



CITY COUNCIL

City Clerk's Office 4/19/2022

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 April 25, 2022** at 07:00 PM.

City Clerk

Hearings

7:00 PM Meeting called to order on April 25, 2022 at Virtual Meeting (Zoom) , Virtual Meeting, N/A, NA.

Moment of Silence - Pledge of Allegiance

Petitions

- (1.) Myrtle Street

Special Permits

- (2.) 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 |
- (3.) For a Special Permit to Operate a Medical Office, Clinic or Treatment Facility, with No Overnight Stay, at the Property Known as 90 Carando Drive (02347-0005) (Book #L123/Page#LC65), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 10.3.
- | | |
|-------------|-----------------------|
| Request: | See Above |
| Owner: | Dask Partnership, LLP |
| By: | Seth Croker |
| Petitioner: | Sonetta Covington |
| By: | Sonetta Covington |
- (4.) For a Special Permit for the Construction of a Townhouse Development (More Than 10 Dwelling Units) at the Properties Known as SS Morris Street (08850-0046, 0038, 0037 & 0036) (Book#10057& 6236/Page#256 & 435), SS Morris Street (08850-0035) (Book#21750/Page#555), NS Morris Street (08850-0013, 0016, 0018 & 0019) (Book#23055/Page#33), NS Central Street (02560-0009) (Book#10057 & 6236/Page#258 & 435), NS Central Street (02560-0010) (Book#10057 & 6236/Page#259 & 435), NS Central Street (02560-0013 & 0015) (Book#10057 & 6236/Page#256 & 435)

and NS Central Street (02560-0017 & 0019) (Book#377/Page#126), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-2 and Table 4-4, Section 2.3(1).

Request: See Above
Owner: City of Springfield
By: Christopher Caputo, City Collector-Treasurer
Petitioner: Home City Development, Inc.
By: Thomas Kegelman

- (5.) For a Special Permit for a Car Wash, at the Properties Known as 1090 Boston Road (01655-0203) (Book# 13359/Page# 2), NS Boston Road (01655-0201 & 0206) (Book# 13359/Page# 2) and WS Ramsgate Street (10050-0018) (Book# 13359/Page# 2), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.3(2).

Request: See Above
Owner: 1090 Boston Road, Inc.
By: Trevor Wiggins
Petitioner: Sevan Multi-Site Solutions
By: Joseph Bermudez

- (6.) For a Special Permit to Reopen a Pre-Existing, Non-Conforming Use (12 Units Residential) at the Property Known as 2612 Main Street (08130-0279) (Book #20184/Page#198), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 10, Section 10.1.41(B).

Request: See Above
Owner: City of Springfield
By: Christopher Caputo, Collector-Treasurer
Petitioner: Cedar Investment Group & Witman Properties
By: Jacob Hannoush

NOTICE OF MEETING
SPRINGFIELD TRAFFIC COMMISSION
MEETING AGENDA

Monday, December 6, 2021

Meeting Hour: 10:15 A.M

LOCATION:

70 Tapley Street, Springfield MA
(Conference Room)

21-26 Myrtle Street- To install 2HR parking meters from 7am to 4pm Monday to Friday on Myrtle Street.

21-27 Traffic Safety Discussion.

NOTE: If you are unable to attend this meeting, please notify Hector Velez at 784-4891 or hvelez@springfieldcityhall.com to ensure a quorum.

By: 
Christopher M. Cignoli, Secretary
Springfield Traffic Commission

Copies of said petition, texts and maps may be requested by email or phone or viewed at 70 Tapley Street by appointment. Emails should be directed to HVelez@springfieldcityhall.com or by calling the Traffic Commission at (413) 784-4891

Attachment: TCM 12-6-2021 Agenda (6636 : Myrtle Street)

TRAFFIC COMMISSION REGULAR MEETING MINUTES FOR DECEMBER 6, 2021

10:15 A.M. MEETING CALLED TO ORDER, QUOREM MET, ROLL CALL FOR MEETING, THOSE PRESENT:

Clodo Concepcion, Chairperson

Kateri Walsh, member (Springfield city council)

Robert Shewchuk Esq., member

Hector Velez, Secretary

Danny Baro, member

Lt. Mel Kwatowski, member (Springfield police dept.)

Others at Meeting:

Patrick Long, Law department administrative

Tony Pettaway

Solo Dennis

Meetings will be held by Zoom until at least April 1st, 2022, by the order of the Office of the Governor.

PAST MEETING MINUTES:

Accepting the minutes for the meeting held on November 1, 2021.

MOTION MADE: ROBERT SHEWCHUK, DANNY BARO 2ND

ROLL CALL VOTE: CLODO CONCEPCION YES, DANNY BARO YES, HECTOR VELEZ YES, KATERI WALSH YES, Lt. KWATOWSKI YES, AND ROBERT SHEWCHUK YES, **RESOLUTION PASSES.**

The Commission has accepted the minutes from the meeting held on October 4th, 2021.

TRAFFIC REGULATIONS 90 DAYS TRIAL.

21-26 Myrtle Street- To install 2HR parking meters from 7am to 4pm Monday to Friday on Myrtle Street.

Mr. Velez explains that it is two-hour parking now and they would like to install parking meters at the location.

