



Springfield Planning Board

Regular Meeting

~ Minutes ~

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

Alvin Allen
(413) 787-6020

Wednesday, March 20, 2019

6:00 PM

City Hall--Room 220

I. Call to Order

6:00 PM Meeting called to order on March 20, 2019 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 (Tabled)

1. Petition (ID # 5022)

Layout of a Private Street or Way Designated As: Ridgecrest Street Extension

Said plan being entitled: **Ridgecrest Street Extension- Preliminary Plan**

Owner: **CSR Development, LLC**

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

Scale: **1" = 40'**

Date: **December 2018**

HISTORY:

03/06/19

Planning Board

LAY ON TABLE

Next: 03/20/19

COMMENTS - Current Meeting:

Modifications:

- . Approval shall be conditional on any and all approvals required from the Springfield Conservation Commission.
- . Approval shall be conditional on any and all approvals required from the Department of Public Works and the Springfield Water & Sewer Commission.
- . An additional fire hydrant shall be installed in front of lot #7, as per the Springfield Fire Department.
- . Public street trees shall be installed, one (1) per lot. Type and variety to be reviewed and approved by the City Forester.

- . Streetlights shall be installed in accordance to DPW and Eversource specifications.
- . The petitioner shall petition and submit all required materials to the Board of Public Works to make the proposed street a public way upon completion of all construction.
- . All utilities shall be placed underground as per the subdivision regulations.

RESULT:	APPROVED [6 TO 0]
AYES:	McQuade, DeFillippo, Florian, Morin, Cunningham, Mineo
ABSTAIN:	Rico Daniele, Chelsea Choi

IV. Public Hearings

1. Petition (ID # 5069)

For a Site Plan Review (Tier 2) for the Construction of a New Building, for a Proposed Public School, at the Properties Known as 321 (A.K.A. 255) Plainfield Street (09775-0253) and ES Plainfield Street (09775-0258, 0261 & 0266), as 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:	City of Springfield
By:	Peter Garvey
Petitioner:	City of Springfield
By:	Peter Garvey

COMMENTS - Current Meeting:

Conditions:

- . This Site Plan approval is granted solely for the construction of a new building, for a proposed public school, at the properties known as 321 (a.k.a. 255) Plainfield Street (09775-0253) and ES Plainfield Street (09775-0258, 0261 & 0266).
- . The use shall be developed in accordance to the attached site plans and elevations, with the addition of conditions #4 through #8.
- . Any and all building permits, including sign permits, shall be obtained.
- . The site shall be maintained free of all trash, litter and/or overgrown vegetation.
- . The public sidewalk along Plainfield Street shall be maintained, including snow removal.
- . The building shall be maintained graffiti free.
- . In addition to the Planning Board Site Plan approval, a full review by the Department of Public Works, as per the provisions of City Ordinance, Chapter 27, Article VIII, § 27-58 through 27-63, will be required. This approval must be obtained prior to the issuance of a Building Permit.
- . There shall be a “no parking/no waiting” area along the front of the building on Plainfield Street. Final determination of the extent of this area shall be at the discretion of DPW.
- . 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 [UNANIMOUS]**AYES:** McQuade, DeFillippo, Florian, Daniele, Morin, Choi, Cunningham, Mineo**V. Non-Subdivision Plans****VI. All Other Matters Properly Before the Board**