



Springfield Planning Board

Regular Meeting

~ Minutes ~

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

Alvin Allen
(413) 787-6020

Wednesday, June 17, 2020

5:00 PM

Virtual Meeting (Zoom)

I. Call to Order

5:00 PM Meeting called to order on June 17, 2020 at Virtual Meeting (Zoom) , Virtual Meeting, N/A, NA.

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

II. Acceptance of Minutes

III. Public Hearings (Continued)

A. Liquor License

1. Petition (ID # 5562)

New, All Alcoholic Liquor License at the Property Known as 238 Chestnut Street.

Petitioner: **Papa Ram Associates, LLC** - d/b/a Top Shelf II

HISTORY:

06/03/20 Planning Board CONTINUE
Next: 06/17/20

COMMENTS - Current Meeting:

- . The hours of operation shall be limited to no later than 2:00AM.
- . The applicant shall confirm the total number of parking spaces required for this new use with the Building Department. If these spaces cannot be accommodated on-site, then a variance from the Board of Appeals may be required. If required, the variance should be obtained prior to the issuance of the liquor license.
- . Any and all signage shall be properly permitted through the Building Department.
- . There shall be no banners, streamers, pennants, or promotional materials located on the exterior of the property.

ATTACHMENTS:

- Chestnut_St_238_2020 (PDF)

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

2. Petition (ID # 5670)

New, General On-Premise Liquor License at the Property Known as 1500 Main Street.

Petitioner: **The White Lion Brewing Company, LLC**

HISTORY:

06/03/20 **Planning Board** **CONTINUE**
Next: 06/17/20

COMMENTS - Current Meeting:

- . The hours of operation shall be as stated by the petitioner.
- . There shall be no banners, streamers, pennants, or promotional materials located on the exterior of the property.
- . Any and all sign permits shall be obtained prior to installation.

ATTACHMENTS:

- Main_St_1500_2020 (PDF)

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

B. Zone Changes

1. Zoning Ordinance (ID # 5560)

To Change the Zoning of the Properties Known as NS Buchholz (02030-0001, 0002, 0003, 0004, 0005, 0006 & 0007), SS Buchholz Street (02030-0010, 0011, 0012, 0013, 0014, 0015 & 0016), NS Providence Street (09965-0001, 0004, 0005 & 0006), 14 Providence Street (09965-0003), SS Providence Street (09965-0007 & 0009) and 17 Providence Street (09965-0008) from Residence B to Commercial P.

PETITIONER: **Mass Mutual Life Insurance Company**

ADDRESS: **NS Buchholz Street, et.al. - NS
Providence Street, et. al.**

CHANGE REQUESTED: **Res B to Com P**

HISTORY:

03/16/20 **City Council** **LAY ON THE TABLE**

Councilor Lederman made a motion to table items ten (10) through twelve (12) and seventeen (17) through nineteen (19), seconded by Councilor Fenton.

06/03/20 **Planning Board** **MOTION TO CONTINUE**
Next: 06/17/20

ATTACHMENTS:

- 3213_NS_Buchholz_St_Formal (PDF)
- 3123_3124_Buchholz_Clarence_2020 (PDF)

RESULT:	APPROVED [5 TO 0]	Next: 6/29/2020 6:30 PM
AYES:	McQuade, DeFillippo, Florian, Morin, Choi	
ABSENT:	Rico Daniele, Martin Cunningham, Luca Mineo	

2. Zoning Ordinance (ID # 5561)

To Change the Zoning of the Properties Known as ES Clarence Street (02810-0012, 0013, 0014, 0015, 0017 & 0019) from Residence a to Commercial P.

PETITIONER: Mass Mutual Life Insurance Company

ADDRESS: ES Clarence Street, et.al.

CHANGE REQUESTED: Res A to Com P

HISTORY:

03/16/20 City Council LAY ON THE TABLE

Councilor Lederman made a motion to table items ten (10) through twelve (12) and seventeen (17) through nineteen (19), seconded by Councilor Fenton.

06/03/20 Planning Board MOTION TO CONTINUE
Next: 06/17/20

ATTACHMENTS:

- 3214_ES_Clarence_St_Formal (PDF)
- 3123_3124_Buchholz_Clarence_2020 (PDF)

RESULT:	APPROVED [5 TO 0]	Next: 6/29/2020 6:30 PM
AYES:	McQuade, DeFillippo, Florian, Morin, Choi	
ABSENT:	Rico Daniele, Martin Cunningham, Luca Mineo	

3. Zoning Ordinance (ID # 5653)

To Change the Zoning of a Portion of the Property Known as 11 Merwin Street (08580-0035) from Residence B to Business A.

PETITIONER: Zahoor Haq

ADDRESS: 11 Merwin Street

CHANGE REQUESTED: Res B to Com P

HISTORY:

06/03/20 Planning Board MOTION TO CONTINUE
Next: 06/17/20

ATTACHMENTS:

- 3215_11_Merwin_St_2020 (PDF)

RESULT:	APPROVED [5 TO 0]	Next: 6/29/2020 6:30 PM
AYES:	McQuade, DeFillippo, Florian, Morin, Choi	
ABSENT:	Rico Daniele, Martin Cunningham, Luca Mineo	

C. Site Plan Review**1. Petition (ID # 5654)**

For a Site Plan Review (Tier 2) for the Renovation of an Existing Building for a Proposed K-8 Middle School and Associated Uses, at the Property Known as 2071 Roosevelt Avenue (10360-0413), 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:	Friends of Springfield Preparatory Charter School, Inc.
By:	William Spirer
Petitioner:	Springfield Preparatory Charter School
By:	William Spirer

HISTORY:

06/03/20	Planning Board	CONTINUE
Next: 06/17/20		

COMMENTS - Current Meeting:

- This Site Plan approval is granted solely for the re-use of an existing building, for a K-8 charter school, at the property known as 2071 Roosevelt Avenue (10360-0413).
- The use shall be developed in accordance to the attached site plans and elevations, with the addition of conditions #4 and #8.
- All landscaping shall be installed as per the attached plans.
- There shall be no curb cuts onto Roosevelt Avenue.
- There shall be no pick-up or drop off of students on Memorial Drive or Roosevelt Avenue.
- All queuing of vehicles for pick-up and drop-off shall take place on-site.
- 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 review shall include the approval of the traffic study and traffic management plan. This approval must be obtained prior to the issuance of a Building Permit and/or a Certificate of Occupancy.
- Any and all building permits, including sign permits, shall be obtained prior to start of any work.
- 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 will avoid significant detrimental environmental impacts, including stormwater runoff, erosion or sedimentation.
- . The project will ensure 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:

- Roosevelt_Ave_2071_2020_Charter_School (PDF)

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

IV. Public Hearings (New Items)**A. Liquor License****1. Petition (ID # 5694)**

New, Beer & Wine (Package Store) Liquor License, at the Property Known as 1686 Boston Road.

Petitioner: OSJL Spirits, LLC - d/b/a Ocean State Job Lot #258

RESULT:	CONTINUE VOTE [5 TO 0]	Next: 7/15/2020 6:00 PM
AYES:	McQuade, DeFillippo, Florian, Morin, Choi	
ABSENT:	Rico Daniele, Martin Cunningham, Luca Mineo	

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