



CITY COUNCIL

City Clerk's Office 2/22/2022

Hearings Meeting Agenda~

I hereby notify you that the following items of business have been filed with this office and can be acted upon at the meeting of the City Council **Monday February 28, 2022** at 07:00 PM.

City Clerk

Hearings

7pm Meeting called to order on February 28, 2022 at Virtual Meeting (Zoom)

Moment of Silence - Pledge of Allegiance

Special Permits

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

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

ATTACHMENTS:

- 299_Page_BI_Adult_Use_Cultivation_Tax_Formal (PDF)
- Page_BI_299_Adult_Use_2021 (PDF)

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

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

ATTACHMENTS:

- Boston_Rd_1685_Tax_Formal_Retail (PDF)
- Boston_Rd_1685_Adult_Use_2021 (PDF)

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

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

ATTACHMENTS:

- Boston_Rd_1685_Tax_Formal_Cultivation (PDF)
- Boston_Rd_1685_Adult_Use_2021 (PDF)

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

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

ATTACHMENTS:

- Main_St_IO_479_Adult_Use_Tax_Formal (PDF)
- Main_St_479_IO_Adult_Use_Jan_2022 (PDF)

- (5.) For a Special Permit to Operate an Adult Use Marijuana Establishment (Delivery) at the Property Known as 1860 Main Street (08130-0177) (Book#3328/Page#504), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 20.1(2).

Request: See Above
Owner: The Republican Company
By: George Arwady
Petitioner: Tree N' Brick
By: Taylor Shubrick

ATTACHMENTS:

- Main_St_1860_Adult_Use_Delivery_Tax_Formal (PDF)
- Main_St_1860_Adult_Use_2022 (PDF)

- (6.) For a Special Permit to Operate an Adult Use Marijuana Establishment (Storefront Retail) at the Property Known as 587-595 Main Street (08130-0623) (Book#19962/Page#263) and ES Main Street (08130-0621) (Book#20551/Page#461) as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 20.1(1).

Request: See Above
Owner: New Glory, Inc./Glory Inc.
By: Hyo J. Lee, Director
Petitioner: Lemonade Springfield, LLC
By: Brittany Washum, Manger

ATTACHMENTS:

- Main_St_595_Adult_Use_Tax_Formal (PDF)
- Main_St_587_595_Adult_Use_2022 (PDF)

- (7.) For a Special Permit for an Accessory Wall Sign(S), Above the First Floor, at the Property Known as 721 State Street (11110-0508) (Book#16103/Page#0398), as Authorized by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.8.17.

Request: See Above
Owner: Springfield Partners for Community
Action, Inc.

By: Paul Bailey
Petitioner: Springfield Partners for Community
Action, Inc.
By: Paul Bailey

ATTACHMENTS:

- State_St_721_Tax_Formal (PDF)
- State_St_721_2022 (PDF)

Zoning Changes

- (8.) To Change the Zoning of the Property Known as 797 Berkshire Avenue (01340-0402) and Rear Berkshire Avenue (01340-0356) from Business a to Business B. 797 Berkshire Avenue. Et. Al. None Yet

PETITIONER: 1626 Bay Street, LLC

ADDRESS: 797 Berkshire Avenue. et.al.

CHANGE REQUESTED: Bus A to Bus B

ATTACHMENTS:

- 3225_797_Berkshire_Ave_2021 (PDF)
- 3225_797_Berkshire_Ave_PB_Report_Feb_2022 (PDF)

- (9.) 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

ATTACHMENTS:

- 3228_53_Wilbraham_42_Waltham_2022 (PDF)
- 3228_53_Wibraham_Rd_PB_Report_Feb_2022 (PDF)

Executive Session

“Executive Session for the purpose of discussing litigation strategy relative to Superior Court Civil Action No. 2179CV00203, where the President of the City Council has determined that discussion in open session would detrimentally impact the litigating position of the public body.”

Council will reconvene in open session.

Orders

- (10.) MOU with Lyman Corners, LLC and Pilar 2, LLC (President Williams)

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

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

Mailing Address:

89 Guion Street
 Springfield, MA 01104

Owner:

DAL Page, LLC

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



BY: David Goodman
David Goodman, Manager

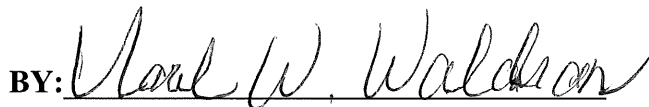
Mailing Address:

89 Guion Street
 Springfield, MA 01104

Petitioner:

Page Cultivate, LLC

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



BY: Mark Waldron
Mark Waldron, Manager

Attachment: 299_Page_BI_Adult_Use_Cultivation_Tax_Form (6487 : 299 Page Boulevard)



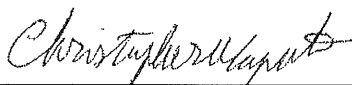
THE CITY OF
SPRINGFIELD, MASSACHUSETTS

10/6/2021

Special Permit Tax Certification

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

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


Christopher A. Caputo; Treasurer Collector

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

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

General Information

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

Staff Analysis

Neighborhood characteristics:

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

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

Summary:

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

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

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

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

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

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

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

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

Zoning Ordinance, including buffer zones.

- **Design and Construction:**
 - Estimated construction budget;
 - Conceptual site plan of the project including, but not limited to:
 - Proposed employee and customer parking;
 - Dumpster locations;
 - Lighting;
 - Security fencing; and
 - Signage.
 - A summary of anticipated fiscal impacts on the City of Springfield, the anticipated duration of such impacts and a detailed plan to mitigate such impacts that includes:
 - Pedestrian and vehicular traffic impacts;
 - Infrastructure and utility impacts;
 - Environmental impacts; and
 - Increases in City services.
- **Management and Business Operations:**
 - A draft Management and Operations Profile pursuant to 935 CMR 500.101;
 - Business operations profile, including the projected number of full-time and part-time employment positions that will be created by the project and the number of positions available to City residents;
 - Organizational chart for the proposer, listing all principal entities. If the proposer currently has or expects to have local partners who will have an ownership in the entity developing the project, that same information must be provided;
 - Financial summary for the proposed project; and
 - Background, reputation and expertise of the proposer in designing, developing and operating marijuana or other businesses similar to the project proposed in the City.
- **Equity:**
 - Diversity plan to promote and encourage full participation in the regulated marijuana industry;
 - Plan to positively impact areas of disproportionate impact pursuant to 935 CMR 500.101;
 - If applicable, statement reflecting that the proposer is a Commission-certified Economic Empowerment Applicant pursuant to 935 CMR 500.101 and/or Commission-certified Social Equity Applicant pursuant to 935 CMR 500.105.
 - If not Commission-Certified Economic Empowerment Applicant or Social Equity Applicant, a statement reflecting extent to which Proposal includes the following:
 - A majority of ownership, and/or current employees/sub-contractors is/are: Black, African American, Hispanic, Latino, members of other underrepresented communities, women, veterans, or people with disabilities;
 - Residency of owner in a Commission-designated area of disproportionate impact (including City);

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

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

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

Review: 299 Page Boulevard:

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

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

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

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



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

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

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

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

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

Recommendation

Approve, with conditions.

Recommended Conditions:

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

start of any construction.

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



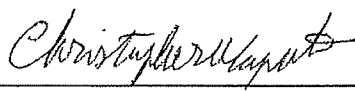
THE CITY OF
SPRINGFIELD, MASSACHUSETTS

10/6/2021

Special Permit Tax Certification

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

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


Christopher A. Caputo: Treasurer Collector

SPECIAL USE PERMITTING DRAWINGS

299 PAGE BOULEVARD - LOT 2 · SPRINGFIELD · MASSACHUSETTS

PAGE CULTIVATE, LLC

OCTOBER 15, 2021

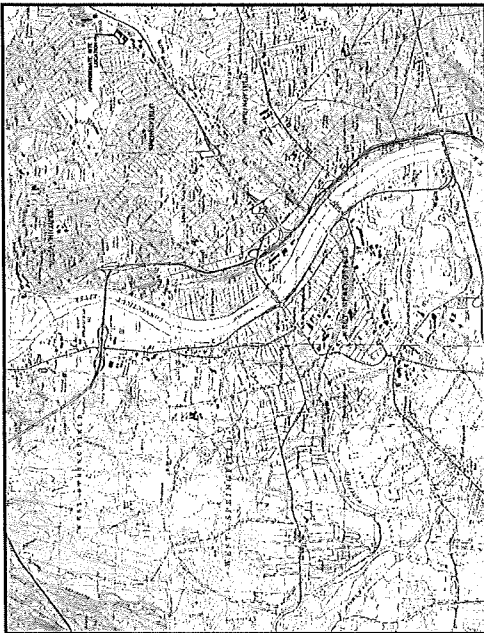
SHEET INDEX

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

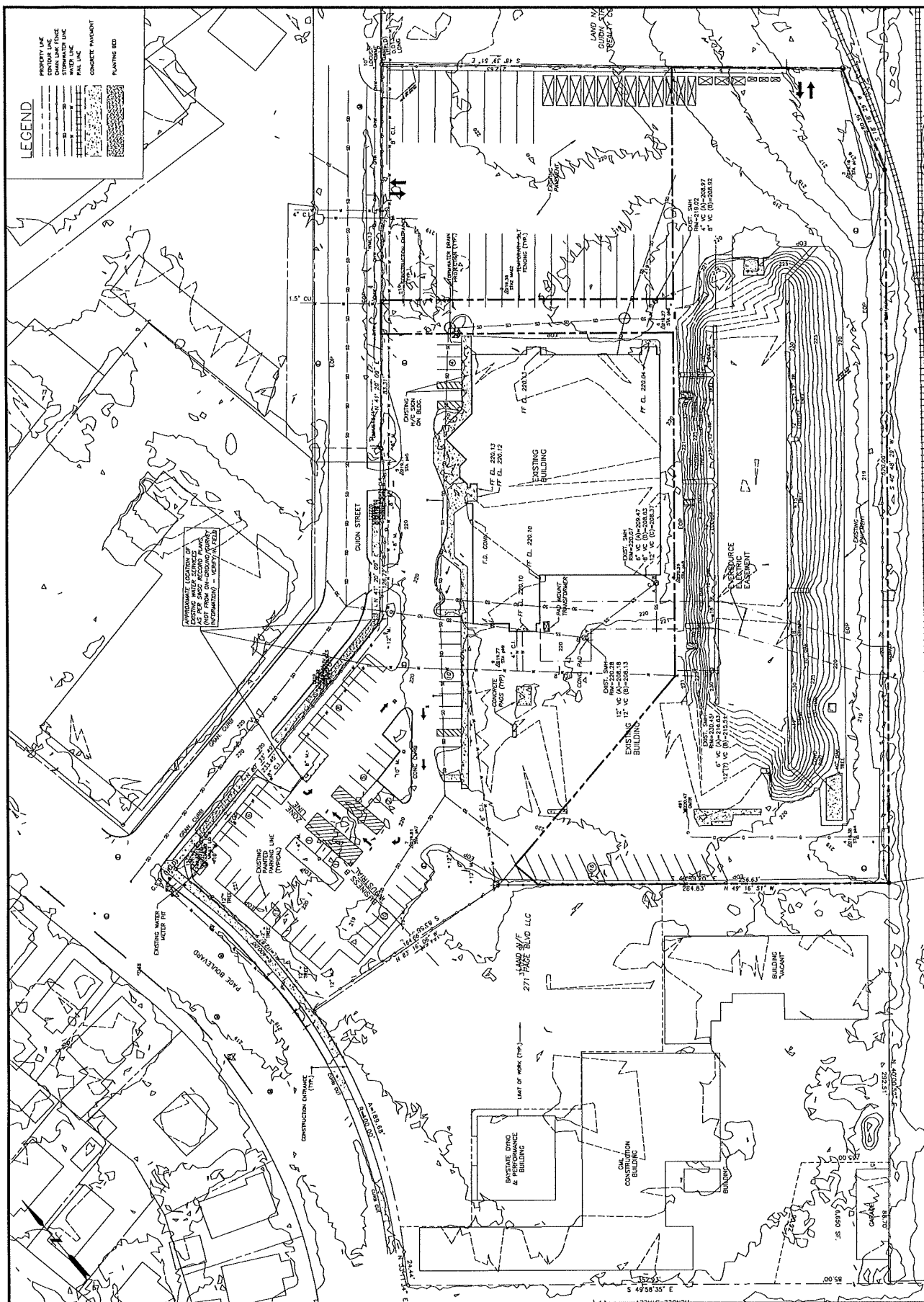
FUSS & O'NEILL
1350 MAIN STREET, SUITE 400
SPRINGFIELD, MA 01103
413.452.0445
www.fussco.com



LOCATION MAP
SCALE: 1" = 1000'

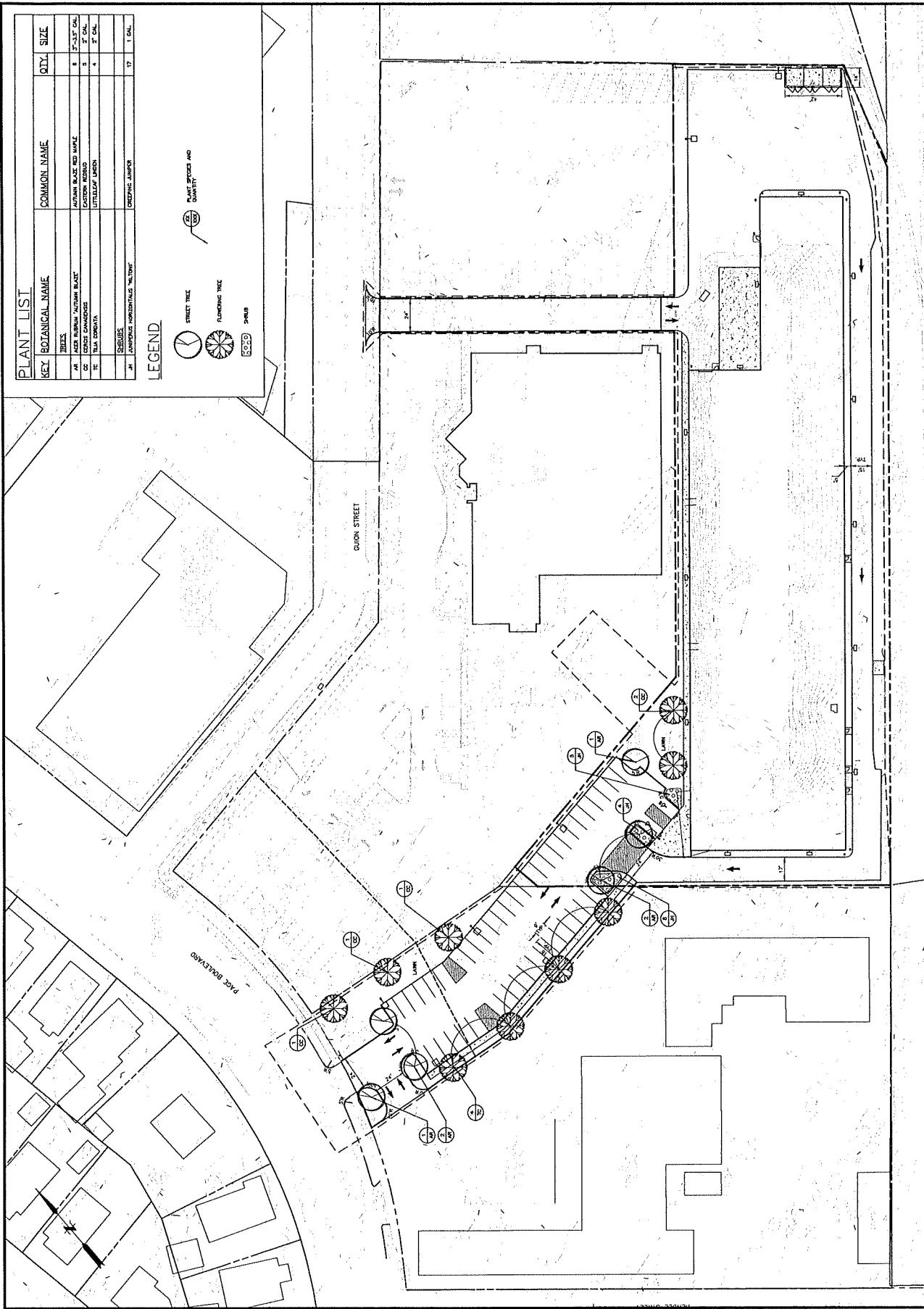
PROJ. NO.: 20210106-01
DATE: 10/15/2021
GI-001

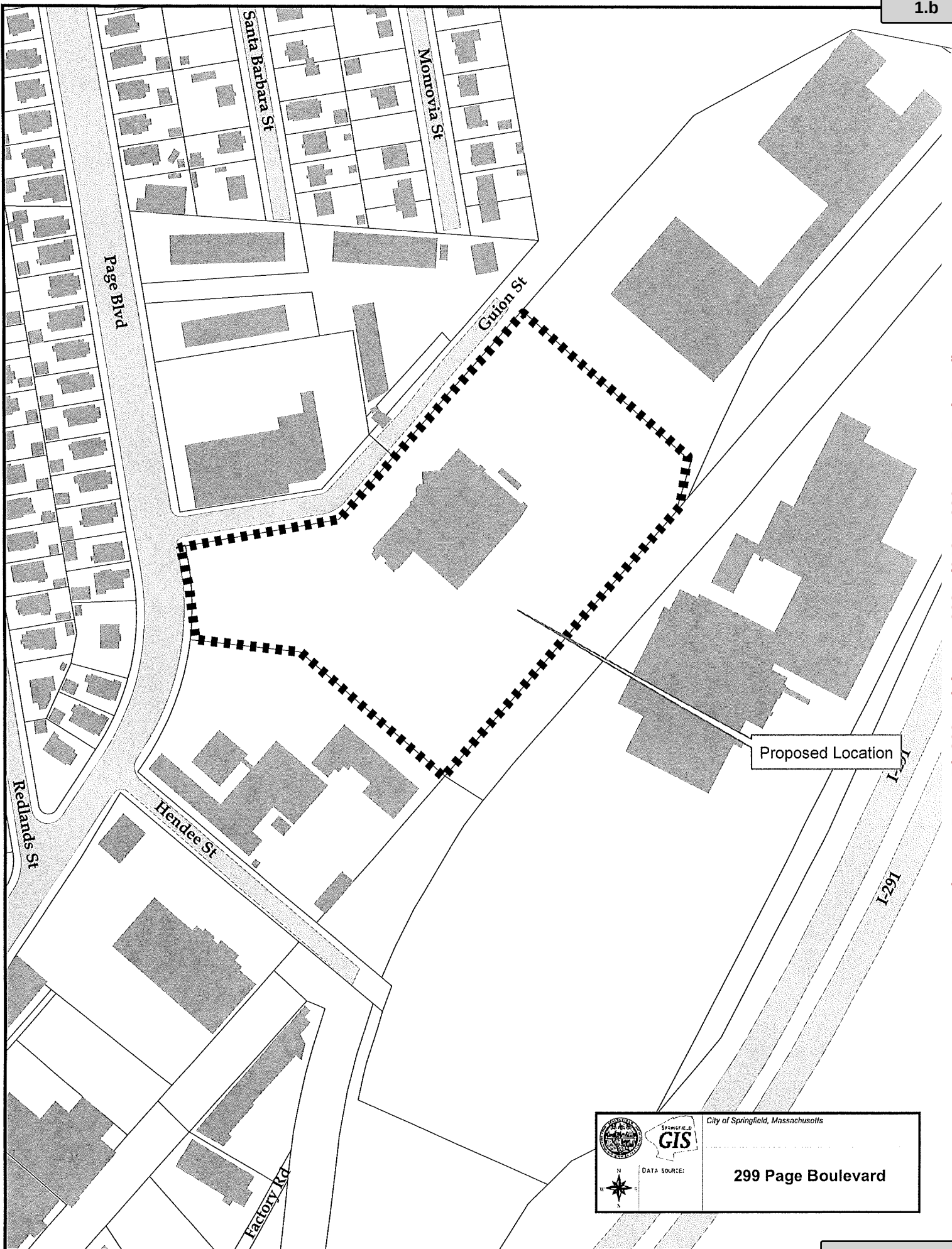
1.b



SPRINGFIELD 299 PAGE BOULEVARD - LOT 2 LANDSCAPE PLAN PAGE CULTIVATE, LLC MASSACHUSETTS		SCALE HORIZ: 1"=20' VERT: 1"=10' DATE: 12/15/2021	PROJECT: 20210106-AS DATE: 10/15/2021
299 PAGE BOULEVARD - LOT 2 LANDSCAPE PLAN PAGE CULTIVATE, LLC MASSACHUSETTS		SCALE HORIZ: 1"=20' VERT: 1"=10' DATE: 12/15/2021	PROJECT: 20210106-AS DATE: 10/15/2021

L1.00







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.

