



Springfield Planning Board

Regular Meeting

~ Minutes ~

Springfield, MA 01106
<http://www.springfieldcityhall.com>

Alvin Allen
(413) 787-6020

Wednesday, February 21, 2024

6:00 PM

City Hall--Room 220

I. Call to Order

6:00 PM Meeting called to order on February 21, 2024 at City Hall--Room 220, 36 Court Street, Springfield, MA.

Attendee Name	Title	Status	Arrived
Jennifer McQuade		Absent	
Gloria DeFillippo		Absent	
Leo Florian		Present	
Rico Daniele		Present	
Rosemary Morin		Present	
Chelsea Choi		Present	
Martin Cunningham		Present	
Luca Mineo		Present	

II. Acceptance of Minutes

III. Public Hearings:

A. Liquor License:

1. Petition (ID # 7891)

Change of Location of an All-Alcoholic Liquor License from the Property Known as 296 Cooley Street to the Property Known as 436 Boston Road.

Petitioner: **Assad & Paul, LLC**

RESULT:	CONTINUE VOTE [6 TO 0]	Next: 3/6/2024 6:00 PM
AYES:	Florian, Daniele, Morin, Choi, Cunningham, Mineo	
ABSENT:	Jennifer McQuade, Gloria DeFillippo	

B. Zone Change:

1. Zoning Change (ID # 7893)

To Change the Zoning of the Property Known as 400 Maple Street (08218-0106) from Residence a to Business A.

PETITIONER:

Quinfield Realty

ADDRESS:

400 Maple Street

CHANGE REQUESTED:**Residence A to Business A****ATTACHMENTS:**

- 3245_400_Maple_St_Formal (PDF)
- 3245_400_Maple_St_2024 (PDF)

RESULT: APPROVED [6 TO 0]**Next: 3/25/2024 7:00 PM****AYES:** Florian, Daniele, Morin, Choi, Cunningham, Mineo**ABSENT:** Jennifer McQuade, Gloria DeFillippo**C. Site Plan Review:****1. Petition (ID # 7892)**

For a Site Plan Review (Tier 2) for the Renovation and Redevelopment of an Existing Building into a Mixed-Use Building (Commercial/Residential), Containing Less Than Twenty-Five (25) Dwelling Units (Total of 14), at the Property Known as 979 Main Street (08130-0765), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-2 and Table 4-4, Section 2.4.

Request: See Above
 Owner: William Street, LLC
 By: Zahoor Riaz
 Petitioner: William Street, LLC
 By: Zahoor Riaz

COMMENTS - Current Meeting:***Conditions:***

- This Site Plan approval is granted solely for the renovation and redevelopment of an existing building into a mixed-use (commercial/residential) containing fourteen (14) residential units, four (4) retail units and three (3) office units at the property known as 979 Main Street (08130-0980).
- The use shall be developed in accordance to the attached site plans and elevations, with the addition of conditions #4 through #9.
- Any and all dumpster(s) shall be completely enclosed.
- The site shall be maintained free of all trash, litter, debris and overgrown vegetation.
- Any and all public tree belts and sidewalks shall be maintained, including snow removal.
- Any and all approvals from DPW, required under the provision of Chapter 27, Article VIII, § 27-58 through 27-63, shall be obtained prior to issuing a Building Permit. If as a result of this review, changes are required to the approved site plan, the applicant will be required to come back to the Planning Board for approval, prior to the issuance of a Building Permit.
- Any and all building permits, including sign permits, shall be obtained prior to start of construction.
- The parking requirements of this approval are based on the information provided by the petitioner at the time of this approval. If the commercial uses change, a re-evaluation of the parking will be required.
- Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.

Approval Criteria/Findings: (Article 12, Section 12.3.60)

- . The project complies with all applicable provisions and requirements of Springfield Zoning Ordinance, including all use, dimensional, site, utility, and overlay district standards.
- . The project avoids significant detrimental environmental impacts, including stormwater runoff, erosion or sedimentation.
- . The project ensures adequate light and air quality for adjacent properties and minimizes detrimental visual impacts on adjacent uses and public streets, parks, buildings, and other public places.
- . The project will not impair pedestrian safety or overload existing roads, considering their current width, surfacing, and condition.
- . The project will provide adequate access for fire, police, and emergency vehicles.
- . The project will minimize noise, dust, odors, solid waste, glare, or any other nuisances in accordance with the City Ordinance.
- . The project has no impacts on historic resources as determined by Section 12.7 of the Springfield Zoning Ordinance.

ATTACHMENTS:

- Main_St_979_Formal (PDF)
- Main_St_979_2024 (PDF)

RESULT:	APPROVED [6 TO 0]
AYES:	Florian, Daniele, Morin, Choi, Cunningham, Mineo
ABSENT:	Jennifer McQuade, Gloria DeFillippo

IV. Non-Subdivision Plans**V. All Other Matters Properly Before the Board**