



Springfield Planning Board

Regular Meeting

~ Minutes ~

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

Alvin Allen
(413) 787-6020

Wednesday, January 8, 2025

6:00 PM

City Hall--Room 220

I. Call to Order

6:00 PM Meeting called to order on January 8, 2025 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		Absent	
Martin Cunningham		Present	
Luca Mineo		Present	

II. Acceptance of Minutes

III. Public Hearings:

A. Liquor License

1. Petition (ID # 8385)

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**

ATTACHMENTS:

- Boston_Rd_436_2025 (PDF)

RESULT:	CONTINUE VOTE [7 TO 0]	Next: 2/19/2025 12:00 AM
AYES:	McQuade, DeFillippo, Florian, Daniele, Morin, Cunningham, Mineo	
ABSENT:	Chelsea Choi	

2. Petition (ID # 8395)

New, All-Alcoholic Liquor License to be Located at the Property Known as 272-278 Worthington Street.

Petitioner: **Dreamers, LLC - d/b/a Mamou**

COMMENTS - Current Meeting:

CONDITIONS:

- . The hours of operation shall be no later than 12:00AM.
- . The outdoor hours shall be limited to no later than 11:00PM.
- . Any and all exterior changes, including signage, shall be reviewed and approved by the SRA, prior to the issuance of a Building or Sign Permit.
- . There shall be no banners, streamers or other promotional material located on the exterior of the building, with the expectation of a “grand opening” event.

ATTACHMENTS:

- Worthington_St_272_2025 (PDF)

RESULT:	APPROVED [7 TO 0]
AYES:	McQuade, DeFillippo, Florian, Daniele, Morin, Cunningham, Mineo
ABSENT:	Chelsea Choi

B. Zone Change

1. Zoning Change (ID # 8351)

To Amend the Springfield Zoning Ordinance by Amending Article 4, Section 4.7.100 (Registered Marijuana Dispensary and Off-Site Medical Marijuana Dispensary) and Article 4, Table 4-4, Section 13.4, as Set Forth in the Proposed Amendment Attached Hereto:

PETITIONER: Springfield Planning Board

ADDRESS: City Wide

CHANGE REQUESTED: Amendment to Article 4, Section 4.7.100 and Table 4-4, Section 13.4

HISTORY:

01/06/25 City Council

ATTACHMENTS:

- 3250_MM_Formal (PDF)
- Amended_Zoning_Ordinance_Section_4_7_100_Final_2024 (PDF)
- 3250_MM_2025(PDF)

RESULT:	APPROVED [7 TO 0]	Next: 1/27/2025 7:00 PM
AYES:	McQuade, DeFillippo, Florian, Daniele, Morin, Cunningham, Mineo	
ABSENT:	Chelsea Choi	

2. Zoning Change (ID # 8352)

To Amend the Springfield Zoning Ordinance by Amending Article 4 by Adding Section 4.7.120 (Accessory Dwelling Units) and Amending Article 4, Table 4-4, by Adding Section 2.9

PETITIONER: Springfield Planning Board

ADDRESS: City Wide

CHANGE REQUESTED: Amendment to Article 4 by adding Section 4.7.120 and amending Table 4-4 by adding Section 2.9

HISTORY:

01/06/25 City Council

ATTACHMENTS:

- 3251_ADU_Formal (PDF)
- ADU - Zoning - 2024_Final (PDF)
- ADU_State_Law_2024_Final (PDF)
- 3251_ADU_2025 (PDF)

RESULT:	APPROVED [7 TO 0]	Next: 1/27/2025 7:00 PM
AYES:	McQuade, DeFillippo, Florian, Daniele, Morin, Cunningham, Mineo	
ABSENT:	Chelsea Choi	

3. Zoning Change (ID # 8353)

To Change the Zoning of the Property Known as ES East Columbus Avenue (04303-0625) from Business a to Business B.

PETITIONER: Genesis Digital Media, LLC

ADDRESS: ES East Columbus Avenue

CHANGE REQUESTED: Bus A to Bus B

HISTORY:

01/06/25 City Council

ATTACHMENTS:

- 3252_ES_East_Columbus_Ave_Formal (PDF)
- 3252_ES_E_Columbus_Ave_2025(PDF)

RESULT:	WITHDRRAWN
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IV. Non-Subdivisions

V. All Other Matters Properly Before the Board