



City Council

Hearings Meeting

~ Final ~

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

Gladys Oyola-Lopez
413-787-6096

Monday, April 25, 2022

7:00 PM

Virtual Meeting (Zoom)

Hearings

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

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

Moment of Silence - Pledge of Allegiance

Petitions

1. Petition (ID # 6636)

Myrtle Street

HISTORY:

03/28/22

City Council

REFER TO COMMITTEE

COMMENTS - Current Meeting:

Tony Pedaway spoke in favor of item #1.

Petition accepted.

ATTACHMENTS:

- TCM 12-6-2021 Agenda (PDF)
- TRAFFIC mins dec 6, 2021 (PDF)
- 20211028_Cignoli_letter (PDF)
- 21-26 ORDER 2HRPARKN METER (PDF)
- Screenshot 2022-02-23 081053 (PDF)
- Screenshot 2021-11-15 120428 (JPG)

RESULT:	APPROVED [12 TO 0]
AYES:	Perez, Lederman, Curran, Brown, Davila, Hurst, Edwards, Allen, Govan, Fenton, Whitfield, Williams
ABSENT:	Kateri B. Walsh

Special Permits

2. Special Permit (ID # 6487)

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

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

HISTORY:

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

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

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

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

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

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

01/24/22	City Council	CONTINUE VOTE
Next: 02/07/22		

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

Screen shares presentation for Page Cultivate.

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

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

Dan Linkskey, former narcotics cop, speaks about security.

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

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

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

Atty. Phil Silverman rebuts.

Brian Shea connected back to finish

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

Whitfield was on the Selection Committee.

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

Walsh questions

02/07/22 **City Council** **TABLED**
Next: 02/28/22

02/28/22 **City Council** **TABLED**
Next: 03/21/22

Items 1-6 were tabled to be heard at a later date.

Councilor Lederman made a motion to table items #1-6 (all marijuana items) until a later date.

Councilor Lederman is not comfortable moving forward until City Council has a meeting to discuss the issues (auditing & laws)

Motion Seconded by Councilor Edwards.

03/21/22 **City Council** **TABLED**
Next: 04/25/22

Vote to table 299 Page Boulevard until the City Council gets a legal opinion regarding to Page Blvd.

ATTACHMENTS:

- 299_Page_BI_Adult_Use_Cultivation_Tax_Formal (PDF)
- Page_BI_299_Adult_Use_2021 (PDF)
- 299 Page Blvd ANR (PDF)
- 299 Page Blvd ANR (PDF)

RESULT:	CONTINUE VOTE [10 TO 0]	Next: 5/2/2022 7:00 PM
MOVER:	Victor Davila, Ward 6 Councilor	
SECONDER:	Zaida Govan, Ward 8 City Councilor	
AYES:	Perez, Lederman, Curran, Davila, Hurst, Edwards, Allen, Govan, Whitfield, Williams	
ABSENT:	Kateri B. Walsh	
RECUSED:	Malo Brown, Michael A. Fenton	

3. Special Permit (ID # 6631)

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

HISTORY:

03/28/22 **City Council** **CONTINUE VOTE**
Next: 04/25/22

Continued to next hearing per petitioner

COMMENTS - Current Meeting:

Petitioner, Sonetta Covington spoke in favor of this item.

Councilor Fenton asked what kind of services she will provide;

Covington will be focusing on medical lab services-drug screens, physicals detox & overall health and wellness. (No prescription medication.)

Motion made to continue made by Councilor Whitfield Seconded by Councilor Perez.

Special Permit has been continued.

ATTACHMENTS:

- Carando_Dr_90_Tax_Formal (PDF)
- Carando_Dr_90_2022 (PDF)

RESULT:	CONTINUE VOTE [12 TO 0]	Next: 5/2/2022 7:00 PM
MOVER:	Tracye Whitfield, At Large City Councilor	
SECONDER:	Maria Perez	
AYES:	Perez, Lederman, Curran, Brown, Davila, Hurst, Edwards, Allen, Govan, Fenton, Whitfield, Williams	
ABSENT:	Kateri B. Walsh	

4. Special Permit (ID # 6669)

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

COMMENTS - Current Meeting:

Jasper McCoy, project manager at Home City Development, spoke in favor of this item.

Ellen Freyman stated there in a change in the conditions.

Motion to Amend the conditions made by Councilor Allen & Seconded by Councilor Edwards.

Councilor Lederman asked about the restrictions & selection of the residents.

Motion to continue made by Councilor Edwards and seconded by councilor Allen.

ATTACHMENTS:

- Morris_St_SS_et_al_Tax_Formal (PDF)
- Morris_St_SS_2022 (PDF)

RESULT:	CONTINUE VOTE [11 TO 0]	Next: 5/2/2022 7:00 PM
MOVER:	Melvin A. Edwards, Ward 3 Councilor	
SECONDER:	Timothy C. Allen, Ward 7 Councilor	
AYES:	Perez, Lederman, Curran, Brown, Davila, Hurst, Edwards, Allen, Govan, Whitfield, Williams	
ABSENT:	Kateri B. Walsh	
RECUSED:	Michael A. Fenton	

Motion To: Accept Amended Condition

RESULT:	ADOPTED [11 TO 0]
MOVER:	Timothy C. Allen, Ward 7 Councilor
SECONDER:	Melvin A. Edwards, Ward 3 Councilor
AYES:	Perez, Lederman, Curran, Brown, Davila, Hurst, Edwards, Allen, Govan, Whitfield, Williams
ABSENT:	Kateri B. Walsh
RECUSED:	Michael A. Fenton

5. Special Permit (ID # 6670)

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

COMMENTS - Current Meeting:

Attorney Kathy Bernardo spoke in favor of this item.

Councilor Allen asked the petitioners about the business connection.

James Canning, principal & manager, spoke about the corporate structure for the car wash.

Brady Carlucci, project manager of the construction team, spoke about the site design.

Motion to continue item made by Councilor Lederman & seconded by Councilor Whitfield.

ATTACHMENTS:

- Boston_Rd_1090_Tax_Formal (PDF)
- Boston_Rd_1090_2022 (PDF)

RESULT:	CONTINUE VOTE [12 TO 0]	Next: 5/2/2022 7:00 PM
MOVER:	Jesse Lederman, Vice President	
SECONDER:	Tracye Whitfield, At Large City Councilor	
AYES:	Perez, Lederman, Curran, Brown, Davila, Hurst, Edwards, Allen, Govan, Fenton, Whitfield, Williams	
ABSENT:	Kateri B. Walsh	

6. Special Permit (ID # 6697)

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

COMMENTS - Current Meeting:

Anthony Whitman, spoke In favor of this item.

Councilor Whitfield asked if there will be receiving any city funding... Whitman stated there will be CPA funding approved.

Councilor Perez' ward saw the plans for this project and the north citizens council was in favor.

Councilor Govan asked about maintenance & tenant management.

Councilor Lederman asked about the prices & restrictions.

Motion to continue made by Councilor Govan, Seconded by Councilor Allen.

ATTACHMENTS:

- 2612_Main_St_Tax_Formal (PDF)
- Main_St_2612_2022 (PDF)

RESULT:	CONTINUE VOTE [12 TO 0]	Next: 5/2/2022 7:00 PM
MOVER:	Zaida Govan, Ward 8 City Councilor	
SECONDER:	Timothy C. Allen, Ward 7 Councilor	
AYES:	Perez, Lederman, Curran, Brown, Davila, Hurst, Edwards, Allen, Govan, Fenton, Whitfield, Williams	
ABSENT:	Kateri B. Walsh	