



City Council

Hearings Meeting

~ Final ~

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

Gladys Oyola-Lopez

Monday, June 26, 2023

7:00 PM

Springfield City Hall -- Council Chambers

Hearings

7:00 PM Meeting called to order on June 26, 2023 at Springfield City Hall -- Council Chambers, 36 Court Street, Springfield, MA.

Attendee Name	Title	Status	Arrived
Kateri B. Walsh	At-Large Councilor	Present	
Michael A. Fenton	Ward 2 Councilor	Present	
Maria Perez	Ward 1 City Councilor	Remote	
Tracye Whitfield	At Large City Councilor	Absent	
Zaida Govan	Ward 8 City Councilor	Absent	
Timothy C. Allen	Ward 7 Councilor	Present	
Malo Brown	Ward 4 Councilor	Absent	
Justin Hurst	At Large Councilor	Absent	
Lavar Click-Bruce	Ward 5 City Councilor	Present	
Melvin A. Edwards	Ward 3 Councilor	Present	
Sean Curran	At-Large Councilor	Present	
Victor Davila	Ward 6 Councilor	Absent	
Jesse Lederman	President	Present	

Moment of Silence - Pledge of Allegiance

Old Business - Orders

1. Order (ID # 7474)

Transfer - FY22 Certified Free Cash to Neighborhood Enhancement Fund - \$3,000,000

HISTORY:

06/12/23 City Council

06/20/23 City Council

FINANCIAL IMPACT:

Transfer - FY22 Certified Free Cash to Neighborhood Enhancement Fund - \$3,000,000

COMMENTS - Current Meeting:

Councilor Allen reported out the Finance Committee meeting findings

Comptroller Pat Burns, City of Springfield spoke summarizing his Rule 20 Report

Friday June 30 the funds expire, mid to late November

Councilor Click Bruce asked how the funds would be awarded? Can neighborhoods apply?
Is there a certain amount for each neighborhood?

Tim Sheehan answered questions on the fund and proposed request/distribution process.

Councilor Govan spoke in support of the fund and the importance of the neighborhood councils being the conduit for the requests.

Councilor Allen asked if 9 or 7 votes would be needed for this item to pass.

Councilor Davila asked if the program would be sustainable.

Deputy CAFO Lindsay Hackett noted that the Administration would like to continue funding programs that are important the community.

Tim Sheehan noted that this program allows the neighborhoods more control of the dollars being spent on projects in their area.

ATTACHMENTS:

- CAFO Cert - Free Cash to Neighborhood Enhancement Fund (DOCX)
- Rule 20 Report Neighborhood Enhancement Fund (PDF)
- Rule 20 Report Neighborhood Enhancement Fund (PDF)

RESULT:	ADOPTED [11 TO 1]
AYES:	Walsh, Fenton, Perez, Govan, Allen, Brown, Click-Bruce, Edwards, Curran, Davila, Lederman
NAYS:	Justin Hurst
ABSENT:	Tracye Whitfield

Orders

2. Order (ID # 7520)

Reserve for Contingencies to Fire Salaries & Wages - \$270,000

COMMENTS - Current Meeting:

DEPUTY CAFO HACKETT SPOKE ON THE ITEM.

COUNCILOR ALLEN NOTED THAT THIS WAS COVERED IN THE RECENT FINANCE COMMITTEE MEETING.

ATTACHMENTS:

- Fire reserve for contingency - CAFO CERT (DOCX)

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Walsh, Fenton, Perez, Whitfield, Govan, Allen, Brown, Hurst, Click-Bruce, Edwards, Curran, Davila, Lederman

Petitions

3. Petition (ID # 7514)

23-13 Stop Sign- Sedgelia St.

COMMENTS - Current Meeting:

HECTOR VELEZ, CITY ENGINEER, SPOKE EXPLAINING THE PETITION

COUNCILOR FENTON NOTED THAT THE NEIGHBORHOOD COUNCIL IS IN SUPPORT AND HE IS IN SUPPORT AS WELL.

