



CITY COUNCIL

City Clerk's Office 5/18/2023 12:00:00 PM

Hearings Meeting Agenda~

I hereby notify you that the following items of business have been filed with this office and can be acted upon at the meeting of the City Council **Monday May 22, 2023** at 07:00 PM.

City Clerk

Hearings

7:00 PM Meeting called to order on May 22, 2023 at Springfield City Hall -- Council Chambers, 36 Court Street, Springfield, MA.

Moment of Silence - Pledge of Allegiance

Petitions

(1.) Comcast- Page Blvd.

ATTACHMENTS:

- COMCAST REPORT -Page Blvd. -Shaws Ln (PDF)
- Page Blvd to Shaws Lane Comcast Proposed Route (PDF)
- Page Blvd to Shaws Lane Construction Details (PDF)
- Page blvd to Shaws Lane petition-Springfield (PDF)
- Page Blvd to Shaws Lane (PDF)

(2.) Comcast- Hendee Street

ATTACHMENTS:

- Page Blvd to Hendee St (PDF)
- Page Blvd to Hendee St petition-Springfield (PDF)
- Page Blvd to Hendee St Construction Details (PDF)
- Page Blvd to Hendee St Comcast Proposed Route (PDF)
- COMCAST REPORT - Hendee Street (PDF)

(3.) Eversource- Walnut Street

ATTACHMENTS:

- 11758677 Walnut St SPFLD Sketch 2 (PDF)
- 11758677 Walnut St SPFLD Sketch (PDF)
- 11758677 Walnut St SPFLD UG Order (PDF)
- 11758677 Walnut St SPFLD UG Petition (PDF)
- Walnut St. Report (PDF)

(4.) Eversource Gas- DwightStreet

ATTACHMENTS:

- Report Dwight St. (PDF)
- DWIGHT ST FPO (PDF)
- Dwight St - Springfield City Council Letter (PDF)

Special Permits

- (5.) For a Special Permit for Motor Vehicle Sales at the Property Known as 797 Berkshire Avenue (01340-0402) (12525-0080) (Book#16569/Page#0463), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.1.

Request: See Above
Owner: Springfield Auto & Truck, Inc.
By: Michael Martone
Petitioner: Springfield Auto & Truck, Inc.
By: Michael Martone

ATTACHMENTS:

- Berkshire_Ave_797_Tax_Formal(PDF)
- Berkshire_Ave_797_2023 (PDF)

- (6.) For a Special Permit for an Accessory Wall Sign, Above the First Floor, at the Property Known as 1021 Boston Road (01655-0570) (Book#24261/Page#189), as Authorized by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.8.17.

Request: See Above
Owner: Springfield Storage Investors
By: Jason Sommer
Petitioner: Springfield Storage Investors
By: Jason Sommer

ATTACHMENTS:

- Boston_Rd_1021_Tax_Formal (PDF)
- Boston_Rd_1021_2023_Revised (PDF)

- (7.) For a Special Permit to Operate an Indoor Place of Amusement, at the Property Known as 1331 Main Street (08130-0554) (Book#13943/Page#297), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 17.2 (1).

Request: See Above
Owner: GELW Mass, LLC
By: Roger Roberge
Petitioner: Nilka J. Correa
By: Nilka J. Correa

ATTACHMENTS:

- Main_St_1331_Tax_Formal (PDF)
- Main_St_1331_2023 (PDF)

Zone Changes

- (8.) To Change the Zoning of the Properties Known as 1685 Boston Road (01655-0415), 1655 Boston Road (01655-0425), 1719 Boston Road (01655-0405) and NS Fernbank Road (05070-0060), by Removing the Properties from the Regional Shopping Center Overlay District (Article 8, Section 8.4). 1685 Boston Road, Et.Al. None Yet

PETITIONER:

**Eastfield Mall Associate's, LLC, 1685
Boston Road, LLC and Boston Road
Retail, LLC**

ADDRESS:

1685 Boston Road, et.al.

CHANGE REQUESTED:**Removal from the Regional Shopping
Center Overlay District****ATTACHMENTS:**

- 3236_1685_Boston_Rd_Formal (PDF)
- 3236_Boston_Rd_1655_2023 (PDF)
- 3236_1685_Boston_Rd_2023_PB_Report (PDF)

- (9.) Amendment Article 4, Section 4.7.114(B)(5)(Adult Use) Amendment Article 4, Section 4.7.114(B)(5)(Adult Use) None Yet

PETITIONER:**Springfield City Council****ADDRESS:****City Wide****CHANGE REQUESTED:****Amendment to Article 4, Section
4.7.114(B)(5)****ATTACHMENTS:**

- 3237_Article_4_Formal (PDF)
- 3237_Adult_Use_Article_4_2023_PB_Report (PDF)
- 3237_Article_4_Amendment_May_2023(PDF)



City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 7417)

Meeting: 05/22/23 07:00 PM
Department: Department of Public Works
Category: General
Prepared By: Hector Velez
Initiator: Hector Velez
Sponsors:
DOC ID: 7417

Comcast- Page Blvd.

ORDER FOR LOCATION OF UNDERGROUND CONDUIT

WHEREAS, The Board of Public Works to which was referred the petition of Comcast of Massachusetts to Install 1 Sch.40 4" PVC conduit from existing Comcast vault in front of #209 Page Blvd. to pole#1720/10/1 on Shaws Lane.

WHEREAS, said petition Shaws Lane was referred to the Board of Public Works on April 4, 2023 and

WHEREAS, On April 25, 2023, a Notice of a Public Hearing on Hendee Street to be held on May 10, 2023 was sent by mail to all property owners abutting an affected road, various Departments, Utility Companies, 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 May 10, 2023 the Board of Public Works reported thereon that, after careful consideration of petition from COMCAST Page Blvd. / Shaws Lane to Install 1 Sch.40 4" PVC conduit from existing Comcast sidewalk vault in front of #209 Page Blvd., in a south westerly direction to pole#1720/10/1 on Shaws Lane., all as substantially shown on a plan attached with project name:

COMCAST - Page Blvd.

Consisting of one (1) 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, Page Blvd. 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.

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

CITY OF SPRINGFIELD, MASSACHUSETTS

Date: May 10, 2023

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

The Board of Public Works, to which was referred the petition of Comcast of Massachusetts dated April 4, 2023 to Install 1 Sch.40 4" PVC conduit from existing Comcast sidewalk vault in front of #209 Page Blvd., in a south westerly direction to pole#1720/10/1 on Shaws Lane., all as substantially shown on a plan attached, COMCAST Shaws Lane / Page Blvd. which is incorporated herein by reference and to lay and maintain underground cables and Fiber Optic lines in public ways, 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 May 10, 2023 at 3:30 P.M. at the corner of Shaws Lane and Page Blvd. in Springfield, MA after due notice from the office of the City Clerk. Three (3) 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 company can provide service to the area.

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

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

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

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

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

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

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

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.

Attachment: COMCAST REPORT -Page Blvd. -Shaws Ln (7417 : Comcast- Page Blvd.)

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.

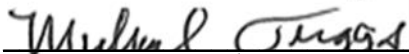
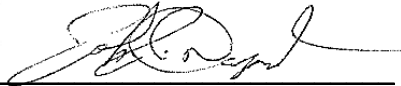
That any curbing that is disturbed during construction will be reset to the established street grade using proper construction procedures.

That 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.

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

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


_____)

_____)

_____)

BOARD OF PUBLIC WORKS

The Charles C. Lewis Company

Page Blvd

Page Blvd

Shaws Ln

Shaws Ln

Attachment: Page Blvd to Shaws Lane Comcast Proposed Route (7417 : Comcast-

Page Blvd. to Shaws Lane-Springfield

Construction Details

- Install 1 Sch.40 4" PVC conduit from existing Comcast sidewalk vault in front of #209 Page Blvd., in a south westerly direction to pole#1720/10/1 on Shaws Lane.
- Main trench line to be located in tree belt approximately 1' to 2' behind curb line.
- Main trench will veer into sidewalk in front of #179 Page Blvd to avoid tree in belt area.
- Install one large 30" X 48' quazite flush mounted vault as indicated on construction map.
- All trench areas to be restored to City of Springfield specifications.
- All work to be completed with traffic details per Springfield Police Dept.

4/4/23

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

ATTN: Gladys Oyola, City Clerk

To whom it may concern:

Comcast of Massachusetts II, Inc. hereby requests that it be granted a location for and permission to run and maintain approximately 354' of **4" conduit with Fiber Optic Line & Coax Cable on Page Blvd.** (from existing Comcast vault by #209 Page Blvd to Eversource Pole# 1720/10/1 on Shaws Lane.) Together with such connections as it may now or subsequently find necessary.

Said plant installation is to be installed in accordance with the enclosed plan.

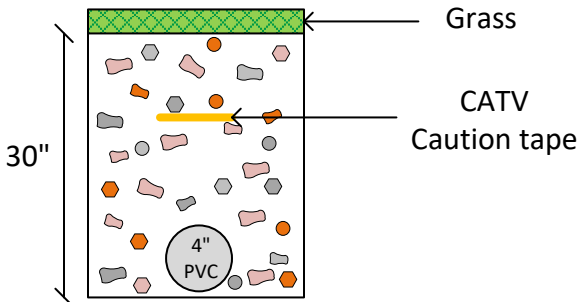
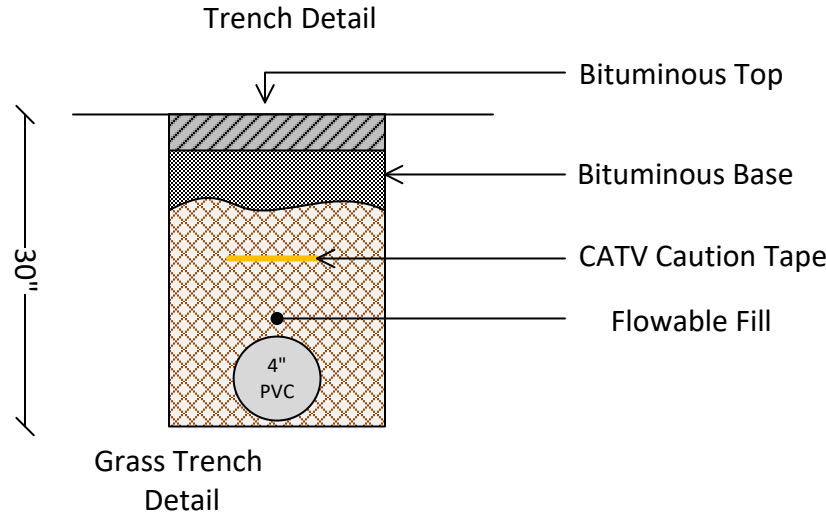
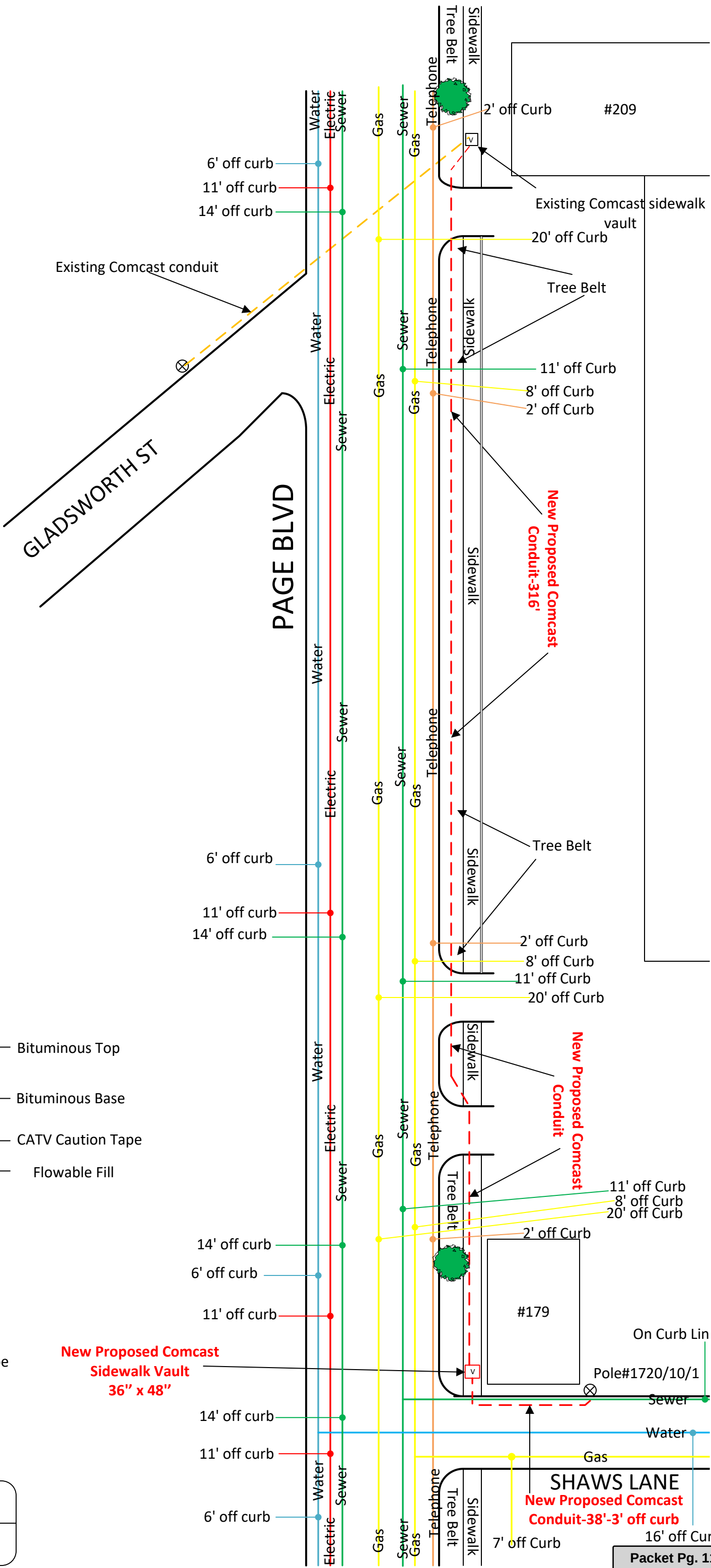
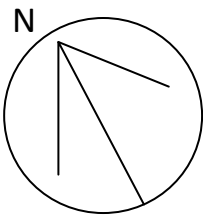
Thank you for your attention to this matter.

Sincerely,

Raymond S. LaBorde Jr

Enc.

Attachment: Page blvd to Shaws Lane petition-Springfield (7417 : Comcast- Page Blvd.)





City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 7418)

Meeting: 05/22/23 07:00 PM
Department: Department of Public Works
Category: General
Prepared By: Hector Velez
Initiator: Hector Velez
Sponsors:
DOC ID: 7418

Comcast- Hendee Street

ORDER FOR LOCATION OF UNDERGROUND CONDUIT

WHEREAS, The Board of Public Works to which was referred the petition of Comcast of Massachusetts to Install one Sch.40 4" PVC conduit from existing Verizon Pole#36 on Page Blvd to Eversource Pole#767/1/2 on Hendee Street.

WHEREAS, said petition Hendee Street was referred to the Board of Public Works on April 4, 2023 and

WHEREAS, On April 25, 2023, a Notice of a Public Hearing on Hendee Street to be held on May 10, 2023 was sent by mail to all property owners abutting an affected road, various Departments, Utility Companies, 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 May 10, 2023 the Board of Public Works reported thereon that, after careful consideration of petition from COMCAST Hendee Street to Install one Sch.40 4" PVC conduit from existing Verizon Pole#36 on Page Blvd in an easterly direction across Page Blvd and into tree belt area. Then continue trench in a southerly direction to new vault location in tree belt by #271 Page Blvd. Trench to continue south in tree belt and into roadway at corner of Hendee St, continue down Hendee St in an easterly direction to Eversource Pole#767/1/2., all as substantially shown on a plan attached with project name:

COMCAST - Hendee St.

Consisting of one (1) 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.

