

SPRINGFIELD PLANNING BOARD

MEETING MINUTES SUMMARY

Date: January 21, 2026

Time: 6:00PM

Location: 36 Court Street, Room 220

ROLL CALL:

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

Absent: Ms. McQuade

PUBLIC HEARING:

PRELIMINARY SUBDIVISION:

1. Preliminary Subdivision: Wendover Estates

Owner: Bretta Construction, LLC

Engineer: R Levesque Associates, Inc.

Scale: 1" = 60'

Date: December 2025

SPEAKING IN FAVOR: Two (2)

SPEAKING AGAINST: Five (5)

MOTION: APPROVE, WITH MODIFICATIONS

MODIFICATIONS:

1. Approval is for the Preliminary Plan only.
2. Final approval of the Definitive Plans shall require a full review and approval by the Department of Public Works (DPW) and the Springfield Water & Sewer Commission (SWSC).
3. No work related to the construction of the streets or homes shall be started on this development until definitive approval has been granted by the Planning

Board and the developer has a fully executed Performance Agreement, with the required securities.

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

OPPOSED: zero (0)

ABSTAINED: N/A

RECOMMENDATION: Approve

ALL OTHER MATTERS PROPERLY BEFORE THE BOARD

- **Board Elections:** Leo Florian nominated as Chair. Board voted unanimously to approved. Rosemary Morin nominated as Vice Chair. Board voted unanimously to approved. Jennifer McQuade nominated as Secretary. Board voted unanimously to approved.
- **Request for Formal Petition of Court Square Urban Renewal Zone Changes:** Board voted unanimously to approved the proposed petition.