ATTACHMENTS:

- 23-13 Stop Sign (PDF)
- ORDER 23-13 STOP (RTF)

RESULT: APPROVED [UNANIMOUS]**AYES:** Walsh, Fenton, Perez, Whitfield, Govan, Allen, Brown, Hurst, Click-Bruce, Edwards, Curran, Davila, Lederman**4. Petition (ID # 7515)**

23-12 Berkshire Ave. - No Parking

COMMENTS - Current Meeting:

HECTOR VELEZ, CITY ENGINEER, SPOKE EXPLAINING THE PETITION

COUNCILOR WHITFIELD ASKED HOW MANY BUSINESSES WOULD BE IMPACTED WITH THE NO PARKING.

MR. VELEZ NOTED THE BUSINESSES HAVE PARKING LOTS. THIS IS A TRIAL "NO PARKING" FOR 3 MONTHS. HE IS NOT AWARE WHETHER THE SPD HAS SPOKEN TO THE BUSINESSES.

ATTACHMENTS:

- 23-12 Berkshire Ave. (PDF)

RESULT: APPROVED [UNANIMOUS]**AYES:** Walsh, Fenton, Perez, Whitfield, Govan, Allen, Brown, Hurst, Click-Bruce, Edwards, Curran, Davila, Lederman**5. Petition (ID # 7517)**

23-14 Crosswalk- City Hall PL

COMMENTS - Current Meeting:

EVAN PLOTKIN, 1350 MAIN ST, PROPOSED ON MOVING THE CROSSWALK AT CITY HALL PLACE.

THE PROPOSAL IS PART OF A CONTINGENCY FOR A NEW TENANT THAT WILL BE LOCATED AT ONE FINANCIAL PLACE. THE NEW TENANT WILL BE OCCUPYING 40,000 SQUARE FEET. OVER 300 NEW EMPLOYEES WILL BE WORKING AS PART OF A STATE AGENCY. THE PARKING SPACES WILL BE CREATED TO HELP THE TENANTS

COUNCILOR WALSH ASKED WHAT THIS WOULD DO FOR THE OCCUPANCY OF THE BUILDING.

THE BIGGEST IMPEDIMENT HAS BEEN THE LACK OF PARKING. ONE FINANCIAL PLAZA IS CURRENTLY AT LESS THAN 50% OCCUPANCY. THIS NEW TENANT WOULD INCREASE OCCUPANCY UP TO 70%.

ATTACHMENTS:

- 23-14 ONE FINANCIAL SCHEMATIC VALET PARKING LAYOUT_2023 02 16 (PDF)
- 23-14 Email (PDF)

RESULT: APPROVED [UNANIMOUS]**AYES:** Walsh, Fenton, Perez, Whitfield, Govan, Allen, Brown, Hurst, Click-Bruce, Edwards, Curran, Davila, Lederman**6. Petition (ID # 7518)**

23-10 Crosswalk -Walnut Street

COMMENTS - Current Meeting:

HECTOR VELEZ, CITY ENGINEER, SPOKE EXPLAINING THE PETITION

COUNCILOR EDWARDS GAVE A BRIEF EXPLANATION ON THE CROSS WALK PETITION.

HE NOTED THAT THERE IS NO OPPOSITION

ATTACHMENTS:

- 23-10 location (PDF)

RESULT: APPROVED [UNANIMOUS]**AYES:** Walsh, Fenton, Perez, Whitfield, Govan, Allen, Brown, Hurst, Click-Bruce, Edwards, Curran, Davila, Lederman**7. Petition (ID # 7519)**

23-11 Crosswalk- Bay Street

COMMENTS - Current Meeting:

HECTOR VELEZ, CITY ENGINEER, SPOKE EXPLAINING THE PETITION

REQUESTED BY THE TEACHERS AND STUDENTS.

COUNCILOR BROWN NOTED THE IMPORTANCE OF THIS PETITION.

COUNCILOR WALSH ATTENDED THE TRAFFIC COMMITTEE WHERE THIS PETITION WAS PRESENTED.