Mr. Pettaway, Health and Human Services at 311 State St. explains that the parking has caused many issues. Gives some back ground on the location, explains that this was once a Sheriff office site. And on site they had a person in charge of the two-hour parking and ticketing when necessary. When the Sheriff's department left the signage stated up but there was no one to police the site on a daily basis. Therefore, causing issue with the day to day operation of the site. He also states that when the area is ticketed the residents sometimes believe that the site is calling and retaliate against the site.

Asks that parking meters be installed and make it fair for all parkers.

Lt. Kwatowski asks if they are open on weekends and if the employees can use the employee lot on the weekends?

Mr. Pettaway stated they can, they need the meters for the weekdays and deliveries. The meters would help alleviate this issue.

Mr. Baro stated the meters are only in effect Mon-Fri 8a.m.-6 p.m.. No weekends they cannot be enforced and no holidays.

Mr. Pettaway stated this is fine.

Ms. Walsh stated she thinks this is a reasonable request.

MOTION MADE: ROBERT SHEWCHUK, KATERI WALSH 2ND

ROLL CALL VOTE: CLODO CONCEPCION YES, DANNY BARO YES, HECTOR VELEZ YES, KATERI WALSH YES, Lt. KWATOWSKI YES, AND ROBERT SHEWCHUK YES, **RESOLUTION PASSES.**

ADJOURNMENT

MOTION MADE: ROBERT SHEWCHUK, KATERI WALSH 2ND

ROLL CALL VOTE: CLODO CONCEPCION YES, DANNY BARO YES, HECTOR VELEZ YES, KATERI WALSH YES, Lt. KWATOWSKI YES, AND ROBERT SHEWCHUK YES, **RESOLUTION PASSES.**

MEETING ENDS 10:30 a.m.

NEXT MEETING JANUARY 2022.



300 STATE STREET REALTY CO., LLC
 C&W BRECKWOOD REALTY, LLC
 C&W REAL ESTATE CO., LLC

C&W REALTY ENTERPRISES, LLC
 C&W SHOPPING CENTERS, LLC
 M&I FROST REALTY, LLC

October 28, 2021

Mr. Chris Cignoli
 City of Springfield
 Department of Public Works
 70 Tapley Street
 Springfield, MA 01104

VIA US MAIL & EMAIL

RE: Department of Health and Human Services
 311 State Street – Springfield, MA

Dear Mr. Cignoli:

Please accept this letter in support of the installation of parking meters on Myrtle Street.

The Department of Health and Human Services currently occupies the building located at 311 State Street. Off-street parking is provided for all staff in a parking lot adjacent to the building.

The on-street parking on Myrtle Street is utilized by short term and disabled visitors as it is adjacent to the Myrtle Street public entrance of the building. Unfortunately, despite signage indicating that the parking is short term, the spaces are often occupied by long term parkers. It is not unusual to have the same vehicles parked for several days.

The installation of parking meters would encourage short-term utilization of the on-street parking.

Thank you for your consideration. Please let me know if you have any questions or require additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Francis J. Cataldo, Jr.', with a stylized flourish at the end.

Francis J. Cataldo, Jr.
 300 State Street Realty Company, LLC

c: file

Attachment: 20211028_Cignoli_letter (6636 : Myrtle Street)

C I T Y O F S P R I N G F I E L D

In City Council, February 28, 2022

ORDERED, that the Rules of the Road approved September 8, 1936, as amended be further amended by striking out under Sections 2 through 13 of Article V, the following:

Myrtle Street - “No Parking Anytime from 7am to 4pm” from a point 188 feet N'ly of High St, N'ly for 87 feet.

AND, further amending by inserting under Section 9 and Article V,
"Two Hour Parking meters from 8am to 4pm Monday to Friday, as follows:

Myrtle Street - from a point 188 feet N'ly of High St, N'ly for 87 feet.





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

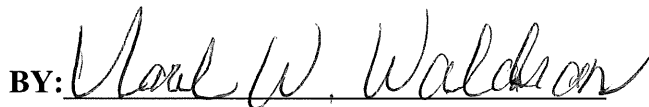
Mailing Address:

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)



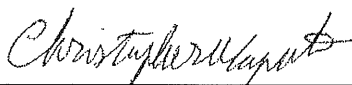
THE CITY OF
SPRINGFIELD, MASSACHUSETTS

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.