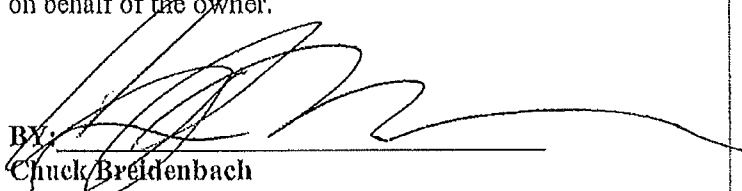
Mailing Address:

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:

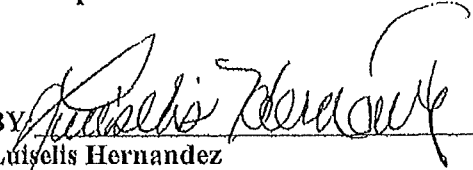
74 Grafton Street
 Worcester, MA 01604

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

Attachment: Boston_Rd_1685_Tax_Formal_Retail (6516 : 1685 Boston Road)

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

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

General Information

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

Staff Analysis

Neighborhood characteristics:

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

Summary:

The petitioner has requested a special permit to allow for the operation of an Adult Use Marijuana Establishment (retail/cultivation) on a portion of the property known as 1685 Boston Road. This site is the location of the former Macy's department store and has been closed for a number of years. The plans submitted show the 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:
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- **Management and Business Operations:**
 - A draft Management and Operations Profile pursuant to 935 CMR 500.101;
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practices that promote economic empowerment in areas of disproportionate impact within the City, including the use of an incubator or accelerator program to aid limited net worth equity applicants who wish to enter the adult use industry.

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

- **Community Outreach and Cooperation:**

- A summary of the Community Outreach Meeting that includes:
 - The date, time and location of the meeting;
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- A summary of cooperation with City personnel and the community.

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

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

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

Review: 1685 Boston Road

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

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

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

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



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

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

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

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

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

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

Recommendation (Retail)

Approve, with conditions.

Recommended Conditions:

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

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

Recommendation (Cultivation)

Not to approve.

Recommended Conditions: (IF APPROVED)

1. This special permit is granted to this petitioner only and shall not be reassigned or transferred.
2. This special permit is granted solely for the operation of an Adult Use Marijuana Establishment (cultivation) at the property known as 1685 Boston Road (01655-0415).
3. The use shall be developed as per the attached site plans, elevations and submission requirements with the addition of conditions #4 through #25.
4. The petitioner shall obtain a Host Community Agreement prior to the issuance of a Certificate of Occupancy.
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8. There shall be no on-site consumption, including the parking area, of marijuana or marijuana related products.
9. There shall be no outside storage of marijuana or marijuana related products.
10. No marijuana, marijuana related product or any accessory paraphernalia shall be visible to the general public from the exterior of the building or property line.
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THE CITY OF
SPRINGFIELD, MASSACHUSETTS

10/19/2021

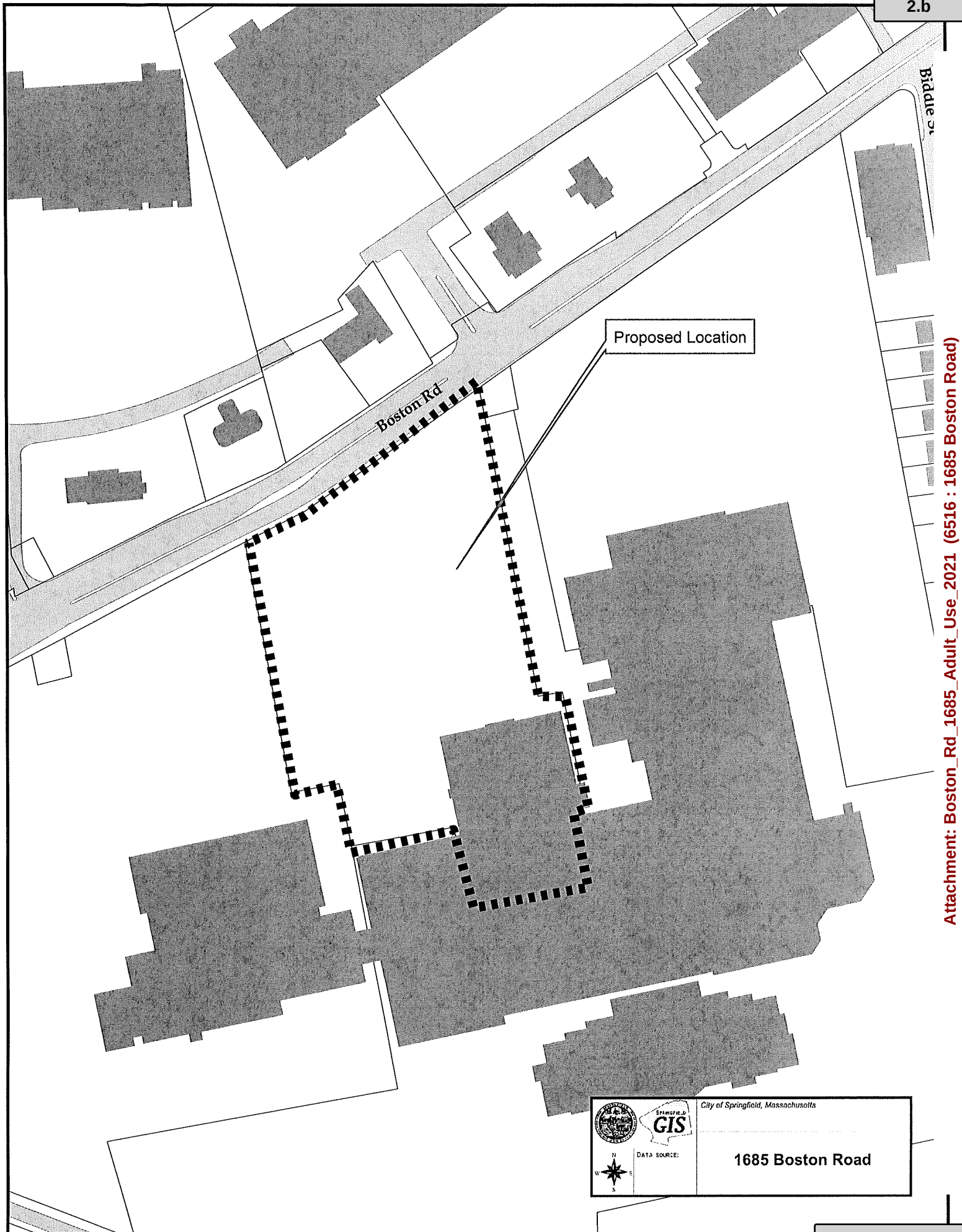
Special Permit Tax Certification

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

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

Christopher A. Caputo: Treasurer Collector





Attachment: Boston_Rd_1685_Adult_Use_2021 (6516 : 1685 Boston Road)

 SPRINGFIELD GIS	City of Springfield, Massachusetts
	1685 Boston Road

DATA SOURCE:

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

for a special permit to operate an Adult Use Marijuana Establishment (marijuana cultivation) at the property known as 1685 Boston Road (01655-0415) (Book#2189 l/Page#196) as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 20.2.

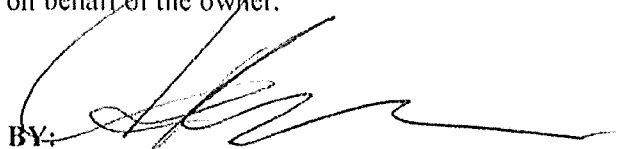
Mailing Address:

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

Owner:

1685 Boston Road, LLC

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

BY: 

Chuck Breidenbach

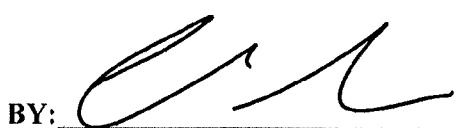
Mailing Address:

74 Grafton Street
 Worcester, MA 01604

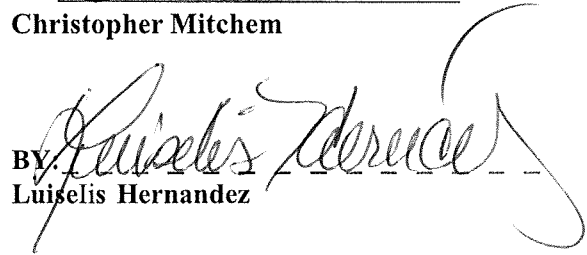
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I hereby certify that I am the petitioner or acting on behalf of the petitioner.

BY: 

Christopher Mitchem

BY: 

Luiselis Hernandez

Attachment: Boston_Rd_1685_Tax_Formal_Cultivation (6517 : 1685 Boston Road)



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

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

Review: 1685 Boston Road

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

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

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

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



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

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

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

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

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

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

Recommendation (Retail)

Approve, with conditions.

Recommended Conditions:

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

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

Recommendation (Cultivation)

Not to approve.

Recommended Conditions: (IF APPROVED)

1. This special permit is granted to this petitioner only and shall not be reassigned or transferred.
2. This special permit is granted solely for the operation of an Adult Use Marijuana Establishment (cultivation) at the property known as 1685 Boston Road (01655-0415).
3. The use shall be developed as per the attached site plans, elevations and submission requirements with the addition of conditions #4 through #25.
4. The petitioner shall obtain a Host Community Agreement prior to the issuance of a Certificate of Occupancy.
5. Prior to start of operations, the petitioner shall provide the Springfield Police Department, Department of Health & Human Services and the Building Department a copy of the license issued by the Massachusetts Cannabis Control Commission.
6. This special permit shall expire upon the expiration and/or termination of the license by the Massachusetts Cannabis Control Commission.
7. The petitioner shall be required to remove all materials, signage, inventory, equipment and other paraphernalia within sixty (60) days of ceasing operations or immediately following any revocation of its license issued by the Massachusetts Cannabis Control Commission.
8. There shall be no on-site consumption, including the parking area, of marijuana or marijuana related products.
9. There shall be no outside storage of marijuana or marijuana related products.
10. No marijuana, marijuana related product or any accessory paraphernalia shall be visible to the general public from the exterior of the building or property line.
11. The facility shall fully comply with its odor control plan providing proper and adequate ventilation. All resulting odors, smoke, vapor, fumes, gases and/or particulate matter from the use shall be effectively

- confined to the premises or so disposed of to avoid any increased air pollution.
12. In addition to the special permit approval, a full review by the Department of Public Works, as per the provisions of City Ordinance, Chapter 27, Article VIII, § 27-58 through 27-63, will be required. This approval must be obtained prior to the issuance of a Building Permit.
 13. The petitioner shall coordinate with DPW and the Springfield Police Department, and supply all requested information, to identify and address any and all potential traffic related issues, especially relating to opening activities.
 14. If during the initial opening period, but no longer than six (6) months, the City determines that vehicles queuing on a public way have become a safety hazard or nuisance, the petitioner shall coordinate with DPW and the Springfield Police Department to identify and immediately implement methods to eliminate the queuing. Any and all costs related to these remedies shall be borne by the petitioner.
 15. The petitioner shall coordinate with the Springfield Police Department on all security related matters and shall fully comply with the submitted Security Plan.
 16. The use shall comply with all Zoning Regulations as outlined in Article 4, Section 4.7.110 and all other applicable sections of the ordinance.
 17. The use shall comply with any and all regulations outlined by the Massachusetts Cannabis Control Commission and 935 CMR 500.
 18. Any and all signage shall be properly permitted and comply with the Springfield Zoning Ordinance and regulations outlined by 935 CMR 500.
 19. The use shall comply with any and all stipulations outlined within the approved Host Community Agreement.
 20. The site shall be maintained and kept free of all litter and debris.
 21. All landscaped areas shall be maintained.
 22. The public sidewalk along Boston Road shall be maintained, including snow removal.
 23. All required permits from the Department of Health & Human Services shall be obtained prior to start of operations. A Certificate of Occupancy shall also be issued by the Building Department, prior to opening.
 24. Any and all required permits from the DPW and the Building Department shall be obtained prior to the start of any construction.
 25. Any and all dumpsters shall be completely enclosed.
 26. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

10/19/2021

Special Permit Tax Certification

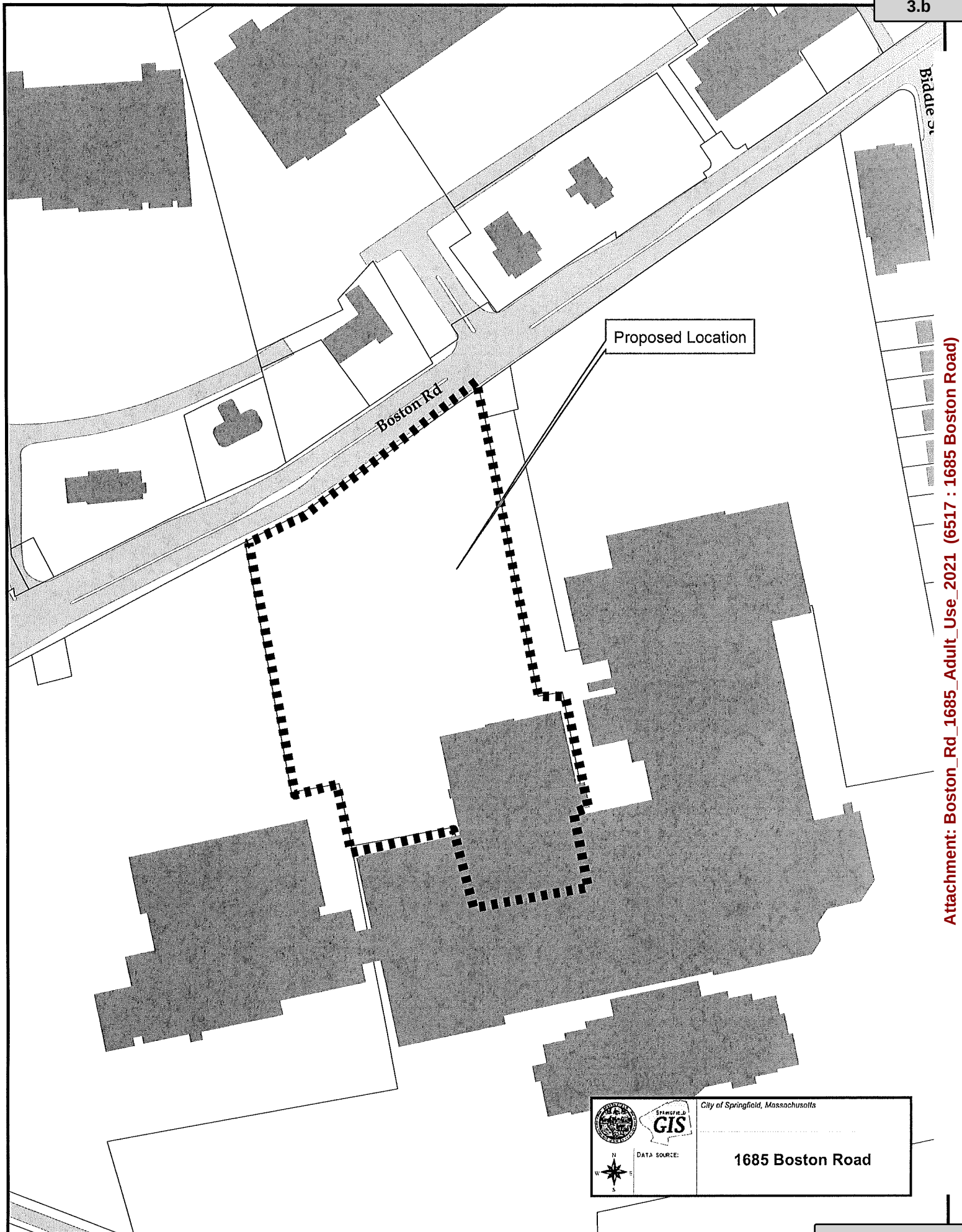
I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

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

Christopher A. Caputo: Treasurer Collector

Attachment: Boston_Rd_1685_Adult_Use_2021 (6517 : 1685 Boston Road)





Attachment: Boston_Rd_1685_Adult_Use_2021 (6517 : 1685 Boston Road)

 SPRINGFIELD GIS	City of Springfield, Massachusetts
	1685 Boston Road

DATA SOURCE:

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

for a special permit 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).

