



City Council

Hearings Meeting

~ Final ~

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

Gladys Oyola-Lopez

Monday, December 11, 2023

7:00 PM

Springfield City Hall -- Council Chambers

Hearings

7:00 PM Meeting called to order on December 11, 2023 at Springfield City Hall -- Council Chambers, 36 Court Street, Springfield, MA.

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

Moment of Silence - Pledge of Allegiance

Petitions

1. Petition (ID # 7790)

622 Cottage St Fuel Storage Petition

COMMENTS - Current Meeting:

40 school street - west springfield, ma - representing the petitioner

ATTACHMENTS:

- 622 Cottage St 2023 Propane Application for land use (PDF)
- 622 Cottage Street Fuel (PDF)

Special Permits

2. Special Permit (ID # 7735)

For a Special Permit for an Accessory Wall Sign(S), Above the First Floor, at the Properties Known as 55 Emery Street (04660-0025) (Book#24608/Page#193) and 6 Liberty Street (07770-0001) (Book#24608/Page#193), as Authorized by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.8.17.

Request: See Above

Owner: Springfield QOZ Self-Storage II,
LLC
By: Joseph Binder
Petitioner: Springfield QOZ Self-Storage II,
LLC
By: Joseph Binder

COMMENTS - Current Meeting:

David Orenstein presented on behalf of the petitioner

Councilor Allen asked Mr. Dromey about the size and location of the signs.

ATTACHMENTS:

- 55_Emerystax_Formal (PDF)
- Emery_St_55_2023 (PDF)

3. Special Permit (ID # 7752)

For a Special Permit Motor Vehicle Repair at the Property Known as 62 Freemont Street (05400-0018) (Book#17985/Page#0564), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.3(3).

Request: See Above
Owner: Harriet Cohen Trustee
By: Harriet Cohen
Petitioner: Pedro A. Rodriguez
By: Pedro A. Rodriguez

COMMENTS - Current Meeting:

Pedro Rodriguez, 62-64 Fremont Street, Springfield. Councilor Govan provided Spanish language interpretation.

Mr. Rodriguez noted that he owns a tire repair shop at the same location and is looking to

Mary Mirski 66 Fremont Street, is an abutter who is against granting the permit. She noted concerns with parking, traffic, waste from cleaning. Repairs being done on the street in front of her house. She noted that this business has existed for years but only experienced negative affects under the current owner. Ms. Mirski noted that there is no room for growth and it would impact the street negatively.

Shane Millet, 28 Wendell Place, chair of the C3 neighborhood police, he noted that this business has been the topic of many meetings due to violations. The C3 is not in favor.

Leo Florian, Wendell Place, President of the South End Neighborhood Council, he noted that the business owner has not come before the SENC. He objects to the location not the business.

Mr. Rodriguez noted that he has asked the across the street property owner and would be able to park his vehicles across the street.

Mr. Brace, spoke in support of the business.

Sean Warren, 53 Peekskill Ave, spoke in favor of the business owner.

Mary Mirski spoke again providing clarification on the situation. 18 wheel trucks and big box trucks.

Shane Millet, spoke again on the traffic and the removal of several vehicles from the lot across the street.

Leo Florian, spoke again and noted his support of businesses but opposition as to the location due to the residential nature of the direct abutters. Asked the Council to take into consideration the neighbors.

Councilor Allen asked about the previous business that was located at the same address. Mr. Dromey noted that a tire repair place doesn't require a special permit.

Mr. Dromey suggested that the petitioner

Councilor Allen noted that opposition of the neighborhood council and suggested that the this be continued so the parties could meet.

Councilor Govan asked about who the previous owners are. Mr. Dromey didn't know who the previous owners were.

Councilor Govan made a motion to continue and it was seconded by Councilor Allen.

Councilor Walsh also noted that she favors sending to committee. if it is continued with the hearing open it will be continued to the next meeting in 2024. the new councilors will be able to vote on the matter if they review the meeting.

Councilor Davila thanked Councilor President Lederman for accommodating the petitioner with Spanish translation. He noted Council should provide translation to petitioners that need it.

Councilor Davila asked Leo Florian if he would be willing to meet with the petitioner.

Councilor Davila asked the petitioner how long he has been operating the business at this specific location. He recommended that the petitioner meet with neighborhood council before the next meeting.

Mr. Lederman noted that the applications for Zone Changes/Special Permits will be updated to allow for applicants

ATTACHMENTS:

- 62_Fremont_St_Tax_Formal (PDF)

- [Freemont_St_62_2023](#) (PDF)

RESULT:	CONTINUE VOTE [11 TO 0]	Next: 1/29/2024 7:00 PM
MOVER:	Zaida Govan, Ward 8 City Councilor	
SECONDER:	Timothy C. Allen, Ward 7 Councilor	
AYES:	Walsh, Fenton, Perez, Whitfield, Govan, Allen, Brown, Edwards, Curran, Davila, Lederman	
ABSENT:	Justin Hurst, Lavar Click-Bruce	

4. Special Permit (ID # 7753)

To Amend Two (2) Existing Special Permits (Automotive Repair/Used Car Sales), Granted February 2014, at the Property Known as 1213 Worcester Street (Book# 15032/Page#0404) (12525-0456), by Allowing a Change in Petitioner, as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.1 and 12.3.