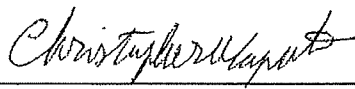
THE CITY OF
SPRINGFIELD, MASSACHUSETTS

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

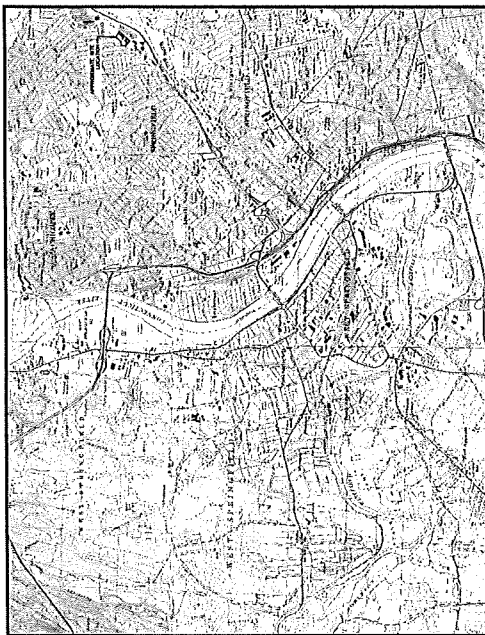
SHEET INDEX

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

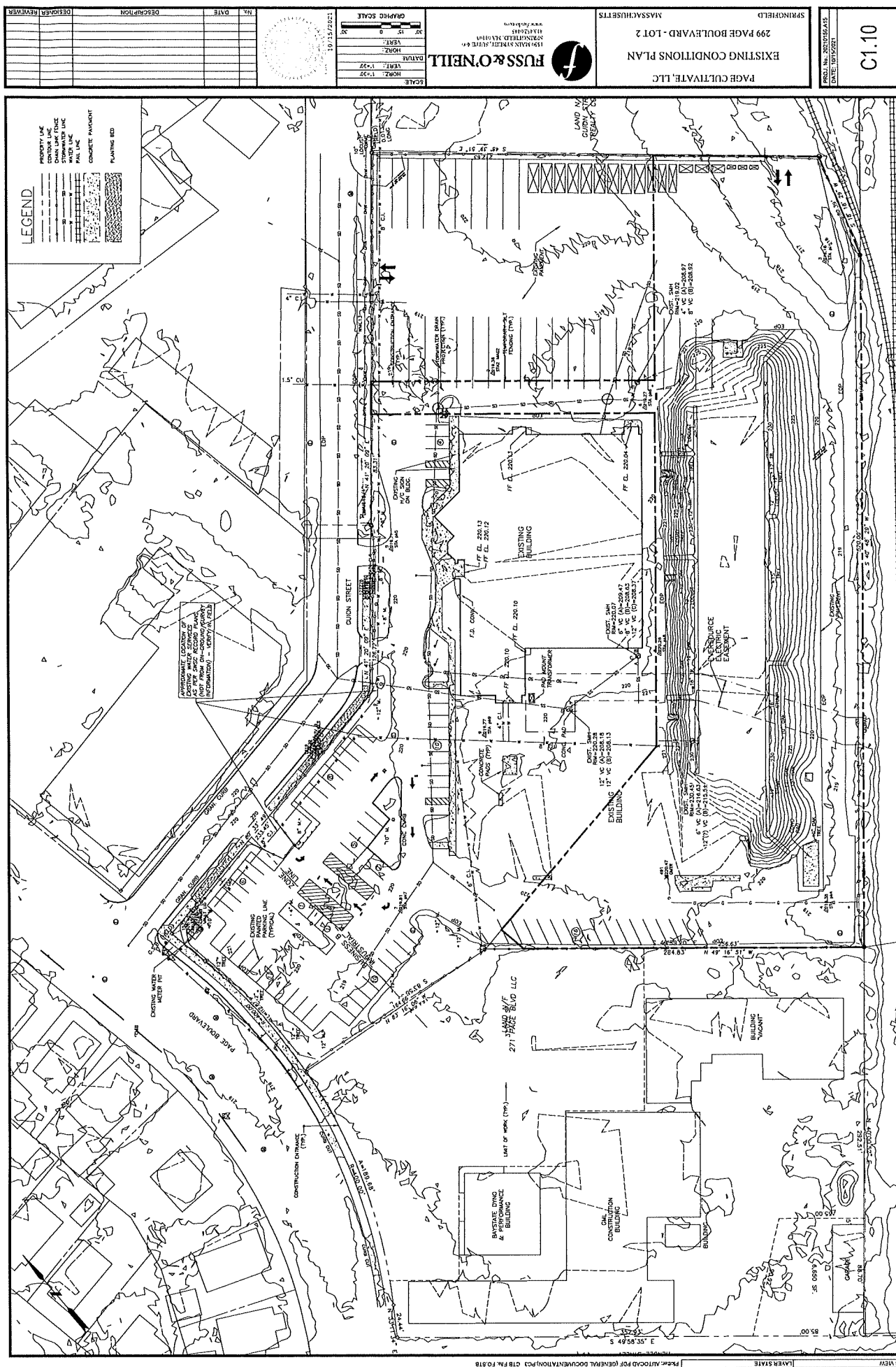
FUSS & O'NEILL
1350 MAIN STREET, SUITE 400
SPRINGFIELD, MA 01103
413.452.0445
www.fussco.com