CENTRAL HIGH FACULTY AND STAFF

ATTACHMENTS:

- 23-11 Crosswalk Proposal (003) (PDF)

RESULT: APPROVED [UNANIMOUS]**AYES:** Walsh, Fenton, Perez, Whitfield, Govan, Allen, Brown, Hurst, Click-Bruce, Edwards, Curran, Davila, Lederman

Special Permits

8. Special Permit (ID # 7383)

For a Special Permit to Convert an Existing, Static, Non-Accessory (Billboard) Sign into a Digital, Non-Accessory (Billboard) Sign, at the Property Known as SS Clinton Street (02900-0050) (Book#11375/Page#0587), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 9, Section 9.9.30.

Request:	See Above
Owner:	Park View South, LLC
By:	Peter Picknelly
Petitioner:	Lamar Central Outdoor, LLC
By:	Dan Giordano, Vice President/General Manager

COMMENTS - Current Meeting:

ATTORNEY FINNEGAN SPOKE IN FAVOR OF THE SPECIAL PERMIT.

COUNCILOR FENTON ASKED IF THIS BILLBOARD IS LOCATED IN THE URP

COUNCILOR BROWN ASKED WHAT WOULD BE GOING UP ON THE BILLBOARD. FOR EXAMPLE THERE IS A BILLBOARD ON BOSTON ROAD THAT IS ADVERTISING FIREWORKS EVEN THOUGH THEY ARE ILLEGAL IN MASSACHUSETTS.

PATRICK KEOUGH, LAMAR CENTRAL LLC, NOTED THAT THE ADVERTISING WOULD BE THE SAME AS THEY DO THROUGHOUT THE CITY.

ATTORNEY DAN FINNEGAN NOTED THAT LAMAR ADVERTISING CANNOT PREVENT CITY RESIDENTS FROM TAKING PART IN ILLEGAL ACTIVITIES.

ATTORNEY SHEA NOTED THAT IT MAY BE ILLEGAL TO SELL AND USE FIREWORKS IN MASSACHUSETTS BUT NOT ILLEGAL TO ADVERTISE THE SALE IN ANOTHER STATE.

COUNCILOR EDWARDS ASKED IF THERE WAS AN INCREASE IN THE TAXABLE LIABILITY ON A DIGITAL BILLBOARD VERSUS A STATIC BILLBOARD.

COUNCILOR CLICK-BRUCE NOTED HIS SUPPORT OF THE ITEM.

COUNCILOR DAVILA ASKED HOW MANY BILLBOARDS LAMAR CENTRAL OUTDOOR LLC HAS IN THE CITY OF SPRINGFIELD. COUNCILOR DAVILA NOTED HIS OBJECTION TO THE ADVERTISEMENT FOR FIREWORKS AS WELL.

MR. KEOUGH NOTED LCO, LLC HAS APPROXIMATELY 100 BILLBOARDS IN SPRINGFIELD.

COUNCILOR PEREZ NOTED THAT THE PETITIONER MET WITH THE NNCC AND THAT THE COUNCIL WAS IN FAVOR OF THE DIGITAL BILLBOARD.

COUNCILOR ALLEN ASKED IF THE DIGITAL BILLBOARDS WERE REGULATED

ATTACHMENTS:

- SS_Clinton_St_Tax_Formal (PDF)
- Clinton_St_SS_2023 (PDF)

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Walsh, Fenton, Perez, Whitfield, Govan, Allen, Brown, Hurst, Click-Bruce, Edwards, Curran, Davila, Lederman

9. Special Permit (ID # 7389)

For a Special Permit for an Accessory Wall Sign(S), Above the First Floor, at the Properties Known as 1055-1063 Main Street (08130-0579) (Book#07180/Page#10025) and 1049 Main Street (08130-0580) (Book#07180/Page#10025), as Authorized by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.8.17.

Request:	See Above
Owner:	Caring Health Center, Inc.
By:	Tania M. Barber
Petitioner:	Caring Health Center, Inc.
By:	Tania M. Barber

COMMENTS - Current Meeting:

JACQUELINE JOHNSON, CARING HEALTH COO, SPOKE IN FAVOR OF THE SPECIAL PERMIT.

