



City Council

Hearings Meeting

~ Final ~

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

Gladys Oyola-Lopez
413-787-6096

Monday, August 22, 2022

7:00 PM

Springfield City Hall -- Council Chambers

I. Hearings

7:00 PM Meeting called to order on August 22, 2022 at Springfield City Hall -- Council Chambers, 36 Court Street, Springfield, MA.

Attendee Name	Title	Status	Arrived
Maria Perez		Present	
Jesse Lederman	President	Present	
Sean Curran	At-Large Councilor	Present	
Kateri B. Walsh	At-Large Councilor	Remote	
Malo Brown	Ward 4 Councilor	Remote	8:24 PM
Victor Davila	Ward 6 Councilor	Present	
Justin Hurst	At Large Councilor	Remote	
Melvin A. Edwards	Ward 3 Councilor	Present	
Timothy C. Allen	Ward 7 Councilor	Remote	
Zaida Govan	Ward 8 City Councilor	Present	
Michael A. Fenton	Ward 2 Councilor	Present	
Tracye Whitfield	At Large City Councilor	Remote	

Moment of Silence - Pledge of Allegiance

Petitions

1. Petition (ID # 6944)

22-16 Merrimac Ave Stop Sign

COMMENTS - Current Meeting:

Hector Velez, City of Springfield Engineer, spoke on this petition.

Councilor Fenton spoke in support.

Roll was called.

ATTACHMENTS:

- 22-16 (PDF)
- 8-2-2022 Agenda (PDF)
- 22-01 Merrimac Ave Map (PDF)
- 22-01 Merrimac(PDF)
- Petition 03-07-2022 08.07 (PDF)

RESULT:	APPROVED [11 TO 0]
AYES:	Perez, Lederman, Curran, Walsh, Davila, Hurst, Edwards, Allen, Govan, Fenton, Whitfield
ABSENT:	Malo Brown

2. Petition (ID # 6943)

Eversource- Moore St.

COMMENTS - Current Meeting:

Patrick M - Engineer from Eversource spoke on petition.

Councilor Perez spoke on safety concerns.

Roll was called.

ATTACHMENTS:

- MA-SPR-PIP-22-031 FPO Drawing (PDF)
- Moore St - Springfield City Council Letter (PDF)
- Moore St. Report (PDF)

RESULT:	APPROVED [11 TO 0]
AYES:	Perez, Lederman, Curran, Walsh, Davila, Hurst, Edwards, Allen, Govan, Fenton, Whitfield
ABSENT:	Malo Brown

Orders

3. Order (ID # 6947)

State Primary Election Warrant

COMMENTS - Current Meeting:

Election Commissioner/City Clerk, Gladys Oyola-Lopez, spoke on this item.

Roll was called.

ATTACHMENTS:

- State Primary Election Warrant (PDF)
- CITY OF SPRINGFIELD POLLIN LOCATIONS 2022 (PDF)

RESULT:	ADOPTED [11 TO 0]
AYES:	Perez, Lederman, Curran, Walsh, Davila, Hurst, Edwards, Allen, Govan, Fenton, Whitfield
ABSENT:	Malo Brown

Special Permits

4. Special Permit (ID # 6878)

For a Special Permit a Motor Vehicle Repairs and Used Car Sales at the Property Known as 419 Taylor Street (11430-0111) (Book#11063/Page#0262) as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1 and 12.3(4) and M.G.L.

Request: See Above
Owner: Argo Automotive, Inc.
By: Vadim Romanchenko
Petitioner: Import Auto Sales, Inc.
By: Oleg Romanchenko

COMMENTS - Current Meeting:

Petitioner, Oleg Ramonchenko, spoke in favor of this item.

Special Permit approved.

ATTACHMENTS:

- Taylor_St_419_Tax_Formal (PDF)
- Taylor_St_419_2022 (PDF)

RESULT: **ADOPTED [11 TO 0]**
AYES: Perez, Lederman, Curran, Walsh, Davila, Hurst, Edwards, Allen, Govan, Fenton, Whitfield
ABSENT: Malo Brown

Motion To: On the Reasons

RESULT: **ADOPTED [11 TO 0]**
AYES: Perez, Lederman, Curran, Walsh, Davila, Hurst, Edwards, Allen, Govan, Fenton, Whitfield
ABSENT: Malo Brown

5. Special Permit (ID # 6882)

For a Special Permit for the Exterior Renovations of a Structure(S) Totaling More Than One Thousand (1,000) Square Feet at the Property Known as 473 Sumner Avenue (11280-0417) (Book#22758/Page#383), in Accordance with M.G.L. and the Springfield Zoning Ordinance, Article 8, Section 8.1 (Neighborhood Commercial Design Overlay District).

