



Springfield Planning Board

Regular Meeting

~ Minutes ~

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

Alvin Allen
(413) 787-6020

Wednesday, September 6, 2017

6:00 PM

City Hall--Room 220

I. Call to Order

6:00 PM Meeting called to order on September 6, 2017 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		Present	
Chelsea Choi		Present	
Martin Cunningham		Present	
Jose Delgado		Present	
Luca Mineo		Present	

II. Acceptance of Minutes

III. Public Hearings

A. Planning Board Special Permit

1. Petition (ID # 4162)

For a Planning Board Special Permit for a Proposed Accessory Ground Sign, Larger Than Otherwise Permitted, at the Property Known as ES (A.K.A. 961) St James Avenue (11170-0244), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.12.11.B.

Request: See Above
Owner: Anthony Roberson
By: Anthony Roberson
Petitioner: Anthony Roberson
By: Anthony Roberson

COMMENTS - Current Meeting:

Conditions:

- . This special permit is granted to this petitioner only.
- . This special permit is granted solely for the installation of an accessory ground sign, larger than otherwise permitted, at the property known as ES (a.k.a. 961) St James Avenue (11170-0244).
- . The use shall be developed in accordance to the attached site plans and elevations, with the addition of

condition #4.

- . A sign permit shall be obtained through the Building Department, prior to installation.
- . Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by fine of up to \$200 per day for each day a violation exists.

Approval Criteria: (Article 9, Section 9.12.21)

- . The sign is consistent with the intent and purpose of Article 9.
- . The sign is consistent with the character and use of the area and with the Zoning District in which it is erected.
- . The sign is appropriate in scale and proportion in its design and in its visual relationship to buildings in the area and its general surrounding.
- . The Planning staff analysis shall be incorporated into the decision as one of the basis for approval.

RESULT: APPROVED [8 TO 0]

AYES: McQuade, Florian, Daniele, Morin, Choi, Cunningham, Delgado, Mineo

ABSENT: Gloria DeFillippo

B. Site Plan Review

1. Petition (ID # 4161)

For a Site Plan Review (Tier 2) for the Reuse of an Existing Building, for a Proposed Charter School, at the Property Known as 339 State Street (11110-0591), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Section 4.6 and Article12, Section 12.6.

Request:	See Above
Owner:	Frank A. DeMarinis
By:	Frank A. DeMarinis
Petitioner:	Frank A. DeMarinis
By:	Frank A. DeMarinis

COMMENTS - Current Meeting:

Conditions:

- . This Site Plan approval is granted solely for the re-use of an existing building, for a Springfield Public School, at the property known as 339 State Street (11110-0591).
- . The use shall be developed in accordance to the attached site plans and elevations, with the addition of conditions #4 though #8.
- . Any and all approvals required from the Department of Public Works shall be obtained prior to issuing a Building Permit.
- . A full sign plan shall be submitted to the Office of Planning & Economic Development, for review and approval.
- . Any and all building permits, including sign permits, shall be obtained.

- . The site shall be maintained free of all trash, litter and/or overgrown vegetation.
- . The public sidewalk along State Street shall be maintained, including snow removal.
- . The building shall be maintained graffiti free.
- . 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.

RESULT:	APPROVED [8 TO 0]
AYES:	McQuade, Florian, Daniele, Morin, Choi, Cunningham, Delgado, Mineo
ABSENT:	Gloria DeFillippo

C. Zone Change

1. Zoning Ordinance (ID # 4160)

To Change the Zoning of the Properties Known as SS Verge Street (11840-0087), NS Laconia Street (07420-0014), NS Laconia Street (07420-0015) and NS Laconia Street (07420-0016) from Residence A to Residence B.

PETITIONER: Bretta Constrcution, LLC

ADDRESS: SS Verge Street and NS Laconia Street

CHANGE REQUESTED: Res A to Res B

ATTACHMENTS:

- Verge_Laconia_Formal (PDF)

RESULT: APPROVED [8 TO 0]**Next: 9/26/2017 7:00 PM****AYES:** McQuade, Florian, Daniele, Morin, Choi, Cunningham, Delgado, Mineo**ABSENT:** Gloria DeFillippo**IV. Non-Subdivision Plans****V. All Other Matters Properly Before the Board**