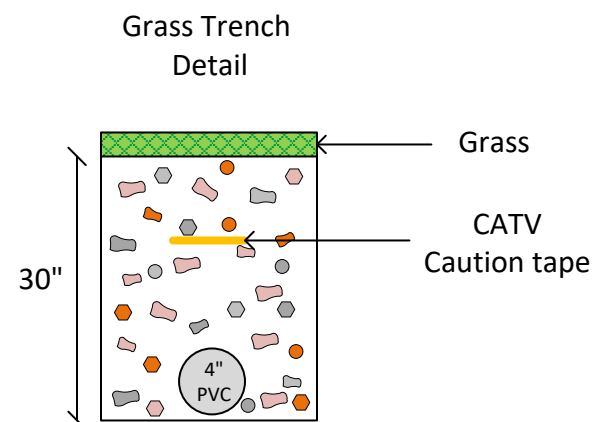
WHEREAS, Hendee Street came before the City Council for a Public Hearing on this date,

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.



4/4/23

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

ATTN: Gladys Oyola, City Clerk

To whom it may concern:

Comcast of Massachusetts II, Inc. hereby requests that it be granted a location for and permission to run and maintain approximately 309' of **4" conduit with Fiber Optic Line & Coax Cable on Page Blvd.** *(from existing Version Pole# 36 on Page Blvd to existing Eversource Pole# 767/1/2 on Hendee St.)* Together with such connections as it may now or subsequently find necessary.

Said plant installation is to be installed in accordance with the enclosed plan.

Thank you for your attention to this matter.

Sincerely,

Raymond S. LaBorde Jr

Enc.

Attachment: Page Blvd to Hendee St petition-Springfield (7418 : Comcast- Hendee Street)

Page Blvd to Hendee St-Springfield

Construction Details

- Install 1 Sch.40 4" PVC conduit from existing Verizon Pole#36 on Page Blvd in an easterly direction across Page Blvd and into tree belt area. Then continue trench in a southerly direction to new vault location in tree belt by #271 Page Blvd. Trench to continue south in tree belt and into roadway at corner of Hendee St, continue down Hendee St in an easterly direction to Eversource Pole#767/1/2.
- Main trench line to be in tree belt approximately 1' to 2' behind curb line.
- Main trench will veer into roadway at intersection of Hendee St, then continue down Hendee St approximately 1' off curb to pole# 767/1/2
- Install one large 30" X 48' quazite flush mounted vault as indicated on construction map.
- All trench areas to be restored to City of Springfield specifications.
- All work to be completed with traffic details per Springfield Police Dept.



Page Blvd

East Springfield Oil

Hendee St

Hendee St

CITY OF SPRINGFIELD, MASSACHUSETTS

Date: May 10, 2023

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

The Board of Public Works, to which was referred the petition of Comcast of Massachusetts dated April 4, 2023 to Install one Sch.40 4" PVC conduit from existing Verizon Pole#36 on Page Blvd in an easterly direction across Page Blvd and into tree belt area. Then continue trench in a southerly direction to new vault location in tree belt by #271 Page Blvd. Trench to continue south in tree belt and into roadway at corner of Hendee St, continue down Hendee St in an easterly direction to Eversource Pole#767/1/2., all as substantially shown on a plan attached, COMCAST Hendee Street, which is incorporated herein by reference and to lay and maintain underground cables and Fiber Optic lines in public ways, 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 May 10, 2023 at 3:45 P.M. at the corner of Hendee Street and Page Blvd. in Springfield, MA after due notice from the office of the City Clerk. Three (3) 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 company can provide service to the area.

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

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

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

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

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

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

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

Attachment: COMCAST REPORT - Hendee Street (7418 : Comcast- Hendee Street)

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.

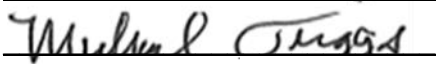
That any curbing that is disturbed during construction will be reset to the established street grade using proper construction procedures.

That 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.

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

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


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BOARD OF PUBLIC WORKS



City Council
36 Court Street
Springfield, MA 01103

Meeting: 05/22/23 07:00 PM
Department: Department of Public Works
Category: General
Prepared By: Hector Velez
Initiator: Hector Velez
Sponsors:
DOC ID: 7419

SCHEDULED

PETITION (ID # 7419)

Eversource- Walnut Street

ORDER FOR LOCATION OF UNDERGROUND CONDUIT

WHEREAS The Board of Public Works, to which was referred the petition Walnut Street of Eversource Electric Company dated February 15, 2023, to Install 558 feet of 12-5" PVC conduits, encased, along the east side of Walnut Street between Lebanon Street and Ashley Street

WHEREAS, said petition Walnut Street was referred to the Board of Public Works on April 6, 2023; and

WHEREAS, On April 27, 2023, a Notice of a Public Hearing on Walnut Street, to be held on May 11, 2023, 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 May 11, 2023, the Board of Public Works reported thereon that, after careful consideration of the petition Walnut Street to Install 558' feet of 12-5" PVC conduits, encased, along the east side of Walnut Street between Lebanon Street and Ashley Street. Starting on the existing manhole located in front of property 293 Walnut Street, running northerly direction to the proposed manhole in front of Brigham Street, and continuing northerly two hundred eighty-eight (288') feet to the existing manhole located in Lebanon Street., all shown on a plan attached entitled:

EVERSOURCE, Walnut 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.

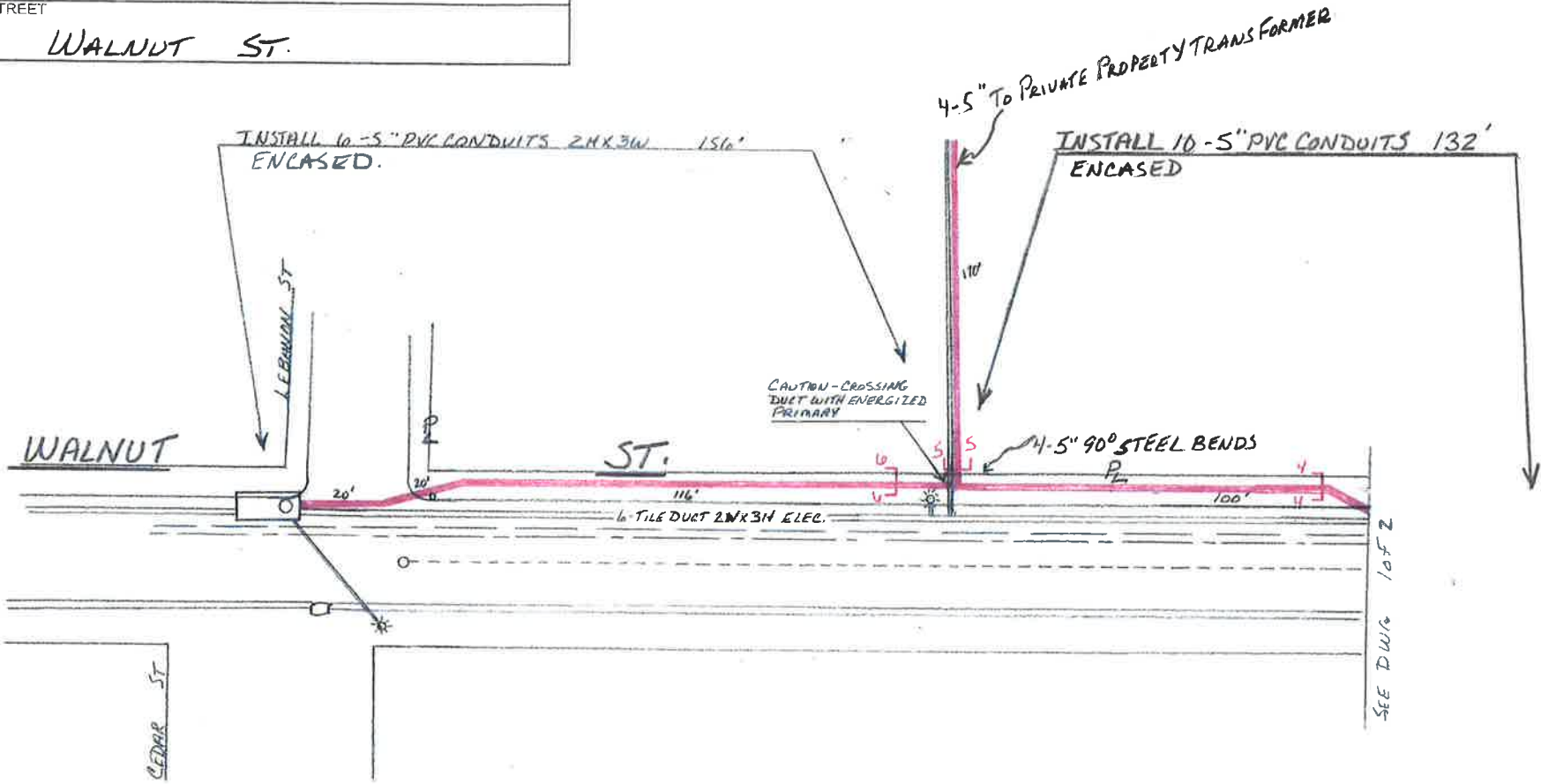
WHEREAS, the petition Walnut Street came before the City Council for a Public Hearing on this date,

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 the 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 accordance with the City of Springfield's Standard Specifications.
9. 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 hex-hole covers will conform to and be compatible with the established street, tree belt, 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 the 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.

EVERSOURCE	TOWN SPRINGFIELD
NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY	STREET WALNUT ST.



PURPOSE AND DESCRIPTION:

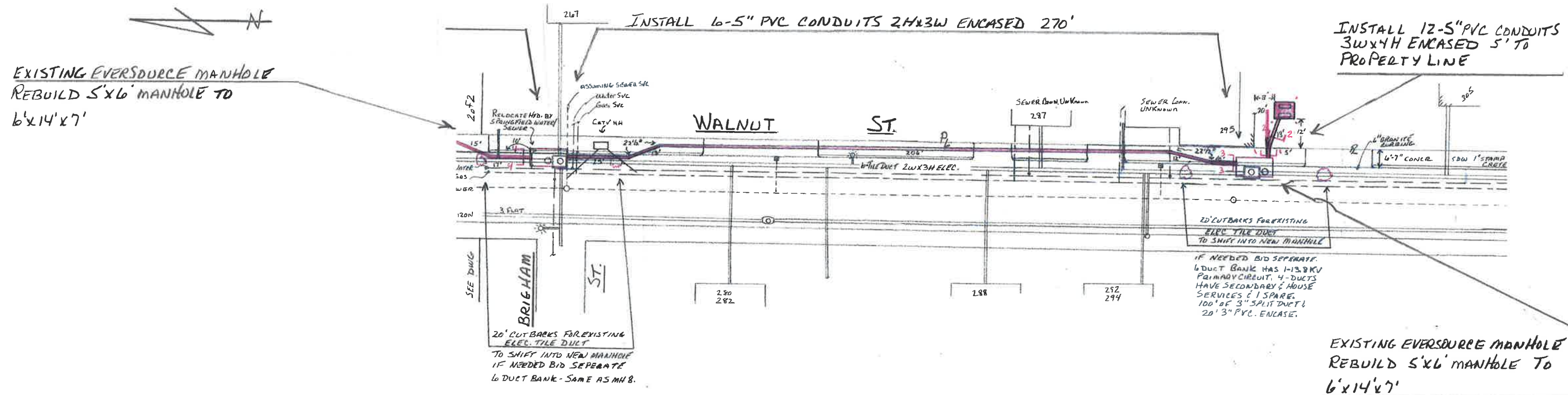
SEE DWG 10F2
FOR PURPOSE AND DESCRIPTION

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

DESIGNED BY: Michael Santos	W.D. # 11758677	DISTANCES ARE APPROXIMATE	SECTION NO.
michael.santos@eversource.com	FWD. 80396512	1"=40'	

DWG 20F2

EVERSOURCE	TOWN SPRINGFIELD
NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY	STREET WALNUT ST.



PURPOSE AND DESCRIPTION:

EVERSOURCE TO INSTALL A DUAL SOURCE AUTOMATED SWITCH WHICH WILL IMPROVE THE QUALITY OF ELECTRIC SERVICE & RELIABILITY TO THE AREA. REBUILD 2 EXISTING MANHOLES AND INSTALL 558 FEET OF NEW 5" PVC CONDUIT ENCASED IN CONCRETE

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

Michael Santos

W.C. # 11758677

DISTANCES ARE APPROXIMATE

FEET ON NO.

michael.santos@eversource.com

Flood 80390512

1" = 40'

413 787-9354

DUNG 10F2

ORDER OF LOCATION FOR UNDERGROUND LINES FOR THE TRANSMISSION OF ELECTRICITY

By the Select Board of the City of Springfield, Massachusetts.
Notice having been given and a public hearing held, as provided by law,

IT IS HEREBY ORDERED:

That the WESTERN MASSACHUSETTS ELECTRIC COMPANY, be and it is hereby granted a location for and permission to install and maintain below the surface of the ground in the public way hereinafter named, a line or lines for the transmission of electricity consisting of conduits located as shown upon the plan hereinafter referred to, together with the necessary wires, cables, transformers, switches, protective devices and other appurtenances, and likewise the manhole and vault construction connected with said lines as requested in petition of said Company dated the 15th day of February, 2023.

All construction under this order shall be substantial, with due regard for public safety, and shall be placed substantially at the points indicated upon the plan marked Drawing # **80396512** filed with and made a part of said petition. The conduits to be installed shall not exceed 4 ducts and all of said ducts shall be placed at a depth of not less than 2.5 feet under the surface of public way.

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

Location: The area of the intersection of Walnut St and Brigham St, Springfield, MA.

Reason: Eversource to install a dual source automated switch which will improve the quality of electric service and reliability to the area. Eversource will rebuild 2 existing manholes and install 558 feet of new 5" PVC conduit encased in concrete.

Drawing # 80396512

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

Attachment: 11758677 Walnut St SPFLD UG Order (7419 : Eversource- Walnut Street)

I hereby certify that the foregoing order was adopted at a meeting of the Select Board of the City of Springfield, Massachusetts held on the ____ day of _____, 2023.

City Clerk

We hereby certify that on _____ 2023, at _____ o'clock __M, at _____ a public hearing was held on the petition of the WESTERN MASSACHUSETTS ELECTRIC COMPANY for permission to install underground lines for the transmission of electricity as described in the order herewith recorded, and that we mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the way upon which the Company is permitted to install said lines under said order; and that thereupon said order was duly adopted.

Select Board Member of the City of Springfield, Massachusetts

I hereby certify that the foregoing is a true copy of a location order and certificate of hearing with notice, adopted by the Board of Selectmen, on the _____ day of _____ 2023, and recorded with the records of location orders of said Town, Book _____, Page _____. This certified copy is made under the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest:

City Clerk

Attachment: 11758677 Walnut St SPFLD UG Order (7419 : Eversource- Walnut Street)

PETITION TO INSTALL AND MAINTAIN UNDERGROUND LINES FOR THE TRANSMISSION OF ELECTRICITY

To the Select Board of the City of Springfield, Massachusetts.

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

The following is the public way above referred to:

Location: The area of the intersection of Walnut St and Brigham St, Springfield, MA.

Reason: Eversource to install a dual source automated switch which will improve the quality of electric service and reliability to the area. Eversource will rebuild 2 existing manholes and install 558 feet of new 5" PVC conduit encased in concrete.

Drawing # 80396512

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

WESTERN MASSACHUSETTS ELECTRIC COMPANY

By _____
Michael Santos, Technician
Phone #413-787-9354

Dated this 15th day of February, 2023.

Attachment: 11758677 Walnut St SPFLD UG Petition (7419 : Eversource- Walnut Street)

CITY OF SPRINGFIELD, MASSACHUSETTS

Date: Mayo 11, 2023

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

The Board of Public Works, to which was referred the petition Walnut Street of Eversource Electric Company dated February 15, 2023, to Install 558' feet of 12-5" PVC conduits, encased, along the east side of Walnut Street between Lebanon Street and Ashley Street. Starting on the existing manhole located in front of property 293 Walnut Street, running northerly direction to the proposed manhole in front of Brigham Street, and continuing northerly two hundred eighty-eight (288') feet to the existing manhole located in Lebanon Street, all as substantially shown on a plan attached referred to Walnut Street, which is incorporated herein by reference and to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for distributing purposes, reports thereon as follows:

By virtue of Chapter 708 of the Acts of 1977, the Board of Public Works held the hearing on the above matter provided for in Section 22 of Chapter 166 of the General Laws. The hearing was held on May 11, 2023 at 3:30 P.M. at the corner of Walnut Street and Lebanon Street. in Springfield, MA three (3) members of the Board and one (1) persons interested in the matter were present. Of the latter, one (1) voted in favor and no one (0) voted against.

