



City Council

Hearings Meeting

~ Final ~

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

Gladys Oyola-Lopez
413-787-6096

Monday, May 23, 2022

7:00 PM

Virtual Meeting (Zoom)

Hearings

7:00 PM Meeting called to order on May 23, 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	Present	
Malo Brown	Ward 4 Councilor	Present	
Victor Davila	Ward 6 Councilor	Present	
Justin Hurst	At Large Councilor	Present	
Melvin A. Edwards	Ward 3 Councilor	Present	
Timothy C. Allen	Ward 7 Councilor	Present	
Zaida Govan	Ward 8 City Councilor	Present	
Michael A. Fenton	Ward 2 Councilor	Present	
Tracye Whitfield	At Large City Councilor	Absent	
Marcus J Williams	President	Present	

Moment of Silence - Pledge of Allegiance

Special Permits

1. 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		
12/13/21	City Council	CONTINUE VOTE
Next: 01/24/22		
01/24/22	City Council	CONTINUE VOTE
Next: 02/07/22		

02/07/22 Next: 02/28/22	City Council	TABLED
02/28/22 Next: 03/21/22	City Council	TABLED
03/21/22 Next: 04/25/22	City Council	TABLED
04/25/22 Next: 05/02/22	City Council	CONTINUE VOTE
05/02/22 Next: 05/16/22	City Council	CONTINUE VOTE
05/16/22 Next: 05/23/22	City Council	CONTINUE VOTE

COMMENTS - Current Meeting:

Judge John Payne, City Solicitor, read his opinion into the record.

Motion to approve was made by Councilor Edwards, Seconded by Councilor Govan.

Special Permit denied.

Reasons for denial read by Councilor Perez.

ATTACHMENTS:

- 299_Page_Bl_Adult_Use_Cultivation_Tax_Formal (PDF)
- Page_Bl_299_Adult_Use_2021 (PDF)
- 299 Page Blvd ANR (PDF)
- 299 Page Blvd ANR (PDF)

RESULT: DEFEATED [6 TO 4]
MOVER: Melvin A. Edwards, Ward 3 Councilor
SECONDER: Zaida Govan, Ward 8 City Councilor
AYES: Perez, Lederman, Curran, Edwards, Allen, Govan
NAYS: Kateri B. Walsh, Victor Davila, Justin Hurst, Marcus J Williams
ABSTAIN: Michael A. Fenton
ABSENT: Tracye Whitfield
RECUSED: Malo Brown

Motion To: Reasons

RESULT: DEFEATED [4 TO 6]
AYES: Kateri B. Walsh, Victor Davila, Justin Hurst, Marcus J Williams
NAYS: Perez, Lederman, Curran, Edwards, Allen, Govan
ABSTAIN: Michael A. Fenton
ABSENT: Tracye Whitfield
RECUSED: Malo Brown

2. Special Permit (ID # 6712)

For a Special Permit for a Mixed-Use (Commercial/Residential) Building at the Property Known as 443 State Street (11110-0570) (Book#3097/Page#457), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 2.4 and Table 4-2.

Request: See Above
 Owner: Nelen Associates Realty, Trust
 By: Joseph Nelen

Petitioner: Renaissance Development, LLC
By: Donald Mitchell

COMMENTS - Current Meeting:

Donald Mitchell, developer for the project, spoke in favor of this special permit.

Councilor Brown questioned if the petitioner reached out to the neighborhood Councils. Neighborhood Council voted in support after hearing the presentation.

Councilor Walsh asked if there was parking- there will be over 40 spaces.

