



CITY COUNCIL

City Clerk's Office 10/20/2021 12:00:00 PM

Hearings Meeting Agenda~

I hereby notify you that the following items of business have been filed with this office and can be acted upon at the meeting of the City Council **Monday October 25, 2021** at 07:00 PM.

City Clerk

Hearings

7:00 PM Meeting called to order on October 25, 2021 at Springfield City Hall -- Council Chambers, 36 Court Street, Springfield, MA.

Moment of Silence - Pledge of Allegiance

Petitions

- (1.) Eversource- Bradley Rd.
- (2.) Eversource- Wilbraham Rd.
- (3.) EVERSOURCE-Pinevale Street

Ordinances

- (4.) ORD-2021-10 - Aunchman House LHD/51-53 Bay Street

Special Permits

- (5.) To Amend and Existing Special Permit (Drive-Up Service Window), Granted June 2007, by Allowing a Change to the Approved Site Plans at the Property Known as 809 Boston Road (01655-0612)(Book#3729&3766/Page#485&424), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.1(2).

Request: See Above
Owner: McDonald's Real Estate Company
By: Brian Sheedy
Petitioner: McDonald's Real Estate Company
By: Brian Sheedy

- (6.) For a Special Permit for an Accessory Wall Sign(S), Above the First Floor, at the Property Known as 1500 Main Street (08130-0132) (Book#22635/Page#265), as Authorized by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.8.17.

Request: See Above
Owner: Mittas Hospitality LLC & DD
Development LLC
By: Vid Mitta/Dinesh Patel
Petitioner: YMCA of Greater Springfield
By: Dexter Johnson

- (7.) For a Special Permit to Operate a Trash Hauling Service Facility at the Property Known as 1635 Page Boulevard (09440-0785) (Book#23895/Page#398, as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 15.3.
- Request: See Above
Owner: DDM Property Group, LLC
By: Daniel Hannoush
Petitioner: DDM Property Group, LLC
By: Daniel Hannoush
- (8.) For a Special Permit to Operate an Adult Use Marijuana Establishment (Storefront Retail) at the Property Known as 666 State Street (01110-0135) (Book#21065/Page#123), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 20.1(1).
- Request: See Above
Owner: Ellen & Lewis Boynton
By: Ellen & Lewis Boynton
Petitioner: Primus, LLC
By: Lamont Clemons, Manager
- (9.) To Amend an Existing Special Permit (Motor Vehicle Repairs), Granted February 1994, by Allowing a Change to the Petitioner, at the Property Known as 867 Boston Road (01655-602) (Book#14260/ Page#0570), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Table 4-4, Section 12.3(4).
- Request: See Above
Owner: Linda Ronen
By: Linda Ronen
Petitioner: Eric R Morin Jr.
By: Eric R Morin Jr.

Zone Changes

- (10.) To Change the Zoning of the Property Known as 797 Berkshire Avenue (01340-0402) and Rear Berkshire Avenue (01340-0356) from Business A to Business B. 797 Berkshire Avenue. Et. Al. None Yet

PETITIONER: 1626 Bay Street, LLC

ADDRESS: 797 Berkshire Avenue. et.al.

CHANGE REQUESTED: Bus A to Bus B

CITY OF SPRINGFIELD, MASSACHUSETTS

Date: September 14, 2021

TO THE MAYOR AND CITY COUNCIL OF THE CITY OF SPRINGFIELD:

The Board of Public Works, to which was referred the petition of Eversource Electric Company dated September 14, 2021, to install 3 new concrete manholes and 453 feet of 12-5" conduits to update substation on Wilbraham Road, starting at the north side of Bradley Road from the intersection of Bradley Road and Wilbraham Road westerly direction to enter with 12-5" conduits to the substation located on the south side of Bradley Road., all as substantially shown on a plan attached referred to Bradley Road, which is incorporated herein by reference and to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways to make connections with the substation as it may desire for distributing purposes, reports thereon as follows:

By virtue of Chapter 708 of the Acts of 1977, the Board of Public Works held the hearing on the above matter provided for in Section 22 of Chapter 166 of the General Laws. The hearing was held on September 29, 2021 at 4:00 P.M. at the corner of Breckwood Blvd. and Wilbraham Road in Springfield, MA Two (2) members of the Board and one (1) persons interested in the matter were present. Of the latter, one (1) voted in favor of and no one (0) voted against.

The Board finds the request necessary to update the substation in the area.

After careful consideration, the Board recommends the petition be granted provided:

That due care for public safety is exercised during construction including but not limited to the use of a police officer(s) for traffic control if necessary.

That said construction would not unnecessarily interfere with the movement of vehicular or pedestrian traffic in the area.

That care be taken during said construction not to damage any underground services.

That the construction site be returned to the same condition as found or better.

Said company shall indemnify and save harmless against all damages, costs and expenses whatsoever to which the City may be subjected in consequence of the acts or neglect of said Company, its agents or servants, or in any manner arising from the rights and privileges granted it by the City.

In addition, said company shall, before a public way is disturbed for the laying of its wire or conduit, execute its bond in the penal sum of Ten Thousand Dollars (\$10,000) conditioned for faithful performance of its duties under this permit.

Attachment: Report Bradley Rd. (6472 : Eversource- Bradley Rd.)

Said company shall comply with the requirements of existing Ordinances and orders and comply with any changes in Ordinances and orders as may hereafter be adopted by the Mayor and Council governing the construction and maintenance of buried cable, conduits and wires.

That any sidewalks that are damaged or removed will be replaced in kind and in accordance with the City of Springfield's Standard Specifications.

That ramps for the handicapped will be provided if and where required by law and in conformance with the Rules and Regulations of the Massachusetts Architectural Barrier Board.

That any curbing that is disturbed during construction will be reset to the established street grade using proper construction procedures.

That due care be exercised not to unnecessarily damage any public shade trees located within the construction area.

That the Springfield Water and Sewer Commission be notified before construction begins. All installations of adjacent utilities must be a minimum of 4 feet from the existing water and/or sewer main, edge to edge of pipe.

That all conditions set forth in the respective order are complied with.

John J. Fitzgerald)
Donald A. Briggs)
Michael J. Briggs)

BOARD OF PUBLIC WORKS



**PETITION TO INSTALL AND MAINTAIN UG LINES
FOR THE TRANSMISSION OF ELECTRICITY**

To City Council, Springfield, Massachusetts

NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE prays that after due notice and a hearing as provided by the law it may be granted permission to install and maintain below the surface of the ground in the public way hereinafter named, a line or lines for the transmission of electricity consisting of conduits located as shown upon the plan filed herewith and made a part hereof together with the necessary wires, cables, transformers, switches, protective devices and other appurtenances, and likewise the manhole and vault construction connected with said lines as indicated by said plan marked **80103144**.

The following is the public way above referred to:

Location – Bradley Rd – Installing 3 – new concrete manholes and 453 ft of 12-5” conduits.

Reason – Upgrading all electric circuits from the substation.

Also, for permission to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as it may desire for distributing purposes.

EVERSOURCE

By: *Zac Berry*
Zachery Berry
District Representative

Dated this 14th day of September, 2021

CITY COPY

Attachment: 80103144 BRADLEY RD UG (6472 : Eversource- Bradley Rd.)



**PETITION TO INSTALL AND MAINTAIN UG LINES
FOR THE TRANSMISSION OF ELECTRICITY**

To City Council, Springfield, Massachusetts

NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE prays that after due notice and a hearing as provided by the law it may be granted permission to install and maintain below the surface of the ground in the public way hereinafter named, a line or lines for the transmission of electricity consisting of conduits located as shown upon the plan filed herewith and made a part hereof together with the necessary wires, cables, transformers, switches, protective devices and other appurtenances, and likewise the manhole and vault construction connected with said lines as indicated by said plan marked **80103144**.

The following is the public way above referred to:

Location – Bradley Rd – Installing 3 – new concrete manholes and 453 ft of 12-5” conduits.

Reason – Upgrading all electric circuits from the substation.

Also, for permission to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as it may desire for distributing purposes.

EVERSOURCE

By: *Zac Berry*
Zachery Berry
District Representative

Dated this 14th day of September, 2021

EVERSOURCE COPY

Attachment: 80103144 BRADLEY RD UG (6472 : Eversource- Bradley Rd.)



ORDER OF LOCATION FOR UNDERGROUND LINES FOR THE TRANSMISSION OF ENERGY

By the City Council of Springfield, Massachusetts.

Notice having been given and a public hearing held, as provided by law,
IT IS HEREBY ORDERED:

That the NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE, be and it is hereby granted a location for and permission to install and maintain below the surface of the ground in the public way hereinafter named, a line or lines for the transmission of electricity consisting of conduits located as shown upon the plan hereinafter referred to, together with the necessary wires, cables, transformers, switches, protective devices and other appurtenances, and likewise the manhole and vault construction connected with said lines as requested in petition of said Company dated the 14th day of Septemeber, 2021.

All construction under this order shall be substantial, with due regard for public safety, and shall be placed substantially at the points indicated upon the plan marked **80103114** filed with and made a part of said petition. The conduits to be installed shall not exceed 2 ducts and all of said ducts shall be placed at a depth of not less than 2.5 feet under the surface of public way.

The public way beneath which the construction above referred to may be installed, the distance of such construction along each such way and the plan showing the proposed installation are as follows namely:

Location- Bradley Rd – Installing 3 – new concrete manholes and 453 ft of 12-5’’ conduits.

Reason – Upgrading all electric circuits from the substation.

Also that permission be and hereby is granted said EVERSOURCE to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as it may desire for distributing purposes.

I hereby certify that the foregoing order was adopted at a meeting of the City Council of Springfield, Massachusetts held on the _____ day of _____, 2021.

City Clerk

Attachment: 80103144 ORDER (6472 : Eversource- Bradley Rd.)

We hereby certify that on _____ 2021, at _____ o'clock __ M,
 at _____ a public hearing was held on the petition of
 EVERSOURCE for permission to install underground lines for the transmission of
 electricity as described in the order herewith recorded, and that we mailed at least seven
 days before said hearing a written notice of the time and place of said hearing to each of
 the owners of real estate (as determined by the last preceding assessment for taxation) along
 the way upon which the Company is permitted to install said lines under said order; and
 that thereupon said order was duly adopted.

City Council of
 Springfield, Massachusetts

CERTIFICATE

I hereby certify that the foregoing is a true copy of a joint location order and certificate of
 hearing with notice adopted by the City Council of Springfield, Massachusetts, on the
 _____ day of _____ 2021 and recorded with the records of location
 orders of said City, Book _____, Page _____. This certified copy is made under
 the provisions of Chapter 166 of General Laws and any additions thereto or amendments
 thereof.

Attest:

 City Clerk

CITY COPY

Attachment: 80103144 ORDER (6472 : Eversource- Bradley Rd.)



ORDER OF LOCATION FOR UNDERGROUND LINES FOR THE TRANSMISSION OF ENERGY

By the City Council of Springfield, Massachusetts.

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IT IS HEREBY ORDERED:

That the NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE, be and it is hereby granted a location for and permission to install and maintain below the surface of the ground in the public way hereinafter named, a line or lines for the transmission of electricity consisting of conduits located as shown upon the plan hereinafter referred to, together with the necessary wires, cables, transformers, switches, protective devices and other appurtenances, and likewise the manhole and vault construction connected with said lines as requested in petition of said Company dated the 10th day of May, 2021.

All construction under this order shall be substantial, with due regard for public safety, and shall be placed substantially at the points indicated upon the plan marked **80103144** filed with and made a part of said petition. The conduits to be installed shall not exceed 2 ducts and all of said ducts shall be placed at a depth of not less than 2.5 feet under the surface of public way.

The public way beneath which the construction above referred to may be installed, the distance of such construction along each such way and the plan showing the proposed installation are as follows namely:

Location – Bradley Rd – Installing 3 – new concrete manholes and 453 ft of 12-5” conduits.

Reason – Upgrading all electric circuits from the substation.

Also that permission be and hereby is granted said EVERSOURCE to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as it may desire for distributing purposes.

I hereby certify that the foregoing order was adopted at a meeting of the City Council of Springfield, Massachusetts held on the _____ day of _____, 2021.

City Clerk

Attachment: 80103144 ORDER (6472 : Eversource- Bradley Rd.)

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 at _____ a public hearing was held on the petition of
 EVERSOURCE for permission to install underground lines for the transmission of
 electricity as described in the order herewith recorded, and that we mailed at least seven
 days before said hearing a written notice of the time and place of said hearing to each of
 the owners of real estate (as determined by the last preceding assessment for taxation) along
 the way upon which the Company is permitted to install said lines under said order; and
 that thereupon said order was duly adopted.

City Council of
 Springfield, Massachusetts

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 thereof.

Attest:

 City Clerk

EVERSOURCE COPY

Attachment: 80103144 ORDER (6472 : Eversource- Bradley Rd.)

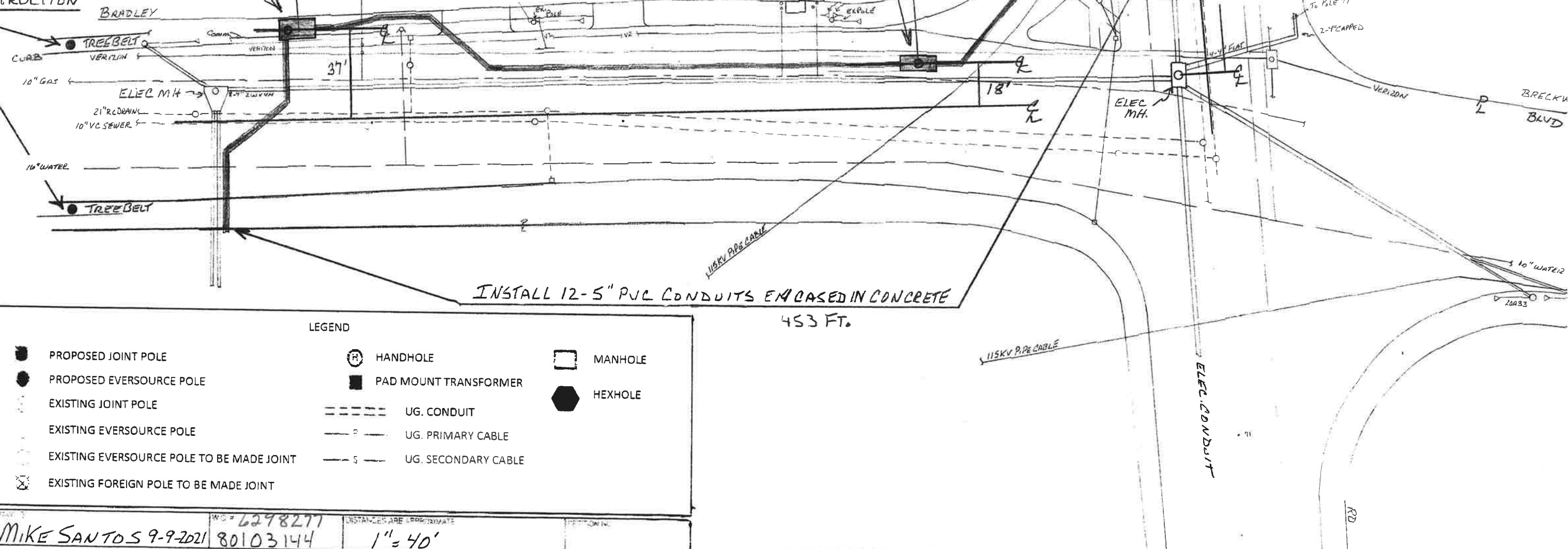
INSTALL
1- 8'-0" x 14'-0" x 7'-0"
CNCR. MANHOLE
1- 38" CAST IRON COVER

UPGRADING ALL ELECTRIC CIRCUITS FROM
SUBSTATION.
INSTALL 3-NEW CONCRETE MANHOLES
AND 453FT OF 12-5" CONDUITS

INSTALL
1-6'-0" x 14'-0" x 7'-0"
CNCR MANHOLE
1-38" CAST IRON
COVER

INSTALL
1-8'-0" x 14'-0" x 7'-0"
CNCR MANHOLE
1-38" CAST IRON COVER

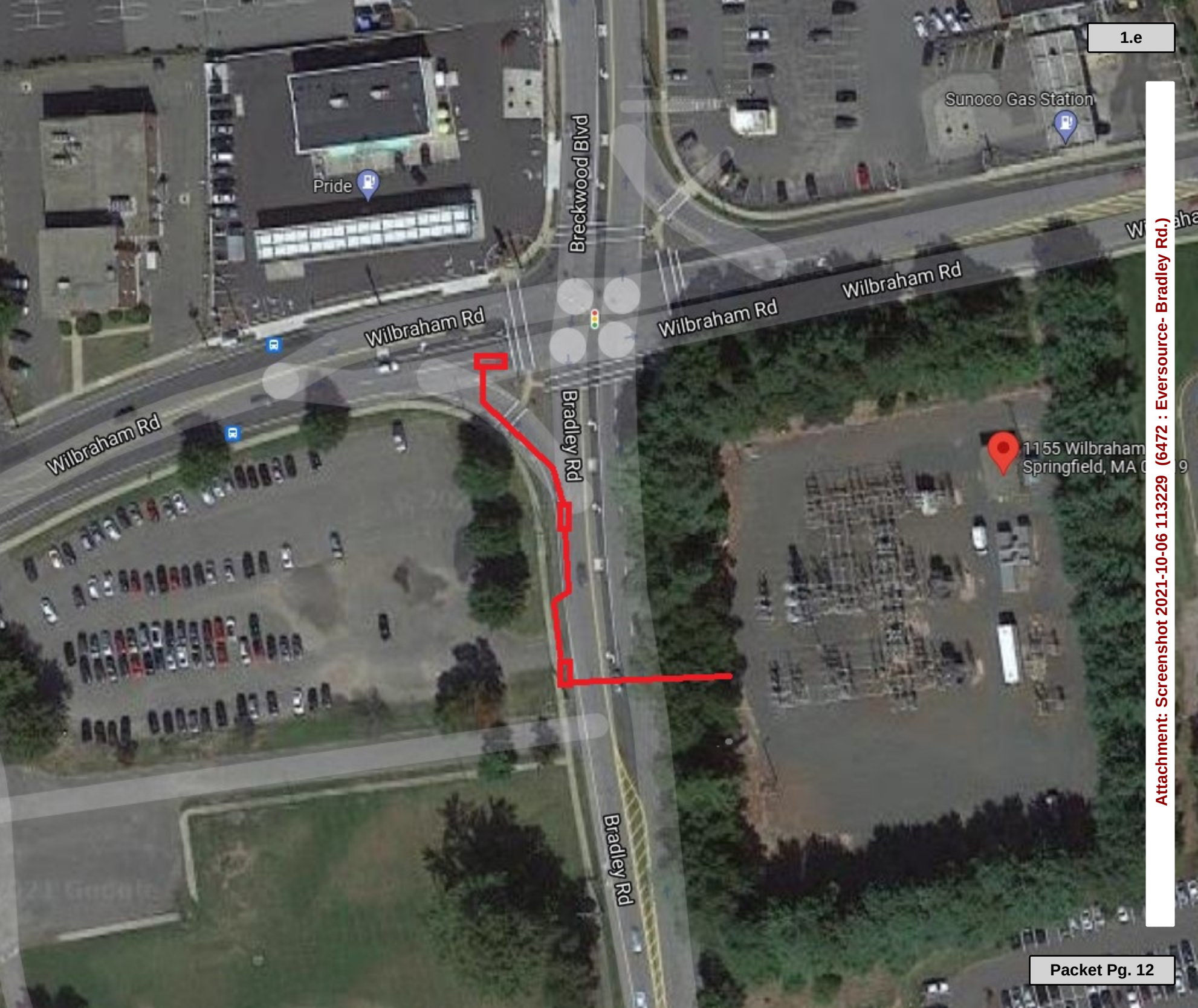
TEMPORARY POLE SETS
INSTALL & REMOVE
2- 50' POLES DURING
CONSTRUCTION



INSTALL 12-5" PVC CONDUITS ENCASED IN CONCRETE

NAME: MIKE SANTOS 9-9-2021	NO: 6298277	INSTANCES ARE APPROXIMATE	PERSONAL
80103144		1" = 40'	
michael.santos@eversource.com			

Attachment: 80103144 SKETCH (6472 : Eversource- Bradley Rd.)