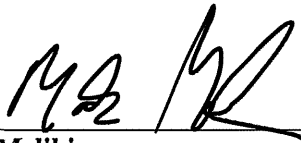
Mailing Address:

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

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

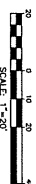
Approve, with conditions.

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.
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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.
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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.

-



PERMITTING

ZONING REVIEW - BUSINESS A (BA)		
TYPE MINIMUM	REQUIRED	EXISTING
AREA	BA	70,131.55
IMPERVIOUS	BA	223.24
IMPERVIOUS	10 FT	37.2
SEAL LANE	1000 FT	17.6
SEAL LANE	1000 FT	10.2
IMPERVIOUS	40 FT (1.500%)	1.500%
IMPERVIOUS	75%	100%
STATIONING COMMA (M) (1000 FT)	5	16

ZONING ANALYSIS:

- ADULT USE MARILUNA ESTABLISHMENT IS AN ALLOWED USE WITHIN THE BUSINESS A ZONE.
- MARILUNA IS LOCATED ON A CORNER LOT WITH AN ALLOWED STREET FOR ADULT USE MARILUNA.
- THE PROPOSED USE REUTILIZES AN EXISTING BUILDING AS ENCOURAGED UNDER THE ORDINANCE.
- THE LOCUS PARCEL IS LOCATED MORE THAN 500 FEET FROM THE NEAREST SCHOOL.
- THE LOCUS PARCEL IS LOCATED MORE THAN 50 FEET FROM THE NEAREST RESIDENTIALLY ZONED PROPERTY.

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



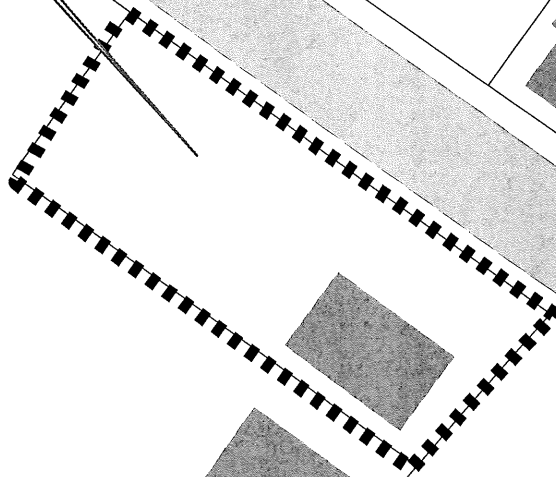
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DRAWING#	REV.
PR-2	-

DRAWING#	REV.
PR-2	-

Main St IO

Proposed Location



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



SPRINGFIELD
GIS

City of Springfield, Massachusetts

479 Main Street, IO



DATA SOURCE:

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

for a special permit to operate an Adult Use Marijuana Establishment (delivery) at the property known as 1860 Main Street (08130-0177) (Book#3328/Page#504), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 20.1(2).

Mailing Address:

1860 Main Street
 Springfield, MA 01103

Owner:

The Republican Company

I hereby certify that I am the owner or acting on behalf of the owner of the property at 1860 Main Street, Springfield, MA.

BY: 

George Arwady

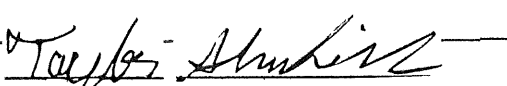
Mailing Address:

1860 Main Street
 Springfield, MA 01103

Petitioner:

Tree 'N Brick

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

BY: 

Taylor Shubrick

Attachment: Main_St_1860_Adult_Use_Delivery_Tax_Form (6576 : 1860 Main Street)

Christopher A. Caputo
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

January 4, 2022

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: 1860 Main Street – (08130-0177)

Petitioner: Tree 'N Brick
Taylor Shubrick
1860 Main St
Springfield, MA 01103

Property Owner: The Republican Company
George Arwady, Representative
1860 Main St
Springfield, MA 01103

A handwritten signature in cursive script, reading "Christopher A. Caputo", is written over a horizontal line.

Christopher A. Caputo: Treasurer/Collector

Attachment: Main_St_1860_Adult_Use_Delivery_Tax_Form (6576 : 1860 Main Street)

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

**1860 MAIN STREET (08130-0177)
ADULT USE MARIJUANA ESTABLISHMENT (DELIVERY)**

General Information

Petitioner:	Tree 'N Brick
Request:	Adult Use Marijuana Establishment (delivery)
Proposed use of the property:	Adult Use Marijuana Establishment (delivery)
Parcel Size:	234,788 s.f.
Compatibility with current planning documents:	The Downtown Master Plan shows no changes to this area.
Urban Renewal Status:	The property is not located within an Urban Renewal District
Neighborhood council notification:	Armoury Quadrangle Civic Association/New North Citizens Council : 2-7-22
Tax Status:	SEE ATTACHED
Site Visit:	2-16-22
Hearing Date:	2-28-22/3-7-22

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Industrial A, adjacent to Interstate 91 and is located in an area of primarily commercial/industrial uses. The surrounding land uses include:

- To the north are a credit union and office uses zoned Business B.
- To the south is the new Wayfinders office building zoned Business B and Industrial A.
- To the west is a vacant building zoned Business C.
- To the east are a commercial shopping plaza and post office zoned Industrial A.

Summary:

The petitioner has requested a special permit to allow for the operation of an Adult Use Marijuana Establishment (delivery) at the property known as 1860 Main Street. This delivery operation will be part of 6 Bricks retail operation which was approved by the City Council for a special permit back in 2020. This site is

will be located in a portion of the larger Republican Newspaper 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).

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 retain 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) delivery service. 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: 1860 Main Street

As noted above, 1860 Main Street has been identified as the potential location for a proposed Adult Use Marijuana Establishment (delivery). This delivery operation will operate out of the approved 6 Brick's Adult Use retail operation. The site is located in a portion of the larger Republican Newspaper building.

The site plan submitted with the application does not alter the one approved for the 6 Brick's operation. The petitioner has indicated that the delivery vehicles will have designated parking spaces within the existing parking lot. The petitioner has indicated they intend to start with two (2) vehicles and then expand to five (5).



In addition to the site plan, a detailed floor plan has also been submitted. The proposed area for the delivery operation is approximately 1,499 square feet. This includes a work room and vault. The petitioner has indicated that this area would not be open to the public and only staff would be allowed to access this area.

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 for the proposed vehicles. These include security alarms and secured storage compartments for both product and cash. The vehicles will also be equipped with a GPS monitoring device. Vehicles will also have a secure means of communication between themselves and the dispatch operation. Lastly, the petitioner has indicated that drivers would be equipped with body cameras.

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 due to the limited amount of delivery vehicles being proposed for this location.

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 Tree 'N Brick 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 (delivery) at the property known as 1860 Main Street (08130-0177).
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. 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.
5. All vehicles shall be properly registered and equipped as outlined in the submitted security plan.
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, may be required. This approval, if required, 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. 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. There shall be no parking of customers in front of the building, along Main Street.
23. The lease for the property known as 1860 Main Street (08130-0177) shall remain in effect while this use is

in operation.

24. 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.
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. Approval of amendment to Host Community Agreement for the change of location and any conditions included therein.
28. 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

January 4, 2022

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: 1860 Main Street – (08130-0177)

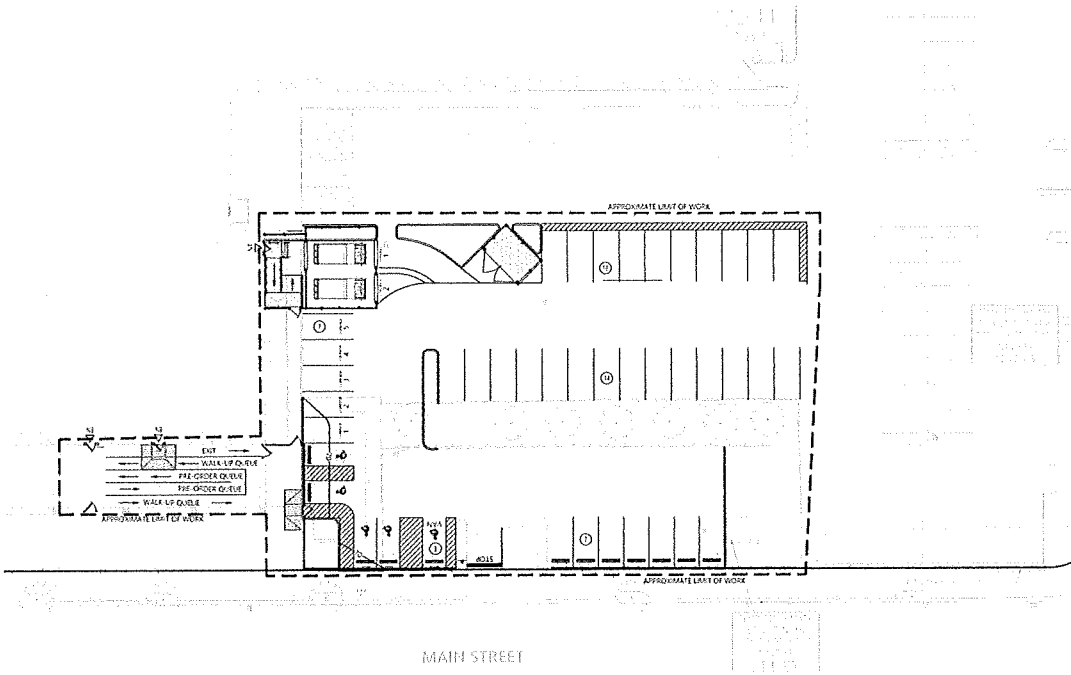
Petitioner: Tree 'N Brick
Taylor Shubrick
1860 Main St
Springfield, MA 01103

Property Owner: The Republican Company
George Arwady, Representative
1860 Main St
Springfield, MA 01103

A handwritten signature in dark ink, reading "Christopher A. Caputo", is written over a horizontal line.

Christopher A. Caputo: Treasurer/Collector

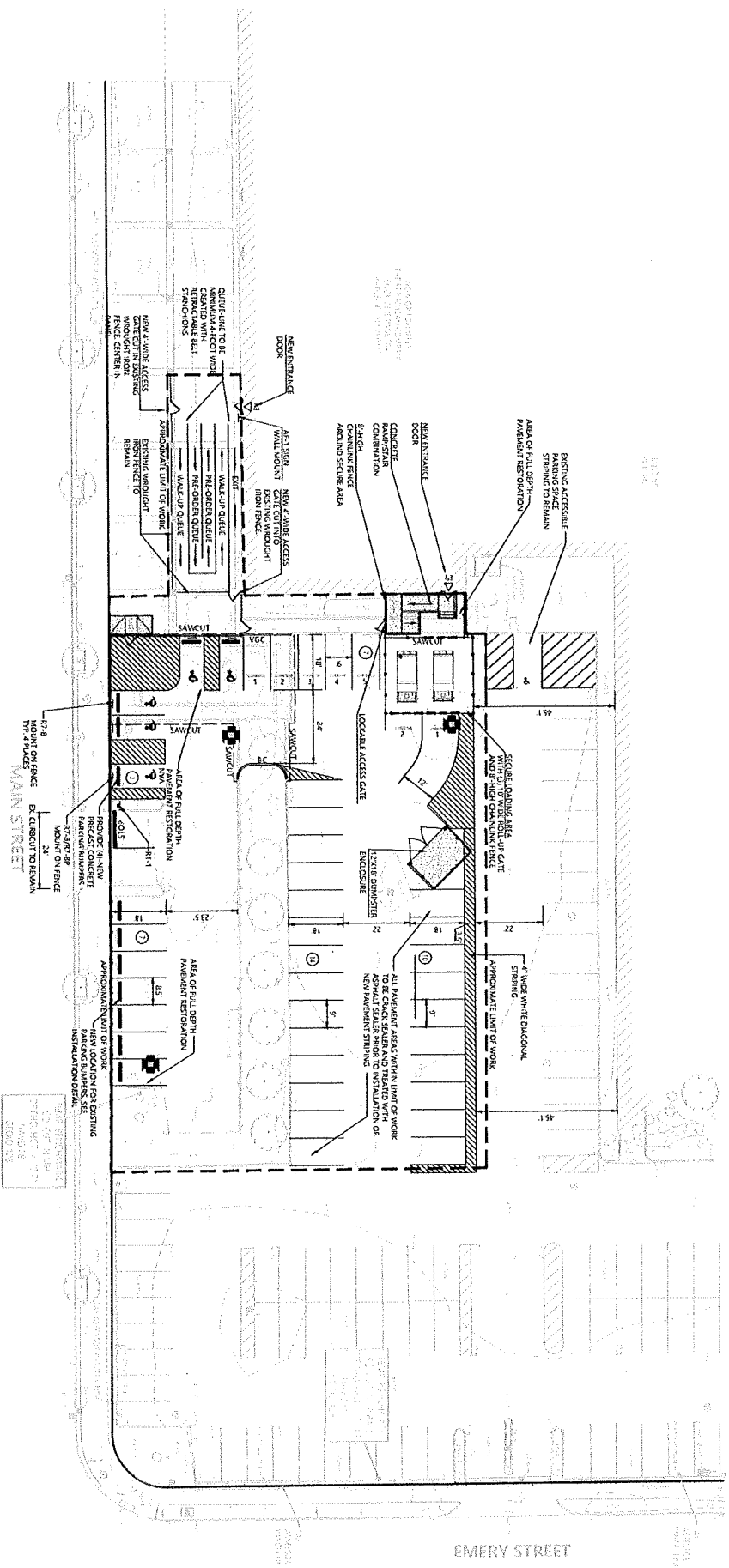
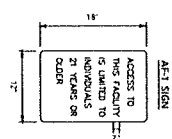
Attachment: Main_St_1860_Adult_Use_2022 (6576 : 1860 Main Street)



Attachment: Main_St_1860_Adult_Use_2022 (6576 : 1860 Main Street)

Sign Summary

MUTCD Number	Specification	Desc.
21-1	2' x 2'	AS-1 SIGN
22-6	12' x 18'	STANDARD ACCESSIBLE SPACE
22-8P	12' x 6'	STANDARD ACCESSIBLE SPACE



Parking Summary Chart

Description	Size	Spaces
STANDARD SPACES	8.5' x 18'	22
STANDARD ACCESSIBLE SPACES*	8' x 18'	5
VAN ACCESSIBLE SPACES	8' x 18'	1
TOTAL SPACES		28

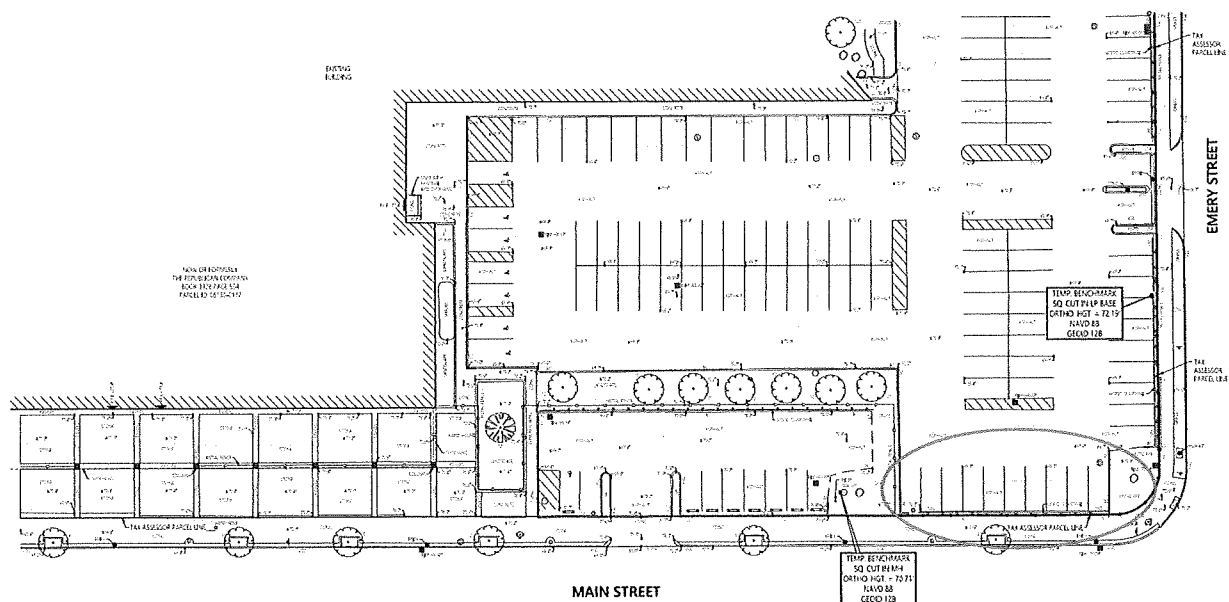
* AS SHOWN LOCATED FOR 2024. THESE SPACES LOCATED ON THE REAR PORCH AND WITHIN LIMIT OF WORK.

