CITY COUNCIL

City Clerk's Office 6/21/2022

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 June 27, 2022** at 07:00 PM.

City Clerk

Hearings

7:00 PM Meeting called to order on June 27, 2022 at Virtual Meeting (Zoom) , Virtual Meeting, N/A, NA.

Moment of Silence - Pledge of Allegiance

Grant

(1.) Greenleaf Park LWCF Grant - Match Required - $1,000,000.00 (Mayor Sarno)

Petitions

(2.) Eversource-Newbury St.

(3.) Eversource- Lenox St.

(4.) Eversource-David St.

(5.) Eversource-Sylvestre St.

Special Permits

(6.) To Amend an Existing Special Permit (Ground Mounted Wireless Telecommunications Facility), Granted March 2015, by Allowing an Increase in Height, at the Property Known as WS Dickinson Street (A.K.A. 1100) (03910-0271) (Book#1962/Page#60), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 6, Section 6.1 and Article 4, Table 4-4, Section 15.2.

Request:	See Above
Owner:	Sinai Temple, Inc.
By:	Richard Alpert, President
Petitioner:	Cellco Partnership d/b/a Verizon Wireless
By:	Ellen Freyman, Esquire

(7.) For a Special Permit for Motor Vehicle Sales at the Property Known as 469-473 Taylor Street (A.K.A.128 Federal Street) (11430-0095))(Book#14115/Page#261), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1.

Request:	See Above
Owner:	128 Federal, LLC
By:	Matthew Campagnari

Petitioner: 128 Federal, LLC
By: Matthew Campagnari

(8.) For a Special Permit to Operate a Medical Office, Clinic or Treatment Facility, with No Overnight Stay (Dental Office), at the Property Known as 455-487 (A.K.A. 481 B) Breckwood Boulevard (01790-0106) (Book #24366/Page#434), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 10.3.

Request: See Above
Owner: RN Enterprises, LLC - c/o Colebrook Realty Services
By: Liz McKiernan
Petitioner: Springfield Dental for Kids
By: Carla Santiago, Manage

(9.) For a Special Permit to Operate a Medical Office, Clinic or Treatment Facility, with No Overnight Stay (Dental Office), at the Property Known as 942 (A.K.A. 950) State Street (11110-0187) (Book #15601/Page#0536), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 10.3.

Request: See Above
Owner: TD Bank, NA - c/o Colebrook Realty Services
By: Liz McKiernan
Petitioner: Springfield Dental for Kids
By: Carla Santiago, Manage

(10.) For a Special Permit to Allow for Motor Vehicles Repairs/Sales at the Property Known as 47 Colton Street (03070-0059) (Book#20896/Page#224), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.1 and 12.3(4).

Request: See Above
Owner: Elizer Garcia
By: Elizer Garcia
Petitioner: Erwin Mejia
By: Erwin Mejia

Zone Changes

(11.) To Change the Zoning of a Portion of the Property Known as 914 Boston Road (01655-0164) from Residence B to Business B. 914 Boston Road None Yet

PETITIONER: **Twenty-Two SAC Self-Storage Corporation**

ADDRESS: **914 Boston Road**

CHANGE REQUESTED: **Bus A to Bus B**

Greenleaf Park LWCF Grant - Match Required - $1,000,000.00 (Mayor Sarno)

THE CITY OF SPRINGFIELD

In the City Council **June 27, 2022**

APPROPRIATION ORDER AND RESOLUTION TO FILE, ACCEPT AND EXPEND GRANTS WITH AND FROM THE COMMONWEALTH OF MASSACHUSETTS, EXECUTIVE OFFICE OF ENERGY AND ENVIRONMENTAL AFFAIRS FOR THE LAND AND WATER CONSERVATION FUND GRANT PROGRAM FOR IMPROVEMENTS TO GREENLEAF PARK

Whereas: Greenleaf Park is considered a community-wide asset and the preservation and improvements to this facility are in line with the City's priorities to provide recreational opportunities for all of its residents as evidenced in the City's most recent Open Space and Recreation Plan ("Plan"); and

Whereas: Greenleaf Park is dedicated to park and recreation purposes under M.G.L. Chapter 45, Section 14; and

Whereas: Greenleaf Park 's ultimate restoration, guided in principal by the Plan, will greatly enhance this facility with improved infrastructure such as ADA accessible playground, splash pad, and picnic amenities; sports fields and utility improvements, walking trail and environmental awareness signage, and tree plantings and landscaping improvements and green infrastructure to increase our climate resiliency, etc.; and

Whereas: The main focus of the design is to improve the current conditions to be used as a public park and neighborhood resource; and

Whereas: The overall improvements to this park have been put on hold due to fiscal budget constraints preventing the City from proceeding with the improvements as a single comprehensive project; and

Whereas: The project was instead viewed as a series of phases, to be implemented over time, by priority as fiscal resources were available, with the intention of securing grant funding, when and if available, to assist in this effort; and

Whereas: The Executive Office of Energy and Environmental Affairs (EEA) is providing reimbursable grants to cities and towns to support the

preservation and restoration of urban parks through the Land and Water Conservation Fund Act (P.L.88-578, 78 Stat 897); and

Whereas: The Greenleaf Park project will cost $2,000,000, (Two Million Dollars), and the LWCF grant program requires the City to appropriate the full amount of the project costs; and

Whereas: The City has committed $1,000,000.00 (One Million Dollars) in Municipal Funds, and the additional $1,000,000.00 (One Million Dollars) which will be reimbursed by The Executive Office of Energy and Environmental Affairs Land and Water Conservation Fund grant program, for the first phase of the project; and

Whereas: The Chief Administrative and Financial Officer has certified that the City's financial resources and revenues are and will continue to be adequate to support the proposed expenditures and obligations involved in this City Council Order appropriating funds for the Project, and expending the grant funds once received, without a detrimental impact on the continuous provision of the existing level of municipal services, in accordance with Section 2(f) of Chapter 656 of the Acts of 1989, as added by Section 1 of Chapter 468 of the Acts of 2008; and

NOW THEREFORE BE IT ORDERED:

1) That the Mayor and the City's Department of Parks, Buildings and Recreation Management are hereby authorized to file and accept grants from the Executive Office of Energy and Environmental Affairs, and to expend such grants for the purposes of the grants pursuant to Mass. Gen. Laws ch. 44, sec. 53A, including a grant in the amount of One Million Dollars ($1,000,000) for Greenleaf Park from the Land and Water Conservation Fund grant program;

2) that the City Council hereby appropriates the sum of One Million Dollars ($1,000,000) for the Greenleaf Park Project from the following account, pursuant to Mass. Gen. Laws ch. 44, sec. 32: (ACCOUNT NUMBER:);

3) that the City Council hereby appropriates the sum of Five Hundred Thousand Dollars ($500,000) for the Greenleaf Park Project from the following account, pursuant to Mass. Gen. Laws ch. 44, sec. 32: (ACCOUNT NUMBER:);

4) that the City Council hereby appropriates the sum of Five Hundred Thousand Dollars ($500,000) for the Greenleaf Park Project from the following account, pursuant to Mass. Gen. Laws ch. 44, sec. 32: (ACCOUNT NUMBER:);

5) That the Mayor be and is hereby authorized to take such other actions as are necessary to carry out the terms, purposes, and conditions of this grant to be administered by the City's Department of Parks, Buildings and Recreation Management; Department, including entering into contracts; and

6) The funding for this project is contingent upon receipt of the LWCF grant funds from the Executive Office of Energy and Environmental Affairs.

7) That this resolution and order shall take effect upon its passage.

City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 6869)

Meeting: 06/27/22 07:00 PM
Department: Department of Public Works
Category: General
Prepared By: Hector Velez
Initiator: Hector Velez
Sponsors:
DOC ID: 6869

Eversource-Newbury St.

ORDER FOR LOCATION OF UNDERGROUND CONDUIT

WHEREAS, The Board of Public Works, to which was referred the petition of Eversource-Gas to retire underground (16 “) inches low pressure gas main steel pipe and install medium pressure PVC (8 “) inches plastic pipe on Newbury Street.

WHEREAS, said petition Newbury Street was referred to the Board of Public Works on April 29, 2022; and

WHEREAS, On May 25, 2022 a Notice of a Public Hearing on Newbury Street, to be held on June 8, 2022, was sent by mail, to all property owners abutting an affected road, various Departments, Utility Companies, etc before the day of the hearing and posted on two public bulletin board a copy of which is attached a hearing of the Board of Public Works was held as scheduled on site with the petitioner and interested parties.

WHEREAS, on June 8, 2022 the Board of Public Works reported thereon that, after careful consideration of petition Newbury Street to install approximately two thousand (2,000’) feet of 8” inches conduits underground gas main pipe to introduce medium pressure to the area and retire the aged cast iron main on Newbury Street. Starting from Rimmon Avenue running south easterly direction with 8” inches PVC pipe approximately two thousand (2,000’) feet to Morrison Terrace.; all as substantially shown on a plan attached with project name:

Newbury Street

consisting of six (6) sheets, which plan is incorporated herein by reference and is on file in the office of the Engineering Division of the Department of Public Works, Springfield, Massachusetts.

WHEREAS, petition Newbury Street came before the City Council for a Public Hearing on this date,

NOW THEREFORE, BE IT ORDERED:

1. 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.

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

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

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

5. 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.

6. 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.

7. 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.

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

9. 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.

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

11. That all proposed silo, manhole and hexhole covers will conform to and be compatible with established street, treebelt or sidewalk grades with suitable non-skid covers when in the sidewalk area.

12. 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.

13. That asphalt trench restoration be done in accordance with the City of Springfield DPW requirements.

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

CITY OF SPRINGFIELD, MASSACHUSETTS

Date: June 8, 2022

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

The Board of Public Works, to which was referred the petition of the Eversource-Gas of Massachusetts, dated April 29.2022, to retire underground low pressure 16 “gas main steel pipe and install medium pressure PVC 8’plastic pipe on Newbury Street. Starting from Rimmon Avenue running south easterly direction with 8” inches PVC pipe approximately two thousand (2,000’) feet to Morrison Terrace, all shown on a plan attached with the project name, Newbury Street - ID # 17-49607 which is incorporated herein by reference and to lay and maintain underground gas main pipes for the purpose of improvements of the system, 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 June 8, 2022 at 3:45 P.M. at the corner of Newbury Street and Dana Street in Springfield, MA., after due notice from the office of the City Clerk. Two (2) members of the Board and one (1) person 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 in order that the utility company can upgrade existing underground facilities in order to improve the quality of service in this 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.

Attachment: Newbury St. Report (6869 : Eversource-Newbury St.)

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)
Edward A. Suggs)
Michael Fuggs) BOARD OF PUBLIC WORKS

Attachment: Newbury St. Report (6869 : Eversource-Newbury St.)

TABLE OF CONTENTS

SHEET #	TITLE
1 OF 06	COVER SHEET
2 OF 06	LEGEND
3 OF 06	PROJECT LOCATION PLAN
4 OF 06	PROJECT LOCATION PLAN
5 OF 06	PROJECT LOCATION PLAN
6 OF 06	PROJECT LOCATION PLAN

EVERSOURCE ENERGY

WORK SCOPE

LEGEND

- REGULATING STATION 50' BOUNDARY
- EXISTING GAS MAIN
- PROPOSED GAS MAIN
- GAS MAIN TO BE ABANDONED
- GAS MAIN WITH SERVICE TRANSFERS
- GAS MAIN WITH PRESSURE INCREASE

PROJECT SUMMARY TABLE

PROPOSED INSTALLATION			PROPOSED ABANDONMENT		
LENGTH (FT)	SIZE (IN)	TYPE	LENGTH (FT)	SIZE (IN)	TYPE
2005'	8"	PHMP	2005'	16"	CIIP
1095'	2"	PHMP	555'	6"	CIIP
			310'	4"	CIIP
3120'	TOTAL INSTALLATION (FEET)		2,870'	TOTAL ABANDONMENT (FEET)	

PROPOSED GAS SERVICES				
	REPLACEMENTS	TIE OVERS	TOTAL SERVICES	METER OUTS
ESTIMATED GAS SERVICES	28	19	28	22

FOR PERMIT ONLY

PE STAMP AND SIGNATURE

SARGIS ASSOCIATES, INC.
SURVEYING AND ENGINEERING
25 COMMERCE DRIVE
CROMWELL, CT 06416

FIELD VERIFY DIMENSIONS PRIOR TO PIPE FABRICATION

No.	Description	Date	Dw/Ck
A	ISSUED FPO	04/26/22	KLC/TG

Revision/Status

EVERSOURCE ENERGY

NEWBURY ST, SPRINGFIELD, MA
PROJECT # 17-49607
COVER SHEET

SCALE: NTS SHEET 01 OF 06

Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
TG / 04/26/2022	SB / 04/26/2022	MA-SPR-PIP-22-032-01	A

NEWBURY ST, SPRINGFIELD, MA
PROJECT #17-49607

Attachment: MA-SPR-PIP-22-032 17-49607, Newbury St, Springfield FPO (6869 : Eversource-Newbury St.)

DRAWING LEGEND

Gas Main Symbology

REGULATING STATION 50' BOUNDARY

EXISTING GAS MAIN — G — G —

PROPOSED GAS MAIN — G — G —

GAS MAIN TO BE ABANDONED — G — G —

GAS MAIN WITH SERVICE TRANSFERS — G — G —

GAS MAIN WITH PRESSURE INCREASE — G — G —

RIGHT-OF-WAY

ELECTRIC — E — E —

WATER LINE — W — W —

SEWER LINE — S — S —

TELEPHONE — T — T —

DRAIN LINE — D — D —

FENCE LINE — x — x — x — x — x —

Gas Main Material/Pressure Label References

MATERIAL CODES	
CS*	Coated Steel Gas Main
CI*	Cast Iron Gas Main
BS*	Bare Steel Gas Main
WI*	Wrought Iron Gas Main
PH*	High Density Polyethylene Gas Main
PM*	Medium Density Polyethylene Gas Main
PRESSURE CODES	
*LP	Low Pressure (<0.5 PSIG or 14" W.C.)
*EL	Elevated Low Pressure (0.5 PSIG ≤ 2 PSIG)
*IP	Intermediate Pressure (>2 PSIG ≤ 60 PSIG)
*HP	High Pressure (>60 PSIG ≤ 99 PSIG)
*EH	Elevated High (>99 PSIG ≤ 199 PSIG)
*OHP	Special Pressure (>199 PSIG ≤ 750 PSIG)
MISCELLANEOUS CODES	
*-SER	Service
*-R	Riser
(TC)	Transmission Class

Gas Main Installation Method Label References

AT	Attached
BH	Bridge Hanger
BLGH	Building Hanger
DB	Directional Bore
IS	Inserted
OC	Open Cut
PB	Pneumatic Bore
PL	Plowed
RT	Roof Top
(E)	Existing
(P)	Proposed

Gas Facility Symbology

⊗x"GV	Gas Valve
⊗x"PV	Critical Gas Valve (Gate - GV, Plug - PV, PE Ball - BP, ST Ball - BV)
○x"HVTT	High Volume Tapping Tee
○x"SST	Pressure Control Fitting - ShortStopp Tee
○x"SPH	Pressure Control Fitting - Spherical Tee
○x"MF-BO	Pressure Control Fitting - Mueller Bottom-out
○x"MF-SO	Pressure Control Fitting - Mueller Side-out
○x"MF-FT	Pressure Control Fitting - Mueller Flange Tee
⌑x"SS	Pressure Control Fitting - ShortStopp
⌑x"MF	Pressure Control Fitting - Mueller Stopper
×x"x x" POLYTAP	Polytapp Side Saddle Fitting
I	Transition
–	End Cap
ↄ	Riser
◄	Reducer
EM	Electronic Marker
TWS	Flush-mounted Tracer Wire Station
	Post Pipeline Marker with Tracer Wire
MM	Gas Main Marker without Tracer Wire
MW	Test Well
R	Regulator Station
R	Single Customer Regulator
M	Meter
MR	Meter with Regulator
TP	Test Point (Station)
T	Gas Service Tie-over
R	Gas Service Replacement
MMO	Meter Move Out

Swing Tie Symbology

T	Telephone Manhole
D	Drain Manhole
E	Electric Manhole
	Catch Basis
S	Sewer Manhole
	Fire Hydrant
	Utility Pole
	Property Marker
T	Telephone Pedestal
C	Television Pedestal
U	Unknown Manhole
WB	Water Box
WG	Water Gate
E	Electric Pedestal
	Iron Pin
	Light Pole

INSIDE METER

OUTSIDE METER

FOR PERMIT ONLY

PE STAMP AND SIGNATURE

SARGIS ASSOCIATES, INC.
SURVEYING AND ENGINEERING
25 COMMERCE DRIVE
CROMWELL, CT 06416

FIELD VERIFY DIMENSIONS PRIOR TO PIPE FABRICATION

No.	Description	Date	Dw/Ck
A	ISSUED FPO	04/26/22	KLC/TG

Revision/Status

EVERSOURCE ENERGY

NEWBURY ST, SPRINGFIELD, MA

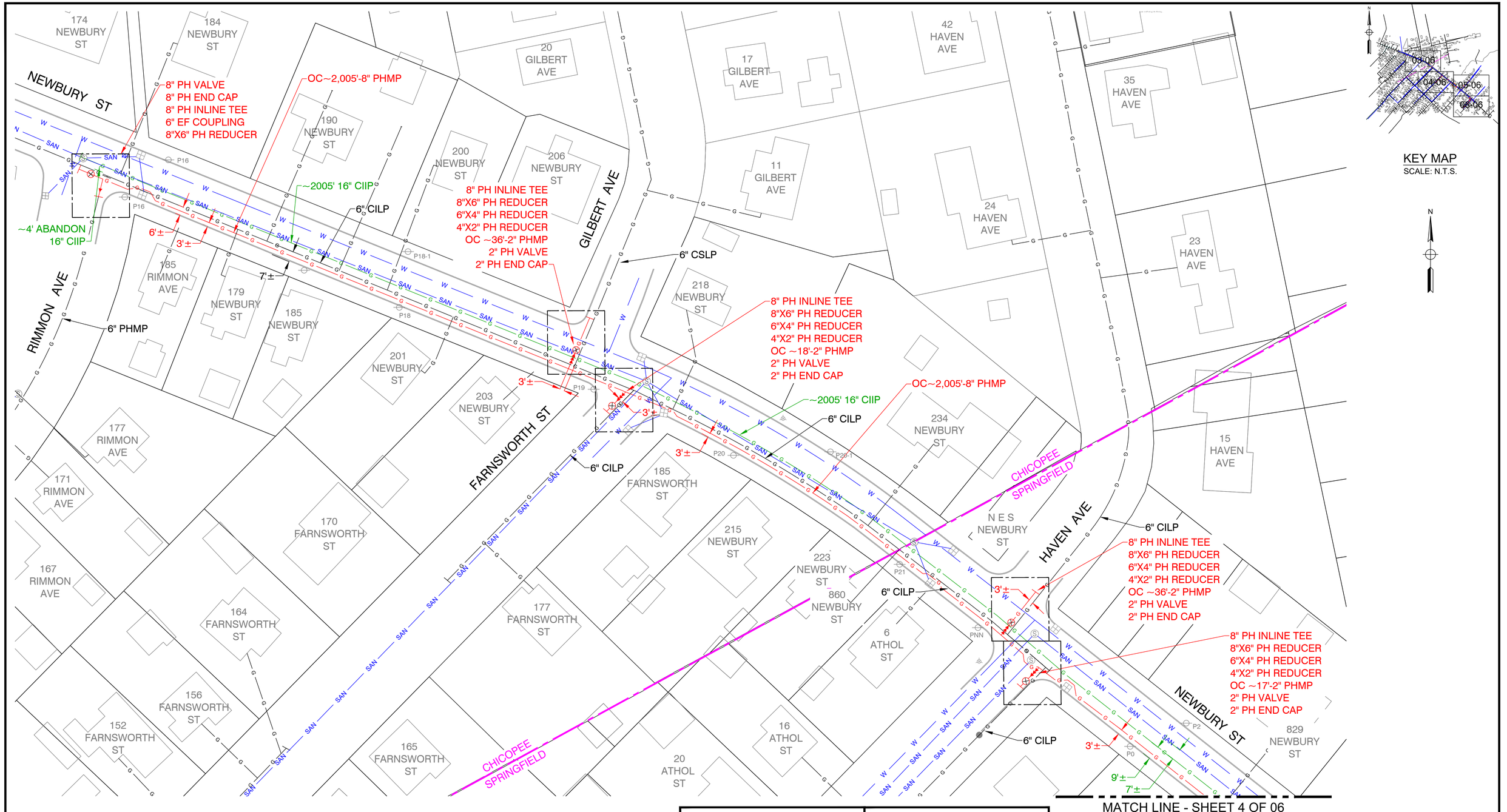
PROJECT # 17-49607

LEGEND

SCALE: NTS SHEET 02 OF 06

Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
TG 04/26/2022	SB 04/26/2022	MA-SPR-PIP-22-032-02	A

Attachment: MA-SPR-PIP-22-032 17-49607, Newbury St, Springfield FPO (6869 : Eversource-Newbury St.)



MATCH LINE - SHEET 4 OF 06

KEY MAP
SCALE: N.T.S.

No.	Description	Date	Dw/Ck
A	ISSUED FPO	04/26/22	KLC/SB

Revision/Status

FOR PERMIT ONLY

PE STAMP AND SIGNATURE

SARGIS ASSOCIATES, INC.
SURVEYING AND ENGINEERING
25 COMMERCE DRIVE
CROMWELL, CT 06416

FIELD VERIFY DIMENSIONS PRIOR TO PIPE FABRICATION

EVERSOURCE ENERGY

NEWBURY ST, SPRINGFIELD, MA
PROJECT # 17-49607
PROJECT LOCATION PLANS
SCALE: 1" = 40'
SHEET 03 OF 06

Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
TG 04/26/2022	SB 04/26/2022	MA-SPR-PIP-22-032-03	A

Attachment: MA-SPR-PIP-22-032 17-49607, Newbury St, Springfield FPO (6869 : Eversource-Newbury St.)

MATCH LINE - SHEET 3 OF 06

ATHOL ST

DANA ST

NEWBURY ST

NORDICA ST

UPTON ST

~160' ABANDON 6" CIIP

~101' ABANDON 4" CIIP

~2005' ABANDON 16" CIIP

OC~255'-2" PHMP

OC~1,600'-8" PHMP

3'±

13'±

4'±

5'±

7'±

8" PH INLINE TEE
8"X6" PH REDUCER
6"X4" PH REDUCER
4"X2" PH REDUCER
2" PH VALVE

8" PH INLINE TEE
8"X6" PH REDUCER
6"X4" PH REDUCER
4"X2" PH REDUCER
OC ~36'-2" PHMP
2" PH VALVE
2" PH END CAP

2" PH END CAP
2" PH VALVE

8" PH INLINE TEE
8"X6" PH REDUCER
6"X4" PH REDUCER
4"X2" PH REDUCER
OC ~16'-2" PHMP
2" PH VALVE
2" PH END CAP

6" CILP

30 ATHOL ST
40 ATHOL ST
55 ATHOL ST
19 ATHOL ST
25 ATHOL ST
31 ATHOL ST
39 ATHOL ST
45 ATHOL ST
49 ATHOL ST
842 NEWBURY ST
830 NEWBURY ST
807 NEWBURY ST
805 NEWBURY ST
803 NEWBURY ST
814 NEWBURY
808 NEWBURY ST
802 NEWBURY ST
798 NEWBURY ST
793 NEWBURY ST
786 NEWBURY ST
782 NEWBURY ST
7 DANA ST
17 DANA ST
23 DANA ST
29 DANA ST
33 DANA ST
37 DANA ST
43 DANA ST
47 DANA ST
34 DANA ST
40 DANA ST
44 DANA ST
48 DANA ST
10 DANA ST
24 DANA ST
28 DANA ST
45 CONNECTICUT AVE
51 CONNECTICUT AVE
15 UPTON ST
31 UPTON ST
35 UPTON ST
41 UPTON ST
16 UPTON ST
28 UPTON ST

P4 P9 P10 P11 P19 P26 P28 P29

MATCH LINE - SHEET 5 OF 06

KEY MAP
SCALE: N.T.S.

03-06
04-06
05-06
06-06

N

No.	Description	Date	Dw/Ck
A	ISSUED FPO	04/11/22	KLC/SB

Revision/Status

FOR PERMIT ONLY

PE STAMP AND SIGNATURE

SARGIS ASSOCIATES, INC.
SURVEYING AND ENGINEERING
25 COMMERCE DRIVE
CROMWELL, CT 06416

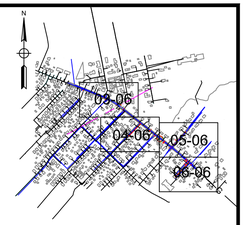
FIELD VERIFY DIMENSIONS PRIOR TO PIPE FABRICATION

EVERSOURCE ENERGY

NEWBURY ST, SPRINGFIELD, MA
PROJECT # 17-49607
PROJECT LOCATION PLANS
SCALE: 1" = 40' SHEET 04 OF 06

Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
TG 04/26/2022	SB 04/26/2022	MA-SPR-PIP-22-032-04	A

Attachment: MA-SPR-PIP-22-032 17-49607, Newbury St, Springfield FPO (6869 : Eversource-Newbury St.)



KEY MAP
SCALE: N.T.S.

DOYLE AVE
NEWBURY ST
PARK RD
WHITMORE ST

38 DOYLE AVE
28 DOYLE AVE
45 DOYLE AVE
37 DOYLE AVE
18 DOYLE AVE
27 DOYLE AVE
17 DOYLE AVE
7 DOYLE AVE
783 NEWBURY ST
771 NEWBURY ST
763 NEWBURY ST
774 NEWBURY ST
766 NEWBURY ST
749 NEWBURY ST
737 NEWBURY ST
754 NEWBURY ST
746 NEWBURY ST
727 NEWBURY ST
124 PARK RD
38 WHITMORE DR
37 WHITMORE DR
18 WHITMORE DR
29 WHITMORE DR

2" PH END CAP
2" PH VALVE
~301' ABANDON 4" CIIP
10'±
OC~320'-2" PHMP
OC~2,005'-8" PHMP
3'±
7'±
~2005 ABANDON 16" CIIP
(2) 8" PH INLINE TEES
(2) 8"X6" PH REDUCERS
(2) 6"X4" PH REDUCERS
(2) 4"X2" PH REDUCERS
OC ~16'-2" PHMP
(2) 2" PH VALVES
2" PH END CAP
3'±

MATCH LINE - SHEET 4 OF 06
MATCH LINE - SHEET 6 OF 06

No.	Description	Date	Dw/Ck
A	ISSUED FPO	04/11/22	KLC/SB

Revision/Status

FOR PERMIT ONLY

PE STAMP AND SIGNATURE

SARGIS ASSOCIATES, INC.
SURVEYING AND ENGINEERING
25 COMMERCE DRIVE
CROMWELL, CT 06416

FIELD VERIFY DIMENSIONS PRIOR TO PIPE FABRICATION

EVERSOURCE ENERGY

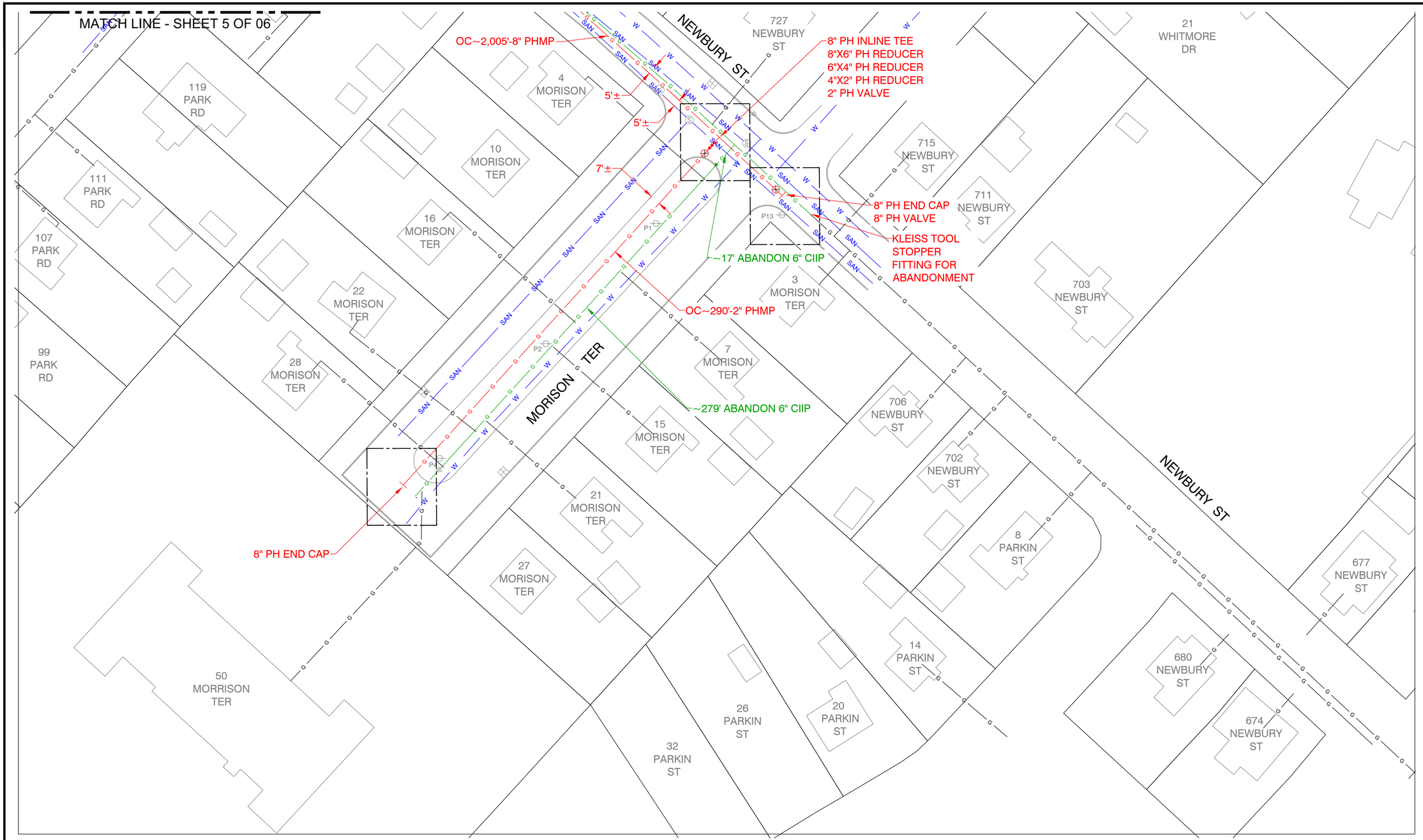
NEWBURY ST, SPRINGFIELD, MA
PROJECT # 17-49607
PROJECT LOCATION PLANS

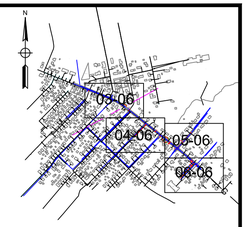
SCALE: 1" = 40'
SHEET 05 OF 06

Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
TG 04/26/2022	SB 04/26/2022	MA-SPR-PIP-22-032-05	A

Attachment: MA-SPR-PIP-22-032 17-49607, Newbury St, Springfield FPO (6869 : Eversource-Newbury St.)

MATCH LINE - SHEET 5 OF 06





KEY MAP
SCALE: N.T.S.

No.	Description	Date	Dw/Ck
A	ISSUED FPO	04/11/22	KLC/SB

Revision/Status

FOR PERMIT ONLY

PE STAMP AND SIGNATURE

SARGIS ASSOCIATES, INC.
SURVEYING AND ENGINEERING
25 COMMERCE DRIVE
CROMWELL, CT 06416

FIELD VERIFY DIMENSIONS PRIOR TO PIPE FABRICATION

EVERSOURCE ENERGY

NEWBURY ST, SPRINGFIELD, MA
PROJECT # 17-49607
PROJECT LOCATION PLANS

SCALE: 1" = 40' SHEET 06 OF 06

Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
TG 04/26/2022	SB 04/26/2022	MA-SPR-PIP-22-032-06	A

Attachment: MA-SPR-PIP-22-032 17-49607, Newbury St, Springfield FPO (6869 : Eversource-Newbury St.)

EVERSOURCE

4/29/2022

Honorable Mayor and City Council
City of Springfield
City Hall
Court Street
Springfield, MA 01103

ATTN: Mr. Anthony Wilson, City Clerk

PROJECT NAME: Newbury St – Elevated Cast Iron

Ladies & Gentlemen:

Eversource Gas of Massachusetts (EGMA) hereby requests that it be granted a location for and permission to install and replace underground gas facilities within a section of the Newbury St Neighborhoods (as seen in the attached plan). Work will extend to the following streets in varying degrees/durations:

Street Name	From	To
Newbury St	Rimmon Ave	Morrison St
Farnsworth St	Newbury St	End of Main
Gilbert Ave	Newbury St	End of Main
Haven Ave	Newbury St	End of Main
Athol St	Newbury St	End of Main
Dana St	Newbury St	End of Main
Nordica St	Newbury St	End of Main
Upton St	Newbury St	End of Main
Doyle Ave	Newbury St	End of Main
Park Rd	Newbury St	End of Main
Morrison Te	Newbury St	End of Main

This Project will introduce modernized natural gas facilities to the area and retire the aged cast iron low pressure natural gas infrastructure. All proposed work by EGMA will include such laterals and service connections as it may now or subsequently find necessary. This project is being done in order to eliminate cast iron mains within this area.

Sincerely,

Matthew Nichols
Engineer
Eversource Gas of Massachusetts
2025 Roosevelt Avenue
Springfield, MA 01104
Cell: 781-490-3039
Email: matthew.nichols@eversource.com

Attachment: Newbury St - Springfield City Council Letter (6869 : Eversource-Newbury St.)

City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 6870)

Meeting: 06/27/22 07:00 PM
Department: Department of Public Works
Category: General
Prepared By: Hector Velez
Initiator: Hector Velez
Sponsors:
DOC ID: 6870

Eversource- Lenox St.

ORDER FOR LOCATION OF UNDERGROUND CONDUIT

WHEREAS, The Board of Public Works, to which was referred the petition of Eversource-Gas to retire underground low pressure gas main steel pipe and install PVC plastic pipe on Lenox Street.

WHEREAS, said petition Lenox Street was referred to the Board of Public Works on May 16, 2022; and

WHEREAS, On May 31, 2022 a Notice of a Public Hearing on Lenox Street, to be held on June 13, 2022, was sent by mail, to all property owners abutting an affected road, various Departments, Utility Companies, etc before the day of the hearing and posted on two public bulletin board a copy of which is attached a hearing of the Board of Public Works was held as scheduled on site with the petitioner and interested parties.

WHEREAS, on June 13, 2022 the Board of Public Works reported thereon that, after careful consideration of petition Lenox Street to install PVC plastic pipe on Lenox Street from Sumner Ave. running southerly direction with 4" inches PVC pipe approximately four hundred sixty-two (462') feet to Cliftwood Street; all as substantially shown on a plan attached with project name:

Lenox Street

consisting of three (3) sheets, which plan is incorporated herein by reference and is on file in the office of the Engineering Division of the Department of Public Works, Springfield, Massachusetts.