The Board considers the request necessary to increase the reliability and quality of electric service in the area.

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

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

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

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

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

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

Attachment: Walnut St. Report (7419 : Eversource- Walnut Street)

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

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

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

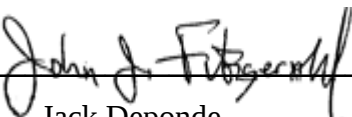
Ramps for the handicapped will be provided if and where required by law and in conformance with the Rules and Regulations of the Massachusetts Architectural Barrier Board.

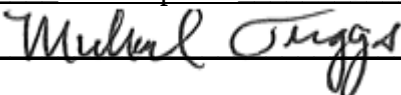
That any curbing that is disturbed during construction will be reset to the established street grade using proper construction procedures.

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 the pipe.

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


_____))
Jack Deponde


_____))

BOARD OF PUBLIC WORKS



City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 7420)

Meeting: 05/22/23 07:00 PM
Department: Department of Public Works
Category: General
Prepared By: Hector Velez
Initiator: Hector Velez
Sponsors:
DOC ID: 7420

Eversource Gas- DwightStreet

ORDER FOR LOCATION OF UNDERGROUND CONDUIT

WHEREAS, The Board of Public Works, to which was referred the petition of Eversource-Gas to install underground gas facilities within the section of Dwight Street, Bridge Street, Barnes Street, Bruce Landon Way, Market Street, and Harrison Avenue to install medium-pressure and retire low-pressure cast iron gas infrastructure.

WHEREAS, said petition Dwight Street was referred to the Board of Public Works on April 13, 2023; and

WHEREAS, On May 2, 2023, a Notice of a Public Hearing on Dwight Street to be held on May 16, 2023, 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 May 16, 2023, the Board of Public Works reported thereon that, after careful consideration of the petition of Dwight Street to install underground gas facilities within the section of Dwight Street, Bridge Street, Barnes Street, Bruce Landon Way, Market Street, and Harrison Avenue to install medium-pressure and retire low-pressure cast iron gas infrastructure., all as substantially shown on a plan attached with project name:

Dwight Street-23EG151

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 Dwight 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 the 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 accordance with the City of Springfield's Standard Specifications.
9. 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 hex-hole covers will conform to and be compatible with an established street, tree belt, 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 the pipe.
13. That asphalt trench restoration be done in accordance with the City of Springfield DPW requirements.
14. That all conditions outlined in the respective order are complied with.

CITY OF SPRINGFIELD, MASSACHUSETTS

May 16, 2023

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 13, 2023, to install underground gas facilities within the section of Dwight Street, Bridge Street, Barnes Street, Bruce Landon Way, Market Street, and Harrison Avenue to install medium-pressure and retire low-pressure cast iron gas infrastructure., all shown on a plan attached with a project name, Dwight Street-23EG151 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 May 16, 2023, at 3:30 P.M. at the corner of Bruce Landon Way and Main 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 and no one (0) voted against.

The Board finds the request necessary in order that the utility company can upgrade existing underground facilities 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: Report Dwight St. (7420 : Eversource Gas- DwightStreet)

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 the 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 accordance with the City of Springfield's Standard Specifications.

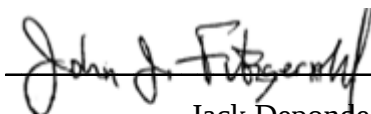
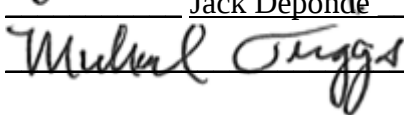
Ramps for the handicapped will be provided if and where required by law and in conformance with the Rules and Regulations of the Massachusetts Architectural Barrier Board.

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 the pipe.

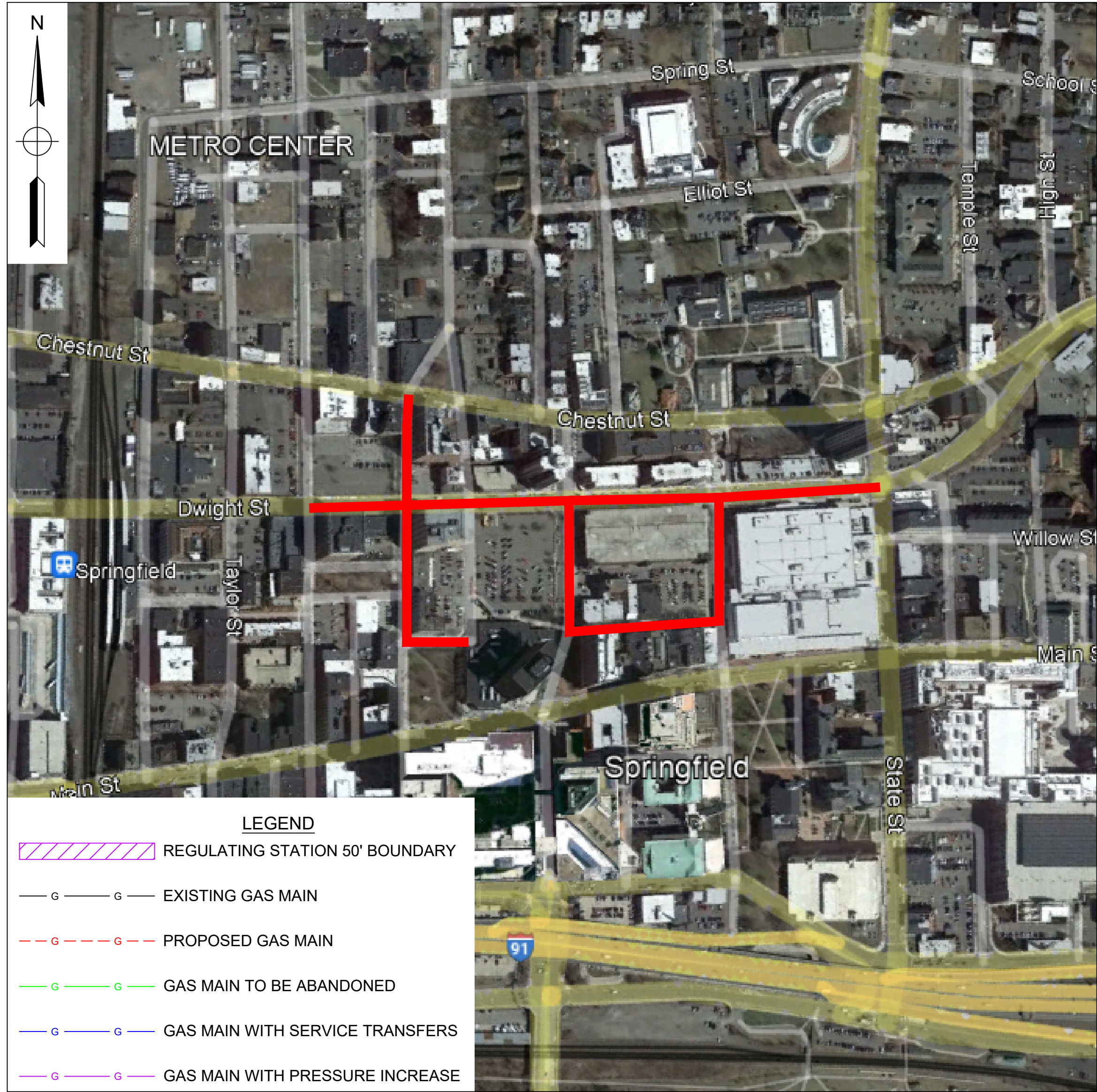
That all conditions outlined in the respective order are complied with.


 _____)
 Jack Deponde)

 _____)

BOARD OF PUBLIC WORKS

TABLE OF CONTENTS

SHEET #	TITLE
01 OF 06	COVER SHEET
02 OF 06	NOTES
03 OF 06	LEGEND
04 OF 06	PROJECT LOCATION PLAN
05 OF 06	PROJECT LOCATION PLAN
06 OF 06	PROJECT LOCATION PLAN



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

WORK SCOPE

PROJECT SUMMARY TABLE					PROJECT SUMMARY TABLE			
INSTALLATION INFORMATION					LENGTH (FT)	SIZE (IN)	MAOP	ABANDONMENT CLASS
					260'	6	14" WC	Bare ST/ Unprotected CS (GSEP)
					7'	4	14" WC	CS (NON-GSEP)
					906'	6	14" WC	CS (NON-GSEP)
Work Type	LENGTH (FT)	SIZE (IN)	MAOP	MATERIAL	1,729'	10	14" WC	CI-(GSEP)
INSTALL	1,285'	2"	60 psig - MP	HDPE	5'	2	14" WC	CI-(GSEP)
INSTALL	1,890'	8"	60 psig - MP	HDPE	14'	3	14" WC	CI-(GSEP)
INSTALL	810'	6"	60 psig - MP	HDPE	875'	6	14" WC	CI-(GSEP)
INSTALL	204'	4"	60 psig - MP	HDPE	5'	1.25	14" WC	Plastic (Non-GSEP)
					66'	12	14" WC	Plastic (Non-GSEP)
					84'	2	14" WC	Plastic (Non-GSEP)
					102'	4	14" WC	Plastic (Non-GSEP)
					157'	6	14" WC	Plastic (Non-GSEP)
					GSEP ABANDONMENT SUBTOTAL		2,883'	
					NON-GSEP ABANDONMENT SUBTOTAL		1,327'	
					ABANDONMENT TOTAL		4,210'	
INSTALLATION TOTAL					4,189'			
UPRATE/RETEST TOTAL					0'			

FOR PERMIT ONLY

PE STAMP AND SIGNATURE

VENDOR LOGO

FIELD VERIFY DIMENSIONS
PRIOR TO PIPE FABRICATION

DWIGHT ST, PAVING, SPRINGFIELD, MA
PROJECT #23EG151

A	FOR PERMIT ONLY DRAWING	4-12-23	RPB
No.	Description	Date	Dw/Ck
Revision/Status			
EVERSOURCE ENERGY			
DWIGHT ST, PAVING, SPRINGFIELD, MA			
PROJECT # 23EG151			
COVER SHEET			
SCALE:1"=40' ON 24"X36"		SHEET 01 OF 06	
Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
RPB / 4-12-23	XXX / XX/XX/XXXX	MA-SPR-PIP-23-061-01	00

DWIGHT ST FPO.dwg

EGMA DRAWING TEMPLATE - 02-09-2023

\\nu.com\Data\SharedData\Merger_Temp\Common\Gas Engineering CT-MA\EGMA\Springfield\2023\Springfield, Dwight St\Drawings\

GENERAL NOTES:

- A.

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.
1.

IF THE TIE IN POINT MOVES TO A DIFFERENT SEGMENT OF PIPE THAN SHOWN.
2.

IF A CHANGE IN THE LOCATION OF VALVES IS REQUIRED.
3.

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.
4.

IF A CHANGE IN PIPE SIZE, MATERIAL, OR WALL THICKNESS IS REQUIRED.
5.

ALTERNATE FITTINGS THAT ARE ACCEPTABLE FOR ANY TIE-IN DETAIL WILL BE CALLED OUT IN THE DRAWING. FITTING CHANGES NOT SHOWN AS ALTERNATIVES ON THE DRAWING WILL NEED TO FOLLOW THE DRAWING CHANGE PROCESS CONTAINED IN SECTION V.D.
- B.

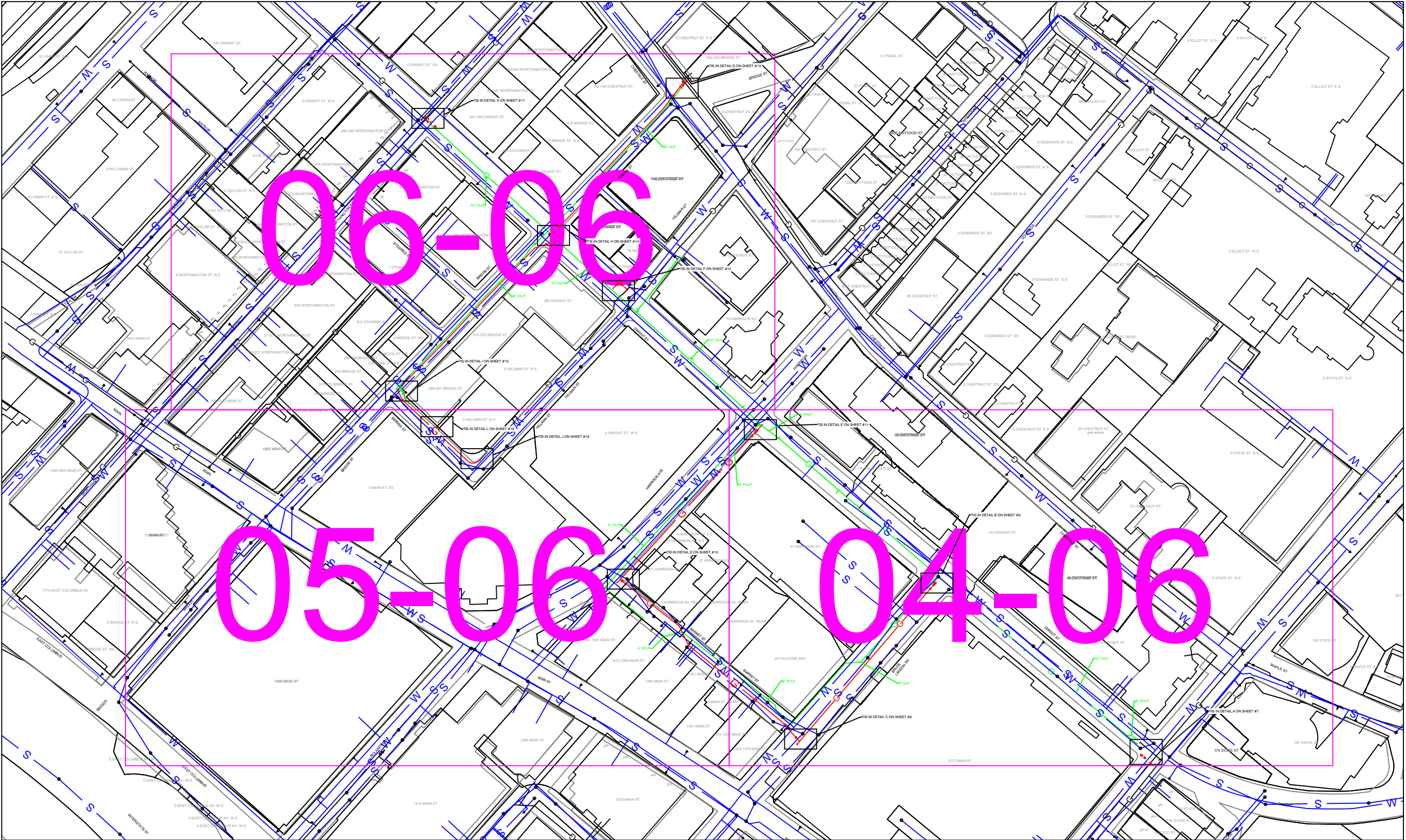
CONSTRUCTION DRAWINGS, LOCATIONS OF EXISTING UTILITIES, UNDERGROUND STRUCTURES AND WORK LOCATIONS ARE BASED ON BEST AVAILABLE INFORMATION BUT HAVE NOT BEEN FIELD VERIFIED.
- C.

ALL WORK, MATERIAL AND CONSTRUCTION SHALL BE PERFORMED AND COMPLETED IN COMPLIANCE WITH ALL PERMITS AND APPROVALS PER EVERSOURCE, LOCAL, STATE, OSHA AND FEDERAL REGULATIONS AND STANDARDS.
- D.

ALL LIVE GAS WORK EXCEPT SERVICE SIZE TAPS, 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.
- E.

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.
- F.