Parking Requirements:

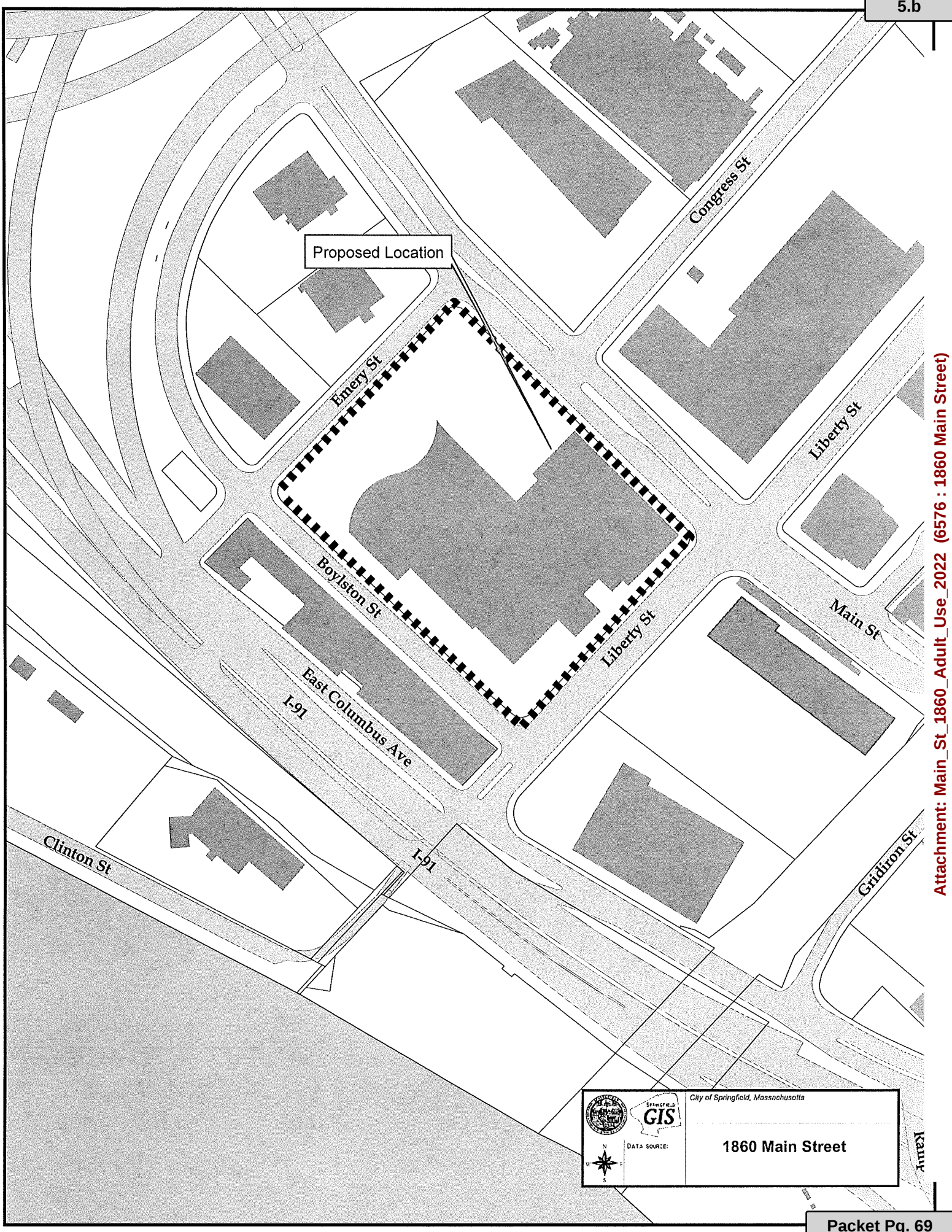
TOTAL	1,500 SF	4,200 SF	1,000 SF
OFFICE/STORAGE	1,500 SF	2,200 SF	1,000 SF
CLUBHOUSE	1,500 SF	2,200 SF	1,000 SF
DELIVERY SPACES	1,500 SF	2,200 SF	1,000 SF



All vehicles associated with the Tree 'N Brick operations will have designated parking in the red circled area in the below graph. Tree 'N Brick intends to start with two vehicles to start and grow to five after two consecutive revenue generating quarters



Attachment: Main_St_1860_Adult_Use_2022 (6576 : 1860 Main Street)



Attachment: Main_St_1860_Adult_Use_2022 (6576 : 1860 Main Street)

 SPRINGFIELD GIS	City of Springfield, Massachusetts
	1860 Main Street

DATA SOURCE:

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

for a special permit to operate an Adult Use Marijuana Establishment (storefront retail) at the property known as 587-595 Main Street (08130-0623) (Book#19962/Page#263) and ES Main Street (08130-0621) (Book#20551/Page#461) as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 20.1(1).

Mailing Address:

595 Main Street
 Springfield, MA 01105

Owner:

New Glory, Inc./Glory Inc.

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

BY: 

Hyo J. Lee, Director

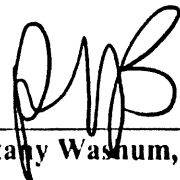
Mailing Address:

595 Main Street
 Springfield, MA 01105

Petitioner:

Lemonade Springfield, LLC

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

BY: 

Brittany Washum, Manager

Attachment: Main_St_595_Adult_Use_Tax_Formal (6577 : 587-595 Main Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

7/27/2021

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 : 587-595 Main Street & ES Main Street
Petitioner : Lemonade Springfield, LLC
LandLord : New Glory, Inc/ Glory, Inc.

Christopher A. Caputo: Treasurer Collector

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

**587-595 MAIN STREET (08130-0623) & ES MAIN STREET (08130-0621)
ADULT USE MARIJUANA ESTABLISHMENT (STOREFRONT RETAIL)
ENLIGHT CANNABIS**

General Information

Petitioner:	Lemonade Springfield, LLC
Request:	Adult Use Marijuana Establishment
Proposed use of the property:	Adult Use Marijuana Establishment
Parcel Size:	33,181 s.f.
Compatibility with current planning documents:	The South End Neighborhood Plan shows no changes to this area.
Urban Renewal Status:	In compliance with the South End Urban Renewal District
Neighborhood council notification:	South End Citizens Council: 2-7-22
Tax Status:	SEE ATTACHED
Site Visit:	2-16-22
Hearing Date:	2-28-22/3-7-22

Staff Analysis

Neighborhood characteristics:

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

- To the north is a vacant parcel zoned Business B.
- To the south is a retail operation zoned Business B.
- To the west is a small commercial plaza zoned Business B.
- To the east is are a number of residential apartments 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 587-595 Main Street. This was the former location of the Glory clothing store. 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.

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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).

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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.
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 - A summary of the Community Outreach Meeting that includes:
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 - A summary of cooperation with City personnel and the community.

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

After a full review, the responses were then ranked. Based on these rankings it was determined that a total of nine (9) submissions would be allowed to move forward with the negotiation of a Host Community Agreement (HCA). These included one (1) cultivation site, six (6) storefront/retail operations, one (1) transportation operation and one (1) courier service. 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: 587-595 Main Street

As noted above, 587-595 Main Street 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 commercial corridor. This was the former location of the Glory clothing store.

The plans submitted show that the proposed use would be located within the existing building. With regards to parking, the proposed development will have a total of forty-two (42) on-site parking spaces dedicated to the proposed use. This number exceeds the number required under the Zoning Regulations. In reviewing the

site plan it was noted that a significant amount of landscaping will be installed around the proposed parking lot, including a landscape buffer up against the residential apartment buildings located just to the east of this development.

In addition to the site plan, a detailed floor plan has also been submitted. The area of the of the building totals approximately 10,000 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 a check-in entrance area and

display/queuing area. The interior will also include a vault, offices and break room. Deliveries would be made to the rear of the building. It should be noted, that the floor plan also shows an adjacent area that will be reserved for community partnership space. This area is approximately 2,734 square feet.



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 panic buttons. The proposed security also includes a full surveillance system both inside and outside the building. Further, there will be high resolution CCTV system with on-site playback capabilities. 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 Lemonade Springfield 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.

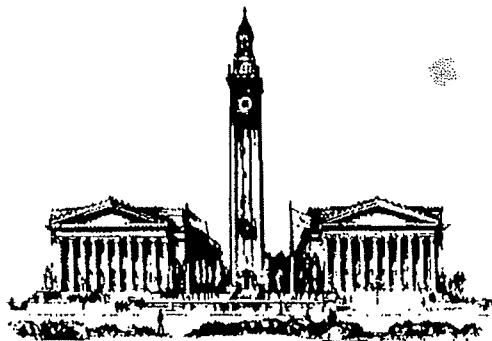
Recommendation

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 587-595 Main Street (08130-0623) and ES Main Street (08130-0621).
3. The use shall be developed as per the attached site plans, elevations and submission requirements with the addition of conditions #4 through #29.
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. An ANR Plan shall be submitted to the Planning Board and recorded at the Hampden County Registry of Deeds combining the two (2) parcels into one (1).
15. 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.
16. 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.
17. The petitioner shall coordinate with the Springfield Police Department on all security related matters and shall fully comply with the submitted Security Plan.
18. 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.
19. The use shall comply with any and all regulations outlined by the Massachusetts Cannabis Control Commission and 935 CMR 500.
20. Any and all signage shall be properly permitted and comply with the Springfield Zoning Ordinance and regulations outlined by 935 CMR 500.

21. 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.
22. The use shall comply with any and all stipulations outlined within the approved Host Community Agreement.
23. The site shall be maintained and kept free of all litter and debris.
24. All landscaped areas shall be maintained.
25. The public sidewalk along Main Street shall be maintained, including snow removal.
26. 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.
27. Any and all required permits from the DPW and the Building Department shall be obtained prior to the start of any construction.
28. 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.
29. Any and all dumpsters shall be completely enclosed.
30. 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

7/27/2021

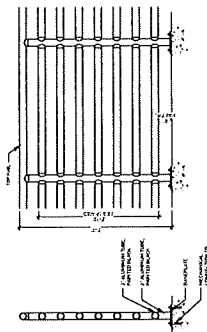
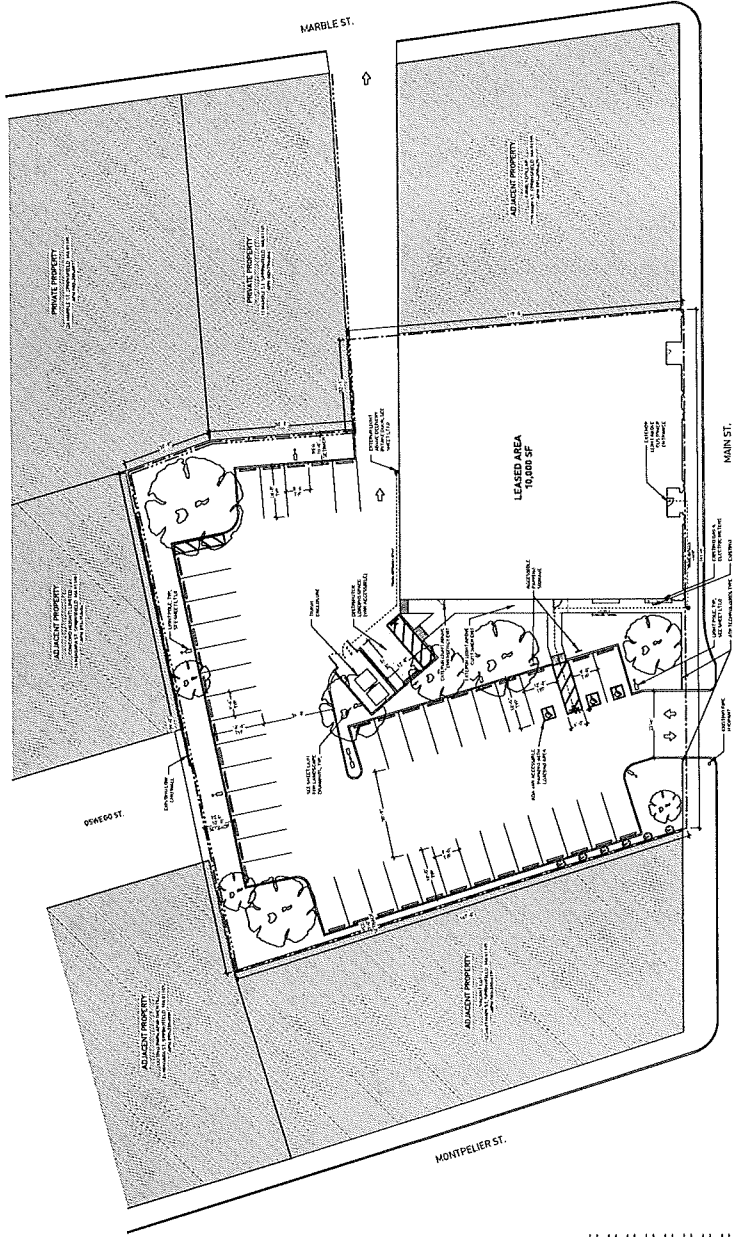
Special Permit Tax Certification

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 : 587-595 Main Street & ES Main Street
Petitioner : Lemonade Springfield, LLC
LandLord : New Glory, Inc/ Glory, Inc.

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

Christopher A. Caputo: Treasurer Collector

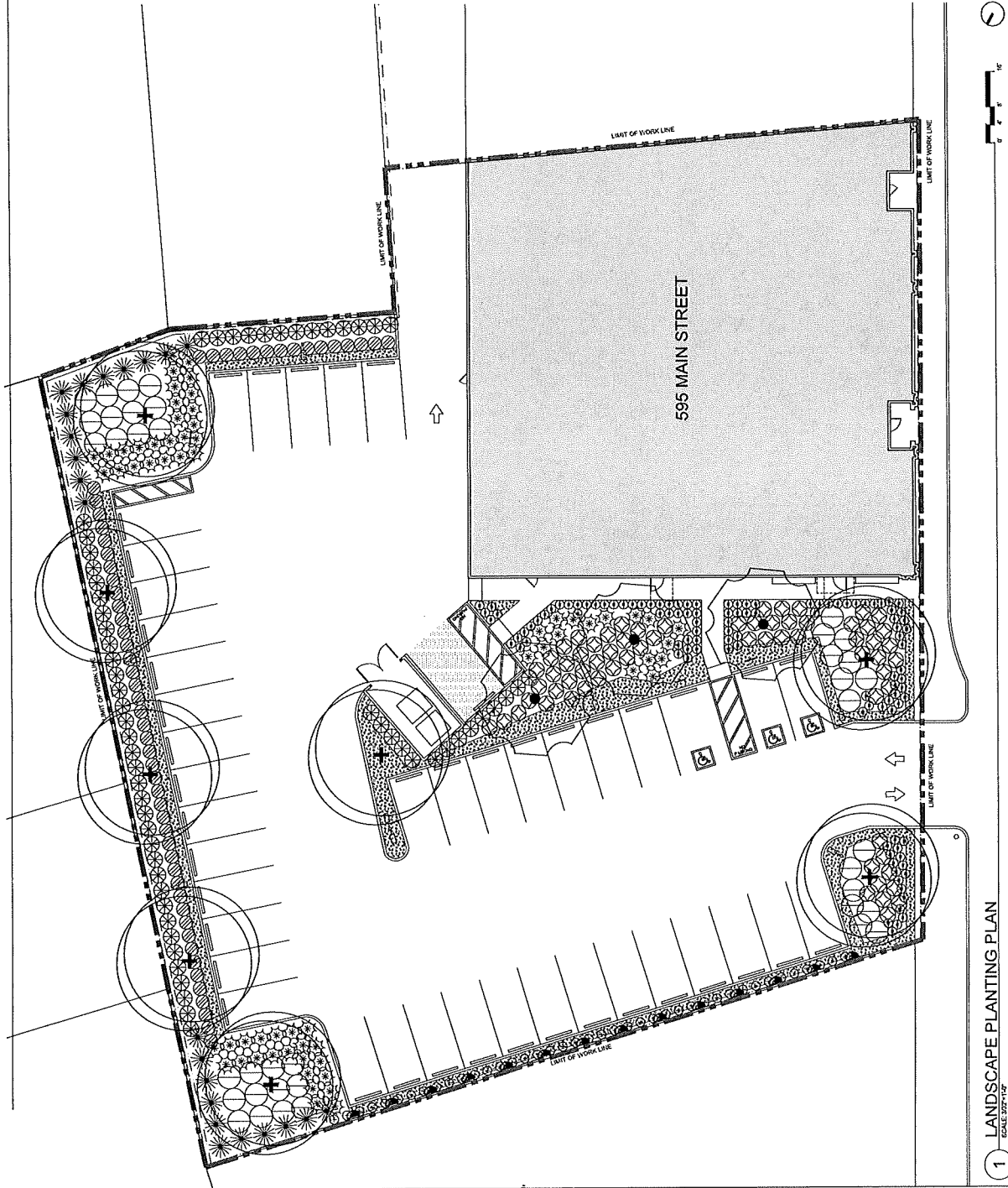
ALUMINUM RAILING - ATR TECHNOLOGIES | 2
3/16" = 1'-0"

SITE PLAN | 1
1" = 20'-0"

GRAPHICS LEGEND

PARKING SUMMARY

REQUIRED PARKING	MORGENTHAU & BUSINESS SF = 7,250 SF 14 PARKING STALLS/ 1000 SF 7,250 SF = 29 PARKING STALLS REQUIRED
	ADJACENT SF = 2795 SF 1 PARKING STALL/ 200 SF 2,795 SF = 14 PARKING STALLS REQUIRED
REQUIRED ADA PARKING	1 REQUIRED
OVERALL PARKING	13 PARKING PROVIDED
OVERALL ADA PARKING	2 ADA PARKING PROVIDED (12 CAR + 1 VAN)



1 LANDSCAPE PLANTING PLAN
SCALE: 1/8"=1'-0"

PLANTING SCHEDULE

TREE LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	QUERCUS TRUNCATUM SHADYMASTER	4" BOX	8
	MAHONIA PACIFICA	3" BOX	3
	MAHONIA PACIFICA	3" BOX	3

SHRUB LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	QUERCUS TRUNCATUM SHADYMASTER	5 GAL	45
	MAHONIA PACIFICA	15 GAL	67
	CORNUS STOLICA	5 GAL	69
	COTONEASTER DAMMER CORAL BEAUTY	5 GAL	122
	COTONEASTER DAMMER CORAL BEAUTY	5 GAL	122
	MAHONIA PACIFICA	15 GAL	73
	MAHONIA PACIFICA	15 GAL	43
	MAHONIA PACIFICA	15 GAL	42
	MAHONIA PACIFICA	15 GAL	25

GROUND COVER LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	ANEMONE HORIZONTALIS BLUE CHIP	5 GAL	1,510 SF
	BLUE CHIP ANEMONE	5 GAL	1,510 SF

VINE LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	PARTICOCISSUS TRICOLORATA	15 GAL	15
	BOSTON IVY	15 GAL	15

NOTES:
1. PLANT QUANTITIES LISTED ARE FOR REFERENCE ONLY.
2. PLANT QUANTITIES LISTED ARE FOR REFERENCE ONLY.
3. QUANTITY ALL PLANT MATERIALS AS SHOWN ON PLANS.

rdc.