WHEREAS, petition Lenox Street came before the City Council for a Public Hearing on this date,

NOW THEREFORE, BE IT ORDERED:

1. 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.

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

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

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

5. 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.

6. 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.

7. 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.

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

9. 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.

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

11. That all proposed silo, manhole and hexhole covers will conform to and be compatible with established street, treebelt or sidewalk grades with suitable non-skid covers when in the sidewalk area.

12. 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.

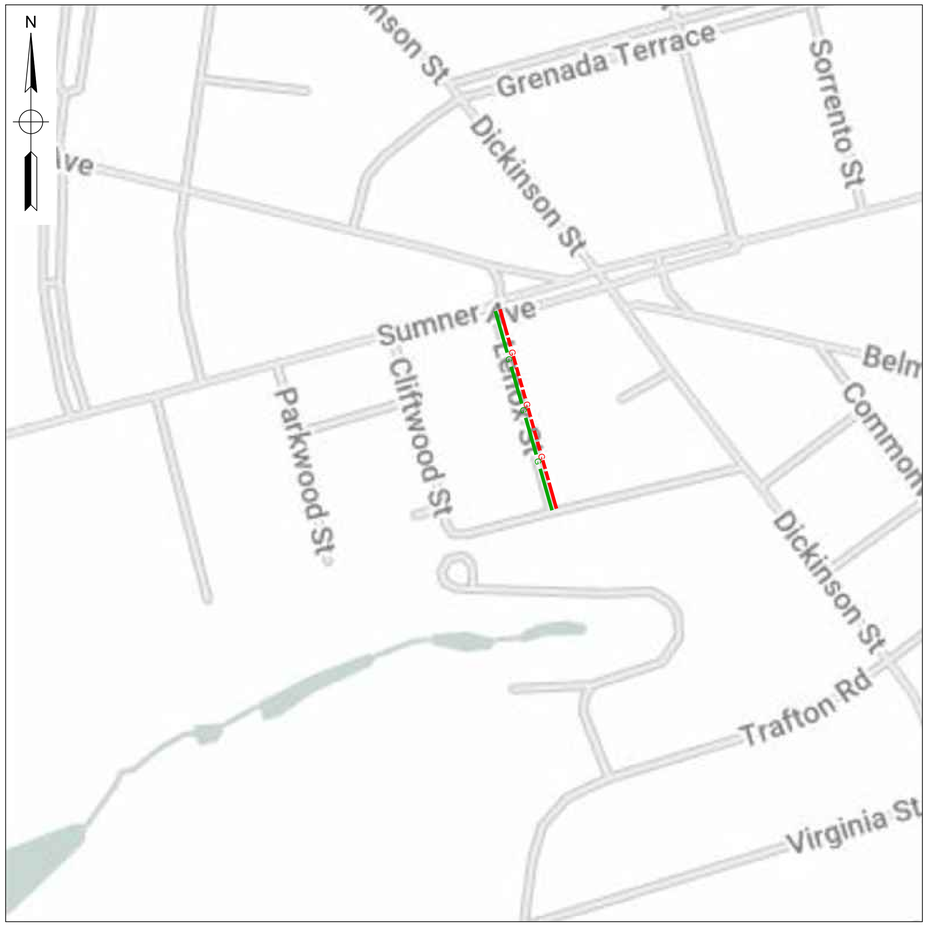
13. That asphalt trench restoration be done in accordance with the City of Springfield DPW requirements.

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

TABLE OF CONTENTS

SHEET #	TITLE
1 OF 3	COVER SHEET
2 OF 3	LEGEND
3 OF 3	PROJECT LOCATION PLAN

EVERSOURCE ENERGY



PROJECT OVERVIEW MAP

LEGEND

- REGULATING STATION 50' BOUNDARY
- EXISTING GAS MAIN
- PROPOSED GAS MAIN
- GAS MAIN TO BE ABANDONED
- GAS MAIN WITH SERVICE TRANSFERS
- GAS MAIN WITH PRESSURE INCREASE

PROJECT SUMMARY TABLE

PROPOSED INSTALLATION			PROPOSED ABANDONMENT		
LENGTH (FT)	SIZE (IN)	TYPE	LENGTH (FT)	SIZE (IN)	TYPE
10	2	PH	457	3	CI
462	4	PH			
472'	TOTAL INSTALLATION (FEET)		457'	TOTAL ABANDONMENT (FEET)	

PROPOSED GAS SERVICES				
	REPLACEMENTS	TIE OVERS	TOTAL SERVICES	METER OUTS
ESTIMATED GAS SERVICES	2	2	4	3

FOR PERMIT ONLY

SARGIS ASSOCIATES, INC.
SURVEYING AND ENGINEERING
25 COMMERCE DRIVE
CROMWELL, CT 06416

FIELD VERIFY DIMENSIONS PRIOR TO PIPE FABRICATION

No.	Description	Date	Dw/Ck
B	REVISED PER COMMENTS 4-13	04/13/22	SB/HL
A	DRAFT ISSUED FPO	04/11/22	KLC/HL

Revision/Status

EVERSOURCE ENERGY

LENOX STREET - SWSC, SPRINGFIELD, MA

PROJECT # 21-84903

COVER SHEET

SCALE: NTS SHEET 1 OF 3

Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
KLC / 04/11/2022	HL / 04/11/22	MA-SPR-PIP-22-034-01	A

LENOX STREET - SWSC, SPRINGFIELD, MA
PROJECT #21-84903

Attachment: MA-SPR-PIP-22-034 LENOX ST, SPRINGFIELD FPO (6870 : Eversource- Lenox St.)

DRAWING LEGEND

Gas Main Symbology

REGULATING STATION 50' BOUNDARY

EXISTING GAS MAIN

PROPOSED GAS MAIN — G — G —

GAS MAIN TO BE ABANDONED

GAS MAIN WITH SERVICE TRANSFERS

GAS MAIN WITH PRESSURE INCREASE

RIGHT-OF-WAY

ELECTRIC

WATER LINE

SEWER LINE

TELEPHONE

DRAIN LINE

FENCE LINE

Gas Main Material/Pressure Label References

MATERIAL CODES

CS*	Coated Steel Gas Main
CI*	Cast Iron Gas Main
BS*	Bare Steel Gas Main
WI*	Wrought Iron Gas Main
PH*	High Density Polyethylene Gas Main
PM*	Medium Density Polyethylene Gas Main

PRESSURE CODES

*LP	Low Pressure (<0.5 PSIG or 14" W.C.)
*EL	Elevated Low Pressure (0.5 PSIG ≤ 2 PSIG)
*IP	Intermediate Pressure (>2 PSIG ≤ 60 PSIG)
*HP	High Pressure (>60 PSIG ≤ 99 PSIG)
*EH	Elevated High (>99 PSIG ≤ 199 PSIG)
*OHP	Special Pressure (>199 PSIG ≤ 750 PSIG)

MISCELLANEOUS CODES

*-SER	Service
*-R	Riser
(TC)	Transmission Class

Gas Main Installation Method Label References

AT	Attached
BH	Bridge Hanger
BLGH	Building Hanger
DB	Directional Bore
IS	Inserted
OC	Open Cut
PB	Pneumatic Bore
PL	Plowed
RT	Roof Top
(E)	Existing
(P)	Proposed

Gas Facility Symbology

⊗x"GV	Gas Valve
⊗x"PV	Critical Gas Valve (Gate - GV, Plug - PV, PE Ball - BP, ST Ball - BV)
○x"HVTT	High Volume Tapping Tee
○x"SST	Pressure Control Fitting - ShortStopp Tee
○x"SPH	Pressure Control Fitting - Spherical Tee
○x"MF-BO	Pressure Control Fitting - Mueller Bottom-out
○x"MF-SO	Pressure Control Fitting - Mueller Side-out
○x"MF-FT	Pressure Control Fitting - Mueller Flange Tee
⌑x"SS	Pressure Control Fitting - ShortStopp
⌑x"MF	Pressure Control Fitting - Mueller Stopper
×x"x x" POLYTAP	Polytapp Side Saddle Fitting
I	Transition
–	End Cap
↻	Riser
◄	Reducer
EM	Electronic Marker
TWS	Flush-mounted Tracer Wire Station
	Post Pipeline Marker with Tracer Wire
MM	Gas Main Marker without Tracer Wire
W	Test Well
R	Regulator Station
R	Single Customer Regulator
M	Meter
MR	Meter with Regulator
	Test Point (Station)
T	Gas Service Tie-over
R	Gas Service Replacement
MMO	Meter Move Out

Swing Tie Symbology

T	Telephone Manhole
D	Drain Manhole
E	Electric Manhole
	Catch Basis
S	Sewer Manhole
	Fire Hydrant
	Utility Pole
	Property Marker
T	Telephone Pedestal
C	Television Pedestal
U	Unknown Manhole
WB	Water Box
WG	Water Gate
E	Electric Pedestal
	Iron Pin
	Light Pole

■ INSIDE METER

● OUTSIDE METER

FOR PERMIT ONLY

SARGIS ASSOCIATES, INC.
SURVEYING AND ENGINEERING
25 COMMERCE DRIVE
CROMWELL, CT 06416

FIELD VERIFY DIMENSIONS
PRIOR TO PIPE FABRICATION

No.	Description	Date	Dw/Ck
B	REVISED PER COMMENTS 4-13	04/13/22	SB/HL
A	DRAFT ISSUED FPO	04/11/22	KLC/HL

Revision/Status

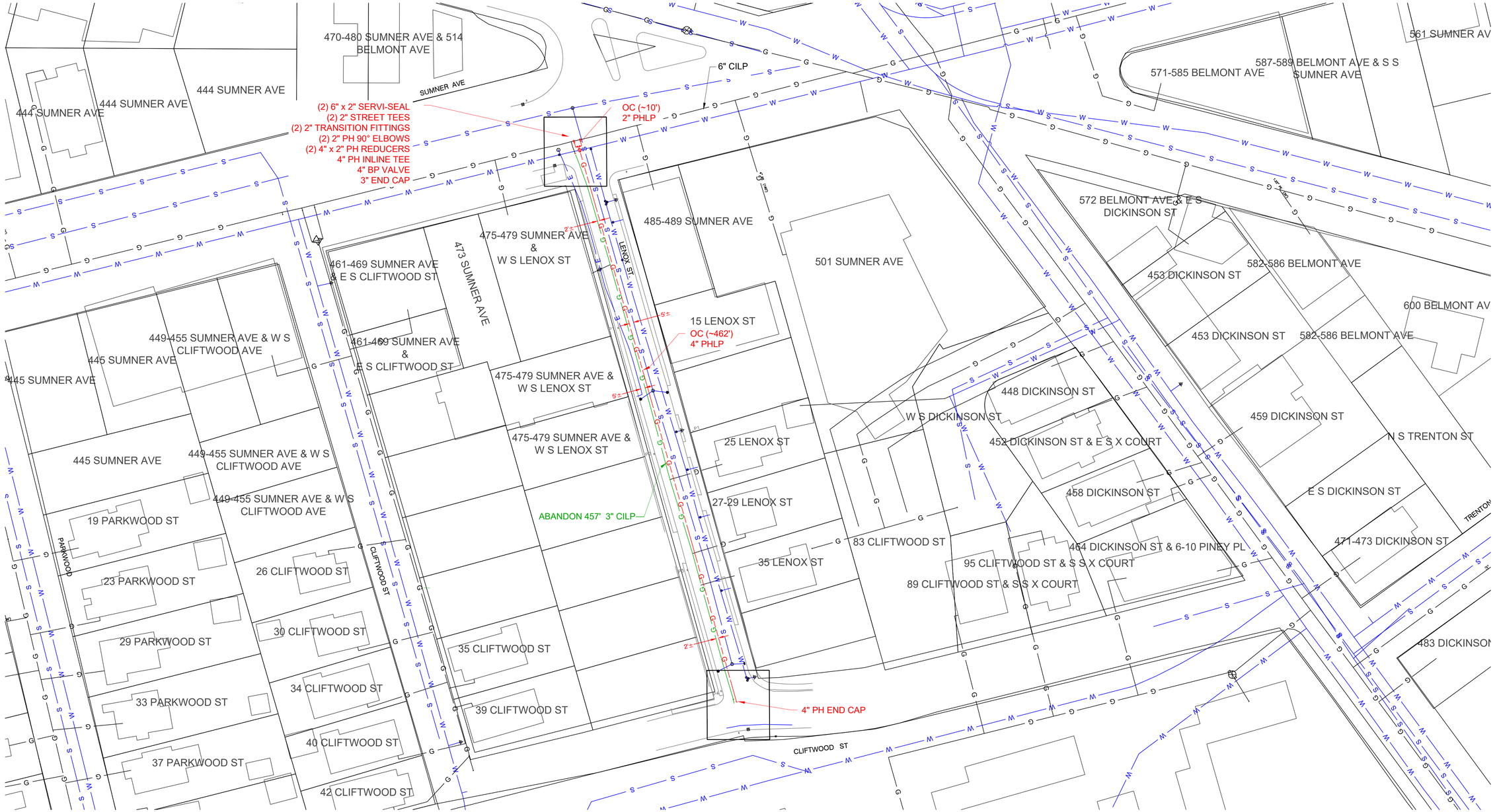
EVERSOURCE ENERGY

LENOX STREET - SWSC, SPRINGFIELD, MA
PROJECT # 21-84903
LEGEND

SCALE: NO SCALE SHEET 2 OF 3

Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
KLC / 04/11/2022	HL / 04/11/22	MA-SPR-PIP-22-034-02	A

Attachment: MA-SPR-PIP-22-034 LENOX ST, SPRINGFIELD FPO (6870 : Eversource- Lenox St.)



No.	Description	Date	Dw/Ck
B	REVISED PER COMMENTS 4-13	04/13/22	SB/HL
A	DRAFT ISSUED FPO	04/11/22	KLC/HL

Revision/Status

FOR PERMIT ONLY

SARGIS ASSOCIATES, INC.
SURVEYING AND ENGINEERING
25 COMMERCE DRIVE
CROMWELL, CT 06416

FIELD VERIFY DIMENSIONS PRIOR TO PIPE FABRICATION

EVERSOURCE ENERGY

LENOX STREET - SWSC, SPRINGFIELD, MA

PROJECT # 21-84903

PROJECT LOCATION PLAN

SCALE: 1" = 40' SHEET 3 OF 3

Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
KLC / 04/11/2022	HL / 04/11/22	MA-SPR-PIP-22-034-03	A

Attachment: MA-SPR-PIP-22-034 LENOX ST, SPRINGFIELD FPO (6870 : Eversource- Lenox St.)

EVERSOURCE ENERGY

5/16/2022

Honorable Mayor and City Council
City of Springfield
City Hall
Court Street
Springfield, MA 01103

ATTN: Gladys Oyola-Lopez, City Clerk

PROJECT NAME: Lenox St - SWSC

Ladies & Gentlemen:

Eversource of Massachusetts (EGMA) hereby requests that it be granted a location for and permission to install and replace underground gas facilities within a section of the Forest Park Neighborhood (as seen in the attached plan). Work will extend to the following streets in varying degrees/durations:

Street Name	From	To
Lenox St	Sumner Ave	Cliftwood St

This project will introduce modernized natural gas facilities to the area and retire the aged cast iron low pressure natural gas infrastructure. All proposed work by EGMA will include such laterals and service connections as it may now or subsequently find necessary. This project is being done in order to eliminate in response to Springfield Water & Sewer Commission and to replace the cast iron main.

Ryan Maheu
Associate Engineer
Eversource Energy
2025 Roosevelt Ave.
Springfield, MA 01104
Cell: 413-355-0936
Email: ryan.maheu@eversource.com

Attachment: Springfield City Council Letter - Lenox St (6870 : Eversource- Lenox St.)

CITY OF SPRINGFIELD, MASSACHUSETTS

Date: June 13, 2022

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

The Board of Public Works, to which was referred the petition of the Eversource-Gas of Massachusetts, dated May 16.2022, to retire underground low pressure gas main steel pipe and install PVC plastic pipe on Lenox Street. Starting from Sumner Ave. running southerly direction with 4" inches PVC pipe approximately four hundred sixty-two (462') feet to Cliftwood Street, all shown on a plan attached with the project name, Lenox Street - ID # 21-84903 which is incorporated herein by reference and to lay and maintain underground gas main pipes for the purpose of improvements of the system, 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 June 13, 2022 at 3:30 P.M. at the corner of Sumner Ave and Cliftwood Street in Springfield, MA., after due notice from the office of the City Clerk. Two (2) members of the Board and one (1) person 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 in order that the utility company can upgrade existing underground facilities in order to improve the quality of service in this 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.

Attachment: Lenox St. Report (6870 : Eversource- Lenox St.)

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)
Edward M. Boggs)
Michael Fuggs) BOARD OF PUBLIC WORKS

Attachment: Lenox St. Report (6870 : Eversource- Lenox St.)

City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 6871)

Meeting: 06/27/22 07:00 PM
Department: Department of Public Works
Category: General
Prepared By: Hector Velez
Initiator: Hector Velez
Sponsors:
DOC ID: 6871

Eversource-David St.

ORDER FOR LOCATION OF UNDERGROUND CONDUIT

WHEREAS, The Board of Public Works, to which was referred the petition of Eversource-Gas to retire underground low pressure gas main steel pipe and install PVC plastic pipe on Davis Street.

WHEREAS, said petition Davis Street was referred to the Board of Public Works on April 29, 2022; and

WHEREAS, On May 25, 2022 a Notice of a Public Hearing on Davis Street, to be held on June 8, 2022, was sent by mail, to all property owners abutting an affected road, various Departments, Utility Companies, etc before the day of the hearing and posted on two public bulletin board a copy of which is attached a hearing of the Board of Public Works was held as scheduled on site with the petitioner and interested parties.

WHEREAS, on June 8, 2022 the Board of Public Works reported thereon that, after careful consideration of petition Davis Street to install PVC plastic pipe on Davis Street from Wentworth Street running northeasterly direction with 6" inches PVC pipe approximately two hundred thenty-six (226') feet to Tacoma Street; all as substantially shown on a plan attached with project name:

Davis Street

consisting of three (3) sheets, which plan is incorporated herein by reference and is on file in the office of the Engineering Division of the Department of Public Works, Springfield, Massachusetts.

WHEREAS, petition Davis Street came before the City Council for a Public Hearing on this date,

NOW THEREFORE, BE IT ORDERED:

1. 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.

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

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

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

5. 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.

6. 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.

7. 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.

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

9. 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.

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

11. That all proposed silo, manhole and hexhole covers will conform to and be compatible with established street, treebelt or sidewalk grades with suitable non-skid covers when in the sidewalk area.

12. 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.

13. That asphalt trench restoration be done in accordance with the City of Springfield DPW requirements.

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

8CITY OF SPRINGFIELD, MASSACHUSETTS

Date: June 8, 2022

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

The Board of Public Works, to which was referred the petition of the Eversource-Gas of Massachusetts, dated April 29, .2022, to retire underground gas main steel pipe and install PVC plastic pipe on Davis Street from Wentworth Street running northeasterly direction with 6" inches PVC pipe approximately two hundred thenty-six (226') feet to Tacoma Street, all shown on a plan attached with the project name, Davis Street - ID # 18-56431 which is incorporated herein by reference and to lay and maintain underground gas main pipes for the purpose of improvements of the system, 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 June 8, 2022 at 3:30 P.M. at the corner of David Street and Tacoma Street in Springfield, MA., after due notice from the office of the City Clerk. Two (2) members of the Board and one (1) person 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 in order that the utility company can upgrade existing underground facilities in order to improve the quality of service in this 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.

Attachment: David St. Report (6871 : Eversource-David St.)

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)
Edward A. Suggs)
Michael Fuggs) BOARD OF PUBLIC WORKS

Attachment: David St. Report (6871 : Eversource-David St.)

EVERSOURCE

4/29/2022

Honorable Mayor and City Council
City of Springfield
City Hall
Court Street
Springfield, MA 01103

ATTN: Mr. Anthony Wilson, City Clerk

PROJECT NAME: David St - Optimain

Ladies & Gentlemen:

Eversource Gas of Massachusetts (EGMA) hereby requests that it be granted a location for and permission to install and replace underground gas facilities within a section of the David St Neighborhoods (as seen in the attached plan). Work will extend to the following streets in varying degrees/durations:

Street Name	From	To
David St	Wentworth St	Tacoma St

This Project will introduce modernized natural gas facilities to the area and retire the aged cast iron low pressure natural gas infrastructure. All proposed work by EGMA will include such laterals and service connections as it may now or subsequently find necessary. This project is being done in order to eliminate cast iron mains within this area.

Sincerely,

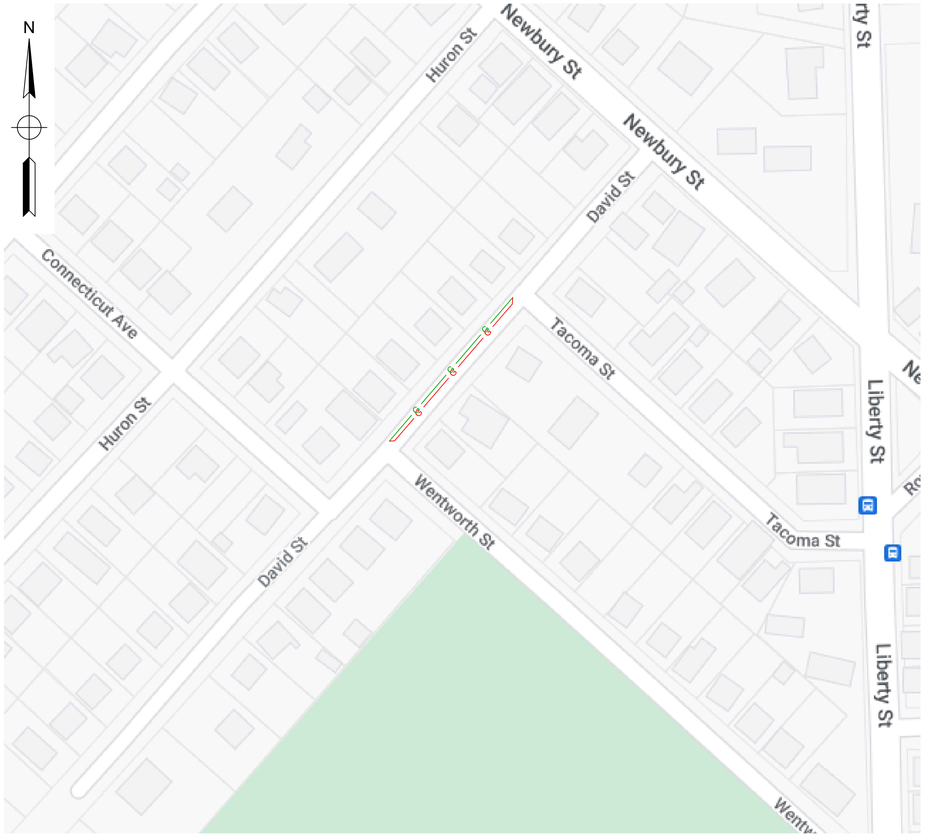
Matthew Nichols
Engineer
Eversource Gas of Massachusetts
2025 Roosevelt Avenue
Springfield, MA 01104
Cell: 781-490-3039
Email: matthew.nichols@eversource.com

Attachment: David St - Springfield City Council Letter (6871 : Eversource-David St.)

TABLE OF CONTENTS

SHEET #	TITLE
1 OF 03	COVER SHEET
2 OF 03	LEGEND
3 OF 03	PROJECT LOCATION PLAN

EVERSOURCE ENERGY



WORK SCOPE

LEGEND

- REGULATING STATION 50' BOUNDARY
- EXISTING GAS MAIN
- PROPOSED GAS MAIN
- GAS MAIN TO BE ABANDONED
- GAS MAIN WITH SERVICE TRANSFERS
- GAS MAIN WITH PRESSURE INCREASE

PROJECT SUMMARY TABLE

PROPOSED INSTALLATION			PROPOSED ABANDONMENT		
LENGTH (FT)	SIZE (IN)	TYPE	LENGTH (FT)	SIZE (IN)	TYPE
228'	6"	PHLP	228'	6"	CILP
228'	TOTAL INSTALLATION (FEET)		228'	TOTAL ABANDONMENT (FEET)	

PROPOSED GAS SERVICES				
	REPLACEMENTS	TIE OVERS	TOTAL SERVICES	METER OUTS
ESTIMATED GAS SERVICES	5	5	5	4

FOR PERMIT ONLY

PE STAMP AND SIGNATURE

SARGIS ASSOCIATES, INC.
SURVEYING AND ENGINEERING
25 COMMERCE DRIVE
CROMWELL, CT 06416

FIELD VERIFY DIMENSIONS PRIOR TO PIPE FABRICATION

No.	Description	Date	Dw/Ck
A	ISSUED FPO	04/28/22	TG/HL

Revision/Status

EVERSOURCE ENERGY

DAVID ST, SPRINGFIELD, MA

PROJECT # 18-56431

COVER SHEET

SCALE: NTS SHEET 01 OF 03

Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
TG / 04/28/2022	HL / 04/28/2022	MA-SPR-PIP-22-027-01	A

DAVID ST, SPRINGFIELD, MA
PROJECT # 18-56431

Attachment: MA-SPR-PIP-22-027-FPO 18-56431, David St, SPRINGFIELD (6871 : Eversource-David St)

DRAWING LEGEND

Gas Main Symbology

REGULATING STATION 50' BOUNDARY

EXISTING GAS MAIN — G — G —

PROPOSED GAS MAIN — G — G —

GAS MAIN TO BE ABANDONED — G — G —

GAS MAIN WITH SERVICE TRANSFERS — G — G —

GAS MAIN WITH PRESSURE INCREASE — G — G —

RIGHT-OF-WAY

ELECTRIC — E — E —

WATER LINE — W — W —

SEWER LINE — S — S —

TELEPHONE — T — T —

DRAIN LINE — D — D —

FENCE LINE — x — x — x — x — x —

Gas Main Material/Pressure Label References

MATERIAL CODES

CS*	Coated Steel Gas Main
CI*	Cast Iron Gas Main
BS*	Bare Steel Gas Main
WI*	Wrought Iron Gas Main
PH*	High Density Polyethylene Gas Main
PM*	Medium Density Polyethylene Gas Main

PRESSURE CODES

*LP	Low Pressure (<0.5 PSIG or 14" W.C.)
*EL	Elevated Low Pressure (0.5 PSIG ≤ 2 PSIG)
*IP	Intermediate Pressure (>2 PSIG ≤ 60 PSIG)
*HP	High Pressure (>60 PSIG ≤ 99 PSIG)
*EH	Elevated High (>99 PSIG ≤ 199 PSIG)
*OHP	Special Pressure (>199 PSIG ≤ 750 PSIG)

MISCELLANEOUS CODES

*-SER	Service
*-R	Riser
(TC)	Transmission Class

Gas Main Installation Method Label References

AT	Attached
BH	Bridge Hanger
BLGH	Building Hanger
DB	Directional Bore
IS	Inserted
OC	Open Cut
PB	Pneumatic Bore
PL	Plowed
RT	Roof Top
(E)	Existing
(P)	Proposed

Gas Facility Symbology

⊗x"GV	Gas Valve
⊗x"PV	Critical Gas Valve (Gate - GV, Plug - PV, PE Ball - BP, ST Ball - BV)
○x"HVTT	High Volume Tapping Tee
○x"SST	Pressure Control Fitting - ShortStopp Tee
○x"SPH	Pressure Control Fitting - Spherical Tee
○x"MF-BO	Pressure Control Fitting - Mueller Bottom-out
○x"MF-SO	Pressure Control Fitting - Mueller Side-out
○x"MF-FT	Pressure Control Fitting - Mueller Flange Tee
⌑x"SS	Pressure Control Fitting - ShortStopp
⌑x"MF	Pressure Control Fitting - Mueller Stopper
×x"x x" POLYTAP	Polytapp Side Saddle Fitting
I	Transition
–	End Cap
ↄ	Riser
◄	Reducer
EM	Electronic Marker
TWS	Flush-mounted Tracer Wire Station
	Post Pipeline Marker with Tracer Wire
MM	Gas Main Marker without Tracer Wire
MW	Test Well
R	Regulator Station
R	Single Customer Regulator
M	Meter
MR	Meter with Regulator
TP	Test Point (Station)
T	Gas Service Tie-over
R	Gas Service Replacement
MMO	Meter Move Out

Swing Tie Symbology

T	Telephone Manhole
D	Drain Manhole
E	Electric Manhole
	Catch Basis
S	Sewer Manhole
	Fire Hydrant
	Utility Pole
	Property Marker
T	Telephone Pedestal
C	Television Pedestal
U	Unknown Manhole
	Water Box
	Water Gate
E	Electric Pedestal
	Iron Pin
	Light Pole
	INSIDE METER
	OUTSIDE METER

FOR PERMIT ONLY

PE STAMP AND SIGNATURE

SARGIS ASSOCIATES, INC.
SURVEYING AND ENGINEERING
25 COMMERCE DRIVE
CROMWELL, CT 06416

FIELD VERIFY DIMENSIONS
PRIOR TO PIPE FABRICATION

No.	Description	Date	Dw/Ck
A	ISSUED FPO	04/28/22	TG/HL

Revision/Status

EVERSOURCE ENERGY

PROJECT NAME: DAVID ST, SPRINGFIELD, MA

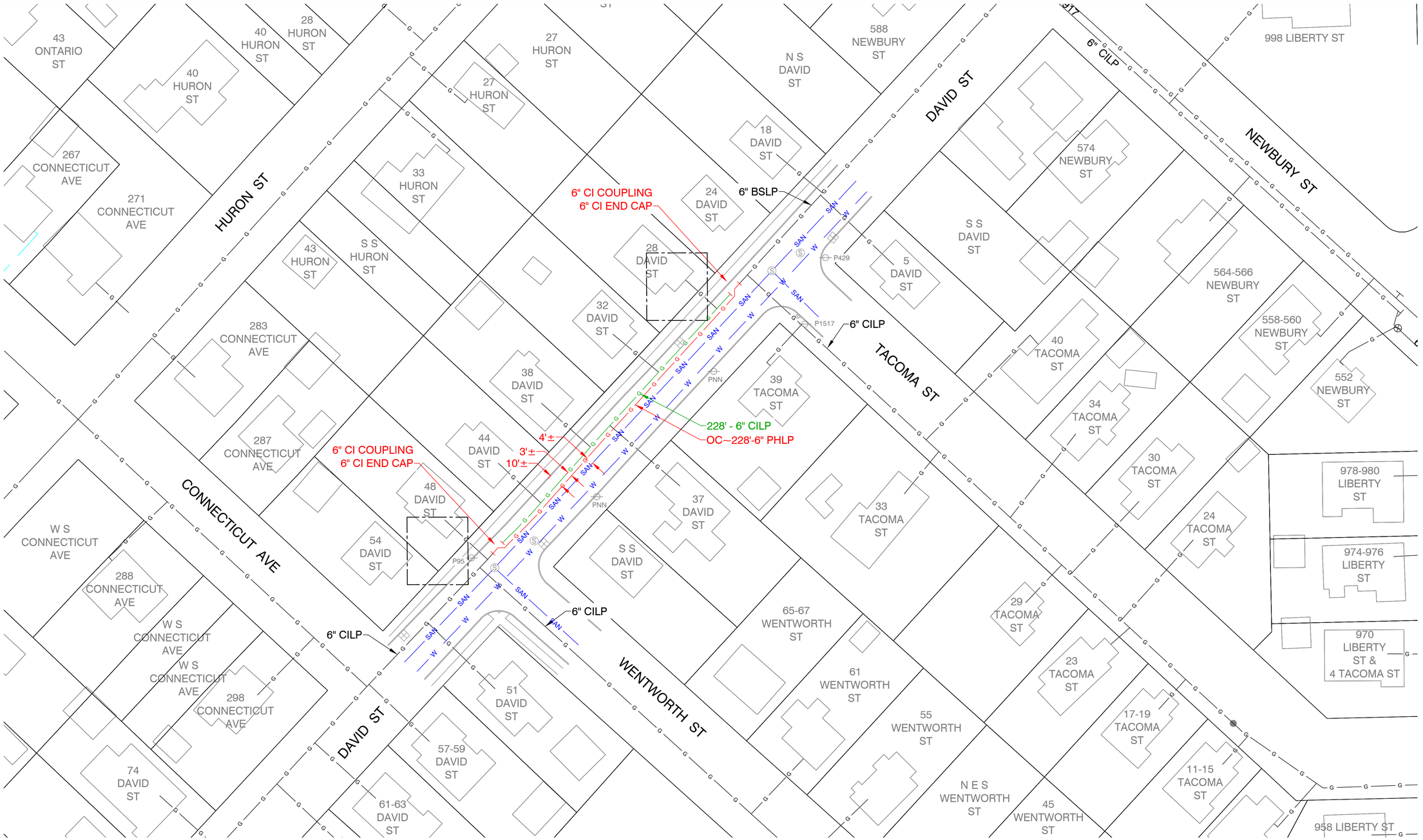
PROJECT # 18-56431

LEGEND

SCALE: NTS SHEET 02 OF 03

Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
TG 04/28/2022	HL 04/28/2022	MA-SPR-PIP-22-027-03	A

Attachment: MA-SPR-PIP-22-027-FPO 18-56431, David St, SPRINGFIELD (6871 : Eversource-David St)



No.	Description	Date	Dw/Ck
A	ISSUED FPO	04/28/22	TG/HL

Revision/Status

FOR PERMIT ONLY

PE STAMP AND SIGNATURE

SARGIS ASSOCIATES, INC.
SURVEYING AND ENGINEERING
25 COMMERCE DRIVE
CROMWELL, CT 06416

FIELD VERIFY DIMENSIONS PRIOR TO PIPE FABRICATION

EVERSOURCE ENERGY

DAVID ST, SPRINGFIELD, MA

PROJECT # 18-56431

PROJECT LOCATION PLAN

SCALE: 1" = 40'

SHEET 03 OF 03

Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
TG 04/28/2022	HL 04/28/2022	MA-SPR-PIP-22-027-03	A

Attachment: MA-SPR-PIP-22-027-FPO 18-56431, David St, SPRINGFIELD (6871 : Eversource-David St)

City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 6872)

Meeting: 06/27/22 07:00 PM
Department: Department of Public Works
Category: General
Prepared By: Hector Velez
Initiator: Hector Velez
Sponsors:
DOC ID: 6872

Eversource-Sylvestre St.

ORDER FOR LOCATION OF UNDERGROUND CONDUIT

WHEREAS, The Board of Public Works, to which was referred the petition of Eversource-Gas of Massachusetts to install a pressure regulator station at the intersection of Roosevelt Avenue and Sylvester Street.

WHEREAS, said petition Sylvester Street was referred to the Board of Public Works on May 17, 2022; and

WHEREAS, On June 6, 2022 a Notice of a Public Hearing on Sylvester Street, to be held on June 20, 2022, was sent by mail, to all property owners abutting an affected road, various Departments, Utility Companies, etc before the day of the hearing and posted on two public bulletin board a copy of which is attached a hearing of the Board of Public Works was held as scheduled on-site with the petitioner and interested parties.