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.



OVERVIEW KEY MAP
NOT TO SCALE

FOR PERMIT ONLY

PE STAMP AND SIGNATURE

VENDOR LOGO

FIELD VERIFY DIMENSIONS
PRIOR TO PIPE FABRICATION

A	FOR PERMIT ONLY DRAWING	4-12-23	RPB
No.	Description	Date	Dw/Ck
Revision/Status			
DWIGHT ST, PAVING, SPRINGFIELD, MA			
PROJECT # 23EG151			
NOTES			
SCALE:1"=40' ON 24"X36"			SHEET 02 OF 06
Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
RPB 4-12-23	XXX XX/XX/XXXX	MA-SPR-PIP-23-061-02	00

DWIGHT ST FPO.dwg

EGMA DRAWING TEMPLATE - 02-09-2023

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DRAWING LEGEND

Gas Main Symbology

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	
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.)
*IP	Intermediate Pressure (>2 PSIG ≤ 10 PSIG)
*MP	Medium Pressure (>10 PSIG ≤ 60 PSIG)
*HP	High Pressure (>60 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
		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
	P	Test Point (Station)
	T	Gas Service Tie-over
	R	Gas Service Replacement
	MMO	Meter Move Out
		Swing Tie Symbology
		Telephone Manhole
		Drain Manhole
		Electric Manhole
		Catch Basis
		Sewer Manhole
		Fire Hydrant
		Utility Pole
		Property Marker
		Telephone Pedestal
		Television Pedestal
		Unknown Manhole
		Water Box
		Water Gate
		Electric Pedestal
		Iron Pin
		Light Pole
		INSIDE METER
		OUTSIDE METER

FOR PERMIT ONLY

PE STAMP AND SIGNATURE

VENDOR LOGO

FIELD VERIFY DIMENSIONS
PRIOR TO PIPE FABRICATION

A	FOR PERMIT ONLY DRAWING	4-12-23	RPB
No.	Description	Date	Dw/Ck
Revision/Status			
DWIGHT ST, PAVING, SPRINGFIELD, MA			
PROJECT # 23EG151			
LEGEND			
SCALE:1"=40' ON 24"X36"		SHEET 03 OF 06	
Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
RPB 4-12-23	XXX XX/XX/XXXX	MA-SPR-PIP-23-061-03	00

DWIGHT ST FPO.dwg

EGMA DRAWING TEMPLATE - 02-09-2023

\\nu.com\Data\SharedData\Merger_Temp\Common\Gas Engineering CT-MA\EGMA\Springfield\2023\Springfield, Dwight St\Drawings\

MATCH LINE - SHEET 6 OF 06

TIE-IN DETAIL E ON SHEET #11

8" PH FULL TEE
2" PH GV FULLPORT
8" x 6" PH REDUCER
6" x 4" PH REDUCER
4" x 2" PH REDUCER
(2) 6" PH END CAP

OC ~ 400' 2" PHMP

6" PHLP

70 CHESTNUT ST

0 CHESTNUT ST E S

49 CHESTNUT ST
GRAY MUSEUM

0 STATE ST N S



KEY MAP
SCALE: N.T.S.

TIE-IN DETAIL B ON SHEET #8

101 DWIGHT ST

8" PH FULL TEE
2" PH GV FULLPORT
8" x 6" PH REDUCER
6" x 4" PH REDUCER
4" x 2" PH REDUCER

MATCH LINE - SHEET 5 OF 06

41 HARRISON AV

3'±

70 CHESTNUT ST

0 STATE ST N S



DWIGHT ST

10 CHESTNUT ST

195 STATE S

OC ~ 485' 2" PHMP

22 FALCONS WAY

6" STLP

6" SLP

BRUCE LONDON WY

OC ~ 400' 2" PHMP

OC ~ 1890' 8" PLMP

10" CILP

11'±

6" PHLP

MAPLE ST

TIE-IN DETAIL C ON SHEET #9

2" PH FULL TEE
2" PH GV FULLPORT
2" PH END CAP

TIE-IN DETAIL A ON SHEET #7

6" x 6" POLYTAP
6" PH GV FULLPORT
6" PH END CAP (TEMP.)
6" PH END CAP
6" EF COUPLING
6" x 8" PH REDUCER

181 STATE ST

1277 MAIN ST

A	FOR PERMIT ONLY DRAWING	4-12-23	RPB
No.	Description	Date	Dw/Ck
Revision/Status			

FOR PERMIT ONLY

PE STAMP AND SIGNATURE

VENDOR LOGO

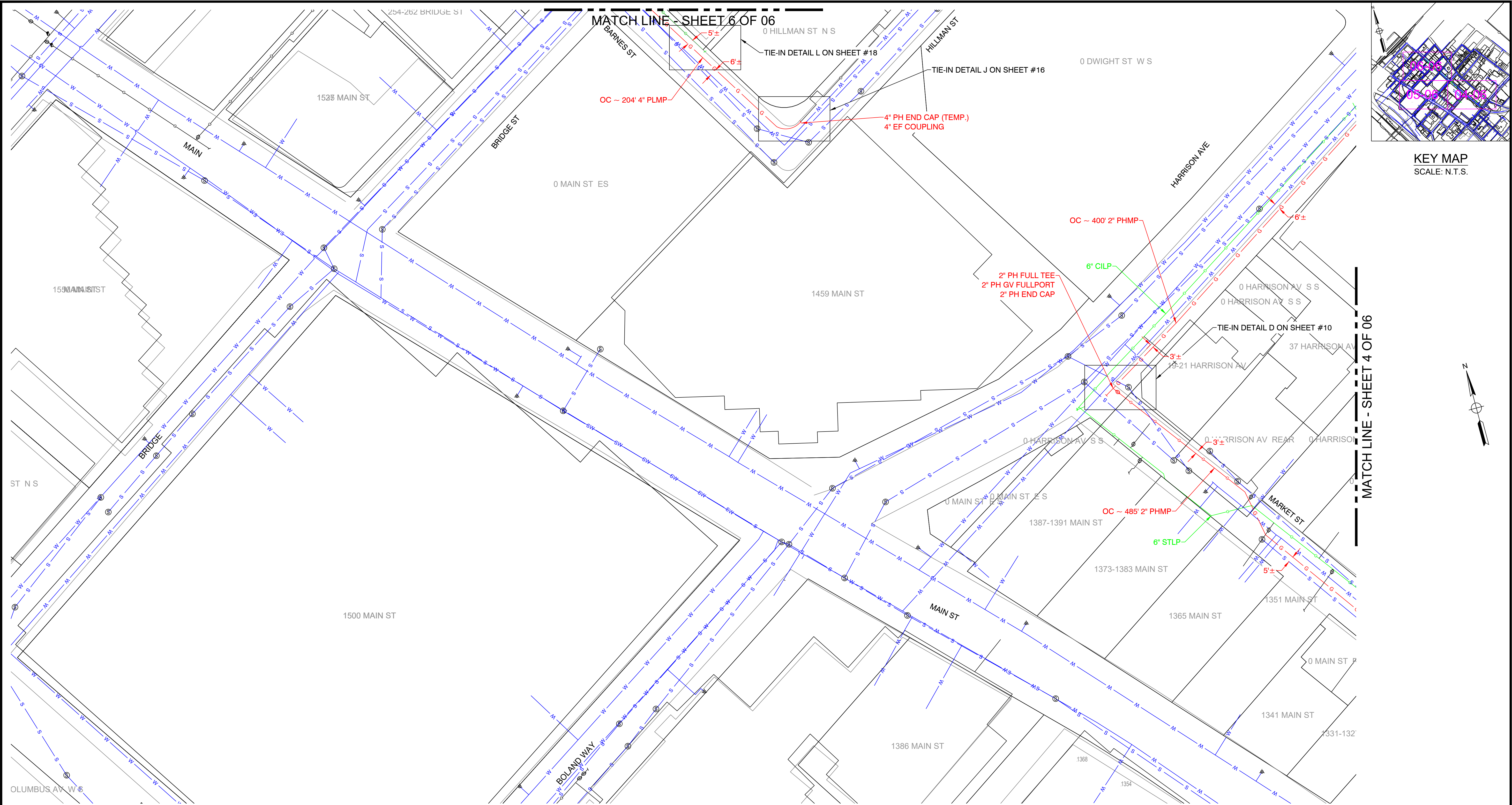
FIELD VERIFY DIMENSIONS
PRIOR TO PIPE FABRICATION

DWIGHT ST, PAVING, SPRINGFIELD, MA			
PROJECT # 23EG151			
PROJECT LOCATION PLANS			
SCALE: 1"=40' ON 24"X36"		SHEET 04 OF 06	
Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
RPB 4-12-23	XXX XX/XX/XXXX	MA-SPR-PIP-23-061-04	00
Packet Pg. 37			

DWIGHT ST FPO.dwg

EGMA DRAWING TEMPLATE - 02-09-2023

\\nu.com\Data\SharedData\Merger_Temp\Common\Gas Engineering CT-MA\EGMA\Springfield\2023\Springfield, Dwight St\Drawings\



A	FOR PERMIT ONLY DRAWING	4-12-23	RPB
No.	Description	Date	Dw/Ck
Revision/Status			

FOR PERMIT ONLY

PE STAMP AND SIGNATURE

VENDOR LOGO

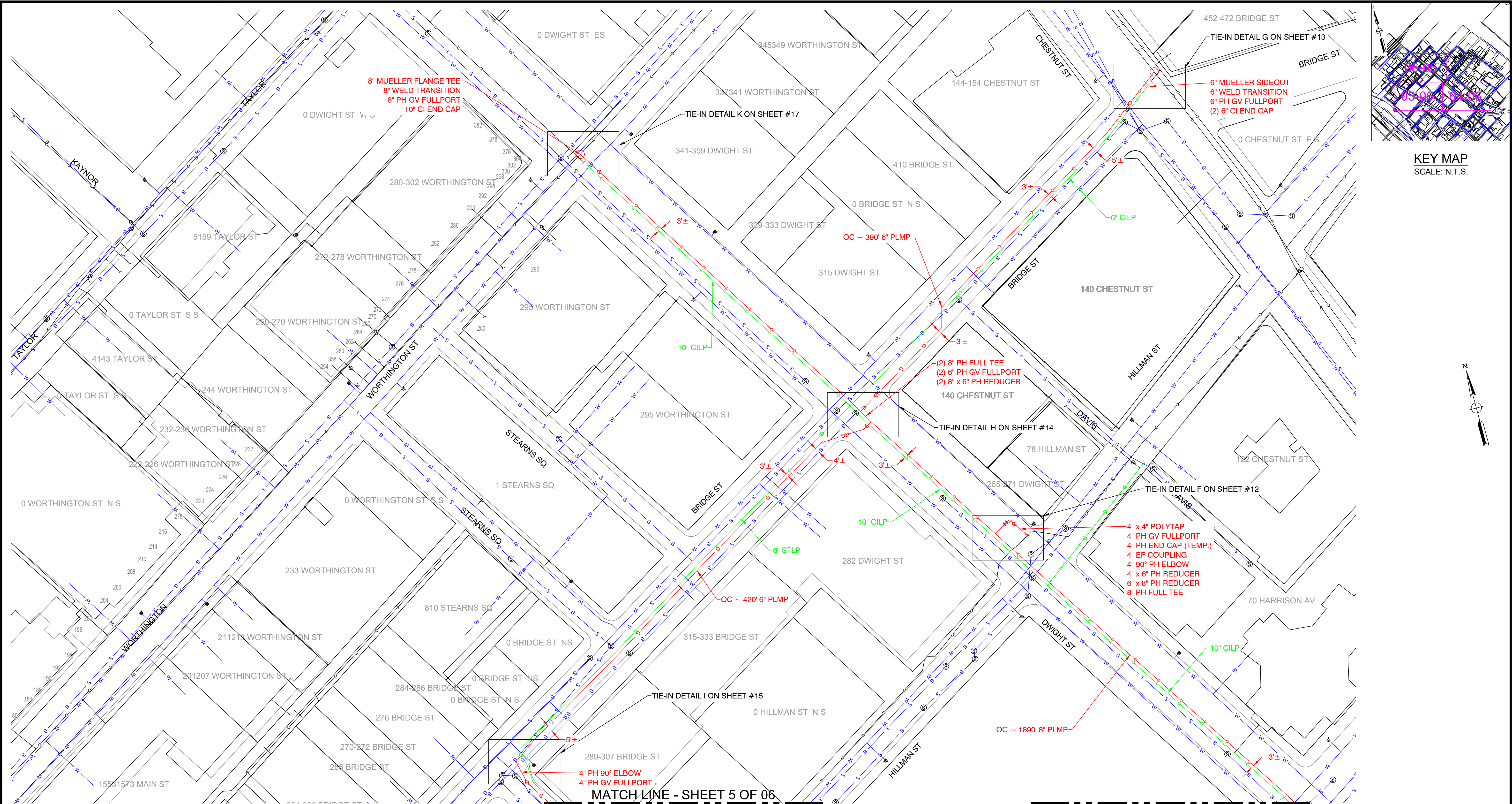
FIELD VERIFY DIMENSIONS
PRIOR TO PIPE FABRICATION

DWIGHT ST, PAVING, SPRINGFIELD, MA			
PROJECT # 23EG151			
PROJECT LOCATION PLANS			
SCALE: 1"=40' ON 24"x36"		SHEET 05 OF 06	
Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
RPB 4-12-23	XXX XX/XX/XXXX	MA-SPR-PIP-23-061-05	00

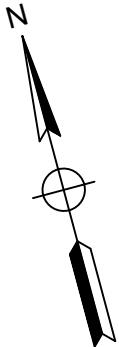
DWIGHT ST FPO.dwg

EGMA DRAWING TEMPLATE - 02-09-2023

\\nu.com\Data\SharedData\Merger_Temp\Common\Gas Engineering CT-MA\EGMA\Springfield\2023\Springfield_Dwight St\Drawings\



KEY MAP
SCALE: N.T.S.



Attachment: DWIGHT ST FPO (7420 : Eversource Gas- DwightStreet)

A	FOR PERMIT ONLY DRAWING	4-12-23	RPB
No.	Description	Date	Dw/Ck
Revision/Status			

FOR PERMIT ONLY

PE STAMP AND SIGNATURE

VENDOR LOGO

FIELD VERIFY DIMENSIONS
PRIOR TO PIPE FABRICATION

DWIGHT ST, PAVING, SPRINGFIELD, MA			
PROJECT # 23EG151			
PROJECT LOCATION PLANS			
SCALE: 1"=40' ON 24"x36"		SHEET 06 OF 06	
Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
RPB 4-12-23	XXX XX/XX/XXXX	MA-SPR-PIP-23-061-06	



April 13th, 2023

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

ATTN: Gladys Oyola-Lopez, City Clerk

PROJECT NAME: Dwight St - Paving

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 Dwight St Neighborhood (as seen in the attached plan). Work will extend to the following streets in varying degrees/durations:

<u>Street Name</u>	<u>From</u>	<u>To</u>
Dwight Street	State Street	Worthington Street
Bridge Street	Chestnut Street	Barnes Street
Barnes Street	Bridge Street	Hillman Street
Bruce Landon Way	Dwight Street	Market Street
Market Street	Bruce Landon Way	Harrison Avenue
Harrison Avenue	Dwight Street	Market Street

This project will introduce modernized natural gas facilities to the area and retire the aged cast iron low pressure natural gas infrastructure. This project is taking place due to the City of Springfield's plans to pave the above section of Dwight Street in 2024. All proposed work by EGMA will include such laterals and service connections as it may now or subsequently find necessary.

Ryan Barnes
Engineer
Eversource Energy
2025 Roosevelt Ave.
Springfield, MA 01104
Cell: 413-262-3563
Email: ryan.barnes@eversource.com

Attachment: Dwight St - Springfield City Council Letter (7420 : Eversource Gas- DwightStreet)



City Council

SCHEDULED

Meeting: 05/22/23 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 7360

5

Special Permit

**For a Special Permit for Motor Vehicle Sales at the Property
Known as 797 Berkshire Avenue (01340-0402) (12525-0080)
(Book#16569/Page#0463), as Allowed by M.G.L. and the
Springfield Zoning Ordinance Article 4, Table 4-4, Section
12.1.**

Request:	See Above
Owner:	Springfield Auto & Truck, Inc.
By:	Michael Martone
Petitioner:	Springfield Auto & Truck, Inc.
By:	Michael Martone

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 797 Berkshire Avenue (01340-0402) (12525-0080) (Book#16569/Page#0463), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.1.

