



Springfield Planning Board

Regular Meeting

~ Minutes ~

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

Alvin Allen
(413) 787-6020

Wednesday, September 5, 2018

6:00 PM

City Hall--Room 220

I. Call to Order

6:00 PM Meeting called to order on September 5, 2018 at City Hall--Room 220, 36 Court Street, Springfield, MA.

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

II. Acceptance of Minutes

III. Public Hearings

A. Zone Change

1. Zoning Ordinance (ID # 4725)

To Change the Zoning of the Properties Known as SS Florence Street (05200-0076), WS Hancock Street (06250-0068) and WS Hancock Street (06250-0070) from Residence B to Commercial P.

PETITIONER:

Revival Time Evangelistic Center

ADDRESS:

SS Florence Street & WS Hancock Street

CHANGE REQUESTED:

Res B to Com P

RESULT: APPROVED [6 TO 0]

Next: 9/25/2018 7:00 PM

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

ABSENT: Gloria DeFillippo, Rosemary Morin

2. Zoning Ordinance (ID # 4736)

To Change the Zoning of the Property Known as WS Roosevelt Avenue/Gaucher Street Ramp (10364-0007) from Residence B to Commercial A.

PETITIONER: Gaucher Street Realty, Inc.

ADDRESS: WS Roosevelt Avenue/Gaucher Street Ramp

CHANGE REQUESTED: Res B to Com A

RESULT:	APPROVED [6 TO 0]	Next: 9/25/2018 7:00 PM
AYES:	McQuade, Florian, Daniele, Choi, Cunningham, Mineo	
ABSENT:	Gloria DeFillippo, Rosemary Morin	

B. Site Plan Review

1. Petition (ID # 4724)

For a Site Plan Review (Tier 2) for the Construction of a New Church and Supportive Facilities at the Properties Known as 116 Florence Street (05200-0050)(Book/Page# 10497/0468), 120 Florence Street (05200-0051)(Book/Page# 19045/359), 124 Florence Street (05200-0052)(Book/Page# 18322/489), NS Florence Street (05200-0054 &0058) and SS Ashley Street (00710-0029)(Book/Page# 21687/164), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Section 4.6 and Article12, Section 12.6.

Request:	See Above
Owner:	Revival Time Evangelistic Center
By:	Pastor Steven Williams, Sr.
Petitioner:	Revival Time Evangelistic Center
By:	Pastor Steven Williams, Sr.

COMMENTS - Current Meeting:

Conditions:

- . This Site Plan approval is granted solely for the construction of an early educational facility, with accessory parking, at the properties known as 116 Florence Street (05200-0050), 120 Florence Street (05200-0051), 124 Florence Street (05200-0052), NS Florence Street (05200-0054 &0058) and SS Ashley Street (00710-0029).
- . The use shall be developed in accordance to the attached site plans and elevations, with the addition of conditions #3 through #12.
- . All landscaping shall be installed as per the attached plans.
- . All landscaped and/or lawn areas shall be irrigated.
- . Any and all dumpster(s) shall be completely enclosed.
- . 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.
- . The building shall remain graffiti free.
- . An ANR plan shall be submitted to the Planning Board for approval, combining all the parcels. Once approved, the plan shall be recorded at the Registry of Deeds.
- . The public sidewalks along Florence Street and Hancock Street shall be maintained, including snow removal.
- . Any and all variances required from the Board of Appeals shall be obtained, proper to the issuance of a Building Permit.
- . The portion of Crosby Street, crossing the proposed new parking lot, shall be legally discounted.
- . 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/Findings: (Article 12, Section 12.3.60)

- . 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.

RESULT:	APPROVED [6 TO 0]
AYES:	McQuade, Florian, Daniele, Choi, Cunningham, Mineo
ABSENT:	Gloria DeFillippo, Rosemary Morin

C. Special Permit

1. Petition (ID # 4723)

For a Planning Board Dimensional Variation Special Permit, to Allow a Reduction of the Required Side Yard Setback, at the Property Known as 1115 Carew Street (02360-0399), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 12, Section 12.5.

Request:	See Above
Owner:	Iglesia Pentecostal
By:	Elido Nunez

Petitioner: Elido Nunez
By: Elido Nunez

COMMENTS - Current Meeting:

Denial Criteria: (Article 12, Section 12.5.30)

1. The proposed use will not comply with the zoning ordinance.
2. The proposed use, with the dimensional variation, will have a 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.

RESULT:	FAILED [0 TO 6]
NAYS:	McQuade, Florian, Daniele, Choi, Cunningham, Mineo
ABSENT:	Gloria DeFillippo, Rosemary Morin

IV. Non-Subdivision Plans**V. All Other Matters Properly Before the Board**