



Springfield Planning Board

Regular Meeting

~ Minutes ~

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

Alvin Allen
(413) 787-6020

Wednesday, July 20, 2022

6:00 PM

City Hall--Room 220

I. Call to Order

6:00 PM Meeting called to order on July 20, 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. Zone Change

1. Zoning Change (ID # 6880)

To Change the Zoning of the Property Known as ES Plainfield Street (A.K.A. 471) (09775-0199) from Residence a to Residence C.

PETITIONER: Springfield Planning Board

ADDRESS: ES Plainfield Street

CHANGE REQUESTED: Res A to Res C

HISTORY:

07/18/22 City Council CONTINUE
Next: 07/25/22

ATTACHMENTS:

- 3230_ES_Plainfield_St_Formal_2022 (PDF)

RESULT:	APPROVED [UNANIMOUS]	Next: 8/22/2022 7:00 PM
AYES:	McQuade, DeFillippo, Florian, Daniele, Morin, Choi, Cunningham, Mineo	

IV. Site Plan Review

1. Petition (ID # 6879)

For a Site Plan Review (Tier 2) for the Construction of a New Charter School, at the Property Known as 234-262 Liberty Street (07770-0075), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Section 4.6 and Article 12, Section 12.6.

Request:	See Above
Owner:	Bay Liberty, LLC
By:	Raipher D. Pellegrino
Petitioner:	Bay Liberty, LLC
By:	Raipher D. Pellegrino

COMMENTS - Current Meeting:

Conditions:

- . This Site Plan approval is granted solely for the construction of a 65,000± square foot building for a new charter school, at the property known as 234-262 Liberty Street (07770-0075).
- . The use shall be developed in accordance to the attached site plans and elevations, with the addition of conditions #4 and #10.
- . All landscaping shall be installed as per the attached plans.
- . All landscaping areas shall be irrigated and maintained.
- . The site shall be maintained free of all litter, trash and debris.
- . The public sidewalks along Liberty Street shall be maintained, including snow removal.
- . There shall be no pick-up or drop off of students on Liberty Street.
- . All queuing of vehicles for pick-up and drop-off shall take place on-site.
- . In addition to the Planning Board site plan approval, 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 review shall include the approval of the traffic study and/or traffic management plan. This approval must be obtained prior to the issuance of a Building Permit and/or a Certificate of Occupancy.
- . Any and all building permits, including sign permits, shall be obtained prior to start of any work.
- . 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 will avoid significant detrimental environmental impacts, including stormwater runoff, erosion or sedimentation.
- . The project will ensure 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 [UNANIMOUS]

AYES: McQuade, DeFillippo, Florian, Daniele, Morin, Choi, Cunningham, Mineo

V. Non-Subdivision Plans

VI. All Other Matters Properly Before the Board

A. *Requesting Board to petition a zone change for 1400 State Street*