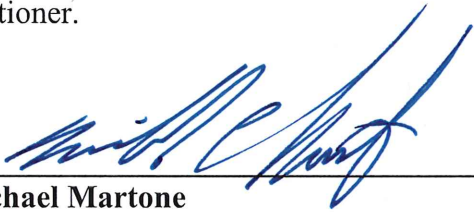
Mailing Address:

797 Berkshire Avenue
Springfield, MA 01151

Owner & Petitioner:

Springfield Auto & Truck, Inc.

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

By: 

Michael Martone

Attachment: Berkshire_Ave_797_Tax_Formal (7360 : 797 Berkshire Avenue)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

4/20/2023

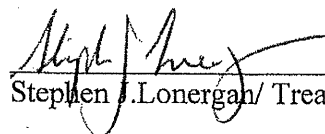
Special Permit Tax Certification

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: 797 Berkshire Avenue

Petitioner: Springfield Auto & Truck, Inc.
797 Berkshire Avenue
Springfield, Ma. 01151

Landlord: Springfield Auto & Truck, Inc.
797 Berkshire Avenue
Springfield, Ma. 01151


Stephen J. Lonergan/ Treasurer Collector

Attachment: Berkshire_Ave_797_Tax_Formal (7360 : 797 Berkshire Avenue)

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

**797 BERKSHIRE AVENUE (01340-0402)
MOTOR VEHICLE SALES**

General Information

Petitioner:	Springfield Auto & Truck, Inc.
Request:	Motor vehicle sales.
Proposed use of the property:	Motor vehicle sales.
Parcel Size:	108,830 s.f.
Compatibility with current planning documents:	The Indian Orchard Neighborhood Plan shows no changes to this area.
Neighborhood council Notification:	Indian Orchard Neighborhood Council: 5-8-23
Tax Status:	SEE ATTACHED
Site Visit:	5-16-23
Hearing Date:	5-22-23

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 are a motor vehicle sales operation, single-family homes and Mona Lake zoned Business A and Residence A.

To the south are rail road tracks.

To the east is Mona Lake.

To the west are a restaurant and large automotive repair facility zoned Business A and Industrial A.

Site plan review:

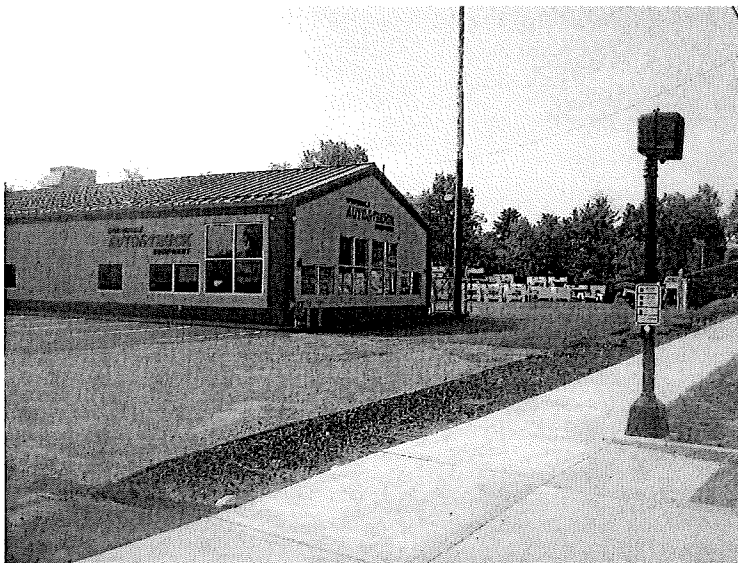
The petitioner has requested a special permit for motor vehicle sales at the property known as 979 Berkshire Avenue. This site is the current location of Springfield Auto & Truck Equipment.

After visiting the site and reviewing the submitted plans, the staff does not object to the proposed request. This is a relatively large parcel and the staff was pleased to see that the property is being maintained in good condition.

It was noted during the site visit, however, that the area where the vehicles are shown to be located on the

site plan is currently not paved. As per the Zoning Ordinance (Article 7 Section 7.1.55), all areas used for parking must be paved. As such, the area to be used for the display of vehicles must be paved or the vehicles must be moved to a paved area of the parcel. If paving is being proposed, a full review by the Department of Public Works will also be required. Further, the plan submitted also shows that there are only going to be six (6) spaces used for the display of vehicles.

Overall, the staff believes the proposed use will not have a negative impact on the abutters or the neighborhood as a whole.



Recommendation

Approve, with conditions.

Recommended Conditions

1. This special permit is granted solely for motor vehicle sales at the property known as 797 Berkshire Avenue (04303-0546).
2. The use shall be developed according to the attached site plan with the addition of conditions #3 through #9.
3. There shall be no storage of any junk vehicles and/or parts at this location.
4. All vehicles displayed for sale shall be located on a paved surface.
5. All parking spaces shall be clearly marked.
6. The building shall be maintained graffiti free.
7. The public tree belt and sidewalk along Berkshire Avenue shall be maintained, including snow removal.
8. The site shall be maintained free of all overgrown vegetation, litter and debris.
9. In addition to the special permit approval, if new paving is being proposed, a full review by the Department of Public Works, as per the provisions of City Ordinance, Chapter 27, Article VIII, § 27-58 through 27-63, will be required.
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.



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

4/20/2023

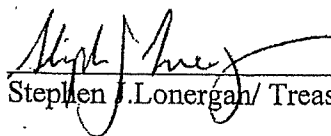
Special Permit Tax Certification

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:

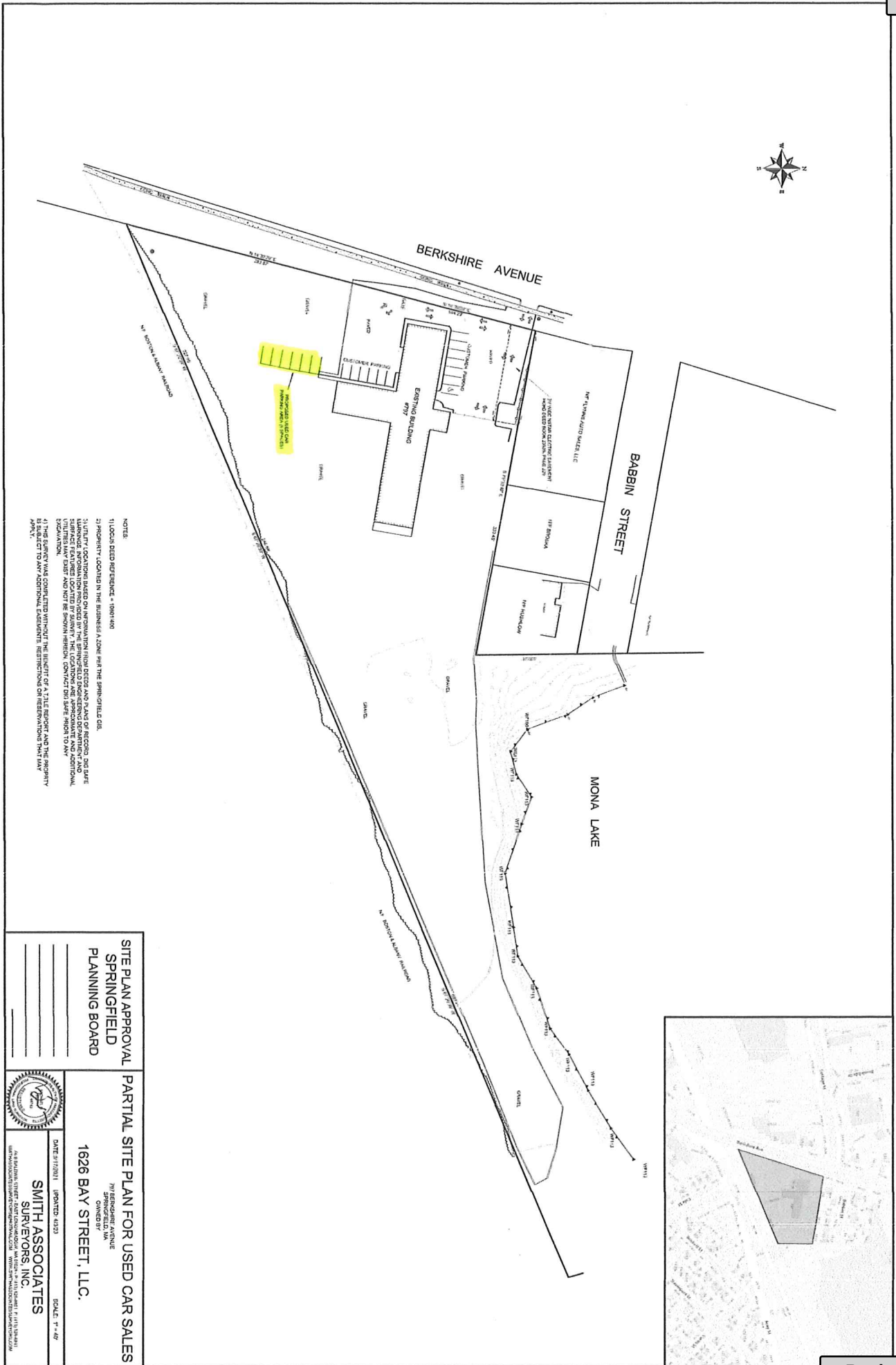
Special Permit: 797 Berkshire Avenue

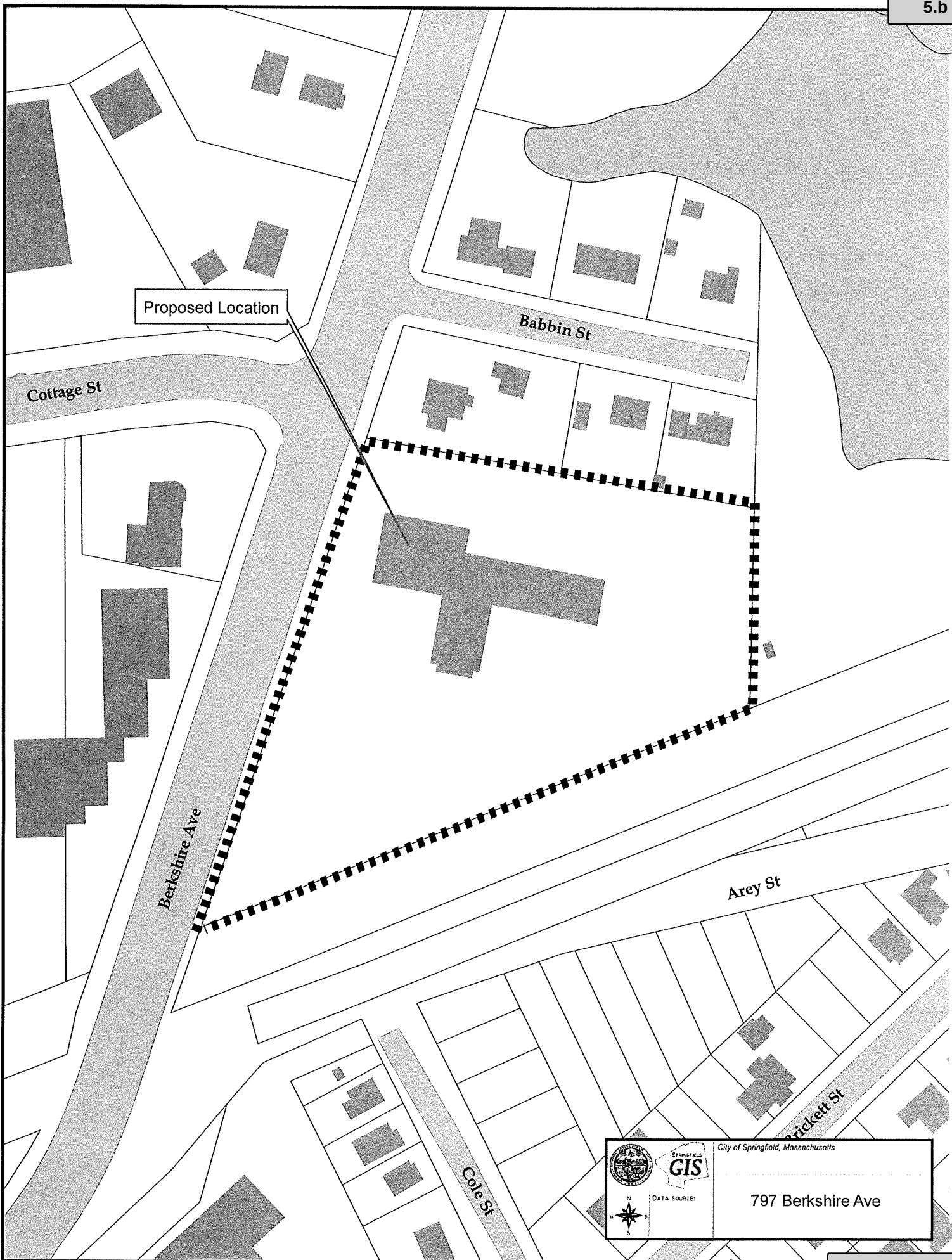
Petitioner: Springfield Auto & Truck, Inc.
797 Berkshire Avenue
Springfield, Ma. 01151

Landlord: Springfield Auto & Truck, Inc.
797 Berkshire Avenue
Springfield, Ma. 01151


Stephen J. Lonergan/ Treasurer Collector

Attachment: Berkshire_Ave_797_2023 (7360 : 797 Berkshire Avenue)





Attachment: Berkshire_Ave_797_2023 (7360 : 797 Berkshire Avenue)

 N W E S	City of Springfield, Massachusetts
	797 Berkshire Ave



City Council

SCHEDULED

Meeting: 05/22/23 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 7361

6

Special Permit

For a Special Permit for an Accessory Wall Sign, Above the First Floor, at the Property Known as 1021 Boston Road (01655-0570) (Book#24261/Page#189), as Authorized by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.8.17.

Request:	See Above
Owner:	Springfield Storage Investors
By:	Jason Sommer
Petitioner:	Springfield Storage Investors
By:	Jason Sommer

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

for a special permit for an accessory wall sign, above the first floor, at the property known as 1021 Boston Road (01655-0570) (Book#24261/Page#189), as authorized by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.8.17.

Mailing Address

251 Little Falls Drive
Wilmington, DE 19808

Owner & Petitioner:

Springfield Storage Investors

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

BY: 
Jason Sommer

Attachment: Boston_Rd_1021_Tax_Formal (7361 : 1021 Boston Road)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

4/18/2023

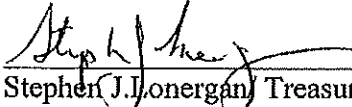
Special Permit Tax Certification

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: 1021 Boston Road

Petitioner: Springfield Storage Investors
251 Little Falls Drive
Wilmington, DE 19808

Landlord: Springfield Storage Investors
251 Little Falls Drive
Wilmington, DE 19808


Stephen J. Donergan Treasurer Collector

Attachment: Boston_Rd_1021_Tax_Formal (7361 : 1021 Boston Road)

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

**1021 BOSTON ROAD (01655-0570)
WALL SIGN(S) (ABOVE THE FIRST FLOOR)**

General Information

Petitioner:	Springfield Storage Investors
Request:	Erect two (2) accessory wall signs above the first floor.
Proposed use of the property:	Self-storage
Parcel Size:	Approximately 100,496 s.f.
Compatibility with current planning documents:	The Pine Point Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Pine Point Community Council: 5-8-23
Tax Status:	SEE ATTACHED
Site Visit:	5-16-23
Hearing Date:	5-22-23

Neighborhood characteristics:

The property is zoned Business B and is located in the Boston Road neighborhood. This site is located along the commercial corridor of Boston Road and in an area with a mix of commercial and residential uses. The surrounding land uses include:

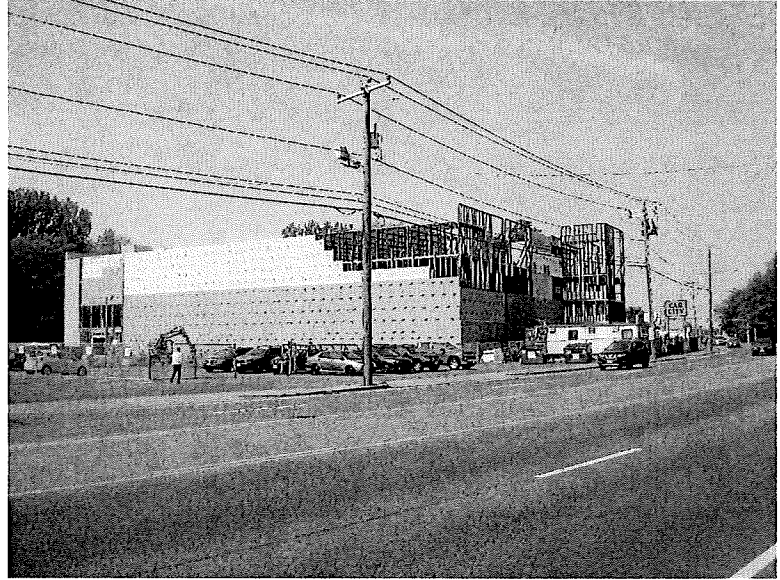
- To the north is Five Mile Pond zoned Open Space.
- To the south are a mobile home park and single-family homes zoned Business A.
- To the east is a small commercial plaza zoned Business A and Business B.
- To the west are a restaurant and vacant land zoned Residence A and Business A.

