



Springfield Planning Board

Regular Meeting

~ Minutes ~

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

Alvin Allen
(413) 787-6020

Wednesday, January 19, 2022

5:30 PM

Virtual Meeting (Zoom)

I. Call to Order

5:30 PM Meeting called to order on January 19, 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		Absent	
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 # 6562)

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

Petitioner: ASSAD & PAUL, LLC - d/b/a AMO Hookah Lounge

HISTORY:

01/05/22 Planning Board CONTINUE VOTE
Next: 01/19/22

COMMENTS - Current Meeting:

CONDITIONS:

- . The hours of operation shall be as stated on the application.
- . There shall be no banners, streamers or pennants located on the exterior of the building.

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

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

01/05/22 **Planning Board** **CONTINUE**
Next: 01/19/22

RESULT:	CONTINUE [7 TO 0]	Next: 2/2/2022 5:30 PM
AYES:	McQuade, DeFillippo, Florian, Morin, Choi, Cunningham, Mineo	
ABSENT:	Rico Daniele	

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

01/05/22 **Planning Board** **CONTINUE**
Next: 01/19/22

RESULT:	CONTINUE [7 TO 0]	Next: 2/2/2022 5:30 PM
AYES:	McQuade, DeFillippo, Florian, Morin, Choi, Cunningham, Mineo	
ABSENT:	Rico Daniele	

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

01/05/22 **Planning Board** **CONTINUE VOTE**
 Next: 01/19/22

RESULT:	CONTINUE VOTE [7 TO 0]	Next: 2/2/2022 5:30 PM
AYES:	McQuade, DeFillippo, Florian, Morin, Choi, Cunningham, Mineo	
ABSENT:	Rico Daniele	

D. 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

HISTORY:

01/05/22 **Planning Board** **CONTINUE VOTE**
 Next: 01/19/22

COMMENTS - Current Meeting:

Conditions:

- . This Site Plan approval is granted solely for the construction of a 61,950± square foot addition, to the exiting building and expanded parking at the property known as 145 Performance Boulevard (09468-0010).
- . The use shall be developed in accordance to the attached site plans and elevations, with the addition of conditions #3 through #7.
- . All existing landscaping located in the front of the property shall remain in place or be re-planted once construction has been completed.
- . All landscaped and lawn areas shall be irrigated.
- . 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 review and approval by the Springfield Redevelopment Authority (SRA) shall also be obtained. This approval must be obtained prior to the issuance of a Building Permit.

- 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.

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.

ATTACHMENTS:

- 20211220094221762 (PDF)

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

IV. Public Hearings: (New)

A. Liquor License

1. Petition (ID # 6582)

New, All Alcoholic Liquor License, at the Property Known as 427 White Street

Petitioner: Tu Casa Restaurant, Inc. - d/b/a Tu Casa Restaurant Bakery Bar

RESULT:	CONTINUE VOTE [7 TO 0]	Next: 2/2/2022 5:30 PM
AYES:	McQuade, DeFillippo, Florian, Morin, Choi, Cunningham, Mineo	
ABSENT:	Rico Daniele	

V. Non-Subdivision Plans

VI. All Other Matters Properly Before the Board

A. *Urban Renewal Plan*

i. *Update on Court Square Urban Renewal Amendment*