THE REQUEST IS FOR A BANNER SIGN ABOVE THE BUSINESS.

COUNCILOR FENTON ASKED PHIL DROMEY ABOUT THE TYPE OF SIGN. NAMELY, THEY WILL BE DESCRIBING THE SERVICES THEY PROVIDE.

PHIL DROMEY NOTED THAT IF IT IS ON THE FIRST FLOOR THEIR WOULD BE NO NEED FOR A SPECIAL PERMIT. DUE TO PLACEMENT ABOVE THE FIRST IT TRIGGERS THE NEED FOR A SPECIAL PERMIT.

COUNCILOR PEREZ NOTED THE NEED FOR THIS TYPE OF SIGNAGE IN THE HEALTH FIELD.

COUNCILOR WHITFIELD ASKED IF THE SIGNS WOULD BE IN ENGLISH AND SPANISH. MS. JOHNSON SAID THE SIGNS WOULD BE IN ENGLISH AND ALSO CONTAIN SYMBOLS.

COUNCILOR WALSH NOTED HER SUPPORT FOR THE BUSINESS.

ATTACHMENTS:

- Main_St_1049_Tax_Formal (PDF)
- Main_St_1049_2023 (PDF)

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Walsh, Fenton, Perez, Whitfield, Govan, Allen, Brown, Hurst, Click-Bruce, Edwards, Curran, Davila, Lederman

10. Special Permit (ID # 7406)

For a Special Permit for Motor Vehicle Sales, as an Accessory Use, at the Property Known as 466 Main Street, IO (08132-0118), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.5.

Request:	See Above
Owner:	AASTHA Bansri, LLC
By:	Chandresk Patel
Petitioner:	Luis A. Rojas Gonzales
By:	Luis A. Rojas Gonzales

COMMENTS - Current Meeting:

LUIS ROJAS GONZALES, IS THE PETITIONER. HE HAD LIMITED ENGLISH SPEAKING SKILLS AND HAD AN INTERPRETER. JOSE GARCIA, 466 MAIN STREET, IO,

COUNCILOR GOVAN NOTED THAT THE MR ROJAS-GONZALES WAS SCHEDULED TO MEET WITH THE IOCC AND NEVER APPEARED. COUNCILOR GOVAN ASKED FOR THE PETITIONER TO PRESENT BEFORE THE IOCC AT THEIR NEXT MEETING ON JULY 12TH AT 6PM.

COUNCILOR EDWARDS ASKED PHIL DROMEY TO SPEAK ON THE PLANNING OFFICE RECOMMENDATIONS. MR. DROMEY NOTED THAT HE WOULD LIKE THE ITEM TO BE CONTINUED TO GIVE THE PETITIONER TIME TO ADDRESS ISSUES AT THE BUSINESS.

ATTACHMENTS:

- 466_Main_St_IO_Tax_Formal (PDF)
- Main_St_466_IO_2023 (PDF)

RESULT:	CONTINUE VOTE [UNANIMOUS]	Next: 8/21/2023 7:00 PM
MOVER:	Melvin A. Edwards, Ward 3 Councilor	
SECONDER:	Timothy C. Allen, Ward 7 Councilor	
AYES:	Walsh, Fenton, Perez, Whitfield, Govan, Allen, Brown, Hurst, Click-Bruce, Edwards, Curran, Davila, Lederman	

11. Special Permit (ID # 7414)

For a Special Permit for an Accessory Wall Sign, Above the First Floor, at the Property Known as 759 Chestnut Street (02750-0360) (Book#5444/Page#51), as Authorized by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.8.17.

Request:	See Above
Owner:	Baystate Medical Center, Inc.
By:	Kris Kennedy
Petitioner:	Baystate Medical Center, Inc.
By:	Kris Kennedy

COMMENTS - Current Meeting:

MR. MCCORMACK, AGNOLI SIGNS, PRESENTED ON BEHALF OF BAYSTATE MEDICAL CENTER.

SCOTT BURKE SPOKE ON BEHALF OF BAYSTATE MEDICAL CENTER.

