



Springfield Planning Board

Regular Meeting

~ Minutes ~

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

Alvin Allen
(413) 787-6020

Wednesday, March 16, 2022

5:30 PM

Virtual Meeting (Zoom)

I. Call to Order

5:30 PM Meeting called to order on March 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 # 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

HISTORY:

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

COMMENTS - Current Meeting:

CONDITIONS:

- . The hours of operation shall be as stated by the petitioner.
- . There shall be no banners, streamers or other promotional material located on the exterior of the building, with the exception of a grand opening.
- . Any and all signage shall be properly permitted.

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

RESULT:	CONTINUE [7 TO 0]	Next: 4/6/2022 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
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
03/02/22 Next: 03/16/22	Planning Board	CONTINUE VOTE

RESULT:	CONTINUE VOTE [7 TO 0]	Next: 4/6/2022 5:30 PM
AYES:	McQuade, DeFillippo, Florian, Daniele, Morin, Cunningham, Mineo	
ABSENT:	Chelsea Choi	

D. 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

HISTORY:

03/02/22 Next: 03/16/22	Planning Board	CONTINUE VOTE
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COMMENTS - Current Meeting:**Conditions:**

- . This Site Plan approval is granted solely for the construction of self-storage facility at the property known as 319 Parker Street (09510-1854).
- . The use shall be developed in accordance to the attached site plans and elevations, with the addition of conditions #3 through #12.
- . All landscaping shall be installed as per the attached plans.
- . All landscaped and/or grassed areas shall be irrigated.
- . All landscaped areas shall be maintained and the site shall be kept 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.

- . The public sidewalk along Parker Street and Verge Street shall be maintained, including snow removal.
- . Any and all building permits, including sign permits, shall be obtained prior to start of construction.
- . The proposed ground sign shall be turned off when the site is not in operation. In no case shall the sign be illuminated past 10:00PM or before 6:00AM.
- . Any wall sign to be located above the first floor shall be required to obtain a special permit from the City Council, prior to installation.
- . Any wall sign to be located above the first floor shall be required to obtain a special permit from the City Council, prior to installation.
- . There shall be no outdoor storage allowed at this location.
- . 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.

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

IV. Non-Subdivision Plans

V. All Other Matters Properly Before the Board