Councilors questioned the Wards and what 443 State street falls in- Phil Dromey states it falls in -six corners neighborhood

Councilor Curran asked if there was a traffic study due to the traffic issue and the non profit who will be taking over 25 units

MHA will be taking over 25 of the units

motion to continue made by councilor Edwards, seconded by councilor Walsh

ATTACHMENTS:

- State_St_443_Tax_Formal (PDF)
- State_St_443_2022 (PDF)

RESULT:	CONTINUE VOTE [11 TO 1]	Next: 6/6/2022 7:00 PM
MOVER:	Melvin A. Edwards, Ward 3 Councilor	
SECONDER:	Kateri B. Walsh, At-Large Councilor	
AYES:	Perez, Lederman, Walsh, Brown, Davila, Hurst, Edwards, Allen, Govan, Fenton, Williams	
NAYS:	Sean Curran	
ABSENT:	Tracy Whitfield	

3. Special Permit (ID # 6726)

To Amend an Existing Special Permit (Mechanical Public Car Wash), Granted May 2014 and Amended June 2021, by Allowing a Change to the Approved Site Plan by Expanding to the Property Known as 9 York Street (12605-0046) (Book #23840/Page#39) at the Property Now Known as 693-703 East Columbus Avenue (04303-0588) (Book#20355/Page#100), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.3(2).

Request: See Above
Owner: Columbus Ave Realty, LLC & York Street II, LLC
By: James E. Balsie Jr.
Petitioner: James E. Balsie Jr.
By: James E. Balsie Jr.

COMMENTS - Current Meeting:

Timothy Ryan, on behalf of Mr. Balise, spoke in favor of this special permit.

Jon Allard, Fuss & O'Neil, shared his screen and explained the site plan.

Motion to continue made by Councilor Davila, seconded by Councilor Walsh.

ATTACHMENTS:

- 9_York_St_Tax_Formal (PDF)
- E_Columbus_Ave_693_2022 (PDF)

RESULT:	CONTINUE VOTE [12 TO 0]	Next: 6/6/2022 7:00 PM
MOVER:	Victor Davila, Ward 6 Councilor	
SECONDER:	Kateri B. Walsh, At-Large Councilor	
AYES:	Perez, Lederman, Curran, Walsh, Brown, Davila, Hurst, Edwards, Allen, Govan, Fenton, Williams	
ABSENT:	Tracye Whitfield	

4. Special Permit (ID # 6739)

To Amend and Existing Special Permit (Motor Vehicle Service/Sales), Granted March 2021, by Allowing a Change to the Petitioner for the Motor Vehicle Sales Portion of the Operation at the Properties Known as 484 Boston Road (01655-0083), 472 Boston Road (01655-0081) and NS Boston Road (01655-0085 & 0086), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 10, Section 10.1.41.

Request:	See Above
Owner:	Springfield Boston Road Bld., LLC
By:	Sanjay Patel
Petitioner:	Crowns Trading, Inc.
By:	Mohammad Abdul Wahid

COMMENTS - Current Meeting:

Sanjay Patel, owner of 484 Boston Rd, spoke in favor of this special permit.

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

ATTACHMENTS:

- 484_Boston_Rd_Tax_Formal (PDF)
- Boston_Rd_484_2022 (PDF)

RESULT:	CONTINUE VOTE [12 TO 0]	Next: 6/6/2022 7:00 PM
MOVER:	Timothy C. Allen, Ward 7 Councilor	
SECONDER:	Maria Perez	
AYES:	Perez, Lederman, Curran, Walsh, Brown, Davila, Hurst, Edwards, Allen, Govan, Fenton, Williams	
ABSENT:	Tracye Whitfield	

5. Special Permit (ID # 6745)

For a Special Permit to Operate an Adult Use Marijuana Establishment (Storefront Retail) on a Portion of the Properties Known as SS Boston Road (01655-0693)(Book#20507/Page#593), WS Lamont Street (07470-0003) (Book#20507/Page#593) and ES Morton Street (08860-0124) (Book#20507/Page#593), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 20.1(1).

Request:	See Above
Owner:	Nicholas Graham
By:	Nicholas Graham
Petitioner:	KUR Retailers, LLC

By: Robert McKinley

COMMENTS - Current Meeting:

KUR Retailers presented their power-point for this special permit.

Ezra Parzybok presented their security/compliance plan.

Ryan McCullum spoke on the diverse employment / social equity

Councilor Davila asked how far it will be from the school- over 500ft from school

Councilor Allen made the motion to continue, seconded by Councilor Govan.

