



Springfield Planning Board

Regular Meeting

~ Minutes ~

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

Alvin Allen
(413) 787-6020

Wednesday, June 7, 2023

6:00 PM

City Hall--Room 220

I. Call to Order

6:00 PM Meeting called to order on June 7, 2023 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		Absent	
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 # 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

05/17/23 City Planning Board CONTINUE

Next: 06/07/23

ATTACHMENTS:

- Main_St_708_2023 (PDF)

RESULT:	CONTINUE VOTE [6 TO 0]	Next: 6/21/2023 6:00 PM
AYES:	McQuade, DeFillippo, Florian, Morin, Cunningham, Mineo	
ABSENT:	Rico Daniele, Chelsea Choi	

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**

HISTORY:

05/17/23 City Planning Board CONTINUE
Next: 06/07/23

RESULT:	CONTINUE VOTE [6 TO 0]	Next: 6/21/2023 6:00 PM
AYES:	McQuade, DeFillippo, Florian, Morin, Cunningham, Mineo	
ABSENT:	Rico Daniele, Chelsea Choi	

2. Petition (ID # 7422)

New, All Alcoholic Liquor License at the Property Known as 1295 Liberty Street.

Petitioner: **Ivy's Events, LLC - d/b/a Ivy's Events the Venue**

COMMENTS - Current Meeting:

CONDITIONS:

- . The hours of operation shall be limited to no later than 12:00AM.
- . There shall be no banners, streamers, pennants, or promotional materials located on the exterior of the property.

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

3. Petition (ID # 7423)

New, All Alcoholic Liquor License at the Property Known as 1203 Parker Street.

Petitioner: **Springfield Sushi, LLC - d/b/a Haya Sushi**

COMMENTS - Current Meeting:

CONDITIONS:

- . The hours of operation shall be limited to no later than 11:00PM.
- . There shall be no banners, streamers, pennants, or promotional materials located on the exterior of the

property.

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

V. 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.

PETITIONER:	United Rentals, Inc.
ADDRESS:	1781 Page Boulevard
CHANGE REQUESTED:	Business B to Industrial A

HISTORY:

05/15/23	City Council	
05/17/23	City Planning Board	CONTINUE
Next: 06/07/23		

ATTACHMENTS:

- Page_BI_1781_Zone_Change_Formal (PDF)

RESULT:	APPROVED [6 TO 0]	Next: 6/26/2023 7:00 PM
AYES:	McQuade, DeFillippo, Florian, Morin, Cunningham, Mineo	
ABSENT:	Rico Daniele, Chelsea Choi	

2. Zoning Change (ID # 7386)

To Change the Property Known as NS Rutledge Avenue (10485-0004) from Residence C to Business B.

PETITIONER:	457 Main Street, LLC
ADDRESS:	NS Rutledge Avenue
CHANGE REQUESTED:	Residence C to Business B

HISTORY:

06/05/23	City Council
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ATTACHMENTS:

- Rutledge_Ave_NS_Zone_Change_Formal (PDF)

RESULT:	APPROVED [6 TO 0]	Next: 6/26/2023 7:00 PM
AYES:	McQuade, DeFillippo, Florian, Morin, Cunningham, Mineo	
ABSENT:	Rico Daniele, Chelsea Choi	

VI. 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 0 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

HISTORY:

05/17/23 **City Planning Board** **CONTINUE**
Next: 06/07/23

COMMENTS - Current Meeting:

Conditions:

- . This Site Plan approval is granted solely for the amendment to the west elevation of the building, at the properties known as ES Martone Place (08325-0001), ES 0 Martone Place (08325-0006), 70 Martone Place (08325-0007) and ES St James Avenue (11170-0312).
- . All conditions placed on the October 2020 Site Plan approval, shall remain in effect.
- . 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.

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

VII. Non-Subdivision Plans

VIII. All Other Matters Properly Before the Board