WHEREAS, on June 20, 2022 the Board of Public Works reported thereon that, after careful consideration of petition Sylvester Street to abandon the old pressure regulator at Bay Road and Meadow Apartments and install a new pressure regulator with aboveground telemetry cabinet to monitor the gas system pressures in the area of Pine Point Neighborhoods, thereby enhancing system safety, all as substantially shown on a plan attached with project name:

Bay Road and Meadow Street.

Consisting of eight (8) sheets, which plan is incorporated herein by reference and is on file in the office of the Engineering Division of the Department of Public Works, Springfield, Massachusetts.

WHEREAS, petition SYLVESTER STREET came before the City Council for a Public Hearing on this date,

NOW, THEREFORE, BE IT ORDERED:

1. 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.

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

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

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

5. 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.

6. 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.

7. 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.

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

9. 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.

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

11. That all proposed silo, manhole and hexhole covers will conform to and be compatible with established street, treebelt or sidewalk grades with suitable non-skid covers when in the sidewalk area.

12. 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.

13. That asphalt trench restoration be done in accordance with the City of Springfield DPW requirements.

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

CITY OF SPRINGFIELD, MASSACHUSETTS

Date: June 20, 2022

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

The Board of Public Works, to which was referred the petition of the Eversource-Gas of Massachusetts, dated May 17, 2022, to install a pressure regulator station at the intersection of Roosevelt Avenue and Sylvester Street. Eversource-Gas will abandon the old pressure regulator at Bay Road and Meadow Apartments and install a new pressure regulator with an aboveground telemetry cabinet to monitor the gas system pressures in the area of Pine Point Neighborhoods, all as substantially shown on a plan attached with the project name, Bay Road and Meadow Street. which is incorporated herein by reference and to lay and maintain underground gas main pipes for improvements of the system, 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 June 20, 2022 at 3:30 P.M. at 1780 Roosevelt Ave. parking lot in Springfield, MA after due notice from the office of the City Clerk. 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 in order that the utility company can monitor existing underground facilities in order to improve safety in this 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.

Attachment: Sylvester Street Report (6872 : Eversource-Sylvestre St.)

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.

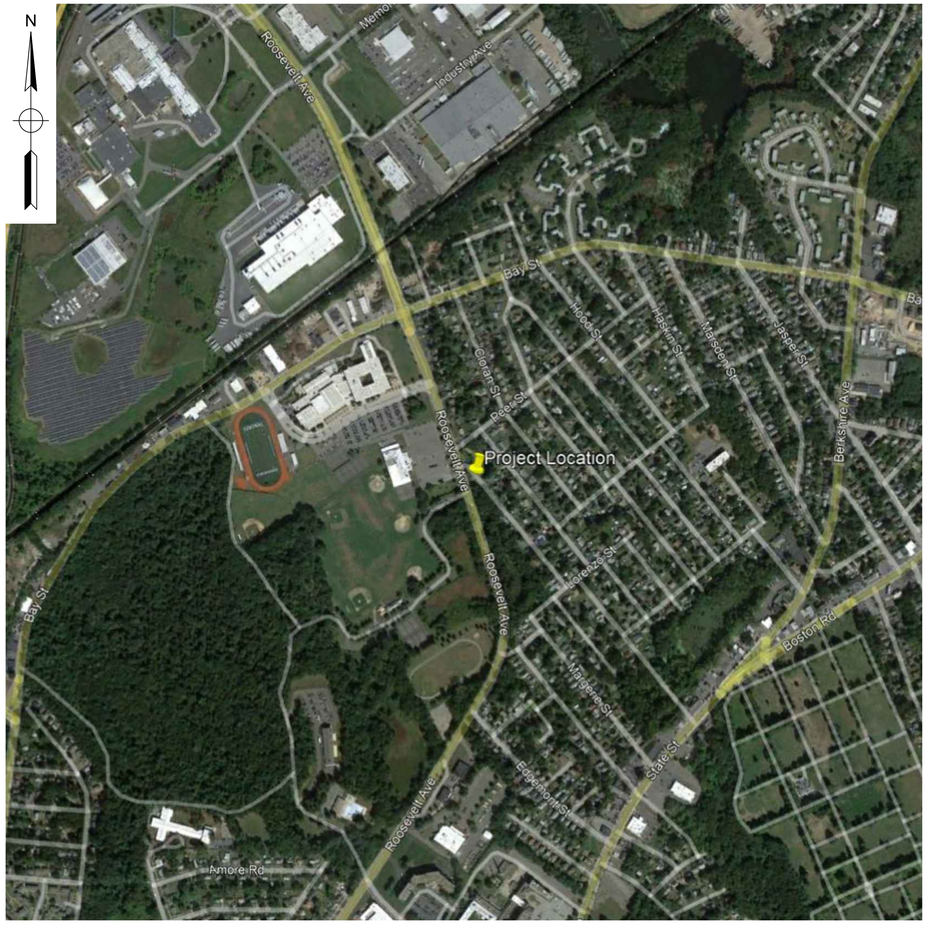
John J. Fitzgerald)
Bonnie A. Boggs)
Michael Driggs) BOARD OF PUBLIC WORKS

Attachment: Sylvester Street Report (6872 : Eversource-Sylvestre St.)

TABLE OF CONTENTS

SHEET #	TITLE
1 OF 8	COVER SHEET
2 OF 8	BILL OF MATERIALS / NOTES
3 OF 8	PROPOSED SITE PLAN
4 OF 8	PROPOSED PIPING PLAN
5 OF 8	PROPOSED PIPING PLAN
6 OF 8	PROPOSED PIPING PLAN
7 OF 8	PROPOSED PIPING PLAN
8 OF 8	PROPOSED PIPING DETAILS

EVERSOURCE ENERGY



2022 EGMA I&R INITIATIVES
BAY STREET @ BAY MEADOW ROAD, SPRINGFIELD, MA
WORK LOCATION: BAY@BAY MEADOW
JOB ORDER #22-0827295-00
PROJECT #22-85821

No.	Description	Date	Dw/Ck
0	ISSUED FOR CONSTRUCTION	5/11/22	TG/AB

Revision/Status

EVERSOURCE ENERGY

BAY ST @ BAY MEADOW RD, SPRINGFIELD, MA
PREMISE #813119
COVER SHEET

SCALE: NOT TO SCALE SHEET 1 OF 8

Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
TG 5/11/22	AB 5/11/22	MA-WES-STA-SPR-3791-01	0

SARGIS ASSOCIATES, INC.
SURVEYING AND ENGINEERING
25 COMMERCE DRIVE
CROMWELL, CT 06416

FIELD VERIFY DIMENSIONS PRIOR TO PIPE FABRICATION

Attachment: SPR Sylvester @ Roosevelt vaults FPO (6872 : Eversource-Sylvestre St.)

EVERSOURCE STANDARD NOTES

1. IF ANY OF THE FOLLOWING OCCUR A DRAWING REVISION IS REQUIRED AND MUST BE APPROVED AND/OR STAMPED BY THE ENGINEER OF RECORD. CHANGES CAN BE APPROVED AND/OR STAMPED BY A PROJECT ENGINEER, BUT THE ENGINEER OF RECORD MUST BE INFORMED.
   - A. IF THE TIE IN POINT MOVES TO A DIFFERENT SEGMENT OF PIPE THAN SHOWN
   - B. IF A CHANGE IN THE LOCATION OF VALVES IS REQUIRED
   - C. IF THERE IS ANY CHANGE TO WHAT IS SHOWN ON THE DRAWING WITHIN 50 FT OF A PRESSURE REGULATING STATION, DISTRICT REGULATOR, OR GATE STATION
   - D. IF A CHANGE IN PIPE SIZE, MATERIAL, FITTINGS, OR WALL THICKNESS IS REQUIRED.
2. MINOR CHANGES SUCH AS OFFSETS MAY NOT REQUIRE DRAWING CHANGES.
3. EXCAVATOR SHALL CALL DIGSAFE / CALL BEFORE YOU DIG (DIAL 811) AT LEAST 72 HOURS PRIOR TO CONSTRUCTION. SATURDAYS, SUNDAYS, AND HOLIDAYS ARE EXCLUDED FROM THE 72-HOUR TIME SPAN, NOT CONSIDERED BUSINESS WORKDAYS.
4. CONSTRUCTION DRAWINGS ARE BASED ON EVERSOURCE HISTORICAL DOCUMENTATION AND HAVE NOT BEEN FIELD VERIFIED. WHEN THE PIPE IS EXPOSED AND VARIANCES TO THE CERTIFIED DRAWINGS ARE FOUND, CONTACT GAS ENGINEERING TO DETERMINE PATH FORWARD.
5. ALL WORK SHALL BE PERFORMED PER EVERSOURCE, LOCAL, STATE, OSHA, AND FEDERAL REGULATIONS AND STANDARDS.
6. MATERIAL AND CONSTRUCTION SHALL CONFORM TO EVERSOURCE GAS STANDARDS.
7. THE LOCATIONS OF EXISTING UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MUST BE FIELD VERIFIED. ADDITIONAL UNDERGROUND FACILITIES MAY EXIST THAT ARE NOT SHOWN ON THESE DRAWINGS WHICH MAY REQUIRE ADDITIONAL OFFSETS IN THE PIPELINE.
8. WORK LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE. EXACT LOCATIONS OF TIE-INS SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION TO SUIT FIELD CONDITIONS AT THE SPECIFIC TIE-IN POINT. VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY TIE-IN WORK.
9. ALL LIVE GAS WORK INCLUDING BUT NOT LIMITED TO TAPPING OF FITTINGS ON LIVE MAINS, STOPPING, MANIPULATING VALVE, ABANDONMENT, SHALL BE PERFORMED BY, OR AT THE DIRECTION AND UNDER THE DIRECT SUPERVISION OF EVERSOURCE GAS PERSONNEL AND IN ACCORDANCE WITH THE WRITTEN PROCEDURE. DRAWING CHANGES MAY ALSO REQUIRE A CHANGE TO THE PROCEDURE.
10. EXCAVATOR IS REQUIRED TO PROTECT EXISTING UTILITIES, STRUCTURES, LANDSCAPES FEATURES, SIGNAGE, CURBS, ETC. CARE SHOULD BE TAKEN NOT TO DISTURB OR DAMAGE SUCH ITEMS. ROADWAY, SIDEWALKS, AND GRASS DISTURBED SHALL BE RESTORED TO THE SATISFACTION OF THE CITY OR TOWN. PLANT BEDS WILL BE RELOCATED TO THEIR EXISTING REGULAR LOCATION.
11. IF THE PROJECT IS WITHIN 50 FEET OF A DISTRICT REGULATOR OR GATE STATION, ENSURE THAT A QUALIFIED I&R TECHNICIAN IS ON SITE.
12. ALL TRAFFIC CONTROL SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), INCLUDING ALL REVISIONS AND ADDENDA. ALL TRAFFIC CONTROL DEVICES WILL BE SUPPLIED BY EXCAVATOR.
13. PROPERTY LINES, STRUCTURES AND EXISTING CONDITIONS DEPICTED ON PLANS ARE BASED ON EVERSOURCE GIS INFORMATION AND HAVE NOT BEEN VERIFIED BY LAND SURVEY UNLESS NOTED.
14. EXISTING SERVICES SHOWN ON PLAN ARE FOR INFORMATION ONLY. PROPOSED SERVICES ARE NOT SHOWN ON PLANS AND ARE TO BE INSTALLED PER EVERSOURCE CONSTRUCTION STANDARDS.
15. PROPOSED WORK SHALL BE PERFORMED AND COMPLETED IN COMPLIANCE WITH ALL PERMITS AND APPROVALS.

EVERSOURCE SPECIAL NOTES
(AS APPLICABLE)

DRAWING LEGEND

Gas Main Symbology
- G Existing Gas Main
- G Existing Gas Main to Be Abandoned
- G Proposed Gas Main

Gas Main Material/Pressure Label References

MATERIAL CODES
- CS* Coated Steel Gas Main
- CI* Cast Iron Gas Main
- BS* Bare Steel Gas Main
- WI* Wrought Iron Gas Main
- PH* High Density Polyethylene Gas Main
- PM* Medium Density Polyethylene Gas Main

PRESSURE CODES
- *LP Low Pressure
- *IP Intermediate Pressure
- *MP Medium Pressure
- *HP High Pressure

MISCELLANEOUS CODES
- *-SER Service
- *-R Riser
- (TC) Transmission Class

Gas Main Installation Method Label References
- AT Attached
- BH Bridge Hanger
- BLGH Building Hanger
- DB Directional Bore
- IS Inserted
- OC Open Cut
- PB Pneumatic Bore
- PL Plowed
- RT Roof Top
- (E) Existing
- (P) PROPOSED

Gas Facility Symbology
- ⊗x"GV Gas Valve
- ●x"PV Critical Gas Valve (Gate - GV, Plug - PV, PE Ball - BP, ST Ball - BV)
- ○ x"HVTT High Volume Tapping Tee
- ○ x"SST Pressure Control Fitting - ShortStopp Tee
- ○ x"SPH Pressure Control Fitting - Spherical Tee
- ○ x"MF-BO Pressure Control Fitting - Mueller Bottom-out
- ○ x"MF-SO Pressure Control Fitting - Mueller Side-out
- ○ x"MF-FT Pressure Control Fitting - Mueller Flange Tee
- ⌑ x"SS Pressure Control Fitting - ShortStopp
- ⌑ x"MF Pressure Control Fitting - Mueller Stopper
- ✕ x"x x" POLYTAP POLYTAPP SIDE SADDLE FITTING
- | Transition
- — End Cap
- Riser
- ◄ Reducer
- EM Electronic Marker
- TWS Flush-mounted Tracer Wire Station
- Post Pipeline Marker with Tracer Wire
- MM Gas Main Marker without Tracer Wire
- (W) Test Well
- (R) Regulator Station
- (R) Single Customer Regulator
- (M) Meter
- (MR) Meter with Regulator
- Test Point (Station)
- (T) Gas Service Tie-over
- (R) Gas Service Replacement
- MMO Meter Move Out

Swing Tie Symbology
- (T) Telephone Manhole
- (D) Drain Manhole
- (E) Electric Manhole
- Catch Basis
- (S) Sewer Manhole
- Fire Hydrant
- Utility Pole
- Property Marker
- T Telephone Pedestal
- C Television Pedestal
- (U) Unknown Manhole
- WB Water Box
- WG Water Gate
- E Electric Pedestal
- Iron Pin
- Light Pole

BILL OF MATERIALS

ITEM	QTY	SIZE	DESCRIPTION	DESIGN PRESS. (psig)
1	2	4"	MOONEY FLOWMAX REGULATOR W/ SERIES VS-111 PILOT, 150 CLASS	250
2	32	5/8" x 3-1/2"	STUD BOLT, ASTM A-193-B7, THREADED ENTIRE LENGTH, W/ 2 HEX NUTS A194-2H (FOR 3" FLANGE 150, REQ'S 4 BOLTS EA.; FOR 4" FLANGE 150, REQ'S 8 BOLTS EA.)	N/A
	4	4"	GASKET FLAT RING, ANSI 150, 1/16" THICK, NON-ASBESTOS, NON-GLASS FIBER GARLOCK BLUE-GARD STYLE 3000, 1,000 PSIG MAXIMUM PRESSURE	1,000
3	40	8"	PIPE 8.625 OD .322 WALL STEEL ASTM A53 API 5L PSL2 GRADE B ELECTRIC WELD PLAIN ENDS BEVELED 30 DEGREES FOR WELDING. ALL PIPE TO BE BARE AND FREE OF ALL MILL OILS AND LACQUER DOUBLE RANDOM LENGTH, API-5L GRADE B ERW TO BE COATED WITH PRITEC 10/40 (coating 44 to 64 mils) OR X-TEC II (coating 68 to 79 mils)	523
4	1	8"	TEE WELD, 0.322 WALL,STD.WGT.CARBON STEEL, GRADE B	523
5	1	8"	CAP WELD .322 WALL,STD.WGT.CARBON STEEL, GRADE B	523
6	2	8"	INSULATOR WELD END EPOXY COATED 300# .250W X42 ERW	720
7	8	1" x 1"	MUELLER H-17656 CS NO-BLO SERVICE STOP TEE, WLD X WLD 1440#WP	1,440
8	25	1"	PIPE 0.179"W GB SMLS 30MIL FBE SA106	1,906
9	8	1"	VALVE, BALL, BALON LS-10561, 1" X .75" X 1", THREADED 316SS, 2000 PSI WP, LOCKING HANDLE	2,000
	8	1" x 1/2"	BUSHING, HEX-HD, CS, BLK, 6000#	2,662
	8	1/2" x 4"	NIPPLE, XH, GB, SMLS, CS A106, TBE	2,450
	16	1/2" x 3"	NIPPLE, XH, GB, SMLS, CS A106, TBE	2,450
	8	1/2"	TEE BLK CS THD 3000# SA105	2,450
	16	1/2"	VALVE, BALL, BALON LS-05561, .5" X .37" X .5", THREADED 316SS, 2000 PSI WP, LOCKING HANDLE	2,000
	8	1/2" x 1/4"	BUSHING, HEX-HD, CS, BLK, 6000#	3,133
	8	1/4"	PETES PLUG II, BRASS BODY, NEOPRENE CORE, WITH CAP & BLUE TETHER, 500# W.P	500
	8	3/8" x 1/2"	SWAGELOK MALE COMPR CONNECTOR SS-600-1-8 T316SS TUB X MPT	3,300
	8	1/2"	PLUG, HEX HEAD, XH CS, 6000#, SA105 (FOR PRESSURE TEST)	3,133
	8	1/4"	PLUG, HEX HEAD, XH CS, 6000#, SA105 (FOR PRESSURE TEST)	3,085
10	32	LS-300-C	LINK SEAL (4 LINKS REQUIRED PER PENETRATION - 1" PIPE THRU 3" CORE DRILL)	N/A
11	2	3/8" x 3/4"	SWAGELOK TUBE FITTING FEMALE CONNECTOR (REDUCER) TUBE X NPT SS-600-7-12	3,300
	2	3/4" x 3"	NIPPLE, XH, GB, SMLS, CS A106, TBE	2,053
	2	3/4"	COUPLING CS SOCK-WELD BLK 3000# SA105	2,053
	1	3/4"	EXCESS FLOW VALVE 3/4 WE X 3/4 WE X 18 LG UMAC 014 S40 400	1,507
	1	3/8"	SWAGELOK TUBING 316/316L STAINLESS STEEL SEAMLESS TUBING, 3/8" OD X 0.035" WALL	3,300
	1	3/8"	SWAGELOK TUBE FITTING BALL VALVE SS-4SKPS6	6,000
	1	3/8"	SWAGELOK TUBE FITTING CAP SS-600-C (FOR HP TELEMETRY CONNECTION IN VAULT)	3,300
12	10	3/8"	SWAGELOK SINGLE-JACKETED TUBING 316/316L STAINLESS STEEL SEAMLESS TUBING, PVC JACKET, 3/8" OD X 0.035" WALL	3,300
13	2	3/8"	SWAGELOK TUBE FITTING UNION DIELECTRIC INSULATED SS-6-DE-6	3,300
	2	3/8"	SWAGELOK TUBING 316/316L STAINLESS STEEL SEAMLESS TUBING, 3/8" OD X 0.035" WALL	3,300
	2	3/8"	SWAGELOK TUBE FITTING BALL VALVE SS-4SKPS6	6,000
	2	3/8"	SWAGELOK TUBE FITTING CAP SS-600-C (FOR LP & HP TELEMETRY CONNECTIONS IN CABINET)	3,300
14	1	3/8"	SWAGELOK TUBE FITTING BALL VALVE SS-4SKPS6	6,000
	1	3/8"	SWAGELOK TUBING 316/316L STAINLESS STEEL SEAMLESS TUBING, 3/8" OD X 0.035" WALL	3,300
	1	3/8"	SWAGELOK TUBE FITTING CAP SS-600-C (FOR ROTOTORK CONTROLLER & LP TELEMETRY CONNECTIONS IN VAULT)	3,300
15	1	4" x 3/8"	ROXTEC FRAME R100 W/ SEALING KIT UG ITEM #216493 (FOR 4" CORE; 3/8" TUBING)	N/A
16	5	1.25"	CONDUIT GRC EXPLOSION PROOF	N/A
17	1	1.25"	CONDUIT END CAP GRC EXPLOSION PROOF	N/A
18	8	LS-275-S	LINK SEAL (8 LINKS REQUIRED PER PENETRATION - 1.25" PIPE THRU 3" CORE DRILL)	N/A
-	4	4" x 6'	BOLLARD 4" DIA X 6' LONG STD STEEL PIPE CONCRETE FILLED WITH CONCRETE DOMED TOP	N/A
-		17LB	MAGNESIUM ANODE 17 LB - HIGH POTENTIAL C/W 10 FT #12 TW-R C & P INSULATED RED LEAD WIRE. PACKAGED IN BACKFILL. 75% GYPSUM. 20% BENTONITE, 5% SODIUM SULPHATE.	N/A
-	2	24" X 59"	OVERPIPE PROTECTION PLATE, 0.6" THICK	N/A
	2	-	OVERPIPE PROTECTION PLATE JOINING CLIP (1 PER PLATE)	N/A
	2	-	OVERPIPE PROTECTION PLATE CAP FOR CLIP (1 PER PLATE)	N/A
-		1 GAL	TAPECOAT OMNI PRIME COLD APPLY WRAP PRIMER 1 GAL UN2234	N/A
-		2" x 25'	TAPECOAT T-TAPE #235021GPE 2"X25', 12 ROLLS/CASE	N/A
-	1	-	TELEMETRY CABINET - EMERSON	N/A
-	1	-	TELEMETRY CABINET PRECAST CONCRETE PAD (BY OTHERS)	N/A
-		-	TEST BOX 5" DIA. ABS PLASTIC FOR CORROSION CONTROL 18 X 18 IN SHAFT LENGTH W/NON-LOCKING MAGNETIZED COVER, WITH TERMINAL PLATE WALL THICKNESS .150 + - .015 CP TEST #NMTN501818.4PT 2000# OR MORE=FREIGHT PREPAID ALLOWED	N/A
-		4" x 9'	WAX TAPE 4 IN WIDE X 9 FT LONG 24/ROLLS/CS, TRENTON #1	N/A
		NOTE 1:	Maximum Allowed Pressure values are the maximum pressure for which a component can be used in a NiSource/EGMA system. Values are determined by manufacturer ratings, design pressure calculations, and in the case of steel pipe/fittings, the ***Maximum Allowed Pressure*** has been established by calculating a pressure that keeps the SMYS below 20%, i.e. non-transmission classification.	
		NOTE 2:	Material quantities listed are for reference only.	

No.	Description	Date	Dw/Ck
0	ISSUED FOR CONSTRUCTION	5/11/22	TG/AB

Revision/Status

EVERSOURCE ENERGY

BAY ST @ BAY MEADOW RD, SPRINGFIELD, MA

PREMISE #813119

BILL OF MATERIALS / NOTES

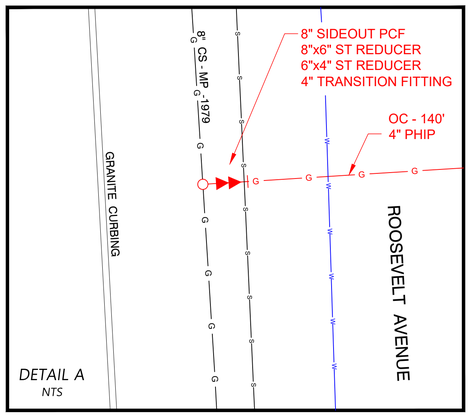
SCALE: NOT TO SCALE SHEET 2 OF 8

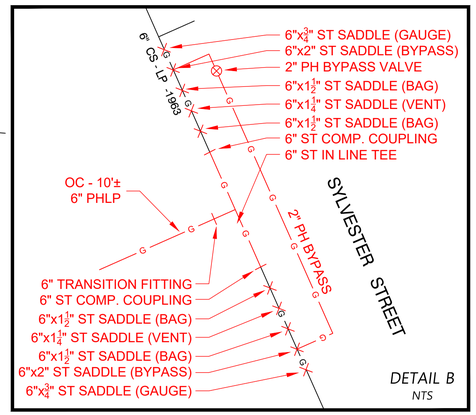
Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
TG 5/11/22	AB 5/11/22	MA-WES-STA-SPR-3791-02	0

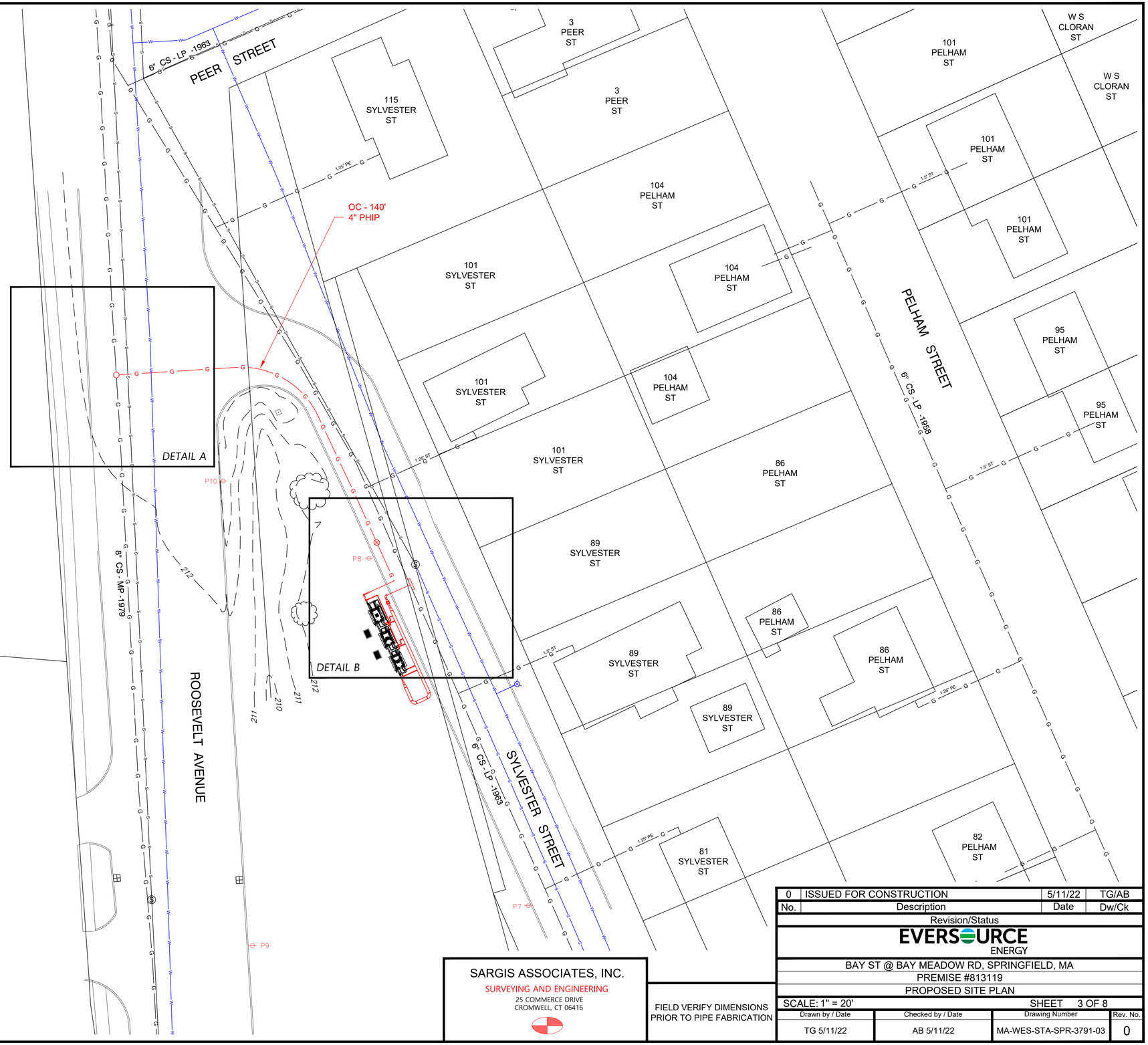
SARGIS ASSOCIATES, INC.
SURVEYING AND ENGINEERING
25 COMMERCE DRIVE
CROMWELL, CT 06416

FIELD VERIFY DIMENSIONS PRIOR TO PIPE FABRICATION

Attachment: SPR Sylvester @ Roosevelt vaults FPO (6872 : Eversource-Sylvestre St.)







No.	Description	Date	Dw/Ck
0	ISSUED FOR CONSTRUCTION	5/11/22	TG/AB

Revision/Status

EVERSOURCE ENERGY

BAY ST @ BAY MEADOW RD, SPRINGFIELD, MA

PREMISE #813119

PROPOSED SITE PLAN

SCALE: 1" = 20'

SHEET 3 OF 8

Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
TG 5/11/22	AB 5/11/22	MA-WES-STA-SPR-3791-03	0

SARGIS ASSOCIATES, INC.
SURVEYING AND ENGINEERING
25 COMMERCE DRIVE
CROMWELL, CT 06416

FIELD VERIFY DIMENSIONS PRIOR TO PIPE FABRICATION

Attachment: SPR Sylvester @ Roosevelt vaults FPO (6872 : Eversource-Sylvestre St.)

SYLVESTER STREET

GRANITE CURBING

4" PLASTIC

6" PLASTIC

12" STEEL

2" STEEL

2" STEEL

SLAM SHUT VAULT

4" STEEL

4" STEEL

4" STEEL

4" STEEL

P4

P1

P3

T1

PROPOSED 2" VAULT VENT
(TYP. OF 3)

PROPOSED BOLLARD
(TYP. OF 4)

PROPOSED
OCAL CONDUIT

PROPOSED
OCAL CONDUIT TO
MECHANICAL CABINET

PROPOSED TELEPHONE AND
ELECTRICAL CONDUIT,
25'± TO UTILITY POLE #8

ELECTRICAL CABINET

PLAN VIEW

Scale: 1" = 1'-0"

No.	Description	Date	Dw/Ck
0	ISSUED FOR CONSTRUCTION	5/11/22	TG/AB

Revision/Status

EVERSOURCE ENERGY

BAY ST @ BAY MEADOW RD, SPRINGFIELD, MA

PREMISE #813119

PROPOSED SITE PLAN

SCALE: AS NOTED

SHEET 4 OF 8

Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
TG 5/11/22	AB 5/11/22	MA-WES-STA-SPR-3791-04	0

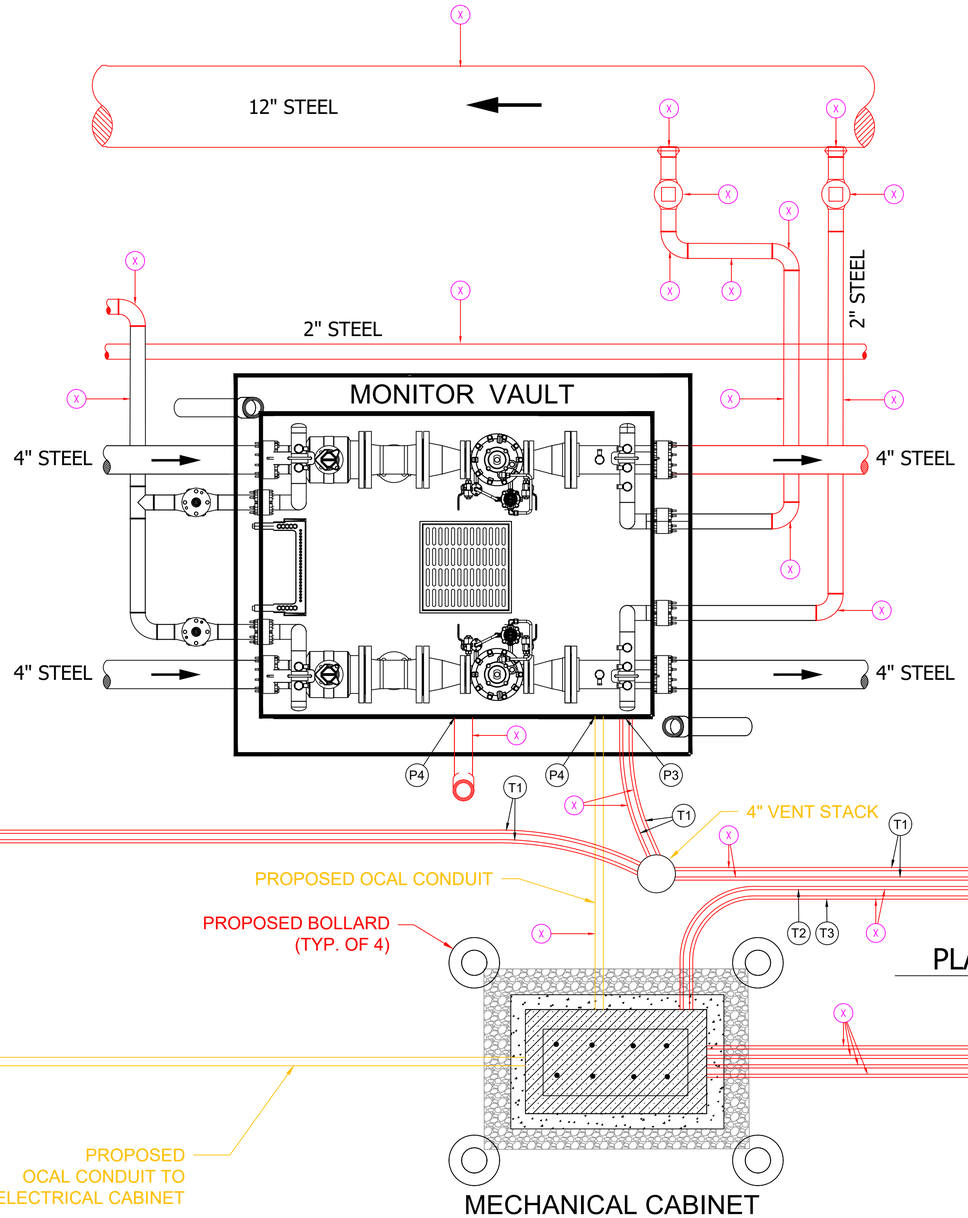
SARGIS ASSOCIATES, INC.
SURVEYING AND ENGINEERING
25 COMMERCE DRIVE
CROMWELL, CT 06416

FIELD VERIFY DIMENSIONS
PRIOR TO PIPE FABRICATION

Attachment: SPR Sylvester @ Roosevelt vaults FPO (6872 : Eversource-Sylvestre St)

SYLVESTER STREET

GRANITE CURBING



PLAN VIEW

Scale: 1" = 1'-0"

No.	Description	Date	Dw/Ck
0	ISSUED FOR CONSTRUCTION	5/11/22	TG/AB

Revision/Status

EVERSOURCE ENERGY

BAY ST @ BAY MEADOW RD, SPRINGFIELD, MA

PREMISE #813119

PROPOSED PIPING PLAN

SCALE: AS NOTED SHEET 5 OF 8

Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
TG 5/11/22	AB 5/11/22	MA-WES-STA-SPR-3791-05	0

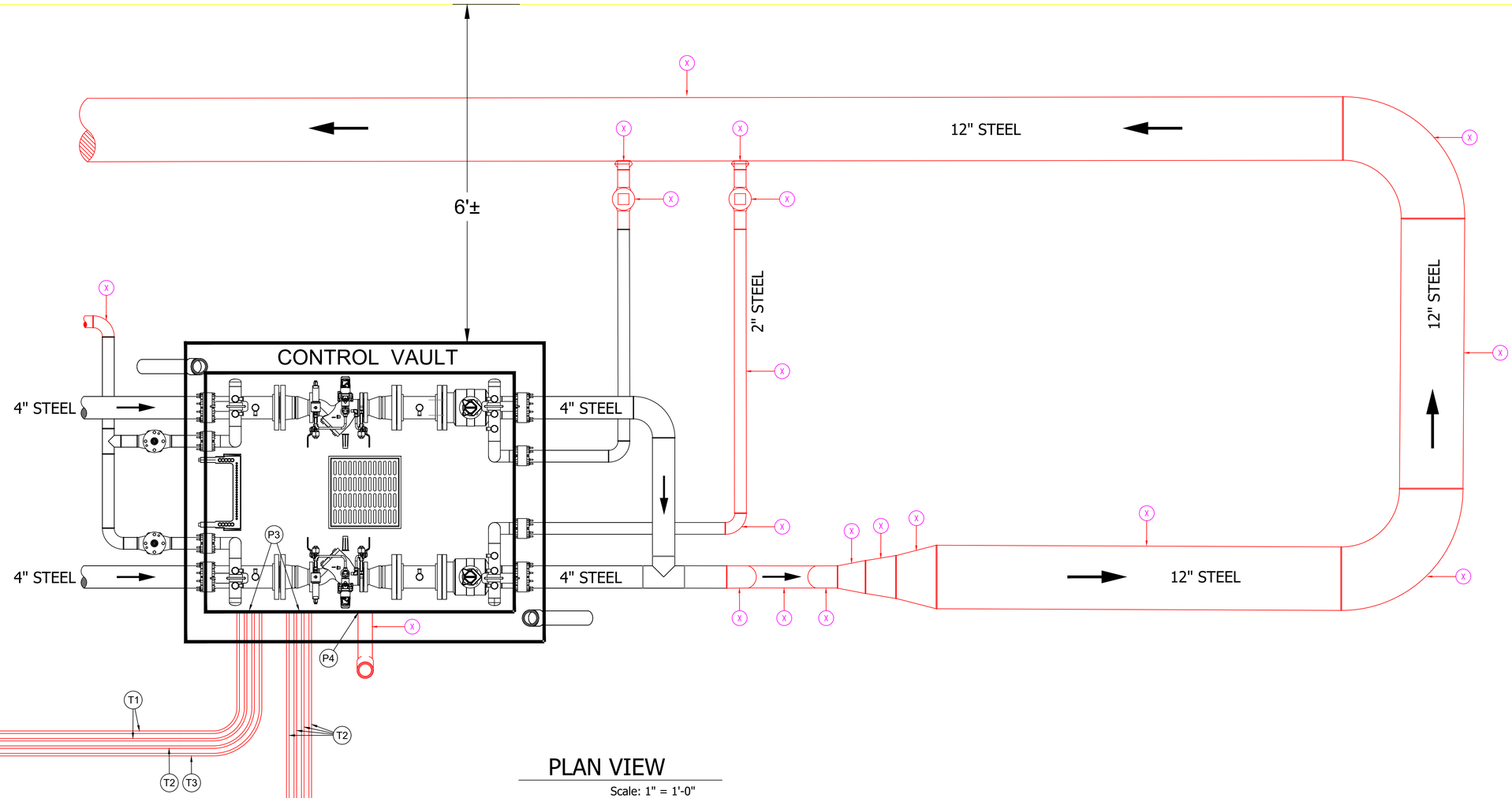
SARGIS ASSOCIATES, INC.
SURVEYING AND ENGINEERING
25 COMMERCE DRIVE
CROMWELL, CT 06416

FIELD VERIFY DIMENSIONS PRIOR TO PIPE FABRICATION

Attachment: SPR Sylvester @ Roosevelt vaults FPO (6872 : Eversource-Sylvestre St.)