Attachment: Screenshot 2021-10-06 113229 (6472 : Eversource- Bradley Rd.)



ORDER OF LOCATION FOR UNDERGROUND LINES FOR THE TRANSMISSION OF ENERGY

By the City Council of Springfield, Massachusetts.

Notice having been given and a public hearing held, as provided by law,
IT IS HEREBY ORDERED:

That the NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE, be and it is hereby granted a location for and permission to install and maintain below the surface of the ground in the public way hereinafter named, a line or lines for the transmission of electricity consisting of conduits located as shown upon the plan hereinafter referred to, together with the necessary wires, cables, transformers, switches, protective devices and other appurtenances, and likewise the manhole and vault construction connected with said lines as requested in petition of said Company dated the 14th day of Septemeber, 2021.

All construction under this order shall be substantial, with due regard for public safety, and shall be placed substantially at the points indicated upon the plan marked **80110053** filed with and made a part of said petition. The conduits to be installed shall not exceed 2 ducts and all of said ducts shall be placed at a depth of not less than 2.5 feet under the surface of public way.

The public way beneath which the construction above referred to may be installed, the distance of such construction along each such way and the plan showing the proposed installation are as follows namely:

Location- Wilbraham Rd – Installing 2 – new concrete manholes over existing 8 conduit bank.

Reason – Upgrading all electric circuits from the substation.

Also that permission be and hereby is granted said EVERSOURCE to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as it may desire for distributing purposes.

I hereby certify that the foregoing order was adopted at a meeting of the City Council of Springfield, Massachusetts held on the _____ day of _____, 2021.

City Clerk

Attachment: 80110053 ORDER (6473 : Eversource- Wilbraham Rd.)

We hereby certify that on _____ 2021, at _____ o'clock __M,
 at _____ a public hearing was held on the petition of
 EVERSOURCE for permission to install underground lines for the transmission of
 electricity as described in the order herewith recorded, and that we mailed at least seven
 days before said hearing a written notice of the time and place of said hearing to each of
 the owners of real estate (as determined by the last preceding assessment for taxation) along
 the way upon which the Company is permitted to install said lines under said order; and
 that thereupon said order was duly adopted.

City Council of
 Springfield, Massachusetts

CERTIFICATE

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 thereof.

Attest:

 City Clerk

CITY COPY

Attachment: 80110053 ORDER (6473 : Eversource- Wilbraham Rd.)



ORDER OF LOCATION FOR UNDERGROUND LINES FOR THE TRANSMISSION OF ENERGY

By the City Council of Springfield, Massachusetts.

Notice having been given and a public hearing held, as provided by law,
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That the NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE, be and it is hereby granted a location for and permission to install and maintain below the surface of the ground in the public way hereinafter named, a line or lines for the transmission of electricity consisting of conduits located as shown upon the plan hereinafter referred to, together with the necessary wires, cables, transformers, switches, protective devices and other appurtenances, and likewise the manhole and vault construction connected with said lines as requested in petition of said Company dated the 10th day of May, 2021.

All construction under this order shall be substantial, with due regard for public safety, and shall be placed substantially at the points indicated upon the plan marked **80110053** filed with and made a part of said petition. The conduits to be installed shall not exceed 2 ducts and all of said ducts shall be placed at a depth of not less than 2.5 feet under the surface of public way.

The public way beneath which the construction above referred to may be installed, the distance of such construction along each such way and the plan showing the proposed installation are as follows namely:

Location – Wilbraham Rd – Installing 2 – new concrete manholes over existing 8 conduit bank.

Reason – Upgrading all electric circuits from the substation.

Also that permission be and hereby is granted said EVERSOURCE to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as it may desire for distributing purposes.

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City Clerk

Attachment: 80110053 ORDER (6473 : Eversource- Wilbraham Rd.)

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 at _____ a public hearing was held on the petition of
 EVERSOURCE for permission to install underground lines for the transmission of
 electricity as described in the order herewith recorded, and that we mailed at least seven
 days before said hearing a written notice of the time and place of said hearing to each of
 the owners of real estate (as determined by the last preceding assessment for taxation) along
 the way upon which the Company is permitted to install said lines under said order; and
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City Council of
 Springfield, Massachusetts

CERTIFICATE

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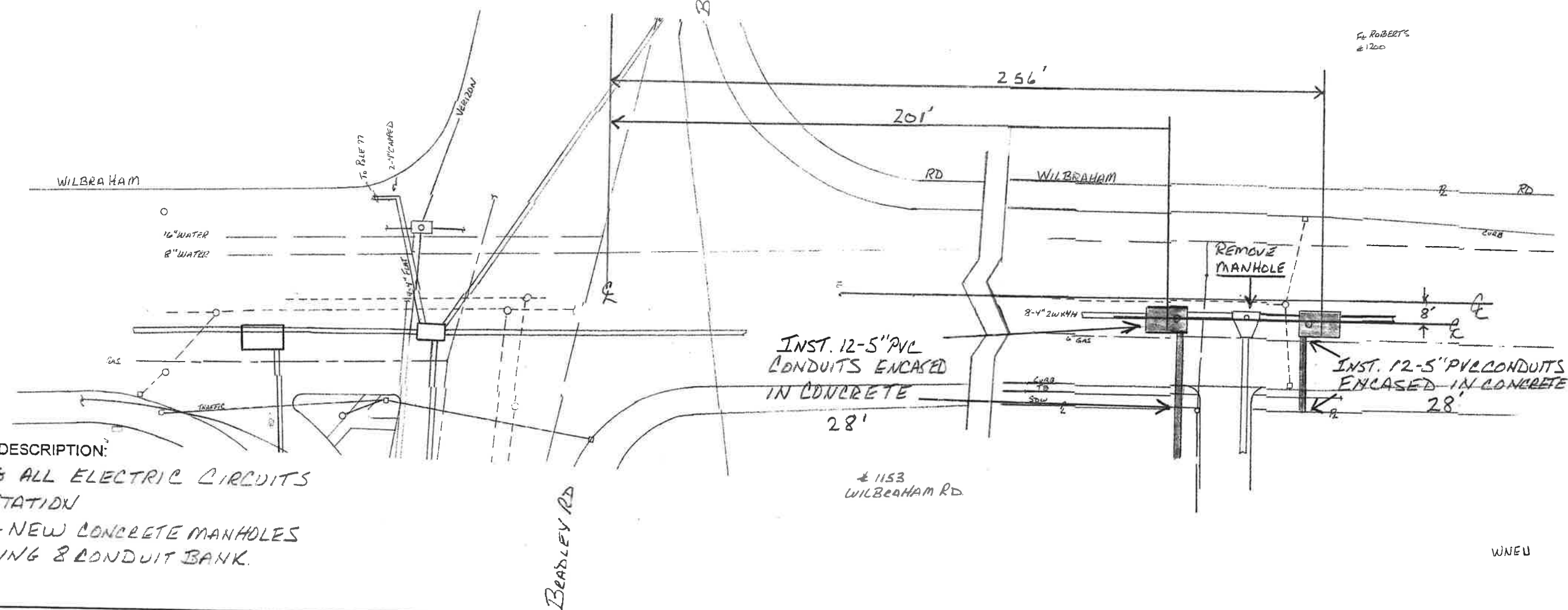
Attest:

 City Clerk

EVERSOURCE COPY

Attachment: 80110053 ORDER (6473 : Eversource- Wilbraham Rd.)

EVERSOURCE	SPRINGFIELD
NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY	WILBRAHAM RD.



PURPOSE AND DESCRIPTION:

UPGRADING ALL ELECTRIC CIRCUITS
FROM SUBSTATION
INSTALL 2-NEW CONCRETE MANHOLES
OVER EXISTING 8 CONDUIT BANK.

LEGEND

	PROPOSED JOINT POLE		HANDHOLE		MANHOLE
	PROPOSED EVERSOURCE POLE		PAD MOUNT TRANSFORMER		HEXHOLE
	EXISTING JOINT POLE		UG. CONDUIT		
	EXISTING EVERSOURCE POLE		UG. PRIMARY CABLE		
	EXISTING EVERSOURCE POLE TO BE MADE JOINT		UG. SECONDARY CABLE		
	EXISTING FOREIGN POLE TO BE MADE JOINT				

DATE: 9-9-2021	W.C. # 6450225	SCALE: 1" = 40'	DESIGNER: MIKE SANTOS
PROJECT: 80110053			EMAIL: michael.santos@eversource.com



**PETITION TO INSTALL AND MAINTAIN UG LINES
FOR THE TRANSMISSION OF ELECTRICITY**

To City Council, Springfield, Massachusetts

NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE prays that after due notice and a hearing as provided by the law it may be granted permission to install and maintain below the surface of the ground in the public way hereinafter named, a line or lines for the transmission of electricity consisting of conduits located as shown upon the plan filed herewith and made a part hereof together with the necessary wires, cables, transformers, switches, protective devices and other appurtenances, and likewise the manhole and vault construction connected with said lines as indicated by said plan marked **80110053**.

The following is the public way above referred to:

Location – Wilbraham Rd – Installing 2 – new concrete manholes over existing 8 conduit bank.

Reason – Upgrading all electric circuits from the substation.

Also, for permission to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as it may desire for distributing purposes.

EVERSOURCE

By: *Zac Berry*
Zachery Berry
District Representative

Dated this 14th day of September, 2021

CITY COPY

Attachment: 80110053 WILBRAHAM RD UG (6473 : Eversource- Wilbraham Rd.)



**PETITION TO INSTALL AND MAINTAIN UG LINES
FOR THE TRANSMISSION OF ELECTRICITY**

To City Council, Springfield, Massachusetts

NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE prays that after due notice and a hearing as provided by the law it may be granted permission to install and maintain below the surface of the ground in the public way hereinafter named, a line or lines for the transmission of electricity consisting of conduits located as shown upon the plan filed herewith and made a part hereof together with the necessary wires, cables, transformers, switches, protective devices and other appurtenances, and likewise the manhole and vault construction connected with said lines as indicated by said plan marked **80110053**.

The following is the public way above referred to:

Location – Wilbraham Rd – Installing 2 – new concrete manholes over existing 8 conduit bank.

Reason – Upgrading all electric circuits from the substation.

Also, for permission to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as it may desire for distributing purposes.

EVERSOURCE

By: *Zac Berry*
Zachery Berry
District Representative

Dated this 14th day of September, 2021

EVERSOURCE COPY

Attachment: 80110053 WILBRAHAM RD UG (6473 : Eversource- Wilbraham Rd.)



CITY OF SPRINGFIELD, MASSACHUSETTS

Date: September 14, 2021

TO THE MAYOR AND CITY COUNCIL OF THE CITY OF SPRINGFIELD:

The Board of Public Works, to which was referred the petition of Eversource Electric Company dated September 14, 2021, to install 2 new concrete manholes over existing 8 conduits to update substation on Wilbraham Road, The work consists of 2 new concrete manholes and 56 feet of 24-5" inches conduits encased across Wilbraham Road from the north side to substation located on 1155 Wilbraham Road., all as substantially shown on a plan attached referred to Wilbraham Road, which is incorporated herein by reference and to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways to make connections with the substation as it may desire for distributing purposes, reports thereon as follows:

By virtue of Chapter 708 of the Acts of 1977, the Board of Public Works held the hearing on the above matter provided for in Section 22 of Chapter 166 of the General Laws. The hearing was held on September 29, 2021 at 4:15 P.M. at the corner of Breckwood Blvd. and Wilbraham Road in Springfield, MA Two (2) members of the Board and one (1) persons interested in the matter were present. Of the latter, one (1) voted in favor of and no one (0) voted against.

The Board finds the request necessary to update substation in the area.

After careful consideration, the Board recommends the petition be granted provided:

That due care for public safety is exercised during construction including but not limited to the use of a police officer(s) for traffic control if necessary.

That said construction would not unnecessarily interfere with the movement of vehicular or pedestrian traffic in the area.

That care be taken during said construction not to damage any underground services.

That the construction site be returned to the same condition as found or better.

Said company shall indemnify and save harmless against all damages, costs and expenses whatsoever to which the City may be subjected in consequence of the acts or neglect of said Company, its agents or servants, or in any manner arising from the rights and privileges granted it by the City.

In addition, said company shall, before a public way is disturbed for the laying of its wire or conduit, execute its bond in the penal sum of Ten Thousand Dollars (\$10,000) conditioned for faithful performance of its duties under this permit.

Attachment: Report Wilbraham Rd. (6473 : Eversource- Wilbraham Rd.)

Said company shall comply with the requirements of existing Ordinances and orders and comply with any changes in Ordinances and orders as may hereafter be adopted by the Mayor and Council governing the construction and maintenance of buried cable, conduits and wires.

That any sidewalks that are damaged or removed will be replaced in kind and in accordance with the City of Springfield's Standard Specifications.

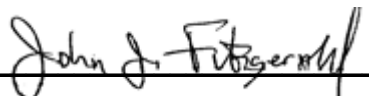
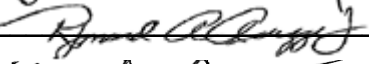
That ramps for the handicapped will be provided if and where required by law and in conformance with the Rules and Regulations of the Massachusetts Architectural Barrier Board.

That any curbing that is disturbed during construction will be reset to the established street grade using proper construction procedures.

That due care be exercised not to unnecessarily damage any public shade trees located within the construction area.

That the Springfield Water and Sewer Commission be notified before construction begins. All installations of adjacent utilities must be a minimum of 4 feet from the existing water and/or sewer main, edge to edge of pipe.

That all conditions set forth in the respective order are complied with.


)
) BOARD OF PUBLIC WORKS
)



**PETITION TO INSTALL AND MAINTAIN UG LINES
FOR THE TRANSMISSION OF ELECTRICITY**

To City Council, Springfield, Massachusetts

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The following is the public way above referred to:

Location – **Main St. & Pinevale St** – Abandon one (1)- six (6)’-six (6)’’ x thirteen (13)’- nine (9)’’ x seven (7)’ vault. Installing one (1) concrete pad and install Six (6)- four (4)’’ conduits to existing manhole 978/8U.

Reason – Abandoning existing electric vault to accommodate new City of Springfield Street Scape Project.

Also, for permission to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as it may desire for distributing purposes.

EVERSOURCE

By: *Zac Berry*
Zachery Berry
District Representative

Dated this 23rd day of September, 2021

CITY COPY

Attachment: 6687083 MAIN & PINEVALE PETITION (6480 : EVERSOURCE-Pinevale Street)



**PETITION TO INSTALL AND MAINTAIN UG LINES
FOR THE TRANSMISSION OF ELECTRICITY**

To City Council, Springfield, Massachusetts

NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE prays that after due notice and a hearing as provided by the law it may be granted permission to install and maintain below the surface of the ground in the public way hereinafter named, a line or lines for the transmission of electricity consisting of conduits located as shown upon the plan filed herewith and made a part hereof together with the necessary wires, cables, transformers, switches, protective devices and other appurtenances, and likewise the manhole and vault construction connected with said lines as indicated by said plan marked **6687083**.

The following is the public way above referred to:

Location – **Main St. & Pinevale St** – Abandon one (1)- six (6)’-six (6)’’ x thirteen (13)’- nine (9)’’ x seven (7)’ vault. Installing one (1) concrete pad and install Six (6)- four (4)’’ conduits to existing manhole 978/8U.

Reason – Abandoning existing electric vault to accommodate new City of Springfield Street Scape Project.

Also, for permission to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as it may desire for distributing purposes.