Request: See Above
Owner: Sumner Avenue 473-477, LLC
By: Mark Shearholdt
Petitioner: Caring Health Center
By: Jacqueline M. Johnson

COMMENTS - Current Meeting:

A. Duncanson, caring health center, spoke in favor of this item and explained what the special permit is for.

Chris Milard, architect from Phase Zero Design, presented the plan.

ATTACHMENTS:

- Sumner_Ave_473_Tax_Formal (PDF)
- Sumner_Ave_473_2022 (PDF)

RESULT:	ADOPTED [11 TO 0]
AYES:	Perez, Lederman, Curran, Walsh, Davila, Hurst, Edwards, Allen, Govan, Fenton, Whitfield
ABSENT:	Malo Brown

Motion To: On the Reasons

RESULT:	ADOPTED [11 TO 0]
AYES:	Perez, Lederman, Curran, Walsh, Davila, Hurst, Edwards, Allen, Govan, Fenton, Whitfield
ABSENT:	Malo Brown

6. Special Permit (ID # 6883)

For a Special Permit for a Temporary Truck or Truck Body Storage Lot at the Properties Known as 146 Verge Street (11840-0031)(Book#24540/Page#430), NS Verge Street (11840-0035)(Book#24540/Page#430) and NS Verge Street (11840-0038) (Book#24540/Page#426) as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.5(2) and M.G.L.

Request:	See Above
Owner:	Mr. Master, LLC
By:	Karim Radzhabov
Petitioner:	Mr. Master, LLC
By:	Karim Radzhabov

COMMENTS - Current Meeting:

Petitioner request to continue.

Motion made by Councilor Davila - second by Councilor Govan

ATTACHMENTS:

- Verge_St_146_Tax_Formal (PDF)
- Verge_St_146_2022 (PDF)

RESULT:	CONTINUE VOTE [11 TO 0]	Next: 10/24/2022 7:00 PM
MOVER:	Victor Davila, Ward 6 Councilor	
SECONDER:	Zaida Govan, Ward 8 City Councilor	
AYES:	Perez, Lederman, Curran, Walsh, Davila, Hurst, Edwards, Allen, Govan, Fenton, Whitfield	
ABSENT:	Malo Brown	

Zone Changes

7. Zoning Change (ID # 6880)

To Change the Zoning of the Property Known as ES Plainfield Street (A.K.A. 471) (09775-0199) from Residence a to Residence C.

PETITIONER:

Springfield Planning Board

ADDRESS: ES Plainfield Street

CHANGE REQUESTED: Res A to Res C

HISTORY:

07/18/22 City Council **CONTINUE**
Next: 07/25/22

07/20/22 Planning Board **APPROVED**

COMMENTS - Current Meeting:

Phil Dromey presented this zone change.

ATTACHMENTS:

- 3230_ES_Plainfield_St_Formal_2022 (PDF)
- 3230_ES_Plainfield_St_2022 (PDF)
- 3230_ES_Plainfield_St_2022_PB_Report (PDF)

RESULT: **APPROVED [11 TO 0]**

AYES: Perez, Lederman, Curran, Walsh, Davila, Hurst, Edwards, Allen, Govan, Fenton, Whitfield

ABSENT: Malo Brown

Informational

8. Informational (ID # 6934)

SRA Presentation of the Court Square Urban Renewal Plan, Amendment #12, for Consideration and Future Approval, Pursuant to Massachusetts General Laws (MGL), Chapter 121B.

COMMENTS - Current Meeting:

Armando Feliciano, Head of the SRA, spoke on the URP.

Councilor Fenton asked about restrictions and also how a buyer would know that they are purchasing in an URP district.

Tim Sheehan responded - GIS indicates the URP district. The URP district is recorded in deeds in land court.

Councilor Walsh indicated that she spoke to the family that owns Taylor Auto as to their concerns.

Tim Sheehan responded

Councilor Govan spoke - urban renewal versus gentrification

Tim Sheehan - intention is to have housing downtown that is responsive to everyone

Councilor Davila - biggest concern what will happen to the rental prices. Spoke to the increases in rental prices since MGM opened. Will the new developers be required to have accessible housing?

Asked about the expansion of the URP.

Tim Sheehan - alluded to the two state street special permits that were approved by the council which included affordable housing. Example of Stockbridge Court as an example of how market rate housing in the downtown area is needed and successful.

Councilor Hurst spoke - asked about the actual role of the SRA. How does the SRA plan on re-incorporating the displaced small businesses in this plan. Are the properties that were purchased with ARPA funds included in this plan. Once the plan is approved

Tim Sheehan - potential acquisition comes before the Eco Dev sub-committee of the City Council

Councilor Hurst - No longer requires a vote of the Council?

