



Springfield Planning Board

Regular Meeting

~ Minutes ~

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

Alvin Allen
(413) 787-6020

Wednesday, October 7, 2020

5:30 PM

Virtual Meeting (Zoom)

I. Call to Order

5:30 PM Meeting called to order on October 7, 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		Present	
Rosemary Morin		Present	
Chelsea Choi		Absent	
Martin Cunningham		Present	
Luca Mineo		Present	6:10 PM

II. Acceptance of Minutes

III. Public Hearings (Continued)

A. Liquor License

1. Petition (ID # 5822)

Package Store Liquor License (Transfer), at the Property Known as 445-447 Sumner Avenue.

Petitioner: Parkside Discount Liquors, Inc.

HISTORY:

09/16/20 Planning Board CONTINUE VOTE
Next: 10/07/20

COMMENTS - Current Meeting:

CONDITIONS:

1. The hours of operation shall be as stated by the petitioner.
2. All landscaped areas, including the public tree belt shall be maintained and kept free of all trash and debris.
3. The public sidewalk along Sumner Avenue shall be maintained, including snow removal.
4. There shall be no banners or streamers or other promotional materials located on the exterior of the building or within the parking lot.
5. There shall be no on-site alcohol consumption.

6. There shall be no loitering.
7. Any and all exterior changes to the building, including signage, shall be reviewed and approved by the Office of Planning & Economic Development, prior to the issuance of a Building Permit, as per the regulations of the Neighborhood Commercial Overlay District (Article 8, Section 8.1).

ATTACHMENTS:

- Sumner_Ave_445_2020 (PDF)

RESULT:	APPROVED [6 TO 1]
AYES:	McQuade, DeFillippo, Florian, Daniele, Morin, Cunningham
NAYS:	Luca Mineo
ABSENT:	Chelsea Choi

B. Zone Change**1. Zoning Ordinance (ID # 5821)**

To Change the Zoning of a Portion of the Properties Known as 1245 Liberty Street (07770-0410), 1355 Liberty Street (07770-0408), 1377 Liberty Street (07770-0406), 1250 St James Avenue (11170-0182), 1284-1290 St James Avenue (11170-0180), 1276 St James Avenue (11170-0183) and WS 1252 St James Avenue (11170-0490) from Industrial a to Business A.

PETITIONER: Springfield Planning Board

ADDRESS: 1355 Liberty Street, et.al.

CHANGE REQUESTED: Ind A to Bus A

HISTORY:

09/16/20 Next: 10/07/20	Planning Board	MOTION TO CONTINUE
10/05/20 Next: 10/26/20	City Council	RECEIVED 1ST STEP

The item was received by the Council to go forth to the Planning Board.

ATTACHMENTS:

- 3217_Liberty_St_Formal_2020 (PDF)
- 3217_1355_Liberty_St_et_al_2020 (PDF)

RESULT:	APPROVED [7 TO 0]	Next: 10/26/2020 6:30 PM
AYES:	McQuade, DeFillippo, Florian, Daniele, Morin, Cunningham, Mineo	
ABSENT:	Chelsea Choi	

C. Site Plan Review**1. Petition (ID # 5823)**

For a Site Plan Review (Tier 2) for the Renovation of an Existing Building for a Charter School, at the Property Known as 225 Carando Drive (02347-0016), 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: East Springfield Industrial Building Corporation
By: Gary Martinelli
Petitioner: Greenfield Development, LLC
By: Joseph A. Marois

HISTORY:**09/16/20****Planning Board****CONTINUE VOTE****Next: 10/07/20****COMMENTS - Current Meeting:*****Conditions:***

- . This Site Plan approval is granted solely for the re-use of an existing building, for a charter school, at the property known as 225 Carando Drive (02437-0016).
- . 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 pick-up or drop off of students on Carando Drive.
- . 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:

- Carando_Drive_225_2020 (PDF)

RESULT: APPROVED [7 TO 0]

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

ABSENT: Chelsea Choi

2. Petition (ID # 5824)

For a Site Plan Review (Tier 2) for the Construction of a New Indoor Storage Facility, Containing More 30,000 Square Feet (Total of 72,000± S.F.), at the Properties Known as ES Martone Place (08325-0001), ES 0 Martone Place (08325-0006), 70 Martone Place (08325-0007) and ES St James Avenue (11170-0312), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-2 and Table 4-4 Section 16.1.

Request:	See Above
Owner:	HDC Four LLC, Martone Place LLC and WBGLA of Westfield MA LLC
By:	Michael W. Frisbie
Petitioner:	Bryan Kaye/Bkaye
By:	Bryan Kaye

HISTORY:

09/16/20

Planning Board

CONTINUE VOTE

Next: 10/07/20

COMMENTS - Current Meeting:**Conditions:**

- This Site Plan approval is granted solely for the construction of two (2), self-storage buildings, with accessory parking, at the properties known as ES Martone Place (08325-0001), ES 0 Martone Place (08325-0006), 70 Martone Place (08325-0007) and ES St James Avenue (11170-0312).
- 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.
- In addition to the wild flower mix to be installed along the eastern property, a revised planting plan shall be submitted to the office of Planning & Economic Development, for review and approval, showing additional evergreen buffer plantings.
- 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.
- In addition to the Planning Board Site Plan Review, 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.
- Access to this site shall be maintained by the petitioner, including snow removal.

- . The public sidewalk along St James Avenue shall be maintained, including snow removal.
- . Any and all building permits, including sign permits, shall be obtained prior to start of construction.
- . An Approval Not Required Plan (ANR) plan shall be submitted to the Planning Board for approval showing the reconfiguration of the new parcels. The approved plan shall then be recorded at the Hampden County Registry of Deeds.
- . 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.

ATTACHMENTS:

- Martone_PI_ES_et_al_2020 (PDF)

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

IV. Public Hearings (New)

A. Special Permit

1. Petition (ID # 5825)

For a Planning Board Special Permit to Allow for the Installation of One (1) Additional Ground Sign at the Property Known as 733 East Columbus Avenue (04303-0580), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.12.11.A.

Request:	See Above
Owner:	Bar South Land Holdings, LLC
By:	James E Balise, Jr.
Petitioner:	Balise MZ, Inc.

By: James E Balise, Jr.

ATTACHMENTS:

- E_Columbus_733_Tax_Formal (PDF)

RESULT:**CONTINUE****Next: 10/21/2020 6:00 PM****V. Non-Subdivision Plans****VI. All Other Matters Properly Before the Board**