SYLVESTER STREET

GRANITE CURBING



PLAN VIEW

Scale: 1" = 1'-0"

NOTES:
1. PROPOSED STATION COMPONENTS SHALL BE PRESSURE TESTED AT A MINIMUM 150PSIG NOT TO EXCEED 200PSIG FOR A MINIMUM OF ONE HOUR OR THE DURATION APPROPRIATE PER COMPANY STANDARDS.
2. 100% NDTS REQUIRED PER COMPANY STANDARD INCLUDING BUT NOT LIMITED TO RADIOGRAPHIC INSPECTION/REVIEW
3. REFER TO BILL OF MATERIALS INCLUDED ON PAGE 2 FOR FULL MATERIAL REQUIREMENTS.
4. ORIENTATION AND/OR COMPOSITION OF TAPS WITHIN FACILITY MAY DEVIATE FROM APPROVED (STAMPED) PLAN TO ACCOMMODATE ACCESS AND WORKABILITY CONCERNS AND SUIT EGMA M&R DESIGNATED USE.

SARGIS ASSOCIATES, INC.
SURVEYING AND ENGINEERING
25 COMMERCE DRIVE
CROMWELL, CT 06416

FIELD VERIFY DIMENSIONS PRIOR TO PIPE FABRICATION

No.	Description	Date	Dw/Ck
0	ISSUED FOR CONSTRUCTION	5/11/22	TG/AB

Revision/Status

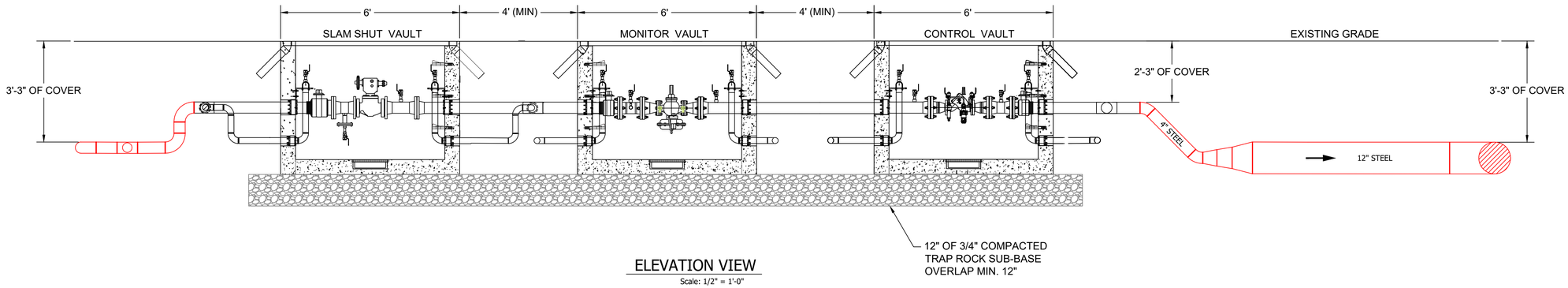
EVERSOURCE ENERGY

BAY ST @ BAY MEADOW RD, SPRINGFIELD, MA
PREMISE #813119
PROPOSED PIPING PLAN

SCALE: AS NOTED SHEET 6 OF 8

Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
TG 5/11/22	AB 5/11/22	MA-WES-STA-SPR-3791-06	0

Attachment: SPR Sylvester @ Roosevelt vaults FPO (6872 : Eversource-Sylvestre St)



ELEVATION VIEW

Scale: 1/2" = 1'-0"

NOTES:

1. PROPOSED STATION COMPONENTS SHALL BE PRESSURE TESTED AT A MINIMUM 150PSIG NOT TO EXCEED 200PSIG FOR A MINIMUM OF ONE HOUR OR THE DURATION APPROPRIATE PER COMPANY STANDARDS.
2. 100% NDTS REQUIRED PER COMPANY STANDARD INCLUDING BUT NOT LIMITED TO RADIOGRAPHIC INSPECTION/REVIEW
3. REFER TO BILL OF MATERIALS INCLUDED ON PAGE 2 FOR FULL MATERIAL REQUIREMENTS.
4. ORIENTATION AND/OR COMPOSITION OF TAPS WITHIN FACILITY MAY DEVIATE FROM APPROVED (STAMPED) PLAN TO ACCOMMODATE ACCESS AND WORKABILITY CONCERNS AND SUIT EGMA M&R DESIGNATED USE.

SARGIS ASSOCIATES, INC.
SURVEYING AND ENGINEERING
25 COMMERCE DRIVE
CROMWELL, CT 06416

FIELD VERIFY DIMENSIONS PRIOR TO PIPE FABRICATION

No.	Description	Date	Dw/Ck
0	ISSUED FOR CONSTRUCTION	5/11/22	TG/AB

Revision/Status

EVERSOURCE ENERGY

BAY ST @ BAY MEADOW RD, SPRINGFIELD, MA

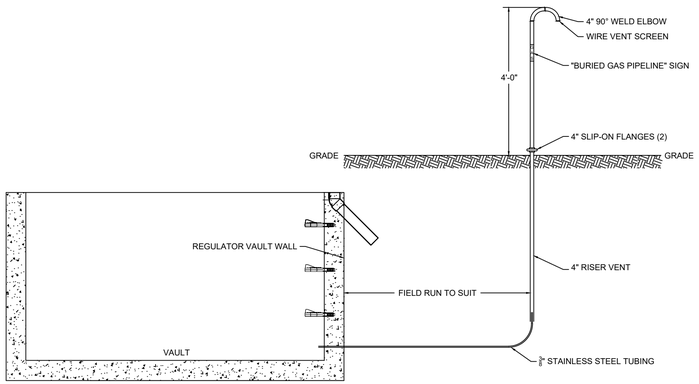
PREMISE #813119

PROPOSED PIPING PLAN

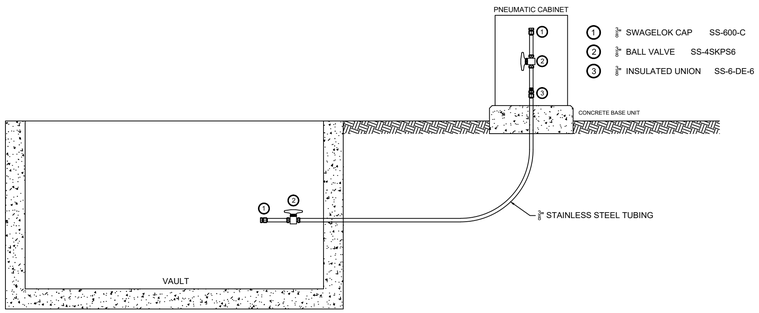
SCALE: AS NOTED SHEET 7 OF 8

Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
TG 5/11/22	AB 5/11/22	MA-WES-STA-SPR-3791-07	0

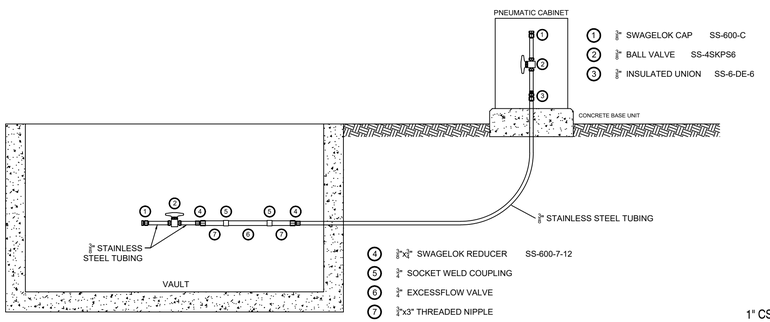
Attachment: SPR Sylvester @ Roosevelt vaults FPO (6872 : Eversource-Sylvestre St.)



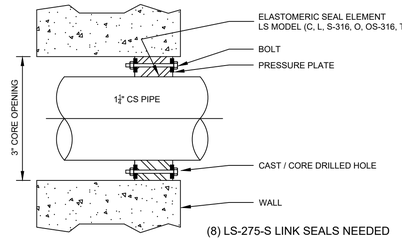
T1 REGULATOR VENT DETAIL
N.T.S.



T2 ROTORK CONTROLLER TUBING & LOW PRESSURE TELEMETRY TUBING DETAIL
N.T.S.

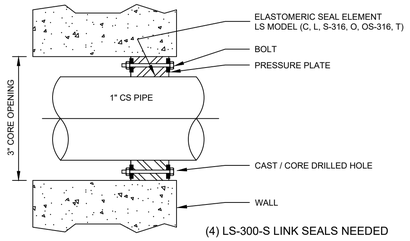


T3 HIGH PRESSURE TELEMETRY TUBING DETAIL
N.T.S.



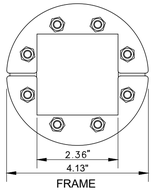
(8) LS-275-S LINK SEALS NEEDED

P1 3" CORE DETAIL A - LINK SEAL LS-275-S
N.T.S.



(4) LS-300-S LINK SEALS NEEDED

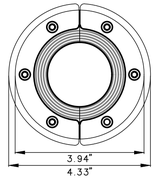
P2 3" CORE DETAIL B - LINK SEAL LS-300-S
N.T.S.



SEALING KIT

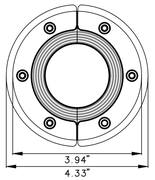
¾" SS TUBING BEING USED FOR THIS APPLICATION

P3 4" CORE DETAIL C - ROXTEC R100/4 UG ITEM #216493
N.T.S.



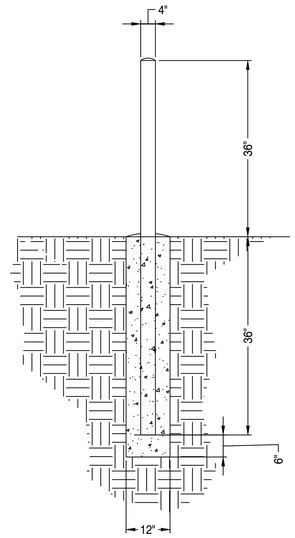
2" CS PIPE BEING USED FOR THIS APPLICATION

P4 4" CORE DETAIL D - ROXTEC RS100 ES ITEM #216494
N.T.S.



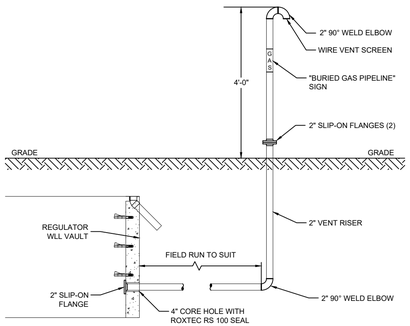
¾", 1" OR 1¼" CS PIPE BEING USED FOR THIS APPLICATION

P5 4" CORE DETAIL E - ROXTEC RS100 ES ITEM #216492
N.T.S.

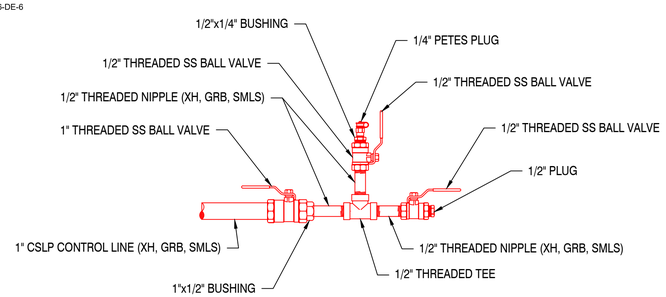


4" BOLLARD DETAIL
N.T.S.

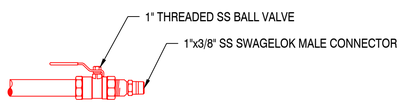
DOME TOP WITH CONCRETE
STANDARD STEEL PIPE FILLED WITH CONCRETE
PAINT EXPOSED SURFACES YELLOW
CONCRETE SLOPED AWAY FROM PIPE AT BASE



2" VENT PIPE RISER DETAIL
NOT TO SCALE



STANDARD 1" CONTROL LINE TAP DETAIL
N.T.S.



STANDARD 1" TELEMETRY LINE DETAIL
N.T.S.

No.	Description	Date	Dw/Ck
0	ISSUED FOR CONSTRUCTION	5/11/22	TG/AB

Revision/Status

EVERSOURCE ENERGY

BAY ST @ BAY MEADOW RD, SPRINGFIELD, MA
PREMISE #813119
PROPOSED PIPING DETAILS

SCALE: AS NOTED SHEET 8 OF 8

Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
TG 5/11/22	AB 5/11/22	MA-WES-STA-SPR-3791-08	0

SARGIS ASSOCIATES, INC.
SURVEYING AND ENGINEERING
25 COMMERCE DRIVE
CROMWELL, CT 06416

FIELD VERIFY DIMENSIONS PRIOR TO PIPE FABRICATION

Attachment: SPR Sylvester @ Roosevelt vaults FPO (6872 : Eversource-Sylvestre St.)

2025 Roosevelt Avenue, Springfield, MA 01104

Richard Salvarezza, PE
Senior Engineer

05/17/2022

Honorable Mayor and City Council
City of Springfield
City Hall
Court Street
Springfield, MA 01103

ATTN: Mr. Anthony Wilson, City Clerk

PROJECT NAME: Roosevelt Ave @ Sylvester St Regulator Station

Ladies & Gentlemen:

Eversource Energy hereby requests that it be granted a location for and permission to install and replace underground gas facilities within a section of the Pine Point Neighborhoods (as seen in the attached plan). Work will extend to the following streets in varying degrees/durations:

Street Name	From	To
Roosevelt Ave @ Sylvester St	Intersection	N/A

This Project will replace an aged natural gas pressure regulating station at the Bay Rd @ Bay Meadow Apts. This project is being done in order to modernize the natural gas pressure regulating facilities to enhance reliability and safety of the gas system. The new station will be installed primarily underground in concrete vaults with some above ground telemetry control and ventilation facilities. Once completed, the old station will be abandoned and the roadways will be restored in accordance with DPW permitting requirements.

Yours truly,

Richard Salvarezza, PE
Senior Engineer
413-302-5853
Eversource Energy

Attachment: SPR Sylvester @ Roosevelt vaults Letter (6872 : Eversource-Sylvestre St.)

City Council

SCHEDULED

Meeting: 06/27/22 07:00 PM
Initiator: Phil Dromey
Sponsors:
DOC ID: 6809

Special Permit

To Amend an Existing Special Permit (Ground Mounted Wireless Telecommunications Facility), Granted March 2015, by Allowing an Increase in Height, at the Property Known as WS Dickinson Street (A.K.A. 1100) (03910-0271) (Book#1962/Page#60), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 6, Section 6.1 and Article 4, Table 4-4, Section 15.2.

Request:	See Above
Owner:	Sinai Temple, Inc.
By:	Richard Alpert, President
Petitioner:	Cellco Partnership d/b/a Verizon Wireless
By:	Ellen Freyman, Esquire

To The City Council of the City of Springfield:

The undersigned respectfully petition your honorable body

to amend an existing special permit (ground mounted wireless telecommunications facility), granted March 2015, by allowing an increase in height, at the property known as WS Dickinson Street (a.k.a. 1100) (03910-0271) (Book#1962/Page#60), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 6, Section 6.1 and Article 4, Table 4-4, Section 15.2.

Mailing Address:

1100 Dickinson Street
Springfield, MA 01108

Owner:

Sinai Temple, Inc.

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

By: _____
Richard Alpert, President

Mailing Address:

20 Alexander Drive
Wallingford, CT 06492

Petitioner:

Cellco Partnership d/b/a Verizon Wireless

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

By: _____
Ellen W. Freyman, Esquire

Attachment: Dickinson_St_WS_Tax_Formal (6809 : WS Dickinson Street)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

05/24/2022

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 : W S Dickinson Street
Petitioner: Cellco Partnership D/B/A Verizon Wireless
Landlord : Sinai Temple, Inc.

Christopher A Caputo / Treasurer Collector

Attachment: Dickinson_St_WS_Tax_Formal (6809 : WS Dickinson Street)

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT

WS DICKINSON STREET (A.K.A. 1100) (03910-0271)
AMEND EXISTING SPECIAL PERMIT (WIRELESS TELECOMMUNICATIONS FACILITY)

General Information

Petitioner:	Cellco Partnership d/b/a Verizon Wireless
Request:	To amend an existing special permit (cell tower) by allowing an increase in the height.
Current use of the property:	Sinai Temple
Parcel Size:	217,800 s.f.
Compatibility with current planning documents:	The Forest Park Neighborhood Plan does not show any changes to this area.
Neighborhood council notification:	Forest Park Civic Association: 6-6-22
Tax Status:	**SEE ATTACHED SHEET**
Site Visit:	6-16-22
Hearing Date:	6-27-22/7-18-22

Staff Analysis

Neighborhood characteristics:

The parcel is zoned Residence B and is located within a primarily residential area. The surrounding land uses include:

To the north is Forest Park zoned Open Space.
To the south is the Jewish Community Center zoned Residence B.
To the east are the Georgetown condominiums zoned Residence C-1.
To the west is an apartment complex zoned Residence C-1.

Review:

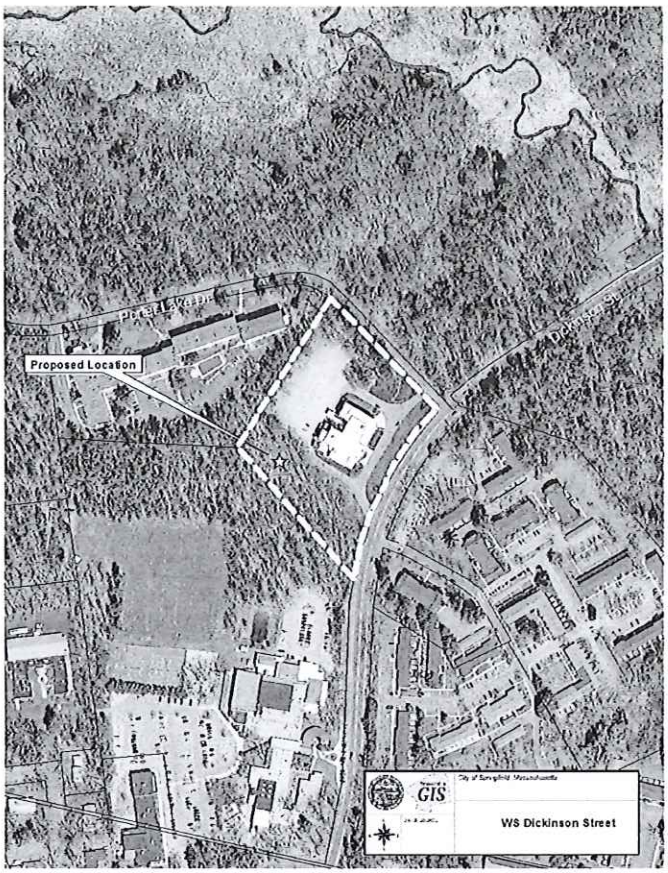
The petitioner has requested to amend an existing special permit for a wireless telecommunications facility (cell tower), granted in March 2015, by allowing in increase in the height, at the property known as WS Dickinson Street (a.k.a. 1100). This is currently the site of the Sinai Temple. The cell tower is currently located within a wooded section of the property just south of the Temple.

Attachment: Dickinson_St_WS_2022 (6809 : WS Dickinson Street)

As noted above, the petitioner is requesting to amend the existing special permit by allowing an increase in the height of the tower. The tower is currently eighty (80) feet tall and the petitioner is requesting to increase the height by thirty (30) feet for a total height of one hundred and ten (110) feet.

As with all special permits for the installation of cell towers, the staff continues to have concerns about the visual impact that this tower may have on not only the direct residential butters but also the overall look of the residential neighborhood.

After reviewing the information submitted by the petitioner, including photo simulations, the staff has made the determination that while the tower will now extend above the tree line, the proposed increase in height will continue to have a minimal visual impact on the surrounding residential uses or on the neighborhood as a whole. Therefore, the staff does not oppose the proposed request.



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 increase of the existing ground mounted wireless telecommunications to a height of one hundred and ten (110) feet, at the property known as WS Dickinson Street (a.k.a. 1100) (03910-0271).
3. The use shall be developed as per the attached site plans and elevations, dated 1/21/15.
4. Any and all variances, required from the Board of Appeals, shall be obtained prior to the issuance of a Building Permit.
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.

Attachment: Dickinson_St_WS_2022 (6809 : WS Dickinson Street)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

05/24/2022

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 : W S Dickinson Street
Petitioner: Cellco Partnership D/B/A Verizon Wireless
Landlord : Sinai Temple, Inc.

Christopher A Caputo / Treasurer Collector

Attachment: Dickinson_St_WS_2022 (6809 : WS Dickinson Street)

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

TO: **DATE:** April 28, 2015

DEPARTMENT: **FROM:** Wayman Lee, Esq.

COPIES TO: **DEPARTMENT:** City Clerk

SUBJECT: WS Dickinson Street

This is to inform you that at a meeting of the City Council held on Monday March 23, 2015, it was voted by the City Council according to law to grant a special permit to Owner: Siani Temple, Inc. By: Jeffrey Cossin, MD President and Petitioner: Verizon Wireless By: Ellen W. Freyman, Esquire to allow the installation of a ground mounted wireless telecommunications facility at the property known as WS Dickinson Street (a.k.a 1100) (03910-0271) as allowed by M.G.L and the Springfield Zoning Ordinance Article 6, Section 6.1 and Article 4, Table 4-4 Section 15.2 with the following conditions:

1 This special permit is granted to this petitioner only.
2. This special permit is granted solely for the installation of an eight (80) foot, ground mounted wireless telecommunication, at the property known as WS Dickinson Street (a.k.a. 1100) (03910-0271).
3. The use shall be developed as per the attached site plans and elevations, dated 1-21-15.
4. 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 a fine of up to $50 per day for each day a violation exists.

REASONS: 1.The proximity of the telecommunications facility to residential structures, residential district boundaries, the property boundaries of a school, place of worship, college, public library, public park, public conservation area, museum, cemetery, property or district listed on the State Register of Historic Places, or an American Heritage River was considered. 2.The nature of uses on adjacent nearby properties were considered;3.The surrounding topography was considered; 4.The surrounding tree coverage and foliage was considered; 5.The design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness including stealth designs which are encouraged was considered; 6. The availability of suitable existing towers, alternative tower structures, other structures or alternative technologies not requiring the use of towers or structures was considered; 7. The availability of the proposed tower to other potential carriers was considered. 8.The adequacy of the setback or design of the facility to ensure the safety of persons or property in the event of collapse was considered. 9. To incorporate the Planning Staff analysis into the decision at the basis of the findings.

The above reasons were stated for granting the special permit.
March 23, 2015

This permit becomes effective on April 28, 2015

Very truly yours

Wayman Lee, Esq.
City Clerk

WL/laf

Attachment: Dickinson_St_WS_2022 (6809 : WS Dickinson Street)

Photo-Simulations

SINAI TEMPLE
1100 DICKINSON STREET
SPRINGFIELD, MA

Prepared in June 2022 by:
All-Points Technology Corporation, P.C.
567 Vauxhall Street Extension – Suite 311
Waterford, CT 06320

Prepared for Verizon Wireless

ALL-POINTS
TECHNOLOGY CORPORATION

Attachment: Dickinson_St_WS_2022 (6809 : WS Dickinson Street)

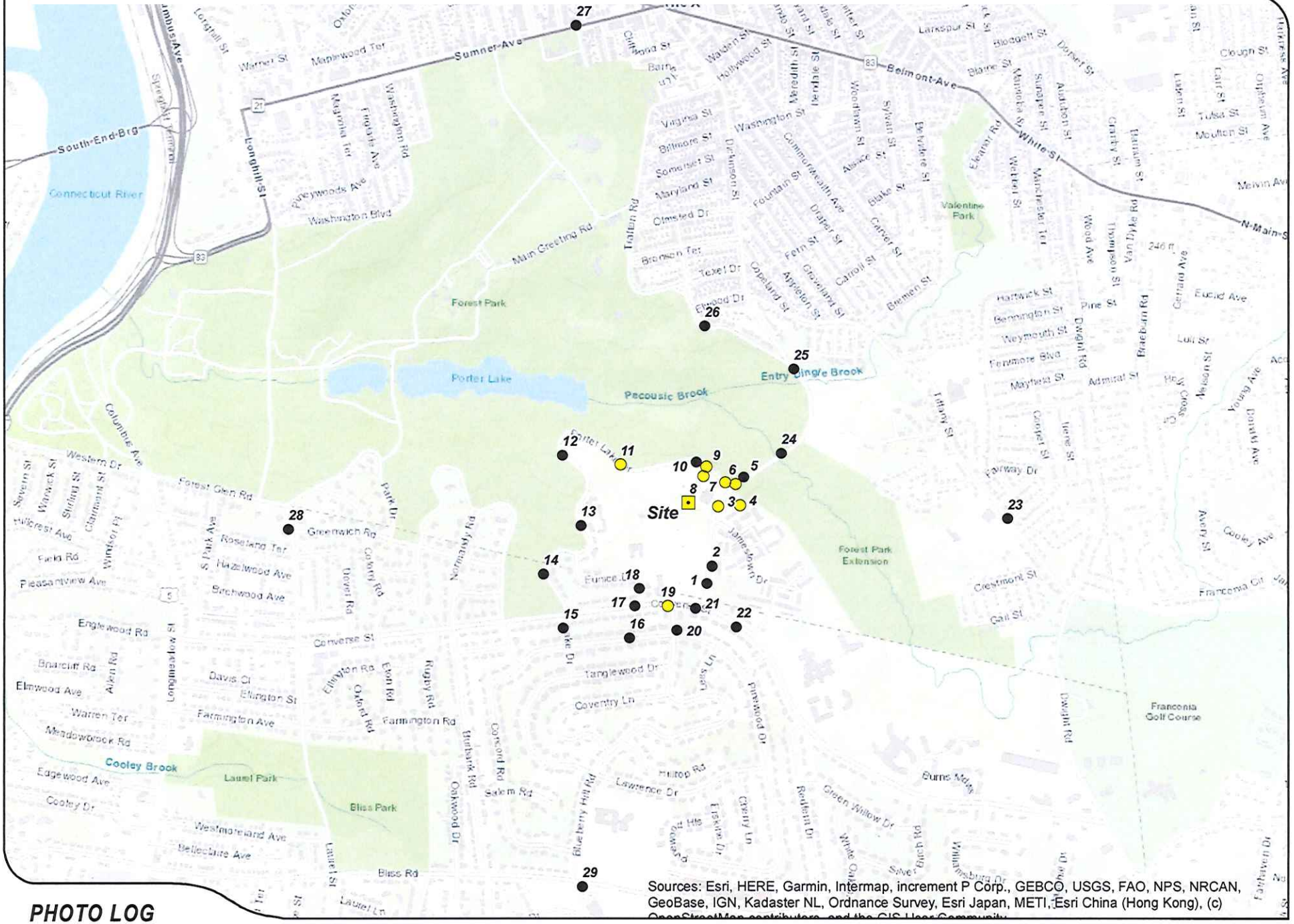


PHOTO LOG

Legend

Site Visible Not Visible

1 inch = 1,500 feet

1,500 750 0 1,500 Feet

ALL-POINTS TECHNOLOGY CORPORATION

verizon

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
1	DICKINSON STREET	NORTHWEST	+/- 0.19 MILE	NOT VISIBLE

PHOTOGRAPHED ON 6/10/2022

ALL-POINTS TECHNOLOGY CORPORATION

verizon

Attachment: Dickinson_St_WS_2022 (6809 : WS Dickinson Street)

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
2	GEORGETOWN CONDOMINIUM	NORTHWEST	+/- 0.16 MILE	NOT VISIBLE

PHOTOGRAPHED ON 6/10/2022

ALL-POINTS TECHNOLOGY CORPORATION

verizon

Attachment: Dickinson_St_WS_2022 (6809 : WS Dickinson Street)

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
3	DICKINSON STREET	WEST	+/- 367 FEET	VISIBLE

PHOTOGRAPHED ON 6/10/2022 24mm Focal Length

ALL-POINTS TECHNOLOGY CORPORATION

verizon

Attachment: Dickinson_St_WS_2022 (6809 : WS Dickinson Street)

PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
3	DICKINSON STREET	WEST	+/- 367 FEET	VISIBLE

ALL-POINTS TECHNOLOGY CORPORATION

verizon

Attachment: Dickinson_St_WS_2022 (6809 : WS Dickinson Street)

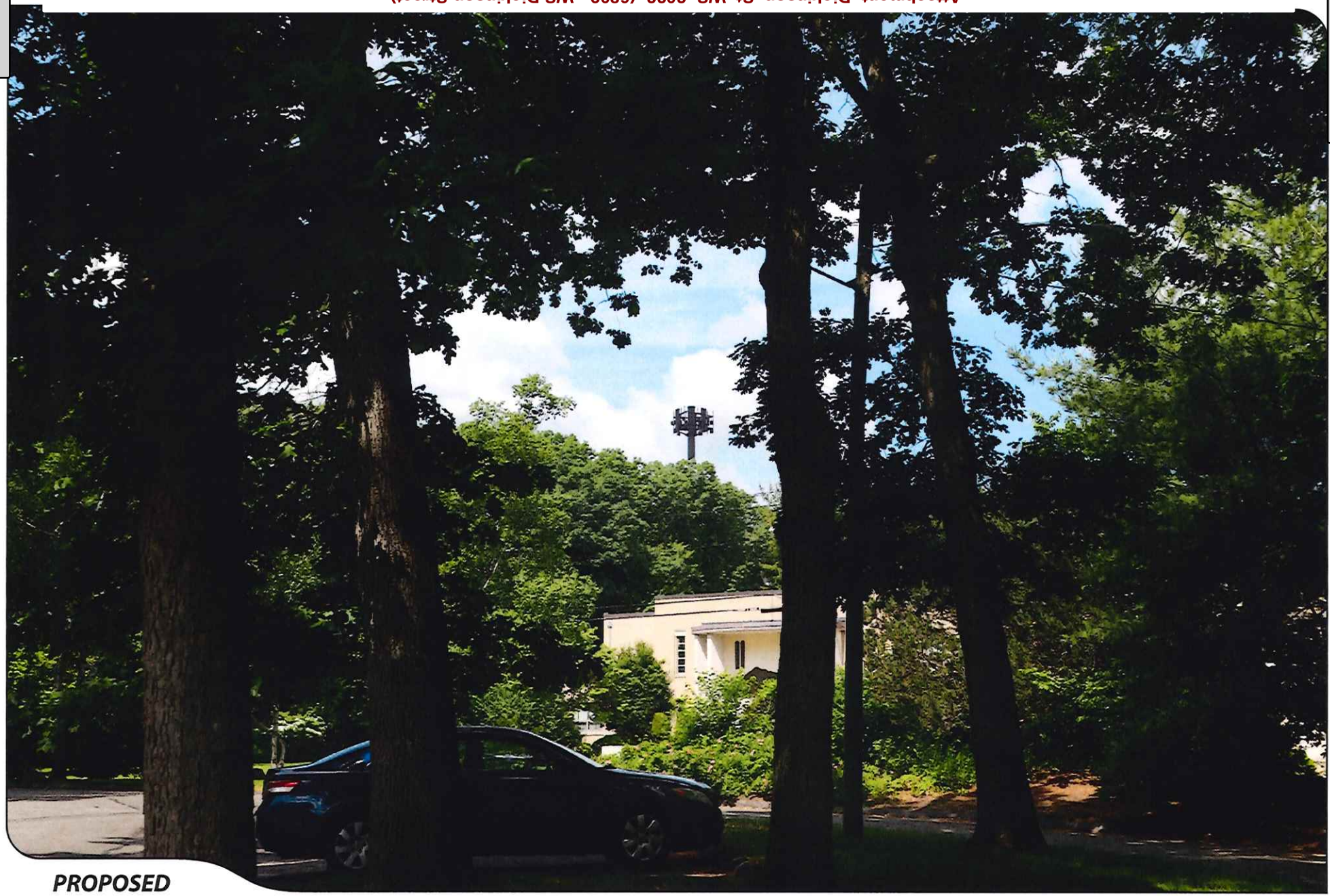
PHOTOGRAPHED ON 6/10/2022

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
4	**GEORGETOWN CONDOMINIUM**	**WEST**	**+/- 0.12 MILE**	**VISIBLE**