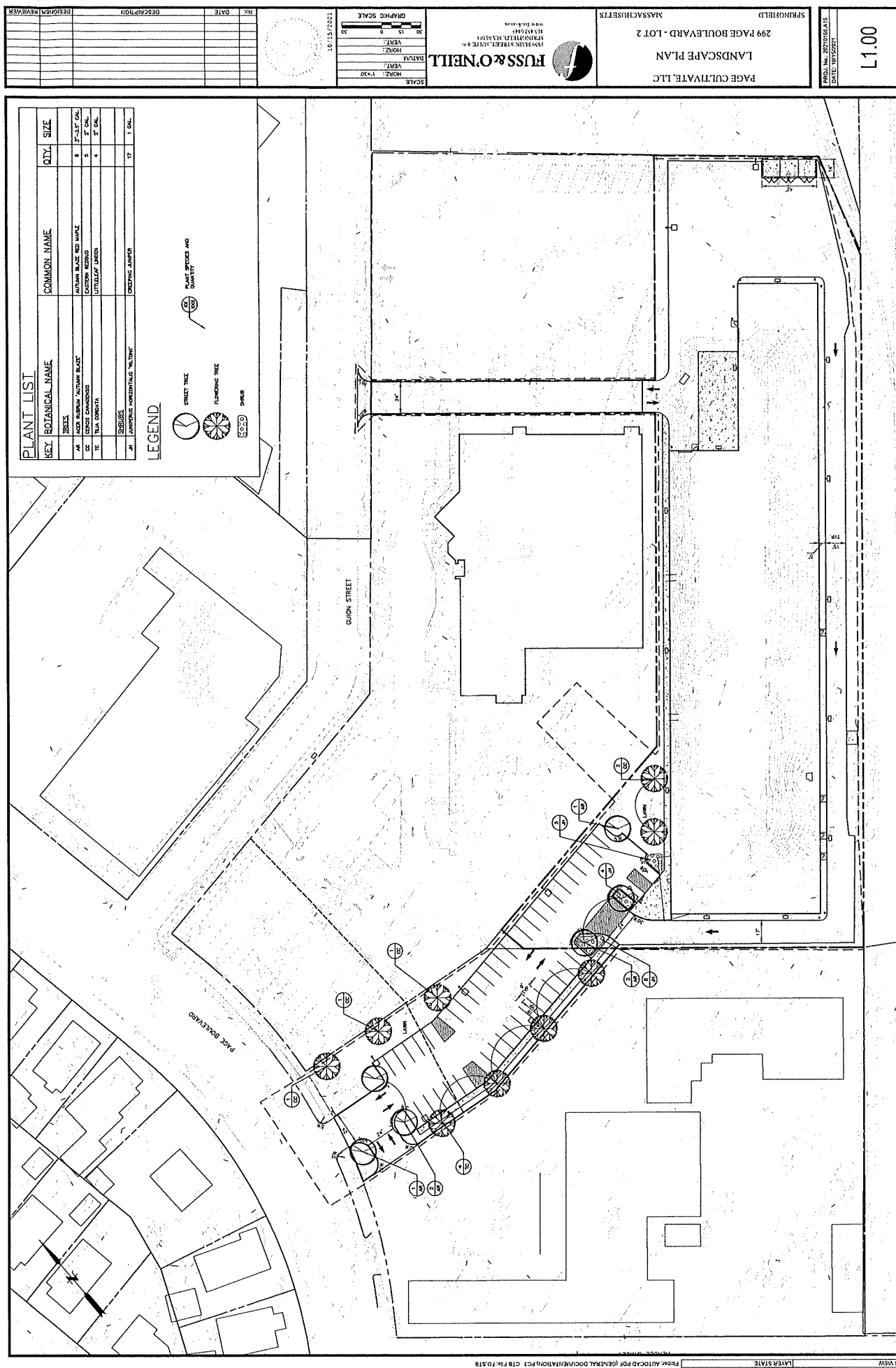


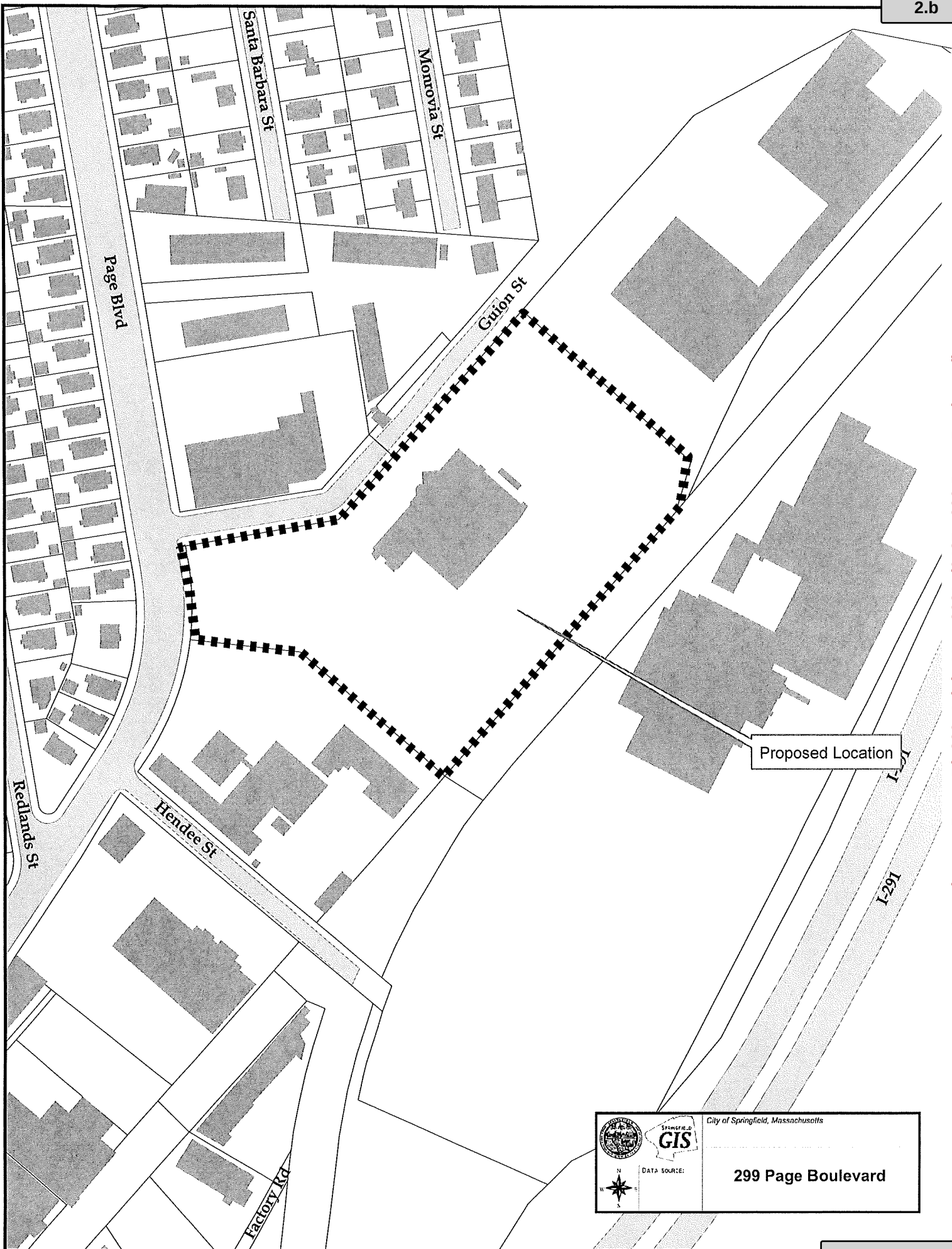
LOCATION MAP
SCALE: 1" = 1000'