THE SIGN WILL BE READ "THE ROBERT F. DAVIS WING".

COUNCILOR WALSH ASKED IF THE DALY BUILDING WILL BE RENAMED.

MR. BURKE CLARIFIED THAT THE SOUTH WING WILL BE NAMED.

COUNCILOR DAVILA ASKED FOR FURTHER DETAILS ON LOCATION OF THE SIGN AND VISIBILITY FROM THE STREET.

COUNCILOR FENTON NOTED THAT THE ATWATER PARK CIVIC ASSOC IS IN FAVOR

ATTACHMENTS:

- 759_Chestnut_St_Tax_Formal (PDF)
- Chesnut_St_759_2023 (PDF)

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Walsh, Fenton, Perez, Whitfield, Govan, Allen, Brown, Hurst, Click-Bruce, Edwards, Curran, Davila, Lederman

12. Special Permit (ID # 7421)

For a Special Permit to Operate a Drive-Up Service Window at the Properties Known as ES East Columbus Avenue (04303-0522, 0519 & 0518), SS Wilcox Street (12285-0064 & 0065) and NS William Street (12300-0019 & 0021) (Book#20922/Page#317, Book#20586/Page#70, Book#22566/Page#458 & Book#20586/Page#65), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.1(2).

Request:	See Above
Owner:	180 Redevelopment, LLC
By:	Francis J. Cataldo/Paul C. Picknelly
Petitioner:	180 Redevelopment, LLC
By:	Francis J. Cataldo/Paul C. Picknelly

COMMENTS - Current Meeting:

SETH STRATTON, SPOKE ON BEHALF OF THE ITEM.

ATTORNEY STRATTON NOTED THE PRESENCE OF 180 REDEVELOPMENT OWNERS, PAUL PICKNELLY AND MARCELINO ALEJANDRO. HE NOTED THAT THE BUSINESS WOULD BE A PANERA RESTAURANT WITH OUTDOOR SEATING AND DRIVE THROUGH. OPERATIONS WILL BE 7 DAYS A WEEK, 6:30 AM - 9 -10 PM DEPENDING ON THE DAY OF THE WEEK. WILL NOT BE OPEN LATER THAN 10 PM.

THE DEVELOPERS HAVE MET WITH THE SOUTH END CITIZEN'S COUNCIL AND THE SECC IS IN SUPPORT.

ATTORNEY STRATTON REQUESTED AN AMENDMENT BE MADE TO THE CONDITIONS TO STATE "PETITIONER AND PR RESTAURANTS, LLC" BECAUSE THEY WILL BE THE TENANTS ON THE PROPERTY.

ROB LEVESQUE SPOKE ON THE SPECIAL PERMIT AND GAVE DETAILS ON THE PARKING, EGRESS, CURB CUTS, TRAFFIC STUDY AND ANALYSIS.

LEO FLORIAN, PRESIDENT OF THE SOUTH END COMMUNITY COUNCIL, SPOKE AND STATED THE NEIGHBORHOOD IS ON BOARD WITH THIS PROJECT. FEELS CONFIDENT THAT IF ANY ISSUES WERE TO ARISE, ALL PARTIES CAN MEET AND SPEAK TO WORK THEM OUT. THE PETITIONERS HAVE BEEN IN THIS COMMUNITY FOR OVER 30 YEARS

JOE FRIGO, OWNER OF FRIGO FOODS, SPOKE ON THE ITEM IN OPPOSITION. FRIGO'S HAS BEEN IN BUSINESS FOR OVER 70 YEARS. HE IS NOT AGAINST BUSINESS BUT IS AGAINST THE DRIVE UP WINDOW. GENTILE APARTMENTS HAVE BUSES CONSTANTLY PULLING UP. MR. FRIGO NOTED THAT THE DRIVE UP WINDOW WILL ADD TO THE TRAFFIC ON WILLIAM STREET. HE NOTED THAT MT. CARMEL CHURCH ALSO HAS ISSUES WITH PARKING IN FRONT OF THE CHURCH. SUGGESTED RE-ROUTING DRIVE THRU TRAFFIC OFF WILLIAM ST. WILLING TO COMPROMISE IF TRAFFIC CAN BE RE-ROUTED BACK OUT TO EAST COLUMBUS AVE.