245 East Third Street
Springfield, MA 01105
413.243.8000
rdc@rdcma.com

studioeleven

LEMONNADE SPRINGFIELD, LLC

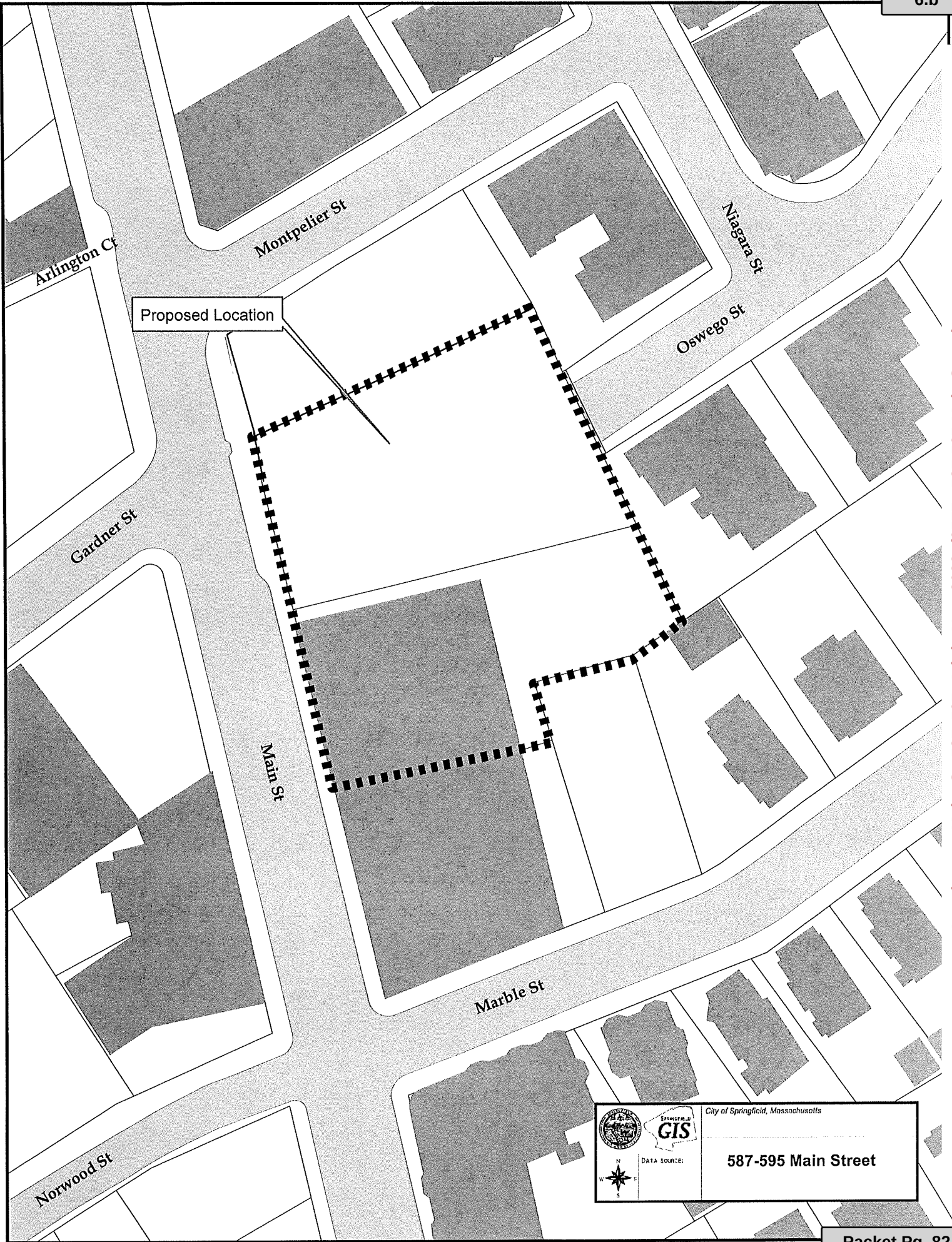
LEMONNADE
SPRINGFIELD
NOT FOR CONSTRUCTION
595 MAIN ST.
SPRINGFIELD, MA 01105

REVISIONS	DATE	BY	APP'D
1. INITIAL	06/18/2021	J. B. BROWN	J. B. BROWN
2. REVISION			
3. REVISION			
4. REVISION			
5. REVISION			
6. REVISION			
7. REVISION			
8. REVISION			
9. REVISION			
10. REVISION			

LANDSCAPE
PLANTING
PLAN
L6.01

SPECIAL USE PERMIT: 06/18/2021

6.b



Attachment: Main_St_587_595_Adult_Use_2022 (6577 : 587-595 Main Street)

 SPRINGFIELD GIS	City of Springfield, Massachusetts
	587-595 Main Street

DATA SOURCE:

To The City Council of the City of Springfield:

The undersigned respectfully petition your honorable body

for a special permit for an accessory wall sign(s), above the first floor, at the property known as 721 State Street (11110-0508) (Book#16103/Page#0398), as authorized by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.8.17.

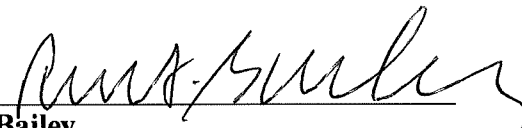
Mailing Address

721 State Street
Springfield, MA 01109

Owner & Petitioner:

**Springfield Partners for Community
Action, Inc.**

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

BY: 

Paul Bailey

Attachment: State_St_721_Tax_Form (6592 : 721 State Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

01/21/2022

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 : 721 State Street

Petitioner: Springfield Partners for Community Action, Inc.

Landlord : Springfield Partners for Community Action, Inc.

Peter Sygnator/Deputy Collector

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

**721 STATE STREET (11110-0508)
WALL SIGN(S) (ABOVE THE FIRST FLOOR)**

General Information

Petitioner:	Springfield Partners for Community Action, Inc.
Request:	Erect two (2) wall signs above the first floor.
Proposed use of the property:	Office building
Parcel Size:	14,664 s.f.
Compatibility with current planning documents:	The Old Hill Neighborhood Plan shows no changes to this area.
Urban Renewal Plan Status:	Property is not located within an Urban Renewal Plan.
Neighborhood council notification:	Old Hill Neighborhood Council: 2-7-22
Tax Status:	SEE ATTACHED
Site Visit:	2-16-22
Hearing Date:	2-28-22/3-7-22

Neighborhood characteristics:

This site is zoned Business A and is located within an area with primary commercial uses. The surrounding land uses include:

- To the north is a gas station zoned Business A.
- To the south is a commercial parking lot zoned Business A.
- To the west is a retail pharmacy zoned Business A.
- To the east is a mosque zoned Business A.

Site plan review:

The petitioner has requested a special permit to install two (2) wall signs, above the first floor, at the property known as 721 State Street. This site is currently the location of the Springfield Partners for Community Action.

After visiting the site and reviewing the submitted plans, the staff does not object to the proposed request. The proposed signs will be located on the northern façade (front) and western façade (side) of

the building and will be approximately fifty one (51) square feet (13.6' x 3.8'). The proposed signs will not be internally illuminated.

After reviewing the proposed plans, the staff believes the proposed sign is in context with the existing signs in this area, as well as being in scale with the overall building. As such, the staff does not believe the sign will have a negative impact on the surrounding businesses or on the neighborhood as a whole.



Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the installation of two (2), accessory wall signs, above the first floor, at the property known as 721 State Street (11110-0508).
3. The use shall be developed as per the attached plans and elevations, with the addition of condition #4.
4. All signage shall be fully permitted through the Building Department, prior to installation. 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

01/21/2022

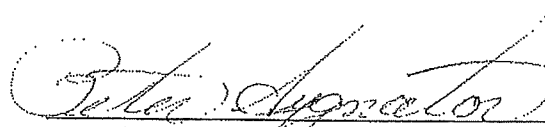
Special Permit Tax Certification

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:

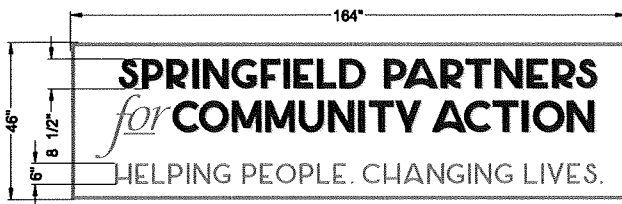
Special Permit : 721 State Street

Petitioner: Springfield Partners for Community Action, Inc.

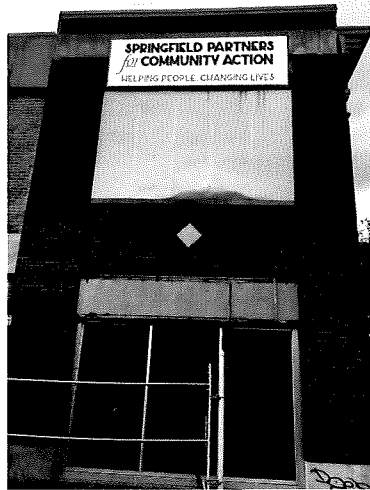
Landlord : Springfield Partners for Community Action, Inc.


Peter Sygnator/Deputy Collector

2 SIGNS LEFT & RIGHT SIDE



ALUMINUM BELT SIGN WITH TEAL PAINTED MOLDING
 CUT VINYL: VIVID BLUE, POWDER BLUE & WEDGEWOOD BLUE
 TOP BRACKETS NORMAL
 BOTTOM BRACKETS ADD 2"-THICKER METAL



LEFT SIDE



RIGHT SIDE

Agnoli
 Sign Company
 Inc.
 AGNOLI SIGN COMPANY, INC.
 723 WOODBURY STREET
 SPRINGFIELD, MA 01105
 TEL. (413) 732-5111

ORIG. DATE: 10-29-21	REV. DATE: 12-06-21V	REV. DATE: 00-00-21
REV. DATE: 11-03-21V	REV. DATE: 00-00-21	REV. DATE: 00-00-21
REV. DATE: 11-12-21V	REV. DATE: 00-00-21	REV. DATE: 00-00-21
CUSTOMER: SPRINGFIELD PARTNERS 721 STATE STREET SPRINGFIELD, MA	LOCATION: SPRINGFIELD PARTNERS 721 STATE STREET SPRINGFIELD, MA	CONTACT: SUSAN BERGERON

APPROVAL:
☐ APPROVED DATE:
☐ APPROVED AS NOTED DATE:
☐ REVISE & RE-SUBMIT DATE:

S-MISC/SPRINGFIELD PARTNERS-SPRINGFIELD, MA-721 STATE STREET.PLT
 SPRINGFIELD PARTNERS-SPRINGFIELD, MA-721 STATE STREET.CDR

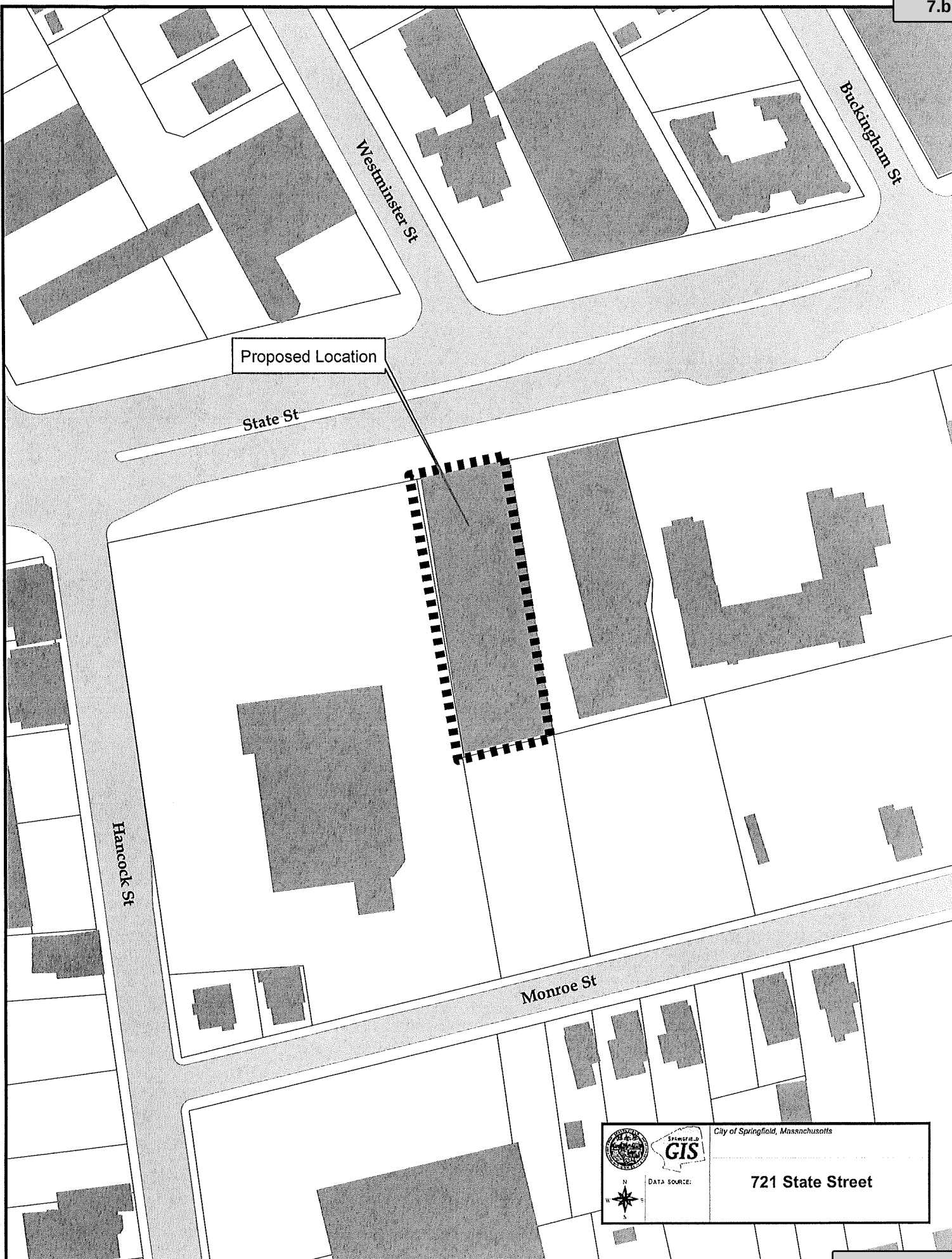
SALESPERSON: HARRY	PROJECT MANAGER: HARRY	NOT RELEASED FOR PRODUCTION
DESIGNER: LANCE	SCALE: 0' = 1'-0"	RELEASE DATE: 00-00-00



THIS DESIGN IS THE EXCLUSIVE
 PROPERTY OF AGNOLI SIGN
 COMPANY INCORPORATED
 AND ALL RIGHTS TO ITS USE
 OR REPRODUCTION ARE
 RESERVED

ORDER#
 000000
 PAGE:
 3 OF 5

Attachment: State_St_721_2022 (6592 : 721 State Street)



Attachment: State_St_721_2022 (6592 : 721 State Street)



City of Springfield, Massachusetts

DATA SOURCE:

721 State Street

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

**797 BERKSHIRE AVENUE (01340-0402) & REAR BERKSHIRE AVENUE (01340-0356)
BUSINESS A TO BUSINESS B**

GENERAL INFORMATION

Applicant:	1626 Bay Street, LLC
Request:	Business A to Business B
Location:	797 Berkshire Avenue
Parcel Size:	178,526 s.f. (approx. 4 acres)
Purpose:	Operate a truck equipment sales operation and manufacturing operation
Surrounding Land Use and Zoning:	The property is located in the Indian Orchard neighborhood. The site is located in an area that has a mix of commercial/industrial and residential uses. To the north are a motor vehicle sales operation, single-family homes and Mona Lake zoned Business A and Residence A. To the south are rail road tracks. To the east is Mona Lake. To the west are a restaurant and large automotive repair facility zoned Business A and Industrial A.
Comprehensive/ Neighborhood Plan:	The Indian Orchard Neighborhood Plan shows no changes to this area.
Site Visit:	8-23-21
Neighborhood Council Notification:	Indian Orchard Neighborhood Council: 8-17-21
Planning Board Hearing Date:	9-1-21/9-15-21

SPECIAL INFORMATION

Traffic & Parking:	N/A
Physical Characteristics:	N/A
Other Notes:	N/A

ANALYSIS

The petitioner has requested to change at the properties known as 797 Berkshire Avenue and Rear Berkshire Avenue from Business A to Business B. This site is currently being used for accessory storage for the petitioner's business located on Bay Street.

As noted above, the petitioner has requested to rezone the property from Business A to Business B. The

proposed zone change is to accommodate the petitioner's move of his existing truck equipment operation from its current location at 1626 Bay Street to this location on Berkshire Avenue. The business includes the sale and installation of snow plow truck bodies. The use also includes the servicing of these vehicles and the outdoor storage of the related equipment. It should be noted that this site had been previously used for the truck sales and service.

