



City Council

Hearings Meeting

~ Final ~

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

Gladys Oyola-Lopez

Monday, August 21, 2023

7:00 PM

Springfield City Hall -- Council Chambers

Hearings

7:00 PM Meeting called to order on August 21, 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	Present	
Tracye Whitfield	At Large City Councilor	Late	7:36 PM
Zaida Govan	Ward 8 City Councilor	Present	
Timothy C. Allen	Ward 7 Councilor	Present	
Malo Brown	Ward 4 Councilor	Present	
Justin Hurst	At Large Councilor	Remote	
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	Present	
Jesse Lederman	President	Present	

Moment of Silence - Pledge of Allegiance

Grants

1. Order (ID # 7581)

MassCall3 Grant - No Match Required- \$500,000.00

COMMENTS - Current Meeting:

HELEN CAULTON-HARRIS SPOKE ON THE GRANT

ATTACHMENTS:

- FY24 GRANT SETUP MASSCALL (PDF)

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

2. Order (ID # 7585)

Springfield Safe Ride Home Project - \$191,000 - No Match

COMMENTS - Current Meeting:

HELEN CAULTON-HARRIS SPOKE ON THE GRANT

ATTACHMENTS:

- Grant Setup Safe Ride Project (PDF)

RESULT:	ADOPTED [11 TO 0]
AYES:	Walsh, Fenton, Govan, Allen, Brown, Hurst, Click-Bruce, Edwards, Curran, Davila, Lederman
ABSENT:	Tracye Whitfield
RECUSED:	Maria Perez

3. Order (ID # 7584)

Springfield Young Adults Gambling Project - \$19,600 - No Match

COMMENTS - Current Meeting:

HELEN CAULTON-HARRIS SPOKE ON THE GRANT

ATTACHMENTS:

- Springfield Young Adult Gambling Project Grant Setup (PDF)

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

Orders

4. Order (ID # 7582)

Appropriation Order for Taking Damages for a Portion of 90-120 Tapley Street

COMMENTS - Current Meeting:

ATTORNEY TOM MOORE SPOKE EXPLAINING THE TAKING.

CONTINUE ITEM FOR 30 DAYS IN ORDER TO NEGOTIATE A NEW LEASE.

ATTACHMENTS:

- 23Springfield90TapleyPlusLand (PDF)
- 90-120 Tapley St Lease Area-6-29-2023 (PDF)
- C23-60 - Daly Appraisal Review - 90 Tapley St plus land, Springfield, MA (PDF)

RESULT:	CONTINUE VOTE [12 TO 0]	Next: 9/18/2023 7:00 PM
AYES:	Walsh, Fenton, Perez, Govan, Allen, Brown, Hurst, Click-Bruce, Edwards, Curran, Davila, Lederman	
ABSENT:	Tracye Whitfield	

5. Order (ID # 7583)

Order of Taking for 90 Tapley Street

COMMENTS - Current Meeting:

ATTORNEY TOM MOORE SPOKE EXPLAINING THE TAKING.

CONTINUE ITEM FOR 30 DAYS IN ORDER TO NEGOTIATE A NEW LEASE.

RESULT:	CONTINUE VOTE [12 TO 0]	Next: 9/18/2023 7:00 PM
AYES:	Walsh, Fenton, Perez, Govan, Allen, Brown, Hurst, Click-Bruce, Edwards, Curran, Davila, Lederman	
ABSENT:	Tracye Whitfield	

Special Permits

6. 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

HISTORY:

06/26/23	City Council	CONTINUE VOTE
Next: 08/21/23		

COMMENTS - Current Meeting:

MR. ROJAS, THE PETITIONER, MET WITH THE IOCC.

HE WAS ASKED TO CLEAN UP THE PROPERTY AND DID SO.

MR. DROMEY VISITED THE SITE AND NOTED THAT THERE WAS A CONCERTED EFFORT ON THE PART OF THE PETITIONER TO CLEAN UP THE PROPERTY.

COUNCILOR GOVAN NOTED THAT MR. ROJAS DID MEET WITH THE IOCC AND RECEIVED A LETTER OF SUPPORT FOR THE SPECIAL PERMIT.

ATTACHMENTS:

- 466_Main_St_IO_Tax_Formal (PDF)
- Main_St_466_IO_2023 (PDF)

RESULT:	ADOPTED [11 TO 0]
AYES:	Walsh, Fenton, Perez, Allen, Brown, Hurst, Click-Bruce, Edwards, Curran, Davila, Lederman
ABSTAIN:	Zaida Govan
ABSENT:	Tracye Whitfield

On the Reasons

Unanimous Vote

Councilor Whitfield - Absent

7. Special Permit (ID # 7458)

To Amend an Existing Special Permit (Motor Vehicle Service Station), Originally Granted October 1984, by Allowing a Change in the Petitioner, at the Property Known as 1130 Boston Road (01655-0212) (Book#5700/Page#72 & Book#11461/Page#243), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.3(1).