PROJ. NO.: 20210156-01
DATE: 10/15/2021
GI-001

2.b







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

for a special permit to operate a medical office, clinic or treatment facility, with no overnight stay, at the property known as 90 Carando Drive (02347-0005) (Book #L123/Page#LC65), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 10.3.

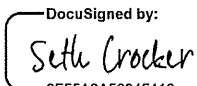
Mailing Address:

186 Stafford Street
Springfield, MA 01104

Owner:

Dask Partnership, LLP

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

DocuSigned by:

By: 6F55A2A56945418...
Seth P Croker

Mailing Address:

90 Carando Drive
Springfield. MA 01104

Petitioner:

Sonetta Covington

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

DocuSigned by:

By: 01A3D40D1A5640C...
Sonetta Covington

Attachment: Carando_Dr_90_Tax_Formal (6631 : 90 Carando Drive)

Christopher A. Caputo
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

February 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: 90 Carando Drive – (02347-0005)

Petitioner: Sonetta Covington
90 Carando Drive
Springfield MA 01104

Property Owner: Dask Partnership, LLP
186 Stafford Street
Springfield MA 01104

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

Christopher A. Caputo: Treasurer/Collector

Attachment: Carando_Dr_90_Tax_Formal (6631 : 90 Carando Drive)

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

**90 CARANDO DRIVE, SUITE 1 (02347-0005)
MEDICAL OFFICE, CLINIC OR TREATMENT FACILITY, NO OVERNIGHT STAY**

General Information

Petitioner:	Sonetta Covington
Request:	To operate a medical office, clinic or treatment facility, with no overnight stay.
Proposed use of the property:	Medical testing facility
Parcel Size:	91,476 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: 3-7-22
Tax Status:	SEE ATTACHED
Urban Renewal Plan:	Property is not located in an urban renewal plan area.
Site Visit:	3-22-22
Hearing Date:	3-28-22/4-4-22

Staff Analysis

Neighborhood characteristics:

The property is zoned Industrial A and located within the Cottage Street Industrial Park. The surrounding land uses include:

- To the north is a motor vehicle sales and service operation zoned Industrial A.
- To the south is a manufacturing operation zoned Industrial A.
- To the east is an office building zoned Industrial A.
- To the west a manufacturing operation zoned Industrial A.

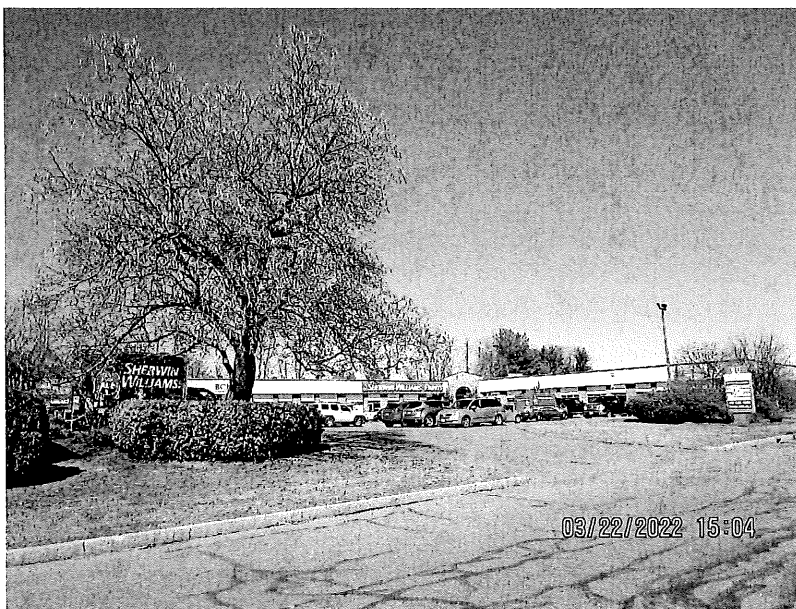
Site plan review:

The petitioner has requested a special permit to operate a medical testing facility, with no overnight stay, at the property known as 90 Carando Drive. This site currently consists of a multi-tenanted commercial building. The petitioner intends to only operate in a portion of the existing building.