Site plan review:

The petitioner has requested a special permit to install two (2) accessory wall signs, above the first floor, at the property known as 1021 Boston Road. This was the former location of a used car dealership and will now be the location of a new self-storage operation known as Extra Space Storage.

After visiting the site and reviewing the submitted plans, the staff does not object to the proposed request. The proposed signs will be located on the northern and western elevations of the building. The proposed signs will be approximately ninety-six (96) square feet each. The signs will be illuminated, channel letters.

After reviewing the proposed plans, the staff believes the proposed signs are in context with the existing signs in this area, as well as being in scale with the overall building. As such, the staff does not believe the signs will have a negative impact on the surrounding businesses or on the neighborhood as a whole.



Recommendation

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the installation of two (2), accessory wall signs, above the first floor, at the property known as 1021 Boston Road (01655-0570).
3. The use shall be developed as per the attached plans and elevations, with the addition of condition #4.
4. All signage shall be fully permitted through the Building Department, prior to installation.
5. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

4/18/2023

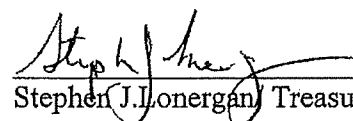
Special Permit Tax Certification

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: 1021 Boston Road

Petitioner: Springfield Storage Investors
251 Little Falls Drive
Wilmington, DE 19808

Landlord: Springfield Storage Investors
251 Little Falls Drive
Wilmington, DE 19808


Stephen J. Lonergan Treasurer Collector

Attachment: Boston_Rd_1021_2023_Revised (7361 : 1021 Boston Road)

ExtraSpace
Storage®

Extra Space Storage
Springfield, MA

1021 Boston Rd.
Springfield, MA 01119

This drawing is the property of



HUDSIGN
10500 Windfern Road
Suite # 100
Houston, TX 77064
832.960.7277

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Location:
Springfield, MA

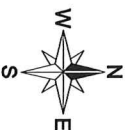
Extra Space Storage
HUD1470-ESS-Springfield MA

Sales Rep: -Betsy Osborn
APPROVALS -
DESIGN # HUD1470-ESS-Springfield MA-81
DATE 05.03.2023
REV DATE 05.03.2023
Designer: _____

SIGN CODE:

Jurisdiction: City of Springfield Zone: Business A

Code: wall signs - The maximum DISPLAY AREA of a WALL SIGN shall not exceed four (4) square feet for each lineal foot of BUILDING wall. This BUILDING wall is measured by the lineal frontage of the BUILDING which is occupied by a USE. See Note 2.; freestanding signs - 100 sf, see Note 3

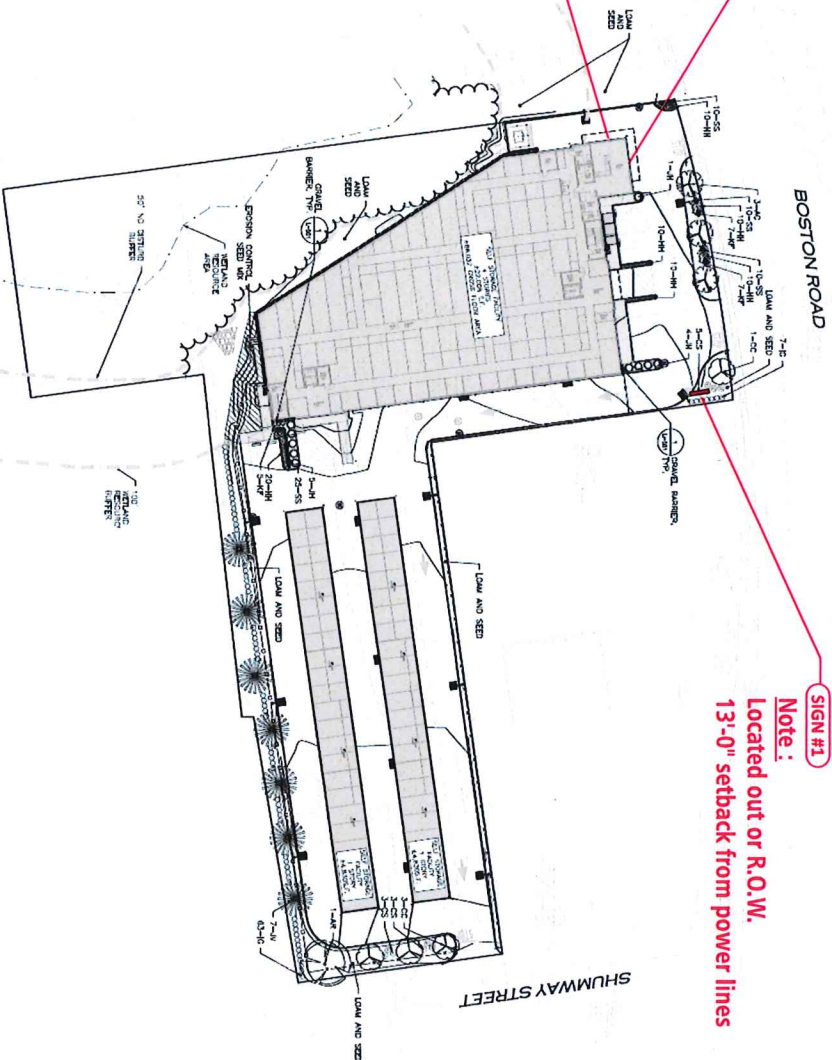


SIGN #3

SIGN #2

SIGN #1

Note:
located out or R.O.W.
13'-0" setback from power lines



This drawing is the property of



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Houston, TX 77064
832.960.7277

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**ExtraSpace
Storage**

Location:
Springfield, MA

Extra Space Storage
HUD1470-ESS-Springfield MA

Sales Rep: -Betsy Osborn
APPROVALS -
DESIGN # HUD1470-ESS-Springfield MA-R1
DATE 05.03.2023
REV DATE 05.03.2023
Designer:

This drawing is the property of



HUDSIGN
10500 Winderm Road
Suite # 100
Houston, TX 77064
832.960.7277

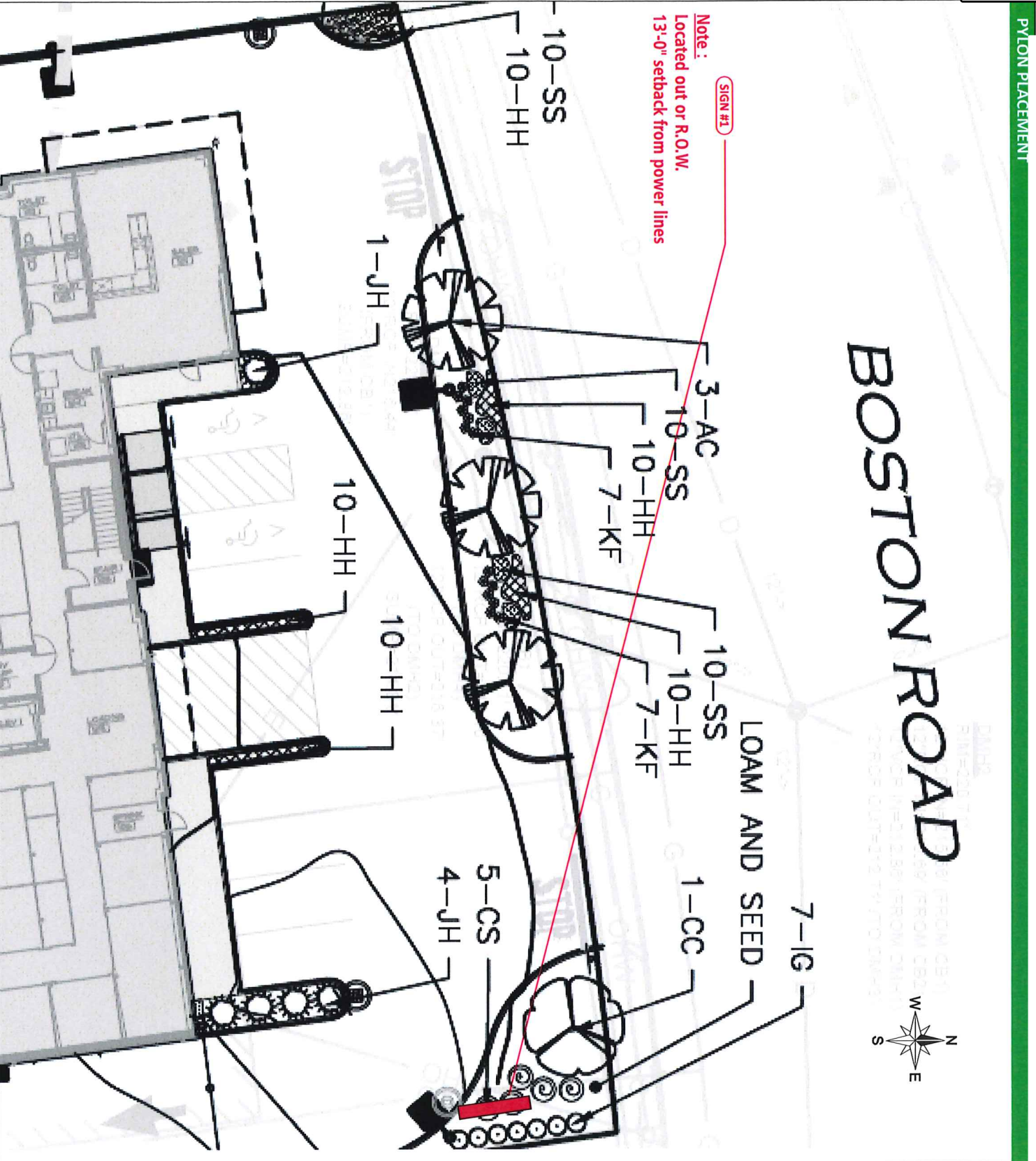
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Location:
Springfield, MA

Extra Space Storage
HUD1470-ESS-Springfield MA

Sales Rep: - Betsy Osborn
APPROVALS -
DESIGN # HUD1470-ESS-Springfield MA-R1
DATE 05.03.2023
REV. DATE 05.03.2023
Designer:



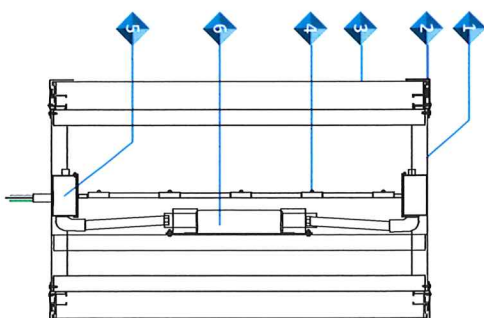
COLORS SCHEDULE

GREEN	GREY
#2500-106 BRILLIANT	SW 7067 CITY SCAPE
WHITE	BLACK
WHITE LEXAN	PMS BLACK #2500-022

FLEX FACES SPECIFICATIONS

- 1 EXISTING METAL CABINET
- 2 EXTRUDED ALUMINUM FACE RETAINER SIGN-COMP TENSIONING SYSTEM
- 3 FLEXIBLE WHITE FABRIC FACE WITH APPLIED VINYL GRAPHICS (SEE COLOR SCHEDULE)
- 4 SLOAN LIGHTING SYSTEM SIGNBOX 3 (6500K)
- 5 WIREWAY
- 6 LOW VOLT POWER SUPPLY

SPECIFICATIONS



All signage to be installed in compliance with National and Local Electrical Code

All signage to be constructed and installed in compliance with UL Standards

This drawing is the property of



10500 Windfern Road
Suite # 100
Houston, TX 77064
832.960.7277

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Location:
Springfield, MA

Extra Space Storage
HUD1470-ESS-Springfield MA

Sales Rep: -Betsy Osborn
APPROVALS -
DESIGN # HUD1470-ESS-Springfield MA-01
DATE 05.03.2023
REV DATE 05.03.2023
Designer:

SQUARE FT. CALCULATIONS		
EXISTING	PROPOSED	ALLOWABLE
0.00	99.00	100.00

ELEVATION LAYOUT
Scale 3/16" = 1'-0"

SIDE VIEW
Scale 3/16" = 1'-0"

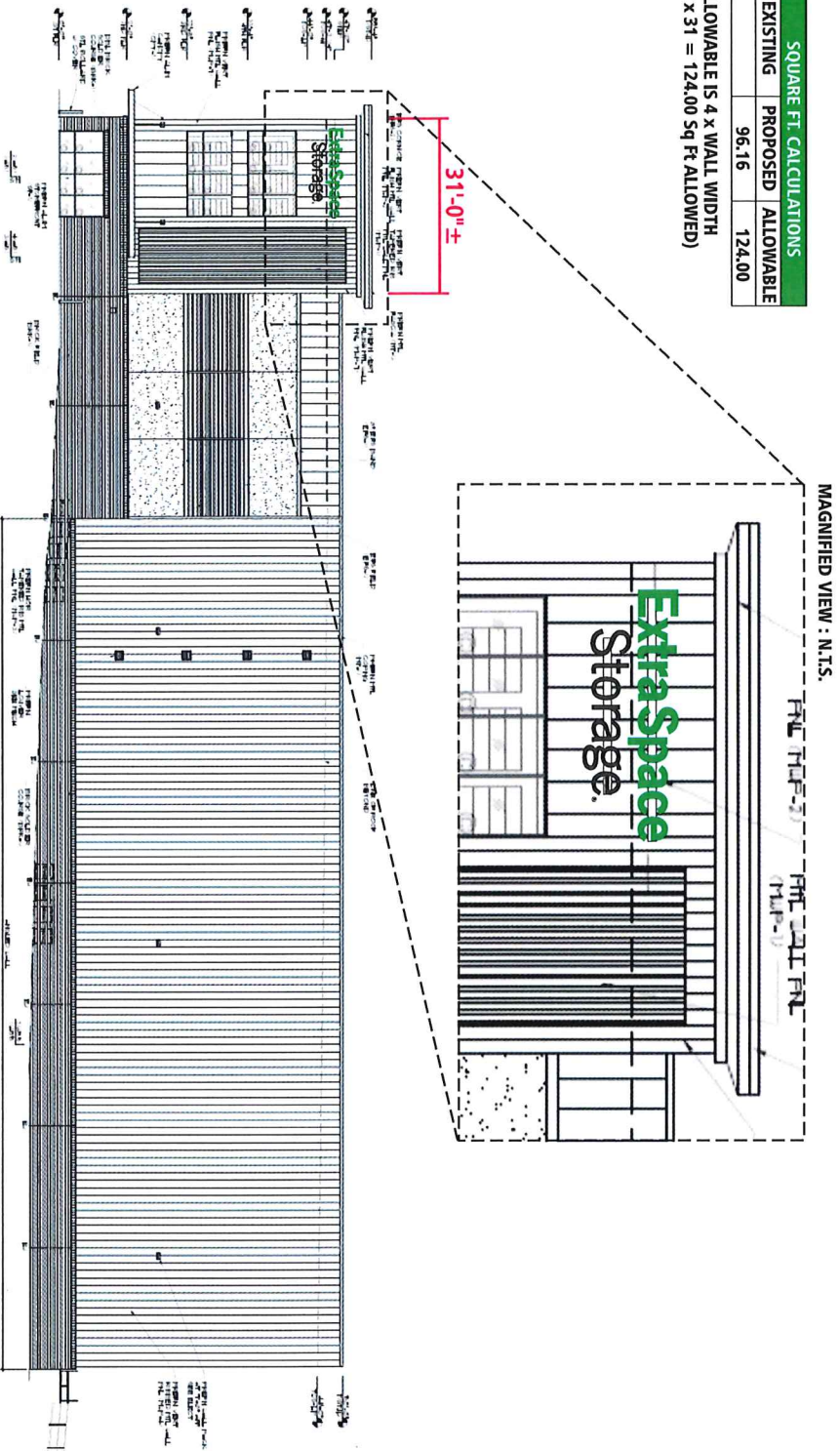
STEEL SUPPORT
PER ENGINEERING SPEC.
NOTE : PAINTING OF POLE
AND FOUNDATION BY OTHERS

SCOPE OF WORK:

INSTALL NEW ILLUMINATED CHANNEL LETTERS SET.

