



Springfield Planning Board

Regular Meeting

~ Minutes ~

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

Alvin Allen
(413) 787-6020

Wednesday, May 4, 2022

6:00 PM

City Hall--Room 220

I. Call to Order

6:00 PM Meeting called to order on May 4, 2022 at City Hall--Room 220, 36 Court Street, Springfield, MA.

Attendee Name	Title	Status	Arrived
Jennifer McQuade		Absent	
Gloria DeFillippo		Absent	
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 # 6693)

All Alcoholic Liquor License at the Property Known as 64 Hancock Street

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

HISTORY:

04/06/22 Planning Board CONTINUE VOTE
Next: 04/20/22

04/20/22 Planning Board CONTINUE VOTE
Next: 05/04/22

COMMENTS - Current Meeting:

- . The hours of operation shall be as listed on the application.
- . 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:

- Hancock_St_64_2022 (PDF)

RESULT:	APPROVED [5 TO 0]
AYES:	Florian, Daniele, Morin, Cunningham, Mineo
ABSENT:	Jennifer McQuade, Gloria DeFillippo, 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
03/16/22 Next: 04/06/22	Planning Board	CONTINUE
04/06/22 Next: 04/20/22	Planning Board	CONTINUE
04/20/22 Next: 05/04/22	Planning Board	CONTINUE

RESULT:	CONTINUE [5 TO 0]	Next: 5/18/2022 6:00 PM
AYES:	Florian, Daniele, Morin, Cunningham, Mineo	
ABSENT:	Jennifer McQuade, Gloria DeFillippo, 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	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		
02/16/22	Planning Board	CONTINUE VOTE
Next: 03/02/22		
03/02/22	Planning Board	CONTINUE VOTE
Next: 03/16/22		
03/16/22	Planning Board	CONTINUE VOTE
Next: 04/06/22		
04/06/22	Planning Board	CONTINUE VOTE
Next: 04/20/22		
04/20/22	Planning Board	CONTINUE VOTE
Next: 05/04/22		

COMMENTS - Current Meeting:

Vote to Deny the plans, as submitted.

Reason for Denial:

As per the underlying Subdivision Regulations, one of the main powers of the Planning Board is “to secure adequate provision for water, sewage, drainage and other requirements where necessary in a subdivision”. Due to the fact the Department of Public Works (DPW) had not approved the proposed drainage plans, as submitted, the Board cannot ensure “adequate provisions” have been secured.

RESULT:	FAILED [5 TO 0]
AYES:	Florian, Daniele, Morin, Cunningham, Mineo
ABSENT:	Jennifer McQuade, Gloria DeFillippo, Chelsea Choi

2. Petition (ID # 6725)

Crystal Brook Drive Extension and to be Located on the Property Known as NS Allen Street (00280-0880).

Said plan being entitled: **Crystal Brook Drive Extension**

Owner: **Graham Construction, Inc.**

Engineer: **Benesch Associates**

Scale: 1" = 30'

Date: **February 2022**

HISTORY:

04/20/22	Planning Board	CONTINUE VOTE
Next: 05/04/22		

COMMENTS - Current Meeting:

Approve, with modifications.

Modifications:

- . Approval shall be conditional on any and all approvals required from the Department of Public Works (DPW) and the Springfield Water & Sewer Commission (SWSC).
- . Final language on the long term maintenance of the basin shall be reviewed and approved by DPW and shall be incorporated into the deed of Lot #1. Any and all easements needed for this maintenance shall also be supplied and recorded on the deed.
- . The developer shall not deviate from the approved plans without prior written approval from the Planning Board, DPW and/or SWSC.
- . The developer shall contact the City Forester prior to any construction to determine if any significant trees are located on the property.
- . The petitioner shall petition and submit all required materials to the Board of Public Works to make this a public way upon completion of all construction. Materials shall include any and all easement(s) documentation.
- . All utilities shall be placed underground as per the subdivision regulations.
- . The developer shall comply with all DPW and SWSC standards and policies for the design, construction, inspection and acceptance of this project.
- . Streetlights shall be installed in accordance with DPW and Eversource specifications.
- . Prior to start of construction there shall be a coordination meeting between the developer and all appropriate parties to discuss the following:
 - a. Confirm scope of work to avoid field errors
 - b. Obtain contact information for DPW, SWSC, Contractor(s), Sub-Contractor(s) and Owner
 - c. Review proposed schedule (proposed start/end dates, work hours, etc.)
 - d. Confirmation of roles, responsibilities and authority of all parties
 - e. Confirm erosion control measures/ Storm Water Pollution Prevention Plan (SWPPP), etc.
- . A Performance Agreement, secured by proper bond, deposit of money, Letter of Credit or approved equal in the amount to be determined by the DPW (City unit costs with prevailing wage costs will be used and a 25% contingency will be added for the protection of DPW and the SWSC) shall be fully executed prior to endorsement of the plans or start of construction.
- . All drainage structures shall be protected from contamination by storm water runoff during all phases of construction.
- . A completed Stormwater Pollution Prevention Plan (SWPPP), as per EPA regulations, shall be submitted to the DPW prior to starting construction.
- . A formal waiver of Section VII.E (curing) and Section VI.D (sidewalks) of the Subdivision Regulations is approved.

RESULT:	APPROVED [5 TO 0]
AYES:	Florian, Daniele, Morin, Cunningham, Mineo
ABSENT:	Jennifer McQuade, Gloria DeFillippo, Chelsea Choi

IV. Public Hearings: (New)

A. *Liquor License*

1. **Petition (ID # 6744)**

All Alcoholic Liquor License at the Property Known as 301 Bridge Street

Petitioner: 301 Bridge Street, LLC - d/b/a Osteria

COMMENTS - Current Meeting:

CONDITIONS:

- . The hours of operation shall be as stated in the application.
- . The applicant shall submit sign plans to the Springfield Redevelopment Authority for review and approval, as required by the Court Square Urban Renewal Plan, prior to obtaining a certificate of occupancy. The proposed sign shall be in keeping with the character of the building.
- . There shall be no banners or streamers located on the exterior of the building.

RESULT:	APPROVED [5 TO 0]
AYES:	Florian, Daniele, Morin, Cunningham, Mineo
ABSENT:	Jennifer McQuade, Gloria DeFillippo, Chelsea Choi

V. Non-Subdivision Plans

VI. All Other Matters Properly Before the Board