ATTACHMENTS:

- Boston_Rd_SS_Tax_Formal (PDF)
- Boston_Rd_SS_Adult_Use_2022 (PDF)

RESULT:	CONTINUE VOTE [10 TO 0]	Next: 6/6/2022 7:00 PM
MOVER:	Timothy C. Allen, Ward 7 Councilor	
SECONDER:	Zaida Govan, Ward 8 City Councilor	
AYES:	Perez, Lederman, Curran, Walsh, Davila, Hurst, Edwards, Allen, Govan, Williams	
ABSTAIN:	Michael A. Fenton	
ABSENT:	Tracye Whitfield	
AWAY:	Malo Brown	

6. Special Permit (ID # 6750)

For a Special Permit for Motor Vehicle Sales at the Property Known as 961 East Columbus Avenue (04303-0548)(Book#4303/Page#548), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1.

Request:	See Above
Owner:	Jermey D. Ober
By:	Jermey D. Ober
Petitioner:	Jermey D. Ober
By:	Jermey D. Ober

COMMENTS - Current Meeting:

Jemery Ober, owner of 961 E Columbus, spoke in favor of this special permit.

Gladys Oyola-Lopez, City Clerk, read 1 testimony in opposition into the record.

Councilor Edwards mentioned the concerns about the parking where Phil Dromey, planning director, explained the analysis.

Special permit continued.

ATTACHMENTS:

- E_Columbus_Ave_961_Tax_Formal (PDF)
- E_Columbus_Ave_961_2022 (PDF)

RESULT:	CONTINUE VOTE [11 TO 0]	Next: 6/6/2022 7:00 PM
MOVER:	Kateri B. Walsh, At-Large Councilor	
SECONDER:	Zaida Govan, Ward 8 City Councilor	
AYES:	Perez, Lederman, Curran, Walsh, Davila, Hurst, Edwards, Allen, Govan, Fenton, Williams	
ABSENT:	Tracye Whitfield	
AWAY:	Malo Brown	

7. Special Permit (ID # 6774)

For a Dimensional Special Permit for the Reduction of the Rear and Side Yards 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 12, Section 12.5 and Table 12-1.

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, Home City Development, spoke in favor of this item.

Marco Crescentini, with Architecture Environment Life, Inc, shared his screen showing the sight plan.

Motion to approve made by Councilor Davila. Secunder, Councilor Perez

ATTACHMENTS:

- Morris_St_SS_Tax_Formal_May_2022 (PDF)
- Morris_St_SS_May_2022 (PDF)

RESULT:	CONTINUE VOTE [10 TO 0]	Next: 6/6/2022 7:00 PM
MOVER:	Victor Davila, Ward 6 Councilor	
SECONDER:	Maria Perez	
AYES:	Perez, Lederman, Curran, Walsh, Davila, Hurst, Edwards, Allen, Govan, Williams	
ABSTAIN:	Michael A. Fenton	
ABSENT:	Tracye Whitfield	
AWAY:	Malo Brown	

Zoning Changes

8. Zoning Change (ID # 6694)

Area Generally Bounded by State Street, Main Street, Willow Street, Stockbridge Street, Park Street - Zone Change from Business B to Business C

PETITIONER: Springfield Planning Board

ADDRESS: State St, Willow St, Stockbridge St,
Main St, Park St

CHANGE REQUESTED: Bus B to Bus C

HISTORY:

04/06/22 Planning Board **APPROVED**

05/02/22 City Council **APPROVED**

COMMENTS - Current Meeting:

Amanda Pham, Executive Director of SRA, spoke in favor of this zone change.

Motion to continue made by Councilor Govan. Secunder, Councilor Edwards.

ATTACHMENTS:

- 3229_SRA_Zone_Change_Formal (PDF)
- 3229_SRA_Zone_Change_2022 (PDF)
- 3229_SRA_Main_St_PB_Report_2022 (PDF)

RESULT:	CONTINUE [11 TO 0]	Next: 6/6/2022 7:00 PM
MOVER:	Zaida Govan, Ward 8 City Councilor	
SECONDER:	Melvin A. Edwards, Ward 3 Councilor	
AYES:	Perez, Lederman, Curran, Walsh, Davila, Hurst, Edwards, Allen, Govan, Fenton, Williams	
ABSENT:	Tracye Whitfield	
AWAY:	Malo Brown	