ATTORNEY STRATTON NOTED THE VAST MAJORITY OF THE DRIVE THRU TRAFFIC WOULD EXIT OFF TO EAST COLUMBUS AVE.

MR. FRIGO, WILLIAM STREET, NOTED THAT THE STREET IS VERY TIGHT AND THERE WILL BE PROBLEMS IN THE FUTURE THAT SHOULD BE ADDRESSED NOW BEFORE THEY HAPPEN.

COUNCILOR BROWN ASKED IF THERE WAS ANYTHING THAT COULD BE DONE TO ACCOMMODATE MR. FRIGO'S REQUEST. WAS THERE ANY CONSIDERATION GIVEN THE EXISTING BUSINESSES. DID YOU MEET WITH EXISTING BUSINESSES IN THAT AREA.

MR. LEVESQUE NOTED THAT YES IT IS POSSIBLE BUT IT WOULD OPERATE BETTER WITH MULTIPLE AVENUES OF EGRESS. MR. LEVESQUE NOTED THAT HIS OFFICE DID NOT MEET WITH THE NEIGHBORING BUSINESSES.

ATTORNEY STRATTON NOTED THAT THE TRAFFIC ISSUES ARE BASED ON SPECULATION. THE PETITIONERS DO NOT WANT CHANGE THE SITE PLAN AND ARE WILLING TO ADDRESS POTENTIAL ISSUES AS THEY ARISE.

COUNCILOR DAVILA ASKED BOTH THE PROPONENT AND OPPONENT TO ELABORATE ON THEIR THOUGHTS ON THIS BUSINESS. MR. LEVESQUE, MR. FRIGO AND MR. FLORIAN ALL RESTATED THEIR CONCERNS.

COUNCILOR DAVILA ASKED ABOUT THE JOBS BEING CREATED. ATTORNEY STRATTON NOTED THAT IT WILL BE 18 FULL TIME AND 22 PART TIME.

COUNCILOR WHITFIELD ASKED IF THE DEVELOPERS WOULD CONSIDER LIMITING THE DRIVE THRU HOURS. MR. LEVESQUE SPOKE TO THE DIFFERENCES BETWEEN THE STARBUCKS VS. PANERA.

COUNCILOR WHITFIELD HOW THE TRAFFIC STUDY DATA WAS GATHERED. SHE ASKED PHIL DROMEY ABOUT ADDING A ONE YEAR CONTINGENCY ON THE SPECIAL PERMIT. PHIL DROMEY NOTED A LOOK BACK CLAUSE OR CONDITION COULD BE ADDED. 6 MONTHS OR A YEAR.

COUNCILOR GOVAN ASKED MR. DROMEY WHAT HIS THOUGHTS ON THE TRAFFIC STUDY WERE.

MR. DROMEY NOTED THAT HE DEFERS TO THE DIRECTOR OF DPW. THE DPW DIRECTOR DID NOT HAVE SIGNIFICANT CONCERNS RELATED TO TRAFFIC.

COUNCILOR ALLEN ASKED IF THE DEVELOPERS COULD ESTIMATE WHAT THE AMOUNT OF DRIVE THRU TRAFFIC WOULD BE. MR. LEVESQUE RESPONDED WITH AN ESTIMATED NUMBER OF TRIPS, A TOTAL TRIPS 60 CARS DURING THE WEEK AT PEAK TIME, PER THE TRAFFIC STUDY. COUNCILOR ALLEN WOULD LIKE THERE TO BE A COMPROMISE BETWEEN BOTH PARTIES.

COUNCILOR FENTON ASKED IF THE PETITIONER HAS A COMPROMISED PLAN THAT THEY ARE WILLING TO ENTERTAIN.

MR. STRATTON NOTED THE PETITIONERS WOULD BE AMENABLE TO A LIMITED LOOK BACK SPECIFICALLY TO THE EXIT ON WILLIAM STREET. THE AGREEMENT THAT HAS BEEN NEGOTIATED IF FOR A SPECIFIC SITE PLAN. CHANGING THE SITE PLAN WOULD AFFECT THE DEAL THAT HAS BEEN NEGOTIATED.

