



Springfield Planning Board

Regular Meeting

~ Minutes ~

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

Alvin Allen
(413) 787-6020

Wednesday, December 2, 2020

5:30 PM

Virtual Meeting (Zoom)

I. Call to Order

5:30 PM Meeting called to order on December 2, 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		Absent	

II. Acceptance of Minutes

III. Public Hearings: (Continued)

A. 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

11/04/20 Planning Board CONTINUE VOTE
Next: 11/18/20

11/18/20 Planning Board CONTINUE VOTE
Next: 12/02/20

COMMENTS - Current Meeting:

Modifications:

- . Preliminary approval shall be conditional on any and all approvals required from the Springfield Conservation Commission.

- Preliminary approval shall be conditional on any and all approvals required from the Department of Public Works and the Springfield Water & Sewer Commission.
- No work shall be started on this development until definitive approval has been granted by the Planning Board and the developer has a fully executed Performance Agreement, with the required securities.

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

B. Site Plan Review

1. Petition (ID # 5931)

For a Site Plan Review (Tier 2) for the Construction of a New Building, for a Proposed Public School, at the Properties Known as 670 (A.K.A.680) Union Street (11750-0160) and 48 Eastern Avenue (04325-0012), 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:	City of Springfield
By:	Peter Garvey
Petitioner:	City of Springfield
By:	Peter Garvey

HISTORY:

11/18/20	Planning Board	CONTINUE VOTE
Next: 12/02/20		

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 670 (a.k.a. 680) Union Street (11750-0160) and 48 Eastern Avenue (04325-0012).
- The use shall be developed in accordance to the attached site plans and elevations, with the addition of conditions #4 though #7.
- 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 Monroe Street, Eastern Avenue and Union 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.
- 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 [6 TO 0]
AYES:	McQuade, DeFillippo, Florian, Daniele, Morin, Cunningham
ABSENT:	Chelsea Choi, Luca Mineo

IV. Public Hearings: (New)**A. Zone Change****1. Zoning Ordinance (ID # 5950)**

To Amend the Springfield Zoning Ordinance by Amending Article 8 by Adding a New Section 8.7-Main Street & Convention Overlay District and Further, by Amending the City of Springfield's Zoning Map by the Mapping of the Main Street & Convention Overlay District

PETITIONER: Springfield Planning Board

ADDRESS: Main Street, State Street, Court Street,
Harrison Avenue, Dwight Street and
Willow Street

CHANGE REQUESTED: Main Street & Convention Overlay
District

ATTACHMENTS:

- 3218_Main_St_Convention_Overlay_2020_Formal (PDF)
- 3218_Main_St_Convention_Overlay_2020 (PDF)

RESULT:	MOTION TO CONTINUE [6 TO 0]	Next: 12/16/2020 5:30 PM
AYES:	McQuade, DeFillippo, Florian, Daniele, Morin, Cunningham	
ABSENT:	Chelsea Choi, Luca Mineo	

V. Non-Subdivision Plan

VI. All Other Matters Properly Before the Board