



Springfield Planning Board

Regular Meeting

~ Minutes ~

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

Alvin Allen
(413) 787-6020

Wednesday, September 1, 2021

5:30 PM

Virtual Meeting (Zoom)

I. Call to Order

5:30 PM Meeting called to order on September 1, 2021 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		Present	
Martin Cunningham		Present	
Luca Mineo		Absent	

II. Acceptance of Minutes

III. Public Hearings (Continued):

A. Liquor License

1. Petition (ID # 6349)

New, All Alcoholic Liquor License, at the Property Known as 555 (A.K.A. 557) Worthington Street

Petitioner: **Rose Ent., LLC**

HISTORY:

08/18/21 Planning Board CONTINUE VOTE
Next: 09/01/21

COMMENTS - Current Meeting:

RECOMMENDED CONDITIONS:

- . The hours of operation shall be later than 12:00AM.
- . 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.

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

2. Petition (ID # 6350)

New, All Alcoholic Liquor License, at the Property Known as 1373 Main Street

Petitioner: **SC Springfield, LLC - d/b/a Shaking Crab**

HISTORY:

08/18/21 **Planning Board** **CONTINUE VOTE**
Next: **09/01/21**

COMMENTS - Current Meeting:**RECOMMENDED CONDITIONS:**

- . 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.

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

B. Zone Change:**1. Zoning Ordinance (ID # 6352)**

To Change the Zoning of the Properties Known as SS Morris Street (08850-0046, 0038, 0037, 0036 & 0035) and NS Central Street (02560-0009, 0010, 0013, 0015, 0017 & 0019) from Industrial a to Residence C and the Properties Known as NS Morris Street (08850-0013, 0016, 0018 & 0019) from Commercial P to Residence C.

PETITIONER: **Springfield Planning Board**

ADDRESS: **SS Morris Street, et.al.**

CHANGE REQUESTED: **Ind A and Com P to Res C**

HISTORY:

08/18/21 **Planning Board** **MOTION TO CONTINUE**
Next: **09/01/21**

ATTACHMENTS:

- 20210729115454435 (PDF)

RESULT:	APPROVED [7 TO 0]	Next: 9/20/2021 7:00 PM
AYES:	McQuade, DeFillippo, Florian, Daniele, Morin, Choi, Cunningham	
ABSENT:	Luca Mineo	

2. Zoning Ordinance (ID # 6351)

To Change the Zoning of the Properties Known as SS Boston Road (01655-0667, 0665 & 0664), ES Gilbert Avenue (05650-0127) and WS Arnold Avenue (00650-0008 & 0009) from Residence a and Commercial P to Business a and SS Boston Road (01655-0663) from Commercial P to Business A. .

PETITIONER: Caring for Others Health Agency, LLC

ADDRESS: SS Boston Road, et.al.

CHANGE REQUESTED: Res A and Com P to Bus A

HISTORY:

08/18/21 Planning Board MOTION TO CONTINUE
Next: 09/01/21

ATTACHMENTS:

- 20210729113953845 (PDF)

RESULT:	APPROVED [7 TO 0]	Next: 9/20/2021 7:00 PM
AYES:	McQuade, DeFillippo, Florian, Daniele, Morin, Choi, Cunningham	
ABSENT:	Luca Mineo	

C. Site Plan Review

1. Petition (ID # 6348)

For a Site Plan Review (Tier 2) for the Construction of a New Indoor Storage Facility, Containing More 30,000 Square Feet, at the Properties Known as 1021 Boston Road (01655-0570), SS Boston Road (01655-0578), ES Wollaston Street (12440-0120 & 0115) and 20 Shumway Street (01850-0010) 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:	Mark F & Bonnie Bousquet, Trustees
By:	Mark F Bousquet
Petitioner:	Diamond Point Development, LLC
By:	Jason Sommer

HISTORY:

08/18/21 Planning Board CONTINUE VOTE
Next: 09/01/21

COMMENTS - Current Meeting:

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.

Conditions:

- . This Site Plan approval is granted solely for the construction of self-storage facility at the properties known as 1021 Boston Road (01655-0570), SS Boston Road (01655-0578), ES Wollaston Street (12440-0120 & 0115) and 20 Shumway Street (10850-0010).
- . 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.
- . All landscaped and/or grassed 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 may be required to come back to the Planning Board for approval, prior to the issuance of a Building Permit.
- . In addition to the Planning Board Site Plan Review, a full review by the Springfield Conservation Commission will be required, prior to the issuance of a Building Permit.
- . The public sidewalk along Boston Road 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.

ATTACHMENTS:

- 20210729103607909 (PDF)

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

IV. Public Hearings (New):

A. *Liquor License*

1. **Petition (ID # 6381)**

New, All Alcoholic Liquor License, at the Property Known as 302 (A.K.A. 380) Cooley Street
Petitioner: **Casa Vallarta Springfield, LLC - d/b/a Casa Vallarta Mexican Restaurant**

RESULT:	CONTINUE VOTE [7 TO 0]	Next: 9/15/2021 5:30 PM
AYES:	McQuade, DeFillippo, Florian, Daniele, Morin, Choi, Cunningham	
ABSENT:	Luca Mineo	

B. *Zone Change*

1. **Zoning Ordinance (ID # 6368)**

To Change the Zoning of the Property Known as 797 Berkshire Avenue (01340-0402) and Rear Berkshire Avenue (01340-0356) from Business a to Business B.

PETITIONER: 1626 Bay Street, LLC

ADDRESS: 797 Berkshire Avenue. et.al.

CHANGE REQUESTED: Bus A to Bus B

RESULT:	MOTION TO CONTINUE [7 TO 0]	Next: 9/15/2021 5:30 PM
AYES:	McQuade, DeFillippo, Florian, Daniele, Morin, Choi, Cunningham	
ABSENT:	Luca Mineo	

V. Non-Subdivisions

VI. All Other Matters Properly Before the Board