

SPRINGFIELD PLANNING BOARD

MEETING MINUTES SUMMARY

Date: November 5, 2025

Time: 6:00PM

Location: 36 Court Street

ROLL CALL:

Present: Mr. Florian, Ms. Ford, Ms. Morin, Ms. McQuade and Mr. Cunningham

Absent: Mr. Daniele, Mr. Mineo

PUBLIC HEARINGS: LIQUOR LICENSE

1. All Alcoholic Liquor License (New)

Location: 52 Sumner Avenue

Petitioner: Springfield Performing Arts Venture, LLC

Speaking in Favor: four (4)

Speaking in Opposition: zero (0)

FINAL MOTION: APPROVE

IN FAVOR: five (5): Mr. Florian, Ms. Ford, Ms. Morin, Ms. McQuade and Mr. Cunningham

OPPOSED: zero (0)

ABSTAINED: N/A

RECOMMENDATION: Approve

2. Beer & Wine Liquor License (Package Store)

Location: 158 Island Pond Road

Petitioner: Patel Food Mart, Inc. – d/b/a Friendly Mart

MOTION TO CONTINUE

IN FAVOR: five (5): Mr. Florian, Ms. Ford, Ms. Morin, Ms. McQuade and Mr. Cunningham

OPPOSED: zero (0)

ABSTAINED: N/A

RECOMMENDATION: Continued to November 19, 2025

PUBLIC HEARINGS: ZONE CHANGE

1. Zone Change #3256

Address: 390-392 Allen Street (00280-0096)

Change from Residence A to Residence C

Petitioner: 390 Allen Street, LLC

Speaking in Favor: four (4)

Speaking in Opposition: two (2)

FINAL MOTION: APPROVE

IN FAVOR: five (5): Mr. Florian, Ms. Ford, Ms. Morin, Ms. McQuade and Mr. Cunningham

OPPOSED: zero (0)

ABSTAINED: N/A

RECOMMENDATION: Approve

2. Zone Change #3257

Address: SS Boston Road (01655-0687/0685)

Change from Residence A to Business A

Petitioner: Pinkal & Hiral, LLC

Speaking in Favor: four (4)

Speaking in Opposition: zero (0)

FINAL MOTION: APPROVE

IN FAVOR: five (5): Mr. Florian, Ms. Ford, Ms. Morin, Ms. McQuade and Mr. Cunningham

OPPOSED: zero (0)

ABSTAINED: N/A

RECOMMENDATION: Approve

ALL OTHER MATTERS PROPERLY BEFORE THE BOARD:

Board voted to formally petition the following amendments to the Springfield Zoning Ordinance:

- Amend Article 4 of the Springfield Zoning Ordinance by amending Article 4, Table 4-4 (Use Table), Section 13.4(1) & (2) (Registered Marijuana Dispensary and Off-Site Registered Medical Marijuana Dispensary), amending Article 4, Section 4.4.100 (Registered Marijuana Dispensary and Off-Site Registered Medical Marijuana Dispensary) by including a new Section 4.7.105 and amending Article 4, Section 4.7.114(A)(2) (Adult Use Marijuana Establishments/Use Requirements).