



# Springfield Planning Board

## Regular Meeting

~ Minutes ~

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

Alvin Allen  
(413) 787-6020

Wednesday, May 17, 2023

6:00 PM

City Hall--Room 220

### I. Call to Order

6:00 PM Meeting called to order on May 17, 2023 at City Hall--Room 220, 36 Court Street, Springfield, MA.

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

### II. Acceptance of Minutes

### III. Public Hearings: (Continued)

#### A. Liquor License

##### 1. 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 City Planning Board CONTINUE VOTE

Next: 03/15/23

03/15/23 City Planning Board CONTINUE VOTE

Next: 04/05/23

04/05/23 City Planning Board CONTINUE VOTE

Next: 04/19/23

04/19/23 City Planning Board CONTINUE VOTE

Next: 05/03/23

05/03/23 City Planning Board CONTINUE VOTE

Next: 05/17/23

#### ATTACHMENTS:

- Main\_St\_708\_2023 (PDF)

**RESULT: CONTINUE****Next: 6/7/2023 6:00 PM****IV. Public Hearings: (New)****A. Liquor License****1. Petition (ID # 7387)**

New, Beer & Wine Liquor License (Package Store) at the Property Known as 1116 St James Avenue.

Petitioner: **Lotus Street 13, Inc. - d/b/a Shamrock Market**

**RESULT: CONTINUE****Next: 6/7/2023 6:00 PM****B. Site Plan Review****1. Petition (ID # 7388)**

To Amend a Site Plan Review (Tier 2), Approved April 2018 (Construction of a New Indoor Storage Facility), by Allowing a Change to the Approved Plans, at the Properties Known as ES Martone Place (08325-0001), ES O Martone Place (08325-0006), 70 Martone Place (08325-0007) and ES St James Avenue (11170-0312), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-2 and Table 4-4 Section 16.1.

|             |                                |
|-------------|--------------------------------|
| Request:    | See Above                      |
| Owner:      | St James Place Properties, LLC |
| By:         | Bryan Kaye                     |
| Petitioner: | St James Place Properties, LLC |
| By:         | Bryan Kaye                     |

**RESULT: CONTINUE****Next: 6/7/2023 6:00 PM****C. Zone Change****1. Zoning Change (ID # 7385)**

To Change the Zoning of the Property Known as 1781 Page Boulevard (09440-0772) from Business B to Industrial A.

|                          |                                   |
|--------------------------|-----------------------------------|
| <b>PETITIONER:</b>       | <b>United Rentals, Inc.</b>       |
| <b>ADDRESS:</b>          | <b>1781 Page Boulevard</b>        |
| <b>CHANGE REQUESTED:</b> | <b>Business B to Industrial A</b> |

**ATTACHMENTS:**

- Page\_BI\_1781\_Zone\_Change\_Formal (PDF)

**RESULT:****CONTINUE****Next: 6/7/2023 6:00 PM****V. Non-Subdivision Plans****VI. All Other Matters Properly Before the Board**