ALL-POINTS TECHNOLOGY CORPORATION

verizon



PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
4	**GEORGETOWN CONDOMINIUM**	**WEST**	**+/- 0.12 MILE**	**VISIBLE**

ALL-POINTS TECHNOLOGY CORPORATION

verizon

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
5	DICKINSON STREET	SOUTHWEST	+/- 0.14 MILE	NOT VISIBLE

PHOTOGRAPHED ON 6/10/2022

ALL-POINTS TECHNOLOGY CORPORATION

verizon

Attachment: Dickinson_St_WS_2022 (6809 : WS Dickinson Street)

PHOTOGRAPHED ON 6/10/2022

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
6	**DICKINSON STREET**	**SOUTHWEST**	**+/- 0.12 MILE**	**VISIBLE**

ALL-POINTS TECHNOLOGY CORPORATION

verizon

PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
6	DICKINSON STREET	SOUTHWEST	+/- 0.12 MILE	VISIBLE

ALL-POINTS TECHNOLOGY CORPORATION

verizon

Attachment: Dickinson_St_WS_2022 (6809 : WS Dickinson Street)

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
7	PORTER LAKE DRIVE	SOUTHWEST	+/- 0.10 MILE	VISIBLE

PHOTOGRAPHED ON 6/10/2022

ALL-POINTS TECHNOLOGY CORPORATION

verizon

Attachment: Dickinson_St_WS_2022 (6809 : WS Dickinson Street)

PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
7	PORTER LAKE DRIVE	SOUTHWEST	+/- 0.10 MILE	VISIBLE

ALL-POINTS TECHNOLOGY CORPORATION

verizon

Attachment: Dickinson_St_WS_2022 (6809 : WS Dickinson Street)

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
8	HOST PROPERTY	SOUTHWEST	+/- 378 FEET	VISIBLE

PHOTOGRAPHED ON 6/10/2022

ALL-POINTS TECHNOLOGY CORPORATION

verizon

Attachment: Dickinson_St_WS_2022 (6809 : WS Dickinson Street)

PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
8	HOST PROPERTY	SOUTHWEST	+/- 378 FEET	VISIBLE

ALL-POINTS TECHNOLOGY CORPORATION

verizon

Attachment: Dickinson_St_WS_2022 (6809 : WS Dickinson Street)

PHOTOSIMULATED ON 6/10/2022

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
9	**PORTER LAKE DRIVE**	**SOUTHWEST**	**+/- 0.10 MILE**	**VISIBLE**

ALL-POINTS TECHNOLOGY CORPORATION

verizon

PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
9	**PORTER LAKE DRIVE**	**SOUTHWEST**	**+/- 0.10 MILE**	**VISIBLE**

ALL-POINTS TECHNOLOGY CORPORATION

verizon

EXISTING

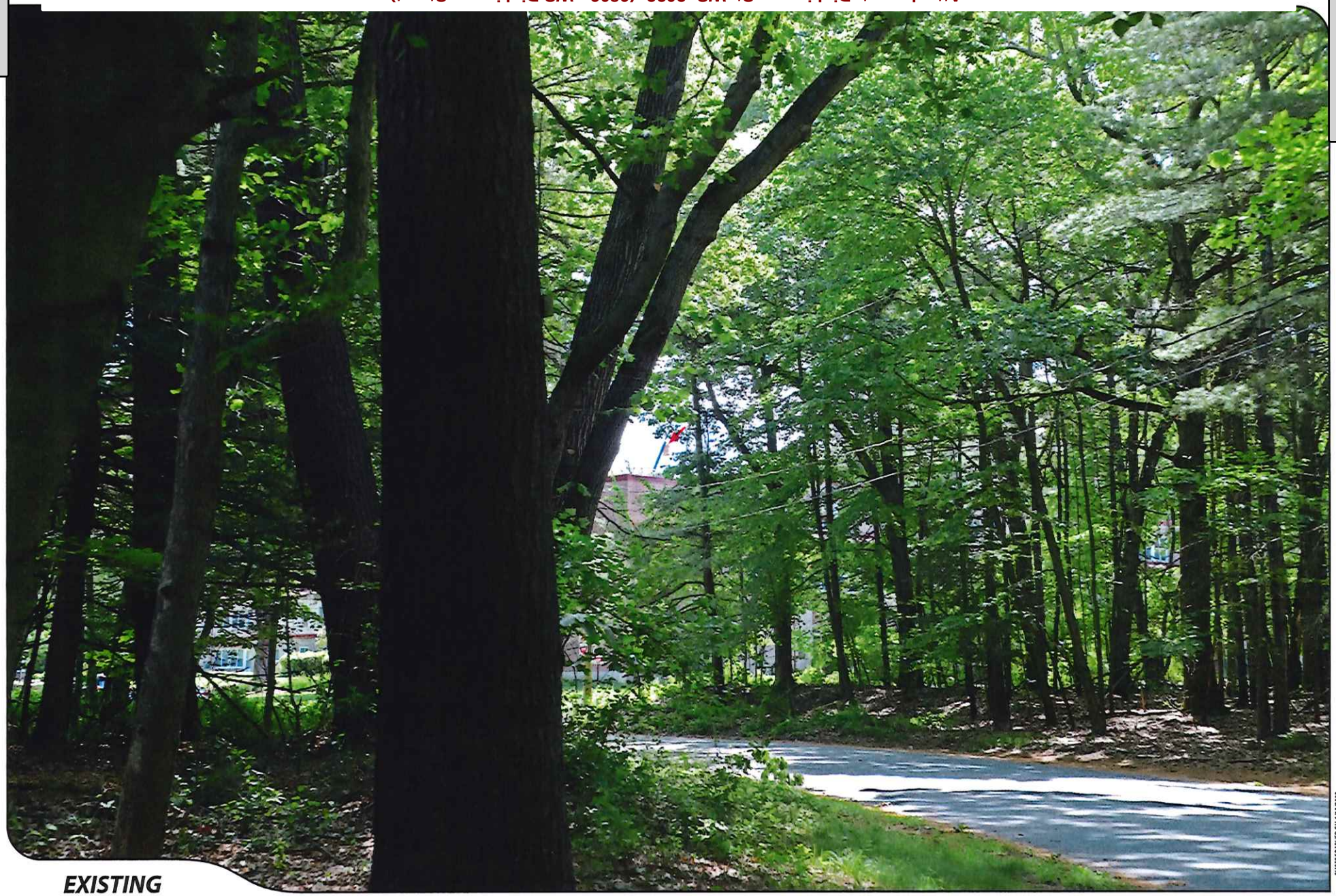
PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
10	PORTER LAKE DRIVE	SOUTH	+/- 0.10 MILE	NOT VISIBLE

PHOTOGRAPHED ON 6/10/2022 35mm Focal Length

ALL-POINTS TECHNOLOGY CORPORATION

verizon

Attachment: Dickinson_St_WS_2022 (6809 : WS Dickinson Street)



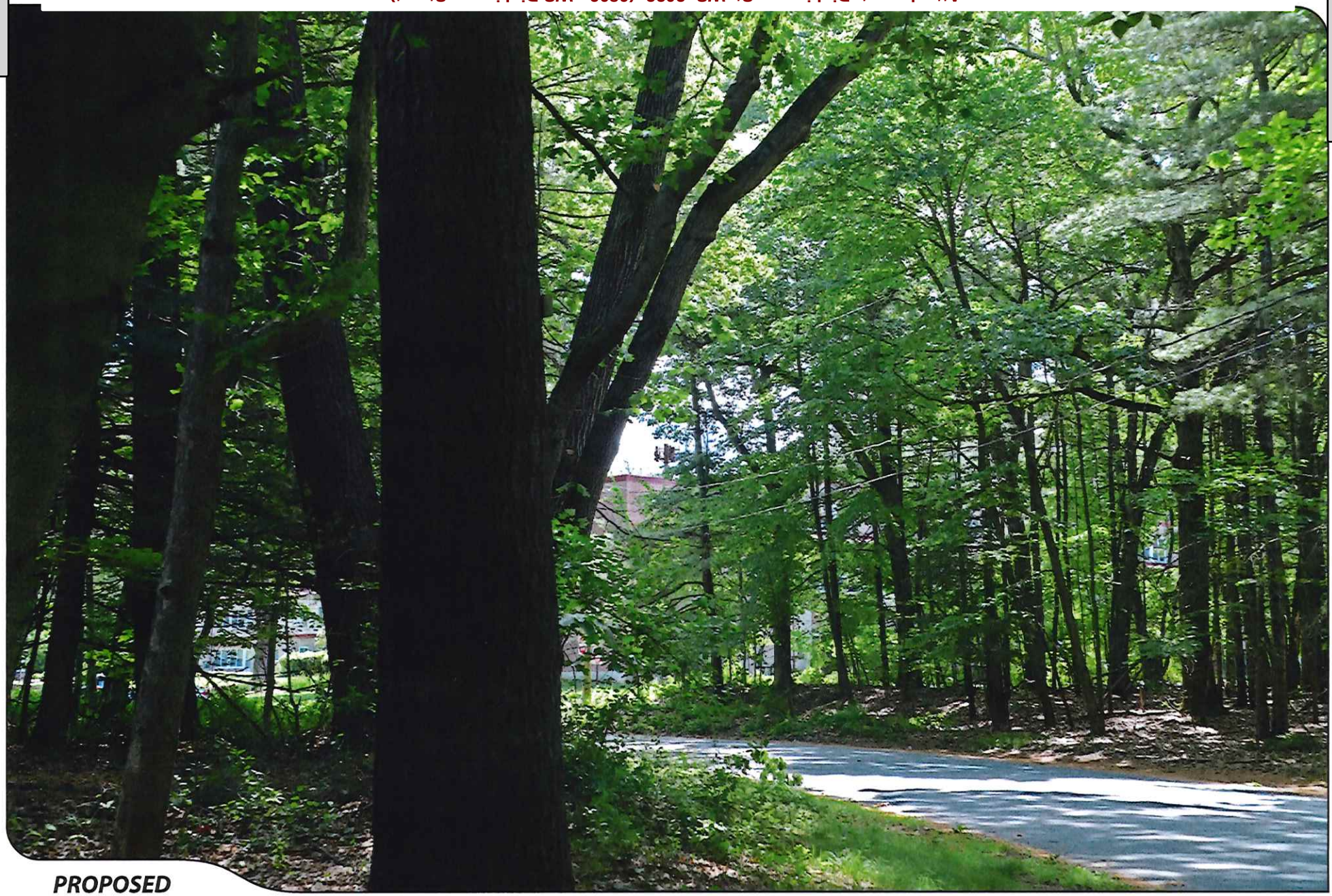
PHOTOGRAPHED ON 6/10/2022

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
11	**PORTER LAKE DRIVE**	**SOUTHEAST**	**+/- 0.18 MILE**	**VISIBLE**

ALL-POINTS TECHNOLOGY CORPORATION

verizon



PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
11	**PORTER LAKE DRIVE**	**SOUTHEAST**	**+/- 0.18 MILE**	**VISIBLE**

ALL-POINTS TECHNOLOGY CORPORATION

verizon

Attachment: Dickinson_St_WS_2022 (6809 : WS Dickinson Street)

35mm Focal Length

FHX00SAAPHD ON 6/10/2022

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
12	**PORTER LAKE DRIVE**	**SOUTHEAST**	**+/- 0.31 MILE**	**NOT VISIBLE**

ALL-POINTS TECHNOLOGY CORPORATION

verizon

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
13	PORTER LAKE DRIVE	NORTHEAST	+/- 0.25 MILE	NOT VISIBLE

PHOTOGRAPHED ON 6/10/2022 35mm Focal Length

ALL-POINTS TECHNOLOGY CORPORATION

verizon

Attachment: Dickinson_St_WS_2022 (6809 : WS Dickinson Street)

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
14	PORTER LAKE DRIVE	NORTHEAST	+/- 0.37 MILE	NOT VISIBLE

PHOTOGRAPHED ON 6/10/2022 24mm Focal Length

ALL-POINTS TECHNOLOGY CORPORATION

verizon

Attachment: Dickinson_St_WS_2022 (6809 : WS Dickinson Street)

Attachment: Dickinson_St_WS_2022 (6809 : WS Dickinson Street)

35mm Focal Length

PHOTOSIMULATED ON 6/10/2022

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
15	LAKE DRIVE	NORTHEAST	+/- 0.40 MILE	NOT VISIBLE

ALL-POINTS TECHNOLOGY CORPORATION

verizon

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
16	PINEWOOD DRIVE	NORTHEAST	+/- 0.34 MILE	NOT VISIBLE

PHOTOGRAPHED ON 6/10/2022

ALL-POINTS TECHNOLOGY CORPORATION

verizon

Attachment: Dickinson_St_WS_2022 (6809 : WS Dickinson Street)

EXISTING

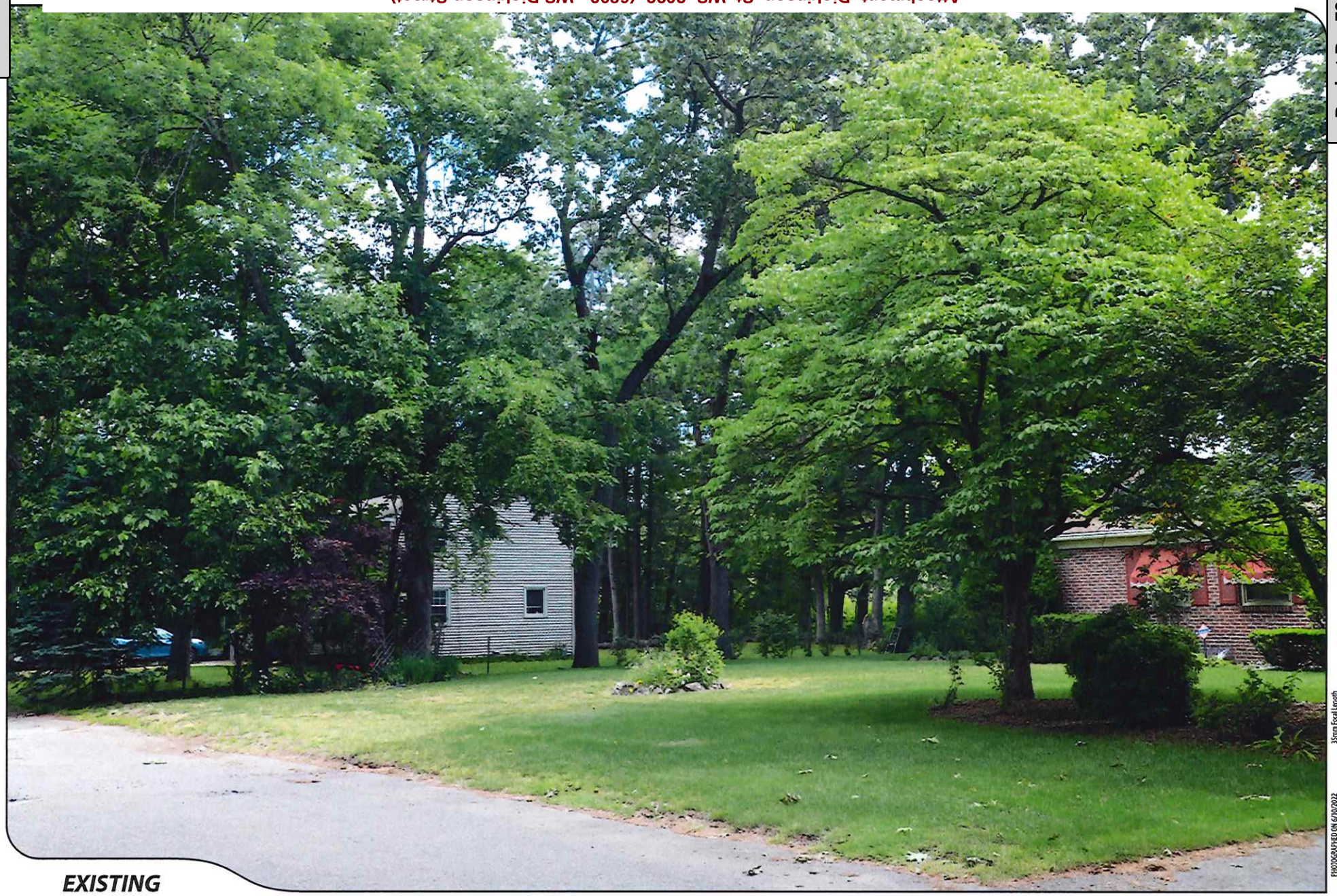
PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
17	CONVERSE STREET	NORTHEAST	+/- 0.26 MILE	NOT VISIBLE

PHOTOGRAPHED ON 6/10/2022 35mm Focal Length

ALL-POINTS TECHNOLOGY CORPORATION

verizon

Attachment: Dickinson_St_WS_2022 (6809 : WS Dickinson Street)



EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
18	BECKWITH DRIVE	NORTHEAST	+/- 0.22 MILE	NOT VISIBLE

ALL-POINTS TECHNOLOGY CORPORATION

verizon

PHOTOSIMULATED ON 6/10/2022

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
19	CONVERSE STREET AT BLUEBERRY HILL ROAD	NORTHEAST	+/- 0.24 MILE	VISIBLE

ALL-POINTS TECHNOLOGY CORPORATION

verizon

PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
19	CONVERSE STREET AT BLUEBERRY HILL ROAD	NORTHEAST	+/- 0.24 MILE	VISIBLE

ALL-POINTS TECHNOLOGY CORPORATION

verizon

Attachment: Dickinson_St_WS_2022 (6809 : WS Dickinson Street)

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
20	BLUEBERRY HILL ROAD	NORTH	+/- 0.29 MILE	NOT VISIBLE

PHOTOGRAPHED ON 6/10/2022

ALL-POINTS TECHNOLOGY CORPORATION

verizon

Attachment: Dickinson_St_WS_2022 (6809 : WS Dickinson Street)

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
21	CONVERSE STREET	NORTH	+/- 0.24 MILE	NOT VISIBLE

PHOTOGRAPHED ON 6/10/2022 35mm Focal Length

ALL-POINTS TECHNOLOGY CORPORATION

verizon

Attachment: Dickinson_St_WS_2022 (6809 : WS Dickinson Street)

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
22	CONVERSE STREET	NORTHEAST	+/- 0.30 MILE	NOT VISIBLE

PHOTOGRAPHED ON 6/10/2022 24mm Focal Length

ALL-POINTS TECHNOLOGY CORPORATION

verizon

Attachment: Dickinson_St_WS_2022 (6809 : WS Dickinson Street)

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
23	TIFFANY STREET	WEST	+/- 0.73 MILE	NOT VISIBLE

PHOTOGRAPHED ON 6/10/2022

ALL-POINTS TECHNOLOGY CORPORATION

verizon

Attachment: Dickinson_St_WS_2022 (6809 : WS Dickinson Street)

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
24	DICKINSON STREET	SOUTHWEST	+/- 0.24 MILE	NOT VISIBLE

PHOTOGRAPHED ON 6/10/2022

ALL-POINTS TECHNOLOGY CORPORATION

verizon

Attachment: Dickinson_St_WS_2022 (6809 : WS Dickinson Street)

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
25	DICKINSON STREET	SOUTHWEST	+/- 0.39 MILE	NOT VISIBLE

PHOTOGRAPHED ON 6/10/2022

ALL-POINTS TECHNOLOGY CORPORATION

verizon

Attachment: Dickinson_St_WS_2022 (6809 : WS Dickinson Street)

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
26	TRAFTON ROAD	SOUTH	+/- 0.41 MILE	NOT VISIBLE

PHOTOGRAPHED ON 6/10/2022 24mm Focal Length

ALL-POINTS TECHNOLOGY CORPORATION

verizon

Attachment: Dickinson_St_WS_2022 (6809 : WS Dickinson Street)

EXISTING

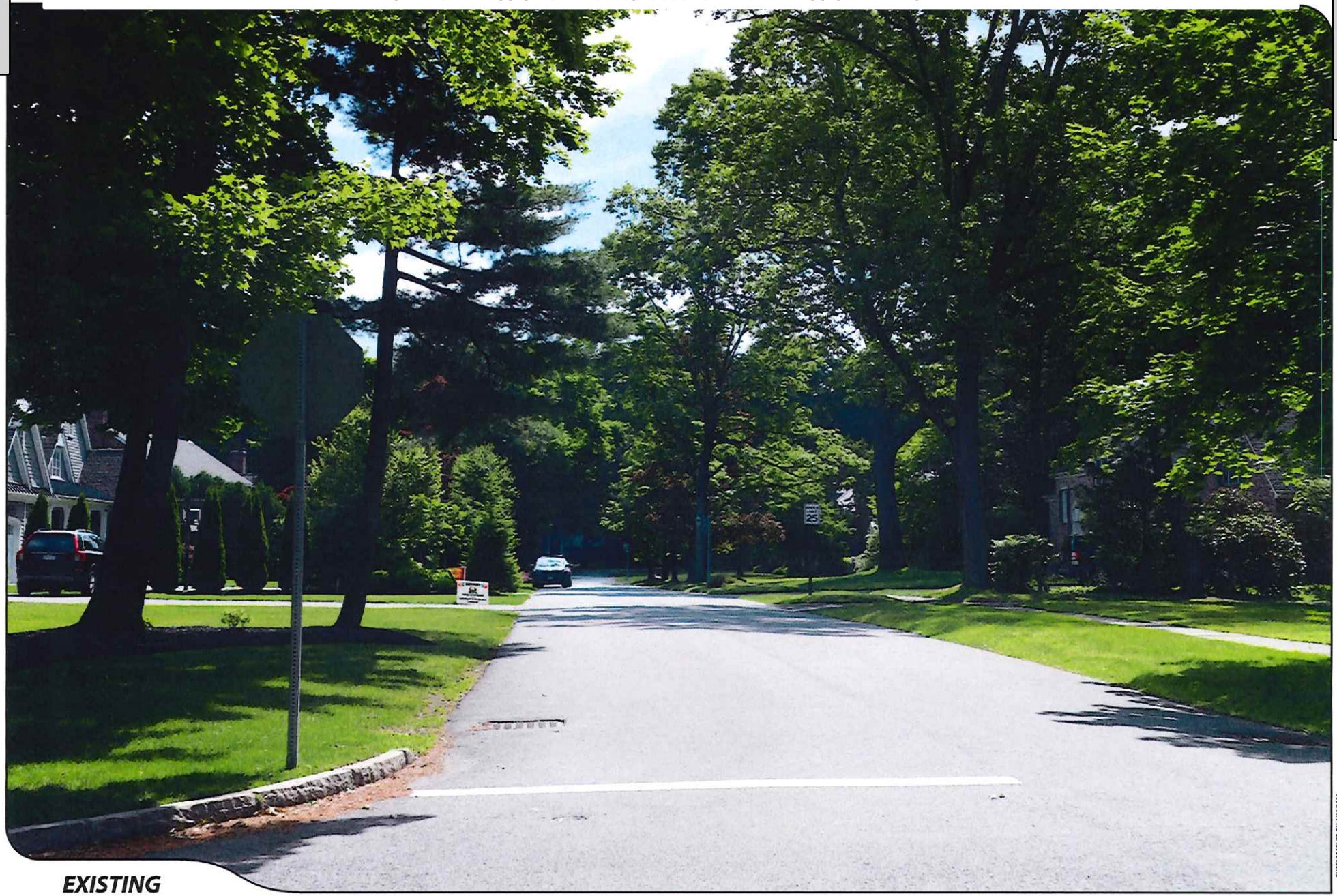
PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
27	SUMNER AVENUE	SOUTHEAST	+/- 1.12 MILES	NOT VISIBLE

PHOTOGRAPHED ON 6/10/2022

ALL-POINTS TECHNOLOGY CORPORATION

verizon

Attachment: Dickinson_St_WS_2022 (6809 : WS Dickinson Street)



PHOTOGRAPHED ON 6/18/2022

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
28	**LAUREL STREET AT GREENWICH ROAD**	**EAST**	**+/- 0.92 MILE**	**NOT VISIBLE**

ALL-POINTS TECHNOLOGY CORPORATION

verizon

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
29	BLISS ROAD	NORTHEAST	+/- 0.91 MILE	NOT VISIBLE

PHOTOGRAPHED ON 6/10/2022

ALL-POINTS TECHNOLOGY CORPORATION

verizon

Attachment: Dickinson_St_WS_2022 (6809 : WS Dickinson Street)

Attachment: Dickinson_St_WS_2022 (6809 : WS Dickinson Street)

VICINITY MAP

SCALE: N.T.S.

APPROXIMATE COORDINATES: LATITUDE: N42° 04' 11.47"
LONGITUDE: W72° 33' 22.56"

TOWER STRUCTURAL NOTE:
AN ANALYSIS OF THE CAPACITY OF THE EXISTING STRUCTURE TO SUPPORT THE PROPOSED LOADING HAS BEEN COMPLETED BY: HUDSON DESIGN GROUP, LLC. DATED: MAY 6, 2022 (REV-2)

MOUNT STRUCTURAL NOTE:
AN ANALYSIS FOR THE CAPACITY OF THE ANTENNA MOUNT TO SUPPORT THE PROPOSED LOADING HAS BEEN COMPLETED BY: HUDSON DESIGN GROUP, LLC. DATED: APRIL 26, 2022

NOTE:
PROPOSED MT6407-77A ANTENNA SIZE AND WEIGHT ARE NOT TO EXCEED:

DIMENSIONS H35.12"xW16.06"xD5.51"
WEIGHT (INCLUDING INTEGRATED RRH) 87.1 LBS

PAINT NOTE:
TOWER EXTENSION TO BE PAINTED FRENCH ROAST, SHERMAN WILLIAMS, # SW 6069

GC TO VERIFY PROPOSED PAINT COLOR TO MATCH EXISTING TOWER COLOR. FOR PROPOSED TOWER EXTENSION & ALL PROPOSED AND EXISTING ANTENNAS, RRHs, OVPs, PIPE MASTS, BRACKETS, MOUNTING HARDWARE, CABLES & JUMPERS PER LANDLORD AND LICENSEE'S SPECIFICATIONS.

COMPOUND PLAN

22x34 SCALE: 3/32"=1'-0"
11x17 SCALE: 3/64"=1'-0"

1 / A-1

FIELD INSPECTION DATE: 10-09-2021

SCOPE

1. (12) EXISTING ANTENNAS TO BE REMOVED, INSTALL (12) PROPOSED ANTENNAS PER 'RF'.
2. (6) EXISTING RRHS TO BE REMOVED, INSTALL (12) PROPOSED RRHS PER 'RF'.
3. (2) EXISTING OVPS TO BE REMOVED, INSTALL (1) OVP PER 'RF'.
4. ALL EXISTING HYBRID CABLES TO BE REMOVED, INSTALL (2) HYBRID CABLES PER 'RF'.
5. INSTALL (3) PROPOSED SIDE-BY-SIDE MOUNTS PER 'RF'.
6. ALL REPLACEMENT ANTENNAS TO MATCH EXISTING CONDITION & HEIGHTS.
7. RECONFIGURE/RELOCATE EXISTING ANTENNA MOUNTS AS NECESSARY TO ACCOMMODATE HORIZONTAL SEPARATION, PROPOSED AZIMUTHS, AND ANTENNAS CONFIGURATION.

NEW ANTENNA CONFIGURATION

NOTE TO GENERAL CONTRACTOR:

'RF' DESIGN AND EQUIPMENT IS BASED UPON RFDS ISSUED BY VZW DATED: MAY 11, 2022 REVISION #2.

THE CONTRACTOR OF RECORD SHALL CONTACT VZW PRIOR TO ANY AND ALL ORDERING/PURCHASING/INSTALLATION OF EQUIPMENT TO VERIFY THAT THE 'RF' LISTED IN THE DRAWING SET IS CURRENT AND UP TO DATE.

NOTES

1. NORTH SHOWN AS APPROXIMATE.
2. SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
3. ANTENNAS WILL BE CAMOUFLAGED WITH 3M WRAP OR SHERWIN-WILLIAMS PRO INDUSTRIAL DTM ACRYLIC PAINT, AS NEEDED, PER VERIZON WIRELESS AND BUILDING OWNER'S APPROVAL.
4. PRIOR TO COMMENCEMENT OF ANY WORK, CONTRACTOR SHALL FIELD VERIFY PURSUANT TO FINDINGS DETAILED IN STRUCTURAL ANALYSIS, STRUCTURAL ANALYSIS TO VERIFY CAPACITY OF EXISTING STRUCTURE TO ENSURE STRUCTURAL INTEGRITY. FOLLOWING INSTALLATION OF PROPOSED ANTENNAS, COAX CABLES AND REQUIRED HARDWARE, COPY OF STRUCTURAL ANALYSIS TO BE SENT TO DESIGN ENGINEER.
5. CONTRACTOR SHALL FIELD VERIFY SCOPE OF WORK, EXISTING ANTENNA MOUNT LOCATION AND ANTENNAS TO BE INSTALLED.
6. CONTRACTOR SHALL NOTIFY ENGINEERS IF FIELD CONDITIONS DIFFER FROM DESIGN.
7. RAD CENTERS MEASURED IN THE FIELD WITH LASER BY HDG. RAD CENTERS MAY NOT MATCH RF ANTENNA DESIGN SHEET.

ANTENNA ORIENTATION

PREPARED FOR: CELLCO PARTNERSHIP D.B.A.

verizon

HUDSON Design Group LLC
41 RESEARCH DRIVE
SUITE 400
HADDAM, CT 06438
TEL: (978) 557-5553
FAX: (978) 336-5586

COMMONWEALTH OF MASSACHUSETTS
DANIEL HAMM
No. 52,720
REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS
DANIEL HAMM
No. 52,720
REGISTERED PROFESSIONAL ENGINEER
NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED. DATE LIMITED TO 90 DAYS FROM SIGNATURE DATE

CHECKED BY: JJK
APPROVED BY: DPH

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
2	05/10/22	ANT. TYPE/ QTY. CHANGE	SE
1	04/26/22	REVISED PER COMMENTS	SE
0	12/14/21	ISSUED FOR CONSTRUCTION	SE

SITE NAME:
LONGMEADOW
NORTH MA (AKA
SINAI TEMPLE)

SITE ADDRESS:
1100 DICKINSON STREET
SPRINGFIELD, MA 01108

SHEET TITLE
COMPOUND PLAN

SHEET NUMBER
A-1

Attachment: Dickinson_St_WS_2022 (6809 : WS Dickinson Street)

NOTE:

PROPOSED MT6407-77A ANTENNA SIZE AND WEIGHT ARE NOT TO EXCEED:

DIMENSIONS H35.12"xW16.06"xD5.51"
WEIGHT (INCLUDING INTEGRATED RRH) 87.1 LBS

MOUNT STRUCTURAL NOTE:

AN ANALYSIS FOR THE CAPACITY OF THE ANTENNA MOUNT TO SUPPORT THE PROPOSED LOADING HAS BEEN COMPLETED BY: HUDSON DESIGN GROUP, LLC.
DATED: APRIL 26, 2022

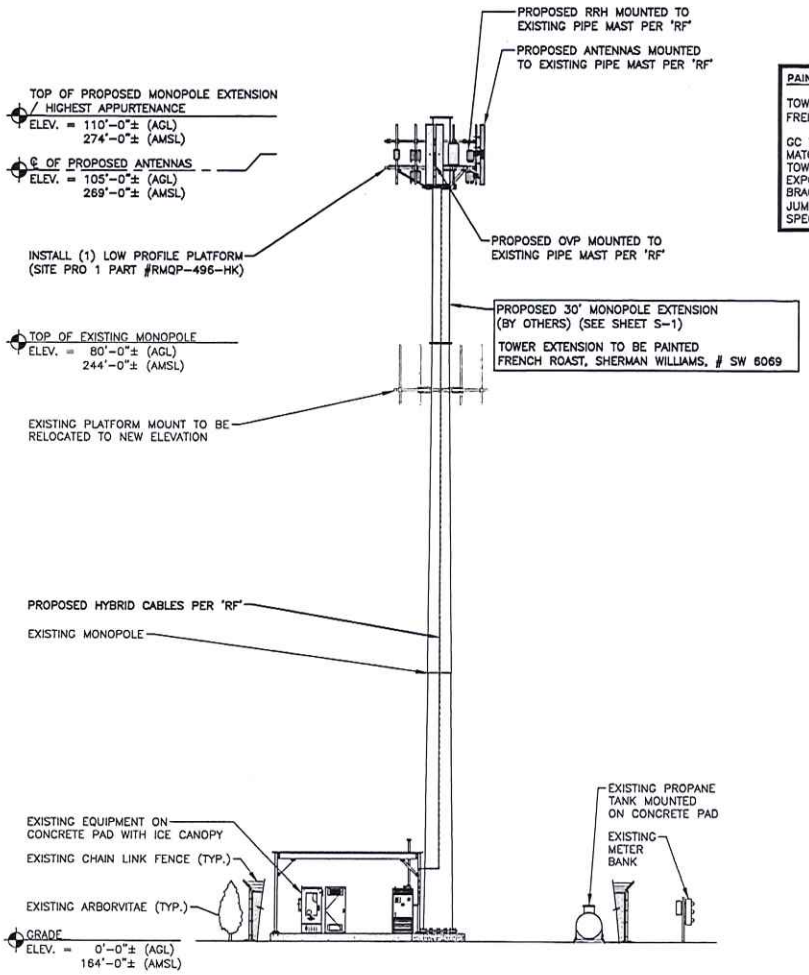
TOWER STRUCTURAL NOTE:

AN ANALYSIS OF THE CAPACITY OF THE EXISTING STRUCTURE TO SUPPORT THE PROPOSED LOADING HAS BEEN COMPLETED BY: HUDSON DESIGN GROUP, LLC.
DATED: MAY 6, 2022 (REV.2)

PROPOSED ANTENNA INFORMATION

SECTOR	STATUS	AZIMUTH	CABLE LENGTH
ALPHA	PROPOSED	60°	150'
BETA	PROPOSED	160°	150'
GAMMA	PROPOSED	260°	150'

NOTE: CABLE LENGTH = EXACT LENGTH PLUS 25'. CONTRACTOR TO VERIFY CABLE LENGTH PRIOR TO ORDERING.



