



Springfield Planning Board

Regular Meeting

~ Minutes ~

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

Alvin Allen
(413) 787-6020

Wednesday, February 16, 2022

5:30 PM

Virtual Meeting (Zoom)

I. Call to Order

5:30 PM Meeting called to order on February 16, 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		Absent	
Martin Cunningham		Present	
Luca Mineo		Present	

II. Acceptance of Minutes

III. Public Hearings: (Continued)

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

HISTORY:

01/19/22 Planning Board CONTINUE VOTE
Next: 02/02/22

02/02/22 Planning Board CONTINUE VOTE
Next: 02/16/22

COMMENTS - Current Meeting:

CONDITIONS:

- . The hours of operation shall be no later than 12:00AM.
- . There shall be no banners, streamers or other promotional material located on the exterior of the building, with the exception of a "grand opening".
- . All signage shall be properly permitted through the Building Department.

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

2. Petition (ID # 6586)

New, All Alcoholic Liquor License, at the Property Known as 254 Worthington Street

Petitioner: Funny Bone, Inc. - d/b/a Jackalope

HISTORY:

02/02/22 Planning Board CONTINUE VOTE
Next: 02/16/22

COMMENTS - Current Meeting:**CONDITIONS:**

- . The hours of operation shall be as stated by the petitioner.
- . Any and all signs shall be properly permitted, prior to installation.
- . There shall be no banners, streamers or other promotional material located on the exterior of the building, with the expectation of a “grand opening” event.

ATTACHMENTS:

- Worthington_St_254_2022 (PDF)

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

3. Petition (ID # 6588)

New, All Alcoholic Liquor License, at the Property Known as 1000 Hall of Fame Way

Petitioner: P2B Springfield, LLC - d/b/a The Place 2 Be

HISTORY:

02/02/22 Planning Board CONTINUE VOTE
Next: 02/16/22

COMMENTS - Current Meeting:**CONDITIONS:**

- . The hours of operation shall be as stated by the petitioner.
- . There shall be no banners, streamers or pennants located on the exterior of the building, with the exception of a “grand opening” event.

ATTACHMENTS:

- Hall_Of_Fame_Ave_1000_2022 (PDF)

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

4. Petition (ID # 6587)

New, All Alcoholic Liquor License, at the Property Known as 770 Bay Street

Petitioner: Goldos Pollo, LLC - d/b/a El Ambiente

HISTORY:

02/02/22	Planning Board	CONTINUE VOTE
Next: 02/16/22		

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 a “grand opening”.
- . All signage shall be properly permitted through the Building Department.

ATTACHMENTS:

- Bay_St_770_2022 (PDF)

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

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

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**
Next: 01/24/22

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

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

01/19/22 **Planning Board** **CONTINUE**
Next: 02/02/22

01/24/22 **City Council** **LAY ON THE TABLE**
Next: 02/01/22

02/01/22 **City Council** **CONTINUE VOTE**
Next: 02/28/22

02/02/22 **Planning Board** **CONTINUE**
Next: 02/16/22

RESULT:	APPROVED [7 TO 0]	Next: 2/28/2022 7:00 PM
AYES:	McQuade, DeFillippo, Florian, Daniele, Morin, Cunningham, Mineo	
ABSENT:	Chelsea Choi	

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

01/19/22 Planning Board CONTINUE
Next: 02/02/22

02/02/22 Planning Board CONTINUE
Next: 02/16/22

RESULT:	CONTINUE [7 TO 0]	Next: 3/2/2022 5:30 PM
AYES:	McQuade, DeFillippo, Florian, Daniele, Morin, Cunningham, Mineo	
ABSENT:	Chelsea Choi	

3. Zoning Change (ID # 6589)

To Change the Zoning of a Portion of the Property Known as 53 Wilbraham Road (12282-1006) and the Property Known as 42 Waltham Avenue (11960-0010) from Industrial a to Business B.

PETITIONER: Knox I & II, LP

ADDRESS: 53 Wilbraham Road/42 Waltham Ave

CHANGE REQUESTED: Ind A to Bus B

HISTORY:

02/02/22 Planning Board CONTINUE
Next: 02/16/22

02/07/22 City Council

ATTACHMENTS:

- 3228_53_Wilbraham_42_Waltham_2022 (PDF)

RESULT:	APPROVED [7 TO 0]	Next: 2/28/2022 7:00 PM
AYES:	McQuade, DeFillippo, Florian, Daniele, Morin, Cunningham, Mineo	
ABSENT:	Chelsea Choi	

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		
01/19/22	Planning Board	CONTINUE VOTE
Next: 02/02/22		
02/02/22	Planning Board	CONTINUE VOTE
Next: 02/16/22		

RESULT:	CONTINUE VOTE [7 TO 0]	Next: 3/2/2022 5:30 PM
AYES:	McQuade, DeFillippo, Florian, Daniele, Morin, Cunningham, Mineo	
ABSENT:	Chelsea Choi	

IV. Public Hearings: (New)

A. Liquor License:

1. Petition (ID # 6619)

New, All Alcoholic Liquor License, at the Property Known as 357 Cottage Street

Petitioner: Lux Cruz - d/b/a K's Kakes and Banquet Hall

RESULT:	CONTINUE VOTE [7 TO 0]	Next: 3/2/2022 5:30 PM
AYES:	McQuade, DeFillippo, Florian, Daniele, Morin, Cunningham, Mineo	
ABSENT:	Chelsea Choi	

V. Non-Subdivision Plans

VI. All Other Matters Properly Before the Board