



City Council

Hearings Meeting

~ Draft ~

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

Gladys Oyola-Lopez
413-787-6096

Monday, October 24, 2022

7:00 PM

Springfield City Hall -- Council Chambers

Hearings

Attendee Name	Title	Status	Arrived
Maria Perez		Present	
Lavar Click-Bruce	Ward 5 City Councilor	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	
Jesse Lederman	President	Present	

Moment of Silence - Pledge of Allegiance

Orders

1. Order (ID # 6907)

Order of Taking of Land 65 Sumner Avenue

HISTORY:

07/18/22 **City Council** **CONTINUE VOTE**

#13, 15, 17 & 18 continue to next meeting

07/25/22 **City Council** **REFERRED TO COMMITTEE**
Next: 09/19/22

Referred to Public Safety & Finance Committee (motion made by Councilor Davila)

10/17/22 **City Council** **ADOPTED**

CAFO, TJ Plante spoke on this item.

Councilor Davila stated they met with the forest park association and voted in support. Allows school buses to pick up & drop off the kids and 80 more parking spots in the city. Davila supports this project.

Councilor Fenton supports the order. Fenton suggested to adopt this tonight under suspension and make sure the Law Dept is OK with it.

COMMENTS - Current Meeting:

TJ Plante, CAFO, spoke on behalf of this order.

Councilor Davila mentioned the neighborhood council & himself endorse it.

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

2. Order (ID # 7061)

State Election Warrant

COMMENTS - Current Meeting:

Gladys Oyola Lopez, City Clerk & Election Commissioner, spoke on this order

ATTACHMENTS:

- 2022 Polling Location List (PDF)

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

Special Permits

3. Special Permit (ID # 7036)

For a Special Permit to Operate an Adult Use Marijuana Establishment (Storefront Retail) at the Property Known as 311 Page Boulevard (09440-1063))(Book#17740/Page#19), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 20.1(1).

Request:	See Above
Owner:	575 Union Street, LLC
By:	Michael Vinick, its Manager
Petitioner:	311 Page Boulevard Holding Group
By:	Yasser Hussain

COMMENTS - Current Meeting:

Tim Rooke spoke on the renewal of this permit.

Yasier Hussien spoke as owner of this business.

Lewis Boinkin, Windsor, CT spoke in support.

Kathleen Brown, president of East Springfield Neighborhood Council spoke in support.

Bobby Coleman, 154 Kimberly Ave spoke in support.

No opponents.

ATTACHMENTS:

- Page_Bl_311_Tax_Formal (PDF)
- 311_Page_Bl_(Adult_Use)_2022 (PDF)

RESULT:	ADOPTED [10 TO 0]
AYES:	Perez, Click-Bruce, Curran, Davila, Hurst, Edwards, Allen, Govan, Whitfield, Lederman
ABSTAIN:	Malo Brown, Michael A. Fenton
ABSENT:	Kateri B. Walsh

Motion To: On the Reasons

RESULT:	ADOPTED [10 TO 0]
AYES:	Perez, Click-Bruce, Curran, Davila, Hurst, Edwards, Allen, Govan, Whitfield, Lederman
ABSTAIN:	Malo Brown, Michael A. Fenton
ABSENT:	Kateri B. Walsh

4. 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

HISTORY:

08/22/22	City Council	CONTINUE VOTE
Next: 10/24/22		

10/03/22	City Council	CONTINUE VOTE
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COMMENTS - Current Meeting:

Philip Cravol speaking on behalf of applicants.

Indian Orchard Neighborhood Council voted in favor.

ATTACHMENTS:

- Verge_St_146_Tax_Formal (PDF)
- Verge_St_146_2022 (PDF)

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

Motion To: On the Reasons

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

5. Special Permit (ID # 6919)

For a Special Permit for a Drive-Up Service Window at the Properties Known as 785 Page Boulevard (09440-0973)(Book#24322/Page#116), SS Page Boulevard (09440-0974)(Book#24322/Page#116), 24 Rose Place (10370-0005)(Book#24322/Page#116) and 26 Rose Place (10370-0006)(Book#24322/Page#116), as Authorized by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.1(2).

Request:	See Above
Owner:	DDM Page, LLC
By:	Daniel Hannoush, Manager
Petitioner:	PN Restaurants
By:	Lawrence BenBassett

HISTORY:

09/27/22	City Council	CONTINUE VOTE
Next: 10/24/22		

COMMENTS - Current Meeting:

Withdrawn without prejudice

ATTACHMENTS:

- Page_BI_785_Tax_Formal (PDF)
- Page_BI_785_2022 (PDF)

RESULT:	WITHDRAWN VOTE [12 TO 0]
MOVER:	Michael A. Fenton, Ward 2 Councilor
SECONDER:	Maria Perez
AYES:	Perez, Click-Bruce, Curran, Brown, Davila, Hurst, Edwards, Allen, Govan, Fenton, Whitfield, Lederman
ABSENT:	Kateri B. Walsh

6. Special Permit (ID # 6964)

For a Special Permit to Operate an Indoor Place of Amusement on a Portion of the Property Known as 1377 Liberty Street (07770-0406)(Book#24320/Page#277), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 17.2 (1).

