



# Springfield Planning Board

## Regular Meeting

~ Minutes ~

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.

| 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 |       | Absent  |         |
| Luca Mineo        |       | Present |         |

### 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

**Item#6** - Zoning for 1097 Berkshire Avenue, Phil Dromey asked that this item be continued.

Motion to continue. Motion approved.

**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**

**10/20/21**                      **Planning Board**                      **CONTINUE**  
**Next: 11/17/21**

**10/25/21**                      **City Council**                      **CONTINUE VOTE**  
**Next: 11/22/21**

- **Item#10** - Zone change 797 Berkishire Ave, Phil Dromey presented. Petitioner has hired an engineer to assist with issues raised by the abutters.

Motion to continue. Motion approved.

**11/17/21**                      **Planning Board**                      **CONTINUE VOTE**  
**Next: 12/01/21**

**11/22/21**                      **City Council**                      **CONTINUE VOTE**  
**Next: 12/13/21**

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

**12/13/21**                      **City Council**                      **CONTINUE VOTE**

|                |                                                     |                               |
|----------------|-----------------------------------------------------|-------------------------------|
| <b>RESULT:</b> | <b>CONTINUE [6 TO 0]</b>                            | <b>Next: 1/5/2022 5:30 PM</b> |
| <b>AYES:</b>   | McQuade, DeFillippo, Florian, Daniele, Morin, Mineo |                               |
| <b>ABSENT:</b> | Chelsea Choi, Martin Cunningham                     |                               |

## **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:**

|                                   |                       |                      |
|-----------------------------------|-----------------------|----------------------|
| <b>10/20/21</b><br>Next: 11/03/21 | <b>Planning Board</b> | <b>CONTINUE VOTE</b> |
| <b>11/03/21</b><br>Next: 11/17/21 | <b>Planning Board</b> | <b>CONTINUE VOTE</b> |
| <b>11/17/21</b><br>Next: 12/01/21 | <b>Planning Board</b> | <b>CONTINUE VOTE</b> |
| <b>12/01/21</b><br>Next: 12/15/21 | <b>Planning Board</b> | <b>CONTINUE VOTE</b> |

**COMMENTS - Current Meeting:**

- . Approval shall be conditional on any and all approvals required from the Department of Public Works (DPW) and the Springfield Water & Sewer Commission (SWSC).
- . Final language on the long term maintenance of all drainage basins shall be reviewed and approved by DPW and shall be incorporated into all deeds. Any and all easements needed for this maintenance shall also be supplied and recorded on the deeds.
- . Revised plans, incorporating any and all modifications require by DPW and this approval, shall be submitted to DPW and the Office of Planning & Economic Development, prior to the execution of a Performance Agreement and/or start of any work.
- . Approval shall be conditional on final approval from the Springfield Conservation Commission including the *401 Water Quality Certification* approval from the State of Massachusetts.
- . The developer shall contact the City Forester prior to any construction to determine if any significant trees are located on the property.
- . The petitioner shall petition and submit all required materials to the Board of Public Works to make this a public way upon completion of all construction. Materials shall include any and all easement(s) documentation.
- . All utilities shall be placed underground as per the subdivision regulations.
- . The developer shall comply with all DPW and SWSC standards and policies for the design, construction, inspection and acceptance of this project.
- . Streetlights shall be installed in accordance with DPW and Eversource specifications.
- . Prior to start of construction there shall be a coordination meeting between the developer and all appropriate parties to discuss the following:
  - a. Confirm scope of work to avoid field errors
  - b. Obtain contact information for DPW, SWSC, Contractor(s), Sub-Contractor(s) and Owner
  - c. Review proposed schedule (proposed start/end dates, work hours, etc.)
  - d. Confirmation of roles, responsibilities and authority of all parties
  - e. Confirm erosion control measures/ Storm Water Pollution Prevention Plan (SWPPP), etc.
- . The developer shall not deviate from the approved plans without prior written approval from the Planning Board, DPW or SWSC.
- . A Performance Agreement, secured by proper bond, deposit of money, Letter of Credit or approved equal in the amount to be determined by the DPW (City unit costs with prevailing wage costs will be used and a 25% contingency will be added for the protection of DPW and the SWSC) shall be fully executed prior to endorsement of the plans or start of construction.
- . All drainage structures shall be protected from contamination by storm water runoff during all phases of construction.