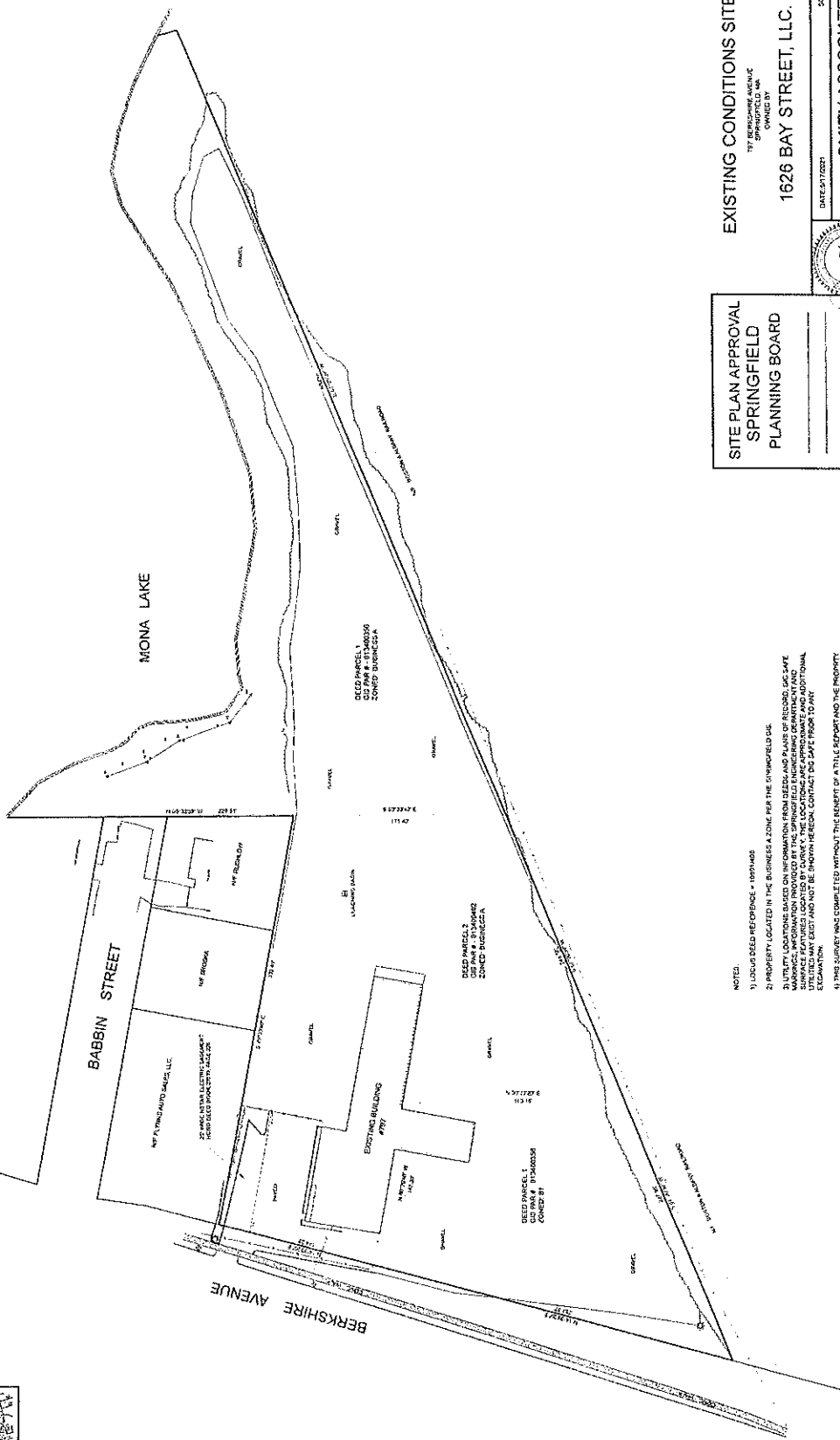
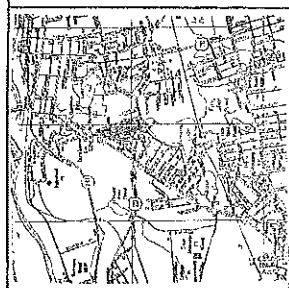


After visiting the site and reviewing the adjacent land uses, the staff does not object to the proposed request. As noted above, this area currently has a mix of both commercial and industrial uses. It should be noted however, that after visiting the site, it does appear that a majority of the property located to the side and rear of the property is not currently paved. As per Article 7, Section 7.1.55, if this area is to be used for the storage of vehicles, it is going to be required to be paved with "...bituminous concrete or an approved equal". A full review by DPW is required for all paving. Due to the close proximity of Mona Lake, a review may also be required by the Springfield Conservation Commission.

Further, as noted above, this site does directly abut a number of single family homes. As such, the staff is going to want to ensure these homes are properly buffered from this proposed use. Due to the change to Business B, a ten (10) foot landscaped buffer is going to be required to be installed between this property and the residentially zoned properties directly to the north (Article 7, Section 7.4). The plan submitted does not show the required buffer, however, unless a variance from the Board of Appeals is obtained, this buffer will need to be installed. Lastly, it should also be noted that in addition to the zone change, a special permit will also be required in order to operate this use at this location.

RECOMMENDATION

Approve.



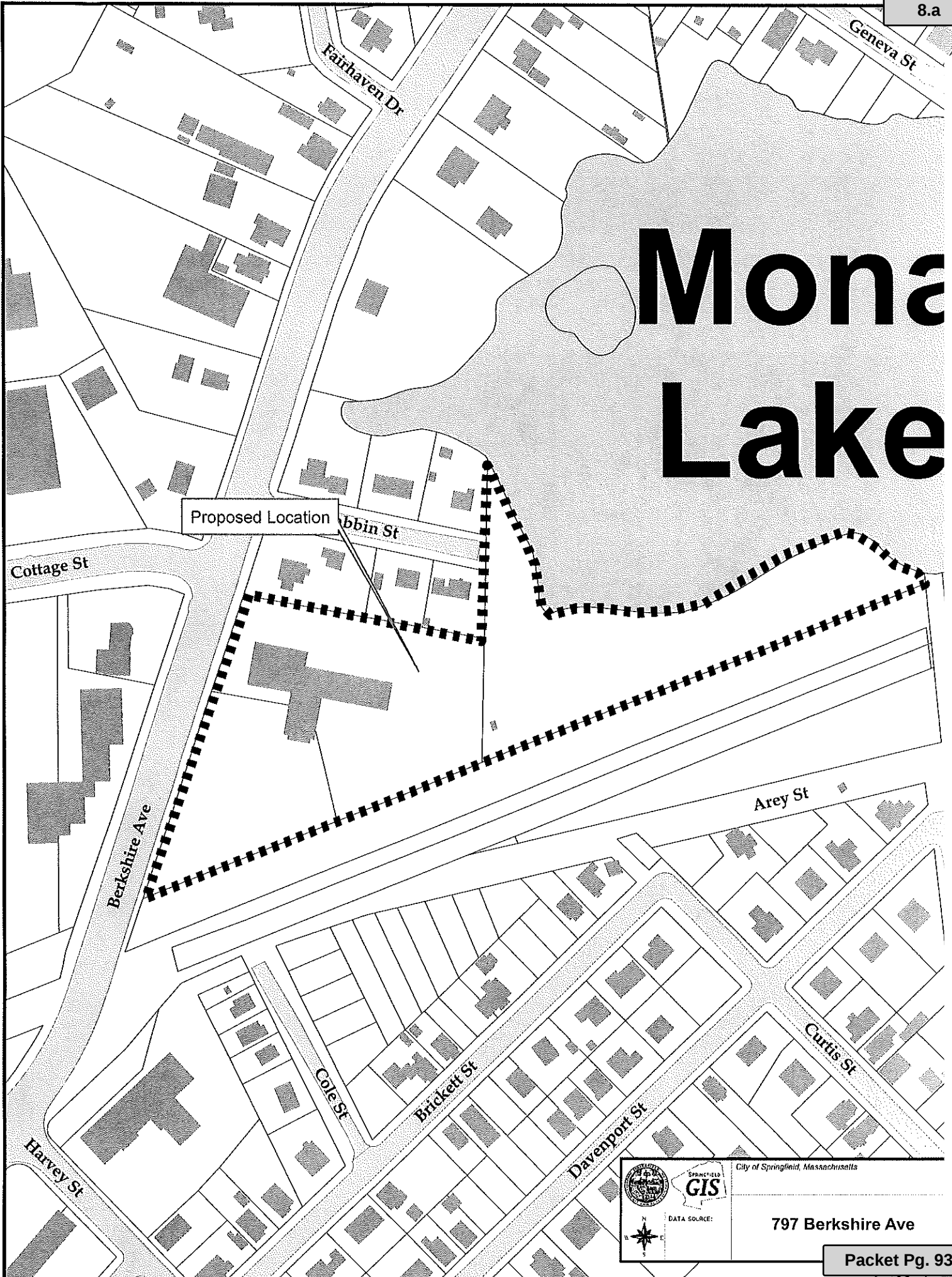
EXISTING CONDITIONS SITE PLAN
 797 BERKSHIRE AVENUE
 SPRINGFIELD, MA 01103
 1626 BAY STREET, LLC.

**SITE PLAN APPROVAL
 SPRINGFIELD
 PLANNING BOARD**

NOTES:
 1) LOCUS DEED REFERENCE - 1991-402
 2) PROPERTY LOCATED IN THE BUSINESS ZONE PER THE SPRINGFIELD ZONING BYLAW
 3) THE SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT AND THE PROPERTY IS SUBJECT TO ANY ADDITIONAL EASEMENTS, RESTRICTIONS OR RESERVATIONS THAT MAY APPLY

DATE: 7/1/2021
 SCALE: 1" = 40'
**SMITH ASSOCIATES
 SURVEYORS, INC.**
 40 E. BARNARD STREET - 1ST FLOOR
 SPRINGFIELD, MA 01103
 TEL: 413-246-1111
 FAX: 413-246-1112
 WWW.SMITHASSOCIATES.COM

DATE: 7/1/2021
 SCALE: 1" = 40'



Attachment: 3225_797_Berkshire_Ave_2021 (6368 : 797 Berkshire Avenue. Et. Al.)



SPRINGFIELD
GIS
City of Springfield, Massachusetts

DATA SOURCE:

797 Berkshire Ave

Packet Pg. 93



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND TWENTY-TWO

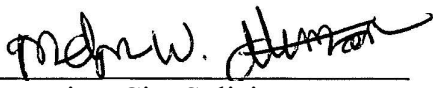
AN ORDINANCE

AMENDING SECTION 14, 15, 18 & 19 OF THE BUILDING ZONE MAP

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

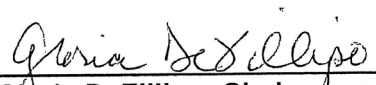
SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City”, text enacted, May 28, 2013, as amended, is hereby further amended by changing from **Business A to Business B** the zoning on **Plot #3225, Section 14, 15, 18 and 19** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “Section 14, 15, 18 and 19 Building Zone Map of the City of Springfield.”

Approved as to Form;


Associate City Solicitor

In accordance with Mass. Gen. Laws c. 40A, section 5, the Planning Board held a hearing on September 1, 2021 and February 16, 2022 regarding the above Ordinance amendment.

1 Person(s) appeared in favor, and 2 Person(s) appeared in opposition.


Gloria DeFillipo, Chairperson



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND TWENTY-TWO

AN ORDINANCE

AMENDING SECTION 14, 15, 18 & 19 BUILDING ZONE MAP

SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City”, text enacted, May 28, 2013, as amended, is hereby further amended by changing from **Business A to Business B** the zoning on **Plot #3225, Section 14, 15, 18 and 19** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “Section 14, 15, 18 and 19 Building Zone Map of the City of Springfield.”

**REPORT TO CITY COUNCIL
ZONE CHANGE HEARING**

PETITION: #3225

DATE: February 18, 2022

SECTION: 14, 15, 18 & 19

To the Honorable Mayor and City Council of the City of Springfield, Massachusetts, the Planning Board submits the following report on the Zone Change Petition, which was referred to the Board for its recommendation:

PETITIONER: 1626 Bay Street, LLC

ADDRESS: 797 Berkshire Avenue (01340-0402) and Rear Berkshire Avenue (01340-0356)

CHANGE REQUESTED: Proposed zone change from Business A to Business B

PETITIONER'S PURPOSE STATEMENT: Motor vehicle sales

DATE OF PUBLIC HEARING: September 1, 2021 and February 16, 2022

DATE OF FINAL DECISION: February 16, 2022

BOARD MEMBERS PRESENT and COUNT: seven (7): Ms. Morin. Ms. Defillipo, Mr. Cunningham, Mr. Daniele, Mr. Mineo, Ms. McQuade and Mr. Florian

FINAL MOTION: APPROVE

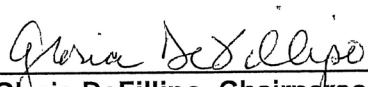
IN FAVOR: seven (7): Ms. Morin. Ms. Defillipo, Mr. Cunningham, Mr. Daniele, Mr. Mineo, Ms. McQuade and Mr. Florian

OPPOSED: zero (0)

ABSTAINED: N/A

RECOMMENDATION: APPROVE

Respectfully submitted,


Gloria DeFillipo, Chairperson

Attachment: 3225_797_Berkshire_Ave_PB_Report_Feb_2022 (6368 : 797 Berkshire Avenue. Et. Al.)

**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.

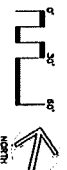
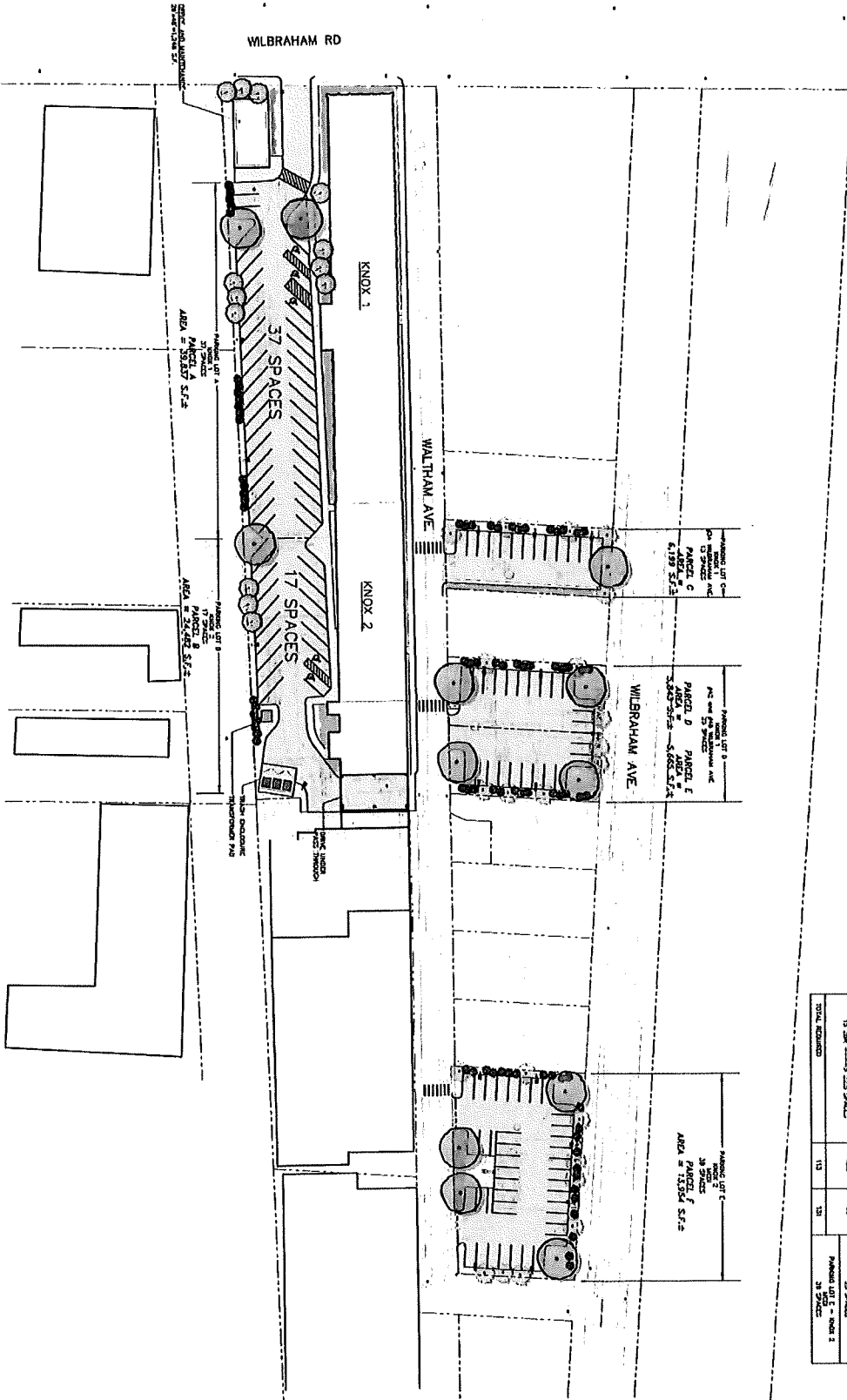
Knox Residences, I, LP

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 AND ZONING REQUIREMENTS			
EXISTING	REQUIRED	PROVIDED	
1 SPACE PER SETBACK ON 1.5M			PARKING LOT A - 30 SPACES
15 SPACES FOR SIGN			PARKING LOT B - 17 SPACES
SPACE 1 100' MINIMUM TO 30 SPACES	64.5	75	PARKING LOT C - 10 SPACES
SPACE 2 100' MINIMUM TO 30 SPACES	44.5	54	PARKING LOT D - 10 SPACES
SPACE 3 100' MINIMUM TO 30 SPACES			PARKING LOT E - 10 SPACES
TOTAL REQUIRED	113	133	



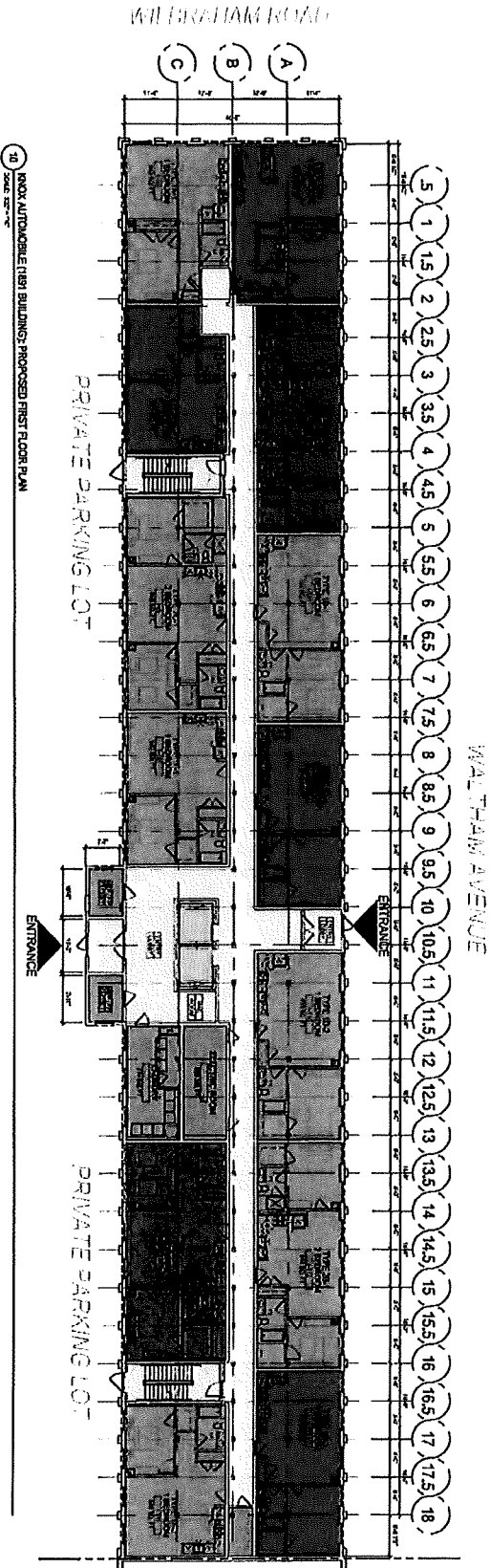
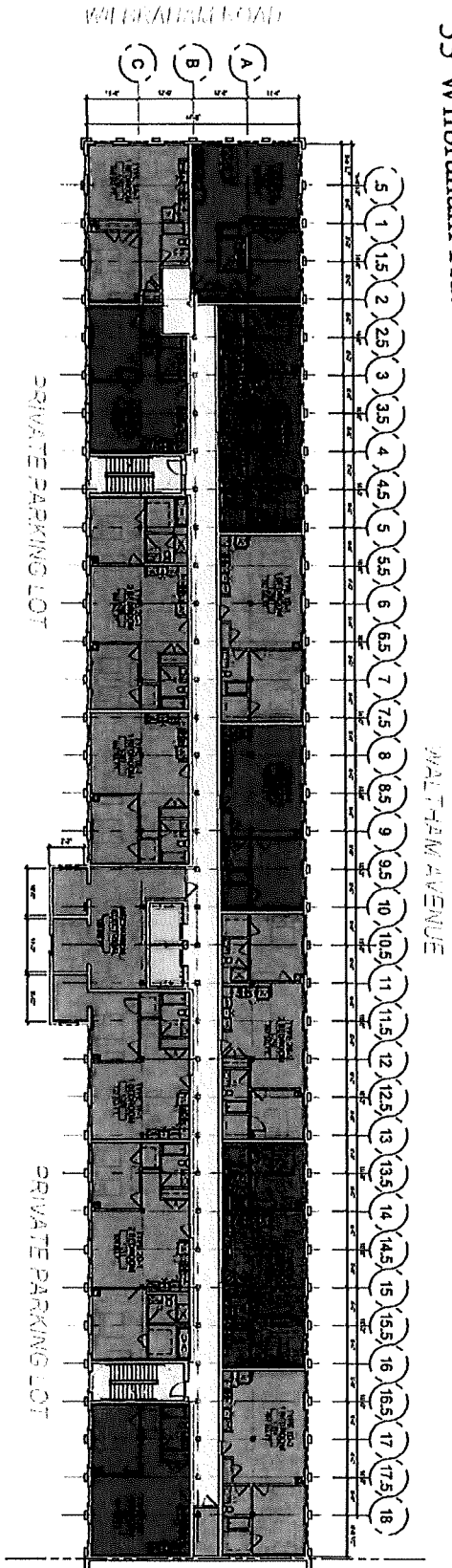
Sheet Name:
 Site Plan
 Project No.:
 19-24
 Issue Date:
 09.24.2020
 Sheet No.:
 L100

