



# Springfield Planning Board

## Regular Meeting

~ Minutes ~

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

Andrew Strniste  
4137876525

Wednesday, July 16, 2025

6:00 PM

City Hall--Room 220

### I. Call to Order

6:00 PM Meeting called to order on July 16, 2025 at City Hall--Room 220, 36 Court Street, Springfield, MA.

Attendee Name	Title	Status	Arrived
Jennifer McQuade	Board Member	Present	
Leo Florian	Acting Chair	Present	
Rico Daniele	Board Member	Present	
Rosemary Morin	Board Member	Present	
Martin Cunningham	Board Member	Absent	
Luca Mineo	Board Member	Absent	
Vanessa Ford	Board Member	Present	

### II. Acceptance of Minutes

### III. Public Hearings

#### A. Liquor License

##### 1. Petition (ID # 8750)

New, All-Alcoholic Liquor License, to be Located at the Property Known as 263 (A.K.A. 273) Hancock Street

Petitioner: **Antojos Corporation - d/b/a Antojos Springfield**

**COMMENTS - Current Meeting:**

**CONDITIONS:**

- . The hours of operation shall be as stated by the petitioner.
- . There shall be no banners, streamers or other promotional material located on the exterior of the building.

**ATTACHMENTS:**

- Hancock\_St\_263\_2025 (PDF)

<b>RESULT:</b>	<b>APPROVED [5 TO 0]</b>
<b>AYES:</b>	McQuade, Florian, Daniele, Morin, Ford
<b>ABSENT:</b>	Martin Cunningham, Luca Mineo

**B. Site Plan Review**

**1. Petition (ID # 8763)**

To Amend an Existing Site Plan Review Approval, Granted May 7, 2025, for the Renovation and Redevelopment of an Existing Building into Residential Units, by Allowing a Change to the Approved Plans (2 Additional Housing Units), at the Properties Known as 531 Worthington Street (12535-0263) and NS Winter Street (12395-0019)

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 twenty (20) 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.

**ATTACHMENTS:**

- Worthington\_St\_531\_2025\_Amend (PDF)

<b>RESULT:</b>	<b>APPROVED [5 TO 0]</b>
<b>AYES:</b>	McQuade, Florian, Daniele, Morin, Ford
<b>ABSENT:</b>	Martin Cunningham, Luca Mineo

**IV. Non-Subdivision Plans**

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

**A. *Petition to Amend Article 2, Section 2.2 (Definitions) of the Zoning Ordinance***

Board voted to approve the petition to amend Article 2, Section 2.2 of the Springfield Zoning Ordinance.