Request:	See Above
Owner:	Stephen Spinelli, Jr., Gerald W. Nannen & Wyola, LLC
By:	Stephen Spinelli, Jr.
Petitioner:	CAR Properties, LLC & Atlantic Coast Enterprises, LLC
By:	Albert Chance

COMMENTS - Current Meeting:

ATTORNEY SANTOS ON BEHALF OF THE PETITIONER.

CHANGE OF OWNER. CONDITIONS ORIGINALLY APPROVED ON THIS ADDRESS WILL REMAIN IN EFFECT.

ATTACHMENTS:

- 1130_Boston_Rd_Tax_Formal (PDF)
- Boston_Rd_1130_2023 (PDF)

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

On the Reasons

Unanimous Vote

Councilor Whitfield - Absent

8. Special Permit (ID # 7461)

To Amend an Existing Special Permit (Mechanical Public Car Wash), Granted March 2013, by Allowing a Change in the Petitioner, at the Property Known as 1193 State Street (11110-0416) (Book#15590/Page#333), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.3(1).

Request:	See Above
Owner:	Pogman Realty, LLC
By:	Felipe Goncalves
Petitioner:	Suman Kalapala
By:	Suman Kalapala

COMMENTS - Current Meeting:

COUNCILOR WHITFIELD WAS MARKED PRESENT AT 7:36PM

ATTORNEY BERNARDO OF BULKLEY-RICHARDSON-GELINAS REPRESENTED THE PETITIONER.

NEW OWNER WITH THE CONDITIONS ORIGINALLY APPROVED ON THIS ADDRESS WILL REMAIN IN EFFECT.

ALL CONDITIONS HAVE BEEN MET WITH THE EXCEPTION OF BROKEN GLASS CAUSED BY VANDALISM. THE PETITIONER WILL BE CONDUCTING A CLEAN UP IN THE COMING DAYS.

COUNCILOR GOVAN ASKED IF THE PETITIONER HAS MET WITH MT. ZION CHURCH. THE PETITIONER HAS MET WITH THE PASTOR.

ATTORNEY JOHN CRUZ, ATTORNEY FOR THE SELLER FELIPE GONCALVES, RESPONDED TO COUNCILOR DAVILA'S CONCERNS ABOUT THE NOISE ISSUES AND FENCING. ATTORNEY CRUZ NOTED THAT THERE IS A FENCE AND DENSE SHRUBS THAT CREATE A SUBSTANTIAL BUFFER.

COUNCILOR DAVILA ASKED FOR THE HOURS OF OPERATION. MR. KALAPALA NOTED THE PLANNED HOURS ARE 8AM TO 8PM MONDAY THRU SUNDAY.

COUNCILOR WHITFIELD NOTED A FENCE WAS PART OF THE CONVERSATION AT THE LAST MEETING. COUNCILOR WHITFIELD MENTIONED THAT SHE WOULD LIKE TO MAKE A MOTION TO CONTINUE.

MR. DROMEY NOTED THAT THE PREVIOUS ANALYSIS DID NOT INCLUDE ANYTHING ABOUT A FENCE. HE NOTED ALL THE ISSUES WERE TAKEN CARE OF.

ATTORNEY CRUZ NOTED THAT ADDING ANOTHER FENCE WOULD NOT CREATE AN ADDITIONAL NOISE BARRIER. HE NOTED THAT THE DISTANCE FROM THE CHURCH TO THE FENCE/BUSINESS IS APPROXIMATELY 200-300FT.

COUNCILOR BROWN NOTED THAT THIS BUSINESS IS ONLY CHANGING OWNER NOT MANAGEMENT AND SPOKE IN FAVOR OF THE PERMIT.

COUNCILOR DAVILA ASKED IF THERE WAS ANY ADDITIONAL

COUNCILOR LEDERMAN HAS RECESSED IN ORDER FOR THE ATTORNEYS TO FORWARD PICTURES BY EMAIL.

COUNCILOR WALSH NOTED THAT THE COUNCIL IS SIMPLY BEING ASKED TO CHANGE IN OWNER. SHE NOTED SHE WANTED TO CALL THE QUESTION. COUNCILOR LEDERMAN NOTED THAT THE HEARING WAS STILL OPEN AND A VOTE COULD NOT YET BE TAKEN TO CALL THE QUESTION.

COUNCILOR DAVILA NOTED THAT HE WILL BE IN SUPPORT OF THE SPECIAL PERMIT.

