



Springfield Planning Board

Regular Meeting

~ Minutes ~

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

Alvin Allen
(413) 787-6020

Wednesday, May 18, 2022

6:00 PM

City Hall--Room 220

I. Call to Order

6:00 PM Meeting called to order on May 18, 2022 at City Hall--Room 220, 36 Court Street, Springfield, MA.

Attendee Name	Title	Status	Arrived
Jennifer McQuade		Present	
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. 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	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		

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
05/04/22 Next: 05/18/22	Planning Board	CONTINUE

RESULT:	APPROVED [6 TO 0]	Next: 6/27/2022 7:00 PM
AYES:	McQuade, Florian, Daniele, Morin, Cunningham, Mineo	
ABSENT:	Gloria DeFillippo, Chelsea Choi	

IV. Public Hearings: (New)

A. Site Plan Review

1. Petition (ID # 6775)

For a Planning Board Site Plan Review (Tier 2) for the Construction of a New Center for After School Program and Associated Parking at the Properties Known as 534 Boston Road (01655-0671), SS Boston Road (01655-0667, 0665, 0664 & 0663), ES Gilbert Avenue (05650-0127), WS Gilbert Avenue (05650-0008) and WS Arnold Avenue (00650-0007, 0008 & 0009), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4 and Article 12, Section 12.3.

Request:	See Above
Owner:	Caring for Others Health Agency, Inc.
By:	Alethea Stevenson
Petitioner:	Caring for Others Health Agency, Inc.
By:	Alethea Stevenson

COMMENTS - Current Meeting:

Conditions:

- . This Site Plan approval is granted solely for the construction of a new 22,946±, square foot Center for After School Program building, with accessory parking, at the properties known as 534 Boston Road (01655-0671), SS Boston Road (01655-0667, 0665, 0664 & 0663), ES Gilbert Avenue (05650-0127), WS Gilbert Avenue (05650-0008) and WS Arnold Avenue (00650-0007, 0008 & 0009).
- . The use shall be developed in accordance to the attached site plans and elevations, with the addition of conditions #3 through #10.
- . All landscaping shall be installed as per the attached plans.
- . All landscaped and/or lawn areas shall be irrigated and maintained.
- . Any and all dumpster(s) shall be completely enclosed.

- . The site shall be maintained free of all trash, litter, debris and overgrown vegetation.
- . Any and all approvals from DPW, required under the provision of City Ordinance, Article VIII, §27-29, shall be obtained prior to issuing a Building Permit. If as a result of this review, changes are required to the approved site plan, the applicant will be required to come back to the Planning Board for approval, prior to the issuance of a Building Permit.
- . Any and all building permits, including sign permits, shall be obtained prior to start of construction.
- . The public sidewalks along Boston Road shall be maintained, including snow removal.
- . The building shall remain graffiti free.
- . 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 [6 TO 0]
AYES:	McQuade, Florian, Daniele, Morin, Cunningham, Mineo
ABSENT:	Gloria DeFillippo, Chelsea Choi

V. Non-Subdivision Plans

VI. All Other Matters Properly Before the Board