After reviewing the submitted site plans and information, the staff does not object to the proposed use. As noted above, the petitioner intends to operate medical testing facility. The information submitted by the

petitioner indicates that this company provides a number of medical testing services include DNA testing, COVID testing, blood testing, vaccinations, urinalysis and other testing services. The petitioner has also indicated that they are also a third party collection service to LabCorp, Quest, USDTL, DNA Diagnostics, IDENToGo and Gender Reveal. No changes would be made to the exterior of the building or to the site.

Overall, the staff believes that the proposed operation is an appropriate use for this commercial/industrial area and as such the staff does not believe the proposed use will have a detrimental impact on the abutters or the neighborhood as a whole.



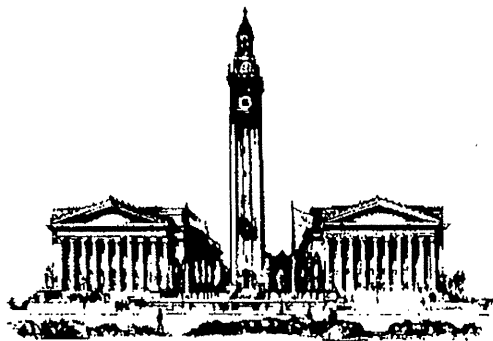
Recommendation

Approve, with conditions.

Recommended Conditions

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely to operate a medical testing facility, with no overnight stay, at the property known as 90 Carando Drive (02347-0005).
3. The use shall be developed as per the attached site plans, with the addition of condition #4..
4. Any and all permits required by the Springfield Health Department shall be obtained, prior to the issuance of a Certificate of Occupancy.
5. 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



February 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: 90 Carando Drive – (02347-0005)

Petitioner: Sonetta Covington
90 Carando Drive
Springfield MA 01104

Property Owner: Dask Partnership, LLP
186 Stafford Street
Springfield MA 01104

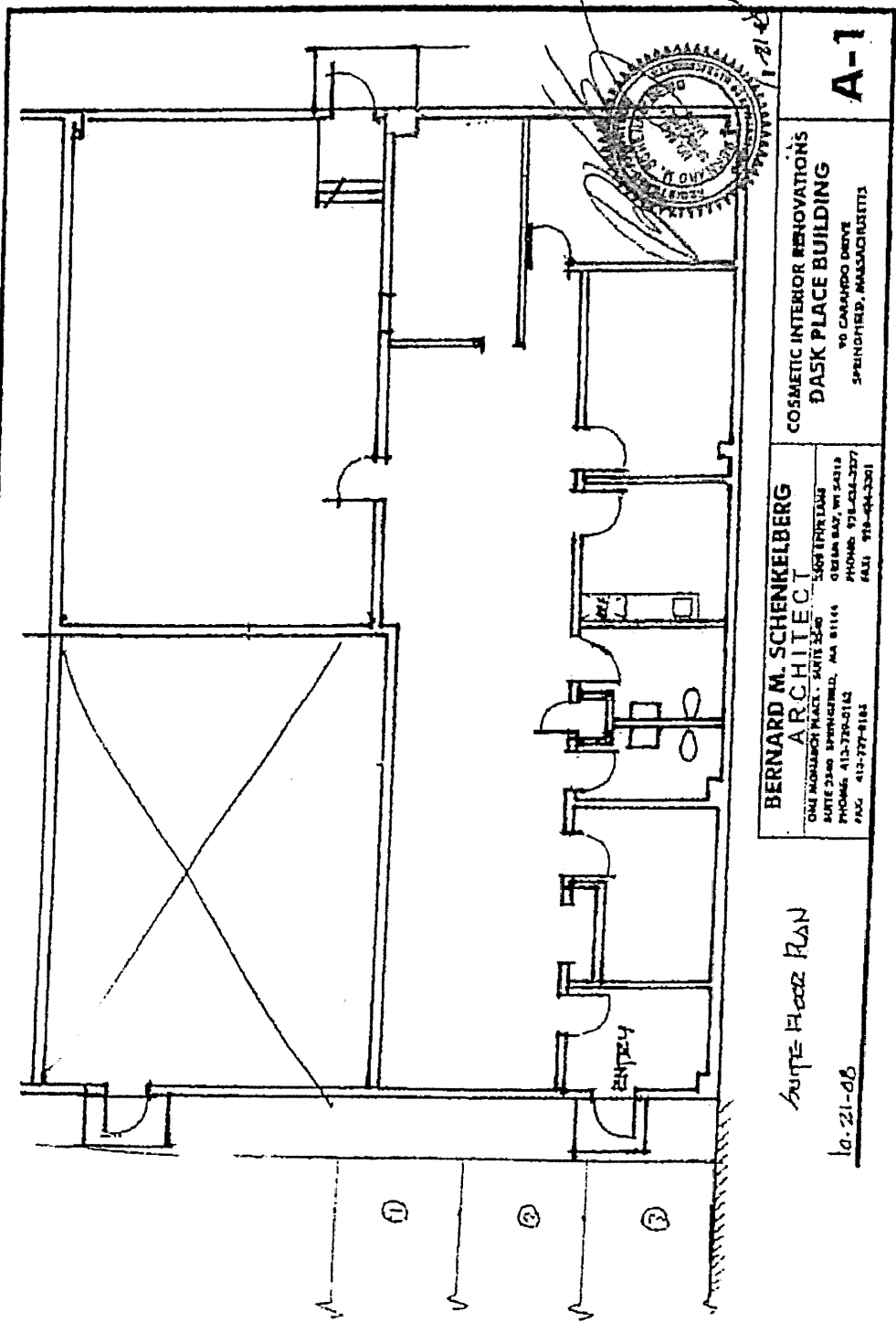
A handwritten signature in black ink, reading "Christopher A. Caputo", is written over a horizontal line.

