



Springfield Planning Board

Regular Meeting

~ Minutes ~

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

Alvin Allen
(413) 787-6020

Wednesday, March 2, 2022

5:30 PM

Virtual Meeting (Zoom)

I. Call to Order

5:30 PM Meeting called to order on March 2, 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 # 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

HISTORY:

02/16/22 Planning Board CONTINUE VOTE
Next: 03/02/22

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

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

HISTORY:

12/15/21 Next: 01/05/22	Planning Board	CONTINUE
01/05/22 Next: 01/19/22	Planning Board	CONTINUE
01/19/22 Next: 02/02/22	Planning Board	CONTINUE
02/02/22 Next: 02/16/22	Planning Board	CONTINUE
02/16/22 Next: 03/02/22	Planning Board	CONTINUE

RESULT:	CONTINUE [7 TO 0]	Next: 3/16/2022 5:30 PM
AYES:	McQuade, DeFillippo, Florian, Daniele, Morin, Cunningham, Mineo	
ABSENT:	Chelsea Choi	

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

HISTORY:

12/15/21 Next: 01/05/22	Planning Board	CONTINUE VOTE
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01/05/22 Next: 01/19/22	Planning Board	CONTINUE VOTE
01/19/22 Next: 02/02/22	Planning Board	CONTINUE VOTE
02/02/22 Next: 02/16/22	Planning Board	CONTINUE VOTE
02/16/22 Next: 03/02/22	Planning Board	CONTINUE VOTE

RESULT:	CONTINUE VOTE [7 TO 0]	Next: 3/16/2022 5:30 PM
AYES:	McQuade, DeFillippo, Florian, Daniele, Morin, Cunningham, Mineo	
ABSENT:	Chelsea Choi	

IV. Public Hearings: (New)

A. Liquor License

1. Petition (ID # 6635)

New, All Alcoholic Liquor License, at the Property Known as 1380 Boston Road

Petitioner: Kirin Asian BBQ, LLC - d/b/a Kirin Asian BBQ

RESULT:	CONTINUE VOTE [7 TO 0]	Next: 3/16/2022 5:30 PM
AYES:	McQuade, DeFillippo, Florian, Daniele, Morin, Cunningham, Mineo	
ABSENT:	Chelsea Choi	

B. Site Plan Review

1. Petition (ID # 6634)

For a Site Plan Review (Tier 2) for the Construction of a New Indoor Storage Facility, Containing More 30,000 Square Feet, at the Properties Known as 319 Parker Street (09510-1854), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-2 and Table 4-4 Section 16.1.

Request:	See Above
Owner:	Stoughton L. Smead
By:	Stoughton L. Smead
Petitioner:	SAFStor Real Estate Co., LLC. (SAFStor)
By:	Attorney Andrew Young

RESULT:	CONTINUE VOTE [7 TO 0]	Next: 3/16/2022 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