



Springfield Planning Board

Regular Meeting

~ Minutes ~

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

Alvin Allen
(413) 787-6020

Wednesday, May 1, 2024

6:00 PM

City Hall--Room 220

I. Call to Order

6:00 PM Meeting called to order on May 1, 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		Absent	
Rosemary Morin		Present	
Chelsea Choi		Absent	
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 Next: 03/06/24	City Planning Board	CONTINUE VOTE
03/06/24 Next: 03/20/24	City Planning Board	CONTINUE VOTE
03/20/24 Next: 04/03/24	City Planning Board	CONTINUE VOTE
04/03/24	City Planning Board	
04/17/24 Next: 05/01/24	City Planning Board	CONTINUE VOTE

RESULT:	CONTINUE VOTE [6 TO 0]	Next: 6/5/2024 6:00 PM
AYES:	McQuade, DeFillippo, Florian, Morin, Cunningham, Mineo	
ABSENT:	Rico Daniele, Chelsea Choi	

IV. Public Hearings: (New)

A. Special Permit:

1. Special Permit (ID # 7994)

Planning Board Special Permit for an Accessory Wall Sign, Larger Than Otherwise Permitted, at the Property Known as 261 Oak Grove Avenue.

Request:	See Above
Owner:	Home City Development, Inc.
By:	Thomas Kegelman, Executive Director
Petitioner:	Home City Development, Inc.
By:	Thomas Kegelman, Executive Director

COMMENTS - Current Meeting:

Conditions:

- . This special permit is granted to this petitioner only.
- . This special permit is granted solely for the installation of an accessory wall sign, larger than otherwise permitted, at the property known as 261 Oak Grove Avenue (09195-0060).
- . The use shall be developed in accordance to the attached plans and elevations, with the addition of conditions #4.
- . A sign permit shall be obtained through the Building Department, prior to installation.
- . 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, as modified, is consistent with the intent and purpose of Article 9.
- . The sign, as modified, is consistent with the character and use of the area and with the Zoning District in which it is erected.
- . The sign, as modified, 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:

- Oak_Grove_Ave_261_2024 (PDF)

RESULT:	ADOPTED [6 TO 0]
AYES:	McQuade, DeFillippo, Florian, Morin, Cunningham, Mineo
ABSENT:	Rico Daniele, Chelsea Choi

B. Zone Change:**1. Zoning Change (ID # 7976)**

To Change the Zoning of a Portion the Property Known as 824 Berkshire Avenue (01340-0130) from Industrial a to Business B.

PETITIONER:	Michael Serricchio
ADDRESS:	824 Berkshire Avenue
CHANGE REQUESTED:	Industrial A to Business B

ATTACHMENTS:

- 3246_Berkshire_Ave_824_Formal(PDF)
- 3246_824_Berkshire_Ave_2024 (PDF)

RESULT:	APPROVED [6 TO 0]	Next: 5/20/2024 7:00 PM
AYES:	McQuade, DeFillippo, Florian, Morin, Cunningham, Mineo	
ABSENT:	Rico Daniele, Chelsea Choi	

V. Non-Subdivisions**VI. All Other Matters Properly Before the Board**