



Springfield Planning Board

Regular Meeting

~ Minutes ~

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

Alvin Allen
(413) 787-6020

Wednesday, January 5, 2022

5:30 PM

Virtual Meeting (Zoom)

I. Call to Order

5:30 PM Meeting called to order on January 5, 2022 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		Absent	
Luca Mineo		Present	

II. Acceptance of Minutes

III. Public Hearings: (Continued)

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**

HISTORY:

12/15/21 Planning Board CONTINUE VOTE
Next: 01/05/22

COMMENTS - Current Meeting:

CONDITIONS:

1. Hours of operation shall be as stated on the application.
2. There shall be no on-site consumption of alcohol.
3. There shall be no banners, streamers or pennants located on the exterior of the building.

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

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

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 Next: 10/25/21	City Council	CONTINUE VOTE
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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

- **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 Next: 12/01/21	Planning Board	CONTINUE VOTE
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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**

12/15/21 **Planning Board** **CONTINUE**
Next: 01/05/22

RESULT:	CONTINUE [7 TO 0]	Next: 1/19/2022 5:30 PM
AYES:	McQuade, DeFillippo, Florian, Daniele, Morin, Choi, Mineo	
ABSENT:	Martin Cunningham	

2. 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**

HISTORY:

12/15/21 **Planning Board** **CONTINUE**
Next: 01/05/22

RESULT:	CONTINUE [7 TO 0]	Next: 1/19/2022 5:30 PM
AYES:	McQuade, DeFillippo, Florian, Daniele, Morin, Choi, Mineo	
ABSENT:	Martin Cunningham	

C. Subdivision Plan

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

HISTORY:

12/15/21

Planning Board

CONTINUE VOTE

Next: 01/05/22

RESULT:**CONTINUE VOTE [7 TO 0]****Next: 1/19/2022 5:30 PM****AYES:**

McQuade, DeFillippo, Florian, Daniele, Morin, Choi, Mineo

ABSENT:

Martin Cunningham

IV. Public Hearings: (New)**A. Liquor License****1. Petition (ID # 6562)**

New, All Alcoholic Liquor License, at the Property Known as 296 Cooley Street

Petitioner: ASSAD & PAUL, LLC - d/b/a AMO Hookah Lounge**RESULT:****CONTINUE VOTE [7 TO 0]****Next: 1/19/2022 5:30 PM****AYES:**

McQuade, DeFillippo, Florian, Daniele, Morin, Choi, Mineo

ABSENT:

Martin Cunningham

B. Site Plan Review**1. Petition (ID # 6563)**

For a Site Plan Review for the Expansion of an Existing Warehouse Building and Expanded Parking at the Property Known as 145 Performance Boulevard (09648-0010)

Request:

See Above

Owner:

Domanico and Schoellkopf & Penny
Lane Associates, LLC

By:

Robert Mucciarone

Petitioner:

Greenleaf Construction

By:

Andy McBeth

ATTACHMENTS:

- 20211220094221762 (PDF)

RESULT:**CONTINUE VOTE [7 TO 0]****Next: 1/19/2022 5:30 PM****AYES:**

McQuade, DeFillippo, Florian, Daniele, Morin, Choi, Mineo

ABSENT:

Martin Cunningham

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