

MEMBERS

Ed Corbin
Mary Kate Bednarz
Walter Gould
Andrew Strniste
George Bruce



City of Springfield Zoning Board of Appeals

MEETING

DATE: Wednesday, November 19, 2025

TIME: 6:00 PM

**PLACE: 70 Tapley Street, Springfield, MA 01104
(Front Conference Room)**

AGENDA

- 1. Roll Call**
- 2. Public Hearings: 471 Plainfield St, 252 Parker St & WS Parker St, 21 Osborne Ter, ES Rochelle St**

3. Continued from October 29, 2025

Applicant: Brightwood Elderly Living Loving Assistance LLC

Address: 471 Plainfield Street

Request: Comprehensive 40B permit Application by Brightwood Elderly Living Loving Assistance LLC. Requesting waivers from the requirements of the Springfield Zoning Ordinance. "So as to be allowed to redevelop and add onto the existing building for the use of an affordable senior housing apartment building" that would be in violation of the Springfield Zoning Ordinance Article 5 Table 5-1 for lot area, side and rear yard setbacks, height, and Article 7 Table 7-1 for off-street parking for multi-family and retail use and Article 7 Table 7-2 for aisle width and Article 7 section 7.1.54 for buffer planting strip and Article 7 section 7.2 for off-street loading and Article 7 section 7.3.12 (A) for planning board review.

252 Parker Street & WS Parker St ID'S (09510-0071 & 09510-0068): By Suzan Dumas

WS Parker St ID 09510-0071 is zoned Residence A and contains 18,714 sq ft of land area and 252 Parker St ID 09510-0068 which is also zoned Residence A and contains 5,000 sq ft of land area and also has a single-family house there. It appears that the registry of deeds records reflect that the land was never subdivided as shown on our GIS Maps system and therefore a variance is needed. The petitioner Suzan Dumas wishes to divide the lots as shown on our GIS maps so that a single-family house can be built on that parcel. This would be in violation of Article 5 Table 5-1

21 Osborne Ter ID 09385-0106 East Springfield Library: By The City of Springfield.

This is a 17,491 sq ft parcel that is zoned residence A. The petitioner the city of Springfield intends to demolish the existing building and construct a new library building. The new building would not meet the required rear yard setback of 30ft but instead will provide a 15ft rear yard setback in violation of Article 5 Table 5-1. The new building would also exceed the maximum building coverage for that lot, in violation of Article 5 Table 5-2. The proposed new build would be two parking spaces short of the required off-street parking spaces, in violation of Article 7 Table 7-1.

ES Rochelle St ID 10310-0043: By Chadwlck Woodfine

This is a 4,450 sq ft parcel zoned residence B, that is pretty consistent with the existing lot sizes containing dwellings on that street, but lacks the required 5000 sq ft of land area. The petitioner wishes to construct a two-family dwelling on this lot, that would be in violation of article 10 section 10.2.30 for buildable non-conforming lots