EVERSOURCE

By: *Zac Berry*
Zachery Berry
District Representative

Dated this 23rd day of September, 2021

EVERSOURCE COPY

Attachment: 6687083 MAIN & PINEVALE PETITION (6480 : EVERSOURCE-Pinevale Street)

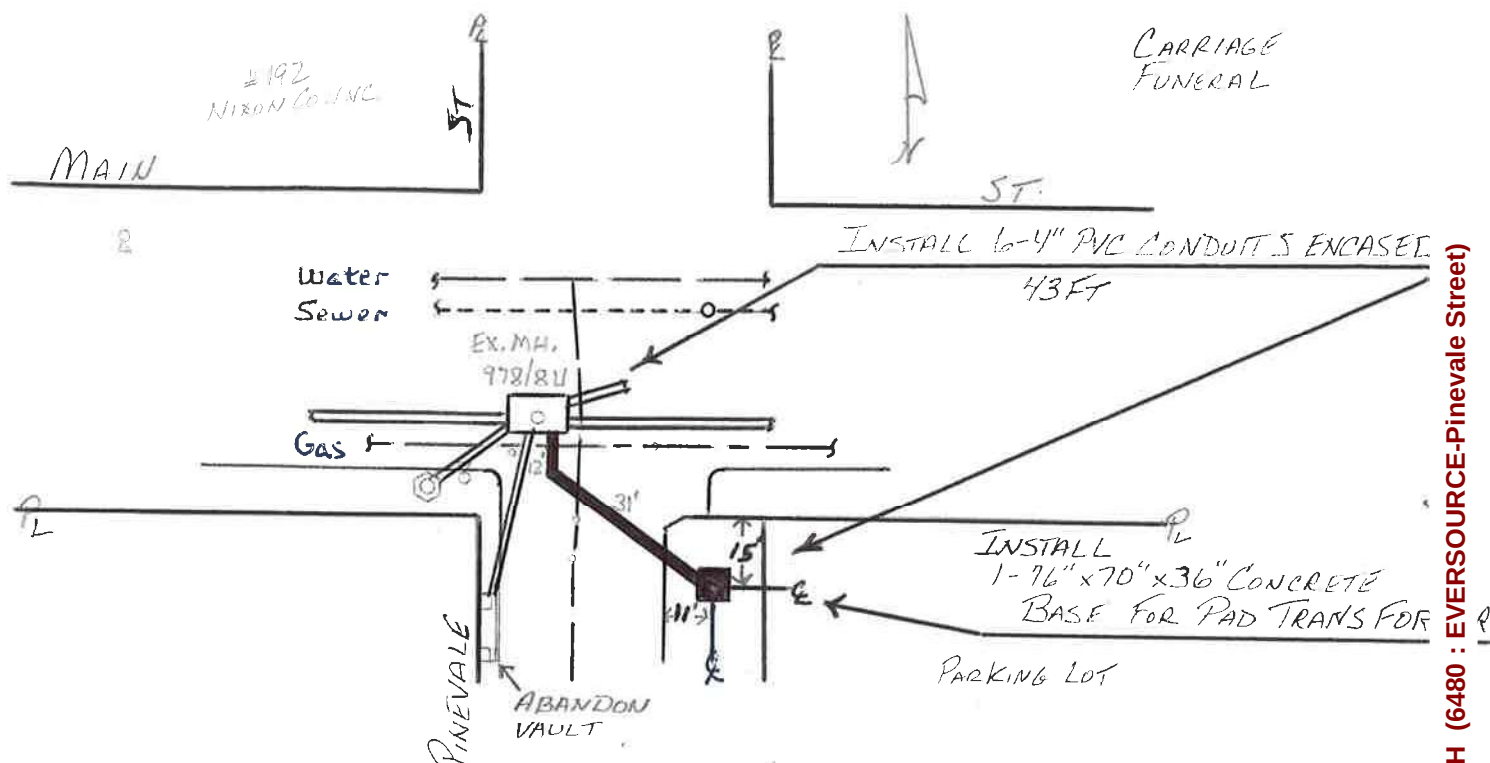
EVERSOURCE

TOWN

SPRINGFIELD (INDIAN ORCHARD)

515

MAIN ST & PINEVALE ST.



PURPOSE AND DESCRIPTION: ABANDON EXISTING ELECTRIC VAULT TO ACCOMMODATE
NEW CITY OF SPRINGFIELD STREET SCAPE PROJECT.

ABANDON 1- 6'-6" x 13'-9" x 7' VAULT, REMOVE ROOF, DEMO FLOOR & FILL IN WITH FLOWABLE FILL.

INSTALL 1- 76"x70"x36" CONCRETE PAD AND INSTALL 6- 4" CONDUITS TO EXISTING MANHOLE 978/84.

LEGEND

- | | | | | | |
|---|---|---|-----------------------|---|---------|
|  | PROPOSED JOINT POLE |  | HANDHOLE |  | MANHOLE |
|  | PROPOSED EVERSOURCE POLE |  | PAD MOUNT TRANSFORMER |  | HEXHOLE |
|  | EXISTING JOINT POLE |  | UG. CONDUIT | | |
|  | EXISTING EVERSOURCE POLE |  | UG. PRIMARY CABLE | | |
|  | EXISTING EVERSOURCE POLE TO BE MADE JOINT |  | UG. SECONDARY CABLE | | |
|  | EXISTING FOREIGN POLE TO BE MADE JOINT | | | | |

Michael Santos
michael.santos@
eversource.com
413 787-9354

6687083
80120499

DISTANCES ARE APPROXIMATE

 $1'' = 48'$

11-12-84



ORDER OF LOCATION FOR UNDERGROUND LINES FOR THE TRANSMISSION OF ENERGY

By the City Council of Springfield, Massachusetts.

Notice having been given and a public hearing held, as provided by law,
IT IS HEREBY ORDERED:

That the NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE, be and it is hereby granted a location for and permission to install and maintain below the surface of the ground in the public way hereinafter named, a line or lines for the transmission of electricity consisting of conduits located as shown upon the plan hereinafter referred to, together with the necessary wires, cables, transformers, switches, protective devices and other appurtenances, and likewise the manhole and vault construction connected with said lines as requested in petition of said Company dated the 23rd day of September, 2021.

All construction under this order shall be substantial, with due regard for public safety, and shall be placed substantially at the points indicated upon the plan marked **6687083** filed with and made a part of said petition. The conduits to be installed shall not exceed 2 ducts and all of said ducts shall be placed at a depth of not less than 2.5 feet under the surface of public way.

The public way beneath which the construction above referred to may be installed, the distance of such construction along each such way and the plan showing the proposed installation are as follows namely:

Location- **Main St. & Pinevale St** – Abandon one (1)- six (6)’-six (6)’’ x thirteen (13)’- nine (9)’’ x seven (7)’ vault. Installing one (1) concrete pad and install Six (6)- four (4)’’ conduits to existing manhole 978/8U.

Reason – Abandoning existing electric vault to accommodate new City of Springfield Street Scape Project.

Also that permission be and hereby is granted said EVERSOURCE to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as it may desire for distributing purposes.

I hereby certify that the foregoing order was adopted at a meeting of the City Council of Springfield, Massachusetts held on the _____ day of _____, 2021.

Attachment: 6687083 ORDER (6480 : EVERSOURCE-Pinevale Street)

City Clerk

We hereby certify that on _____ 2021, at _____ o'clock __ M,
at _____ a public hearing was held on the petition of
EVERSOURCE for permission to install underground lines for the transmission of
electricity as described in the order herewith recorded, and that we mailed at least seven
days before said hearing a written notice of the time and place of said hearing to each of
the owners of real estate (as determined by the last preceding assessment for taxation) along
the way upon which the Company is permitted to install said lines under said order; and
that thereupon said order was duly adopted.

City Council of
Springfield, Massachusetts

CERTIFICATE

I hereby certify that the foregoing is a true copy of a joint location order and certificate of
hearing with notice adopted by the City Council of Springfield, Massachusetts, on the
_____ day of _____ 2021 and recorded with the records of location
orders of said City, Book _____, Page _____. This certified copy is made under
the provisions of Chapter 166 of General Laws and any additions thereto or amendments
thereof.

Attest:

City Clerk

CITY COPY

Attachment: 6687083 ORDER (6480 : EVERSOURCE-Pinevale Street)



ORDER OF LOCATION FOR UNDERGROUND LINES FOR THE TRANSMISSION OF ENERGY

By the City Council of Springfield, Massachusetts.

Notice having been given and a public hearing held, as provided by law,
IT IS HEREBY ORDERED:

That the NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE, be and it is hereby granted a location for and permission to install and maintain below the surface of the ground in the public way hereinafter named, a line or lines for the transmission of electricity consisting of conduits located as shown upon the plan hereinafter referred to, together with the necessary wires, cables, transformers, switches, protective devices and other appurtenances, and likewise the manhole and vault construction connected with said lines as requested in petition of said Company dated the 23rd day of September, 2021.

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The public way beneath which the construction above referred to may be installed, the distance of such construction along each such way and the plan showing the proposed installation are as follows namely:

Location- **Main St. & Pinevale St** – Abandon one (1)- six (6)’-six (6)’’ x thirteen (13)’- nine (9)’’ x seven (7)’ vault. Installing one (1) concrete pad and install Six (6)- four (4)’’ conduits to existing manhole 978/8U.

Reason – Abandoning existing electric vault to accommodate new City of Springfield Street Scape Project.

Also that permission be and hereby is granted said EVERSOURCE to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as it may desire for distributing purposes.

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Attachment: 6687083 ORDER (6480 : EVERSOURCE-Pinevale Street)

City Clerk

We hereby certify that on _____ 2021, at _____ o'clock __ M,
at _____ a public hearing was held on the petition of
EVERSOURCE for permission to install underground lines for the transmission of
electricity as described in the order herewith recorded, and that we mailed at least seven
days before said hearing a written notice of the time and place of said hearing to each of
the owners of real estate (as determined by the last preceding assessment for taxation) along
the way upon which the Company is permitted to install said lines under said order; and
that thereupon said order was duly adopted.

City Council of
Springfield, Massachusetts

CERTIFICATE

I hereby certify that the foregoing is a true copy of a joint location order and certificate of
hearing with notice adopted by the City Council of Springfield, Massachusetts, on the
_____ day of _____ 2021 and recorded with the records of location
orders of said City, Book _____, Page _____. This certified copy is made under
the provisions of Chapter 166 of General Laws and any additions thereto or amendments

Attest:

City Clerk

EVERSOURCE COPY

Attachment: 6687083 ORDER (6480 : EVERSOURCE-Pinevale Street)

CITY OF SPRINGFIELD, MASSACHUSETTS

Date: September 24, 2021

TO THE MAYOR AND CITY COUNCIL OF THE CITY OF SPRINGFIELD:

The Board of Public Works, to which was referred the petition Pinevale Street of Eversource Electric Company dated September 23, 2021, to abandon existing vaults on Main Street I/O and install a new concrete pad on Pinevale Street. The existing vaults located on the south side of Main Street I/O at the intersection with Pinevale Street will be abandoned and install a concrete pad on the east side of Pinevale Street, 15 feet from Main Street at the tree belt. Running with 6-4" conduit from the new concrete pad to intercept with conduit located on the vault on Main Street I/O., all as substantially shown on a plan attached referred to Main Street I/O and Pinevale Street which is incorporated herein by reference and to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for upgrade the intersection, reports thereon as follows:

By virtue of Chapter 708 of the Acts of 1977 the Board of Public Works held the hearing on the above matter provided for in Section 22 of Chapter 166 of the General Laws. The hearing was held on October 6, 2021 at 4:00 P.M. at the corner of Main Street I/O and Pinevale Street in Springfield, MA. Two (2) members of the Board and one (1) persons interested in the matter were present. Of the latter, one (1) voted in favor of and no-one (0) voted against.

The Board finds the request necessary for the new project of updating the intersection.

After careful consideration, the Board recommends the petition be granted provided:

That due care for public safety is exercised during construction including but not limited to the use of a police officer(s) for traffic control if necessary.

That said construction would not unnecessarily interfere with the movement of vehicular or pedestrian traffic in the area.

That care be taken during said construction not to damage any underground services.

That the construction site be returned to the same condition as found or better.

Said company shall indemnify and save harmless against all damages, costs and expenses whatsoever to which the City may be subjected in consequence of the acts or neglect of said Company, its agents or servants, or in any manner arising from the rights and privileges granted it by the City.

Attachment: Pinevale Report (6480 : EVERSOURCE-Pinevale Street)

In addition said company shall, before a public way is disturbed for the laying of its wire or conduit, execute its bond in the penal sum of Ten Thousand Dollars (\$10,000) conditioned for faithful performance of its duties under this permit.

Said company shall comply with the requirements of existing Ordinances and orders and comply with any changes in Ordinances and orders as may hereafter be adopted by the Mayor and Council governing the construction and maintenance of buried cable, conduits and wires.

That any sidewalks that are damaged or removed will be replaced in kind and in accordance with the City of Springfield's Standard Specifications.

That ramps for the handicapped will be provided if and where required by law and in conformance with the Rules and Regulations of the Massachusetts Architectural Barrier Board.

That any curbing that is disturbed during construction will be reset to the established street grade using proper construction procedures.

That due care be exercised not to unnecessarily damage any public shade trees located within the construction area.

That the Springfield Water and Sewer Commission be notified before construction begins. All installations of adjacent utilities must be a minimum of 4 feet from the existing water and/or sewer main, edge to edge of pipe.

That all conditions set forth in the respective order are complied with.

John J. Fitzgerald)
Ronald A. Briggs)
Michael Briggs)

BOARD OF PUBLIC WORKS

For assistance with delivering this letter:
Alvin Allen, Senior Planner
Office of Planning & Economic Development
70 Tapley Street
Springfield, MA 01104
(413) 787-6020
aallen@springfieldcityhall.com

Dear Historical Commission members:

Trinity House is located on 51-53 Bay Street and is located in the McKnight National Register District but not in the McKnight LHD.

We have now received CPA assistance to repair the damaged structure and convert the building to a women's shelter. As a condition of the grant, the Community Preservation Committee requires that we take steps to ensure that the exterior of the building is protected in the future.

We are requesting that you begin the process to create a single-building local historic district for the property.

Thank you for your help.

Holy Trinity Church of God in Christ
Pastor J.P. Morgan, Owner
57 Bay Street
Springfield, MA 01109
413-626-3086

To The City Council of the City of Springfield:
The undersigned respectfully petition your honorable body

to amend and existing special permit (drive-up service window), granted June 2007, by allowing a change to the approved site plans at the property known as 809 Boston Road (01655-0612)(Book#3729&3766/Page#485&424), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 19.1(2).

Mailing Address:

110 N. Carpenter Street
Chicago, IL 60607

Owner & Petitioner:

McDonald's Real Estate Company

I hereby certify that I am the owner and petitioner or acting on behalf of the owner and petitioner.

BY: Brian T Sheedy
Brian Sheedy *Senior Counsel*

Attachment: Boston_Rd_809_Tax_Formal (6070 : 809 Boston Road)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

2/5/2021

**Special Permit
Tax Certification**

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 809 Boston Road
Petitioner : McDonald's Real Estate Company
Landlord : McDonald's Real Estate Company

Christopher M. [Signature]

**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT**

**809 BOSTON ROAD (01655-0612)
AMEND EXISTING SPECIAL PERMIT
(DRIVE-UP SERVICE WINDOW)**

General Information

Petitioner:	McDonald's Real Estate Company
Request:	To amend an existing special permit (drive-up service window), granted June 2007, by allowing a change in the approved plans.
Proposed use of the property:	Fast food restaurant.
Size:	44,141 s.f.
Compatibility with current planning documents:	The Pine Point Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Pine Point Community Council: 3-8-21
Tax Status:	SEE ATTACHED
Site Visit:	3-29-21/4-5-21

Staff Analysis

Neighborhood characteristics:

The property is located in the Pine Point Neighborhood and is located along the Boston Road commercial corridor.

To the north is a shopping plaza zoned Business A.

To the south is a church zoned Residence A.

To the east are a retail operation and vacant land zoned Business A and Commercial P.

To the west is a retail operation zoned Business A and Residence A.

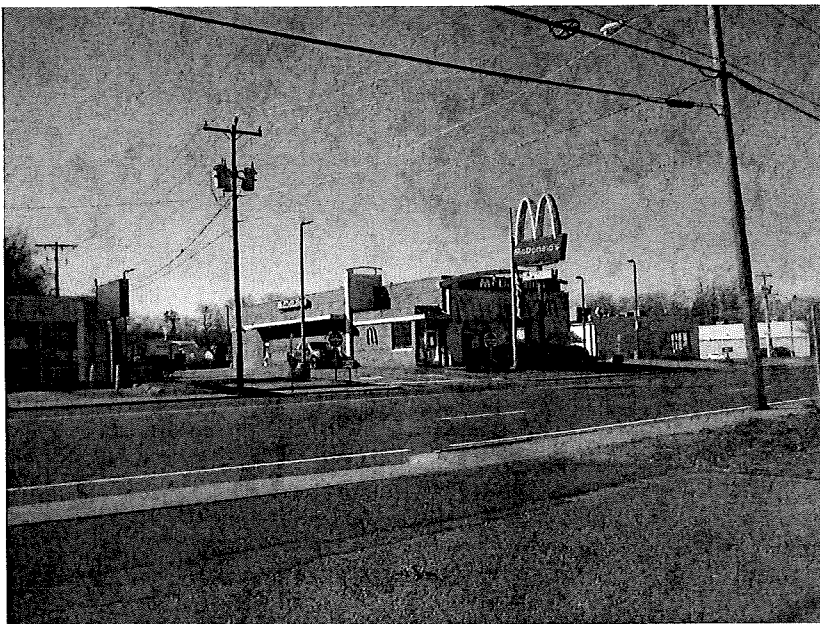
Site plan review:

The petitioner has requested to amend an existing drive-up service window, granted in June 2007, to allow a change in the approved plans at the property known as 809 Boston Road. The site is the current location of McDonald's. The previous special permit was for the demolition of the existing building and the construction of a new building.

As was stated above, there is currently a McDonald's fast food restaurant with a drive-up service window at this location. This operation has been at this location for a number of years. Currently, there is only a single drive-up lane. As has been done to a number of McDonald's across the City, the petitioner has submitted plans to reconfigure the drive-up lane to accommodate two (2) ordering stations.

After reviewing the submitted site plans, it was noted that the design of the building and overall parking layout does not significantly differ from the existing layout. As was with the previous design, the staff is pleased to see that there will be no change to the landscaped area along the front of the building with a pedestrian connection to the public sidewalk.

After a full review of the proposed plans and visiting the site, the staff does not oppose the request. The staff feels that the changes to the drive-up window will not adversely affect the abutter or the neighborhood as a whole.

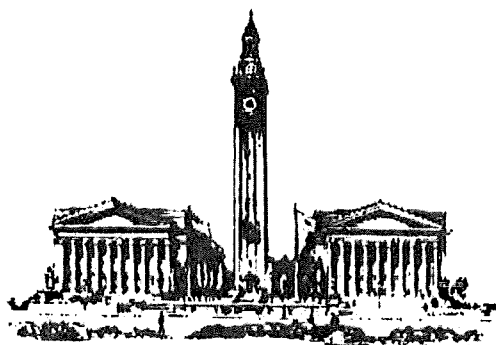


Recommendation

Approve, with conditions.

Recommended Conditions

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely to operate a drive-up service window at the property known as 809 Boston Road (01655-0612).
3. The use shall be developed as per the attached site plans and elevations, dated November 4, 2020, with the addition of conditions #4 and #5.
4. All conditions placed on the June 2007 special permit shall remain in effect.
5. In addition to the special permit 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.
6. 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.



