



Springfield Planning Board

Regular Meeting

~ Minutes ~

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

Alvin Allen
(413) 787-6020

Wednesday, August 21, 2024

6:00 PM

City Hall--Room 220

I. Call to Order

6:00 PM Meeting called to order on August 21, 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		Absent	
Chelsea Choi		Present	
Martin Cunningham		Present	
Luca Mineo		Absent	

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
05/01/24 Next: 06/05/24	City Planning Board	CONTINUE VOTE
06/05/24 Next: 08/21/24	City Planning Board	CONTINUE VOTE

RESULT:	WITHDRAWN VOTE [6 TO 0]
AYES:	McQuade, DeFillippo, Florian, Daniele, Choi, Cunningham
ABSENT:	Rosemary Morin, Luca Mineo

IV. Public Hearings (new):

A. Planning Board Site Plan Review

1. Petition (ID # 8174)

For a Site Plan Review (Tier 2) for the Construction of a New Pavilion, at an Existing Charter School, at the Property Known as 160 Joan Street (07113-0044), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Section 4.6 and Article 12, Section 12.6.

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

COMMENTS - Current Meeting:

Conditions:

- . This Site Plan approval is granted solely for the construction of new pavilion and associated site work at the property known as 160 Joan Street (07113-0044).
- . The use shall be developed in accordance to the attached site plans and elevations, with the addition of conditions #4 through #5.
- . The site shall be maintained free of all trash, litter and/or overgrown vegetation.
- . Any and all lighting shall be shielded from abutting properties.
- . 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, may be required. This approval, if required, 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:

- Joan_St_160_Formal (PDF)
- Joan_St_160_2024 (PDF)

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

B. Zone Change**1. Zoning Change (ID # 8172)**

To Change the Zoning of the Property Known as WS Connecticut Avenue (03130-0047) from Residence a to Residence B.

PETITIONER:	Viktor Savonin
ADDRESS:	WS Connecticut Avenue
CHANGE REQUESTED:	Residence A to Residence B

ATTACHMENTS:

- 3247_WS_Conn_Ave_2024_Revised (PDF)

RESULT:	DENIED [6 TO 0]	Next: 9/24/2024 7:00 PM
AYES:	McQuade, DeFillippo, Florian, Daniele, Choi, Cunningham	
ABSENT:	Rosemary Morin, Luca Mineo	

2. Zoning Change (ID # 8173)

To Change the Zoning of the Property Known as SS Wisteria Street (12413-0048) from Residence a to Residence B.

PETITIONER:	JETS Property Development, LLC
ADDRESS:	SS Wisteria Street
CHANGE REQUESTED:	Residence A to Residence B

ATTACHMENTS:

- 3248_SS_Wisteria_St_2024 (PDF)

RESULT:	CONTINUE [6 TO 0]	Next: 9/4/2024 6:00 PM
AYES:	McQuade, DeFillippo, Florian, Daniele, Choi, Cunningham	
ABSENT:	Rosemary Morin, Luca Mineo	

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