



Springfield Planning Board

Regular Meeting

~ Minutes ~

Springfield, MA 01106
<http://www.springfieldcityhall.com>

Alvin Allen
(413) 787-6020

Wednesday, April 4, 2018

6:00 PM

City Hall--Room 220

I. Call to Order

6:00 PM Meeting called to order on April 4, 2018 at City Hall--Room 220, 36 Court Street, Springfield, MA.

Attendee Name	Title	Status	Arrived
Jennifer McQuade		Present	
Gloria DeFillippo		Present	
Leo Florian		Present	
Rico Daniele		Present	
Rosemary Morin		Present	
Chelsea Choi		Present	
Martin Cunningham		Present	
Luca Mineo		Present	

II. Acceptance of Minutes

III. Public Hearings

A. Zone Change

1. Zoning Ordinance (ID # 4486)

To Change the Zoning of the Property Known as 69 Parker Street (09510-1959) from Business a to Business B.

PETITIONER: Scott Santaniello

ADDRESS: 69 Parker Street

CHANGE REQUESTED: Bus A to Bus B

RESULT:	APPROVED [UNANIMOUS]	Next: 4/23/2018 7:00 PM
AYES:	McQuade, DeFillippo, Florian, Daniele, Morin, Choi, Cunningham, Mineo	

B. Planning Board Special Permits

1. Petition (ID # 4489)

For a Planning Board Dimensional Variation Special Permit, to Allow a Reduction of the Rear Yard Setback, at the Property Known as 162 Newhouse Street (09005-0032), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 12, Section 12.5.

Request:	See Above
Owner:	Lawrence A. and Dale H. Bustillo
By:	Lawrence A. and Dale H. Bustillo
Petitioner:	Lawrence A. and Dale H. Bustillo
By:	Lawrence A. and Dale H. Bustillo

COMMENTS - Current Meeting:

Approval Criteria/Findings:

1. The proposed use will comply with the zoning ordinance with the exception of the proposed dimensional variation.
2. The proposed use, with the dimensional variation, will not have significant negative impacts on the neighborhood.
3. In making this finding, the Planning Board and it's staff recommendation considered the following types of potential impacts of the proposed dimensional variation:
 - a. Impacts on traffic and parking;
 - b. Impacts on municipal services, including emergency access and public safety;
 - c. Impacts on neighborhood character, including environmental and visual features;
 - d. Impacts on neighborhood congestion;
 - e. Increase in scale of development relative to nearby lots and Buildings;
 - f. Increase in shadowing on abutting lots and buildings.

Conditions:

- . This special permit is granted to this petitioner only.
- . This special permit for a dimensional variation is granted solely for the reduction of the rear yard setback by no more than three (3) feet, at the property known as 162 Newhouse Street (09005-0032).
- . The use shall be developed in accordance to the attached site plans and elevations, with the addition of condition #4.
- . All required Building Permits shall be obtained prior to the start of any construction.
- . 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 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.

RESULT: APPROVED [UNANIMOUS]

AYES: McQuade, DeFillippo, Florian, Daniele, Morin, Choi, Cunningham, Mineo

C. *Planning Board Site Plan Reviews*

1. Petition (ID # 4488)

For a Planning Board Site Plan Review (Tier 2) for the Construction of a New Office Building and Accessory Parking at the Property Known as 1780 Main Street (08130-0172), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Use Table 4-4, Section 10.2.

Request:	See Above
Owner:	Park View North, LLC
By:	Peter A. Picknelly, Manager
Petitioner:	Way Finders, Inc.
By:	Peter Gagliardi, President, CEO

COMMENTS - Current Meeting:

Approval Criteria/Findings:

- . The project complies with all applicable provisions and requirements of Springfield Zoning Ordinance, including all use, dimensional, site, utility, and overlay district standards.
- . The project avoids significant detrimental environmental impacts, including stormwater runoff, erosion or sedimentation.
- . The project ensures adequate light and air quality for adjacent properties and minimizes detrimental visual impacts on adjacent uses and public streets, parks, buildings, and other public places.
- . The project will not impair pedestrian safety or overload existing roads, considering their current width, surfacing, and condition.
- . The project will provide adequate access for fire, police, and emergency vehicles.
- . The project will minimize noise, dust, odors, solid waste, glare, or any other nuisances in accordance with the City Ordinance.
- . The project has no impacts on historic resources as determined by Section 12.7 of the Springfield Zoning Ordinance.