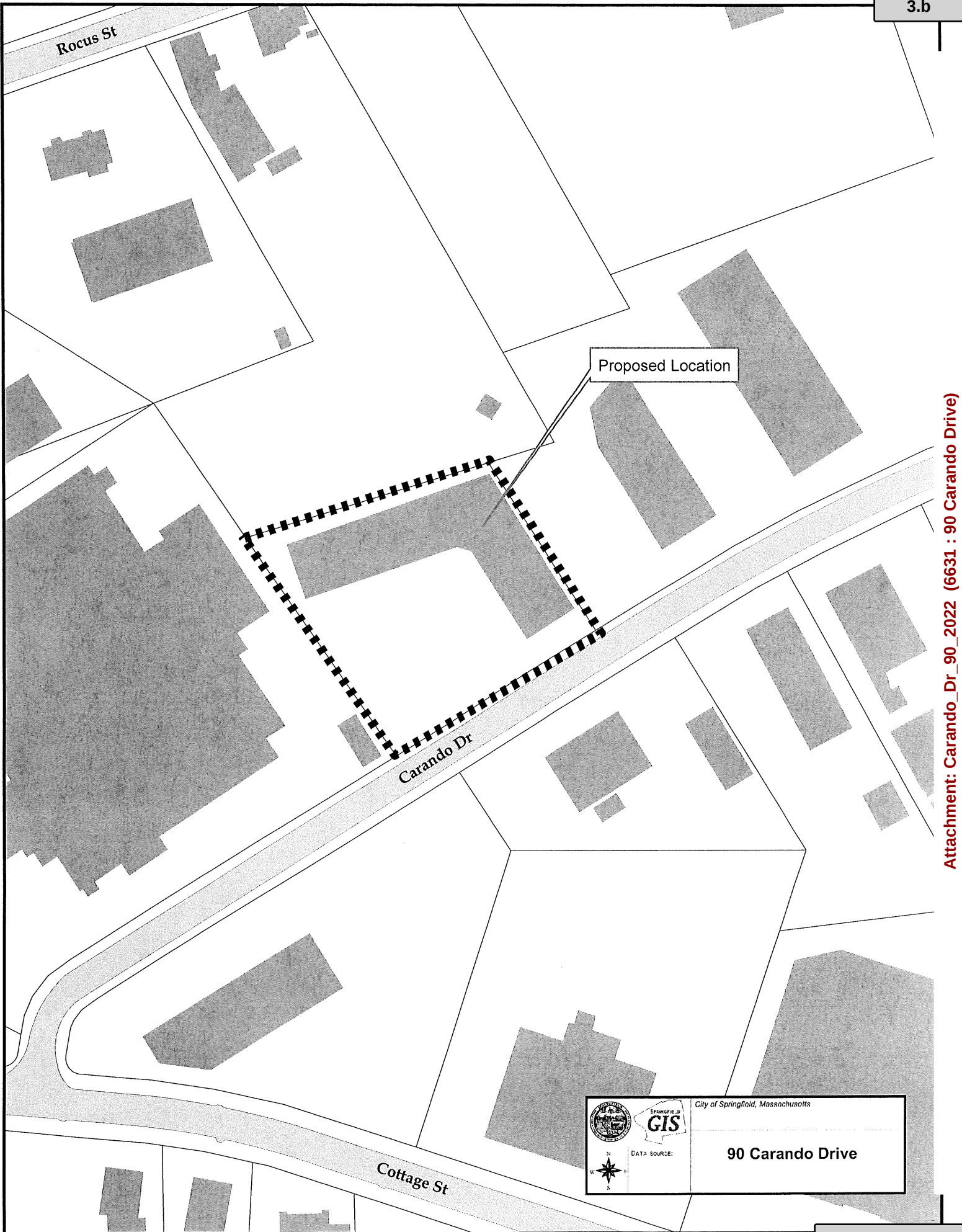
Christopher A. Caputo: Treasurer/Collector

Attachment: Carando_Dr_90_2022 (6631 : 90 Carando Drive)

EXHIBIT A

SL





Attachment: Carando_Dr_90_2022 (6631 : 90 Carando Drive)

 City of Springfield, Massachusetts	DATA SOURCE:
	90 Carando Drive

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

for a special permit for the construction of a townhouse development (more than 10 dwelling units) at the properties known as SS Morris Street (08850-0046, 0038, 0037 & 0036) (Book#10057 & 6236/Page#256 & 435), SS Morris Street (08850-0035) (Book#21750/Page#555), NS Morris Street (08850-0013, 0016, 0018 & 0019) (Book#23055/Page#33), NS Central Street (02560-0009) (Book#10057 & 6236/Page#258 & 435), NS Central Street (02560-0010) (Book#10057 & 6236/Page#259 & 435), NS Central Street (02560-0013 & 0015) (Book#10057 & 6236/Page#256 & 435) and NS Central Street (02560-0017 & 0019) (Book#377/Page#126), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-2 and Table 4-4, Section 2.3(1).