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

Knox Buildings
 1 and II
 Springfield, MA
 Owner:
 First Resource
 1000 Main Street
 Springfield, MA 01103
 Landscape Architect:
 [Logo]
 200 Main Street, Suite 200
 Springfield, MA 01103
 www.LandscapeArchitecture.com

KNOX RESIDENCES I

53 Wilbraham Rd.



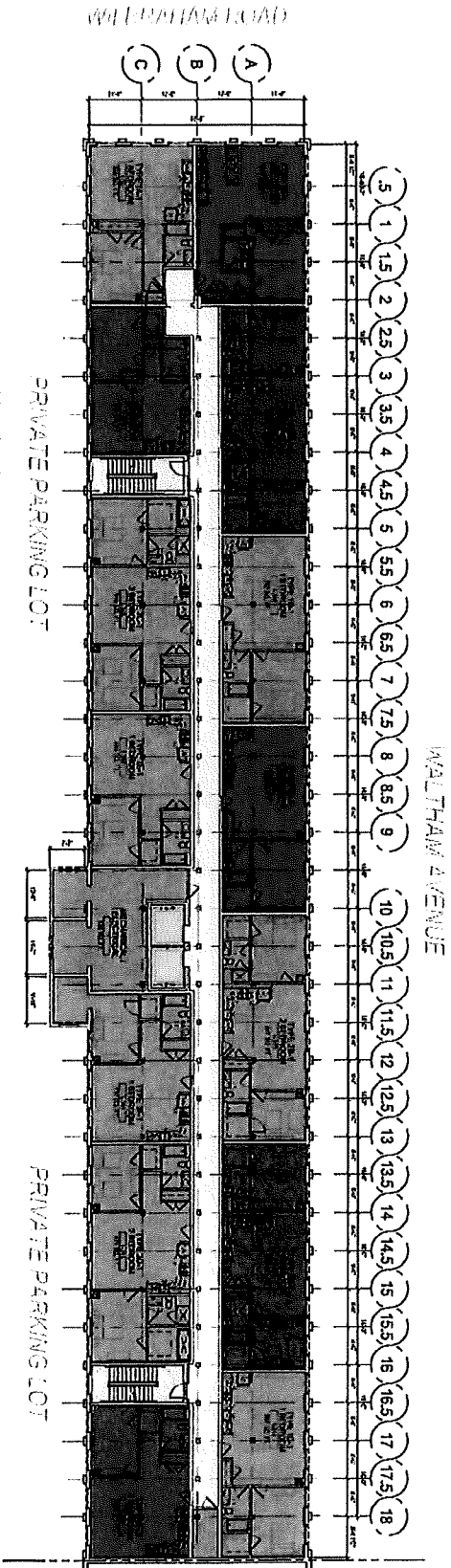
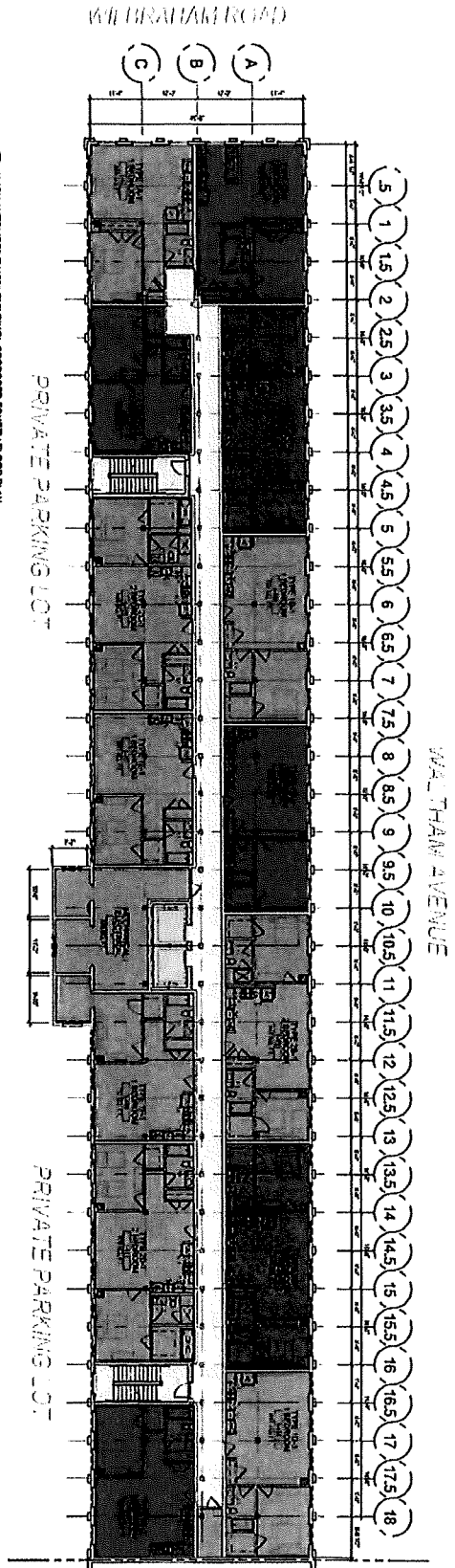
KNOX AUTOMOBILE - 1891 BUILDING
SPRINGER, LLC | SEPTEMBER 24, 2022 | FIRST RESOURCE DEVELOPMENT COMPANY | JOB #1891 | 1 OF 10 ARCHITECTURAL PLANS

PROPOSED 1ST & 2ND FLOOR PLANS
NOT TO SCALE

tat

KNOX RESIDENCES I

53 Wilbraham Rd.



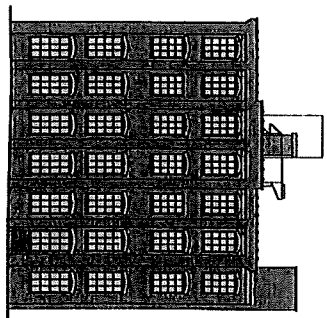
KNOX AUTOMOBILE - 1891 BUILDING
SPRINGER, LLC | SEPTEMBER 21, 2020 | FIRST RESOURCE DEVELOPMENT COMPANY | 400 STATE 1 OF THE ARCHITECTURAL TEAM, INC.

PROPOSED 3RD & 4TH FLOOR PLANS
NOT TO SCALE

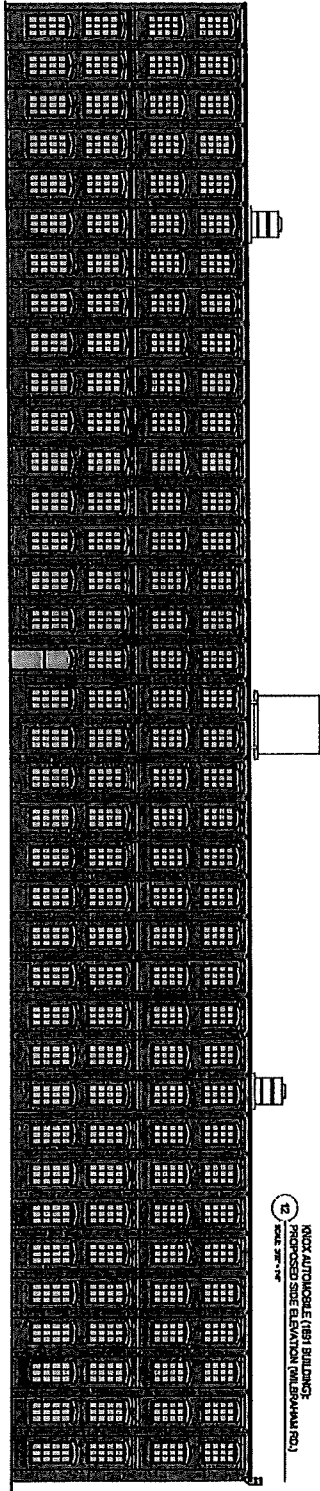
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KNOX RESIDENCES I

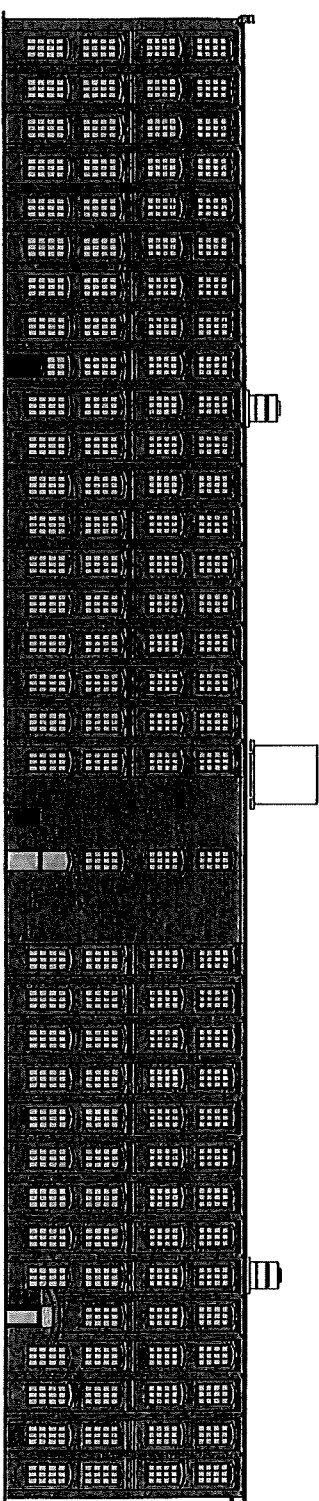
53 Wilbraham Rd.



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"

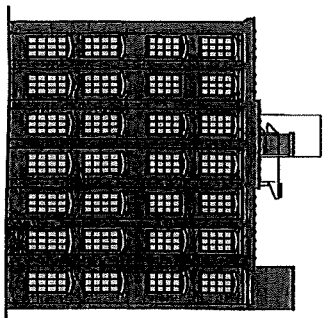
KNOX AUTOMOBILE - 1891 Building
Copyright 2024 | September 21, 2023 | Paul Peterson Development Company | 14179 | c/o The Architectural Firm, Inc.

Proposed Elevations
Not to Scale

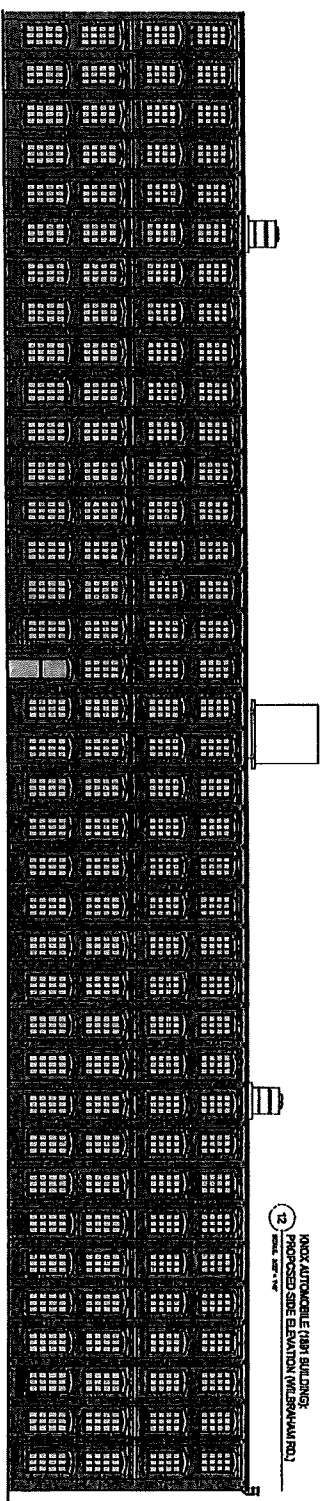
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KNOX RESIDENCES I

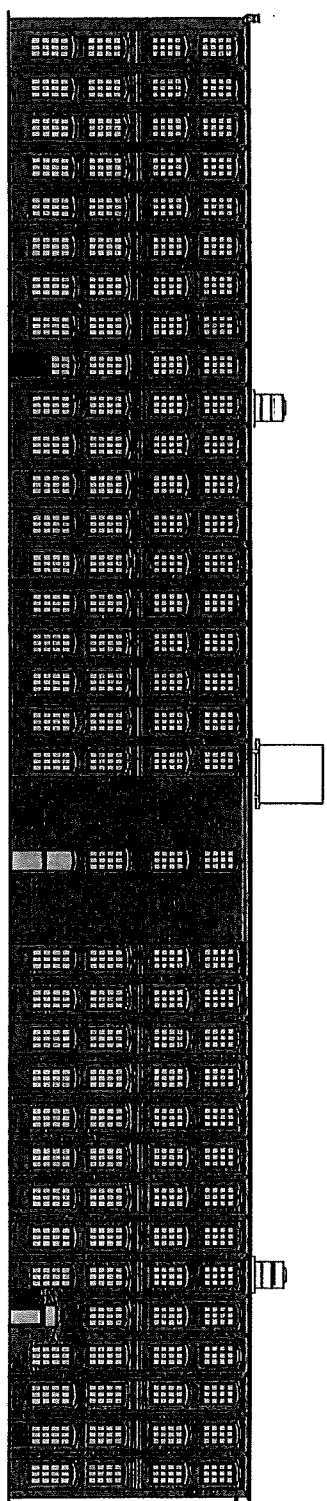
53 Wilbraham Rd.



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 | Red Practice Development Company | 161176 | © 2019 Architectural Firm, Inc.

Proposed Elevations
Not to Scale

Knox Automobile Company Factory

53 Wilbraham Road/42 Waltham Avenue, Springfield MA

PROJECT SUMMARY

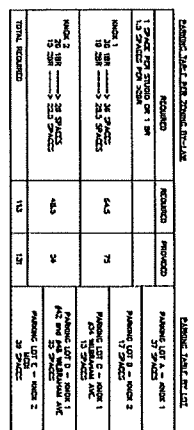
First Resource Development Company is planning to redevelop the original Knox Automobile Company factory. It has divided the project into two phases. The first phase is called Knox Residences, I, LP in which First Resource Development has been designated as the preferred developer by the City of Springfield. 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.

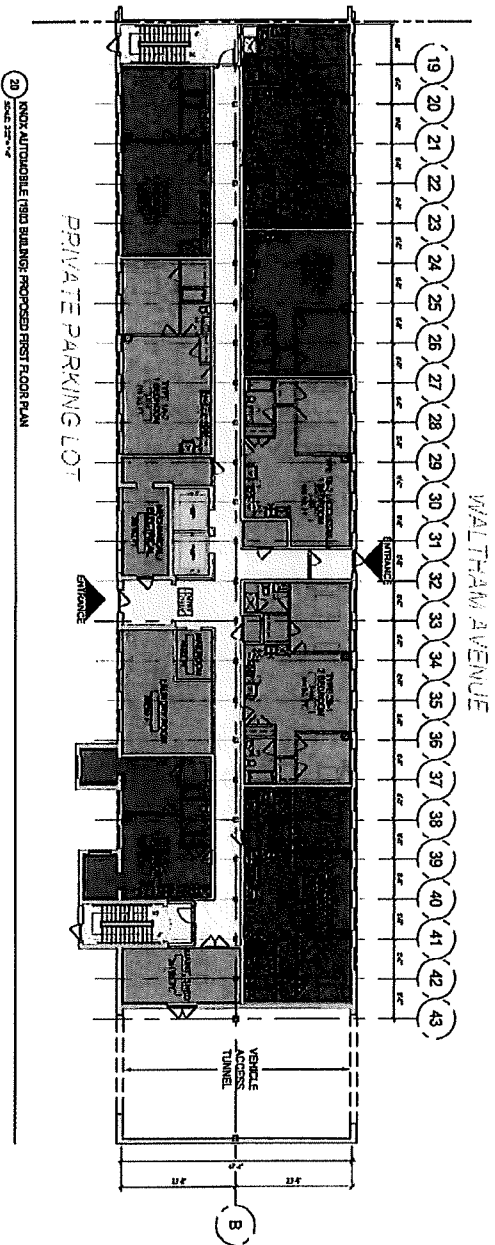
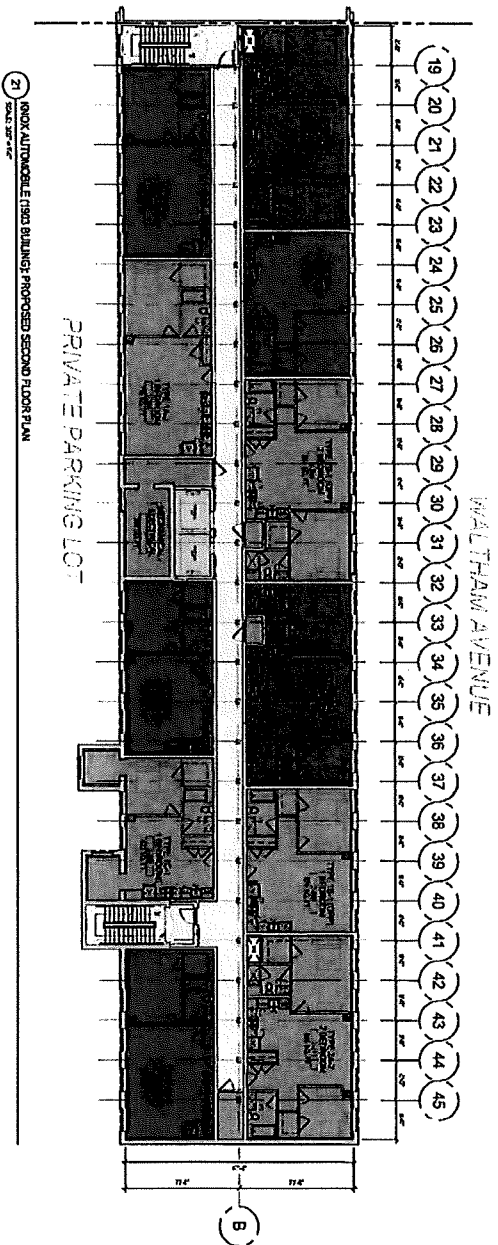
Knox Residences, II, LP

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.