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

2/5/2021

**Special Permit
Tax Certification**

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 809 Boston Road
Petitioner : McDonald's Real Estate Company
Landlord : McDonald's Real Estate Company

Christy M. [Signature]

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

2007 5.b

TO: DATE : June 21, 2007
DEPARTMENT: FROM: Wayman Lee, Esq.
COPIES TO: DEPARTMENT: City Clerk
SUBJECT: 809 Boston Road

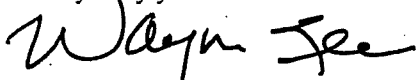
This is to inform you that at a meeting of the City Council held on Tuesday evening, May 29, 2007 it was voted by the City Council according to law to grant a special permit to Owner & Petitioner: McDonald's Corporation Northeast Region By: Francis Essien, to operate a drive-up service window at the property known as **809 Boston Road** as allowed by Massachusetts General Laws and the Springfield Zoning Ordinance, Article X-D.6 with the following conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely to operate a drive-up service window at the property known as 809 Boston Road (01655-0612).
3. The use shall be developed as per the attached site plans and elevations, dated September 22, 2006, with the addition of conditions #1 through #17.
4. All landscaping shall be installed as per submitted plans.
5. There shall be two (2) additional Dogwood trees located within the landscaped beds at the entrance and exist of the property.
6. There shall be no outside storage of materials beyond the enclosed dumpster area.
7. The petitioner shall place one (1) bicycle rack on the property.
8. There shall be only one (1) ground sign at this location.
9. There shall be no electronic message board attached to the ground sign.
10. There shall be no "running messages" or "flashing messages" allowed on the ground sign.
11. There shall be no additional advertising material located on any directional signage or light poles.
12. The site shall be maintained free of all weeds and trash and debris.
13. All landscaped areas, including the public tree belt shall be maintained by the petitioner.
14. The dumpster shall be completely enclosed.
15. All sidewalks shall remain at grade and shall not be depressed to accommodate the driveways.
16. There shall be no banner, streamers or other promotional materials placed in outside areas.
17. There shall be no non-accessory signs located on the property.
18. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by fine of up to \$50 per day for each day a violation exists.

REASONS: (1) The specific site is an appropriate location for such a use, structure, or condition.
(2) The use as developed will not adversely affect the neighborhood. (3) Adequate and appropriate facilities will be provided for the proper operation of the proposed use.

This permit becomes effective on June 21, 2007.

Very truly yours



Wayman Lee, Esquire
City Clerk

WL/laf

Attachment: Boston_Rd_809_2021 (6070 : 809 Boston Road)

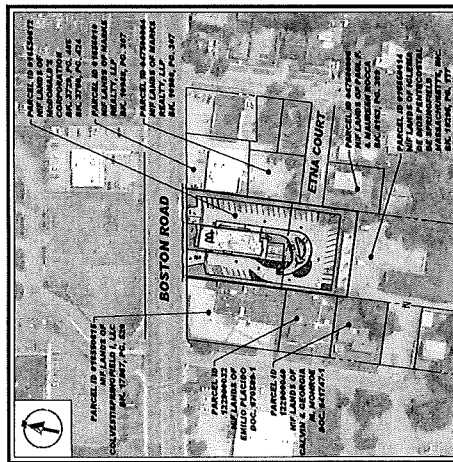
FOR _____



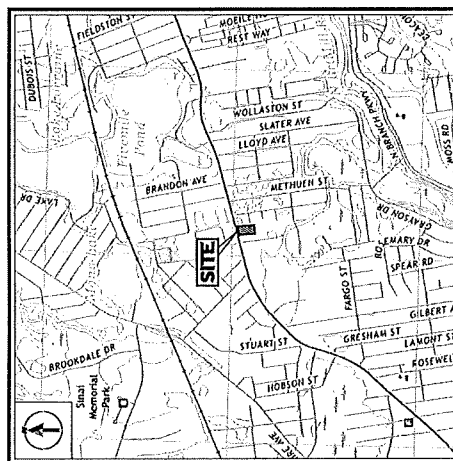
LOCATION OF SITE

DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES SHEET	C-102
DEMOLITION & SOIL EROSION CONTROL PLAN	C-201
SITE LAYOUT PLAN	C-301
GRADING AND DRAINAGE PLAN	C-401
DETAIL SHEET	C-601
DETAIL SHEET	C-602
BOUNDARY & TOPOGRAPHIC SURVEY (BY OTHERS)	C-6-1



SITE MAP

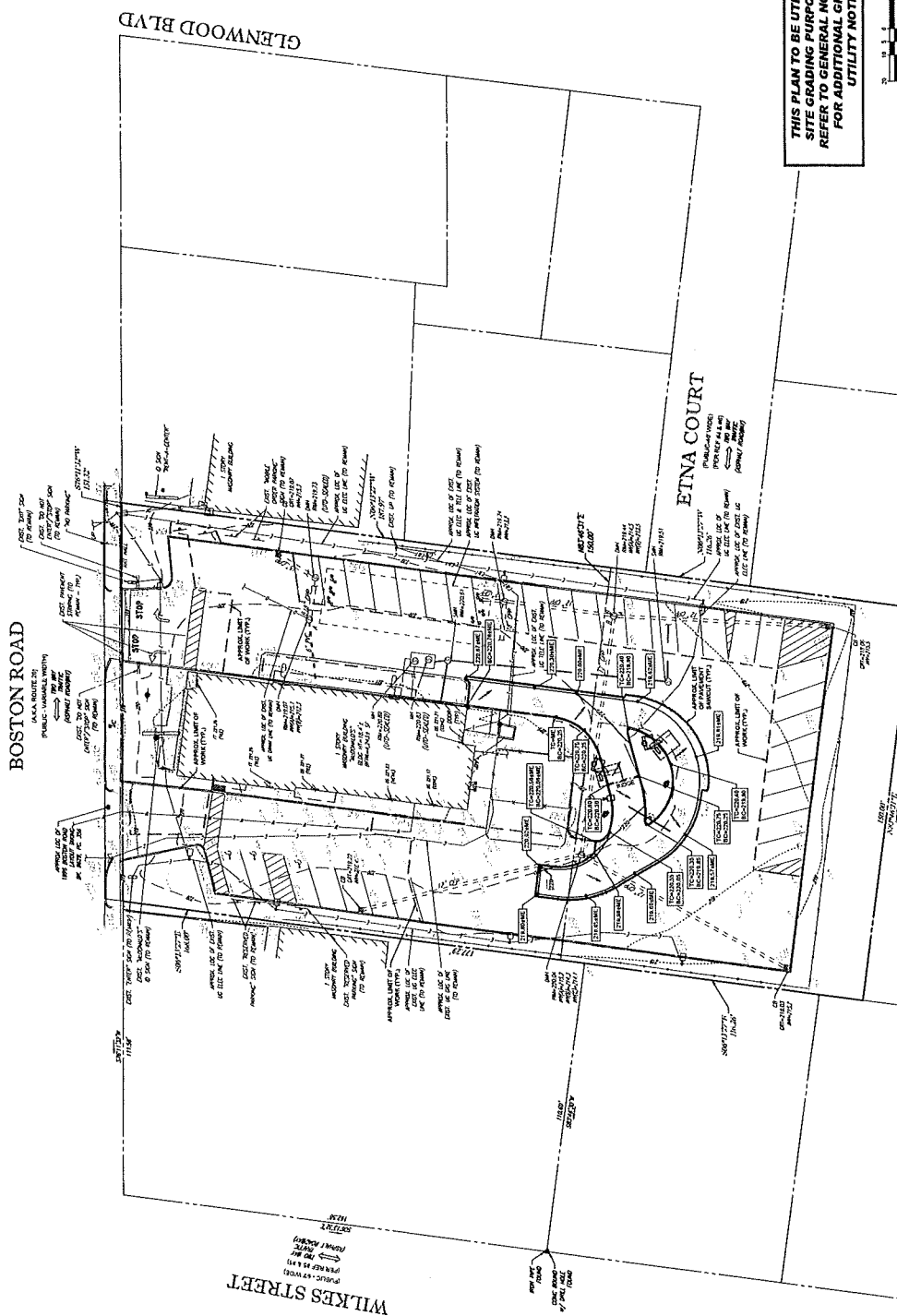
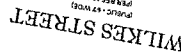


USGS MAP
SCALE: 1" = 1,000'

BOHLER
SITING AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LAND ACQUISITION
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

Attachment: Boston_Rd_809_2021 (6070 : 809 Boston Road)

[illegible]



**THIS PLAN TO BE UTILIZED FOR
SITE GRADING PURPOSES ONLY.
REFER TO GENERAL NOTES SHEET
FOR ADDITIONAL GRADING &
UTILITY NOTES.**

 BOHLER SITE, CIVIL, AND CONSULTING ENGINEERING LAND SURVEYING LANDSCAPE ARCHITECTURE PLANNING PERMITTING SERVICES TRANSPORTATION SERVICES 10000 W. 10th Avenue, Suite 100, Denver, CO 80202 (303) 751-1100	
COMPLAINTS CHECK	DATE
CONFIRMATION CHECK	DATE
CORRECTION CHECK	DATE
REVISION CHECK	DATE
REVISION CHECK	DATE
CARD 10 #	W202011-0101-0-0000

PERMIT SET STREET ADDRESS 809 BOSTON ROAD CITY SPRINGFIELD STATE MASSACHUSETTS COUNTY HAMDEN	PLAN DESCRIPTION 020-0020 GRADING AND DRAINAGE PLAN
--	--

						C-401 OFF.	
DRAWN BY:		STATUS	DATE	BY	APPROVALS		
PLAN CHECKED:			11/09/07	JAN	SIGNATURE		
AC-COUNT					DATE		
SHEET NO.					APPROVALS		
McDonald's® PLM AND REVISIONS ARE THE PROPERTY OF McDonald's CORPORATION. PLM SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN CONSENT. BOSTON REGION 110 N CLAMPTON ST CHICAGO, IL 60607 							
DESIGNATION		REV	DATE				
BY							

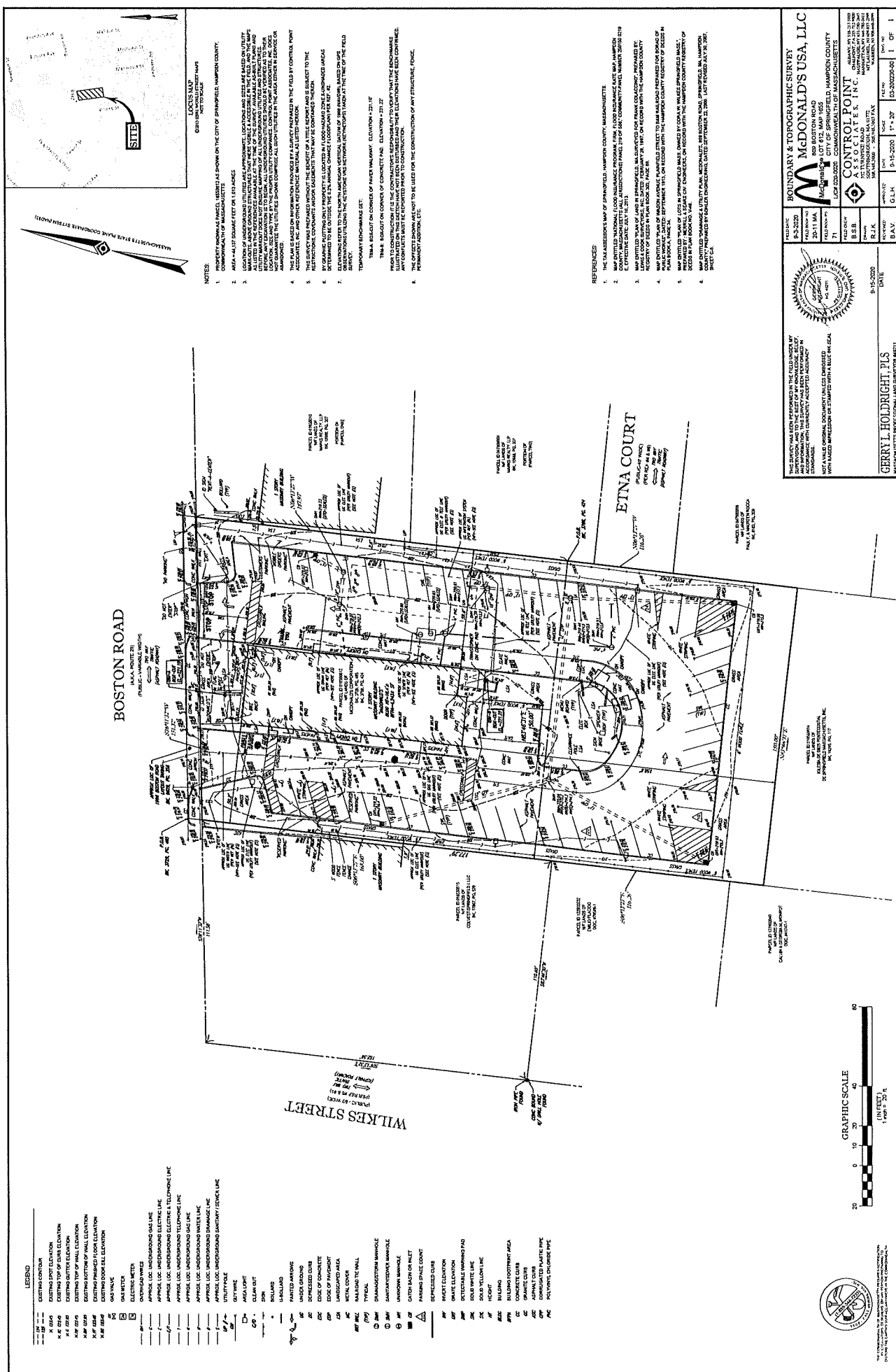


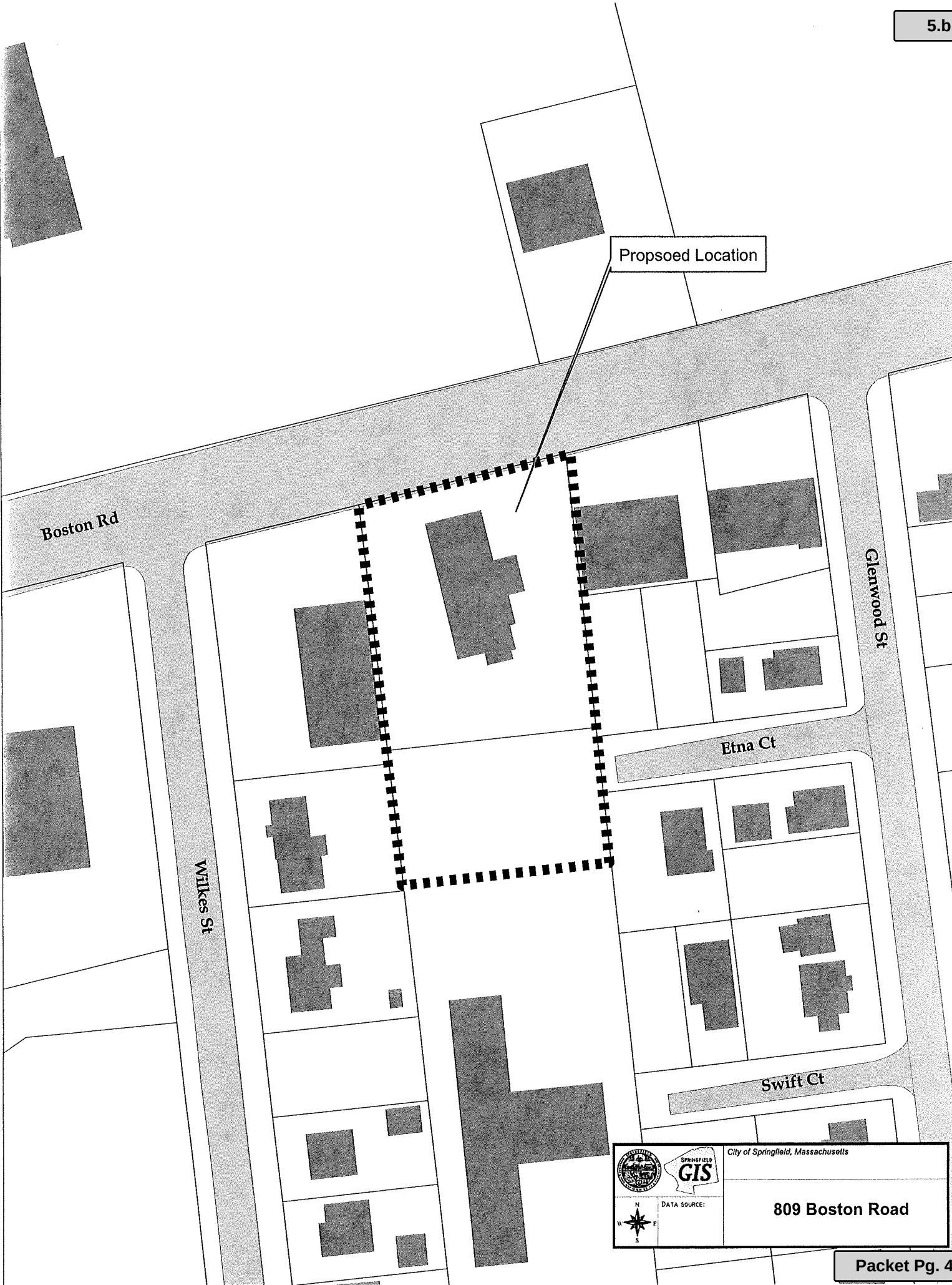
McDonald's.	
AND SHALL NOT BE KEPT ON FILE WITHOUT WRITTEN PERMISSION THERE FROM AND REGISTRATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION	
OFFICE	BOSTON REGION
ADDRESS	110 N CAMPENTER ST CHICAGO, IL 60607

The figure contains several architectural drawings for a drive-thru restaurant layout:

- Plan View (Top):** Shows the overall layout of the drive-thru lane, including the building footprint, signage locations, and pavement markings. Dimensions are provided for various sections.
- Elevation View (Middle):** Shows the side profile of the building, detailing the drive-thru lane, signage, and structural elements. Dimensions are provided for height and width.
- Detail Views (Bottom):**
 - Detail A:** A cross-section of the drive-thru lane showing the relationship between the building, pavement, and signage.
 - Detail B:** A cross-section of the drive-thru lane showing the relationship between the building, pavement, and signage.
 - Detail C:** A cross-section of the drive-thru lane showing the relationship between the building, pavement, and signage.

