



Springfield Planning Board

Regular Meeting

~ Minutes ~

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

Alvin Allen
(413) 787-6020

Wednesday, March 15, 2023

6:00 PM

City Hall--Room 220

I. Call to Order

6:00 PM Meeting called to order on March 15, 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		Present	
Martin Cunningham		Absent	
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

03/01/23 Planning Board CONTINUE VOTE
Next: 03/15/23

RESULT:	CONTINUE VOTE [6 TO 0]	Next: 4/5/2023 6:00 PM
AYES:	McQuade, Florian, Daniele, Morin, Choi, Mineo	
ABSENT:	Gloria DeFillippo, Martin Cunningham	

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**

HISTORY:**03/01/23****Planning Board****CONTINUE VOTE****Next: 03/15/23****ATTACHMENTS:**

- Main_St_708_2023 (PDF)

RESULT:**CONTINUE VOTE [6 TO 0]****Next: 4/5/2023 6:00 PM****AYES:**

McQuade, Florian, Daniele, Morin, Choi, Mineo

ABSENT:

Gloria DeFillippo, Martin Cunningham

IV. Public Hearings: (New)**A. Special Permit****1. Petition (ID # 7250)**

For Planning Board Special Permit for a Greater Number of Signs (Accessory Ground Signs) and an Increase in the Allowed Size, at the Property Known as 670 Union Street (11750-0160) (Book#2031/Page#260) and 48 Eastern Avenue (04325-0012) (Book#3120/Page#671), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.12.11.A and 9.2.11B.2.

Request:	See Above
Owner:	City of Springfield
By:	My-Ron Hatchett, Senior Project Manager
Petitioner:	City of Springfield
By:	My-Ron Hatchett, Senior Project Manager

COMMENTS - Current Meeting:*Conditions:*

- . This special permit is granted to this petitioner only.
- . This special permit is granted solely for the installation of two (2) ground signs, at the properties known as 670 Union Street (11750-0160) and 48 Eastern Avenue (04325-0012).
- . The use shall be developed in accordance to the attached site plans and elevations, with the addition of conditions #4 and #5.
- . A variance from the Board of Appeals, for the digital portion of the sign, shall be obtained prior to the issuance of a sign permit.
- . Sign permit(s) shall be obtained through the Building Department, prior to installation.
- . 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: (Article 9, Section 9.12.21)

- . The signs are consistent with the intent and purpose of Article 9.
- . The signs are consistent with the character and use of the area and with the Zoning District in which it is erected.
- . The signs are appropriate in scale and proportion in its design and in its visual relationship to buildings in the area and its general surrounding.
- . The Planning staff analysis shall be incorporated into the decision as one of the basis for approval.

ATTACHMENTS:

- Union_St_670_Formal (PDF)

RESULT:	APPROVED [6 TO 0]
AYES:	McQuade, Florian, Daniele, Morin, Choi, Mineo
ABSENT:	Gloria DeFillippo, Martin Cunningham

V. Non-Subdivision Plans**VI. All Other Matters Properly Before the Board**