



City Council

Hearings Meeting

~ Final ~

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

Gladys Oyola-Lopez

Tuesday, September 26, 2023

7:00 PM

Springfield City Hall -- Council Chambers

Call to Order

7:00 PM Meeting called to order on September 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	Absent	
Tracye Whitfield	At Large City Councilor	Remote	
Zaida Govan	Ward 8 City Councilor	Absent	
Timothy C. Allen	Ward 7 Councilor	Present	
Malo Brown	Ward 4 Councilor	Remote	
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	

Petitions

1. Petition (ID # 7659)

Honorary Street Sign - George "Big Will" Williams

COMMENTS - Current Meeting:

Councilor Lavar Click-Bruce spoke on the honorary street sign for George "Big Will" Williams.

Councilor Walsh spoke on Big Will and noted that she is happy that he is being recognized.

Councilor Brown noted that he was also a mentee of Big Will and he commended Councilor Click-Bruce on introducing this item.

Councilor Whitfield spoke on her positive experience at the Dunbar with Big Will Williams. Thanked Councilor Click-Bruce for bringing this item forward.

Councilor Allen noted that his son also played basketball with Big Will. He noted the far reaching affects of Big Will's work with the youth.

Councilor Hurst noted his support of the honorary street sign.

Councilor Lederman offered the family an opportunity to speak. Troy Walker the nephew of Big Will spoke and thanked Councilor Click. He thanked the council for their support.

Ms. Joyce spoke about her father Big Will and Councilor Click-Bruce's work supporting various projects.

Councilor Lederman

ATTACHMENTS:

- 23-21 George Williams Honoray sign (PDF)
- 21-23 Location (PDF)

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

2. Petition (ID # 7660)

Eversource Gas- Demond Ave.

COMMENTS - Current Meeting:

Hector Ve

ATTACHMENTS:

- Petition- Demond Ave (PDF)
- MA-SPR-PIP-23-017 - Demond Ave - FPO Drawing REV00 (PDF)
- Report Demond Ave (PDF)

RESULT:	APPROVED [10 TO 0]
AYES:	Walsh, Whitfield, Allen, Brown, Hurst, Click-Bruce, Edwards, Curran, Davila, Lederman
ABSENT:	Maria Perez, Zaida Govan
AWAY:	Michael A. Fenton

Special Permits

3. Special Permit (ID # 7577)

For a Special Permit to Operate a Medical Office, Clinic or Treatment Facility, with No Overnight Stay, at the Property Known as 445 (A.K.A. 447) Sumner Avenue (11280-0421) (Book #19577/Page#357), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 10.3.

Request:	See Above
Owner:	RF Realty Company, LLC
By:	Britt VanValkenburg
Petitioner:	Xpress Med Urgent Care, LLC
By:	Mansoor Zaidi

COMMENTS - Current Meeting:

Dr. Mansoor Zaidi spoke on the item. He noted that the facility has been vetted and approved by the Planning commission, Forest Park Civic Association and the State of Massachusetts. He noted his work with several area hospitals and his plans to accept all types of insurances. He noted the need for this type of facility due to congestion at local emergency rooms.

Councilor Davila asked for the hours of operation and details on the parking.

He also asked if the clinic would be dispensing methadone.

The petitioner responded: 8am to 8pm seven days a week, parking would be in the rear and on the side of the property. The petitioner noted that no methadone would be dispensed. Councilor Davila asked Phil Dromey if that at some point methadone was dispensed would that change the special permit. Mr. Dromey said yes.

Councilor Brown noted the need for an urgent care facility. He asked about the technology that the doctor will be using. Dr. Zaidi explained how he would approach care and practice on various types of urgent care patients.

Tim Allen asked about the existing urgent care facilities already in existence. Phil Dromey explained that the need for a special permit to open an urgent care facility only happened about 5 years ago.

Councilor Walsh noted her support for the special permit.

ATTACHMENTS:

- 445_Sumner_Ave_Tax_Formal (PDF)
- Sumner_Ave_445_2023 (PDF)

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

4. Special Permit (ID # 7569)

For a Special Permit to Operate a Bed & Breakfast at the Property Known as 400 Maple Street (08218-0106) (Book#23665/Page#487), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Section 4.4.50 and Article 4, Table 4-4, Section 6.3(1).