Request:	See Above
Owner:	1277 Liberty Street, LLC
By:	Zi Quan Zhang
Petitioner:	Jun Zhang

By: Jun Zhang

COMMENTS - Current Meeting:

Motion to continue

ATTACHMENTS:

- 1377_Liberty_St_Tax_Formal (PDF)
- Liberty_St_1377_(indoor_place_of_amusement)_2022 (PDF)

RESULT:	CONTINUE VOTE [12 TO 0]	Next: 11/28/2022 7:00 PM
MOVER:	Michael A. Fenton, Ward 2 Councilor	
SECONDER:	Zaida Govan, Ward 8 City Councilor	
AYES:	Perez, Click-Bruce, Curran, Brown, Davila, Hurst, Edwards, Allen, Govan, Fenton, Whitfield, Lederman	
ABSENT:	Kateri B. Walsh	

7. Special Permit (ID # 6973)

To Amend an Existing Special Permit (Used Car Sales), Granted February 2011, by Allowing a Change in the Petitioner at the Property Known as 890 Boston Road (01655-0158) (Book# 24302/Page#520), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1.

Request:	See Above
Owner:	H & F Properties, Inc.
By:	Usman Sheikh
Petitioner:	H & F Properties, Inc.
By:	Usman Sheikh

COMMENTS - Current Meeting:

Usman Sheikh, petitioner and owner, spoke on this special permit

ATTACHMENTS:

- 890_Boston_Rd_Tax_Formal (PDF)
- Boston_Rd_890_(Amend_Used Cars)_2022 (PDF)

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

Motion To: On the Reasons

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

8. Special Permit (ID # 7028)

For a Special Permit a Motor Vehicle Repairs, Used Car Sales and Motor Vehicle Body Work at the Property Known as 1122 Bay Street (01085-0127) (Doc# 213745-1) as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1, 12.3(4), 12.5) and M.G.L.

Request:	See Above
Owner:	Marigold Realty, LLC
By:	Chiang Huey Ying Swei
Petitioner:	Hector Davila
By:	Hector Davila

COMMENTS - Current Meeting:

Hector Davila, 150 White St. Spoke to this petition.

Councilor Brown made statement in favor of this petition.

Councilor Davila made statement in favor of this petition.

Councilor Allen spoke in favor of this petition.

ATTACHMENTS:

- Bay_St_1122_Tax_Formal (PDF)
- Bay_St_1122_(sales_repairs_autobody)_2022 (PDF)

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

Motion To: On the Reasons

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

9. Special Permit (ID # 7047)

For a Special Permit to Operate an Adult Use Marijuana Establishment (Storefront Retail) at the Property Known as 337 East Columbus Avenue (04303-0644) (Book#9195/Page#0472), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 20.1(1).

Request:	See Above
Owner:	Paley Mark Trustee S & L Realty
By:	Mark Paley
Petitioner:	Diem Springfield, LLC
By:	Christopher Mitchem/Luiselis Hernandez

COMMENTS - Current Meeting:

Atty Shea spoke to this permit. Atty Shea explained the move of the business. Met with East Forest Park neighborhood council and South end Neighborhood council. Both in favor.

Chris Michiem, CEO of DM Cannabis spoke on opening up in Springfield.

Senator Adam Gomez spoke in favor.

Rep Carlos Gonzalez spoke in favor.

Councilor Allen asked for clarification on the two applications filed. Atty Shea addressed this.

Councilor Davila clarifying the specifics of this permit.

Councilor Perez reinforced what Rep Gonzalez said. She is in support.

Councilor Hurst asked Atty Shea why the request for a Host Community Agreement hasn't been approved. He is unsure as of now. Councilor Hurst asked for more information on the traffic study.

Councilor Whitfield would like to hear what Atty Gee (atty for HCA)

Atty Gee spoke on process of HCA

Councilor Whitfield Inquired about a traffic study. Phil Dromey spoke to this. Councilor Davila also spoke on a traffic study.

Motion made to close hearing by Councilor Govan. Seconded by Councilor Curran.

Councilors debate.

Motion to reopen the hearing

ATTACHMENTS:

- E_Columbus_Ave_337_Tax_Formal (PDF)
- 337_E_Columbus_Ave_(Adult_Use)_Change_of_Location_2022 (PDF)

RESULT:	ADOPTED [10 TO 0]
AYES:	Perez, Click-Bruce, Curran, Davila, Hurst, Edwards, Allen, Govan, Whitfield, Lederman
ABSTAIN:	Malo Brown, Michael A. Fenton
ABSENT:	Kateri B. Walsh

Petitions

10. Petition (ID # 7060)

Honorary Sign

COMMENTS - Current Meeting:

Councilor Fenton spoke on this petition.

ATTACHMENTS:

- 22-20 (PDF)
- 20-22 location (JPG)

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

Zoning Changes

11. Zoning Change (ID # 6951)

To Change the Zoning of the Property Known as 435-455 Cottage Street (03310-0292) from Industrial Park to Industrial A.

PETITIONER:	Edward Young
ADDRESS:	435-455 Cottage Street
CHANGE REQUESTED:	Industrial P to Industrial A

HISTORY:

09/21/22	Planning Board	APPROVED
10/03/22	City Council	

COMMENTS - Current Meeting:

Atty Weissan spoke on this zoning change.

Kathy Brown, East Springfield Neighborhood council, spoke in favor.

ATTACHMENTS:

- 3233_435_Cottage_St_Formal (PDF)
- 3233_435_Cottage_St_2022 (PDF)
- 3233_435_455_Cottage_St_PB_Report_2022 (PDF)

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