COUNCILOR WHITFIELD THANKED THE ATTORNEYS FOR THE PHOTOS AND

COUNCILOR EDWARDS ASKED IF THERE WAS

ATTACHMENTS:

- 1193_State_St_Tax_Formal (PDF)
- State_St_1193_Aug_2023 (PDF)

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

On the Reasons

Unanimous Vote

9. Special Permit (ID # 7492)

For a Special Permit for Motor Vehicle Sales and Service at the Property Known as 16 Amity Court (00415-0002)(Book#23483/Page#90), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1 and 12.3(4).

Request:	See Above
Owner:	David Bedrosian
By:	David Bedrosian
Petitioner:	William Melendez
By:	William Melendez

COMMENTS - Current Meeting:

MR. WILLIAM MELENDEZ SPOKE ON THE ITEM.

COUNCILOR GOVAN TRANSLATED FOR THE PETITIONER

COUNCILOR DAVILA ASKED THE PETITIONER IF HE WAS ADDING 5 CARS TO THE 16 AMITY ST PROPERTY.

THE PETITIONER DID PRESENT TO FPCA AND NOTED THAT THE FPCA VOTED TO SUPPORT THE SPECIAL PERMIT.

ATTACHMENTS:

- 16_Amity_Ct_Tax_Formal (PDF)
- Amity_Ct_16_2023 (PDF)

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

On the Reasons

Unanimous Vote

10. Special Permit (ID # 7567)

For a Special Permit for an Accessory Wall Sign, Above the First Floor, at the Property Known as 1021 Boston Road (01655-0570) (Book#24261/Page#189), as Authorized by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.8.17.

Request:	See Above
Owner:	Springfield Storage Investors
By:	Daniel J. Finnegan, Esquire
Petitioner:	Springfield Storage Investors
By:	Daniel J. Finnegan, Esquire

COMMENTS - Current Meeting:

ATTORNEY FINNEGAN, BULKLEY/RICHARDSON/GELINAS, SPOKE ON BEHALF OF THE PETITIONER.

ATTORNEY FINNEGAN NOTED THE PRIOR MEETING WHERE A SPECIAL PERMIT WAS DENIED. HE ALSO NOTED THAT THE NEW PETITION HAS SUBSTANTIAL CHANGE TO THE SIGN SIZE.

GARY MCKOY, 125 SAMUEL BARNETT BLVD, ** MASSACHUSETTS. MR MCKOY NOTED THAT THE SIGN SIZE HAS BEEN REDUCED BY 35%. THE SIGNAGE WILL BE IN THE SAME LOCATION AND IN KEEPING WITH ALL OTHER SIMILAR SIGNAGE IN THE CITY.

COUNCILOR FENTON NOTED THAT HE WOULD BE IN SUPPORT OF THE SPECIAL PERMIT.

COUNCILOR DAVILA ASKED THE NEW DIMENSIONS OF THE SIGNAGE. ORIGINAL SIGN WAS 97 SQUARE FEET. NEW SIGN WILL BE REDUCED BY 35%. COUNCILOR DAVILA WILL ALSO SUPPORT THE SPECIAL PERMIT.

ATTACHMENTS:

- 1021_Boston_Rd_Tax_Formal (PDF)
- Boston_Rd_1021_Aug_2023 (PDF)

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

On the Reasons

Unanimous Vote

Zoning Changes

11. Zoning Change (ID # 7424)

To Change the Zoning of a Portion of the Property Known as 710 Liberty Street (07770-0201) from Residence B and Commercial P to Business A.

PETITIONER: Hutton ST 21, LLC

ADDRESS: 710 Liberty Street

CHANGE REQUESTED: Residence B/Commercial P to Business A

HISTORY:

06/21/23 City Planning Board APPROVED

07/17/23 City Council APPROVED

COMMENTS - Current Meeting:

REQUEST FROM THE PETITIONERS TO CONTINUE THE ITEM. COUNCILOR FENTON STATED THAT THERE WAS LETTER OF OPPOSITION ON THIS ZONE CHANGE FROM THE HUNGRY HILL NEIGHBORHOOD COUNCIL.

MOTION TO CONTINUE MADE BY COUNCILOR EDWARDS AND WAS SECONDED BY COUNCILOR DAVILA:

COUNCILOR WALSH - YES

COUNCILOR FEENTON - 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

MOTION PASSED. ITEM CONTINUED TO SEPTEMBER 26TH 2023.

ATTACHMENTS:

- 710_Liberty_Street_Zone_Change_Formal (PDF)
- 3240_710_Liberty_St_2023 (PDF)
- 3240_710_Liberty_St_2023_PB_Report (PDF)

RESULT:

CONTINUE VOTE

Next: 9/26/2023 7:00 PM