Proposed Elevations
161802224

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Attachment: 3228_53_Wilbraham_42_Waltham_2022 (6589 : 53 Wilbraham Road & 42 Waltham Avenue)



City of Springfield, Massachusetts



DATA SOURCE:

**53 Wilbraham Road/
42 Waltham Ave**