



Springfield Planning Board

Regular Meeting

~ Minutes ~

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

Alvin Allen
(413) 787-6020

Wednesday, May 16, 2018

6:00 PM

City Hall--Room 220

I. Call to Order

6:00 PM Meeting called to order on May 16, 2018 at City Hall--Room 220, 36 Court Street, Springfield, MA.

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

II. Acceptance of Minutes

III. Public Hearings:

A. Liquor License

1. Petition (ID # 4577)

New Beer & Wine Liquor (Off-Premise/Package Store) License at the Property Known as 940 Belmont Avenue

Petitioner: **OM Belmont Shell Cooperation**

RESULT:	LAY ON TABLE	Next: 6/6/2018 6:00 PM
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2. Petition (ID # 4578)

New Beer & Wine Liquor (Off-Premise/Package Store) License at the Property Known as 1830 Wilbraham Road

Petitioner: **Petrogas Group New England, Inc.**

COMMENTS - Current Meeting:

CONDITIONS:

1. There shall be no on-site consumption of alcohol.
2. The site, including all landscaped areas, shall be maintained free of all litter and debris.
3. There shall be no banners, streamers or pennants located on the exterior of the building.

RESULT:	APPROVED [5 TO 0]
AYES:	Florian, Daniele, Morin, Choi, Mineo
ABSENT:	Jennifer McQuade, Gloria DeFillippo, Martin Cunningham

B. Site Plan Review

1. Petition (ID # 4579)

For a Site Plan Review (Tier 2) for the Construction of a New, Three (3) Story Building for a Proposed Charter School, at the Properties Known as 133 Longhill Street (07900-0155), WS Cloverdale Street (02930-0011), 22 Warner Street (11985-0005) and 26 Warner Street (11985-0006) Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Section 4.6 and Article 12, Section 12.6.

Request:	See Above
Owner:	Melha Temple Holdings Corp & Greenfield Development, LLC
By:	Glenn Suprenant & Joseph A. Marois
Petitioner:	Greenfield Development, LLC
By:	Joseph A. Marois

RESULT:	WITHDRAWN
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C. Definitive Subdivision Plan

1. Petition (ID # 4580)

Definitive Layout of a Private Street or Way Designated As: Juliet Street Extension.

Said plan being entitled: **Definitive Subdivision Plan - Juliet Street Extension**

Owner: **John Grimaldi, Ronald Methe & Jeremy Methe**

Engineer: **Gary P. Weiner, P.E.**

Scale: **1" = 40'**

Date: **March 2018**

COMMENTS - Current Meeting:

Approve, with modifications and waivers: Waivers: • Section VI, Part D (sidewalks) • Section VI, Part B, Subsection 3a (roadway centerline radius)

Modifications:

- . The developer shall make any and all modifications deemed necessary by the Springfield Water & Sewer Commission (SWSC) and/or the Department of Public Works (DPW).
 - . Approval shall be conditional on any and all approvals required from the Springfield Conservation Commission.
 - . Streetlights shall be installed in accordance with DPW and Eversource specifications.
 - . The petitioner shall install sidewalks, per DPW and subdivision specifications, along one (1) side of Juliet Street, as shown on the approved plan.
 - . The developer shall contact the City Forester prior to any construction to determine if any significant trees are located on the property.
 - . There shall be one (1) shade tree planted within the public way, per lot. Size and type of proposed planting shall be reviewed and approved by the City Forester.
 - . The developer shall schedule a pre-development meeting with the DPW to review construction schedules and any and all inspections prior to starting work.
 - . All drainage structures shall be protected from contamination by storm water runoff during all phases of construction.
 - . All utilities shall be placed underground as per the subdivision regulations.
 - . A completed Storm Water Pollution Prevention Plan (SWPPP), as per EPA regulations, shall be submitted to the DPW prior to starting construction.
 - . Prior to 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/SWPPP, etc.
12. A Performance Agreement, secured by proper bond, deposit of money, Letter of Credit or approved equal in the amount to be determined by the 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 and/or start of construction.
13. The developer shall comply with all DPW and SWSC standards and policies for the design, construction, inspection and acceptance of this project.
14. The petitioner shall petition and submit all required materials to the Board of Public Works to make the full length of Juliet Street a public way upon completion of all construction.
15. The developer shall not deviate from the approved plans without written prior approval from the Planning Board, DPW and/or SWSC.

RESULT: APPROVED [5 TO 0]

AYES: Florian, Daniele, Morin, Choi, Mineo

ABSENT: Jennifer McQuade, Gloria DeFillippo, Martin Cunningham

IV. Non-Subdivision Plans

V. All Other Matters Properly Before the Board