MR FRIGO THINKS THAT THE DRIVE THROUGH SHOULD BE ELIMINATED FROM THE PROJECT, BECAUSE 60 CARS WILL NOT MAKE OR BREAK THE BUSINESS.

COUNCILOR CURRAN NOTED THAT THIS SHOULD BE REFERRED TO COMMITTEE.

MR. LEVESQUE NOTED THAT THE PROPONENT WOULD BE WILLING TO CHANGE THE CURB CUT SO THAT THERE WILL BE NOT EXITING ONTO WILLIAM ST.

MR. FRIGO STATED HE AGREED WITH THE CURB CUT BUT WOULD ALSO LIKE A 6 MONTH LOOK BACK.

MR. LEVESQUE NOTED THAT THE PETITIONER IS NOT AGREEABLE TO A 6 MONTH LOOK BACK, STATED IT WOULD IMPACT NEGOTIATORS WITH THE BUSINESS.

ATTY STRATTON STATED THAT A 6 MONTH LOOKS BACK IS NOT STANDARD AND COULD POTENTIALLY MAKE THIS DEAL FALL APART.

COUNCILOR WALSH ALL THE FAMILIES PRESENTING ON THIS SPECIAL PERMIT ARE PRESTIGIOUS TO SPRINGFIELD. THERE ARE 3 MORE ZONE CHANGES ON THE AGENDA AND PETITIONERS HAVE BEEN PATIENTLY WAITING THROUGH THIS DEBATE. DOES NOT BELIEVE THAT A COMPROMISE WILL BE MADE TONIGHT.

COUNCILOR WALSH MADE A MOTION TO CONTINUE, COUNCILOR WHITFIELD SECONDED THE MOTION.

COUNCILOR ALLEN AND WALSH WOULD LIKE A SPECIAL MEETING TO BE HELD BEFORE THE AUGUST HEARING'S MEETING.

COUNCILOR WHITFIELD WOULD LIKE THE PROPONENTS TO BE FAIR TO FRIGO'S. WOULD LIKE AN OWNERSHIP TO BE FLEXIBLE AND HAVE ALL PARTIES WORK TOGETHER. THERE SHOULD NOT BE A PROBLEM WITH A 6 MONTH LOOK BACK. WE DO NOT WANT TO INCONVENIENCE THE RESIDENCE AND BUSINESS OF SPRINGFIELD.

COUNCILOR DAVILA ASKED ATTORNEY STRATTON IF THIS WERE TO BE CONTINUED, WOULD IT HINDER PROGRESS. ATTY STRATTON ADVISED THAT IT WOULD DELAY CONSTRUCTION. PAUL PICKNELLY TO SPEAK. DOES NOT WANT TO CONTINUE SINCE THERE HAS BEEN A FAIR COMPROMISE.

PAUL PICKNELLY, 1 MONARCH PLACE, THE CURB CUT HAS BEEN AGREED TO. PANERA IS GOING TO INVEST OVER 3 MILLION DOLLARS AND DOES NOT WANT THE RISK OF A LOOK BACK. HIMSELF AND FRANK CATALDO HAVE TURNED DOWN MANY DEVELOPERS FOR THIS SITE. PANERA IS THE RIGHT USE FOR THIS PROPERTY.

COUNCILOR ALLEN AGREES WITH COUNCILOR DAVILA.

COUNCILOR WALSH WITHDREW THE MOTION , SECONDED BY COUNCILOR DAVILA.

COUNCILOR WALSH MADE A MOTION TO CLOSE THE HEARING, SECONDED BY COUNCILOR DAVILA.

COUNCILOR WHITFIELD CALLED A POINT OF ORDER. STATES THAT THE COUNCIL NEEDS TO DO BETTER ACROSS THE BOARD WITH RESPECT. ASKED ATTY STRATTON WHAT A 6 MONTH LOOK BACK LOOK LIKE, SINCE THERE WAS A COMPROMISE, A LOOK BACK WOULD NOT BE NECESSARY.