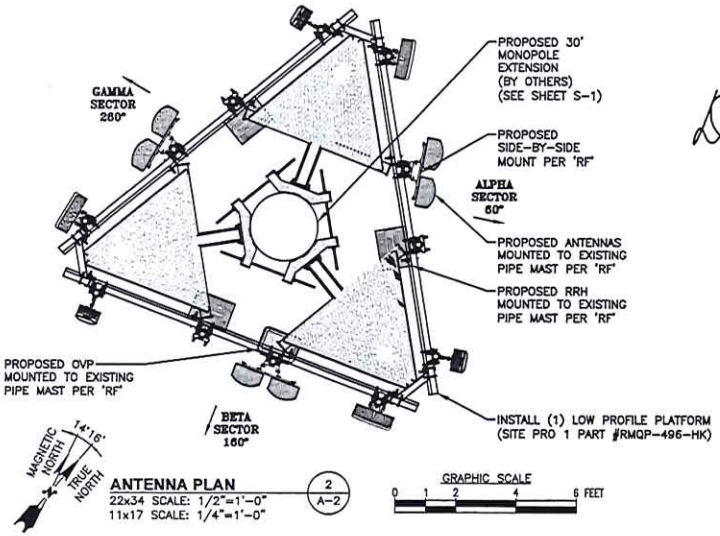
SOUTH ELEVATION (1 / A-2)
22x34 SCALE: 1/8"=1'-0"
11x17 SCALE: 1/16"=1'-0"

GRAPHIC SCALE
0 4 8 16 24 FEET

PAINT NOTE:

TOWER EXTENSION TO BE PAINTED FRENCH ROAST, SHERMAN WILLIAMS, # SW 6069

GC TO VERIFY PROPOSED PAINT COLOR TO MATCH EXISTING TOWER COLOR. FOR PROPOSED TOWER EXTENSION & ALL PROPOSED AND EXPOSED ANTENNAS, RRHs, OVPs, PIPE MASTS, BRACKETS, MOUNTING HARDWARE, CABLES & JUMPERS PER LANDLORD AND LICENSEE'S SPECIFICATIONS.



ANTENNA PLAN (2 / A-2)
22x34 SCALE: 1/2"=1'-0"
11x17 SCALE: 1/4"=1'-0"

GRAPHIC SCALE
0 1 2 4 8 FEET

PREPARED FOR: CELLCO PARTNERSHIP D.B.A.
verizon

HUDSON Design Group LLC
45 BEECHWOOD DRIVE
N. ANDOVER, MA 01845
TEL: (978) 557-5553
FAX: (978) 224-5586

COMMONWEALTH OF MASSACHUSETTS
DANIEL P. HAMM
CIVIL
No. 40720
REGISTERED PROFESSIONAL ENGINEER
THIS ITEM IS NOT VALID FOR SIX MONTHS FROM ITS ISSUANCE. RECORDS STAMPED AND SIGNED SUBSEQUENT DATE LISTED HEREON

CHECKED BY: JX

APPROVED BY: DPH

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
2	05/10/22	ADD TOWER EXT. COLOR	SF
1	04/26/22	REVISED RAD CENTER	SF
0	12/13/21	ISSUED FOR CONSTRUCTION	SF

SITE NAME:
LONGMEADOW NORTH MA (AKA SINAI TEMPLE)

SITE ADDRESS:
1100 DICKINSON STREET
SPRINGFIELD, MA 01108

SHEET TITLE
ELEVATION & ANTENNA PLAN

SHEET NUMBER
A-2

Attachment: Dickinson_St_WS_2022 (6809 : WS Dickinson Street)

STRUCTURAL NOTES:

1. DESIGN REQUIREMENTS ARE PER STATE BUILDING CODE AND APPLICABLE STRUCTURAL STANDARDS: 780 CMR, EN/TIA-222-H STRUCTURAL STANDARDS FOR STEEL ANTENNA SUPPORTING STRUCTURES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND ENGINEER OF RECORD.
3. DESIGN AND CONSTRUCTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".
4. STRUCTURAL STEEL SHALL CONFORM TO ASTM A992 (Fy=50 ksi). MISCELLANEOUS STEEL SHALL CONFORM TO ASTM A36 UNLESS OTHERWISE INDICATED.
5. STEEL PIPE SHALL CONFORM TO ASTM A500 "COLD-FORMED WELDED & SEAMLESS CARBON STEEL STRUCTURAL TUBING", GRADE B, OR ASTM A53 PIPE STEEL BLACK AND HOT-DIPPED ZINC-COATED WELDED AND SEAMLESS, GRADE B. PIPE SIZES INDICATED ARE NOMINAL ACTUAL OUTSIDE DIAMETER IS LARGER.
6. STRUCTURAL CONNECTION BOLTS SHALL BE HIGH STRENGTH BOLTS (BEARING TYPE) AND CONFORM TO ASTM A325 TYPE-X "HIGH STRENGTH BOLTS FOR STRUCTURAL JOINTS, INCLUDING SUITABLE NUTS AND PLAIN HARDENED WASHERS". ALL BOLTS SHALL BE 3/4" DIA UON.
7. ALL STEEL MATERIALS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123 "ZINC (HOT-DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS", UNLESS OTHERWISE NOTED.
8. ALL BOLTS, ANCHORS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 "ZINC-COATING (HOT-DIP) ON IRON AND STEEL HARDWARE", UNLESS OTHERWISE NOTED.
9. FIELD WELDS, DRILL HOLES, SAW CUTS AND ALL DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED WITH AN ORGANIC ZINC REPAIR PAINT COMPLYING WITH REQUIREMENTS OF ASTM A780. GALVANIZING REPAIR PAINT SHALL HAVE 65 PERCENT ZINC BY WEIGHT, ZRP BY DUNCAN GALVANIZING, GALVA BRIGHT PREMIUM BY CROWN OR EQUAL. THICKNESS OF APPLIED GALVANIZING REPAIR PAINT SHALL BE NOT LESS THAN 4 COATS (ALLOW TIME TO DRY BETWEEN COATS) WITH RESULTANT COATING THICKNESS REQUIRED BY ASTM A123 OR A153 AS APPLICABLE.
10. CONTRACTOR SHALL COMPLY WITH AWS CODE FOR PROCEDURES, APPEARANCE AND QUALITY OF WELDS, AND FOR METHODS USED IN CORRECTING WELDING. ALL WELDERS AND WELDING PROCESSES SHALL BE PREQUALIFIED IN ACCORDANCE WITH AWS STANDARD QUALIFICATION PROCEDURES UNLESS OTHERWISE SPECIFIED. WELDERS AND WELDING PROCEDURES AND WELDING SHALL CONFORM TO AISC AND D1.1 WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "STEEL CONSTRUCTION MANUAL", 14TH EDITION.
11. INCORRECTLY FABRICATED, DAMAGED OR OTHERWISE MISFITTING OR MISDIMENSIONED MATERIALS SHALL BE REPORTED TO THE CONSTRUCTION MANAGER PRIOR TO ANY CORRECTION OR REPAIR ACTION. ANY SUCH ACTION SHALL REQUIRE CONSTRUCTION MANAGER APPROVAL.
12. UNISTRUT SHALL BE FORMED STEEL CHANNEL STRUT FRAMING AS MANUFACTURED BY UNISTRUT CORP., WAYNE, MI OR EQUAL. STRUT MATERIAL SHALL BE ASTM A1011 GR33 STEEL, UNLESS OTHERWISE NOTED, AND SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION.
13. EPOXY ANCHOR ASSEMBLY SHALL CONSIST OF STAINLESS STEEL ANCHOR ROD WITH NUTS & WASHERS; AN INTERNALLY THREADED INSERT; A SCREEN TUBE AND A EPOXY ADHESIVE. THE ANCHORING SYSTEM SHALL BE THE HILTI-HIT HY-270 AND OR HY-200 SYSTEMS (AS SPECIFIED IN DWG.) OR ENGINEERS APPROVED EQUAL.
14. EXPANSION BOLTS SHALL CONFORM TO FEDERAL SPECIFICATION FF-S-325, GROUP II, TYPE 4, CLASS I, HILTI KWIK BOLT III OR APPROVED EQUAL. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
15. LUMBER SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AND THE NATIONAL FOREST PRODUCTS ASSOCIATION'S NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. ALL LUMBER SHALL BE PRESSURE TREATED AND SHALL BE STRUCTURAL GRADE NO. 2 OR BETTER.
16. WHERE ROOF PENETRATIONS ARE REQUIRED, THE CONTRACTOR SHALL CONTACT AND COORDINATE RELATED WORK WITH THE ROOFING OWNER AND THE EXISTING ROOF INSTALLER. WORK SHALL BE PERFORMED IN SUCH A MANNER AS TO NOT VOID THE EXISTING ROOF WARRANTY. ROOF SHALL BE WATERTIGHT.
17. ALL FIBERGLASS MEMBERS USED ARE AS MANUFACTURED BY STRONGWELL COMPANY OF BRISTOL, VA 24203. ALL DESIGN CRITERIA FOR THESE MEMBERS IS BASED ON INFORMATION PROVIDED IN THE DESIGN MANUAL. ALL REQUIREMENTS PUBLISHED IN SAID MANUAL MUST BE STRICTLY ADHERED TO.
18. NO MATERIALS TO BE ORDERED AND NO WORK TO BE COMPLETED UNTIL SHOP DRAWINGS HAVE BEEN REVIEWED AND APPROVED IN WRITING.
19. SUBCONTRACTOR SHALL FIREPROOF ALL STEEL TO PRE-EXISTING CONDITIONS.

MASSACHUSETTS AMENDMENTS TO THE IBC (REFERENCE 780 CMR):

107.6 CONSTRUCTION CONTROL.

107.6.1 GENERAL. THIS SECTION SHALL APPLY TO THE CONSTRUCTION CONTROLS, PROFESSIONAL SERVICES AND CONTRACTOR SERVICES REQUIRED FOR STRUCTURES NEEDING REGISTERED DESIGN PROFESSIONAL SERVICES.

107.6.1.1 SPECIALIZED STRUCTURES. TELECOMMUNICATION TOWERS, WIND TURBINE TOWERS, AND SIMILAR STRUCTURES ARE ENGINEERED STRUCTURES AND SHALL BE SUBJECT TO THE REQUIREMENTS OF SECTION 107.6.

107.6.2.2 CONSTRUCTION. THE REGISTERED DESIGN PROFESSIONALS WHO ARE RESPONSIBLE FOR THE DESIGN, PLANS, CALCULATIONS, AND SPECIFICATIONS, AND RETAINED FOR CONSTRUCTION PHASE SERVICES, SHALL PERFORM THE FOLLOWING TASKS:

1. REVIEW FOR CONFORMANCE TO 780 CMR AND THE DESIGN CONCEPT, SHOP DRAWINGS, SAMPLES AND OTHER SUBMITTALS BY THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS.
2. PERFORM THE DUTIES FOR REGISTERED DESIGN PROFESSIONALS IN 780 CMR 117.00 SPECIAL INSPECTIONS AND TESTS.
3. BE PRESENT AT INTERVALS APPROPRIATE TO THE STAGE OF CONSTRUCTION TO BECOME GENERALLY FAMILIAR WITH THE PROGRESS AND QUALITY OF THE WORK AND TO DETERMINE IF THE WORK IS BEING PERFORMED IN A MANNER CONSISTENT WITH THE CONSTRUCTION DOCUMENTS AND 780 CMR.

THE PERMIT APPLICATION SHALL NOT BE DEEMED COMPLETED UNTIL ALL OF THE CONSTRUCTION DOCUMENTS REQUIRED BY 780 CMR HAVE BEEN SUBMITTED. DOCUMENTATION INDICATING THAT WORK COMPLIES WITH THE PLANS AND SPECIFICATIONS SHALL BE PROVIDED AT THE COMPLETION OF EACH PHASE WHEN REQUIRED BY THE BUILDING OFFICIAL. UPON COMPLETION OF THE WORK, THE BUILDING OFFICIAL INDICATING THAT TO THE BEST OF HIS OR HER KNOWLEDGE AND BELIEF, THE WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND 780 CMR. FORMS FOR CONSTRUCTION CONTROL WHEN REQUIRED BY THE BUILDING OFFICIAL SHALL BE THOSE FOUND AT http://www.mass.gov/eocbr/government/eco-agencies/dpl-ip/spsl/.

107.6.2.3 SPECIAL INSPECTIONS AND TESTS. SPECIAL INSPECTIONS AND TESTS SHALL BE PROVIDED IN ACCORDANCE WITH 780 CMR 17.00 SPECIAL INSPECTIONS AND TESTS.

170.6.2.4 NON STRUCTURAL SYSTEM TEST AND INSPECTION. TESTS AND INSPECTIONS OF NON-STRUCTURAL SYSTEMS SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE ENGINEERING PRACTICE STANDARDS REFERENCED STANDARDS LISTED IN 780 CMR 35.00; REFERENCED STANDARDS, OR AS OTHERWISE SPECIFIED IN 780 CMR.

107.6.3 CONSTRUCTION CONTRACTOR SERVICES. THE ACTUAL CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL PERFORMANCE AS IDENTIFIED ON THE APPROVED PERMIT AND SHALL INVOLVE THE FOLLOWING:

1. EXECUTION OF ALL WORK IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.
2. EXECUTION AND CONTROL OF ALL METHODS OF CONSTRUCTION IN A SAFE AND SATISFACTORY MANNER IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL STATUTES AND REGULATIONS.
3. UPON COMPLETION OF THE CONSTRUCTION, CERTIFICATION IN WRITING TO THE BUILDING OFFICIAL BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE THAT, TO THE BEST OF THE CONTRACTOR'S KNOWLEDGE AND BELIEF, THE CONSTRUCTION WAS DONE IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, SECTION 107.6 AND WITH ALL PERTINENT DEVIATIONS SPECIFICALLY NOTED. THE BUILDING OFFICIAL MAY REQUIRE A COPY OF THIS CERTIFICATION.

107.6.4 PROJECT REPRESENTATION. A PROJECT REPRESENTATIVE MAY BE REQUIRED BY THE BUILDING OFFICIAL. THIS REPRESENTATIVE SHALL KEEP DAILY RECORDS OF THE CONSTRUCTION AND SHALL BE AVAILABLE TO THE BUILDING OFFICIAL. THIS PROJECT REPRESENTATION REQUIREMENT SHALL BE DETERMINED PRIOR TO THE ISSUANCE OF THE PERMIT AND MAY BE A PREREQUISITE FOR PERMIT ISSUANCE. REFUSAL BY THE APPLICANT TO PROVIDE SUCH SERVICE IF REQUIRED BY THE BUILDING OFFICIAL SHALL RESULT IN THE DENIAL OF THE PERMIT APPLICATION. THE COSTS INCURRED IN THE PERFORMANCE OF PROJECT REPRESENTATION SHALL BE BORNE BY THE OWNER OR APPLICANT. FOR UNUSUAL DESIGNS OR MAGNITUDE OF CONSTRUCTION ARE FILED, OR WHERE REFERENCE STANDARDS REQUIRE SPECIAL ARCHITECTURAL OR ENGINEERING INSPECTIONS, THE BUILDING OFFICIAL MAY REQUIRE THAT THE PROJECT REPRESENTATIVE BE A REGISTERED DESIGN PROFESSIONAL IN ADDITION TO THOSE REGISTERED DESIGN PROFESSIONALS REQUIRED ELSEWHERE IN ACCORDANCE WITH SECTION 107.6.

107.6.5 BUILDING OFFICIAL RESPONSIBILITY. NOTHING CONTAINED IN SECTION 107.6 SHALL HAVE THE EFFECT OF WAIVING OR LIMITING THE BUILDING OFFICIAL'S AUTHORITY TO ENFORCE 780 CMR WITH RESPECT TO EXAMINATION OF CONSTRUCTION DOCUMENTS, INCLUDING PLANS, COMPUTATIONS AND SPECIFICATIONS, AND FIELD INSPECTIONS.

REQUIRED INSPECTIONS AND SITE REVIEW DOCUMENT AS A CONDITION OF THE BUILDING PERMIT THE FOLLOWING INSPECTIONS AND SITE REVIEWS IDENTIFIED BY THE BUILDING OFFICIAL ARE REQUIRED FOR WORK PER THE 9TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE, 780 CMR, SECTION 110 AND CHAPTER 17

REQUIRED SITE REVIEW AND DOCUMENTATION FOR PORTIONS OR PHASES OF CONSTRUCTION (TO BE PERFORMED BY THE APPROPRIATE REGISTERED PROFESSIONAL OR HIC/HOR REGISTERED OR HIC/HOR)

SITE REVIEW AND DOCUMENTATION	X	SITE REVIEW AND DOCUMENTATION	X
SOIL CONDITION/ANALYSIS/REPORT		ENERGY EFFICIENCY REQUIREMENTS	
FOOTING AND FOUNDATION (INCLUDING REINFORCEMENT AND FOUNDATION ATTACHMENT)		FIRE ALARM INSTALLATION[2]	
CONCRETE FLOOR AND UNDER FLOOR		FIRE SUPPRESSION INSTALLATION[2]	
LOWEST FLOOR FLOOD ELEVATION		FIELD REPORTS[2]	
STRUCTURAL FRAME, WALL/FLOORROOF	X	CARBON MONOXIDE DETECTION SYSTEM	
LATH AND PLASTER/GYPSUM		SEISMIC REINFORCEMENT	
FIRE RESISTANT WALL/PARTITIONS FRAMING		SMOKE CONTROL SYSTEMS	
FIRE RESISTANT WALL/PARTITIONS FINISH ATTACHMENTS		SMOKE AND HEAT VENTS	
ABOVE CEILING INSPECTION		ACCESSIBILITY (521 CMR)	
FIRE BLOCKING/STOPPING SYSTEM		OTHER:	
EMERGENCY LIGHTING/EXIT SIGNAGE			
MEANS OF EGRESS COMPONENTS	X	SPECIAL INSPECTIONS (SECTION 1704):	
ROOFING, COPING/SYSTEM			
VENTING SYSTEMS (KITCHEN, CHEMICAL, FUME)			
MECHANICAL SYSTEMS			

NOTES:

1. IT IS THE RESPONSIBILITY OF THE PERMIT APPLICANT TO NOTIFY THE BUILDING OFFICIAL OF REQUIRED INSPECTIONS OR INSPECTION OF THOSE WORK INSTALLATION PERMITS ARE REQUIRED FROM THE FIRE DEPARTMENT PER 527 CMR.
2. INCLUDE NFPA 72 TEST AND ACCEPTANCE DOCUMENTATION AND ACCEPTANCE DOCUMENTATION.
3. INCLUDE APPLICABLE NFPA 1-3, 13R, 130, 14, 15, 17, 20, 241, ETC. – TEST AND INSPECTION REPORTS AND RELATED DOCUMENTATION
4. INCLUDE NFPA 720 RECORD OF COMPLETION AND INSPECTION AND TEST FORM
5. INCLUDE FIELD REPORTS AND RELATED DOCUMENTATION
6. INCLUDE ALL REQUIRED INSPECTIONS AND TESTS AS REQUIRED BY THE BUILDING OFFICIAL AND NOTHING WITHIN CONSTRUCTION CONTROL SHALL HAVE THE EFFECT OF WAIVING OR LIMITING THE BUILDING OFFICIAL'S AUTHORITY TO ENFORCE THIS CODE WITH RESPECT TO EXAMINATION OF THE CONTRACT DOCUMENTS, INCLUDING PLANS, COMPUTATIONS, AND SPECIFICATIONS, AND FIELD INSPECTIONS.
7. ROUGH AND FINAL INSPECTIONS OF ELECTRICAL, PLUMBING, GAS, OR SHEET METAL SHALL BE INSPECTED PRIOR TO ROUGH AND FINISH INSPECTIONS BY THE BUILDING OFFICIAL.

SPECIAL INSPECTIONS (REFERENCE IBC CHAPTER 17):

GENERAL. WHERE APPLICATION IS MADE FOR CONSTRUCTION, THE OWNER OR THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE APPROVED AGENCIES TO PERFORM INSPECTION DURING CONSTRUCTION ON THE TYPES OF WORK LISTED IN THE INSPECTION CHECKLIST ABOVE.

THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE AND ENGINEERS OF RECORD INVOLVED IN THE DESIGN OF THE PROJECT ARE PERMITTED TO ACT AS THE APPROVED AGENCY AND THEIR PERSONNEL ARE PERMITTED TO ACT AS THE SPECIAL INSPECTOR FOR THE WORK DESIGNED BY THEM, PROVIDED THOSE PERSONNEL MEET THE QUALIFICATION REQUIREMENTS.

STATEMENT OF SPECIAL INSPECTIONS: THE APPLICANT SHALL SUBMIT A STATEMENT OF SPECIAL INSPECTIONS PREPARED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE IN ACCORDANCE WITH SECTION 107.1 AS A CONDITION FOR ISSUANCE. THIS STATEMENT SHALL BE IN ACCORDANCE WITH SECTION 1705.

REPORT REQUIREMENT: SPECIAL INSPECTORS SHALL KEEP RECORDS OF INSPECTIONS. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. REPORTS SHALL INDICATE THAT WORK INSPECTED WAS OR WAS NOT COMPLETED IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THEY ARE NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. A FINAL REPORT DOCUMENTING REQUIRED SPECIAL INSPECTIONS SHALL BE SUBMITTED.

SPECIAL INSPECTION CHECKLIST

BEFORE CONSTRUCTION			
CONSTRUCTION/INSTALLATION INSPECTIONS AND TESTING REQUIRED (COMPLETED BY ENGINEER OF RECORD)		REPORT ITEM	
	REQUIRED	ENGINEER OF RECORD APPROVED SHOP DRAWINGS[1]	
	REQUIRED	MATERIAL SPECIFICATIONS REPORT[1]	
	N/A	FABRICATOR NDE INSPECTION	
	REQUIRED	PACKING SLIPS[2]	
ADDITIONAL TESTING AND INSPECTIONS:			
DURING CONSTRUCTION			
CONSTRUCTION/INSTALLATION INSPECTIONS AND TESTING REQUIRED (COMPLETED BY ENGINEER OF RECORD)		REPORT ITEM	
	REQUIRED	STEEL INSPECTIONS	
	N/A	HIGH STRENGTH BOLT INSPECTIONS	
	N/A	HIGH WIND ZONE INSPECTIONS *	
	N/A	FOUNDATION INSPECTIONS	
	N/A	CONCRETE COMP. STRENGTH, SLUMP TESTS AND PLACEMENT	
	N/A	POST INSTALLED ANCHOR VERIFICATION[3]	
	N/A	GROUT VERIFICATION	
	N/A	CERTIFIED WELD INSPECTION	
	N/A	EARTHWORK: LIFT AND DENSITY	
	N/A	ON SITE COLD GALVANIZING VERIFICATION	
	N/A	GUY WIRE TENSION REPORT	
ADDITIONAL TESTING AND INSPECTIONS:			
AFTER CONSTRUCTION			
CONSTRUCTION/INSTALLATION INSPECTIONS AND TESTING REQUIRED (COMPLETED BY ENGINEER OF RECORD)		REPORT ITEM	
	REQUIRED	MODIFICATION INSPECTION REDLINE DRAWINGS	
	N/A	POST INSTALLED ANCHOR PULL-OUT TESTING	
	REQUIRED	PHOTOGRAPHS	
ADDITIONAL TESTING AND INSPECTIONS:			

NOTES:

1. REQUIRED FOR ANY NEW SHOP FABRICATED FRP OR STEEL
2. PROVIDED BY MANUFACTURER. REQUIRED IF HIGH STRENGTH BOLTS OR STEEL CONTRACTOR: PROOF OF MATERIALS.
3. HIGH WIND ZONE INSPECTION CATB 130MPH OR CAT C,D 110MPH INSPECT FRAMING OF WALLS, ANCHORING, FASTENING SCHEDULE.
4. ADHESIVE FOR REBAR AND ANCHORS SHALL HAVE BEEN TESTED FOR ACCORDANCE WITH ACI 355.4 AND ICC-ES ACCEPTANCE CRITERIA FOR ADHESIVE BOND STRENGTH HAS BEEN BASED ON ACI 355.4 TEMPERATURE CATEGORY B WITH INSTALLATIONS INTO DRY HOLES DRILLED USING A CARBIDE BIT INTO CRACKED CONCRETE THAT HAS CURED FOR A MINIMUM OF 21 DAYS. SPECIAL INSPECTIONS REQUIRING CERTIFIED INSTALLATIONS SHALL BE ANCHORS REQUIRING CERTIFIED ADHESIVE ANCHOR INSTALLER PER ACI 318-11 D.8.2.2. INSTALLATIONS REQUIRING CERTIFIED INSTALLERS SHALL BE INSPECTED PER ACI 318-11 D.8.2.4.
5. AS REQUIRED; FOR ANY FIELD CHANGES TO THE ITEMS IN THIS TABLE.

NOTES:

1. ALL CONNECTIONS TO BE SHOP WELDED & FIELD BOLTED USING 3/4"ø A325-X BOLTS, UNLESS OTHERWISE NOTIFIED.
2. SHOP DRAWING ENGINEER REVIEW & APPROVAL REQUIRED BEFORE ORDERING MATERIAL.
3. VERIFICATION OF EXISTING ROOF CONSTRUCTION IS REQUIRED PRIOR TO STEEL FABRICATION. ENGINEER REVIEW & APPROVAL REQUIRED PRIOR TO THE INSTALLATION OF THE ROOF PLATFORM. ENGINEER OF RECORD IS TO APPROVE EXISTING CONDITIONS IN ORDER TO MOVE FORWARD.
4. EXISTING ROOF CONSTRUCTION SUPPORT COLUMNS TO BE CENTRALLY LOCATED OVER THE EXISTING BUILDING COLUMNS.
5. EXISTING BRICK MASONRY COLUMNS/BEARING TO BE REPAIRED/REPLACED AT ALL PROPOSED PLATFORM SUPPORT POINTS. ENGINEER OF RECORD TO REVIEW AND APPROVE.

PREPARED FOR: CELLCO PARTNERSHIP D.B.A.

verizon

HDG HUDSON Design Group LLC

45 RESERVOIR DRIVE
N. ANDOVER, MA 01845

TEL: (978) 327-5333
FAX: (978) 336-5586

COMMONWEALTH OF MASSACHUSETTS
DANIEL P. HAMM
No. 40700
REGISTERED PROFESSIONAL ENGINEER
ISSUED FOR BID
NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED AND STAMPED

REV.	DATE	DESCRIPTION	BY
		SUBMITTALS	
3			SF
2			SF
1	06/10/22	ADD TOWER EXT. COLOR	SF
0	06/28/22	REVISED RAD CENTER	SF
	12/17/21	ISSUED FOR CONSTRUCTION	SF

CHECKED BY: JJK

APPROVED BY: DPH

SITE NAME:
LONGMEADOW
NORTH MA (AKA
SINAI TEMPLE)

SITE ADDRESS:
1100 DICKINSON STREET
SPRINGFIELD, MA 01108

SHEET TITLE
STRUCTURAL NOTES
&
SPECIAL INSPECTIONS

SHEET NUMBER
SN-1

PAINT NOTE:

TOWER EXTENSION TO BE PAINTED FRENCH ROAST, SHERMAN WILLIAMS, # SW 6069

GC TO VERIFY PROPOSED PAINT COLOR TO MATCH EXISTING TOWER COLOR, FOR PROPOSED TOWER EXTENSION & ALL PROPOSED AND EXPOSED ANTENNAS, RRHs, OVPs, PIPE MASTS, BRACKETS, MOUNTING HARDWARE, CABLES & JUMPERS PER LANDLORD AND LICENSEE'S SPECIFICATIONS.

verizon

PREPARED FOR: CELLCO PARTNERSHIP D.B.A.

HUDSON Design Group LLC

41 RESEARCH DRIVE
HADDAM, MA 01845

TEL: (978) 557-6333
FAX: (978) 334-5594

CHECKED BY: JK

APPROVED BY: DPH

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
2	05/10/22	ADD TOWER EXT. COLOR	ST
1	04/26/22	REVISED PAD DESIGN	ST
0	12/13/21	ISSUED FOR CONSTRUCTION	ST

SITE NAME:
LONGMEADOW
NORTH MA (AKA
SINAI TEMPLE)

SITE ADDRESS:
1100 DICKINSON STREET
SPRINGFIELD, MA 01108

SHEET TITLE
TOWER EXTENSION
DRAWINGS
(BY OTHERS)

SHEET NUMBER
S-1

Attachment: Dickinson_St_WS_2022 (6809 : WS Dickinson Street)

Attachment: Dickinson_St_WS_2022 (6809 : WS Dickinson Street)

SITE NAME: LONGMEADOW NORTH MA (AKA SINAI TEMPLE)

BILL OF MATERIALS

ITEM	DESCRIPTION	QTY	LENGTH	COMMENTS
①	PROPOSED MT6407-77A ANTENNA	3	–	MOUNTED TO EXISTING PIPE MAST
②	EXISTING EMPTY PIPE	–	–	
③	PROPOSED NHH-65C-R2B ANTENNA	6	–	MOUNTED TO PROPOSED SIDE-BY-SIDE MOUNT
④	EXISTING EMPTY PIPE	–	–	
⑤	PROPOSED CBRS RRH WITH CLIP-ON ANTENNA	3	–	MOUNTED TO EXISTING PIPE MAST
⑥	EXISTING TOP COAX JUMPERS	24	15 FT.	ROUTE FROM RRH TO ANTENNA
⑦	PROPOSED TOP COAX JUMPERS	12	15 FT.	ROUTE FROM RRH TO ANTENNA
⑧	PROPOSED LTE 700/850 RRH	3	–	SAMSUNG RRH B5/B13 RRH-RF4440d-13A PIPE MOUNTED
⑨	PROPOSED PCS/AWS 1900/2100 RRH	3	–	SAMSUNG RRH B2/B66A RRH-RF4439d-25A PIPE MOUNTED
⑩	PROPOSED SAMSUNG FIBER JUMPER CABLES	12	15 FT.	ROUTE FROM OVP TO ANTENNA
⑪	PROPOSED SAMSUNG POWER JUMPER CABLES	12	15 FT.	ROUTE FROM OVP TO ANTENNA
⑫	PROPOSED UPPER OVP	1	–	MOUNTED TO EXISTING PIPE MAST
⑬	PROPOSED 6x12 HYBRID CABLE	2	150 FT.	ROUTE FROM EQUIPMENT TO OVP
⑭	PROPOSED LOWER OVP	1	–	RACK MOUNTED INSIDE CABINET

THE ABOVE RF-BOM SHEET IS BASED ON INFORMATION LISTED ON ANTENNA RECOMMENDATION SHEET DATED 05/11/2022

NOTE:
PROPOSED MT6407-77A ANTENNA SIZE AND WEIGHT ARE NOT TO EXCEED:

DIMENSIONS H35.12"xW16.06"xD5.51"
WEIGHT (INCLUDING INTEGRATED RRH) 87.1 LBS

PAINT NOTE:
TOWER EXTENSION TO BE PAINTED FRENCH ROAST, SHERMAN WILLIAMS, # SW 6069
GC TO VERIFY PROPOSED PAINT COLOR TO MATCH EXISTING TOWER COLOR, FOR PROPOSED TOWER EXTENSION & ALL PROPOSED AND EXPOSED ANTENNAS, RRHs, OVPs, PIPE MASTS, BRACKETS, MOUNTING HARDWARE, CABLES & JUMPERS PER LANDLORD AND LICENSEE'S SPECIFICATIONS.

PREPARED FOR: CELLCO PARTNERSHIP D.B.A.
verizon

HUDSON Design Group LLC
41 RESEARCH DRIVE
HAVERHILL, MA 01835
TEL: (978) 557-5553
FAX: (978) 336-5586

CHECKED BY: JX
APPROVED BY: DPH

SUBMITTALS

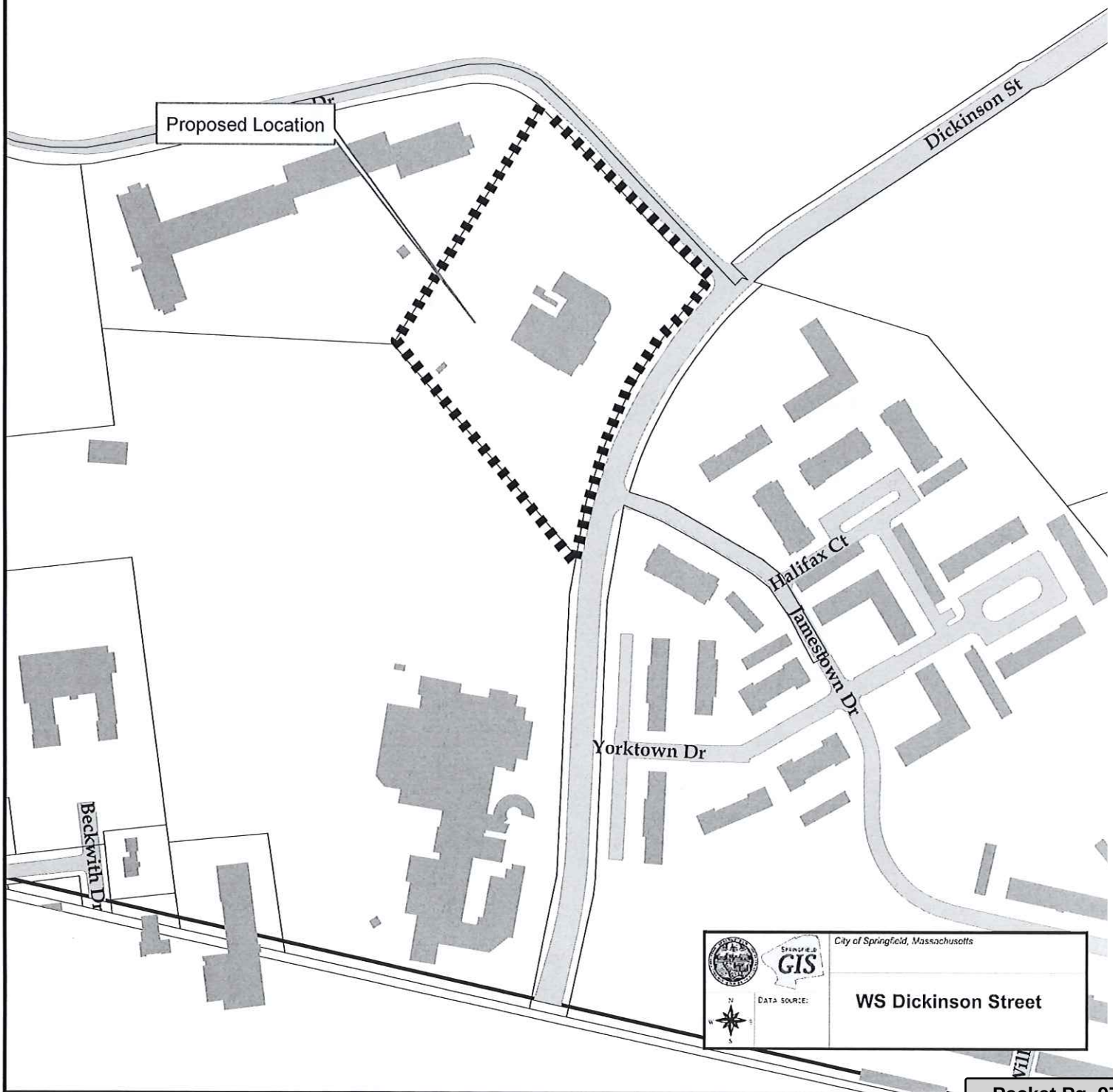
REV.	DATE	DESCRIPTION	BY
2	06/10/22	ADD TOWER EXT. COLOR	SZ
1	04/26/22	REVISED RAD CENTER	SZ
0	12/13/21	ISSUED FOR CONSTRUCTION	SZ

SITE NAME:
LONGMEADOW NORTH MA (AKA SINAI TEMPLE)

SITE ADDRESS:
1100 DICKINSON STREET SPRINGFIELD, MA 01108

SHEET TITLE
RF PLUMBING DIAGRAM & BILL OF MATERIAL

SHEET NUMBER
RF-1



Attachment: Dickinson_St_WS_2022 (6809 : WS Dickinson Street)

City Council

SCHEDULED

Meeting: 06/27/22 07:00 PM
Initiator: Phil Dromey
Sponsors:
DOC ID: 6810

Special Permit

For a Special Permit for Motor Vehicle Sales at the Property Known as 469-473 Taylor Street (A.K.A.128 Federal Street) (11430-0095))(Book#14115/Page#261), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1.

