

SPRINGFIELD PLANNING BOARD

MEETING MINUTES SUMMARY

Date: July 15, 2026

Time: 6:00PM

Location: 36 Court Street, Room 220, City Hall

ROLL CALL:

Present: seven (7): Mr. Florian, Ms. Morin, Mr. Daniele, Ms. McQuade, Mr. Cunningham, Mr. Mineo and Ms. Ford

Absent: zero (0)

PUBLIC HEARING:

Liquor License:

1. Beer & Wine Liquor License (Package Store)

Location: 500 Page Boulevard

Petitioner: Shaili Love, Inc. – d/b/a Page Convenience

SPEAKING IN FAVOR: ZERO (0)

SPEAKING AGAINST: ZERO (0)

MOTION: CONTINUE, UNTIL THE AUGUST 19, 2026 MEETING.

IN FAVOR: seven (7): Mr. Florian, Ms. Morin, Mr. Daniele, Ms. McQuade, Mr. Cunningham, Mr. Mineo and Ms. Ford

OPPOSED: zero (0)

ABSTAINED: N/A

RECOMMENDATION: Continued until the August 19, 2026 meeting.

Special Permit:

1. Accessory Wall Sign (In a location not otherwise permitted)

Location: 34 Chapin Terrace

Petitioner: RMHC CTMA (Ronald McDonald House)

SPEAKING IN FAVOR: ONE (1)

SPEAKING AGAINST: ZERO (0)

MOTION: Approve, with conditions.

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the installation of one (1), accessory wall sign, in a location not otherwise permitted, at the property known as 34 Chapin Terrace (02640-0006).
3. The use shall be developed in accordance to the attached plans and elevations, with the addition of conditions #4 and #5.
4. The sign shall not be internally illuminated.
5. A sign permit shall be obtained through the Building Department, prior to installation.
6. The Planning Board shall have the authority to modify, amend, review or revoke its approval of a special permit upon written application of the owner, lessee or Zoning Administrator; provided, however, that such action is consistent with the purpose and intent of the Springfield Zoning Ordinance and a public hearing is held.
7. 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 Sign/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)

1. The sign is consistent with the intent and purpose of Article 9.
2. The sign is consistent with the character and use of the area and with the Zoning District in which it is erected.
3. The sign is appropriate in scale and proportion in its design and in its visual relationship to buildings in the area and its general surrounding.
4. The Planning staff analysis shall be incorporated into the decision as one of the basis for approval.

IN FAVOR: seven (7): Mr. Florian, Ms. Morin, Mr. Daniele, Ms. McQuade, Mr. Cunningham, Mr. Mineo and Ms. Ford

OPPOSED: zero (0)

ABSTAINED: N/A

RECOMMENDATION: APPROVE

ALL OTHER MATTERS PROPERLY BEFORE THE BOARD