



Springfield Planning Board

Regular Meeting

~ Minutes ~

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

Alvin Allen
(413) 787-6020

Wednesday, November 4, 2020

6:00 PM

City Hall--Room 220

I. Call to Order

6:00 PM Meeting called to order on November 4, 2020 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		Absent	
Martin Cunningham		Present	
Luca Mineo		Present	

II. Acceptance of Minutes

III. Public Hearings: (Continued)

A. Special Permits:

1. Petition (ID # 5890)

For a Planning Board Dimensional Variation Special Permit, to Allow a Reduction of the Required Side Yard Setback, at the Property Known as 30 Victoria Marie Lane (11860-0015), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 12, Section 12.5.

Request: See Above
Owner: Lillian & Christian Rodriguez
By: Lillian & Christian Rodriguez
Petitioner: Lillian & Christian Rodriguez
By: Lillian & Christian Rodriguez

HISTORY:

10/21/20 Planning Board CONTINUE VOTE
Next: 11/04/20

COMMENTS - Current Meeting:

Conditions:

- . This special permit is granted to this petitioner only.
- . This special permit for a dimensional variation is granted solely for the reduction of the side yard setback by no more than three and a half (3 1/2) feet, at the property known as 30 Victoria Marie Lane (11860-

0015).

- . The use shall be developed in accordance to the attached site plans and elevations, with the addition of condition #4.
- . All required Building Permit(s) shall be obtained prior to the start of any 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: (Article 12, Section 12.5.30)

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

ATTACHMENTS:

- Victoria_Marie_Ln_30_Tax_Formal (PDF)
- Victoria_Marie_30_2020 (PDF)

RESULT: APPROVED [7 TO 0]

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

ABSENT: Chelsea Choi

B. Preliminary Subdivision Plan

1. Petition (ID # 5891)

Definitive Layout of a Private Street or Way Designated As: Whispering Brook Estates

Said plan being entitled: **Preliminary Subdivision Plan - Whispering Brook Estates**

Owner: Baldwin Street, LLC

Engineer: R. Levesque Associates, Inc.

Scale: **1" = 60'**

Date: **September 17, 2020**

HISTORY:

10/21/20

Planning Board

CONTINUE

Next: 11/04/20

RESULT:	CONTINUE VOTE [7 TO 0]	Next: 11/18/2020 6:00 PM
AYES:	McQuade, DeFillippo, Florian, Daniele, Morin, Cunningham, Mineo	
ABSENT:	Chelsea Choi	

IV. Non-Subdivision Plans

V. All Other Matters Properly Before the Board

Discussion and vote to move forward with a petition for an amendment to the Zoning Ordinance for the proposed Main Street & Convention Center Overlay District.