Request:	See Above
Owner:	128 Federal, LLC
By:	Matthew Campagnari
Petitioner:	128 Federal, LLC
By:	Matthew Campagnari

To The City Council of the City of Springfield:

The undersigned respectfully petition your honorable body

for a special permit for motor vehicle sales at the property known as 469-473 Taylor Street (a.k.a.128 Federal Street) (11430-0095))(Book#14115/Page#261), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.1.

Mailing Address:

128 Federal Street
Springfield, MA 01105

Owner & Petitioner:

128 Federal, LLC

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

BY: _____
Matthew Campagnari

Attachment: Taylor_St_469_Tax_Formal (6810 : 469-473 Taylor Street)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

05/24/2022

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 : 469 473 Taylor Street
Petitioner: 128 Federal , LLC
Landlord : 128 Federal, LLC

Christopher A Caputo / Treasurer Collector

Attachment: Taylor_St_469_Tax_Formal (6810 : 469-473 Taylor Street)

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT

469-473 TAYLOR STREET (A.K.A 128 FEDERAL STREET) (11430-0095)
MOTOR VEHICLE SALES

General Information

Petitioner:	128 Federal, LLC
Request:	To use the property for motor vehicle sales.
Proposed use of the property:	Used car sales
Parcel Size:	10,632 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: 6-6-22
Tax Status:	**SEE ATTACHED**
Site Visit:	6-16-22
Hearing Date:	6-27-22/7-18-22

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Business B and is located in an area with a mix of commercial and residential uses. The surrounding land uses include:

To the north is vacant land zoned Industrial A.
To the south is an apartment complex zoned Residence C.
To the east is gas station/convenience store zoned Business B.
To the west is a manufacturing operation zoned Business B.

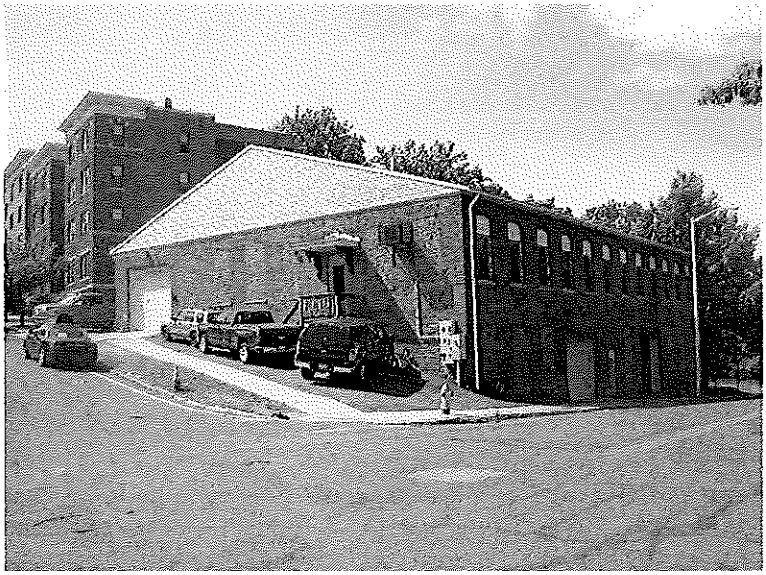
Site plan review:

The petitioner has requested a special permit for motor vehicle sales at the property known as 469-473 Taylor Street (a.k.a. 128 Federal Street). This site is the current location of an auto repair operation. The site is a two-story commercial/warehouse building.

After visiting the site and reviewing the submitted plans, the staff does not object to the proposed request. In reviewing the submitted plans and speaking to the petitioner, it should be noted that the vehicles to be sold at this location will all be stored inside the building. An office will also be located inside the building. This is important as there is very little on-site parking at this location. Due to the fact that all vehicles for

Attachment: Taylor_St_469_473_2022 (6810 : 469-473 Taylor Street)

sale will be located inside the building, the staff does not believe that the proposed use will adversely impact the abutting properties or the neighborhood as a whole.



Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted solely for a motor vehicle sales at the property known as 469-473 Taylor Street (a.k.a. 128 Federal Street) (11430-0095).
2. The use shall be developed according to the attached site plan with the addition of conditions #3 through #6.
3. All vehicles for sale shall be stored inside the building.
4. Any and all signage shall be properly permitted.
5. The building shall be maintained graffiti free.
6. The public sidewalks along Taylor Street and Federal Street shall be maintained, including snow removal.
7. 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.

Attachment: Taylor_St_469_473_2022 (6810 : 469-473 Taylor Street)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

05/24/2022

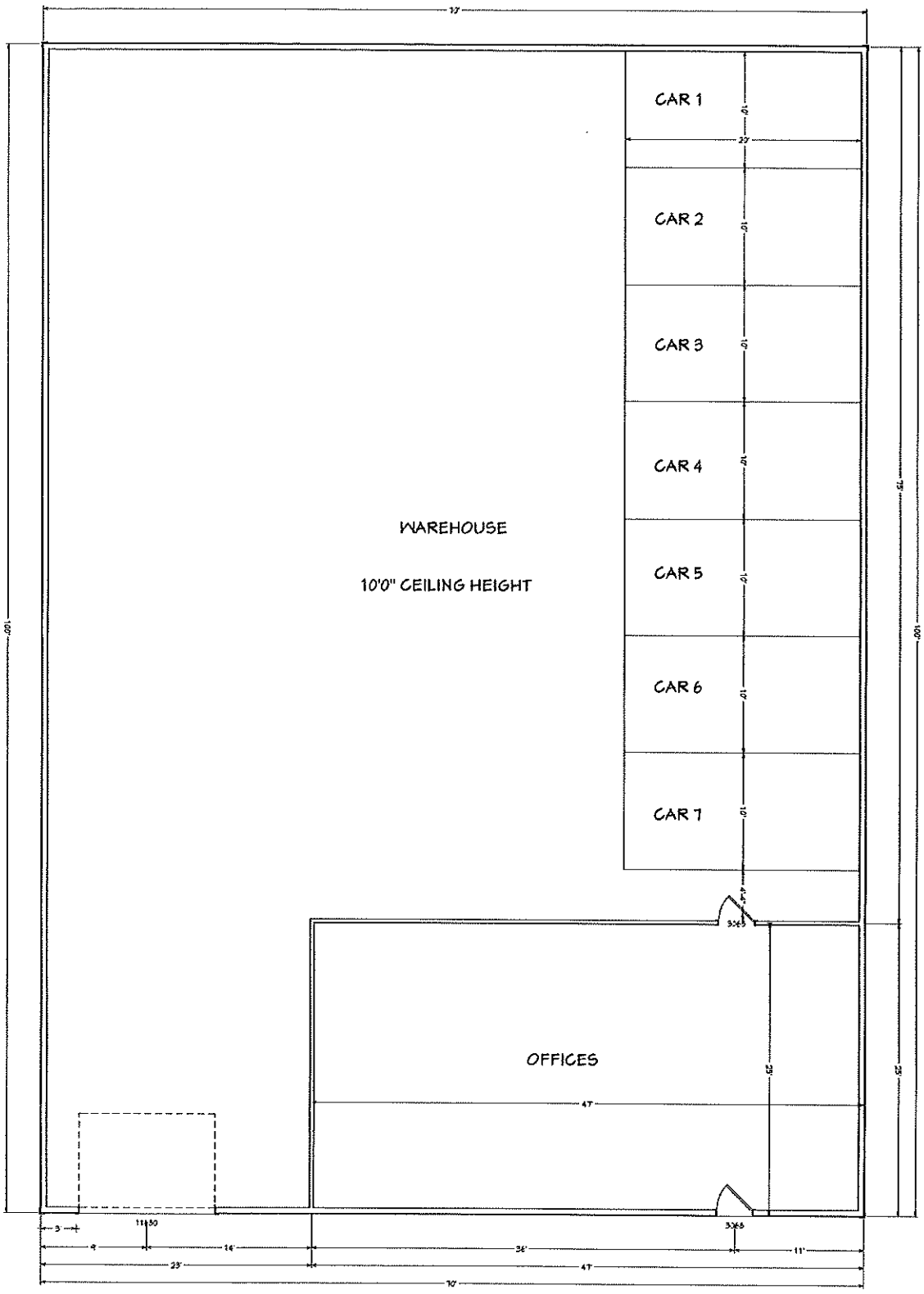
Special Permit
Tax Certification

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 : 469 473 Taylor Street
Petitioner: 128 Federal , LLC
Landlord : 128 Federal, LLC

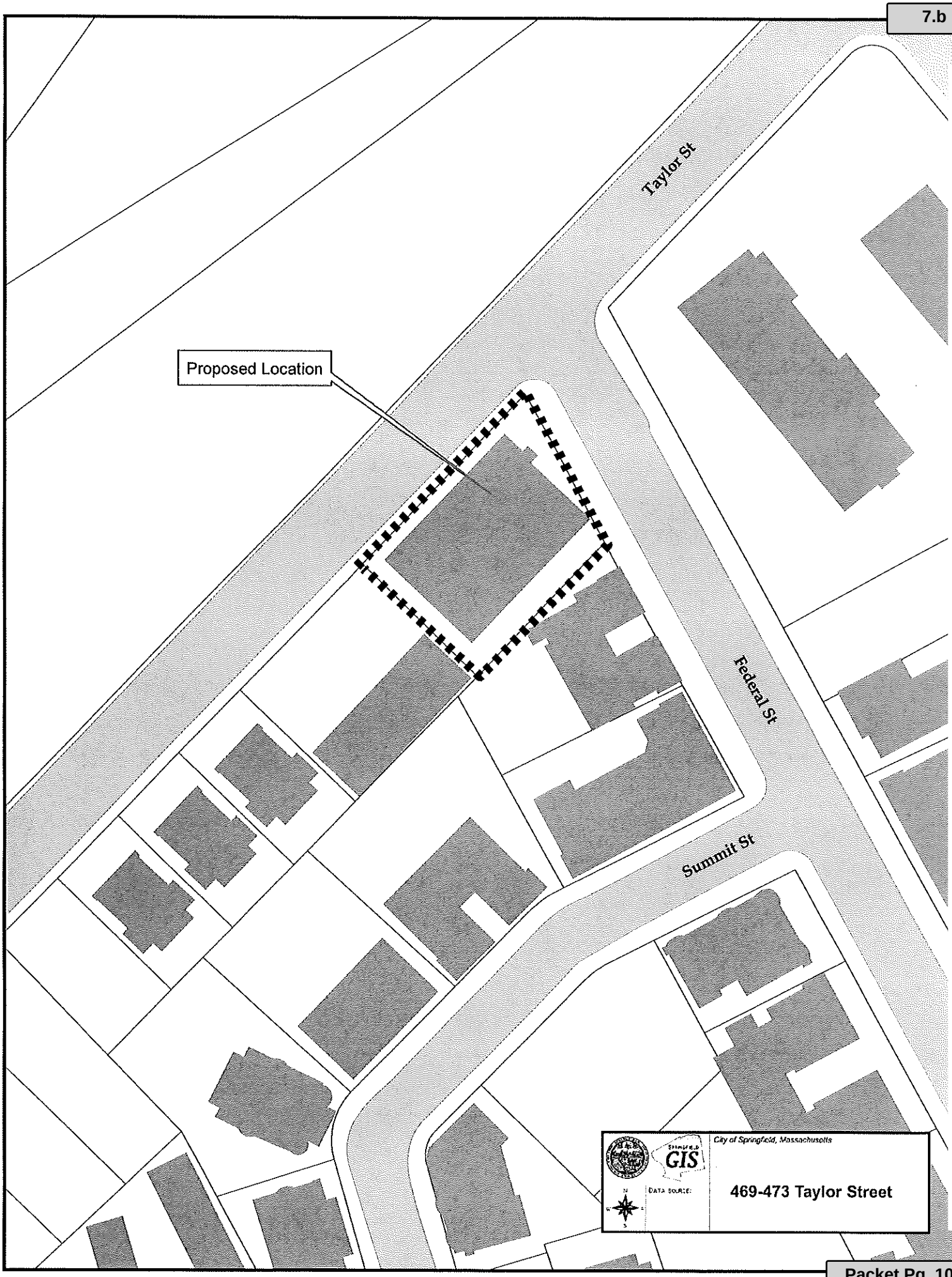
Christopher A Caputo / Treasurer Collector

Attachment: Taylor_St_469_473_2022 (6810 : 469-473 Taylor Street)



SHEET: P-1	SCALE: 1/8"=1'0"	DATE: 1/19/22	DRAWINGS PROVIDED BY MAXGAL DRAFTER AND DESIGNER 503 AMHERST RD BELCHERTOWN, MA 01007 BUILDING CODES REFERENCED: NINTH EDITION CMR780 2015 INTERNATIONAL RESIDENTIAL CODE	FLOOR PLAN	DRAWING PREPARED FOR	REVISION TABLE: NUMBER, DATE, REVISED BY, DESCRIPTION

Attachment: Taylor_St_469_473_2022 (6810 : 469-473 Taylor Street)



Attachment: Taylor_St_469_473_2022 (6810 : 469-473 Taylor Street)

City Council

SCHEDULED

Meeting: 06/27/22 07:00 PM
Initiator: Phil Dromey
Sponsors:
DOC ID: 6811

Special Permit

For a Special Permit to Operate a Medical Office, Clinic or Treatment Facility, with No Overnight Stay (Dental Office), at the Property Known as 455-487 (A.K.A. 481 B) Breckwood Boulevard (01790-0106) (Book #24366/Page#434), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 10.3.

Request:	See Above
Owner:	RN Enterprises, LLC - c/o Colebrook Realty Services
By:	Liz McKiernan
Petitioner:	Springfield Dental for Kids
By:	Carla Santiago, Manage

To The City Council of the City of Springfield:

The undersigned respectfully petition your honorable body

for a special permit to operate a medical office, clinic or treatment facility, with no overnight stay (dental office), at the property known as 455-487 (a.k.a. 481 B) Breckwood Boulevard (01790-0106) (Book #24366/Page#434), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 10.3.

Mailing Address:

1441 Main Street, Suite 125
Springfield, MA 01103

Owner:

RN Enterprises, LLC– c/o Colebrook Realty Services

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

By: Liz McKiernan
Liz McKiernan, Property Manager, Agent
Pw RN ENTERPRISES, LLC

Mailing Address:

481B Breckwood Boulevard
Springfield. MA 01109

Petitioner:

Springfield Dental for Kids –c/o Sunit Jain

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

By: Carla Santiago
Carla Santiago, Manager

Attachment: Breckwood_BI_455_Tax_Formal (6811 : 455-487 Breckwood Boulevard)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

05/26/2022

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 : 455-487 Breckwood Boulevard A/K/A 481 B Breckwood Boulevard
Petitioner : Springfield Dental for Kids- C/O Sunit Jain
Landlord : RN Enterprises, LLC- C/O Colebrook Realty Services

Christopher A Caputo / Treasurer Collector

Attachment: Breckwood_BI_455_Tax_Formal (6811 : 455-487 Breckwood Boulevard)

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT

942 (A.K.A. 950) STATE STREET AND 455-781 (A.K.A. 481) BRECKWOOD BOULEVARD MEDICAL OFFICE, CLINIC OR TREATMENT FACILITY, NO OVERNIGHT STAY (DENTAL OFFICE)

General Information

Petitioner:	Springfield Dental for Kids
Request:	To operate a medical office (dental office), clinic or treatment facility, with no overnight stay.
Proposed use of the property:	Dental offices
Parcel Size:	24,736 s.f. and 88,644 s.f.
Compatibility with current planning documents:	The Bay and Sixteen Acres Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Bay Area neighborhood Council and Sixteen Acres Civic Association: 6-13-22
Tax Status:	**SEE ATTACHED**
Urban Renewal Plan:	One property is located in the Bay Urban Renewal Plan the other is not located within an urban renewal plan area.
Site Visit:	6-16-22
Hearing Date:	6-27-22/7-18-22

Staff Analysis

Neighborhood characteristics:

Both properties are zoned Business A and are both located within existing commercial plazas.

Site plan review:

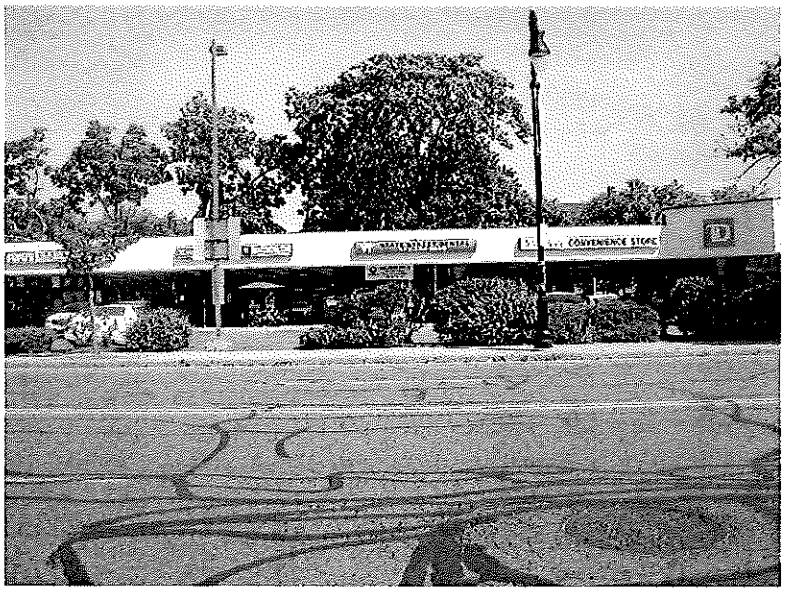
The petitioner has requested a special permit to operate two (2) medical offices (dental offices), with no overnight stay, at the properties known as 942 (a.k.a. 950) State Street and 455-487 (a.k.a. 481) Breckwood Boulevard. As per the existing zoning regulations, medical offices are required to obtain special permits from the City Council.

After reviewing the submitted site plans and visiting the sites, the staff does not object to the proposed uses. As noted above, the petitioner intends to operate two (2) dental offices at the properties listed above. The offices will be known as State Street Dental and Springfield Dental for Kids.

Attachment: State_St_Breckwood_BI_2022 (6811 : 455-487 Breckwood Boulevard)

The property at 942 State Street is located within a small commercial plaza with a number of other commercial uses, including TD Bank. The site has on-site parking. Further, the office to be located at 455-487 Breckwood Boulevard is also located within a commercial plaza with a number of other commercial uses. Adequate on-site parking is also being provided at this location.

Overall, the staff believes that the proposed operations are appropriate uses for these commercial areas and as such the staff does not believe the proposed uses will have a detrimental impact on the abutters or the neighborhoods as a whole.



Recommendation

Approve, with conditions.

Recommended Conditions (942 State Street)

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely to operate a medical office (dental office), with no overnight stay), at the property known as 942 (a.k.a. 950) State Street (11110-0187).
3. The use shall be developed as per the attached site plans.
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.

Attachment: State_St_Breckwood_BI_2022 (6811 : 455-487 Breckwood Boulevard)

Recommended Conditions (455-487 Breckwood Boulevard)

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely to operate a medical office (dental office), with no overnight stay), at the property known as 455-487 (a.k.a. 481) Breckwood Boulevard (01790-0106).
3. The use shall be developed as per the attached site plans.
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.

Attachment: State_St_Breckwood_BI_2022 (6811 : 455-487 Breckwood Boulevard)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

05/26/2022

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 : 942 State Street A/K/A 950 State Street
Petitioner : Springfield Dental for Kids- C/O Sunit Jain
Landlord : TD Bank N.A.- C/O Colebrook Realty Services

Christopher A Caputo / Treasurer Collector

Attachment: State_St_Breckwood_BI_2022 (6811 : 455-487 Breckwood Boulevard)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

05/26/2022

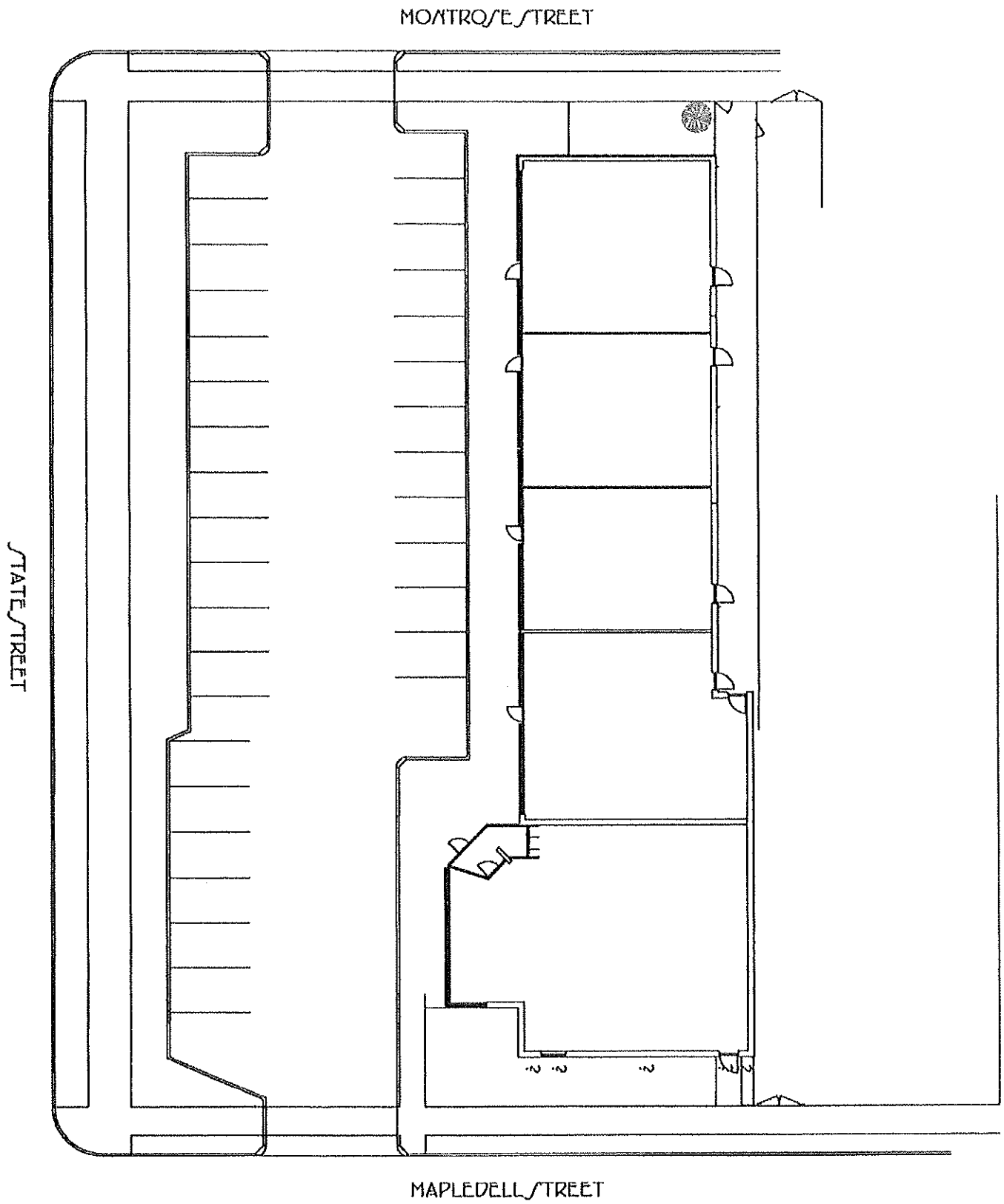
Special Permit
Tax Certification

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:

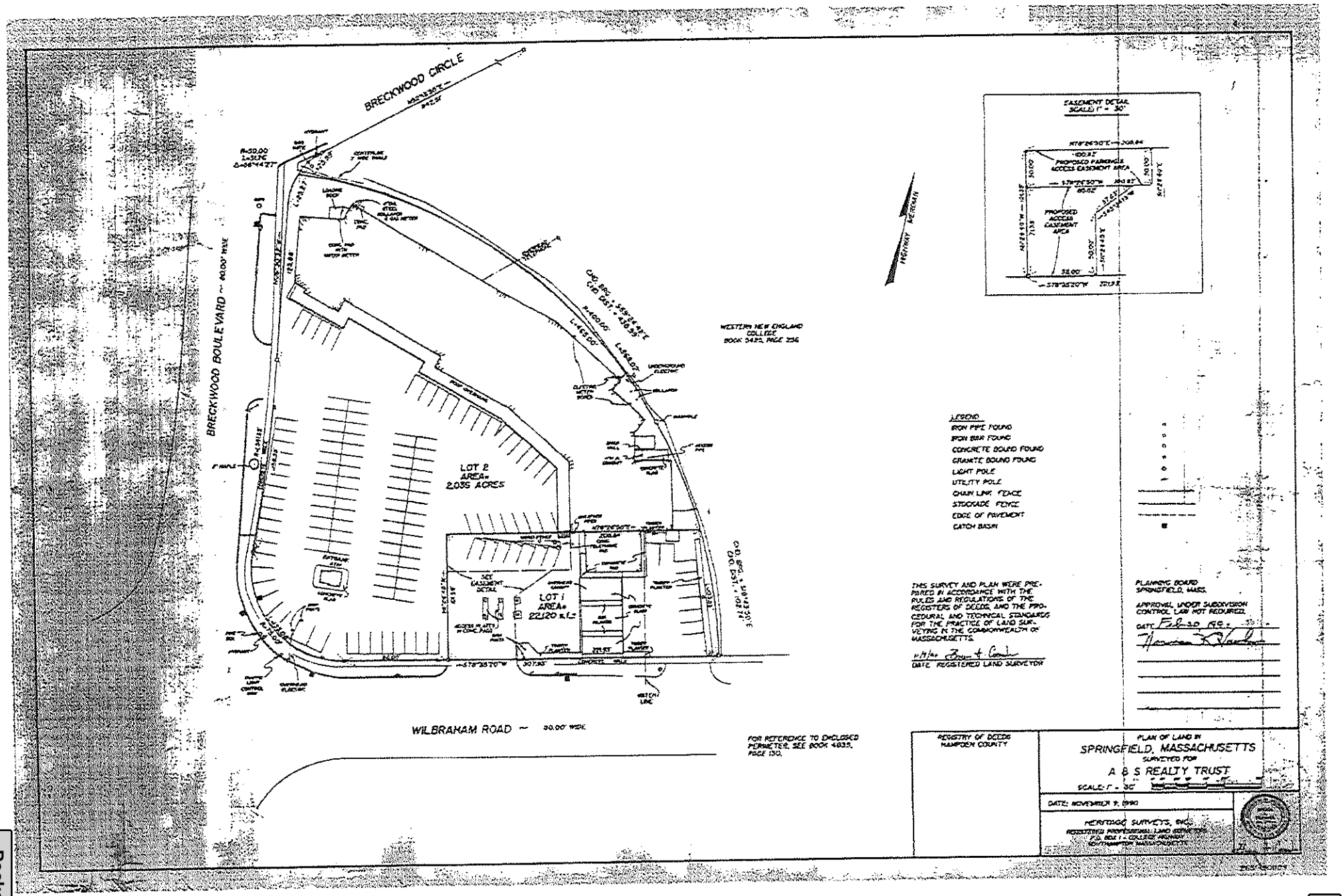
Special Permit : 455-487 Breckwood Boulevard A/K/A 481 B Breckwood Boulevard
Petitioner : Springfield Dental for Kids- C/O Sunit Jain
Landlord : RN Enterprises, LLC- C/O Colebrook Realty Services

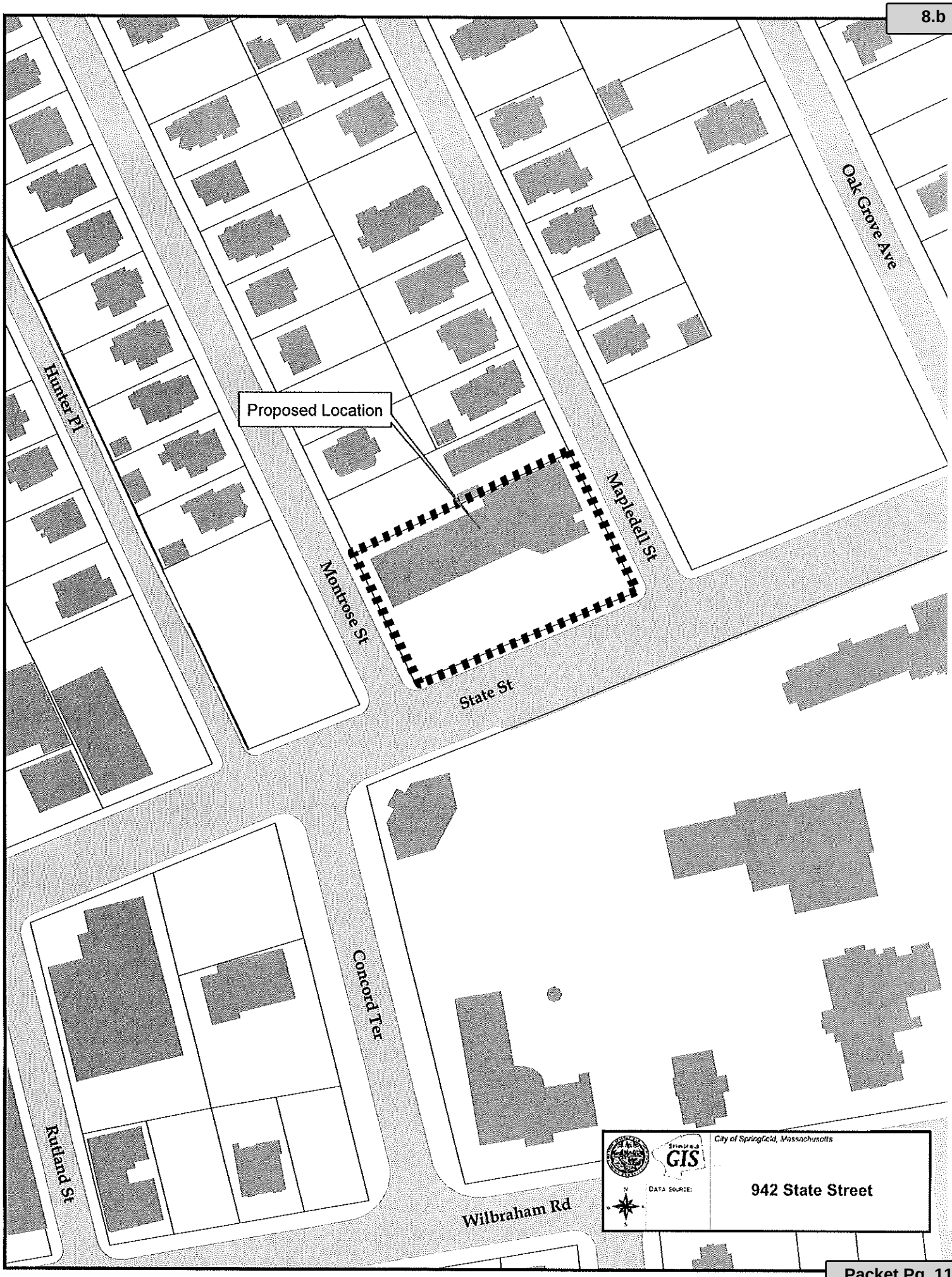
Christopher A Caputo / Treasurer Collector

Attachment: State_St_Breckwood_BI_2022 (6811 : 455-487 Breckwood Boulevard)

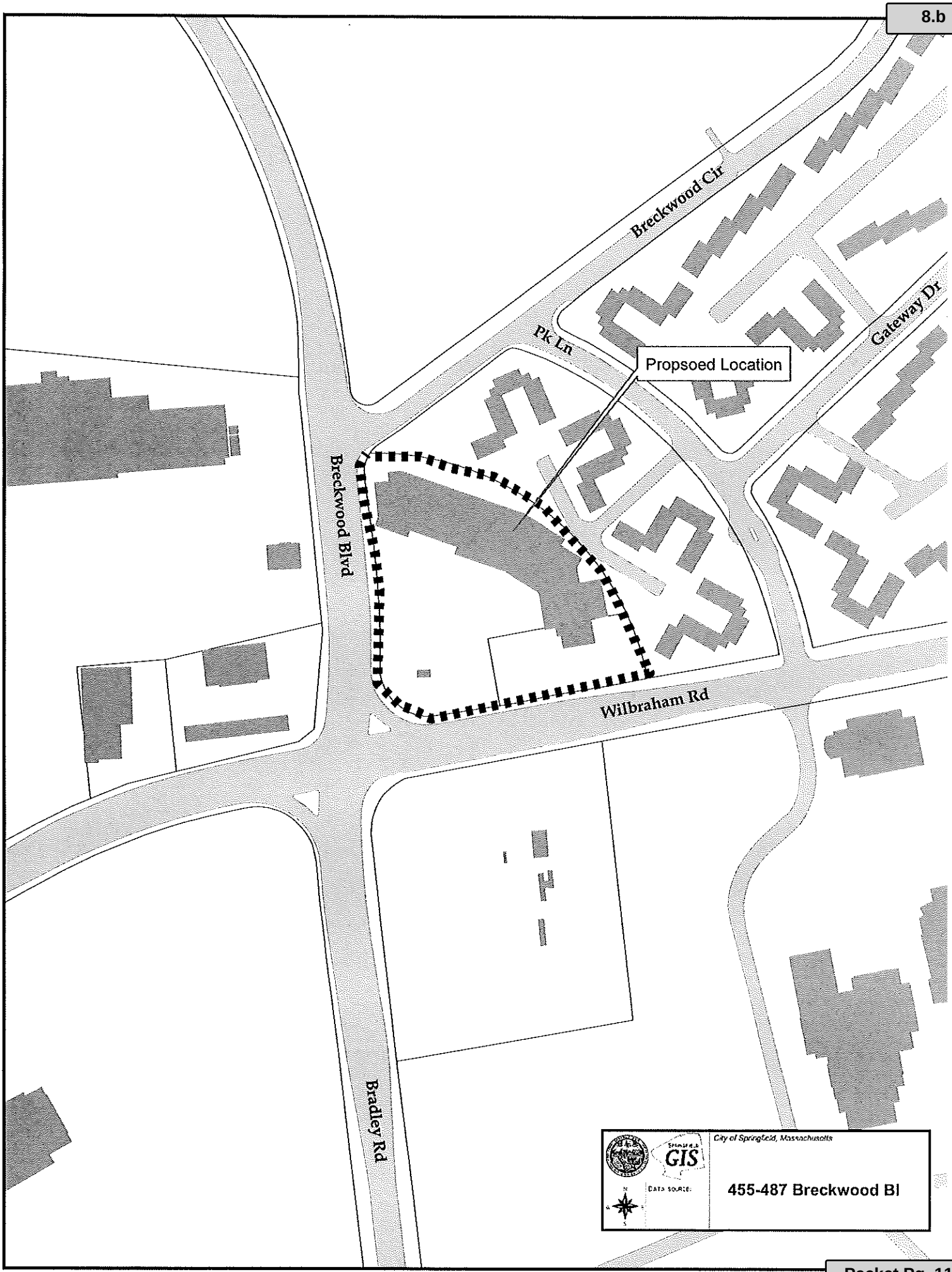


Attachment: State_St_Breckwood_BI_2022 (6811 : 455-487 Breckwood Boulevard)


BRECKWOOD CIRCLE
BRECKWOOD BOULEVARD ~ 80.00' WIDE
WILBRAHAM ROAD ~ 80.00' WIDE
LOT 2
AREA=
2.035 ACRES
LOT 1
AREA=
2.120 ACRES
WESTERN NEW ENGLAND COLLEGE
BOOK 5422, PAGE 256
EASEMENT DETAIL
SCALE: 1" = 30'
PROPOSED PARKING ACCESS EASEMENT AREA
PROPOSED ACCESS EASEMENT AREA
HIGHWAY MERIDIAN
LEGEND
IRON PIPE FOUND
IRON BAR FOUND
CONCRETE BOUND FOUND
GRANITE BOUND FOUND
LIGHT POLE
UTILITY POLE
CHAIN LINK FENCE
STOCKADE FENCE
EDGE OF PAVEMENT
CATCH BASIN
THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS AND THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.
DATE REGISTERED LAND SURVEYOR
PLANNING BOARD
SPRINGFIELD, MASS.
APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED.
DATE Feb 10 1992
FOR REFERENCE TO ENCLOSED PERIMETER, SEE BOOK 4035, PAGE 130.
REGISTRY OF DEEDS
HAMPDEN COUNTY
PLAN OF LAND IN
SPRINGFIELD, MASSACHUSETTS
SURVEYED FOR
A & S REALTY TRUST
SCALE: 1" = 30'
DATE: NOVEMBER 9, 1990
HERITAGE SURVEYS, INC.



