



Springfield Planning Board

Regular Meeting

~ Minutes ~

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

Alvin Allen
(413) 787-6020

Wednesday, July 18, 2018

6:00 PM

City Hall--Room 220

I. Call to Order

6:00 PM Meeting called to order on July 18, 2018 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 Ordinance (ID # 4672)

To Change the Zoning of the Property Known as 18 Fresno Street (05420-0003) from Residence a to Business A.

Request: See Above
Owner: Eliseo & Ann De Leon
By: Eliseo & Ann De Leon
Petitioner: Pride Convenience, Inc.
By: Robert Bolduc

HISTORY:

07/16/18

City Council

RECEIVED 1ST STEP

Next: 08/20/18

RESULT:	APPROVED [UNANIMOUS]	Next: 8/20/2018 7:00 PM
AYES:	McQuade, DeFillippo, Florian, Daniele, Morin, Choi, Cunningham, Mineo	

B. Site Plan Review

1. Petition (ID # 4673)

For a Site Plan Review (Tier 2) for the Construction of an Municipal Use (Sewer Pump Station) at the Property Known as SS West York Street (12191-0025), Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 5.1.

Request:	See Above
Owner:	Springfield Water & Sewer Commission
By:	William Fuqua
Petitioner:	Kleinfelder
By:	Jason Lavoie

COMMENTS - Current Meeting:

Conditions:

- . This Site Plan approval is granted solely for the construction sixty two (62) million gallon per day (mgd) pump station at the property known as SS West York Street (12191-0025).
- . The use shall be developed in accordance to the attached site plans and elevations, with the addition of conditions #3 through #8.
- . All landscaping shall be installed as per the attached plans.
- . All landscaped and lawn areas shall be irrigated.
- . The site shall be maintained free of all trash, litter, debris and overgrown vegetation.
- . Any and all approvals from DPW, required under the provision of City Ordinance, Article VIII, §27-29, shall be obtained prior to issuing a Building Permit. If as a result of this review, changes are required to the approved site plan, the applicant will be required to come back to the Planning Board for approval, prior to the issuance of a Building Permit.
- . Review and approval by the Springfield Redevelopment Authority (SPA) shall be obtained prior to the issuance of a Building Permit.
- . The proposed fencing shall be black vinyl coated chain link.
- . 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.

RESULT: APPROVED [UNANIMOUS]

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

C. Definitive Subdivision Plan

1. Petition (ID # 4674)

Definitive Layout of a Private Street or Way Designated As: Bay Street/Elaine Circle

Said plan being entitled: **Definitive Subdivision Plan - Bay Street/Elaine Circle**

Owner: Graham Construction, Inc.

Engineer: Anderson Associates

Scale: **1" = 40'**

Date: **March 2017 - Updated May 2018**

COMMENTS - Current Meeting:**Modifications:**

- . The developer shall make any and all modifications deemed necessary by the Springfield Water & Sewer Commission (SWSC) and/or the Department of Public Works (DPW).
 - . Approval shall be conditional on any and all approvals required from the Springfield Conservation Commission.
 - . Streetlights shall be installed in accordance with DPW and Eversource specifications.
 - . The petitioner shall install sidewalks, per DPW and subdivision specifications, along one (1) side of Elaine Circle, as shown on the approved plan.
 - . The developer shall contact the City Forester prior to any construction to determine if any significant trees are located on the property.
 - . There shall be one (1) shade tree planted within the public way, per lot. Size, type and location of proposed planting(s) shall be reviewed and approved by the City Forester.
 - . The developer shall schedule a pre-development meeting with the DPW to review construction schedules and any and all inspections prior to starting work.
 - . All drainage structures shall be protected from contamination by storm water runoff during all phases of construction.
 - . All utilities shall be placed underground as per the subdivision regulations.
 - . A completed Storm Water Pollution Prevention Plan (SWPPP), as per EPA regulations, shall be submitted to the DPW prior to starting construction.
 - . Prior to start of construction there shall be a coordination meeting between the developer and all appropriate parties to discuss the following:
 - a. Confirm scope of work to avoid field errors
 - b. Obtain contact information for DPW, SWSC, Contractor(s), Sub-Contractor(s) and Owner
 - c. Review proposed schedule (proposed start/end dates, work hours, etc.)
 - d. Confirmation of roles, responsibilities and authority of all parties
 - e. Confirm erosion control measures/SWPPP, etc.
12. A Performance Agreement, secured by proper bond, deposit of money, Letter of Credit or approved equal in the amount to be determined by the DPW (City unit costs with prevailing wage costs will be used and a 25% contingency will be added for the protection of DPW and the SWSC) shall be fully executed prior to endorsement of the plans and/or start of construction.
13. The developer shall comply with all DPW and SWSC standards and polices for the design, construction, inspection and acceptance of this project.
14. The petitioner shall petition and submit all required materials to the Board of Public Works to make the full length of Elaine Circle a public way upon completion of all construction.
15. The developer shall not deviate from the approved plans without written prior approval from the Planning Board, DPW and/or SWSC.

RESULT: APPROVED [UNANIMOUS]**AYES:** McQuade, DeFillippo, Florian, Daniele, Morin, Choi, Cunningham, Mineo**IV. Non-Subdivision Plans****V. All Other Matters Properly Before the Board**