Request:	See Above
Owner:	Quinnfield Realty Investments, LLC
By:	Cheryl Duyette
Petitioner:	Quinnfield Realty Investments, LLC
By:	Cheryl Duyette

COMMENTS - Current Meeting:

Cheryl Duyette of 400 Maple Street spoke on the special permit and gave a brief overview of her plans.

Councilor Walsh asked if Ms. Duyette would be the onsite owner operator.

Ms. Duyette confirmed that she would be onsite.

Councilor Davila asked the location and if the owner will be turning the entire house into a bed and breakfast. He asked for a brief history of the house.

Councilor Edwards noted the letter of support that was submitted by the

ATTACHMENTS:

- 400_Maple_St_Tax_Formal (PDF)
- Maple_St_400_2023 (PDF)

RESULT: **ADOPTED [10 TO 0]**

AYES: Walsh, Whitfield, Allen, Brown, Hurst, Click-Bruce, Edwards, Curran, Davila, Lederman

ABSENT: Michael A. Fenton, Maria Perez, Zaida Govan

5. Special Permit (ID # 7578)

For a Special Permit for the Demolition and Exterior Renovations of a Structure(S) Totaling More Than One Thousand (1,000) Square Feet at the Property Known as 486-494 Belmont Avenue (01235-0101) (Book #24314/Page#57), SS Belmont Avenue (01235-0099, 0097, 0095 and 0103) (Book #34314/Page#57) and NS Belmont Avenue (01235-0271 & 0272) (Book #24314/Page#57), 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:	Nalani Capital, LLC
By:	Joseph Ngaruiya
Petitioner:	Nalani Capital, LLC
By:	Joseph Ngaruiya

COMMENTS - Current Meeting:

Joseph Ngaruiya, East Boston Massachusetts. The business has been in existence since 2014. The petitioner has met with the Forest Park Civic Association.

Councilor Allen asked what the ultimate use of the property will be.

Mr. Ngaruiya noted it will be the administrative headquarters of his business and contain 15 offices.

Councilor Davila noted that this property has been empty for some time and an eyesore. He is in favor of the petition.

ATTACHMENTS:

- Blemont_Ave_494_Tax_Formal (PDF)
- Belmont_Ave_486_2023 (PDF)

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

6. Special Permit (ID # 7579)

For a Special Permit to Operate a Trash Hauling Service Facility (Storage of Porta-Lets and Portable and Fixed Sanitation Equipment) at the Property Known as 1781 Page Boulevard (09440-0772) (Book#8685/Page#439), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 15.3.

Request:	See Above
Owner:	Mari Real Estate Corporation
By:	Raymond Recor
Petitioner:	United Rentals, Inc.
By:	Ryan W. Scully, Esquire

COMMENTS - Current Meeting:

Attorney Ryan spoke on the special permit

Mary Ann Munger 94 Midway Street in Springfield noted her concerns regarding the proximity of the house she owns.

Attorney Ryan Scully, Stamford CT, gave a more detailed explanation of the proposed use of the site and how the operation would work.

Councilor Allen asked if the petitioner has another facility like this one and how it's going. Attorney Scully noted that the closest facility like this is in Worcester.

Councilor Click-Bruce asked if there was a letter from the neighborhood council. The petitioner noted that the IOCC did submit a letter via Councilor Govan.

Councilor Davila asked for the planned hours of operation. 7am to 4pm Monday through Friday. Councilor Davila also asked for details on the cleaning of the portalettes.

ATTACHMENTS:

- Page_BI_1781_Tax_Formal (PDF)
- Page_BI_1781_2023 (PDF)

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

7. Special Permit (ID # 7580)

For a Special Permit for Motor Vehicle Sales at the Property Known as 279 Locus Street (07860-0080) (Book#24743/Page#291), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.1.