Tim Sheehan - Pointed out the recent vote that came before the Council for Bruce Landon Way

The SRA cannot act independently with it's current budget so they would have to come before the Council to acquire property.

Sean Curran - asked for clarification regarding the geography of the URP.

Rep who spoke at the beginning explained the geographical makeup of the URP.

Sean Curran - thinks we need to make acquiring the Steigers park a priority to increase open green space.

Councilor Whitfield asked for further clarification regarding the recent SRA acquisitions of the three properties. Tim Sheehan confirmed that Councilor Whitfield was correct on the acquisition.

Sandra Lisak - Taylor Auto spoke in person regarding her concerns about Taylor Street being included in the URP. Concerned about future development and friendly acquisition.

Spfld Preservation Trust - Erica Swallow - 64 Washington Street. Concerns about 2 buildings that are marked for acquisition and demolition. 171-189 Taylor Street SGR 83 recognized by the state. 192-194 Lyman Street - not recognized by the state. Want the Council to consider these two for adaptive re-use - acquisition and rehab. Apremont Triangle - recommending greater specificity on the redevelopment of this buildings and streetscape.

Catharine Ratte -lives at 235 State Street- employed at PVPC - support the amendment to the URP.

Councilor Hurst asked who served on the URP committee - Maria Perez, Betsey Johnson - Catharine Ratte.

Carpenters Union rep - important development. Very important tool to give the SRA to help them with directed development.

Morgan Finn - lives in Holyoke, MA - has property in Springfield. He is not in agreement with the extension of the plan. Hurting the businesses that already exist in the URP district.

185 Spring Street owner - difficult to plan because they are slated for acquisition, demolition and rehab. As a current operating business.

Kristen Fiore owner of 555 Worthington Street. Spoke on her experience as a new property owner of the former Lido's. Would like to see the funding that was allotted to other businesses to be directed to small local property owners. Asking for help to develop her property.

Roger Carish- owner of Steve's Alignment and Breaks on Taylor Street. Help take care of us as existing businesses. We made it through the blast and through Covid.

Greg Ellard - Suggesting clarification on the URP. Help us as the small business owners "not get jacked". Good job to the SRA.

Owner of 180 Spring St (Didn't give name) - afraid to invest too much into his property.

Madam Clerk listed names of people/businesses who submitted letters in support.

Councilor Govan - thinking about businesses that are already here. We need to support business owners now and not 5 years from now. Glad that we are not voting now as she thinks we need more information.

Councilor Davila - thanked the businesses who testified today. Thank you for investing in Springfield and staying in Springfield. Question for Tim Sheehan or Armando Feliciano. Was there a meeting or outreach to the businesses as this plan was put together? What did the outreach look like.

Tim Sheehan - 1 virtual meeting prior to the plan being put together. All of the plans had public processes. Councilor Davila - Is there a timeline? Tim Sheehan - 28 year plan. Accommodate projects that are going into the development and have them removed from the acquisition list because the development would have occurred. If owners want to sell their properties, that would benefit the plan. It is encouraged.

Councilor Davila- suggest follow up with the businesses that were present tonight.

Tim Sheehan - we will be happy to do that as this is the purpose of these public sessions.

Councilor Whitfield - after testimony has real concerns. Spoke on hearing from small local businesses on a daily businesses/individuals regarding ARPA funds that have not been awarded. Concerned about the equity for homeowners/small business in contrast to big developers/conglomerates. Councilor Whitfield is not in agreement with the URP amendment and stated that there has to be a balance with big developers and small business owners. Wants to come back to the table for further discussion.

Councilor Walsh - Thank you to the businesses and those presenting the plans. In order for the plan to be successful there has to be additional meetings to address the concerns of the small businesses.

Councilor Brown - Thank you to everyone for coming together to try and drive change in Springfield. Looking forward to the redevelopment of Springfield and making things newer.

Councilor Allen - Appreciate the effort of the Tim Sheehan and the SRA for bringing forward a plan. Thanks to the business owners that came and appreciate their input. Referenced the open space plan that is being worked on by Pat Sullivan. Does this URP incorporate open space?

Tim Sheehan - the plan addresses the public realm (pedestrian right of ways) and the need for open space. Recommending to Pat Sullivan that the plan for downtown's open space plan be incorporated into the City's 5 year open space plan.

Councilor Lederman- We will continue to discuss this in the Eco-Dev committee chaired by Councilor Melvin Edwards.

ATTACHMENTS:

- Executive Summary 8-2-22 (PDF)

RESULT:

COMMITTEE

Next: 10/17/2022 7:00 PM