



Springfield Planning Board

Regular Meeting

~ Minutes ~

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

Alvin Allen
(413) 787-6020

Wednesday, September 20, 2017

6:00 PM

City Hall--Room 220

I. Call to Order

6:00 PM Meeting called to order on September 20, 2017 at City Hall--Room 220, 36 Court Street, Springfield, MA.

Attendee Name	Title	Status	Arrived
Jennifer McQuade		Present	
Gloria DeFillippo		Present	
Leo Florian		Absent	
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. Liquor License

1. Petition (ID # 4192)

New Beer & Wine Liquor License (Package Store) at the Property Known as 674 (A.K.A. 668) Liberty Street

Petitioner: **66 DKR, LLC - d/b/a The Hampton Inn**

ATTACHMENTS:

- Liberty_St_674_aka_668_2017 (PDF)

RESULT: LAY ON TABLE

Next: 10/4/2017 6:00 PM

B. Special Permit

1. Petition (ID # 4195)

For a Planning Board Special Permit for a Proposed Accessory Wall Sign, in a Location or Position Not Otherwise Permitted, at the Property Known as 1344 Allen Street (00280-0387), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.12.11.C.

Request: See Above
Owner: Officium, LLC

By: Dominic Kirchner II
 Petitioner: Dominic Kirchner II
 By: Dominic Kirchner II

COMMENTS - Current Meeting:*Recommendation*

Approve, with modification and the following conditions:

Recommended Conditions:

- . This special permit is granted to this petitioner only.
- . This special permit is granted solely for the installation of an accessory wall sign, in a location or position not otherwise permitted, at the property known as 1344 Allen Street (00280-0387).
- . The use shall be developed in accordance to the attached site plans and elevations, with the addition of conditions #4 and #5.
- . The proposed sign shall be turned off by no later than 10:30PM.
- . 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 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: (Article 9, Section 9.12.21)

- . The sign, as modified, is consistent with the intent and purpose of Article 9.
- . The sign, as modified, is consistent with the character and use of the area and with the Zoning District in which it is erected.
- . The sign, as modified, 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.

ATTACHMENTS:

- Allen_St_1344_2017 (PDF)

RESULT:	ADOPTED AS AMENDED [8 TO 0]
AYES:	McQuade, DeFillippo, Daniele, Morin, Choi, Cunningham, Delgado, Mineo
ABSENT:	Leo Florian

C. Zone Change**1. Zoning Ordinance (ID # 4193)**

To Change the Zoning of the Property Known as 77 Wilcox Street (12285-0064) from Residence C to Business B.

PETITIONER: 180 reDevelopment, LLC

ADDRESS: 77 Wilcox Street

CHANGE REQUESTED: Res C to Bus B

HISTORY:

09/11/17

City Council

RECEIVED 1ST STEP

Next: 09/26/17

ATTACHMENTS:

- 3189_77_Wilcox_St_2017 (PDF)

RESULT: APPROVED [8 TO 0]

Next: 10/23/2017 7:00 PM

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

ABSENT: Leo Florian

2. Zoning Ordinance (ID # 4194)

To Change the Zoning of the Property Known as NS Wilbraham Road (12282-0057) from Commercial P to Residence B.

PETITIONER: Leonidah Wanyama

ADDRESS: NS Wilbraham Road

CHANGE REQUESTED: Com P to Res B

HISTORY:

09/11/17

City Council

RECEIVED 1ST STEP

Next: 09/26/17

ATTACHMENTS:

- 3191_NS_Wilbraham_Rd_2017 (PDF)

RESULT: MOTION TO CONTINUE

Next: 10/4/2017 6:00 PM

IV. Non-Subdivision Plans

V. All Other Matters Properly Before the Board

A. Community Preservation Act (CPA) Discussion