



Springfield Planning Board

Regular Meeting

~ Minutes ~

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

Alvin Allen
(413) 787-6020

Wednesday, June 5, 2019

6:00 PM

Richard Neal Municipal Operations Center

I. Call to Order

6:00 PM Meeting called to order on June 5, 2019 at Richard Neal Municipal Operations Center, 70 Tapley Street, Springfield, MA.

Attendee Name	Title	Status	Arrived
Jennifer McQuade		Absent	
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:

A. Liquor License

1. Petition (ID # 5137)

New, All Alcoholic Liquor License at the Property Known as 1341 Main Street

Petitioner: **Nosh Restaurant & Cafe**

COMMENTS - Current Meeting:

CONDITIONS:

- . The hours of operation shall be from 11:00AM to 11:00PM.
- . There shall be no banners, streamers or other promotional material located on the exterior of the building.

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

2. Petition (ID # 5138)

New, Beer & Wine Liquor License (Package Store) at the Property Known as 1487 Bay Street

Petitioner: **Bay & Berkshire, LLC**

COMMENTS - Current Meeting:

CONDITIONS:

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

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

B. Site Plan Review

1. Petition (ID # 5109)

For a Planning Board Site Plan Review (Tier 2) for the Construction of a New Mixed-Use Building with Nine (9) Residential Units and Accessory Non-Medical Office Use at the Property Known as ES Parker Street (09510-1964), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 2.4.

Request:	See Above
Owner:	Charles H. Richard
By:	Charles H. Richard
Petitioner:	Greater New Life Christian Center of Springfield
By:	Jacqueline Stimage-Norwood

COMMENTS - Current Meeting:

Conditions:

- . This Site Plan approval is granted solely for the construction of a mixed-use development containing nine (9) residential units and one (1) non-medical office at the property known as ES Parker Street (09510-1964).
- . The use shall be developed in accordance to the attached site plans and elevations, with the addition of conditions #4 through #10.
- . The petitioner shall install a six (6) foot high, “good neighbor” style stockade fence (finish side on both sides of fence) along the perimeter of the property.
- . The proposed 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 public tree belts and sidewalks shall be maintained, including snow removal.
- . In addition to the 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. 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.

- . A formal waiver of the requirements of Section 4.4.13(A)(2) and Section 4.4.13(B) is granted.
- . 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.

Approval Criteria/Findings: (Article 12, Section 12.3.60)

- . The project, with approved waivers, 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.

ATTACHMENTS:

- Parker_St_ES_June_2019 (PDF)

IV. Non-Subdivision Plans

V. All Other Matters Properly Before the Board