Conditions:

- . This Site Plan approval is granted solely for the construction of a 23,338 square foot office building, with accessory parking, at the property known as 1780 Main Street (08130-0172).
- . The use shall be developed in accordance to the attached site plans and elevations, with the addition of conditions #3 through #9.
- . All landscaping shall be installed as per the attached plans.
- . Any and all dumpster(s) shall be completely enclosed.
- . All landscaped and/or lawn areas shall be irrigated.
- . The site shall be maintained free of all trash, litter, debris and overgrown vegetation.
- . Any and all approvals from DPW, required under the provision of City Ordinance, Article VIII, §27-29, shall be obtained prior to issuing a Building Permit. If as a result of this review, changes are required to the approved site plan, the applicant will be required to come back to the Planning Board for approval, prior to the issuance of a Building Permit.
- . Due to the fact that this project is located within the Court Square Urban Renewal District, the project must also be reviewed and approved by the Springfield Redevelopment Authority.
- . Any and all building permits, including sign permits, shall be obtained prior to start of construction.

- 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 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.

RESULT:	APPROVED [7 TO 0]
AYES:	McQuade, DeFillippo, Florian, Daniele, Choi, Cunningham, Mineo
ABSTAIN:	Rosemary Morin

2. Petition (ID # 4487)

For a Planning Board Site Plan Review (Tier 2) for the Construction of an Addition to an Existing Building at the Property Known as 2145 Roosevelt Avenue (10360-0410), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Use Table 4-4, Section 13.5.

Request:	See Above
Owner:	Gerald E. D'Amour, Charles L. and Donald H. D'Amour
By:	Chalres H. D'Amour
Petitioner:	Gerald E. D'Amour, Charles L. and Donald H. D'Amour
By:	Jared Russell

COMMENTS - Current Meeting:

Approval Criteria/Findings:

- The project complies with all applicable provisions and requirements of Springfield Zoning Ordinance, including all use, dimensional, site, utility, and overlay district standards.
- The project avoids significant detrimental environmental impacts, including stormwater runoff, erosion or sedimentation.
- The project ensures adequate light and air quality for adjacent properties and minimizes detrimental visual impacts on adjacent uses and public streets, parks, buildings, and other public places.
- The project will not impair pedestrian safety or overload existing roads, considering their current width, surfacing, and condition.
- The project will provide adequate access for fire, police, and emergency vehicles.
- The project will minimize noise, dust, odors, solid waste, glare, or any other nuisances in accordance with the City Ordinance.
- The project has no impacts on historic resources as determined by Section 12.7 of the Springfield Zoning Ordinance.

Conditions:

- This Site Plan approval is granted solely for the construction of a 242,000± square foot addition, to the exiting building at the property known as 2145 Roosevelt Avenue (10360-0410).
- The use shall be developed in accordance to the attached site plans and elevations, with the addition of conditions #3 through #11.
- All landscaping shall be installed as per the attached plans.

- . Any and all dumpster(s) shall be completely enclosed.
- . All landscaped and lawn areas shall be irrigated.
- . The site shall be maintained free of all trash, litter, debris and overgrown vegetation.
- . Any and all approvals from DPW, required under the provision of City Ordinance, Article VIII, §27-29, shall be obtained prior to issuing a Building Permit. If as a result of this review, changes are required to the approved site plan, the applicant will be required to come back to the Planning Board for approval, prior to the issuance of a Building Permit.
- . Any and all building permits, including sign permits, shall be obtained prior to start of construction.
- . Any and all unused curb cuts on Memorial Drive shall be removed, as per DPW regulations, and the tree belt, if any, re-established.
- . No street tree(s) and/or significant tree(s) shall be removed without prior authorization from the City Forester.
- . The petition shall abide by any and all conditions placed on the project by the Springfield Conservation Commission.
- . 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 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.

RESULT: APPROVED [UNANIMOUS]

AYES: McQuade, DeFillippo, Florian, Daniele, Morin, Choi, Cunningham, Mineo

IV. Non-Subdivision Plans

V. All Other Matters Properly Before the Board