Mailing Address:

36 Court Street
 Springfield, MA 01103

Owner:

City of Springfield

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

By: Christopher Caputo
 Christopher Caputo, City Collector –
 Treasurer

Mailing Address:

261 Oak Grove Avenue
 Springfield, MA 01109

Petitioner:

Home City Development, Inc.

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

By: _____
 Thomas Kegelman

Attachment: Morris_St_SS_et_al_Tax_Formal (6669 : SS Morris Street, Et.Al.)

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

for a special permit for the construction of a townhouse development (more than 10 dwelling units) at the properties known as SS Morris Street (08850-0046, 0038, 0037 & 0036) (Book#10057 & 6236/Page#256 & 435), SS Morris Street (08850-0035) (Book#21750/Page#555), NS Morris Street (08850-0013, 0016, 0018 & 0019) (Book#23055/Page#33), NS Central Street (02560-0009) (Book#10057 & 6236/Page#258 & 435), NS Central Street (02560-0010) (Book#10057 & 6236/Page#259 & 435), NS Central Street (02560-0013 & 0015) (Book#10057 & 6236/Page#256 & 435) and NS Central Street (02560-0017 & 0019) (Book#377/Page#126), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-2 and Table 4-4, Section 2.3(1).

Mailing Address:

36 Court Street
 Springfield, MA 01103

Owner:

City of Springfield

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

By: _____

**Christopher Caputo, City Collector –
 Treasurer**

Mailing Address:

261 Oak Grove Avenue
 Springfield, MA 01109

Petitioner:

Home City Development, Inc.

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

By: _____

Thomas Kegelman

Attachment: Morris_St_SS_et_al_Tax_Formal (6669 : SS Morris Street, Et.Al.)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

03/08/2022

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 : Properties Zoned by Home City Development, Inc. See Attached list

Petitioner: Home City Development, Inc.

Landlord : City of Springfield

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

Christopher A Caputo / Treasurer Collector

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

for a special permit for a car wash, at the properties known as 1090 Boston Road (01655-0203) (Book# 13359/Page# 2), NS Boston Road (01655-0201 & 0206) (Book# 13359/Page# 2) and WS Ramsgate Street (10050-0018) (Book# 13359/Page# 2), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.3(2).

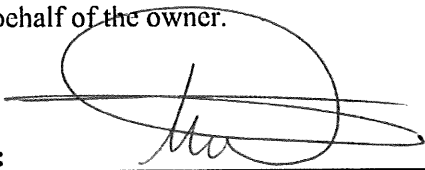
Mailing Address:

615 Reservoir Avenue
 Cranston, RI 02910

Owner:

1090 Boston Road, Inc.

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

BY: 

Trevor Wiggins

Petitioner:

Sevan Multi-Site Solutions

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

BY: 

Joseph Bermudez

Joseph Bermudez

3025 Highland Parkway, Suite 850
 Downers Grove, IL 60515

Attachment: Boston_Rd_1090_Tax_Formal (6670 : 1090 Boston Road)

Christopher A. Caputo
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

January 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: 1090 Boston Road – (01655-0203)

Petitioner: Sevan Multi-Site Solutions
3025 Highland Parkway, Suite 850
Downers Grove, IL 60515

Property Owner: 1090 Boston Road, Inc.
615 Reservoir Avenue
Cranston, RI 02910

Christopher A. Caputo: Treasurer/Collector

Attachment: Boston_Rd_1090_Tax_Formal (6670 : 1090 Boston Road)

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

for a special permit to reopen a pre-existing, non-conforming use (12 units residential) at the property known as 2612 Main Street (08130-0279) (Book #20184/Page#198), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 10, Section 10.1.41(B).

Mailing Address:

36 Court Street
 Springfield, MA 01103

Owner:

City of Springfield

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

By: 

Christopher Caputo , Collector-Treasurer

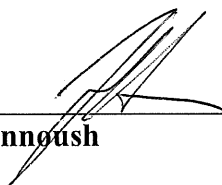
Mailing Address:

12 Hannoush Drive
 West Springfield, MA 01103

Petitioner:

Cedar Investment Group & Witman Properties

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

By: 

Jacob Hannoush

Attachment: 2612_Main_St_Tax_Formal (6697 : 2612 Main Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

03/03/2022

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 : 2612 Main Street

Petitioner: Cedar Investment Group & Witman Properties

Landlord : City of Springfield

Christopher A Caputo / Treasurer Collector

Attachment: 2612_Main_St_Tax_Form (6697 : 2612 Main Street)