Request:	See Above
Owner:	Progressive Enterprises, LLC
By:	Miguel Gonscalves
Petitioner:	Maurice Spencer
By:	Maurice Spencer

COMMENTS - Current Meeting:

Maurice Spencer, 1213 Worcester Street,

Ronald Brace, spoke in favor of the special permit

Bruno Fernandes, spoke in favor of the special permit

Sean Warren, Peekskill Ave, spoke in favor of the special permit. Mr. Warren's business is next to Mr. Spencer's business.

Councilor Govan noted the Mr. Spencer did go before the IOCC and the IOCC

ATTACHMENTS:

- [1213_Worcester_St_Tax_Formal](#) (PDF)
- [Worcester_St_1213_2023](#) (PDF)

5. Special Permit (ID # 7762)

For a Special Permit to Install Fencing, Higher Than Eight (8) Feet (10-Foot High Fencing), at the Property Known as 160 Joan Street (07113-0044) (11282-0789) (Book#20828/Page#60), as Authorized by M.G.L. and the Springfield Zoning Ordinance Article 7, Section 7.4.21.

Request:	See Above
Owner:	Springfield International Charter School
By:	Anthony Jianaces
Petitioner:	Springfield International Charter School
By:	Anthony Jianaces

COMMENTS - Current Meeting:

Evan Andrikos, Weston & Sampson Design Studio, spoke on the special permit.
Springfield International Charter School.

Joy Benoit, 16 Sheppard Drive, got up and spoke about what a waste of time it was to sit through other items.

Councilor Brown stated that SABIS does a great job with the facilities.

Councilor Allen asked if the 16 Acres neighborhood Council sent a letter of approval, as he was in attendance at the meeting. They did not send a letter.

ATTACHMENTS:

- 160_Joan_St_Tax_Formal (PDF)
- Joan_St_160_2023 (PDF)

6. Special Permit (ID # 7763)

For a Special Permit to Expand the Residential Component of a Mixed-Use Building at the Property Known as 275 Chestnut Street (02750-0485) (Book#22494/Page#357 & Book#20957/Page#352), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 2.4.

Request:	See Above
Owner:	BH Chestnut Crossing, LLC
By:	Thomas P. Kegelman, Executive Director
Petitioner:	BH Chestnut Crossing, LLC
By:	Thomas P. Kegelman, Executive Director

COMMENTS - Current Meeting:

Councilor Fenton asked to be recused from the vote on the special permit and the reasons.

Attorney Freyman presented on behalf of the petitioner BH Chestnut Crossing. Will allow additional housing at the former YMCA. Currently has authorization for 101 units at the same address. They have received additional funding to add 34 more units. The Special Permit has already been granted, but it is passed the two year expiry. Currently asking for a renewal. There is also a need for a waiver to approve a reduction in the parking. The requirement is 150 parking spaces, but the design only allows 130 spaces. This is still adequate because many residents do not have vehicles and the property is on a public transportation route.

Lower Liberty Heights Neighborhood Council approves this project and they wrote a letter in support.

Councilor Davila wanted to complement Home City on this initiative. He inquired if the 101 units were single occupancy, and Atty Freyman confirmed. Councilor Davila asked if the 130 parking spaces accommodated employees, and they do. Atty Freyman also confirmed

that the additional units will be added to original foot print. Tom Kegelman, Director of Home City Development came to the podium and stated that all the units are efficiencies, one person per unit, but sometimes a shared kitchen.

Councilor Perez supports this due to urgency of the housing shortage. Noted how much the site has improved.

Councilor Allen asked Tom Kegelman if there is tremendous demand for these units? Mr. Kegelman stated that there is a long waiting list. Councilor Allen inquired how many tenants have vehicles. Out of the 101 units there are approximately 40 cars including staff.

Councilor Govan noted that the property is beautiful. Would like to see this developer in Indian Orchard.

Councilor Whitfield asked how Home City goes about bidding for construction? Mr. Kegelman advised that construction meets certain hiring requirements, that they mirrored the City's policies. This is not a public bid process, but they are constantly recruiting contractors to add to the bid list. Advised to call him directly to be added to the contact list.

ATTACHMENTS:

- 275_Chestnut_St_Tax_Formal (PDF)

Zoning Changes

7. Zoning Change (ID # 7717)

To Change the Zoning of the Properties Known as NS William Street (12300-0051 & 0052) from Residence C to Business A.

PETITIONER: Springfield Day Nursery Corporation

ADDRESS: NS William Street

CHANGE REQUESTED: Residence C to Business A

HISTORY:

11/13/23 City Council

11/15/23 City Planning Board APPROVED

COMMENTS - Current Meeting:

Phillippe Cuevo of Levesque and Associates representing Springfield Day Nursery. Planning department gave approval for this Zone Change. It is for improvements for the day care Square One.

Leo Florian, President of the South End Citizens Council spoke in favor this Zone Change.

Councilor Allen inquired about the time table for the project. Dawn Distefano advised hoping to break ground in April and will take 12-18 months. Hoping to open in the Fall of 2025. Councilor Allen asked how many kids at the site? Dawn stated there will be four classrooms, which will be enough for 80 students. The site will also be offering family services at the site as well.

Councilor Davila wanted to confirm that they will be combining two sites. Dawn Distefano stated there will be services for first time parents, and recovering parents (home visits). Will be doing activities on site for parents as well. Councilor Davila asked about drop off and pick up? There will be a driveway on the property.

Councilor Govan wanted state that she is in support of the Zone Change and asked that her colleagues also support this.

ATTACHMENTS:

- 3243_NS_William_St_2023 (PDF)
- 3243_NS_William_St_2023_RB_Report (PDF)