Dimensions are provided in feet and inches throughout the drawings.





Attachment: Boston_Rd_809_2021 (6070 : 809 Boston Road)

 SPRINGFIELD GIS	City of Springfield, Massachusetts
	809 Boston Road

DATA SOURCE:



Phone
(413) 583-7770

P.O. Box 777 • Ludlow, MA 01056
melodypage@harmonyenviron.com

Fax
(413) 583-8807

Customer McDonald's
Address Boston Rd
Springfield, Ma
Date of Service 9/16/20

Description

External Grease Trap-

Internal Grease Trap-

- emergency service for internal grease trap
- clear sinks and snake outlet chamber
- check drain. Both trap and sinks drain properly

Technician Kris Page
Signature Ali Bob

Phone
(413) 583-7770

P.O. Box 777 • Ludlow, MA 01056
melodypage@harmonyenviron.com

Fax
(413) 583-8807

Customer McDonald's
Address 809 Boston Rd.
Springfield, Ma
Date of Service 10/24/19

Description

External Grease Trap-

service external grease
trap

Internal Grease Trap-

service internal grease
trap

7:00 AM

Technician

Signature

Kristi Page
Kristi Page

Attachment: McDonald's-Harmony Environmental Study (6070 : 809 Boston Road)

Harmony Environmental, Inc.

Food Grease Management



Work Order

HE 34

5.c

Phone
(413) 348-7585

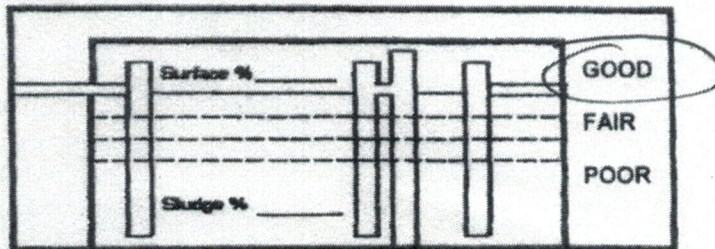
P.O. Box 777 • Ludlow, MA 01056
harmonyenvironmental777@gmail.com

Fax
(413) 583-8807

Customer McDonald's
Address 809 Boston Rd
Springfield, Ma
Date of Service 1/20/2020

GREASE TRAP REPORT

No. of Traps	Trap Sizes
2	
Locations	Service 1 internal grease trap Service 1 external grease trap



- ☐ Trash and/or Garbage in Trap
- ☐ Overflowing
- ☐ Blockage
- ☐ More Frequent Service Recommended
- ☐ Recommend Inlet/Outlet Repair
- ☐ Recommend Baffle Repair
- ☐ Recommend Trap Agitation
- ☐ Recommend Line Jetting or Cabling

Comments _____

ALL GREASE PUMPED FROM GREASE TRAPS WILL BE DISPOSED OF
IN AN ENVIRONMENTALLY SAFE PROCEDURE

Customer Signature Dehl Yance

Technician Signature Kris Page

Attachment: McDonald's-Harmony Environmental Study (6070 : 809 Boston Road)

Harmony Environmental, Inc.

Food Grease Management

 Phone
(413) 348-7585

 P.O. Box 777 • Ludlow, MA 01056
 harmonyenvironmental777@gmail.com

 Fax
(413) 583-8807

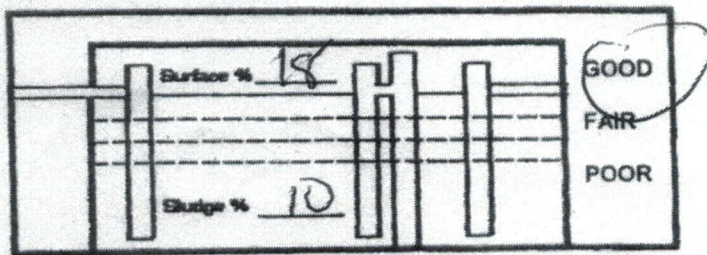
 Customer
Address

Date of Service

McDonald's
809 Boston Rd.
Springfield MA 4.21.20

GREASE TRAP REPORT

No. of Traps	Trap Sizes
Locations	service external grease trap service internal grease trap



Comments

- ☐ Trash and/or Garbage in Trap
- ☐ Overflowing
- ☐ Blockage
- ☐ More Frequent Service Recommended
- ☐ Recommend Inlet/Outlet Repair
- ☐ Recommend Baffle Repair
- ☐ Recommend Trap Agitation
- ☐ Recommend Line Jetting or Cabling

Customer Signature

Technician Signature

 ALL GREASE PUMPED FROM GREASE TRAPS WILL BE DISPOSED OF
 IN AN ENVIRONMENTALLY SAFE PROCEDURE

Attachment: McDonald's-Harmony Environmental Study (6070 : 809 Boston Road)

Harmony Environmental, Inc.

Food Grease Management

Work Order
HE 3 5.c

Phone
(413) 348-7585

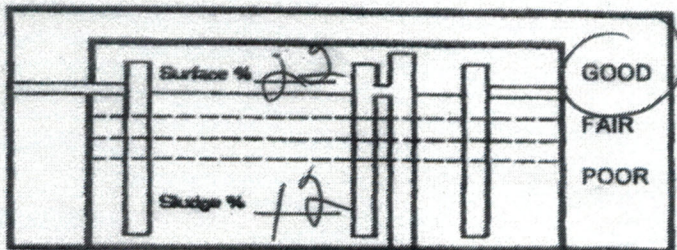
P.O. Box 777 • Ludlow, MA 01056
harmonyenvironmental777@gmail.com

Fax
(413) 583-8807

Customer McDonald's
Address 1402 Allen Street
Springfield MA
Date of Service 7.16.20

GREASE TRAP REPORT

No. of Traps	Trap Sizes
Locations	<u>Service external grease trap</u> <u>Service internal grease trap</u>



- ☐ Trash and/or Garbage in Trap
- ☐ Overflowing
- ☐ Blockage
- ☐ More Frequent Service Recommended
- ☐ Recommend Inlet/Outlet Repair
- ☐ Recommend Baffle Repair
- ☐ Recommend Trap Agitation
- ☐ Recommend Line Jetting or Cabling

Comments _____

ALL GREASE PUMPED FROM GREASE TRAPS WILL BE DISPOSED OF
IN AN ENVIRONMENTALLY SAFE PROCEDURE

Customer Signature [Signature]

Technician Signature [Signature]

Attachment: McDonald's-Harmony Environmental Study (6070 : 809 Boston Road)

Harmony Environmental, Inc.

Food Grease Management

Work Order
HE 34 **5.c**

Phone
(413) 348-7585

P.O. Box 777 • Ludlow, MA 01056
harmonyenvironmental777@gmail.com

Fax
(413) 583-8807

Customer
Address

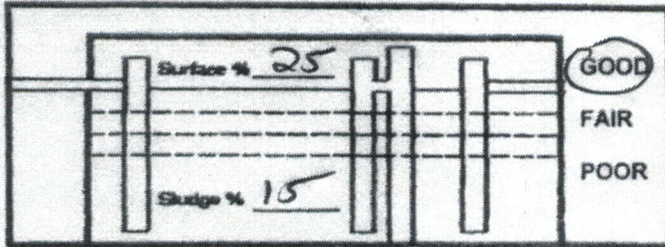
McDonald's
809 Boston Road
Springfield MA

Date of Service

10.9.20

GREASE TRAP REPORT

No. of Traps	Trap Sizes
Locations	<i>Service external grease trap</i>



Comments _____

- ☐ Trash and/or Garbage in Trap
- ☐ Overflowing
- ☐ Blockage
- ☐ More Frequent Service Recommended
- ☐ Recommend Inlet/Outlet Repair
- ☐ Recommend Baffle Repair
- ☐ Recommend Trap Agitation
- ☐ Recommend Line Jetting or Cabling

Customer Signature

[Signature]

Technician Signature

Kris Page

ALL GREASE PUMPED FROM GREASE TRAPS WILL BE DISPOSED OF
IN AN ENVIRONMENTALLY SAFE PROCEDURE

Attachment: McDonald's-Harmony Environmental Study (6070 : 809 Boston Road)

Harmony Environmental, Inc.

Food Grease Management



Work Order
HE 34665

5.c

Phone
(413) 348-7585

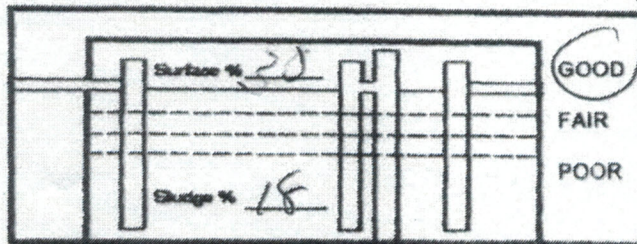
P.O. Box 777 • Ludlow, MA 01056
harmonyenvironmental777@gmail.com

Fax
(413) 583-8807

Customer McDonald's
Address 809 Boston Rd
Springfield Ma
Date of Service 1-14-21

GREASE TRAP REPORT

No. of Traps	Trap Sizes
Locations	Service external grease trap Service internal grease trap



Comments _____

ALL GREASE PUMPED FROM GREASE TRAPS WILL BE DISPOSED OF
IN AN ENVIRONMENTALLY SAFE PROCEDURE

- ☐ Trash and/or Garbage in Trap
- ☐ Overflowing
- ☐ Blockage
- ☐ More Frequent Service Recommended
- ☐ Recommend Inlet/Outlet Repair
- ☐ Recommend Baffle Repair
- ☐ Recommend Trap Agitation
- ☐ Recommend Line Jetting or Cabling

Customer Signature [Signature]

Technician Signature [Signature]

Attachment: McDonald's-Harmony Environmental Study (6070 : 809 Boston Road)

Harmony Environmental, Inc.

Food Grease Management



Work Order
HE 34 **5.c**

Phone
(413) 348-7585

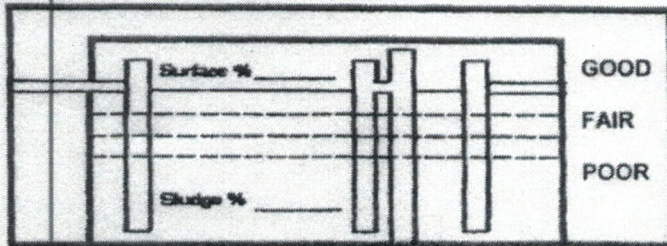
P.O. Box 777 • Ludlow, MA 01056
harmonyenvironmental777@gmail.com

Fax
(413) 583-8807

Customer Address: McDonalds
809 Boston Rd
Springfield, Ma
Date of Service: 3/9/21

GREASE TRAP REPORT

No. of Traps	1	Trap Sizes
Locations	- emergency service for internal grease trap - sinks and trap drain properly	



Comments _____

- ☐ Trash and/or Garbage in Trap
- ☐ Overflowing
- ☐ Blockage
- ☐ More Frequent Service Recommended
- ☐ Recommend Inlet/Outlet Repair
- ☐ Recommend Baffle Repair
- ☐ Recommend Trap Agitation
- ☐ Recommend Line Jetting or Cabling

Customer Signature: [Signature]
Technician Signature: [Signature]

ALL GREASE PUMPED FROM GREASE TRAPS WILL BE DISPOSED OF
IN AN ENVIRONMENTALLY SAFE PROCEDURE

Attachment: McDonald's-Harmony Environmental Study (6070 : 809 Boston Road)

March 26, 2021

To Whom It May Concern,

My Name is Erica Headley. I am the owner of 11 & 13 Etna Court that abuts 809 Boston Road also known as McDonalds. I received a letter requesting my presence to discuss a special permit to extend the McDonalds Drive-Thru to create another drive-thru lane for ordering. I am to understand this will most likely extend the business much closer to my property to enable the business to take more orders and collect more revenue.

I have lived at my home for over 20 years. Throughout that time, my quality of life has been constantly affected by this business. From the time I wake up until the time I go to sleep, I have to hear the noise that comes along with a 24-hour drive-thru in my yard. Loud music, screaming customers, trash, drain and sewer issues just to name a few. I am not able to enjoy my yard due to customers of that location coming to the side of the property and using the bathroom on the fence or using the back corner of the parking lot for illegal activity. The back of the location is used as a hangout and people use drugs and leave their paraphernalia on the ground that then comes under the fence and into my yard. That is a major concern when my 5 year old daughter picks up a used hypodermic needle next to the fence. Over the years my family has been fined by the City of Springfield for trash that gets blown under the fence by McDonalds maintenance workers. I feel it is not my fault or created by me and shouldn't be my responsibility, but once it's under the fence, it's now my trash in the eyes of the city. Picking up several trash bags of garbage every two weeks is uncalled for when it's not even from my family. When I called McDonalds about this matter, they directed me to the corporate office. After discussing this with corporate, they advised I would hear from someone at this location and I never did. Normal yard clean up takes hours when you have to take care of another person's garbage.

This is a family home that has been passed down from generation to generation over the past 50 years. It is not just a complaint. This is our family's home and now this large corporation is trying to take more of our peace of mind and make even more money, while we work and scrape to pay our bills and taxes while listening to their 24-hour-a-day parking lot concerts and picking up their garbage. My five-year-old daughter is woken up multiple times at night due to the disturbances of McDonalds. Previous tenants were unable to sleep and have moved out due to these disturbances. I have called this location multiple times when this happens, begging to ask the person at the window to please keep it down or to make a sign that says please keep radio down (I have seen these at other McDonalds locations that are located near homes) and nothing changes. The same issues persist.

After the 2007 special permit, I was awoken to my street being torn up and being used as an access point to reconstruct. My plumbing was disturbed at that time and has never been the same since. I get constant sand and clogging. Every four months my home begins to smell like rotten meat from my drains. It also happens to my neighbor at 6 Etna Court. When the Water and Sewer Commission came to assess the issue, I was told by the head of the project that he has been the main person working on our drain and sewer system for over 20 years. He stated that McDonald's employees pour grease and flush dirty towels down their drains and he and his crew have to come fix it all the time. I was told they only receive a small fine but my neighbors and my family are the ones that pay the price. Every time they have to "fix it" they send down a machine that backs up all my draws and sends sewer water back out of my drains and into my home and onto the floors. I was told by them to get a lawyer and ask McDonald's to pay the

Attachment: McDonald's letter-Headley-03.29.21 (6070 : 809 Boston Road)

cleaning bill. I again called to corporate to discuss the situation and was told someone would get back to me and again, nothing. I have spent thousands of dollars on products and plumbers. The smell still wakes us up at 5am and stays in the house for 24 hours no matter how many windows you open or candles you burn.

You are now asking me to give up what little I have left of my family's comfort for one of the biggest companies in the world. I am expected to personally and legally argue a giant real estate company, that has a senior attorney at their disposal, to keep my home as comfortable as possible and was given minimal lead time and limited information on what was being planned. I had to call the City of Springfield to obtain that information. I have video from my home cameras showing a surveyor in my yard, taking measurements without even announcing himself. When asked what he was doing in my yard he told me he didn't know. When further questioned he said he was looking for markers. At what point do I even have any rights in my own yard? When I walk out my front door, the first thing I see is McDonalds. I can already see the illuminated menu and spotlights that pour into my windows. I honestly could probably order McDonald's from my front porch with ease. How much closer should this drive-thru be before it is in my daughter's bedroom?

I do not agree to anything that brings the business any closer to my property than it already is. I refuse any special permit incited by McDonald's Real Estate Company that includes any changes to my property line or deed.

Sincerely,

Erica Headley
Resident
11-13 Etna Court
Springfield, MA 01119

Attachment: McDonald's letter-Headley-03.29.21 (6070 : 809 Boston Road)

To The City Council of the City of Springfield:

The undersigned respectfully petition your honorable body

for a special permit for an accessory wall sign(s), above the first floor, at the property known as 1500 Main Street (08130-0132) (Book#22635/Page#265), as authorized by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.8.17.

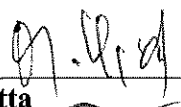
Mailing Address

1500 Main Street
Springfield, MA 01105

Owner:

**Mittas Hospitality LLC & DD
Development LLC**

I hereby certify that I am the owner or that
I am acting on behalf of the owner.

BY: 

Vid Mitta

BY: 

Dinesh Patel

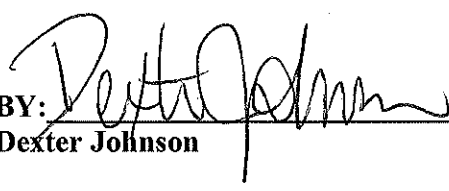
Mailing Address

PO Box 15329
Springfield, MA 01105

Petitioner:

YMCA of Greater Springfield

I hereby certify that I am the petitioner or
that I am acting on behalf of the petitioner.

BY: 

Dexter Johnson

Attachment: Main_St_1500_Tax_Formal (6388 : 1500 Main Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

8/24/2021

Special Permit Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 1500 Main Street
Petitioner : YMCA of Greater Springfield
LandLord : Mittas Hospitality LLC & DD Development LLC

A handwritten signature in black ink, reading "Christopher A. Caputo".

Christopher A. Caputo: Treasurer Collector

**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT**

**1500 MAIN STREET (08130-0132)
WALL SIGN(S) (ABOVE THE FIRST FLOOR)**

General Information

Petitioner:	Mittas Hospitality & DD Development & Rudra Realty, LLC & Sai Raj, LLC
Request:	Erect a wall sign above the first floor.
Proposed use of the property:	Office building
Parcel Size:	Approx. 173,804 s.f.
Compatibility with current planning documents:	The Metro Center Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Armoury Quadrangle Civic Association: 10-4-21
Tax Status:	SEE ATTACHED
Site Visit:	9-28-21
Hearing Date:	10-25-21/11-1-21

Neighborhood characteristics:

This site is zoned Business C and is located within the City's central business district. The surrounding land uses include:

- To the north are a parking garage and office building zoned Business C.
- To the south are a hotel and office building zoned Business C.
- To the west is Interstate 91.
- To the east is an office building zoned Business C.

Site plan review:

The petitioner has submitted a sign package for the property known as 1500 Main Street which includes two (2) accessory wall signs to be located above the first floor. The proposed signs would be for the YMCA, which has relocated from Liberty Street to this building. The proposed signs are to be located above the first floor along the southern facing façade (facing Boland Way).