COUNCILOR BROWN COMMENDS THE PETITIONER FOR COMPROMISING ON THE EXITS.

COUNCILOR ALLEN WANTS THE VOTE BECAUSE THERE WAS A COMPROMISE.

COUNCILOR DAVILA POINTS OUT THAT IS 10 PM.

COUNCILOR PEREZ CONCURS WITH COUNCILOR ALLEN, SUPPORTS THE PERMIT.

COUNCILOR WHITFIELD WOULD LIKE TO CLOSE THE HEARING AND TAKE THE VOTE.

ON THE MOTION TO CLOSE THE HEARING:

COUNCILOR WALSH - YES

COUNCILOR FENTON - YES

COUNCILOR PEREZ - YES

COUNCILOR WHITFIELD - YES

COUNCILOR GOVAN - YES

COUNCILOR ALLEN - YES

COUNCILOR BROWN - YES

COUNCILOR HURST - YES

COUNCILOR CLICK BRUCE - YES

COUNCILOR EDWARDS - YES

COUNCILOR CURRAN - YES

COUNCILOR DAVILA - YES

COUNCILOR LEDERMAN - YES

COUNCILOR FENTON MADE A MOTION TO CONTINUE UNTIL 10:30PM UNDER RULE 54, SECONDED BY COUNCILOR DAVILA. COUNCILOR HURST AND WHITFIELD OBJECTED AND THE MEETING IS CLOSED.

ATTACHMENTS:

- E_Columbus_Ave_ES_Tax_Formal (PDF)
- E_Columbus_Ave_ES_2023 (PDF)

Zone Changes

13. Zoning Change (ID # 7359)

Amendment Article 4, Section 4.7.114(B)(5)(Adult Use)

PETITIONER:

Springfield City Council

ADDRESS:

City Wide

CHANGE REQUESTED:

**Amendment to Article 4, Section
4.7.114(B)(5)**

HISTORY:

05/01/23	City Council	APPROVED
05/03/23	City Planning Board	APPROVED
05/22/23	City Council	CONTINUE VOTE

Next: 06/26/23

COMMENTS - Current Meeting:

NO MINUTES - MEETING ADJOURNED

ATTACHMENTS:

- 3237_Article_4_Formal (PDF)
- 3237_Adult_Use_Article_4_2023_PB_Report (PDF)
- 3237_Article_4_Amendment_May_2023 (PDF)
- Adult_Use_4_7_114_B_5_Amended (PDF)

14. Zoning Change (ID # 7385)

To Change the Zoning of the Property Known as 1781 Page Boulevard (09440-0772) from Business B to Industrial A.

PETITIONER:	United Rentals, Inc.
ADDRESS:	1781 Page Boulevard
CHANGE REQUESTED:	Business B to Industrial A

HISTORY:

05/15/23	City Council	
05/17/23	City Planning Board	CONTINUE

Next: 06/07/23

06/07/23	City Planning Board	APPROVED
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COMMENTS - Current Meeting:

NO MINUTES - MEETING ADJOURNED

ATTACHMENTS:

- Page_BI_1781_Zone_Change_Formal (PDF)
- 3238_1781_Page_BI_2023_PB_Report (PDF)
- 3238_1781_Page_BI_2023 (PDF)

15. Zoning Change (ID # 7386)

To Change the Property Known as NS Rutledge Avenue (10485-0004) from Residence C to Business B.

PETITIONER:	457 Main Street, LLC
ADDRESS:	NS Rutledge Avenue
CHANGE REQUESTED:	Residence C to Business B

HISTORY:**06/05/23****City Council****06/07/23****City Planning Board****APPROVED****COMMENTS - Current Meeting:**

NO MINUTES - MEETING ADJOURNED

ATTACHMENTS:

- Rutledge_Ave_NS_Zone_Change_Formal (PDF)
- 3239_NS_Rutledge_Ave_2023_PB_Report (PDF)
- 3239_NS_Rutledge_Ave_2023 (PDF)