

SPRINGFIELD PLANNING BOARD

MEETING MINUTES SUMMARY

Date: December 3, 2025

Time: 6:00PM

Location: 36 Court Street, Room 220

ROLL CALL:

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

Absent: Mr. Mineo

PUBLIC HEARINGS: LIQUOR LICENSE

1. All-Alcoholic (New)

Location: 278 Worthington Street

Petitioner: WRL R&R LLC – d/b/a District Fusion Lounge

SPEAKING IN FAVOR: TWO (2)

SPEAKING AGAINST: ZERO (0)

MOTION: APPROVE, WITH CONDITIONS

CONDITIONS:

1. The hours of operation shall be as stated by the petitioner.
2. Outdoor seating shall be limited to no later than 11:00PM.
3. There shall be no banners, streamers or other promotional material located on the exterior of the building.
4. Any and all exterior renovation and/or signage shall be reviewed and approved by the Springfield Redevelopment Authority.
5. Any and all sign permits shall be obtained prior to installation.

IN FAVOR: six (6): Mr. Florian, Mr. Daniele, MS. Ford, Ms. Morin, Ms. McQuade and Mr. Cunningham

OPPOSED: zero (0)

ABSTAINED: N/A

RECOMMENDATION: Approve

DEFINITIVE SUBDIVISION:

1. Definitive Subdivision: Wilmington Avenue Extension

Owner: City of Homes Real Estate, LLC

Engineer: R Levesque Associates, Inc.

Scale: 1" = 40'

Date: April 2023

SPEAKING IN FAVOR: ONE (1)

SPEAKING AGAINST: FIVE (5)

MOTION: APPROVE, WITH MODIFICATIONS

MODIFICATIONS:

1. Approval shall be conditional on any and all approvals required from the Department of Public Works (DPW) and the Springfield Water & Sewer Commission (SWSC).
2. The developer shall contact the City Forester prior to any construction to determine if any significant trees are located on the property.
3. A fully executed copy of the Wilmington Extension Homeowners Association (HOA) agreement shall be submitted to the Office of Planning & Economic Development. A copy of the HOA shall also be recorded on the deeds of each of the four (4) properties and proof of the recording shall be submitted to the Office of Planning & Economic Development
4. The petitioner shall petition and submit all required materials to the Board of Public Works to make this section of Wilmington Avenue a public way upon completion of all construction. Any and all plans/materials to complete this process shall be submitted by the developer, including any and all easement(s) documentation.
5. All utilities shall be placed underground as per the subdivision regulations.
6. The developer shall comply with all DPW and SWSC standards and polices for the design, construction, inspection and acceptance of this project.
7. Streetlights shall be installed in accordance with DPW and Eversource specifications.
8. Prior to the start of construction, there shall be a coordination meeting between the developer and all appropriate parties to discuss the following:
 - a. Confirm scope of work to avoid field errors
 - b. Obtain contact information for DPW, SWSC, Contractor(s), Sub-Contractor(s) and Owner
 - c. Review proposed schedule (proposed start/end dates, work hours, etc.)
 - d. Confirmation of roles, responsibilities and authority of all parties
 - e. Confirm erosion control measures/ Storm Water Pollution Prevention Plan (SWPPP), etc.

9. The developer shall not deviate from the approved plans without prior written approval from the Planning Board, DPW or SWSC.
10. A waiver of the sidewalk requirement is approved.
11. A Performance Agreement, secured by proper bond, deposit of money, Letter of Credit or approved equal in the amount agreed upon by DPW (City unit costs with prevailing wage costs will be used and a 25% contingency will be added for the protection of DPW and the SWSC) shall be fully executed prior to endorsement of the plans or start of construction.
12. All drainage structures shall be protected from contamination by storm water runoff during all phases of construction.
13. A completed Stormwater Pollution Prevention Plan (SWPPP), as per EPA regulations, shall be submitted to the DPW prior to starting construction.
14. Shade trees shall be installed within the public tree belt one (1) per lot. Type and variety shall be determined by the City Forester.

IN FAVOR: six (6): Mr. Florian, Mr. Daniele, MS. Ford, Ms. Morin, Ms. McQuade and Mr. Cunningham

OPPOSED: zero (0)

ABSTAINED: N/A

RECOMMENDATION: Approve

ZONE CHANGE:

1. Zone Change #3258

Address: City-Wide

Amend Article 4, Table 4-4 (Use Table), Section 13.4(1) and (2) (Registered Marijuana Dispensary and Off-Site Registered Medical Marijuana Dispensary), amending Article 4, Section 4.7.114(A)(2) (Adult Use Marijuana Establishments/Use Requirements) and amending Article 4, Section 4.7.100 (Registered Marijuana Dispensary and Off-Site Registered Medical Marijuana Dispensary) by including a new Section 4.7.105

Petitioner: Springfield Planning Board

SPEAKING IN FAVOR: ONE (1)

SPEAKING AGAINST: ZERO (0)

MOTION: APPROVE

IN FAVOR: six (6): Mr. Florian, Mr. Daniele, MS. Ford, Ms. Morin, Ms. McQuade and Mr. Cunningham

OPPOSED: zero (0)

ABSTAINED: N/A

RECOMMENDATION: Approve

ALL OTHER MATTERS PROPERLY BEFORE THE BOARD