



Springfield Planning Board

Regular Meeting

~ Minutes ~

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

Alvin Allen
(413) 787-6020

Wednesday, April 17, 2024

6:00 PM

City Hall--Room 220

I. Call to Order

6:00 PM Meeting called to order on April 17, 2024 at City Hall--Room 220, 36 Court Street, Springfield, MA.

Attendee Name	Title	Status	Arrived
Jennifer McQuade		Present	
Gloria DeFillippo		Present	
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: (Continued)

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**

HISTORY:

02/21/24	City Planning Board	CONTINUE VOTE
Next: 03/06/24		
03/06/24	City Planning Board	CONTINUE VOTE
Next: 03/20/24		
03/20/24	City Planning Board	CONTINUE VOTE
Next: 04/03/24		
04/03/24	City Planning Board	

RESULT:	CONTINUE VOTE [UNANIMOUS]	Next: 5/1/2024 6:00 PM
AYES:	McQuade, DeFillippo, Florian, Daniele, Morin, Choi, Cunningham, Mineo	

IV. Public Hearings: (New)

A. Site Plan Review

1. Petition (ID # 7957)

For a Site Plan Review (Tier 2) for the Construction of New Athletic Field and Associated Site Work, at the Property Known as 1296 State Street (11110-0260), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 5.1.

Request:	See Above
Owner:	City of Springfield/Facilities Management Division
By:	Jon Carignan
Petitioner:	City of Springfield/Facilities Management Division
By:	Jon Carignan

HISTORY:

04/03/24 **City Planning Board** **CONTINUE**
Next: 04/17/24

COMMENTS - Current Meeting:

Conditions:

- . This Site Plan approval is granted solely for the construction of new athletic field and associated site work at the property known as 1296 State Street (11110-0260).
- . The use shall be developed in accordance to the attached site plans and elevations, with the addition of conditions #4 through #6.
- . The site shall be maintained free of all trash, litter and/or overgrown vegetation.
- . Any and all lighting shall be shielded from abutting properties.
- . The twenty (20) foot high safety netting shall only be used when needed and shall be lowered when not in use.
- . In addition to the Planning Board Site Plan approval, a full review by the Department of Public Works, as per the provisions of City Ordinance, Chapter 27, Article VIII, § 27-58 through 27-63, will be required. This approval must be obtained prior to the issuance of a Building Permit.
- . 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:

- State_St_1296_2024 (PDF)

RESULT: APPROVED [UNANIMOUS]

AYES: McQuade, DeFillippo, Florian, Daniele, Morin, Choi, Cunningham, Mineo

B. Special Permit:**1. Petition (ID # 7958)**

For Planning Board Special Permit(S) for Accessory Ground Sign(S), to be Larger Than Otherwise Permitted, at the Property Known as 740 Boston Road (01655-0126) (Book#18106/Page#199), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.12.11.B.

Request:	See Above
Owner:	GOGRI, Inc.
By:	Hasmukh Gogri
Petitioner:	GOGRI, Inc.
By:	Hasmukh Gogri

HISTORY:

04/03/24 City Planning Board CONTINUE

Next: 04/17/24

COMMENTS - Current Meeting:*Recommended Conditions:*

- . This special permit is granted to this petitioner only.
- . This special permit is granted solely for the increase in size of the existing ground sign, to one hundred and ten (110) square feet, at the property known as 740 Boston Road (01655-0126).
- . The use shall be developed in accordance to the attached site plans and elevations, with the addition of conditions #4 through #6.
- . Any and all temporary signs and or banners shall be removed.
- . A sign permit shall be obtained through the Building Department, prior to installation.

- . There shall be no other ground signs located on this property.
- . 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: (Article 9, Section 9.12.21)

- . The sign is consistent with the intent and purpose of Article 9.
- . The sign is consistent with the character and use of the area and with the Zoning District in which it is erected.
- . The sign is appropriate in scale and proportion in its design and in its visual relationship to buildings in the area and its general surrounding.
- . The Planning staff analysis shall be incorporated into the decision as one of the basis for approval.

ATTACHMENTS:

- Boston_Rd_740_2024 (PDF)

RESULT: APPROVED [UNANIMOUS]

AYES: McQuade, DeFillippo, Florian, Daniele, Morin, Choi, Cunningham, Mineo

V. Non Subdivision Plans

VI. All Other Matters Properly Before the Board