- . A completed Stormwater Pollution Prevention Plan (SWPPP), as per EPA regulations, shall be submitted to the DPW prior to starting construction.
- . A formal waiver of Section V.C.4.b.3 (scale) and Section VII.E.1 (curing) of the Subdivision Regulations is approved.
- . Shade trees shall be installed as per the submitted plans.
- . A waiver of Section VI.D.1 (sidewalks) is approved with the following conditions:
  - a. Sidewalks shall be installed on both sides of the development, ending just to the south of the last house located on Lot #1.
  - b. Where the sidewalk is discontinued at Lot #1, handicapped ramps, a cross walk and appropriate signage shall be installed. All work shall be reviewed and approved by DPW.
  - c. The developer shall extend the existing sidewalk along the northern section of Allen Street to connect with this new development.
  - d. Sidewalks shall be installed as per DPW specifications.

|                |                                                     |
|----------------|-----------------------------------------------------|
| <b>RESULT:</b> | <b>APPROVED [6 TO 0]</b>                            |
| <b>AYES:</b>   | McQuade, DeFillippo, Florian, Daniele, Morin, Mineo |
| <b>ABSENT:</b> | Chelsea Choi, Martin Cunningham                     |

**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:**

|                       |                       |                      |
|-----------------------|-----------------------|----------------------|
| <b>12/01/21</b>       | <b>Planning Board</b> | <b>CONTINUE VOTE</b> |
| <b>Next: 12/15/21</b> |                       |                      |

**COMMENTS - Current Meeting:**

**Conditions:**

- . This Site Plan approval is granted solely for the construction of a new four (4) story, Health Science Building and associated greenspace improvements at the properties SS Alden Street (00200-0241 & 0243), ES Sheffield Street (10775-0034, 0033 & 0031), 17 Sheffield Street (10775-0032) and Rear Sheffield Street (10775-0028), to be known as 1215 Wilbraham Road (12282-0756).
- . The use shall be developed in accordance to the attached site plans and elevations, with the addition of conditions #4 and #7.
- . All landscaping shall be installed as per the attached plans. All landscaped areas shall be maintained free

of all overgrown vegetation, litter and/or debris.

- . The public sidewalks shall be maintained, including snow removal.
- . The building(s) shall be maintained graffiti free.
- . 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.
- . Any and all building permits, including sign permits shall be obtained, prior to the start of construction.
- . Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by fine 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.

|                |                                                     |
|----------------|-----------------------------------------------------|
| <b>RESULT:</b> | <b>APPROVED [6 TO 0]</b>                            |
| <b>AYES:</b>   | McQuade, DeFillippo, Florian, Daniele, Morin, Mineo |
| <b>ABSENT:</b> | Chelsea Choi, Martin Cunningham                     |

#### 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>RESULT:</b> | <b>CONTINUE VOTE [6 TO 0]</b>                       | <b>Next: 1/5/2022 5:30 PM</b> |
| <b>AYES:</b>   | McQuade, DeFillippo, Florian, Daniele, Morin, Mineo |                               |
| <b>ABSENT:</b> | Chelsea Choi, Martin Cunningham                     |                               |

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

To Change the Zoning of a Portion of the Property Known as 914 Boston Road (01655-0164) from Residence B to Business B.

**PETITIONER:** Twenty-Two SAC Self-Storage Corporation

**ADDRESS:** 914 Boston Road

**CHANGE REQUESTED:** Bus A to Bus B

|                |                                              |                               |
|----------------|----------------------------------------------|-------------------------------|
| <b>RESULT:</b> | <b>CONTINUE [5 TO 1]</b>                     | <b>Next: 1/5/2022 5:30 PM</b> |
| <b>AYES:</b>   | McQuade, DeFillippo, Florian, Daniele, Morin |                               |
| <b>NAYS:</b>   | Luca Mineo                                   |                               |
| <b>ABSENT:</b> | Chelsea Choi, Martin Cunningham              |                               |

**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

|                |                                                     |                               |
|----------------|-----------------------------------------------------|-------------------------------|
| <b>RESULT:</b> | <b>CONTINUE VOTE [6 TO 0]</b>                       | <b>Next: 1/5/2022 5:30 PM</b> |
| <b>AYES:</b>   | McQuade, DeFillippo, Florian, Daniele, Morin, Mineo |                               |
| <b>ABSENT:</b> | Chelsea Choi, Martin Cunningham                     |                               |

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