



Springfield Planning Board

Regular Meeting

~ Minutes ~

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

Alvin Allen
(413) 787-6020

Wednesday, June 1, 2022

6:00 PM

City Hall--Room 220

I. Call to Order

6:00 PM Meeting called to order on June 1, 2022 at City Hall--Room 220, 36 Court Street, Springfield, MA.

Attendee Name	Title	Status	Arrived
Jennifer McQuade		Present	
Gloria DeFillippo		Present	
Leo Florian		Present	
Rico Daniele		Present	
Rosemary Morin		Present	
Chelsea Choi		Present	
Martin Cunningham		Present	
Luca Mineo		Present	

II. Acceptance of Minutes

III. Public Hearings:

A. Liquor License

1. Petition (ID # 6800)

All Alcoholic Liquor License at the Property Known as 762 Boston Road

Petitioner: Republica Hookah Bar. LLC - d/b/a Republica Hookah Lounge

COMMENTS - Current Meeting:

CONDITIONS:

- . The hours of operation shall be no later than 1:00AM.
- . There shall be no banners, streamers or other promotional material located on the exterior of the building, with the exception of "grand opening".
- . All parking spaces shall be clearly marked.
- . The required number of parking spaces for this building shall be confirmed by the Building Department. If the applicant does not meet the required number, a variance from the Board of Appeals shall be obtained prior to the issuance of a Certificate of Occupancy.

RESULT:	APPROVED [UNANIMOUS]
AYES:	McQuade, DeFillippo, Florian, Daniele, Morin, Choi, Cunningham, Mineo

IV. Non-Subdivision Plans

V. All Other Matters Properly Before the Board

Court Square Urban Renewal Plans: Amendment 12

The Court Square Urban Renewal Plan: Amendment 12, has been prepared as an Urban Renewal Plan (URP) as per the regulations under Massachusetts General Law Chapter 121B. As such, the information contained in the Plan must meet the State's regulations for an URP, including information that is specifically required for Planning Board review and endorsement of the plan.

Under Chapter 121B, Section 48, the Urban Revitalization Plan must include evidence that the Planning Board determined that the Plan is based *"on a local survey and conforms to any existing planning documents covering the urban renewal area as a whole, including, but not limited to, a comprehensive plan for the locality."* As such, the Planning Board's role is to review the boundary and actions of the Plan in order to make a finding that the proposed URP conforms to the plans of the City of Springfield. In addition, the City Council must also review and approve the Plan subsequent to the Planning Board's determination. If the plan were to substantially change after review by the City Council, it would come back before the Planning Board.

The Office of Planning and Economic Development has worked closely with SRA in the drafting of this amendment and has fully reviewed the submitted draft. After a full review, the staff has found the plan to be in conformance with the underlying planning documents. As such, the staff would recommend a favorable vote by the Board.

The Planning Board vote is a simple yes or no vote and the majority passes. The Planning Board vote is as follows:

"The Court Square Urban Renewal Plan: Amendment 12 is based on a local survey and is consistent with the comprehensive plan for the City of Springfield as a whole in accordance with MGL c.121b s.48."

VOTE OF THE BOARD:

8 - YES

0 - NO