



Springfield Planning Board

Regular Meeting

~ Agenda ~

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

Alvin Allen
(413) 787-6020

Wednesday, December 15, 2021

5:30 PM

Virtual Meeting (Zoom)

I. Call to Order

5:30 PM Meeting called to order on December 15, 2021 at Virtual Meeting (Zoom) , Virtual Meeting, N/A, NA.

II. Acceptance of Minutes

III. Public Hearings: (Continued)

A. 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 Next: 10/20/21	Planning Board	MOTION TO CONTINUE
10/20/21 Next: 11/17/21	Planning Board	CONTINUE
10/25/21 Next: 11/22/21	City Council	CONTINUE VOTE
11/17/21 Next: 12/01/21	Planning Board	CONTINUE VOTE
11/22/21 Next: 12/13/21	City Council	CONTINUE VOTE

Phil Dromey stated that the Petitioner is working to address some wetlands issues and asked for the item to be continued to another meeting.

Councilors Edwards, Lederman, Allen, Whitfield, Ramos, Brown, Davila, Fenton, Hurst and Williams voted to continue.

12/01/21 Next: 12/15/21	Planning Board	CONTINUE
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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

HISTORY:

10/20/21 Next: 11/03/21	Planning Board	CONTINUE VOTE
11/03/21 Next: 11/17/21	Planning Board	CONTINUE VOTE
11/17/21 Next: 12/01/21	Planning Board	CONTINUE VOTE
12/01/21 Next: 12/15/21	Planning Board	CONTINUE VOTE

C. Site Plan Review:

1. Petition (ID # 6526)

For a Site Plan Review (Tier 2) for the Construction of a New Educational Health Science Building at the Properties Known as SS Alden Street (00200-0241 & 0243), ES Sheffield Street (10775-0034, 0033 & 0031), 17 Sheffield Street (10775-0032) and Rear Sheffield Street (10775-0028), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Section 4.6 and Article 12, Section 12.6.

Request:	See Above
Owner:	Springfield College

By: William Guerrero
Petitioner: Springfield College
By: William Guerrero

HISTORY:**12/01/21****Planning Board****CONTINUE VOTE****Next: 12/15/21****IV. Public Hearings: (New)****A. Liquor License:****1. Petition (ID # 6544)**

Changes of Location, Package Store Liquor License, from 28 Verge Street to the Property Known as 1690-1706 Boston Road (Haymarket Square)

Petitioner: **Tyler John, Inc. - d/b/a TJ's Wine & Spirit**

B. Zone Change:**1. Zoning Change (ID # 6543)**

914 Boston Road

PETITIONER:

Twenty-Two SAC Self-Storage Corporation

ADDRESS:

914 Boston Road

CHANGE REQUESTED:

Bus A to Bus B

C. Subdivision:**1. Petition (ID # 6542)**

Definitive Layout of a Private Street or Way Designated As: Veterans Way (4 Proposed Lots)

Said plan being entitled: **Definitive Subdivision Plan - Veterans Way**

Owner: SOFI Property Development, Inc.

Engineer: Gary P Weiner, P.E.

Scale: **1" = 50'**

Date: August 2021

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