Request:	See Above
Owner:	Tejada Market 2 Corporation
By:	Rowenny Tejada
Petitioner:	Felix Tejada
By:	Felix Tejada

COMMENTS - Current Meeting:

Felix Tejada, 279 Locust Street, spoke on the special permit.

Councilor Allen asked for clarification on the street name. Locust Street was misspelled.

ATTACHMENTS:

- Locus_St_279_Tax_Formal (PDF)
- Locust_St_279_2023 (PDF)

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

8. Special Permit (ID # 7590)

For a Special Permit for an Accessory Wall Sign(S), Above the First Floor, at the Property Known as 1000 Wilbraham Road (12282-0177) (Book#22327/Page#344), as Authorized by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.8.17.

Request:	See Above
Owner:	Multicultural Community Services of the Pioneer Valley, Inc.
By:	Karl Kruger
Petitioner:	Multicultural Community Services of the Pioneer Valley, Inc.
By:	Karl Kruger

COMMENTS - Current Meeting:

Harry

Karl Kruger of MCS of Pioneer Valley, Inc gave details of the proposed signage.

ATTACHMENTS:

- 1000_Wilbraham_Rd_Tax_Formal(PDF)
- Wilbraham_Rd_1000_2023 (PDF)

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

9. Special Permit (ID # 7591)

For a One (1) Year Extension of a Special Permit (Pre-Existing, Non-Conforming Use/Used Car Sales), Approved October 2021, and to Amend Condition #4 (Location of the Building) at the Property Known as 143 Parker Street (09510-1933), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 10, Section 10.1.41 and Article 12, Section 12.4.40.

Request:	See Above
Owner:	Rhino Realty, LLC
By:	Ryan Conway
Petitioner:	Kevin Conway
By:	Kevin Conway

COMMENTS - Current Meeting:

Kevin Conway, Hampden Massachusetts.

Mr. Conway noted that due to the high cost of building materials they have had to put off the project.

Councilor Davila asked what condition #4 on the special permit.

Phil Dromey noted that the amendment is for the paring to be moved to the front of the property and building would be located in the back.

Mr. Conway noted the changed was to approve

Mr. Dromey explained that the extension is needed because it expires next month.

Councilor Allen asked why this item would be on the ZBA meeting agenda tomorrow. Phil noted that a variance needs to be approved in order to locate the parking in the front.

ATTACHMENTS:

- 143_Parker_St_Tax_Formal (PDF)
- Parker_St_143_2023 (PDF)

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

Zoning Changes

10. 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
08/21/23	City Council	CONTINUE VOTE

Next: 09/26/23

COMMENTS - Current Meeting:

Councilor Fenton is against the motion to continue. Noted the neighborhoods opposition to this item. Fenton has asked the petitioner to withdraw without prejudice. The applicant is not willing to withdraw without prejudice.

Councilor Whitfield asked why the neighborhood council wants to stop the zone change. Her understanding that this is a land use hearing. Asked Councilor Fenton if he knew more about why the neighborhood is against.

Councilor Fenton explained why the neighborhood is against the zone change which is for a drive thru. The concern is added congestion and intense commercial use in a residential change in the neighborhood.

Councilor Brown agrees with Councilor Fenton. Important to listen to the neighborhood and it's constituents. Noted he will support Councilor Fenton.

Councilor Walsh would like to see the both sides work to resolve this matter. She will be voting to continue.

Councilor Davila asked Councilor Fenton what the difference between starting from scratch and a continuance.

Councilor Fenton noted that the neighborhood feels that they have exhausted the patience and attention of the neighborhood to discuss this issue. He suggested the withdraw without prejudice option and start with a broader conversation with the neighborhood about the future of the site.

Councilor Whitfield thanked Councilor Fenton for the more detailed explanation. She is in agreement with Councilor Walsh and will be supporting the motion to continue.

ATTACHMENTS:

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

RESULT:	CONTINUE [8 TO 3]	Next: 10/23/2023 7:00 PM
AYES:	Walsh, Whitfield, Brown, Hurst, Click-Bruce, Edwards, Davila, Lederman	
NAYS:	Michael A. Fenton, Timothy C. Allen, Sean Curran	
ABSENT:	Maria Perez, Zaida Govan	