



Springfield Planning Board

Regular Meeting

~ Minutes ~

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

Alvin Allen
(413) 787-6020

Wednesday, December 4, 2024

6:00 PM

City Hall--Room 220

I. Call to Order

6:00 PM Meeting called to order on December 4, 2024 at City Hall--Room 220, 36 Court Street, Springfield, MA.

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

II. Acceptance of Minutes

III. Public Hearings:

A. Site Plan Review

1. Petition (ID # 8347)

For a Planning Board Site Plan Review (Tier 2) for the Construction of a New Mixed-Use Building with Nine (9) Residential Units, at the Property Known as ES Parker Street (09510-1964), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 2.4.

Request: See Above
 Owner: Oak Ridge Custom Home Builders, Inc.
 By: Val Shvetz
 Petitioner: Oak Ridge Custom Home Builders, Inc.
 By: Val Shvetz

COMMENTS - Current Meeting:

Conditions:

This Site Plan approval is granted solely for the construction of a mixed-use development containing nine (9) residential units and one (1) non-medical office at the property known as ES Parker Street (09510-1964).

- . The use shall be developed in accordance to the attached site plans and elevations, with the addition of conditions #4 through #10.
- . The petitioner shall install a six (6) foot high, solid fence, along the perimeter of the property.
- . All landscaping shall be installed as per the approved plans.
- . All landscaped and lawn areas shall be irrigated.
- . The proposed 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.
- . In addition to the 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. 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.
- . 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, with approved waivers, 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:

- Parker_St_ES_2024 (PDF)

RESULT:	APPROVED [5 TO 0]
AYES:	McQuade, Florian, Daniele, Cunningham, Mineo
ABSENT:	Gloria DeFillippo, Rosemary Morin, Chelsea Choi

IV. Non-Subdivisions

V. All Other Matters Properly Before the Board