SQUARE FT. CALCULATIONS		
EXISTING	PROPOSED	ALLOWABLE
	96.16	124.00

ALLOWABLE IS 4 X WALL WIDTH
(4 X 31 = 124.00 Sq Ft ALLOWED)



10500 Windfern Road
Suite # 100
Houston, TX 77064
832.960.7277

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Location:
Springfield, MA

Extra Space Storage
HUD1470-ESS-Springfield MA

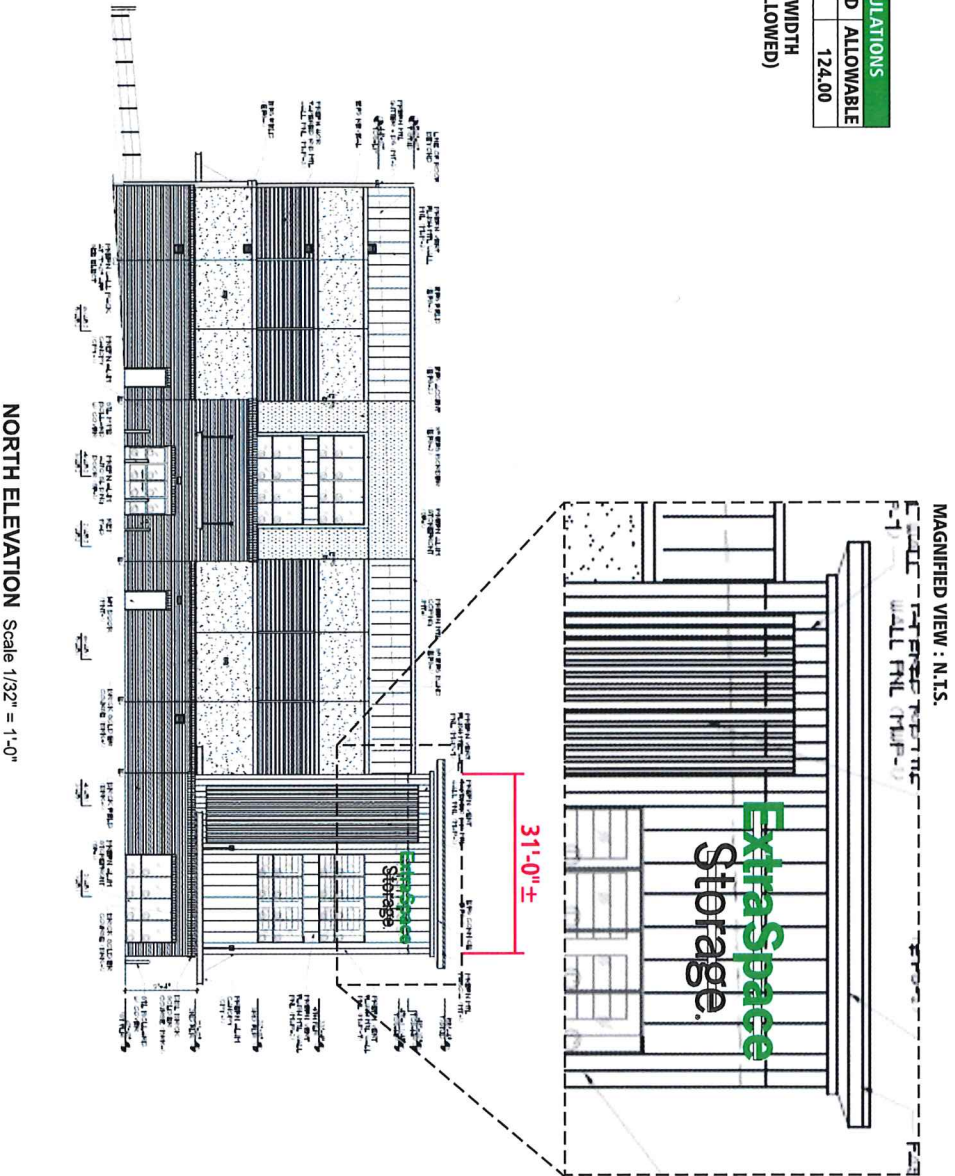
Sales Rep: -Betsy Osborn
APPROVALS -
DESIGN # HUD1470-ESS-Springfield MA-1
DATE 05.03.2023
REV DATE 05.03.2023
Designer:

SCOPE OF WORK:

INSTALL NEW ILLUMINATED CHANNEL LETTERS SET.

SQUARE FT. CALCULATIONS		
EXISTING	PROPOSED	ALLOWABLE
	96.16	124.00

ALLOWABLE IS 4 x WALL WIDTH
(4 x 31 = 124.00 Sq Ft ALLOWED)



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HUDSIGN
10500 Windfern Road
Suite # 100
Houston, TX 77064
832.960.7277

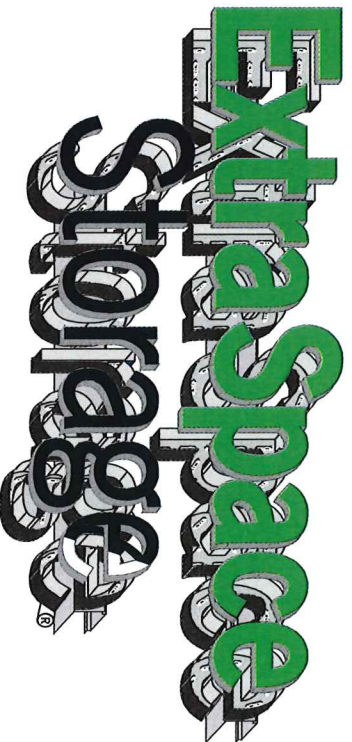
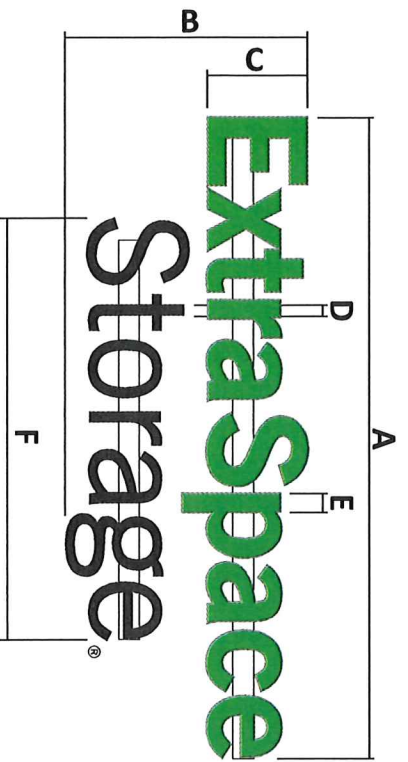
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Location:
Springfield, MA

Extra Space Storage
HUD1470-ESS-Springfield MA

Sales Rep: -Betsy Osborn
APPROVALS -
DESIGN # HUD1470-ESS-Springfield MA-R1
DATE 05.03.2023
REV DATE 05.03.2023
Designer:



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding of the sign.

Part Number	AREA	A	B	C	D	E	F	POWER	AMPS	POWER
ESS-12CL-R - GB -0165	Score Stroke	15.35	6'-4 3/8"	2'-5"	1'-0"	2'-1 1/4"	1'-1 1/4"	4'-2 1/4"	2	2
ESS-18CL-R - GB -0355	Score Stroke	34.62	9'-6 5/8"	3'-7 1/2"	1'-6"	3'-1 1/2"	2"	6'-3 3/8"	2	2
ESS-24CL-R - GB -0625	Score Stroke	61.57	12'-8 7/8"	4'-10"	2'-0"	4'-1 1/2"	2'-3 1/4"	8'-4 1/2"	2	2
ESS-30CL-R - GB -0975	Score Stroke	96.16	15'-11"	6'-0 1/2"	2'-6"	5'-3 1/4"	3'-1 1/4"	10'-5 5/8"	3	3
ESS-36CL-R - GB -1395	Score Stroke	138.50	19'-1 1/4"	7'-3"	3'-0"	6'-3 1/4"	4"	12'-6 3/4"	4	4
ESS-42CL-R - GB -1895	Score Stroke	188.55	22'-3 1/2"	8'-5 1/2"	3'-6"	8"	4'-3 1/4"	14'-7 7/8"	5	5
ESS-48CL-R - GB -2475	Score Stroke	246.19	25'-5 5/8"	9'-8"	4'-0"	9"	5'-1 1/4"	16'-9"	6	6
ESS-60CL-R - GB -3855	Score Stroke	384.65	31'-10"	12'-1"	5'-0"	11'-1 1/4"	6'-3 1/4"	20'-11 1/4"	8	8

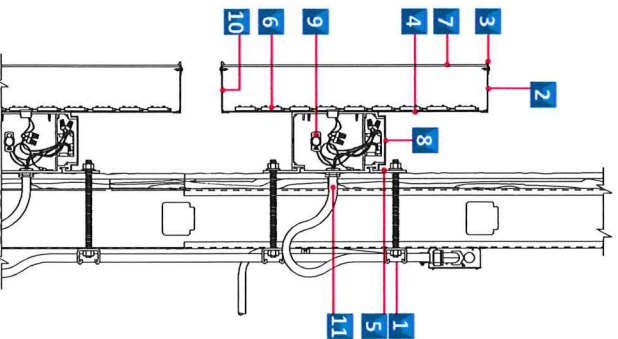
SPECIFICATION

SECTION DETAIL

MOUNTING DETAILS

COLOR SCHEDULE

- 1 NON-CORROSIVE INSTALLATION HARDWARE:
GALVANIZED
- 2 5" FABRICATED ALUMINUM LETTER RETURNS
SEE MFG. NOTE FOR GUAGE. GLOSS BLACK
PAINT INTERIOR WITH LIGHT ENHANCING PAINT
- 3 TRIM CAP RETAINER
- 4 PAINTED PER DETAIL BELOW
- 5 FLAT ALUMINUM BACK
- 6 3/4" THICK METAL FLAT BAR FOR
A SECURE INSTALLATION
- 7 SLOAN LED LIGHTING SYSTEM
- 8 3/16" #7328 ACRYLIC FACE
WHITE WITH 1ST SURFACE
TRANSLUCENT & PERFORATED VINYL AS SHOWN
- 9 LOW VOLTAGE ELECTRONIC POWER SUPPLY
MOUNTED IN A 7 1/4" X 7 1/4" EXTRUDED .050
ALUM. RACEWAY SUPPORT/WIRING BOX
PAINTED
- 10 VISIBLE CUT-OFF SWITCH WITH FLIP-UP COVER
- 11 3/4" WEEP HOLES (2) TWO PER LETTER
GROUNDING WALL PASS-THRU
SEALED WATER TIGHT. WHIP ON LEFT SIDE.



MANUFACTURING NOTES

CHANNEL LETTER SETS SMALLER THAN 48" WILL BE CONSTRUCTED USING .040 ALUMINUM RETURNS & .063 ALUMINUM BACKS

CHANN EL LETTER SETS 48" -71" WILL BE CONSTRUCTED USING .063 ALUMINUM RETURNS & .090 ALUMINUM BACKS

120V CIRCUITS ARE REQUIRED FOR ALL SIGNS

MANUFACTURING NOTES

BRACING DETAIL

☐ Hanger Bolt

☐ Thru-Bolt

☐ Masonry Lag Bolt

☐ Reverse Toggle Bolt

☐ GREEN #2500-106 BRILLIANT

☐ WHITE

☐ WHITE ACRYLIC

☐ PRE-FINISHED WHITE

☐ BLACK PERF. PERFORATED BLACK VINYL

☐ BLACK

☐ PMS BLACK #2500-022

☐ SILVER METALLIC

☐ MATCH WAGNER JEWELTE SILVER METALLIC



WHEN NEEDED SUPPLIES TO BE .090" ALUMINUM PAINTED TO MATCH RW POP- RIVETED TO RETURN (FACING UP TO HIDE FROM SIGHT)



10500 Winderm Road
Suite # 100
Houston, TX 77064
832.960.7277

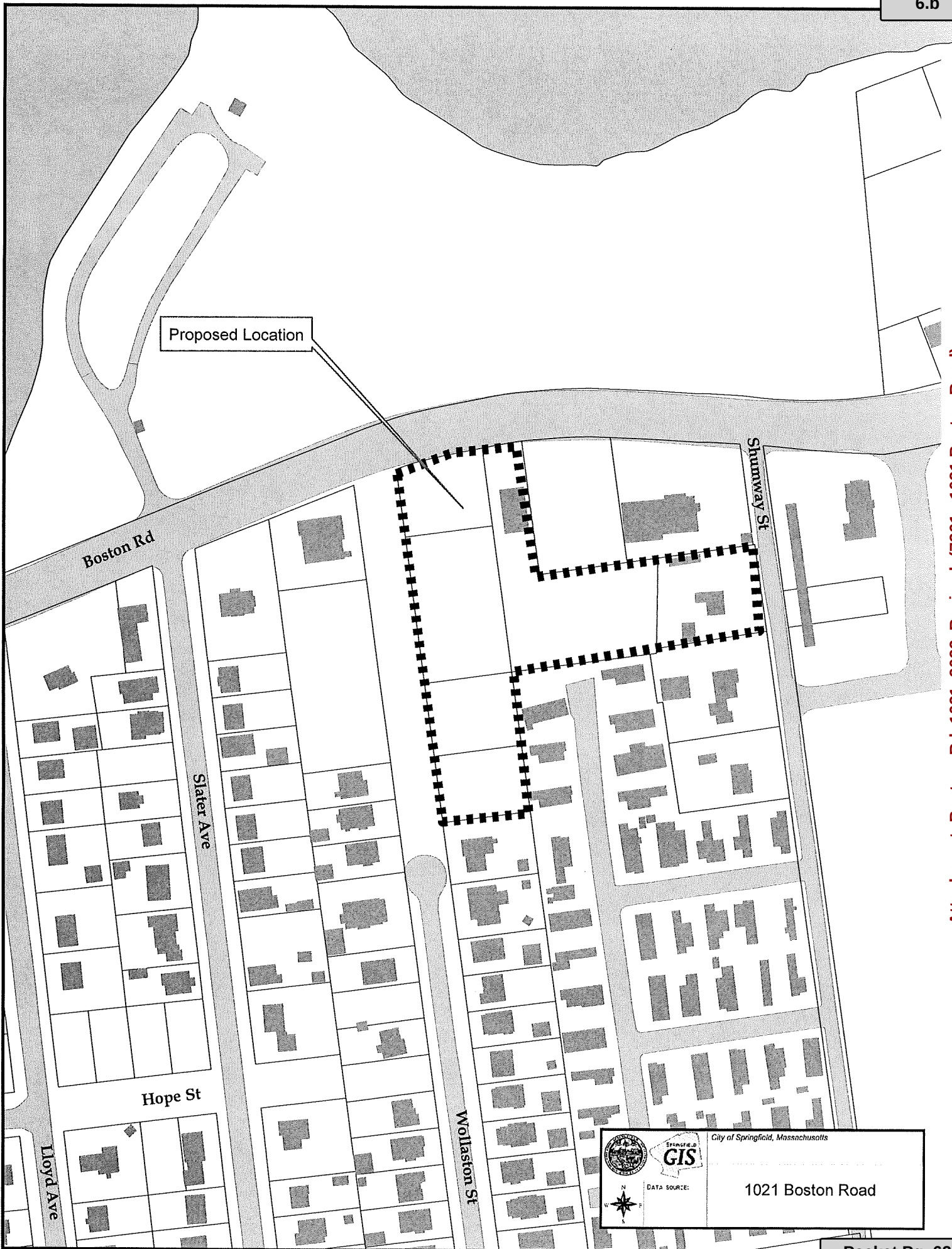
All design, manufacturing, reproduction, use, and sale of this document is strictly prohibited without the written consent of HUDSIGN, Inc. This document is submitted under a confidential understanding that the recipient of this document assumes custody and agrees that the document and any part of its content not to be copied, reproduced in whole or part, or any of its contents be revealed in whole or part to other parties except for which it is agreed upon by HUDSIGN, Inc. and recipient, nor shall any design features unique to this document be incorporated in any other project.



