



# Springfield Planning Board

## Regular Meeting

~ Minutes ~

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

Andrew Strniste  
4137876525

Wednesday, May 7, 2025

6:00 PM

City Hall--Room 220

### I. Call to Order

6:00 PM Meeting called to order on May 7, 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	
Martin Cunningham		Present	
Luca Mineo		Present	

### II. Acceptance of Minutes

### III. Public Hearings:

#### A. Site Plan Review

##### 1. Petition (ID # 8581)

For a Site Plan Review (Tier 2) for the Renovation and Redevelopment of an Existing Building into Residential Units, Containing Less Than Twenty-Five (25) Dwelling Units, at the Properties Known as 531 Worthington Street (12535-0263) and NS Winter Street (12395-0019), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-2 and Table 4-4, Section 2.4.

Request: See Above  
 Owner: Dano Holdings, LLC  
 By: Zahoor Riaz  
 Petitioner: Dano Holdings, LLC  
 By: Zahoor Riaz

#### COMMENTS - Current Meeting:

##### Conditions:

- . This Site Plan approval is granted solely for the renovation and redevelopment of an existing building into eighteen (18) residential units, located at the properties known as 531 Worthington Street (12535-0263) and NS Winter Street (12395-0019).
- . The use shall be developed in accordance to the attached site plans, with the addition of conditions #4 through #10.

- . The building located at 539 Worthington Street (12535-0262) shall be used as part of the re-development for ten (10), interior parking spaces.
- . Review and approval of the proposed development shall be obtained from the Springfield Redevelopment Authority, prior to the issuance of any Building Permits.
- . The parking lot located on Winter Street shall be clearly marked for thirteen (13) parking spaces. Signage shall also be installed identifying this lot as parking for the residential units.
- . Any and all 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.
- . Any and all approvals from DPW, required under the provision of Chapter 27, Article VIII, § 27-58 through 27-63, shall be obtained prior to issuing 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 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.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>AYES:</b>	McQuade, DeFillippo, Florian, Daniele, Morin, Cunningham, Mineo

**IV. Non-Subdivision Plans**

**V. All Other Matters Properly Before the Board**