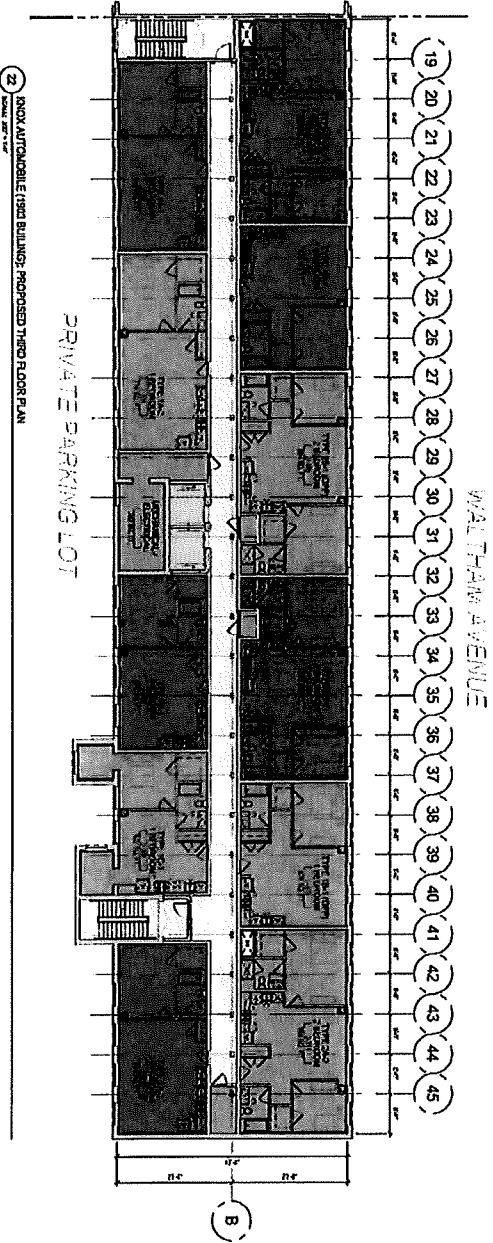
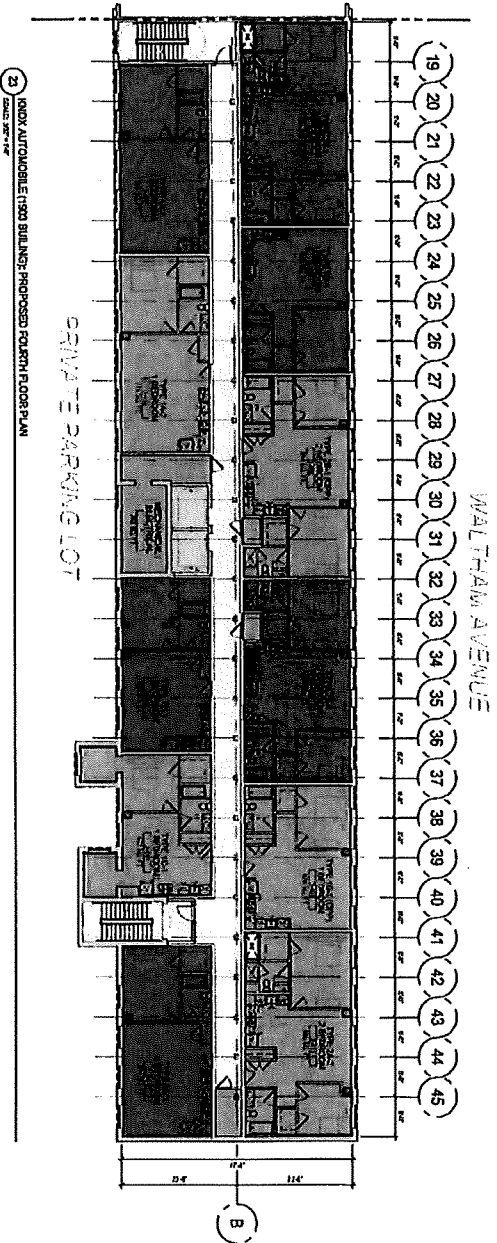
KNOX AUTOMOBILE - 1903 BUILDING
SPENCER, MA | SPRING 2021 | FIRST RESIDENCE DEVELOPMENT COMPANY | 100 PRATT | © The Architectural Firm, Inc.

PROPOSED 1ST & 2ND FLOOR PLANS
NOT TO SCALE

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KNOX RESIDENCES II

42 Waltham Ave.



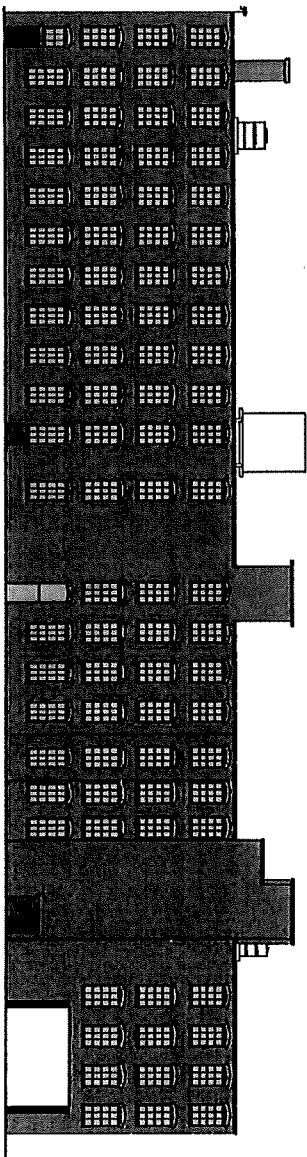
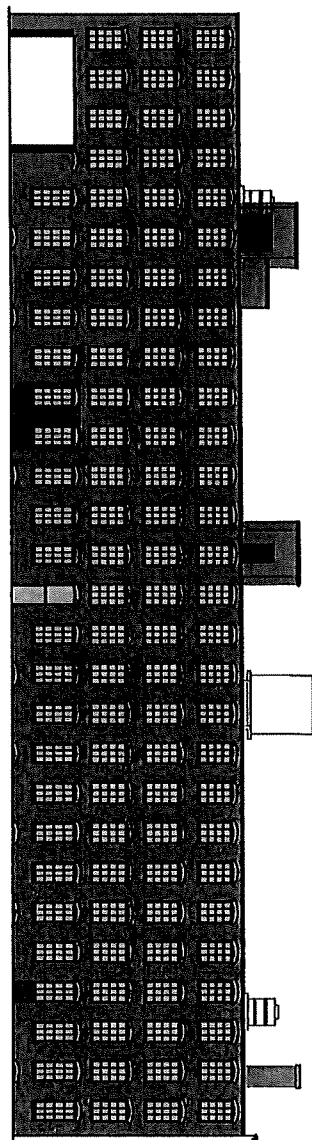
KNOX AUTOMOBILE - 1903 BUILDING
SPENCER, MA | SEPTEMBER 21, 2022 | FIRST RESOURCES DEVELOPMENT COMPANY | JES FARRIS | © THE ARCHITECTURAL FIRM, INC.

PROPOSED 3RD & 4TH FLOOR PLANS
NOT TO SCALE

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KNOX RESIDENCES II

42 Waltham Ave.



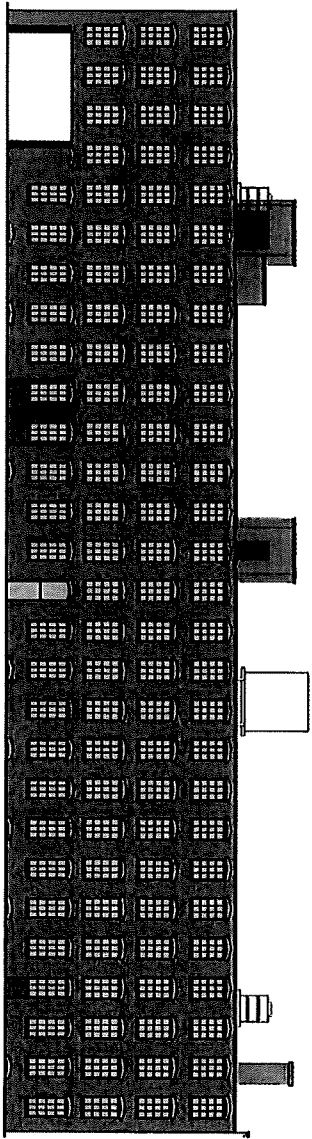
KNOX AUTOMOBILE - 1903 Building
Lantern, MA | September 21, 2022 | Knox Building Development Company | 15176 | © The Architectural Firm, Inc.

Proposed Elevations
Not to Scale

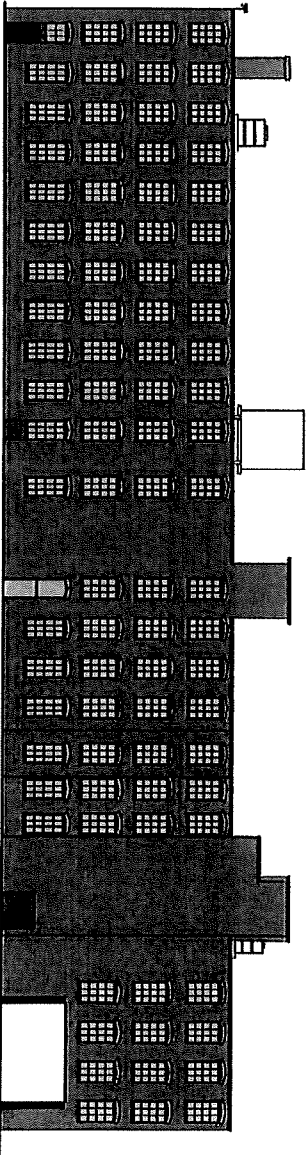
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KNOX RESIDENCES II

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"

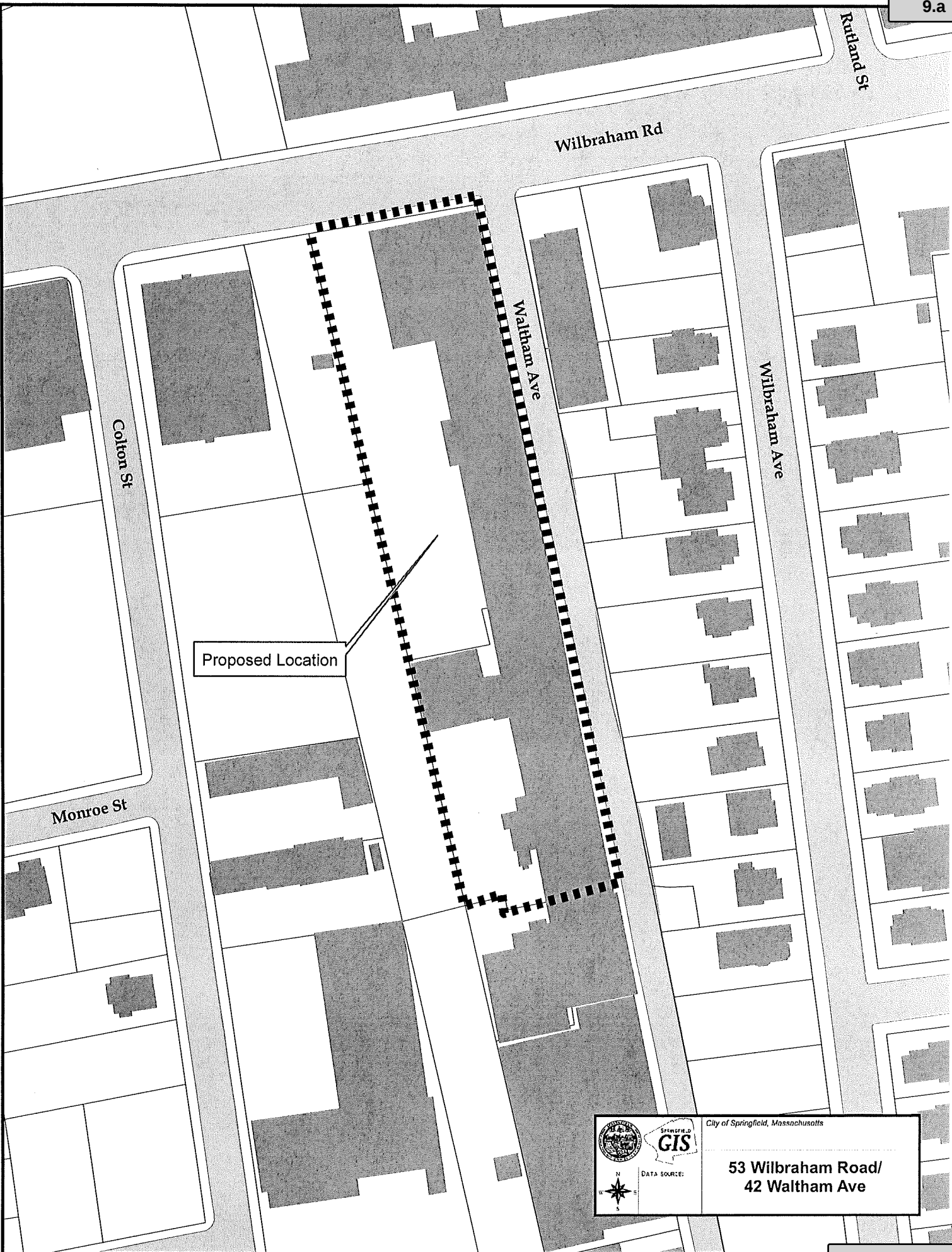
KNOX AUTOMOBILE - 1903 Building

Waltham, MA | September 21, 2022 | First Review Development Consensus | 161726 | The Architectural Firm, Inc.

Proposed Elevations

REV. 8/22/24

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Proposed Location

Colton St

Monroe St

Wilbraham Rd

Waltham Ave

Wilbraham Ave

Rutland St



City of Springfield, Massachusetts

DATA SOURCE:

**53 Wilbraham Road/
42 Waltham Ave**

Attachment: 3228_53_Wilbraham_42_Waltham_2022 (6589 : 53 Wilbraham Road & 42 Waltham Avenue)



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND TWENTY-TWO

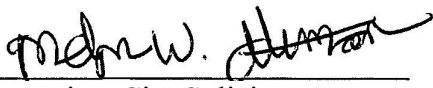
AN ORDINANCE

AMENDING SECTION 38 OF THE BUILDING ZONE MAP

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

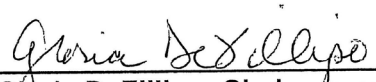
SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City”, text enacted, May 28, 2013, as amended, is hereby further amended by changing from **Industrial A** to **Business B** the zoning on **Plot #3228, Section 38** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “**Section 38 Building Zone Map of the City of Springfield.**”

Approved as to Form;


Associate City Solicitor

In accordance with Mass. Gen. Laws c. 40A, section 5, the Planning Board held a hearing on February 2, 2022 and February 16, 2022 regarding the above Ordinance amendment.

1 Person(s) appeared in favor, and 0 Person(s) appeared in opposition.


Gloria DeFillipo, Chairperson



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND TWENTY-TWO

AN ORDINANCE

AMENDING SECTION 38 BUILDING ZONE MAP

SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City”, text enacted, May 28, 2013, as amended, is hereby further amended by changing from **Industrial A to Business B** the zoning on **Plot #3228, Section 38** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “**Section 38 Building Zone Map of the City of Springfield.**”

**REPORT TO CITY COUNCIL
ZONE CHANGE HEARING**

PETITION: #3228
SECTION: 38

DATE: February 18, 2022

To the Honorable Mayor and City Council of the City of Springfield, Massachusetts, the Planning Board submits the following report on the Zone Change Petition, which was referred to the Board for its recommendation:

PETITIONER: Knox Residence I & II, LP

ADDRESS: 53 Wilbraham Road (12282-1006) and 42 Waltham Avenue (11960-0010)

CHANGE REQUESTED: Proposed zone change from Industrial A to Business B

PETITIONER'S PURPOSE STATEMENT: Multi-family housing

DATE OF PUBLIC HEARING: February 2, 2022 and February 16, 2022

DATE OF FINAL DECISION: February 16, 2022

BOARD MEMBERS PRESENT and COUNT: seven (7): Ms. Morin. Ms. Defillipo, Mr. Cunningham, Mr. Daniele, Mr. Mineo, Ms. McQuade and Mr. Florian

FINAL MOTION: APPROVE

IN FAVOR: seven (7): Ms. Morin. Ms. Defillipo, Mr. Cunningham, Mr. Daniele, Mr. Mineo, Ms. McQuade and Mr. Florian

OPPOSED: zero (0)

ABSTAINED: N/A

RECOMMENDATION: APPROVE

Respectfully submitted,


Gloria DeFillipo, Chairperson

Attachment: 3228_53_Wilbraham_Rd_PB_Report_Feb_2022 (6589 : 53 Wilbraham Road & 42 Waltham Avenue)