



Springfield Planning Board

Regular Meeting

~ Minutes ~

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

Alvin Allen
(413) 787-6020

Wednesday, October 20, 2021

5:30 PM

Virtual Meeting (Zoom)

I. Call to Order

5:30 PM Meeting called to order on October 20, 2021 at Virtual Meeting (Zoom) , Virtual Meeting, N/A, NA.

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

II. Acceptance of Minutes

III. Public Hearings (Continued):

A. Liquor License

1. Petition (ID # 6438)

New, All Alcoholic Liquor License, at the Property Known as 497 Belmont Avenue

Petitioner: **Ampola Bakery & Bistro, LLC - d/b/a Bori Chino**

HISTORY:

10/06/21 Planning Board CONTINUE VOTE
Next: 10/20/21

COMMENTS - Current Meeting:

CONDITIONS:

- . The hours of operation shall be as stated by the petitioner.
- . Full sign plans shall be submitted to the Office of Planning & Economic Development, for review and approval, prior to the issuance of a sign permit.
- . There shall be no banners, streamers or other promotional material located on the exterior of the building, with the exception of "grand opening".

ATTACHMENTS:

- Belmont_Ave_497_2021 (PDF)

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

2. Petition (ID # 6439)

New, All Alcoholic Liquor License, at the Property Known as 750 Boston Road

Petitioner: **ML&J, LLC - d/b/a Marlee's Joint**

HISTORY:

10/06/21	Planning Board	CONTINUE VOTE
Next: 10/20/21		

COMMENTS - Current Meeting:**CONDITIONS:**

- . The hours of operation shall be no later than 2:00AM.
- . There shall be no banners, streamers or other promotional material located on the exterior of the building, with the exception of "grand opening".

ATTACHMENTS:

- Boston_Rd_750_2021 (PDF)

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

B. Zone Change:**1. Zoning Change (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

HISTORY:

09/01/21	Planning Board	MOTION TO CONTINUE
Next: 09/15/21		
09/13/21	City Council	CONTINUE
Next: 10/25/21		
09/15/21	Planning Board	MOTION TO CONTINUE
Next: 10/06/21		
09/20/21	City Council	MEETING CANCELED
Next: 10/25/21		

ITEM TAKEN OUT OF ORDER THIRD

PHIL DROMEY, COS PLANNING, SPOKE

10/04/21 **City Council** **CONTINUE VOTE**
Next: 10/25/21

Items 15- 22 and 31-40 were continued to a meeting on 10-07-2021.

MOTION - COUNCILOR EDWARDS

SECOND - COUNCILOR DAVILA

ALL COUNCILORS VOTED YES EXCEPT FOR COUNCILORS WALSH AND WILLIAMS.

10/06/21 **Planning Board** **MOTION TO CONTINUE**
Next: 10/20/21

RESULT:	CONTINUE [7 TO 0]	Next: 11/17/2021 5:30 PM
AYES:	McQuade, Florian, Daniele, Morin, Choi, Cunningham, Mineo	
ABSENT:	Gloria DeFillippo	

2. Zoning Change (ID # 6437)

To Change the Zoning of the Property Known as 8 Florence Street (05200-0001) from Residence B to Residence C.

PETITIONER: **Wytas Properties, LLC**

ADDRESS: **8 Florence Street**

CHANGE REQUESTED: **Res B to Res C**

HISTORY:

10/06/21 **Planning Board** **MOTION TO CONTINUE**
Next: 10/20/21

10/18/21 **City Council** **CONTINUE**

ATTACHMENTS:

- Florence_St_8_Formal (PDF)
- 3226_8_Florence_St_2021 (PDF)

RESULT:	APPROVED [7 TO 0]	Next: 11/22/2021 7:00 PM
AYES:	McQuade, Florian, Daniele, Morin, Choi, Cunningham, Mineo	
ABSENT:	Gloria DeFillippo	

IV. Public Hearings (New):

A. Liquor License

1. Petition (ID # 6469)

Expansion/Alteration of an All Alcoholic Liquor License, at the Property Known as 9-11 Rimmon Avenue

Petitioner: **City Line Capital, Inc. - d/b/a City Line**

RESULT:	CONTINUE VOTE [6 TO 0]	Next: 11/3/2021 5:30 PM
AYES:	McQuade, Florian, Daniele, Morin, Choi, Mineo	
ABSTAIN:	Martin Cunningham	
ABSENT:	Gloria DeFillippo	

B. Subdivision**1. Petition (ID # 6440)**

Definitive Layout of a Private Street or Way Designated As: Whispering Brook Estates (17 Proposed Lots)

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

Owner: Baldwin Street, LLC

Engineer: R Levesque Associates, Inc.

Scale: **1" = 40'**

Date: July 2021

RESULT:	CONTINUE VOTE [7 TO 0]	Next: 11/3/2021 5:30 PM
AYES:	McQuade, Florian, Daniele, Morin, Choi, Cunningham, Mineo	
ABSENT:	Gloria DeFillippo	

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