



# Springfield Planning Board

## Regular Meeting

~ Minutes ~

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

Alvin Allen  
(413) 787-6020

Wednesday, March 1, 2023

6:00 PM

City Hall--Room 220

### I. Call to Order

6:00 PM Meeting called to order on March 1, 2023 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. Liquor License:

##### 1. Petition (ID # 7211)

All Alcoholic Package Store Liquor License Expansion at the Property Known as 740 Boston Road.

Petitioner: **Pit Stop Food N Fuel, Inc.**

#### HISTORY:

02/15/23

Planning Board

CONTINUE VOTE

Next: 03/01/23

|                |                                                     |                                |
|----------------|-----------------------------------------------------|--------------------------------|
| <b>RESULT:</b> | <b>CONTINUE VOTE [6 TO 0]</b>                       | <b>Next: 3/15/2023 6:00 PM</b> |
| <b>AYES:</b>   | McQuade, Florian, Daniele, Morin, Cunningham, Mineo |                                |
| <b>ABSENT:</b> | Gloria DeFillippo, Chelsea Choi                     |                                |

### IV. Public Hearings: (New)

#### A. Liquor License:

##### 1. Petition (ID # 7236)

All Alcoholic Liquor License at the Property Known as 1633 Bay Street.

Petitioner: **Guru Gobind, Inc. - d/b/a Napoli's Pizza & Restaurant**

**COMMENTS - Current Meeting:**

**CONDITIONS:**

- . The hours of operation shall be as stated 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” event.

**ATTACHMENTS:**

- Bay\_St\_1633\_2023 (PDF)

|                |                                                     |
|----------------|-----------------------------------------------------|
| <b>RESULT:</b> | <b>APPROVED [6 TO 0]</b>                            |
| <b>AYES:</b>   | McQuade, Florian, Daniele, Morin, Cunningham, Mineo |
| <b>ABSENT:</b> | Gloria DeFillippo, Chelsea Choi                     |

**2. Petition (ID # 7249)**

New, Beer & Wine Liquor License at the Property Known as 708 Main Street.

Petitioner: **Blaze Restaurant, Inc. - d/b/a Island Blaze Restaurant**

**ATTACHMENTS:**

- Main\_St\_708\_2023 (PDF)

|                |                                                     |                                |
|----------------|-----------------------------------------------------|--------------------------------|
| <b>RESULT:</b> | <b>CONTINUE VOTE [6 TO 0]</b>                       | <b>Next: 3/15/2023 6:00 PM</b> |
| <b>AYES:</b>   | McQuade, Florian, Daniele, Morin, Cunningham, Mineo |                                |
| <b>ABSENT:</b> | Gloria DeFillippo, Chelsea Choi                     |                                |

**B. Site Plan Review:**

**1. Petition (ID # 7235)**

For a Site Plan Review (Tier 2) for the Construction of New Athletic Field and Associated Site Work, at the Property Known as 1015 Wilbraham Road (Duggan Middle School)(11282-0789), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 5.1.

|             |                                                 |
|-------------|-------------------------------------------------|
| Request:    | See Above                                       |
| Owner:      | City of Springfield/Department of Capital Asset |
| By:         | Peter Garvey, Director                          |
| Petitioner: | City of Springfield/Department of Capital Asset |
| By:         | Peter Garvey, Director                          |

**COMMENTS - Current Meeting:**

**Conditions:**

- . This Site Plan approval is granted solely for the construction of new athletic fields and associated site work at the property known as 1015 Wilbraham Road (12282-0789).

- . The use shall be developed in accordance to the attached site plans and elevations, with the addition of conditions #4 through #8.
- . The site shall be maintained free of all trash, litter and/or overgrown vegetation.
- . Any and all lighting shall be shielded from the residential abutters.
- . The building shall be maintained graffiti free.
- . 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 approval must be obtained prior to the issuance of a Building Permit.
- . 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.

**ATTACHMENTS:**

- Wilbraha\_Rd\_1015\_Formal (PDF)
- Wilbraham\_Rd\_1015\_2023 (PDF)

**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