Attachment: State_St_Breckwood_BI_2022 (6811 : 455-487 Breckwood Boulevard)



Attachment: State_St_Breckwood_Bl_2022 (6811 : 455-487 Breckwood Boulevard)

City Council

SCHEDULED

Meeting: 06/27/22 07:00 PM
Initiator: Phil Dromey
Sponsors:
DOC ID: 6812

Special Permit

For a Special Permit to Operate a Medical Office, Clinic or Treatment Facility, with No Overnight Stay (Dental Office), at the Property Known as 942 (A.K.A. 950) State Street (11110-0187) (Book #15601/Page#0536), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 10.3.

Request:	See Above
Owner:	TD Bank, NA - c/o Colebrook Realty Services
By:	Liz McKiernan
Petitioner:	Springfield Dental for Kids
By:	Carla Santiago, Manage

To The City Council of the City of Springfield:

The undersigned respectfully petition your honorable body

for a special permit to operate a medical office, clinic or treatment facility, with no overnight stay (dental office), at the property known as 942 (a.k.a. 950) State Street (11110-0187) (Book #15601/Page#0536), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4. Table 4-4, Section 10.3.

Mailing Address:

1441 Main Street, Suite 125
Springfield, MA 01103

Owner:

TD Bnk N.A. – c/o Colebrook Realty Services

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

By: _____
Liz McKiernan, Property Manager, agent for TD Bank N.A

Mailing Address:

950 State Street
Springfield. MA 01109

Petitioner:

Springfield Dental for Kids –c/o Sunit Jain

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

By: _____
Carla Santiago, Manager

Attachment: State_St_942_Tax_Formal (6812 : 942 State Street)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

05/26/2022

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 : 942 State Street A/K/A 950 State Street
Petitioner : Springfield Dental for Kids- C/O Sunit Jain
Landlord : TD Bank N.A.- C/O Colebrook Realty Services

Christopher A Caputo / Treasurer Collector

Attachment: State_St_942_Tax_Formal (6812 : 942 State Street)

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT

942 (A.K.A. 950) STATE STREET AND 455-781 (A.K.A. 481) BRECKWOOD BOULEVARD MEDICAL OFFICE, CLINIC OR TREATMENT FACILITY, NO OVERNIGHT STAY (DENTAL OFFICE)

General Information

Petitioner:	Springfield Dental for Kids
Request:	To operate a medical office (dental office), clinic or treatment facility, with no overnight stay.
Proposed use of the property:	Dental offices
Parcel Size:	24,736 s.f. and 88,644 s.f.
Compatibility with current planning documents:	The Bay and Sixteen Acres Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Bay Area neighborhood Council and Sixteen Acres Civic Association: 6-13-22
Tax Status:	**SEE ATTACHED**
Urban Renewal Plan:	One property is located in the Bay Urban Renewal Plan the other is not located within an urban renewal plan area.
Site Visit:	6-16-22
Hearing Date:	6-27-22/7-18-22

Staff Analysis

Neighborhood characteristics:

Both properties are zoned Business A and are both located within existing commercial plazas.

Site plan review:

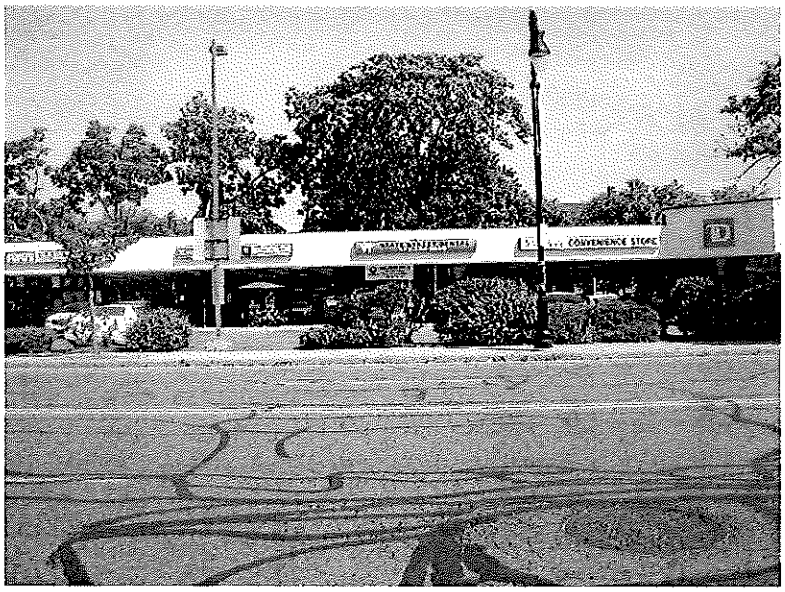
The petitioner has requested a special permit to operate two (2) medical offices (dental offices), with no overnight stay, at the properties known as 942 (a.k.a. 950) State Street and 455-487 (a.k.a. 481) Breckwood Boulevard. As per the existing zoning regulations, medical offices are required to obtain special permits from the City Council.

After reviewing the submitted site plans and visiting the sites, the staff does not object to the proposed uses. As noted above, the petitioner intends to operate two (2) dental offices at the properties listed above. The offices will be known as State Street Dental and Springfield Dental for Kids.

Attachment: State_St_Breckwood_BI_2022 (6812 : 942 State Street)

The property at 942 State Street is located within a small commercial plaza with a number of other commercial uses, including TD Bank. The site has on-site parking. Further, the office to be located at 455-487 Breckwood Boulevard is also located within a commercial plaza with a number of other commercial uses. Adequate on-site parking is also being provided at this location.

Overall, the staff believes that the proposed operations are appropriate uses for these commercial areas and as such the staff does not believe the proposed uses will have a detrimental impact on the abutters or the neighborhoods as a whole.



Recommendation

Approve, with conditions.

Recommended Conditions (942 State Street)

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely to operate a medical office (dental office), with no overnight stay), at the property known as 942 (a.k.a. 950) State Street (11110-0187).
3. The use shall be developed as per the attached site plans.
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.

Attachment: State_St_Breckwood_BI_2022 (6812 : 942 State Street)

Recommended Conditions (455-487 Breckwood Boulevard)

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely to operate a medical office (dental office), with no overnight stay), at the property known as 455-487 (a.k.a. 481) Breckwood Boulevard (01790-0106).
3. The use shall be developed as per the attached site plans.
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.

Attachment: State_St_Breckwood_BI_2022 (6812 : 942 State Street)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

05/26/2022

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 : 942 State Street A/K/A 950 State Street
Petitioner : Springfield Dental for Kids- C/O Sunit Jain
Landlord : TD Bank N.A.- C/O Colebrook Realty Services

Christopher A Caputo / Treasurer Collector

Attachment: State_St_Breckwood_BI_2022 (6812 : 942 State Street)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

05/26/2022

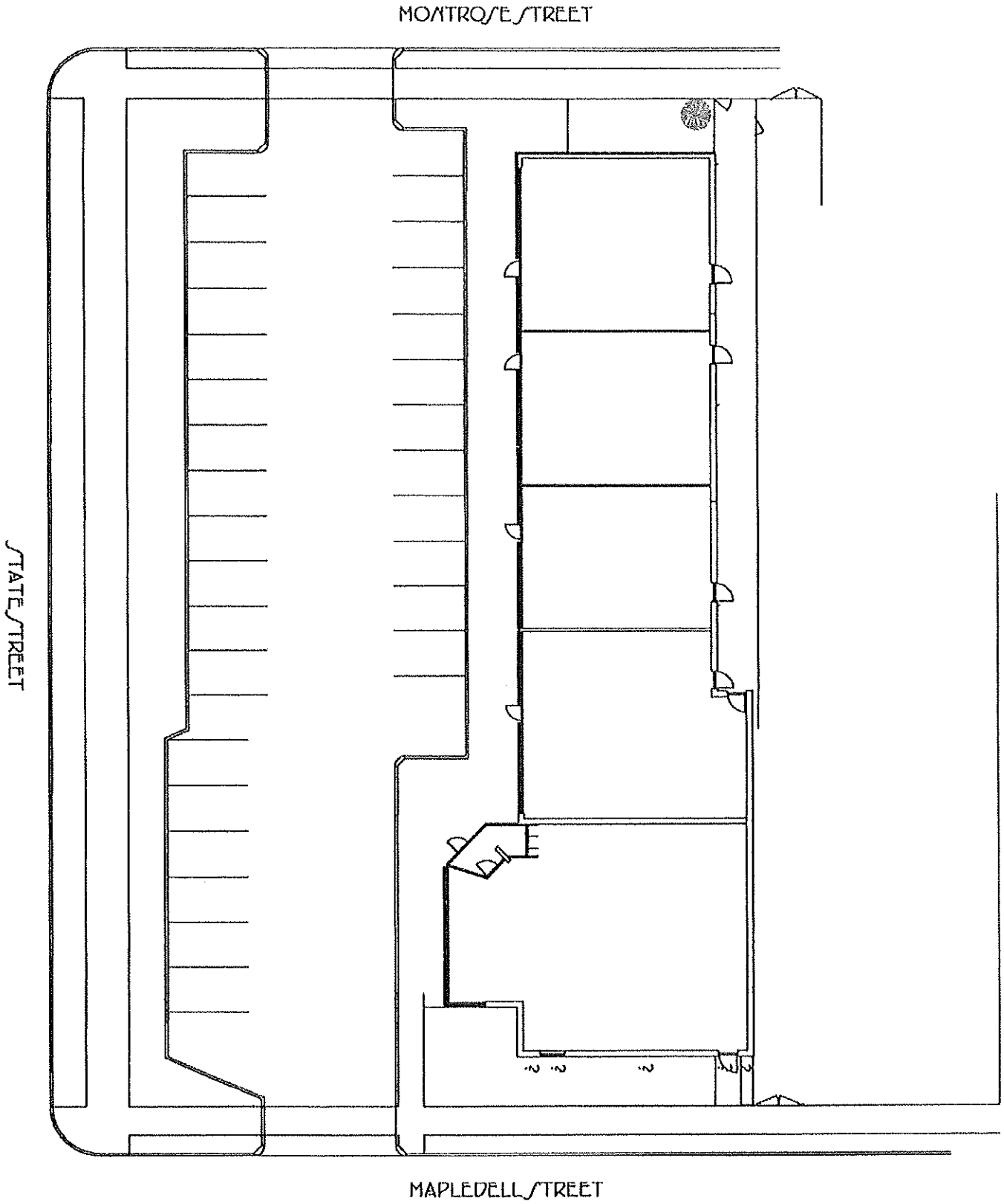
Special Permit
Tax Certification

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:

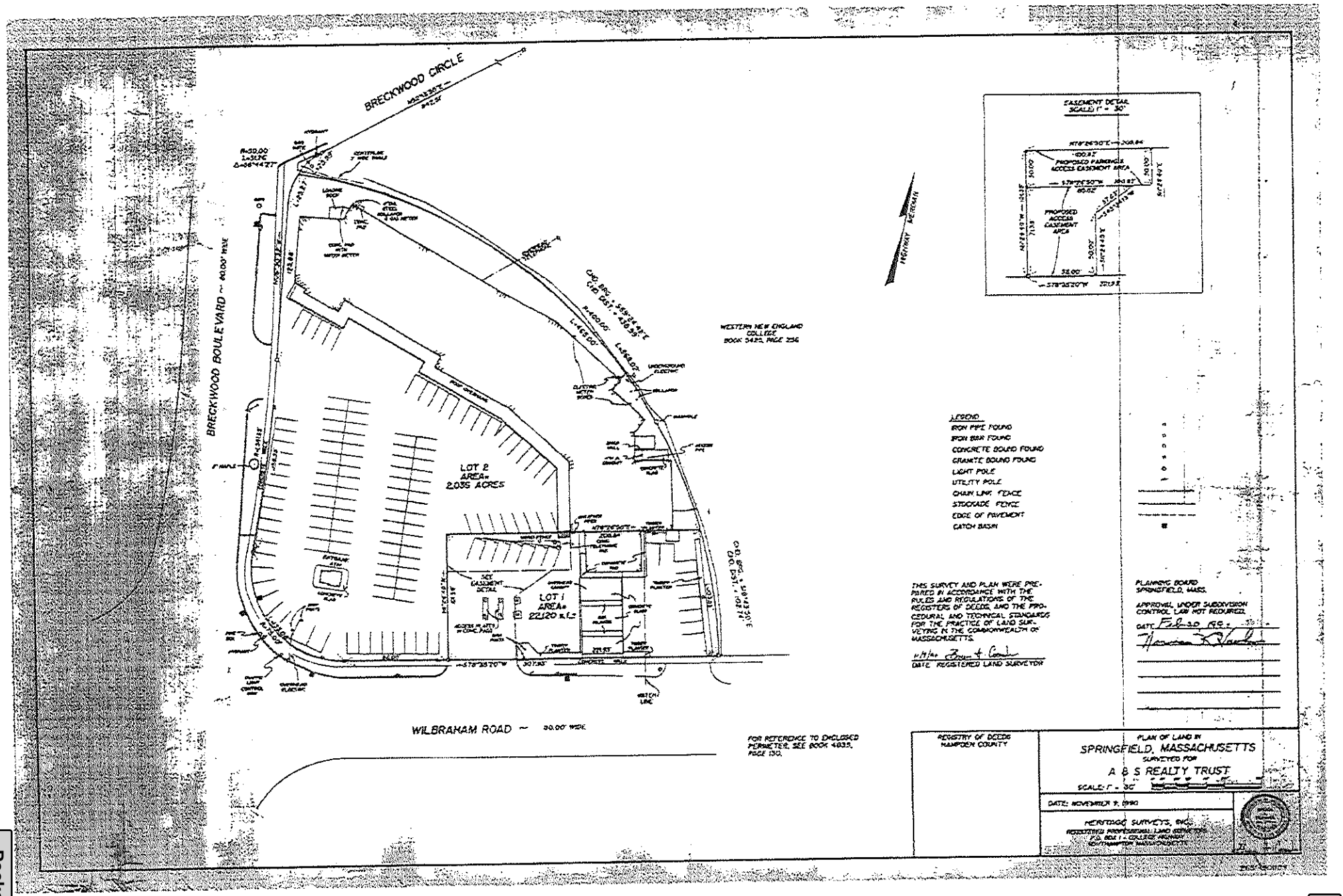
Special Permit : 455-487 Breckwood Boulevard A/K/A 481 B Breckwood Boulevard
Petitioner : Springfield Dental for Kids- C/O Sunit Jain
Landlord : RN Enterprises, LLC- C/O Colebrook Realty Services

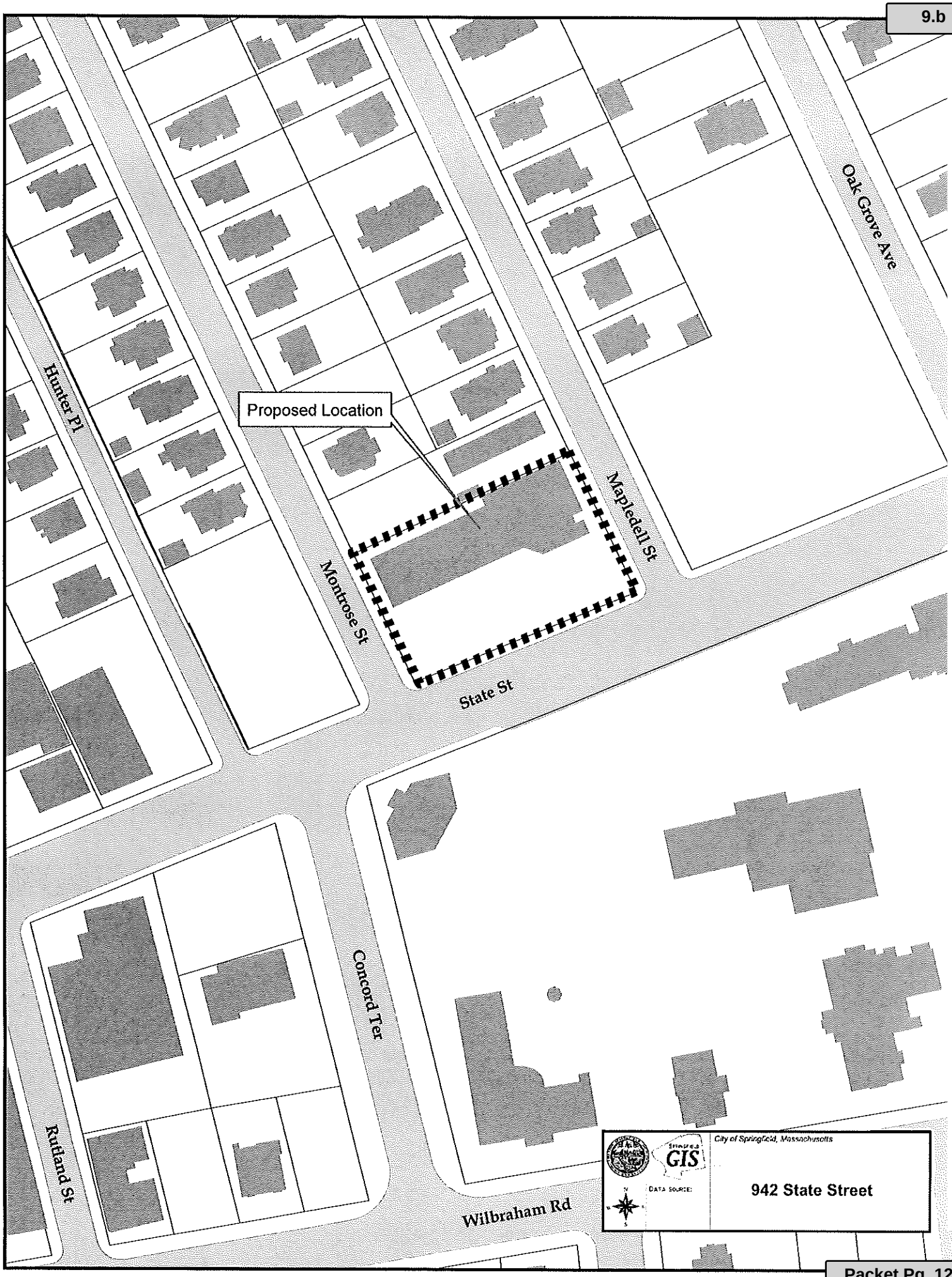
Christopher A Caputo / Treasurer Collector

Attachment: State_St_Breckwood_Bl_2022 (6812 : 942 State Street)

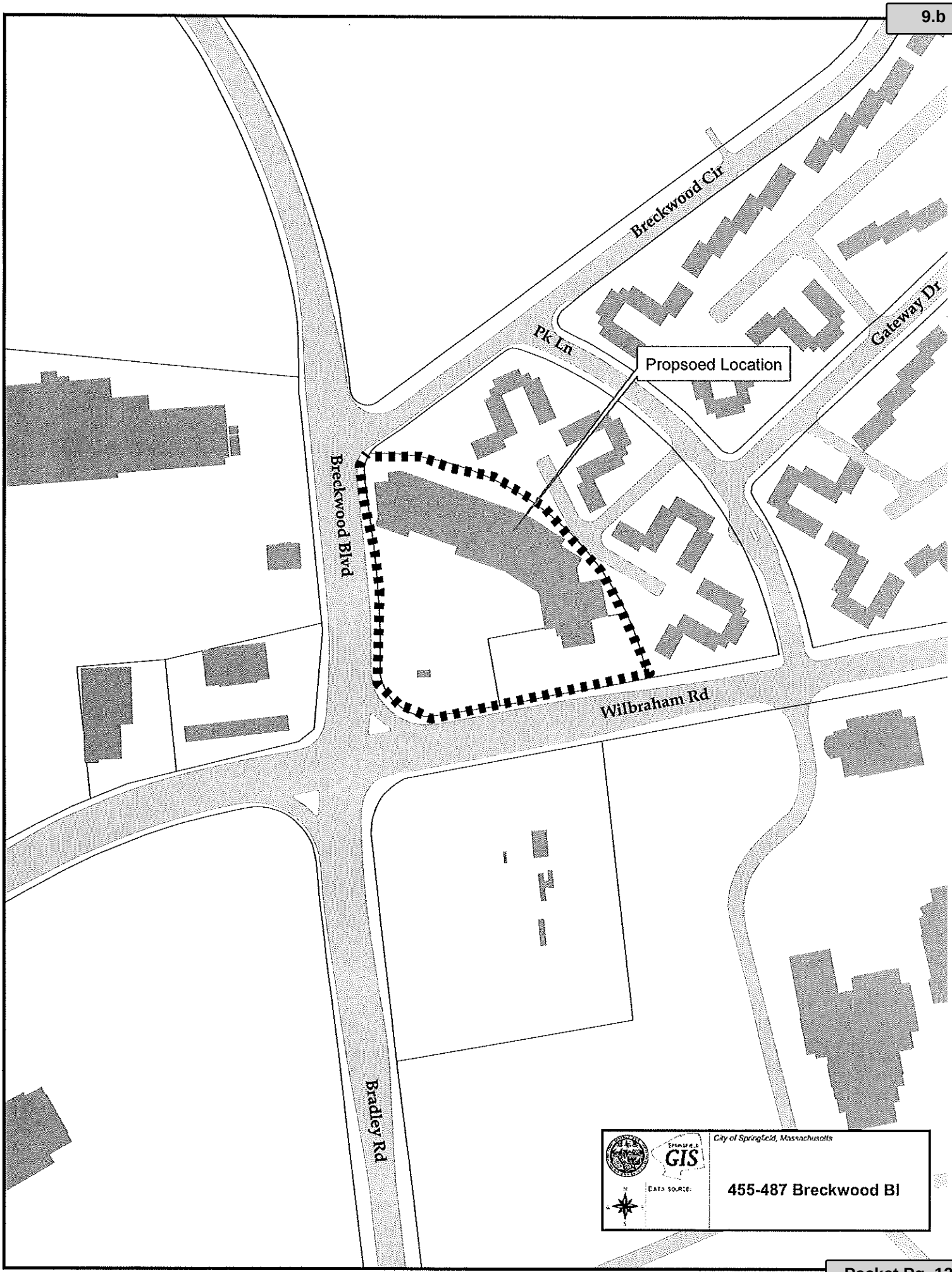


Attachment: State_St_Breckwood_BI_2022 (6812 : 942 State Street)


BRECKWOOD CIRCLE
BRECKWOOD BOULEVARD ~ 80.00' WIDE
WILBRAHAM ROAD ~ 80.00' WIDE
LOT 2
AREA=
2.035 ACRES
LOT 1
AREA=
2.120 ACRES
WESTERN NEW ENGLAND COLLEGE
BOOK 5422, PAGE 256
EASEMENT DETAIL
SCALE: 1" = 30'
PROPOSED PARKING & ACCESS EASEMENT AREA
PROPOSED ACCESS EASEMENT AREA
LEGEND
IRON PIPE FOUND
IRON BAR FOUND
CONCRETE BOUND FOUND
GRANITE BOUND FOUND
LIGHT POLE
UTILITY POLE
CHAIN LINK FENCE
STOCKADE FENCE
EDGE OF PAVEMENT
CATCH BASIN
THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS AND THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.
DATE REGISTERED LAND SURVEYOR
PLANNING BOARD
SPRINGFIELD, MASS.
APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED.
DATE Feb 10 1992
FOR REFERENCE TO ENCLOSED PERIMETER, SEE BOOK 4035, PAGE 130.
REGISTRY OF DEEDS
HAMPDEN COUNTY
PLAN OF LAND IN
SPRINGFIELD, MASSACHUSETTS
SURVEYED FOR
A & S REALTY TRUST
SCALE: 1" = 30'
DATE: NOVEMBER 9, 1990
HERITAGE SURVEYS, INC.



Attachment: State_St_Breckwood_BI_2022 (6812 : 942 State Street)



Attachment: State_St_Breckwood_Bl_2022 (6812 : 942 State Street)

City Council

SCHEDULED

Meeting: 06/27/22 07:00 PM
Initiator: Phil Dromey
Sponsors:
DOC ID: 6838

Special Permit

For a Special Permit to Allow for Motor Vehicles Repairs/Sales at the Property Known as 47 Colton Street (03070-0059) (Book#20896/Page#224), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.1 and 12.3(4).

Request:	See Above
Owner:	Elizer Garcia
By:	Elizer Garcia
Petitioner:	Erwin Mejia
By:	Erwin Mejia

To The City Council of the City of Springfield:

The undersigned respectfully petition your honorable body

for a special permit to allow for motor vehicles repairs/sales at the property known as 47 Colton Street (03070-0059) (Book#20896/Page#224), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.1 and 12.3(4).

Mailing Address:

24 Mountainview Street
Springfield, MA 01108

Owner:

Elizer Garcia

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

BY: _____
Elizer Garcia

Mailing Address:

26 Malden Street
Springfield, MA 01108

Petitioner:

Erwin Mejia

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

BY: _____
Erwin Mejia

Attachment: 47_Colton_St_Tax_Formal (6838 : 47 Colton Street)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

06/03/2022

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 : 47 Colton Street
Petitioner : Erwin Mejia
Landlord : Elizer Garcia

Christopher A Caputo / Treasurer Collector

Attachment: 47_Colton_St_Tax_Formal (6838 : 47 Colton Street)

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT

47 COLTON STREET (03070-0059)
MOTOR VEHICLE REPAIRS/SALES

General Information

Petitioner:	Erwin Garcia
Request:	Special permit for motor vehicle repair/sales.
Proposed use of the property:	Motor vehicle repairs/sales
Parcel Size:	9,124 s.f.
Compatibility with current planning documents:	The Old Hill Neighborhood Plan does not show any changes to this area.
Neighborhood council notification:	Old Hill Neighborhood Council: 6-6-22
Tax Status:	**SEE ATTACHED**
Site Visit:	6-16-22
Hearing Date:	6-27-22/7-18-22

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Business B and is located in an area with a mix or commercial, industrial and residential uses.

To the north is a warehouse zoned Business B.
To the south is the Water Department zoned Business B.
To the west are a vacant lot and single-family house zoned Business B.
To the east is a warehouse zoned Industrial A.

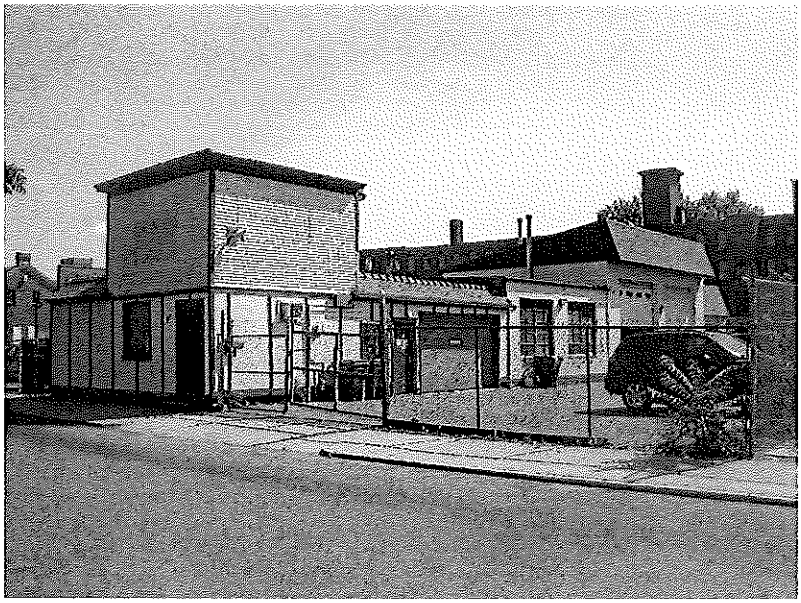
Site plan review:

The petitioner has requested special permits for used car sales and motor vehicle repairs at the property known as 47 Colton Street. This site has been the location of motor vehicle repairs/sales for several years. The most recent special permit for these uses was issued back in 2015.

After reviewing the submitted information and visiting the site, the staff does not object to the proposed request. The site appears to be being maintained and the staff does not believe that this continued use will have a detrimental impact on the abutters or the surrounding neighborhood. The only concern that the staff would have with regards to the proposed use is that with limited on-site parking, the staff would recommend

Attachment: Colton_St_47_2022 (6838 : 47 Colton Street)

that the number of vehicles allowed to be displayed at this site be limited. In the 2015 special permit, the number of cars was limited to five (5). The staff would recommend that only five (5) be allowed with this special permit as well.



Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted for motor vehicle repairs/sales at the property known as 47 Colton Street (03070-0059).
3. The use shall be developed according to the attached site plan, with the addition of conditions #4 through #9.
4. There shall be no more than five (5) cars displayed for sale at any one time.
5. There shall be no storage of junk vehicles or parts located outside of the building.
6. Any and all signage shall be properly permitted.
7. There shall be no banners, streamers, pennants, or additional signs located on the property.
8. The public sidewalks along Colton Street shall be maintained, including snow removal.
9. The building shall remain graffiti free.
10. 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.

Attachment: Colton_St_47_2022 (6838 : 47 Colton Street)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

06/03/2022

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:

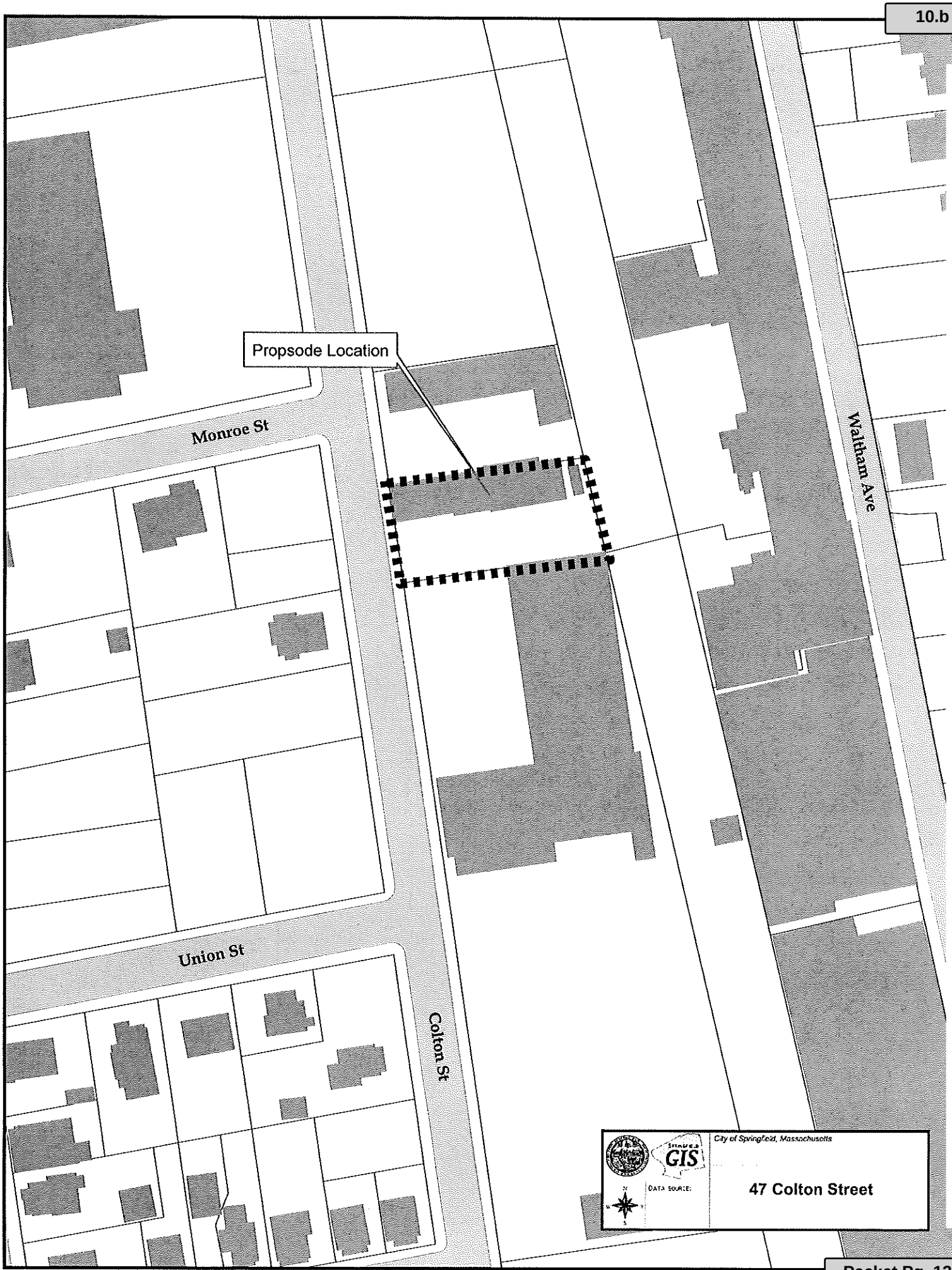
Special Permit : 47 Colton Street
Petitioner : Erwin Mejia
Landlord : Elizer Garcia

Christopher A Caputo / Treasurer Collector

Attachment: Colton_St_47_2022 (6838 : 47 Colton Street)

Exhibit A

Attachment: Colton_St_47_2022 (6838 : 47 Colton Street)



Attachment: Colton_St_47_2022 (6838 : 47 Colton Street)