As per the attached plans, the proposed signs would be PVC dimensional letter, attached to the wall. One (1) sign would be the YMCA logo and the other would read "YMCA of Greater Springfield". The proposed signs will have a total of 49.5 square feet.

After visiting the site and reviewing the submitted plans, the staff does not object to the proposed request. The staff also believes the proposed signs are in context and in scale with the overall architecture of the building. As such, the staff does not believe the signs will have a negative impact on the surrounding businesses or on the neighborhood as a whole.



Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the installation of two (2) accessory wall signs, above the first floor, at the property known as 1500 Main Street (08130-0132).
3. The use shall be developed as per the attached plans and elevations, with the addition of condition #4.
4. All signage shall be fully permitted through the Building Department, prior to installation.
5. 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.



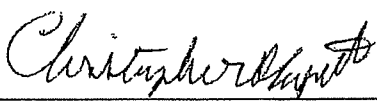
THE CITY OF
SPRINGFIELD, MASSACHUSETTS

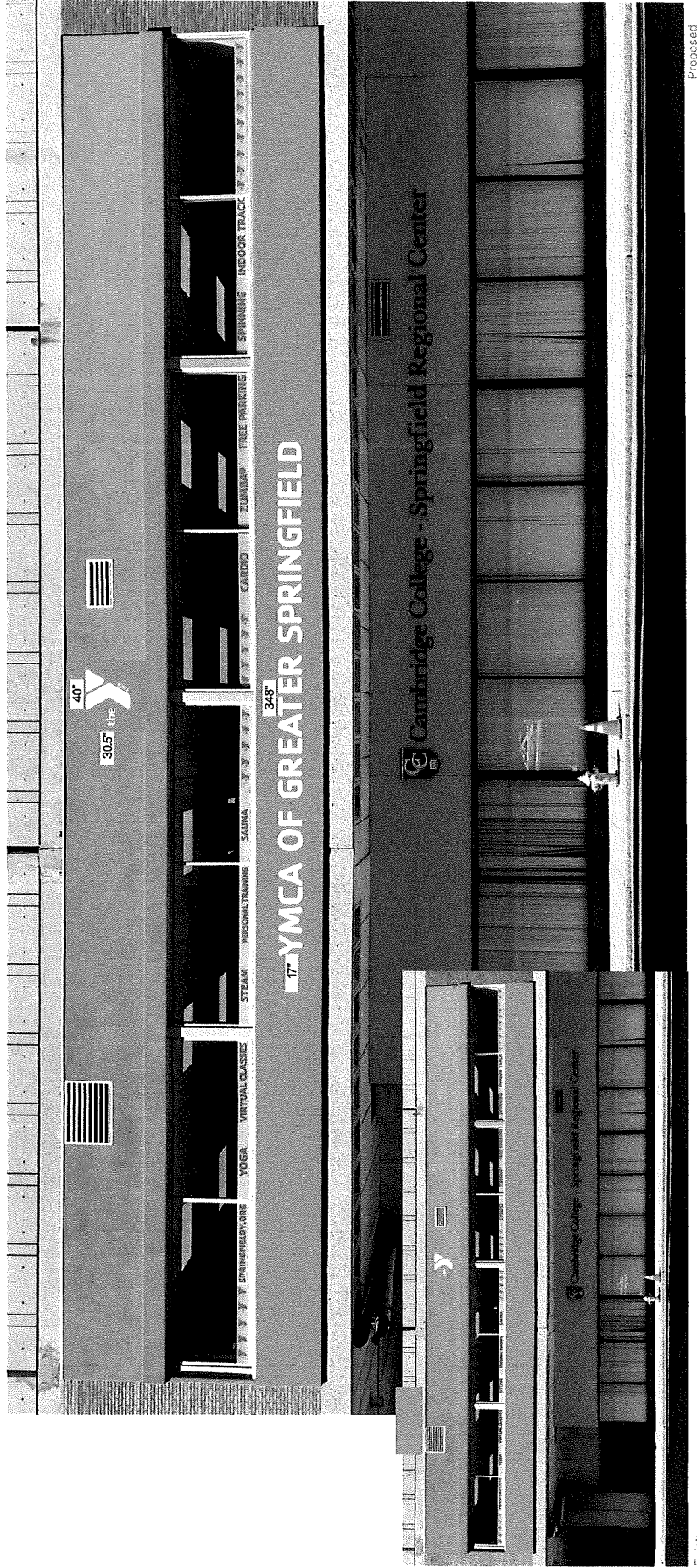
8/24/2021

Special Permit Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 1500 Main Street
Petitioner : YMCA of Greater Springfield
LandLord : Mittas Hospitality LLC & DD Development LLC


Christopher A. Caputo: Treasurer Collector

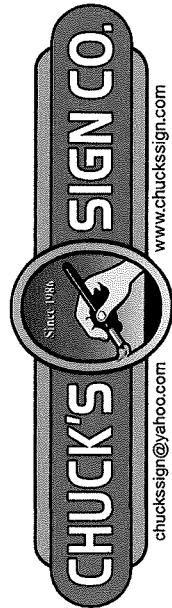


Description: 348" x 17" "YMCA OF GREATER SPRINGFIELD" PVC Dimensional letters mounted to wall
30.5" x 40" "The Y" PVC Dimensional logo

Proposed

ALL MATERIAL IS SOLE PROPERTY OF CHUCK'S SIGN CO.
USE BY ANYONE OTHER THAN CHUCK'S SIGN CO. IS PROHIBITED
ELECTRICAL CONNECTIONS BY OTHERS

49.5 Sq Ft total



chuckssign@yahoo.com
www.chuckssign.com
658 fuller Rd. Chicopee, MA 01020
413-592-3710 fax 413-594-4913

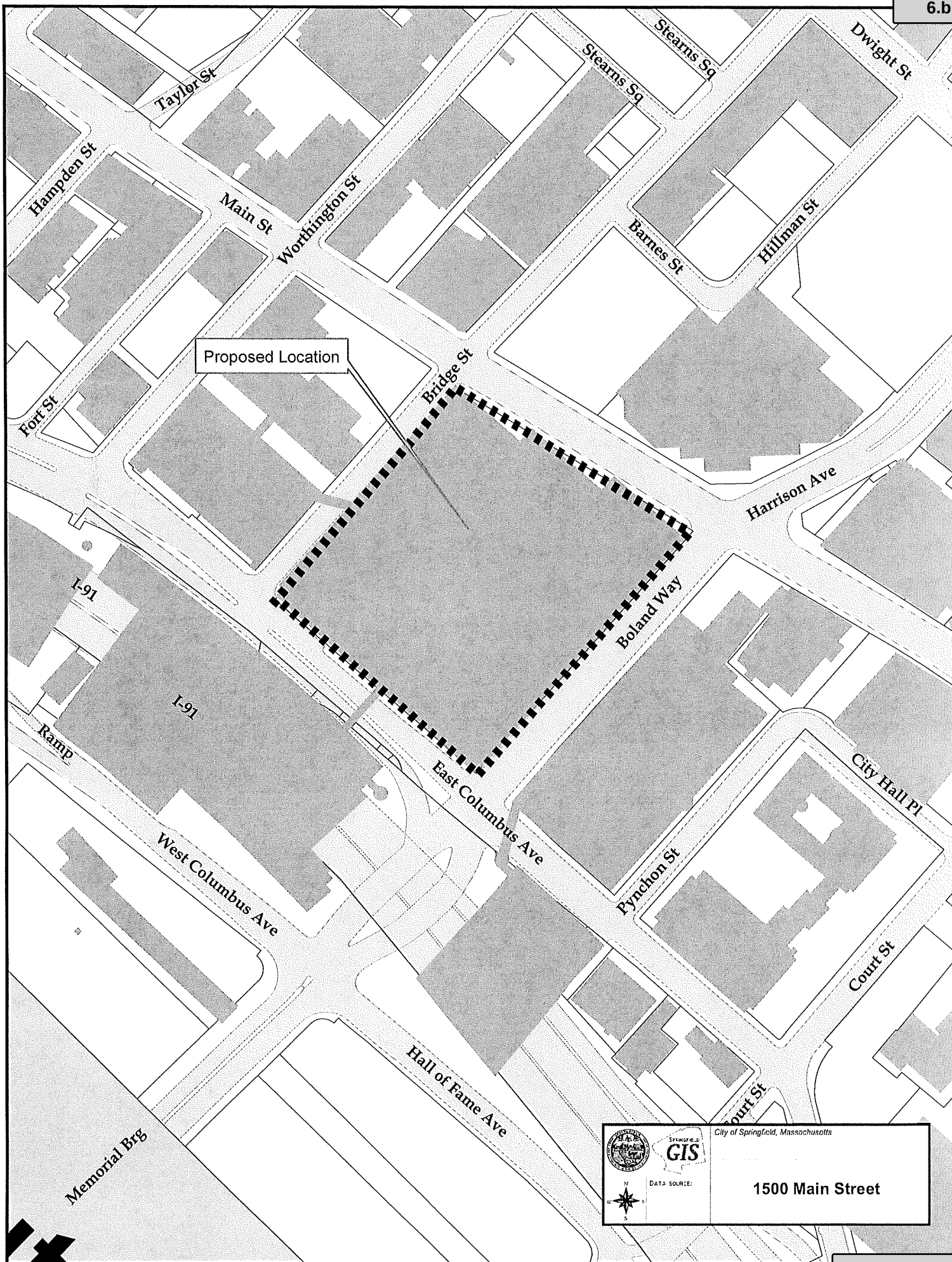
Company YMCA of Greater Springfield

Contact John Nardacci

Address 1500 Main Street, Springfield, MA

Phone: 413.214.1600

E Mail jnardacci@springfieldy.org



Attachment: Main_St_1500_2021 (6388 : 1500 Main Street)

To The City Council of the City of Springfield:
The undersigned respectfully petition your honorable body

for a special permit to operate a Trash Hauling Service Facility at the property known as 1635 Page Boulevard (09440-0785) (Book#23895/Page#398, as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 15.3.

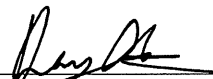
Mailing Address:

425 Union Street, Box 40
West Springfield, MA 01089

Owner & Petitioner:

DDM Property Group, LLC

I hereby certify that I am the owner and petitioner or acting on behalf of the owner and petitioner.

BY: 
Daniel Hannoush

Attachment: Page_BI_1635_Tax_Form (6412 : 1635 Page Boulevard)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

9/7/2021

Special Permit Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 1635 Page Boulevard
Petitioner : DDM Property Group, LLC
LandLord : DDM Property Group, LLC

Christopher A. Caputo: Treasurer Collector

**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT**

**1635 Page Boulevard (09440-0785)
TRASH HAULING SERVICE FACILITY**

General Information

Petitioner:	DDM Property Group, LLC
Request:	To operate a trash hauling service facility.
Proposed use of the property:	Trash hauling service facility
Size:	68,389 s.f.
Compatibility with current planning documents:	The East Springfield Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	East Springfield Neighborhood Council: 10-4-21
Tax Status:	SEE ATTACHED
Site Visit:	9-28-21
Hearing Date:	10-25-21/11/1/21

Staff Analysis

Neighborhood characteristics:

The property is zoned Industrial A and is located in an area with primarily other industrial uses. The surrounding land uses include:

- To the north is Plastics Park zoned Industrial A.
- To the south is conservation land zoned Industrial A.
- To the east is conservation land zoned Industrial A.
- To the west is a warehouse operation zoned Industrial A.

Site plan review:

The petitioner has requested a special permit to operate a trash hauling facility on a portion of the property known as 1635 Page Boulevard. There is currently a mix of uses at this location. The petitioner intends to utilize one (1) of the existing buildings for the proposed trash hauling facility.

As noted above, the petitioner intends to utilize the existing 6,800 square foot building for the storage of vehicles used for liquid waste hauling. As the Council is aware, this same use was recently approved on Birnie Avenue in the North End, however, this company now plans to locate at this site instead. As with the previous operation, the use will be for a non-hazardous liquid waste hauler. As noted in the application, the operation involves the pumping of septic/grease tanks and disposal of the material at approved treatment plants located around the state.

After visiting the site and reviewing the submitted plans, the staff does not object to the proposed request. It should be noted that this site is located in a primarily industrial area with no residential abutters. As with the operation at Birnie Avenue, the main concern the staff would have is with the possible odor that may arise from this use. In reviewing the proposed use at Birnie Avenue, the petitioner indicated that no trucks would be emptied outside the building. It was explained that all vehicles would be moved into the garage and then emptied. After speaking with the petitioner, it was indicated that this same process would be used at this location. He also indicated that the frac tank would have an odor mitigation system and additionally all odors from the trucks and tanks would be filtered through a carbon filter.



After visiting the site, it was noted that the overall condition of the property is in need of attention. It was noted that there is a large amount of overgrown vegetation along the frontage of Page Boulevard. It was also noted that a number of the windows in the garage to be used for storage were broken. This building was also in need of painting. Lastly, it was noted that the dumpster is not completely enclosed, as required by zoning. All these outstanding conditions should be addressed by the petitioner.

Recommendation

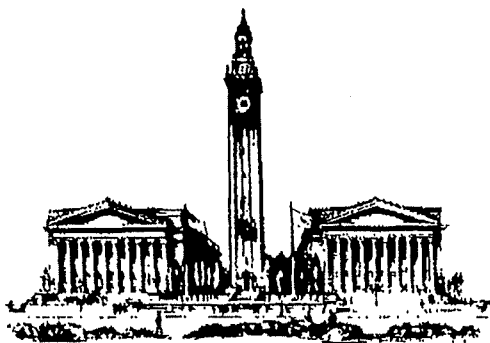
Approve, with conditions.

Recommended Conditions

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely to operate a trash hauling service facility at the property known as 1635 Page Boulevard (09440-0785).
3. The use shall be developed as per the attached site plan, with the addition of conditions #4 through #12.
4. Any and all permits required by the Springfield Health Department and/or the Commonwealth of Massachusetts shall be obtained, prior to the issuance of a Certificate of Occupancy.
5. All trucks associated with this proposed use shall be parked inside the garage.
6. There shall be no emptying of liquid waste outside of the building.
7. An odor mitigation system shall be installed and kept in good working order.
8. The frac tank located outside the garage shall be surrounded by a berm.
9. The broken windows in the garage shall be fixed and the building maintained in good condition.
10. Any and all areas used for parking shall be paved as per Article 7, Section 7.1.55 of the Springfield Zoning Ordinance.
11. In addition to the special permit 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, may be required. If required, this approval must be obtained prior to the issuance of a Building Permit or a Certificate of Occupancy.

12. The site shall be maintained free of all litter, overgrown vegetation and debris.
13. 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.



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

9/7/2021

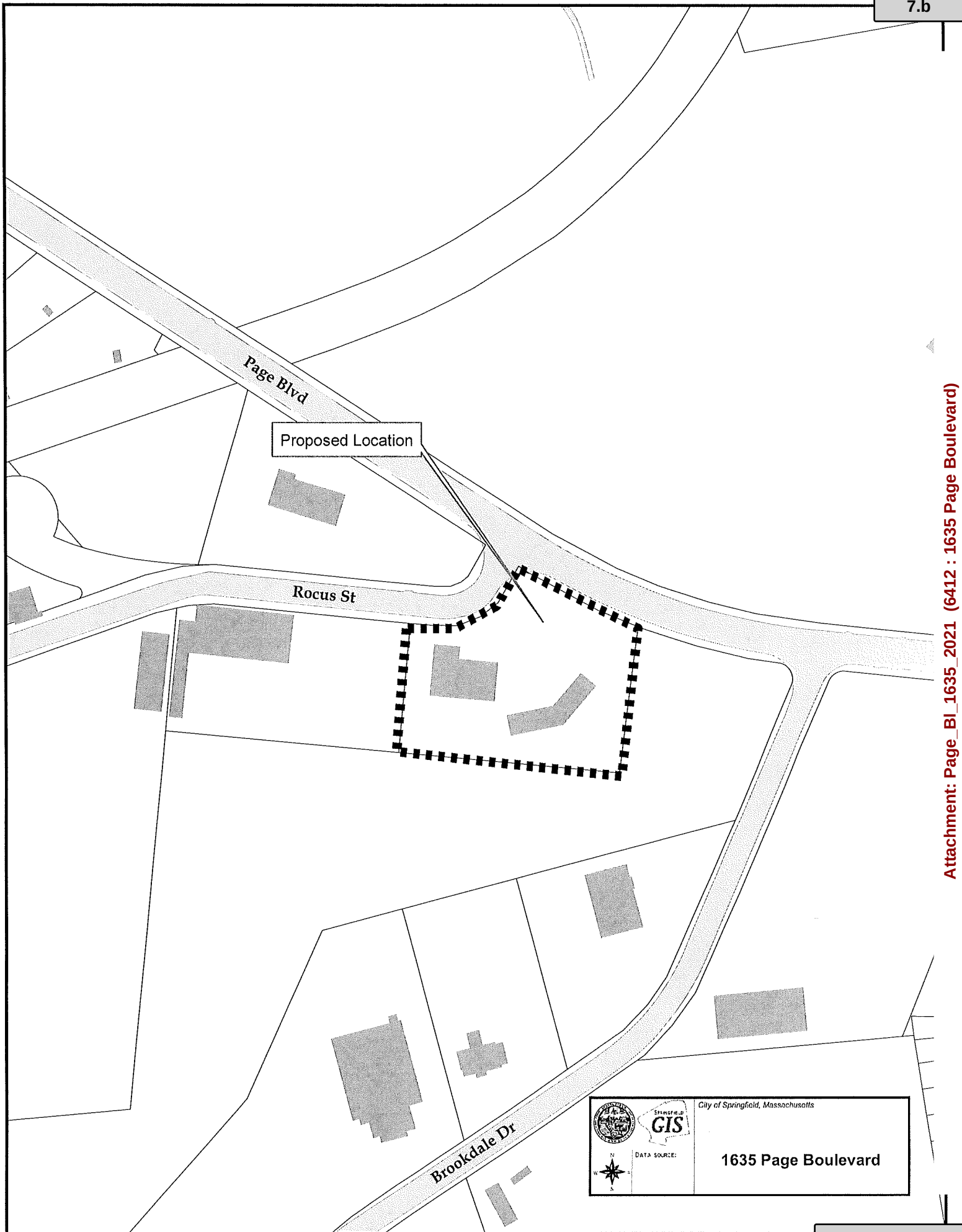
Special Permit Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 1635 Page Boulevard
Petitioner : DDM Property Group, LLC
LandLord : DDM Property Group, LLC

A handwritten signature in black ink, reading "Christopher A. Caputo".

