



Springfield Planning Board

Regular Meeting

~ Minutes ~

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

Alvin Allen
(413) 787-6020

Wednesday, June 6, 2018

6:00 PM

City Hall--Room 220

I. Call to Order

6:00 PM Meeting called to order on June 6, 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		Absent	
Martin Cunningham		Present	
Luca Mineo		Present	

II. Acceptance of Minutes

III. Public Hearings (Tabled)

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**

HISTORY:

05/16/18 Planning Board LAY ON TABLE
Next: 06/06/18

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 [7 TO 0]
AYES:	McQuade, DeFillippo, Florian, Daniele, Morin, Cunningham, Mineo
ABSENT:	Chelsea Choi

IV. Public Hearings

A. Liquor License

1. Petition (ID # 4607)

New Beer & Wine Liquor License at the Property Known as 141 State Street (11110-0637).

Petitioner: **Springfield Great Escape**

COMMENTS - Current Meeting:

CONDITIONS:

- . The hours of operation shall be as stated by the petitioner.
- . There shall be no banners, streamers or other promotional material located on the exterior of the building.

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

B. Planning Board Special Permit

1. Petition (ID # 4608)

For a Planning Board Special Permit for a Proposed Accessory Ground Sign, to be Larger Than Otherwise Permitted, at the Property Known as 487 Taylor Street (11430-0092), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.12.11.B(2).

Request:	See Above
Owner:	Armory Street Holdings, LLC
By:	Brian Hayes
Petitioner:	Armory Street Holdings, LLC
By:	Brian Hayes

COMMENTS - Current Meeting:

Recommended Conditions:

- . This special permit is granted to this petitioner only.
- . This special permit is granted solely for the installation of a 122.88 square foot ground sign, at the property known as 487 Taylor Street (11430-0092).
- . The use shall be developed in accordance to the attached site plans and elevations, with the addition of condition #4.
- . A sign permit shall be obtained through the Building Department, prior to installation.

- . 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.

Approval Criteria: (Article 9, Section 9.12.21)

- . The sign is consistent with the intent and purpose of Article 9.
- . The sign is consistent with the character and use of the area and with the Zoning District in which it is erected.
- . 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.
- . The Planning staff analysis shall be incorporated into the decision as one of the basis for approval.

RESULT: APPROVED [7 TO 0]

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

ABSENT: Chelsea Choi

V. Non-Subdivision Plans

VI. All Other Matters Properly Before the Board