Christopher A. Caputo: Treasurer Collector



Proposed Location

Page Blvd

Rocus St

Brookdale Dr

 SPRINGFIELD GIS	City of Springfield, Massachusetts
	1635 Page Boulevard

DATA SOURCE:

Attachment: Page BI 1635 2021 (6412 : 1635 Page Boulevard)

To The City Council of the City of Springfield:
The undersigned respectfully petition your honorable body

for a special permit to operate an Adult Use Marijuana Establishment (storefront retail) at the property known as 666 State Street11110-0135) (Book#21065/Page#123), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 20.1(1).

Mailing Address:

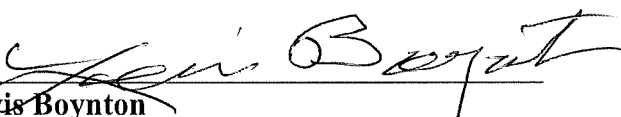
110 Preston Street
 Windsor, CT 06095

Owner:

Ellen & Lewis Boynton

I hereby certify that I am the owner or acting on behalf of the owner.

BY: 
 Ellen Boynton

BY: 
 Lewis Boynton

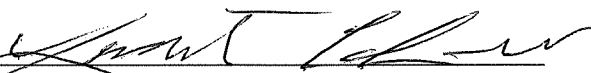
Mailing Address:

666 State Street
 Springfield, MA 01109

Petitioner:

Primus, LLC

I hereby certify that I am the petitioner or acting on behalf of the petitioner.

BY: 
 Lamont Clemons, Manager

Attachment: State St 666 Tax Formal (6434 : 666 State Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

7/20/2021

Special Permit Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 666 State Street
Petitioner : Primus, LLC
LandLord : Ellen & Lewis Boynton

A handwritten signature in cursive script, reading "Christopher A. Caputo".

Christopher A. Caputo: Treasurer Collector

**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT**

**666 STATE STREET (11110-0135)
ADULT USE MARIJUANA ESTABLISHMENT (STOREFRONT RETAIL)
PRIMUS, LLC**

General Information

Petitioner:	Primus, LLC
Request:	Adult Use Marijuana Establishment
Proposed use of the property:	Adult Use Marijuana Establishment
Parcel Size:	23,531 s.f.
Compatibility with current planning documents:	The McKnight Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	McKnight Neighborhood Council: 10-4-21
Tax Status:	SEE ATTACHED
Site Visit:	9-28-21
Hearing Date:	10-25-21/11-1-21

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Business A and is located in an area of primarily commercial uses. The surrounding land uses include:

- To the north is a commercial parking lot zoned Commercial A.
- To the south are a small retail operation and multi-use apartment buildings zoned Business A.
- To the west is a commercial shopping plaza zoned Business B.
- To the east is the Huong Son Meditation Temple zoned Business A.

Summary:

The petitioner has requested a special permit to allow for the operation of an Adult Use Marijuana Establishment (storefront retail) at the property known as 666 State Street. This was the former location of a hair salon and restaurant. The petitioner intends to make renovations to the existing building for a new Adult Use Marijuana retail location.

As the Council is aware, the voters of Massachusetts approved an initiative petition known as “*The Regulation and Taxation of Marijuana Act*”, which was codified as Chapter 334 of the Acts of 2016 (“Chapter 334”).

Chapter 334 reduced state criminal penalties and instituted civil penalties for the possession and recreational use of marijuana by persons over 21 years of age. It also created a way for the Commonwealth to control the production and distribution of marijuana through licensing, regulations, and taxation of Marijuana Establishments. Chapter 55 of the Acts of 2017 (“Act”) was enacted by the State Legislature as an amendment to Chapter 334.

The Act allows Marijuana Establishments to cultivate, manufacture, and process marijuana and to sell marijuana to persons over 21 years of age. An applicant requesting certification as a Marijuana Establishment must meet the requirements set out in 935 CMR 500.00, the regulations promulgated by the Cannabis Control Commission, to be considered for a final license as a Marijuana Establishment.

The Act also calls for local control of Marijuana Establishments (G.L.c. 94G, §3) by allowing municipalities to create licensing requirements and to make reasonable regulations that control the time, place and manner of Establishments. In October 2018, an amendment to the Springfield Zoning Ordinance was approved which added Section 4.7.110, *Adult Use Marijuana Establishments*. Section 4.7.110 sets forth the zoning and Tier 3 special permit requirements for Establishments seeking to operate in the City. Proposed Projects must comply with all requirements set forth in section 4.7.110 of the City’s Zoning Ordinance.

Due to the amount of interest the City received for this new use, the decision was made to conduct a phased Request for Qualifications/Proposals (RFQ/P) process, similar to what had been done for the medical marijuana and the casino selection. It was determined that this was the most efficient way to obtain the needed information in order to make a qualified decision about locating such an operation within Springfield.

The City conducted a first phase of the RFQ/P back in 2019. At that time, four (4) applicants were selected to move forward with the Hoar Community Agreement and special permit process. As of today’s date, the City of Springfield has four marijuana retail storefronts approved and currently has two (2) in operation (1300 Boston Road and 1200 West Columbus Avenue).

A Phase 2 RFQ/P was issued in January 2021. As with Phase 1, the Phase 2 RFQ/P required detailed submissions from each potential applicant. The City also continued to retained an outside expert legal consultant to advise the City about fair, balanced and neutral selection criteria. Information required to be submitted in the response to the RFQ/P included:

- **Project Description:**
 - The type of Marijuana Establishment being proposed;
 - The name of the proposer, the contact person and the contact person's business address, telephone and facsimile numbers and e-mail address; and
 - A brief description of proposer and its business including names and biographies of its officers, directors, and key personnel, or persons serving in similar capacities.
- **Location:**
 - Proof of interest, proprietary ownership, lease or control of the proposed project site evidencing binding permission to use the premises as a Marijuana Establishment;
 - Size and description of the proposed site;
 - Pedestrian and vehicular traffic safety plan; and
 - A comprehensive analysis showing the site is in compliance with zoning requirements set forth in Section 4.7.110 of the City Zoning Ordinance, including buffer zones.

- **Design and Construction:**
 - Estimated construction budget;
 - Conceptual site plan of the project including, but not limited to:
 - Proposed employee and customer parking;
 - Dumpster locations;
 - Lighting;
 - Security fencing; and
 - Signage.
 - A summary of anticipated fiscal impacts on the City of Springfield, the anticipated duration of such impacts and a detailed plan to mitigate such impacts that includes:
 - Pedestrian and vehicular traffic impacts;
 - Infrastructure and utility impacts;
 - Environmental impacts; and
 - Increases in City services.
- **Management and Business Operations:**
 - A draft Management and Operations Profile pursuant to 935 CMR 500.101;
 - Business operations profile, including the projected number of full-time and part-time employment positions that will be created by the project and the number of positions available to City residents;
 - Organizational chart for the proposer, listing all principal entities. If the proposer currently has or expects to have local partners who will have an ownership in the entity developing the project, that same information must be provided;
 - Financial summary for the proposed project; and
 - Background, reputation and expertise of the proposer in designing, developing and operating marijuana or other businesses similar to the project proposed in the City.
- **Equity:**
 - Diversity plan to promote and encourage full participation in the regulated marijuana industry;
 - Plan to positively impact areas of disproportionate impact pursuant to 935 CMR 500.101;
 - If applicable, statement reflecting that the proposer is a Commission-certified Economic Empowerment Applicant pursuant to 935 CMR 500.101 and/or Commission-certified Social Equity Applicant pursuant to 935 CMR 500.105.
 - If not Commission-Certified Economic Empowerment Applicant or Social Equity Applicant, a statement reflecting extent to which Proposal includes the following:
 - A majority of ownership, and/or current employees/sub-contractors is/are: Black, African American, Hispanic, Latino, members of other underrepresented communities, women, veterans, or people with disabilities;
 - Residency of owner in a Commission-designated area of disproportionate impact (including City);
 - Prior, nonviolent drug conviction(s) (*This information was ONLY used to evaluate a proposer's equity qualifications*); or

- Plans/programs demonstrating active engagement in economic education, resource provision or empowerment to disproportionately impacted individuals or communities.
 - Plans/programs intending to facilitate future business practices that promote economic empowerment in areas of disproportionate impact within the City, including the use of an incubator or accelerator program to aid limited net worth equity applicants who wish to enter the adult use industry.
- Description detailing proposer's promotion of sustainable, socially and economically reparative practices in the cannabis industry.
- **Community Outreach and Cooperation:**
 - A summary of the Community Outreach Meeting that includes:
 - The date, time and location of the meeting;
 - A list of the attendees;
 - A description of efforts to publish and market the meeting;
 - A summary of notes taken at the meeting, reflecting citizen comments; and
 - If any, a summary of follow-up taken by the proposer to respond to public comments
 - A summary of cooperation with City personnel and the community.

A total of twenty-four (24) responses were submitted to the Phase 2 RFP/Q. This included five (5) responses for cultivation, two (2) for transport/courier and seventeen (17) storefront retail operations. Reviewing the submissions was selection committee set up by the Mayor, in conjunction with the City Council. This selection committee was made up with representatives from the Springfield Department of Health & Human Services, Police Department, Fire Department, Department of Public Works, Building Department, Law Department, Mayors Office, Office of Procurement, Division of Administration & Finance, a representative of the City Council and the Office of Planning & Economic Development. To ensure procedural fairness, the City again utilized the services of its outside expert legal consultant during the review process. It should also be noted that the RFQ/P process also included public presentations (via Zoom) by a number of the proposers.

After a full review, the responses were then ranked. Based on these rankings it was determined that a total of nine (9) submissions would be allowed to move forward with the negotiation of a Host Community Agreement (HCA). These included one (1) cultivation site, six (6) storefront/retail operations, one (1) transportation operation and one (1) courier. In addition to the HCA being approved by the City Council, as per the Zoning Regulations, a special permit is also required to be approved.

Review: 666 State Street:

As noted above, 666 State Street has been identified as the potential location for a proposed Adult Use Marijuana Establishment. This is a single-story, multi-tenant commercial building located along the State Street commercial corridor. This was the former location of a hair salon and restaurant.

The plans submitted show that the proposed use would be located within the existing building. There is also currently a pavilion located in the rear of the parcels. The plans submitted show that this will be demolished to make room for additional parking spaces. An addition will also be added to the existing structure. With regards to parking, the proposed development will have a total of twenty-three (23) parking spaces. This number exceeds the number required under the Zoning Regulations.

In addition to the site plan, a detailed floor plan has also been submitted. The area of this section of the building totals 3,700 square feet, however, as per the Zoning Ordinance, only 2,500 square feet can be open to the public. The interior of the building will house a number of different areas including an entrance with a check-in area and security room. The interior will also include display, sales and a queuing area. The rear of the building will include offices, restrooms, vault and receiving area.



A full security plan has also been submitted. As noted, the Springfield Police Department has been involved throughout this entire process and has reviewed the security plans. The plan includes a number of security and safety measures including closed circuit television system (CCTV), access control and monitoring system (ACMS), security alarm system and a redundant (back-up) perimeter security alarm system. A full management and operations plan has also been submitted which includes details on the overall operations, inventory controls, patron education, revenue management, check-out policies and other operational details.

Further, it should be noted that this will only be a retail operation. There will be no cultivation/manufacturing done at this location.

Lastly, as part of the submission, the petitioners were required to submit a traffic study. Those studies were then sent to the Department of Public Works (DPW) for a full review. In speaking with the Director of DPW, he had no major concerns. Further, he also indicated that there is no significant traffic related issues with the two (2) other retail locations currently in operation. As with the previous special permits, the staff would recommend that, if approved, the petitioner be required to work directly with DPW to review and approve all traffic mitigation issues, especially during the opening of the operation.

In addition to the special permit, a Host Community Agreement is required as well as a full review, approval and licensing of this proposed use by the Massachusetts Cannabis Control Commission.

Overall, the staff has been very pleased with the professionalism shown by not only this company but by all the companies participating in the RFQ/P process. The staff firmly believes that Primus has provided a detailed outline of its proposal and has addressed all the concerns outlined by the many city departments participating in the RFQ/P review. The staff does not oppose the proposed request and does not believe the proposed use will have a negative impact on the surrounding properties or on the neighborhood as a whole.

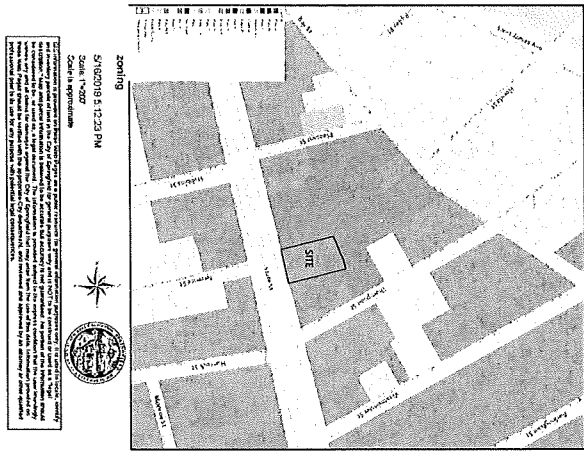
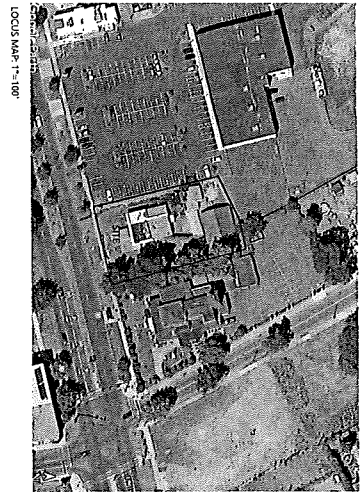
Recommendation

Approve, with conditions.

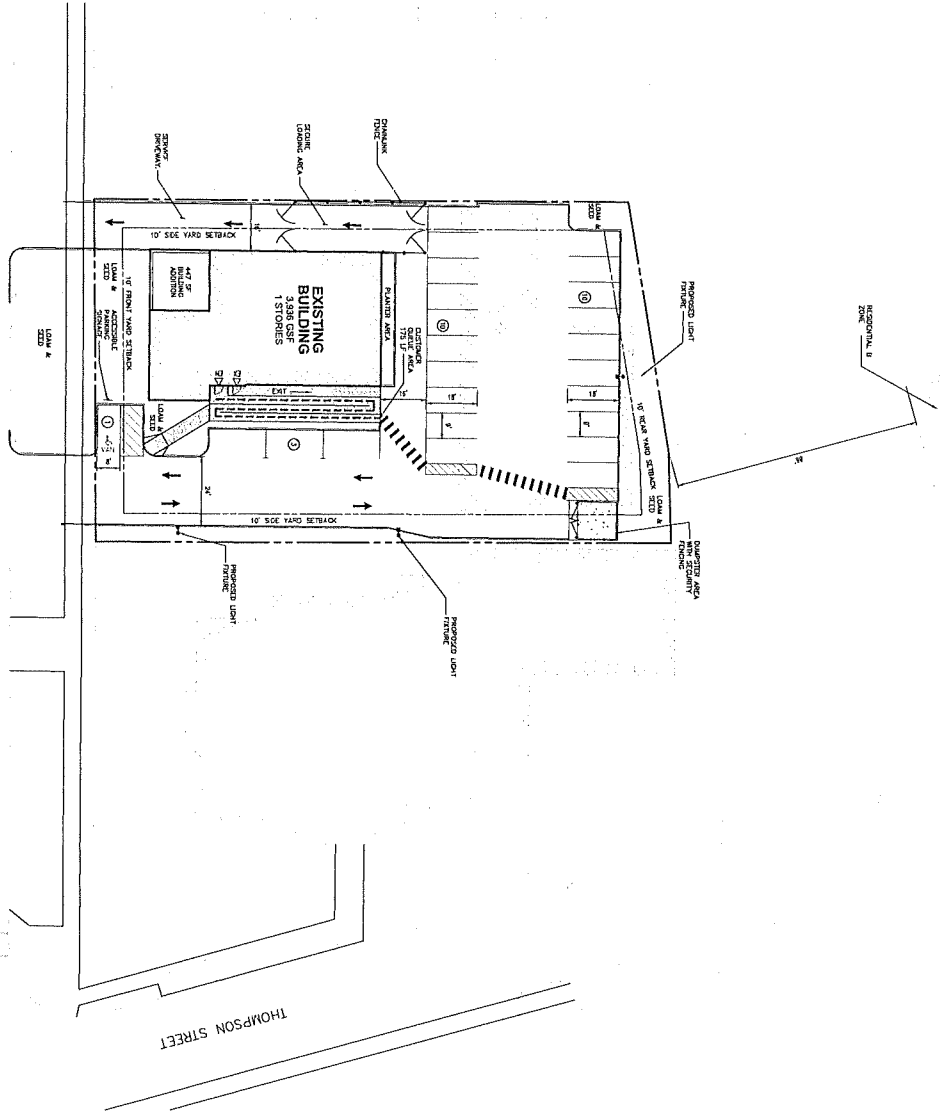
Recommended Conditions:

1. This special permit is granted to this petitioner only and shall not be reassigned or transferred.
2. This special permit is granted solely for the operation of an Adult Use Marijuana Establishment (storefront retail) at the property known as 666 State Street (11110-0135).
3. The use shall be developed as per the attached site plans, elevations and submission requirements with the addition of conditions #4 through #28.
4. The petitioner shall obtain a Host Community Agreement prior to the issuance of a Certificate of Occupancy.
5. Prior to start of operations, the petitioner shall provide the Springfield Police Department, Department of Health & Human Services and the Building Department a copy of the license issued by the Massachusetts Cannabis Control Commission.
6. This special permit shall expire upon the expiration and/or termination of the license by the Massachusetts Cannabis Control Commission.
7. The petitioner shall be required to remove all materials, signage, inventory, equipment and other paraphernalia within sixty (60) days of ceasing operations or immediately following any revocation of its license issued by the Massachusetts Cannabis Control Commission.
8. There shall be no on-site consumption, including the parking area, of marijuana or marijuana related products.
9. There shall be no cultivation or manufacturing done at this location.
10. There shall be no outside storage of marijuana or marijuana related products.
11. No marijuana, marijuana related product or any accessory paraphernalia shall be visible to the general public from the exterior of the building or property line.
12. The facility shall fully comply with its odor control plan providing proper and adequate ventilation. All resulting odors, smoke, vapor, fumes, gases and/or particulate matter from the use shall be effectively confined to the premises or so disposed of to avoid any increased air pollution.
13. In addition to the special permit 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.
14. The petitioner shall coordinate with DPW and the Springfield Police Department, and supply all requested information, to identify and address any and all potential traffic related issues, especially relating to opening activities.
15. If during the initial opening period, but no longer than six (6) months, the City determines that queuing of pedestrians on the public sidewalk or vehicles queuing on a public way have become a safety hazard or nuisance, the petitioner shall coordinate with DPW and the Springfield Police Department to identify and immediately implement methods to eliminate the queuing. Any and all costs related to these remedies shall be borne by the petitioner.
16. The petitioner shall coordinate with the Springfield Police Department on all security related matters and shall fully comply with the submitted Security Plan.
17. The use shall comply with all Zoning Regulations as outlined in Article 4, Section 4.7.110 and all other applicable sections of the ordinance.
18. The use shall comply with any and all regulations outlined by the Massachusetts Cannabis Control Commission and 935 CMR 500.
19. Any and all signage shall be properly permitted and comply with the Springfield Zoning Ordinance and regulations outlined by 935 CMR 500.
20. There shall be signage visible from outside of the building stating that only individuals twenty-one (21) years and older are allowed inside the establishment.
21. The use shall comply with any and all stipulations outlined within the approved Host Community Agreement.
22. The site shall be maintained and kept free of all litter and debris.
23. All landscaped areas shall be maintained.
24. The public sidewalk along State Street shall be maintained, including snow removal.

25. All require permits from the Department of Health & Human Services shall be obtained prior to start of operations. A Certificate of Occupancy shall also be issued by the Building Department, prior to opening.
26. Any and all required permits from the DPW and the Building Department shall be obtained prior to the start of any construction.
27. The hours of operation shall be set by the City Council but in no case shall this operation be open to the public and no sale or other distribution of marijuana shall occur upon the premises or via delivery from the premises between the hours of 9:00PM and 8:00AM.
28. Any and all dumpsters shall be completely enclosed.
29. 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.



ZONING MAP 1"=200'



STATE STREET

THOMPSON STREET

Parking Summary Chart

Description	Size	Spaces
Standard Space	8.5' x 18'	21
Handicap Accessible Space	8.5' x 20'	2
Total Spaces		23

Parking Requirements:

Min. 5' x 20' x 100'	19 Spaces
Min. 5' x 20' x 100'	19 Spaces
Min. 5' x 20' x 100'	19 Spaces

Zoning Summary Chart

Category	Business A	Business B
Overly Districts	N/A	N/A
Zoning Regulation Requirements	Required	Required
Minimum Lot Area	10,000 sq. ft.	10,000 sq. ft.
Minimum Building Height	10 feet	10 feet
Minimum Building Footprint	10,000 sq. ft.	10,000 sq. ft.

Zoning Section 4.7.110 Compliance

Category	Required	Provided
4.7.110.A.1. Lot Area	10,000 sq. ft.	23,175 sq. ft.
4.7.110.A.2. Building Height	10 feet	10 feet
4.7.110.A.3. Building Footprint	10,000 sq. ft.	10,000 sq. ft.
4.7.110.A.4. Lot Coverage	10%	10%
4.7.110.A.5. Setback	10 feet	10 feet
4.7.110.A.6. Signage	10 feet	10 feet
4.7.110.A.7. Other	10 feet	10 feet

Primus LLC
Retail Marijuana Facility
666 State Street
Springfield, Massachusetts

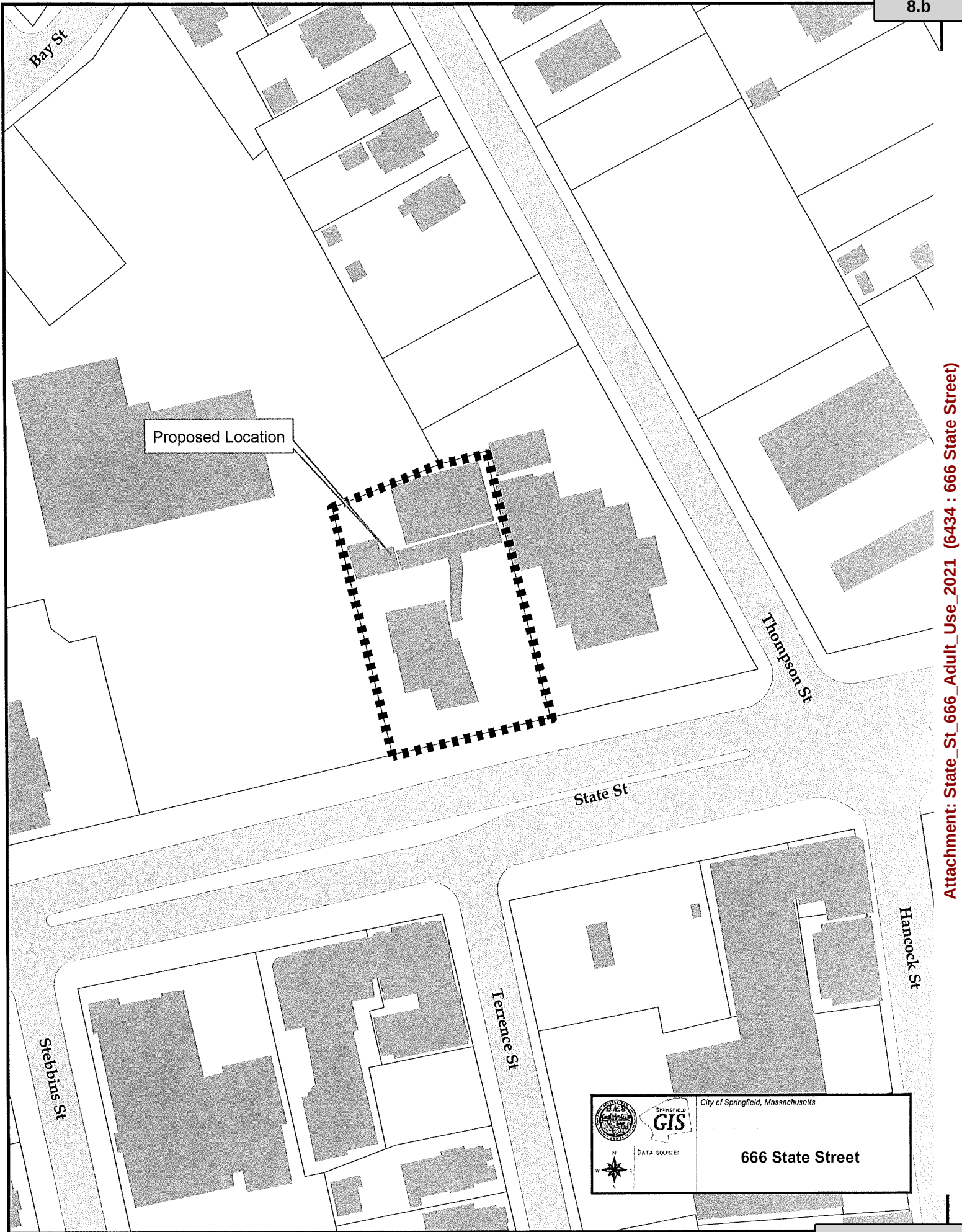
C-1

Not Approved for Construction
Site Alteration Plan

May 16, 2019

vhb
vhb.com

Packet Pg. 82



Attachment: State St 666 Adult Use 2021 (6434 : 666 State Street)

To The City Council of the City of Springfield:
The undersigned respectfully petition your honorable body

to amend an existing special permit (motor vehicle repairs), granted February 1994, by allowing a change to the petitioner, at the property known as 867 Boston Road (01655-602) (Book#14260/ Page#0570), as allowed by M.G.L. and the Springfield Zoning Ordinance, Table 4-4, Section 12.3(4).

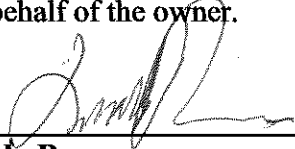
Mailing Address:

24 Churchill Drive
Longmeadow, MA 01106

Owner:

Linda Ronen

I hereby certify that I am the owner or acting on behalf of the owner.

By: 

Linda Ronen

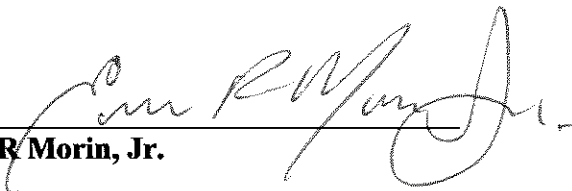
Mailing Address:

676 Fuller Street
Ludlow, MA 01056

Petitioner:

Eric R Morin, Jr.

I hereby certify that I am the petitioner or acting on behalf of the petitioner.

By: 

Eric R Morin, Jr.

Attachment: Boston_Rd_867_Tax_Formal (6452 : 867 Boston Road)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

9/27/2021

Special Permit Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 867 Boston Road
Petitioner : Eric R. Morin Jr.
LandLord : Linda Ronen

Christopher A. Caputo: Treasurer Collector

**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT**

**867 BOSTON ROAD (01655-0602)
AMEND AN EXISTING SPECIAL PERMIT (MOTOR VEHICLE REPAIRS)**

General Information

Petitioner:	Eric R Morin, Jr.
Request:	Amend an existing special permit (motor vehicle repairs), granted February 1994, by allowing a change to the petitioner
Proposed use of the property:	Motor vehicle repairs
Property Size:	19,568 s.f.
Compatibility with current planning documents:	The Boston Road Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Pine Point Neighborhood Council: 10-4-21
Tax Status:	SEE ATTACHED
Site Visit:	9-28-21
Hearing Date:	10-25-21/11-1-21

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Businesses B and is located along the Boston Road commercial corridor. The area has a mix of commercial and residential uses. The surrounding land uses include:

- To the north is a used car sales operation zoned Business B.
- To the south is a two-family house zoned Residence A.
- To the east is a mixed-use commercial building zoned Business A.
- To the west is a two-family house zoned Business A.

Site plan review:

The petitioner has requested to amend an existing special permit (motor vehicle repairs), granted February 1994, by allowing a change to the petitioner at the property known as 867 Boston Road. This site has been used for motor vehicle repairs for a number of years and was the former location of Auto Kings.

After review of the plans and visiting the site, the staff does not object to the proposed use. As noted above, this site had been used for motor vehicle repairs for a number of years and the petitioner intends to operate the same use.

After visiting the site, the staff was pleased with the overall condition and maintenance of the property. It was noted, however, that there was some debris located at the rear of the property. This included tires and a mattress. These items should be removed and it needs to be stressed that this area cannot be used for outdoor storage of debris.

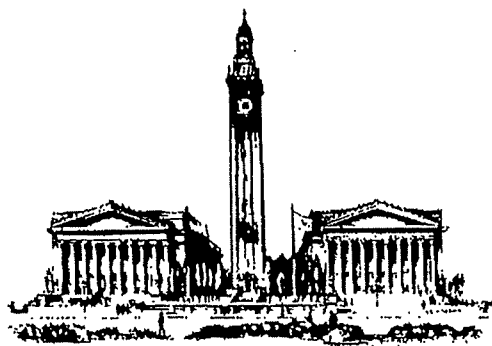


Recommendation

Approve, with conditions.

Recommended Conditions

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the operation of motor vehicle repairs at the property known as 867 Boston Road (01655-0602).
3. All conditions placed on the February 1994 special permit shall remain in effect.
4. 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.



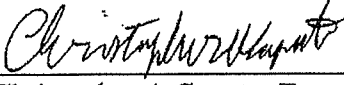
THE CITY OF
SPRINGFIELD, MASSACHUSETTS

9/27/2021

Special Permit Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 867 Boston Road
Petitioner : Eric R. Morin Jr.
LandLord : Linda Ronen


Christopher A. Caputo: Treasurer Collector

867 BOSTON RD.

9.b

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

GRANTED

DATE: February 28, 1994

TO: FROM: William J. Metzger

DEPARTMENT: Building Department DEPARTMENT: City Clerk

COPIES TO: SUBJECT: Special Permit:
867 Boston Road

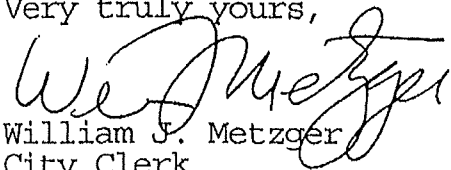
This is to inform you that at a meeting of the City Council held on Monday evening, January 31, 1994 it was voted by the Council in accordance with law to grant a Special Permit on the petition of Owner: Boston Road Realty Trust, By: Mark Draymore, Esquire and Petitioner: Brake King Automotive, Inc., By: Moshe Ronen, President to operate a brake and muffler shop and an automotive tuneup service center at 867 BOSTON ROAD, as provided by Chapter 1101-10F of the Springfield Zoning Ordinance and Chapter 40A of Massachusetts General Laws, with the following restrictions:

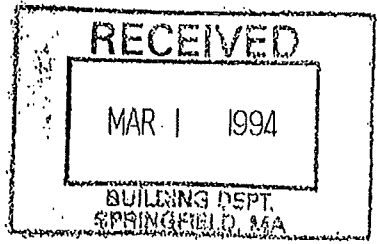
- (1.) There shall be no outdoor work on motor vehicles.
- (2.) The dumpster shall be located in such a manner as to not be visible.
- (3.) There shall be no testing of vehicles on Methuen Street.
- (4.) There shall be no employee parking on Methuen Street.
- (5.) Proper landscaping, fencing, screening and maintenance of property shall take place.
- (6.) The fencing shall be of a decorative nature.
- (7.) There shall be no outdoor music or loudspeaker system.
- (8.) No work shall be done with the bay doors open.
- (9.) The permit is granted to this petitioner only.
- (10.) The permit may be revoked for just cause after proper notice and hearing.

A copy of this decision and all plans referred to in the decision have been filed with the Planning Board and City Clerk.

REASONS: (1) The specific site is an appropriate location for such a use, structure, or condition. (2) The use as developed will not adversely affect the neighborhood. (3) Adequate and appropriate facilities will be provided for the proper operation of the proposed use.

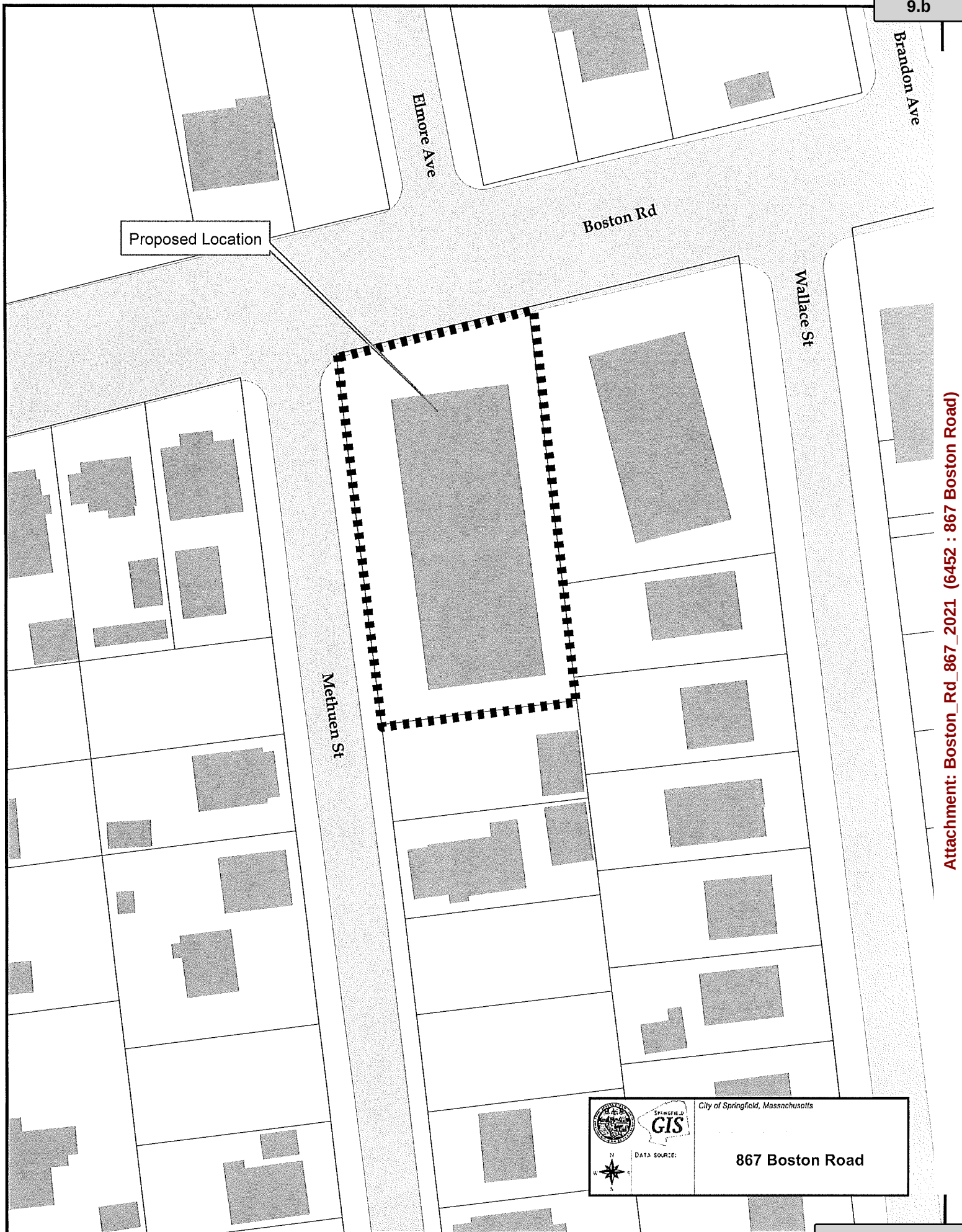
This permit becomes effective on February 28, 1994.

Very truly yours,

William J. Metzger
City Clerk.



WJM/smc

FW NO 1504.198
Attachment: Boston Rd 867 2021 (6452 : 867 Boston Road)



Proposed Location

Elmore Ave

Boston Rd

Wallace St

Methuen St

Brandon Ave



SPRINGFIELD
GIS

City of Springfield, Massachusetts

DATA SOURCE:

867 Boston Road

Attachment: Boston_Rd_867_2021 (6452 : 867 Boston Road)