Location:
Springfield, MA

Extra Space Storage
HUD1470-ESS-Springfield MA

Sales Rep: -Betsy Osborn
APPROVALS -
DESIGN # HUD1470-ESS-Springfield MA-01
DATE 05.03.2023
REV. DATE 05.03.2023
Designer:





City Council

SCHEDULED

Meeting: 05/22/23 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 7364

7

Special Permit

For a Special Permit to Operate an Indoor Place of Amusement, at the Property Known as 1331 Main Street (08130-0554) (Book#13943/Page#297), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 17.2 (1).

Request:	See Above
Owner:	GELW Mass, LLC
By:	Roger Roberge
Petitioner:	Nilka J. Correa
By:	Nilka J. Correa

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

for a special permit to operate an Indoor Place of Amusement, at the property known as 1331 Main Street (08130-0554) (Book#13943/Page#297), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 17.2 (1).

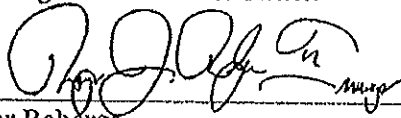
Mailing Address:

181 S. Franklin Avenue
 Valley Stream, MA 11581

Owner:

GELW Mass, LLC

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

BY: 
 Roger Roberge

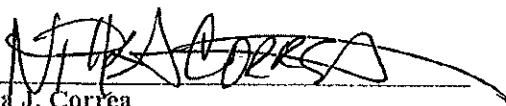
Mailing Address:

37 Allendale Street
 Springfield, MA 01107

Petitioner:

Nilka J. Correa

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

BY: 
 Nilka J. Correa

Attachment: Main_St_1331_Tax_Formal (7364 : 1331 Main Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

4/24/2023

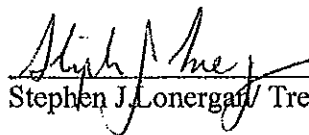
Special Permit Tax Certification

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: 1331 Main Street

Petitioner: Nilka J. Correa
37 Allendale Street
Springfield, Ma. 01107

Landlord: GELW Mass, LLC
181 S. Franklin Avenue
Valley Steam, Ma. 11581


Stephen J. Loneragan Treasurer Collector

Attachment: Main_St_1331_Tax_Formal (7364 : 1331 Main Street)

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

**1331 MAIN STREET (08130-0554)
INDOOR PLACE OF AMUSEMENT**

General Information

Petitioner:	Nilka J. Correa
Request:	Indoor place of amusement
Proposed use of the property:	Break-Time Springfield is proposed to be a location where customers will be allowed to break items, known a “break rooms” or “rage rooms”.
Parcel Size:	5,692 s.f.
Compatibility with current planning documents:	The Downtown Master Plan shows no changes to this area.
Neighborhood council notification:	Armoury Quadrangle Civic Association: 5-8-23
Urban Renewal Plan:	Located within the Court Square Urban Renewal Plan.
Tax Status:	SEE ATTACHED
Site Visit:	5-16-23
Scheduled Hearing Date:	5-22-23

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Business C and is located within the larger downtown commercial district.

Site plan review:

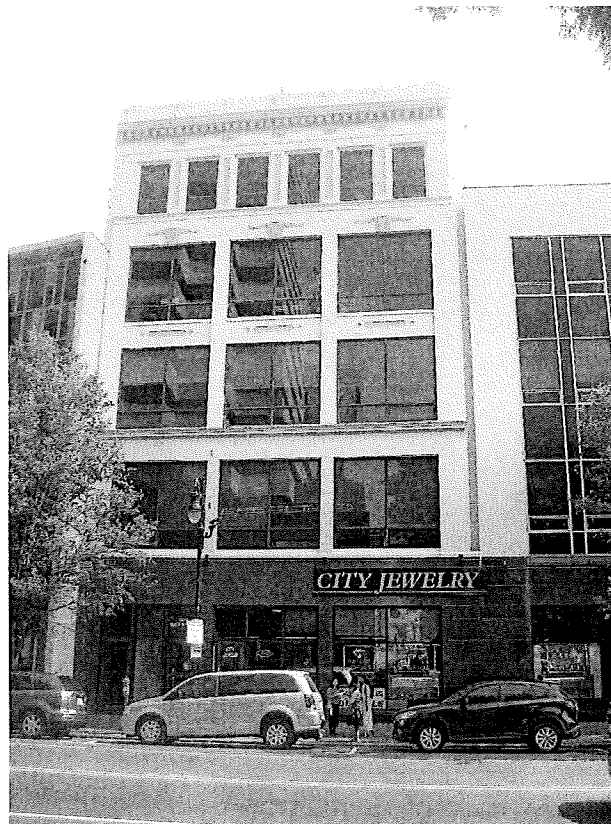
The petitioner has requested a special permit to operate an indoor place of amusement at the property known as 1331 Main Street. This is a five (5) story commercial building along Main Street. The petitioner intends to renovate a space within the building to operate a “break room: that will be known as Break Time Springfield.

As noted above, the proposed use will be what is known as a “break room”. This is a use that allows patrons to “...can put on safety gear and break items safely without the worrying about cleaning up”. The rooms as designed to “...help others relieve stress and enjoy the adrenaline rush of smashing a variety of items”.

In reviewing the plans submitted, the one major concern the staff has was that of the potential for noise. In

speaking with the petitioner and reading the information submitted with the application, it has been stated that each of the three (3) rooms, designed to be used as “break rooms” will be soundproofed to minimize the noise of the breaking items. If approved, the staff would recommend that a condition be added stating that if it is determined that noise does become an issue for other tenants within the building, steps will be taken to address the issue.

Overall, the staff believes that this is a very unique use and one that will add another attraction to downtown. In researching this new use, it was noted that there are a number of these types of uses currently in operation. The closest being Smash Avenue in Hartford. This one would be the first in Western Massachusetts.



Recommendation

Approve, with conditions.

Recommended Conditions

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the operation of an indoor place of amusement (break rooms) at the property known as 1331 Main Street (08130-0554).
3. The use shall be developed according to the attached plans, with the addition of conditions #4 through #6.
4. Any and all Building Permits shall be obtained prior to any construction or issuance of a Certificate of Occupancy.
5. Each of the three (3) “break rooms” shall be soundproofed. If noise is determined to be an issue, after the start of operation, additional soundproofing shall be installed.
6. Any and all signage shall be reviewed and approved by the Springfield Redevelopment Authority (SRA), prior to the issuance of a sign permit.
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.



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

4/24/2023

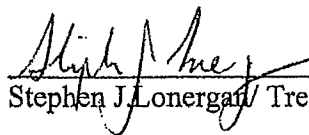
Special Permit Tax Certification

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:

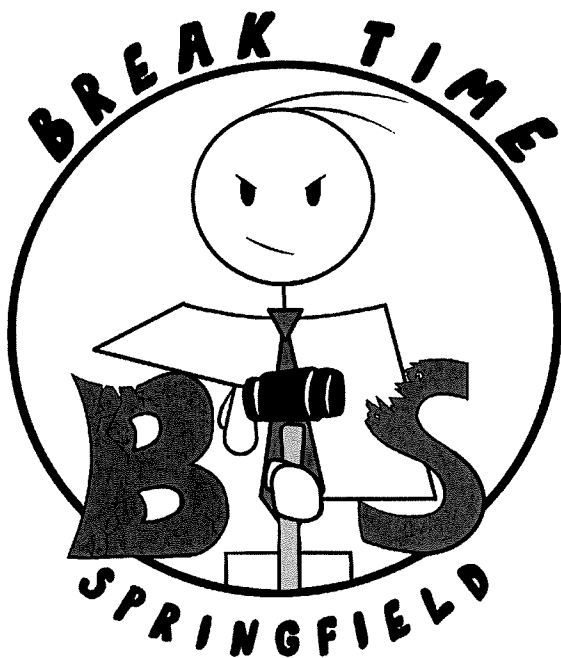
Special Permit: 1331 Main Street

Petitioner: Nilka J. Correa
37 Allendale Street
Springfield, Ma. 01107

Landlord:
GELW Mass, LLC
181 S. Franklin Avenue
Valley Stream, Ma. 11581


Stephen J. Lonergan Treasurer Collector

Attachment: Main St 1331 2023 (7364 : 1331 Main Street)



Description of Business

Break Time Springfield LLC

Is a place where you can break things safely release some stress /anger or just for fun.
Something New for our community of Springfield

Break Time Springfield LLC

(Break Time) break rooms (also called “rage rooms”) venue that has three decignated rooms with sound proof walls to minimize the noise while breaking objects. Break rooms are spaces where individuals can put on safety gear and break items safely without worrying about cleaning up afterwards. The intention of this business is to help others relieve stress and enjoy the adrenaline rush of smashing a variety of items. The hours of business for Break Time are Monday through Thursday 4pm to 9pm and Saturdays 12pm to 10pm. When open for business, break rooms will only be available for now by appointments due to the COVID-19 pandemic. A customer at Break Time can expect to be greeted at the front desk by the manager on duty. The customer will get to choose which tool they would like to smash items with and the items that they would like to break. There are different pricing levels based on what the customer wants to break and how long they would like in the break room. Nilka will put together “baskets” which will each hold ten small items, such as glasses, teacups, and other breakables. In addition to the baskets, customers can purchase a medium or large item to break. These items include TVs, printers, windows, etc.

Once the customer picks out their items and their breaking tool, they will have to sign a waiver. The waiver outlines the assumption of risk by the patron, a waiver of liability for Break Time, and an indemnification agreement. Due to the nature of a break room business, it is necessary for a waiver to

be signed by customers so Break Time will be absolved of liability if a patron is negligent of the rules. Break Time Springfield will allow guests of 12 years of age and older to participate in the break room experience, but anyone under the age of 18 must have a parent or guardian sign the waiver for them. It is required that the customer presents a photo I.D. to prove their age. Once the waiver is signed, customers will receive a safety briefing from the manager on duty regarding the rules of the break room and how to participate safely. Guests are required to wear safety gear and closed-toe shoes. Once they have their gear on, the customers are free to go to their break room, put on a playlist of their choice, and smash the items they purchased. If they have additional time in the break room and run out of items, they have the option of purchasing more from the front desk. Two of the break rooms can accommodate up to two individuals and one of the break rooms is larger and can accommodate up to three.

Owner Nilka Correa has a storage unit full of breakable items to use for the business. She plans to restock breakables through estate and curbside sales. She also has received many donations from individuals and businesses in the area. She has received old plates and cups from restaurants, breakables from a moving company, as well as various electronics that people needed to get rid of. Nilka will both take donations at her place of business as well as go into the community to pick up items herself. She is confident she will have enough stock through donations and cheap purchases at estate sales to operate her business.

Community Benefits

The idea of opening my business started because I wanted to create a safe place to release frustration, anger, or stress of daily life events that can create Stress, providing a safe, fun environment for all our customers and people from our community. My business will provide a Safe environment to release emotions, letting stress and frustration out by breaking objects safely, Using the protection equipment including Hardhats, goggles, coveralls, gloves and boots.

In addition to the break rooms, we will also be providing the services of our paint and smash room. The paint and smash room is a service to create art in a unique way by smashing acrylic paint into the canvas with another variety of tools including hands, balloons and different tools to create art in a fun way.

Break Time Springfield LLC is the First In western Massachusetts to provide this unique service.

Benefits of Break Time Springfield LLC

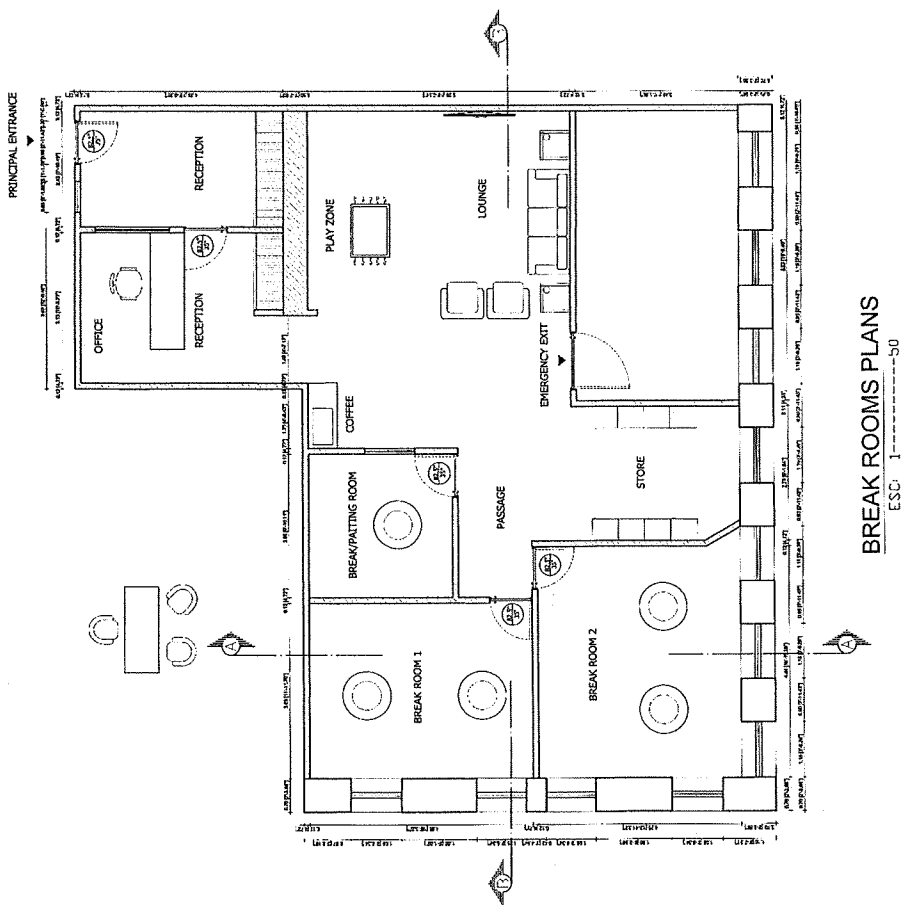
- Break Time Springfield will create Opportunities for future employment.
- A sense of empowerment.
- A safe place to explore emotions
- Non judgemental, freedom to let it all out
- Motivation for positive changes in community and within our selves
- Away to improve relationships
- Keeping people of the street
- Less violent
- Creation of Art.
- Unique services

- Our community is in Need of recreational activities, expression and relaxation

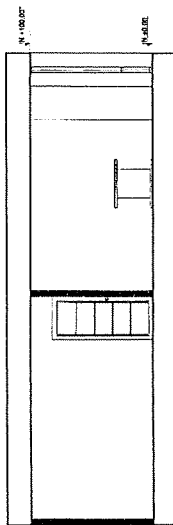
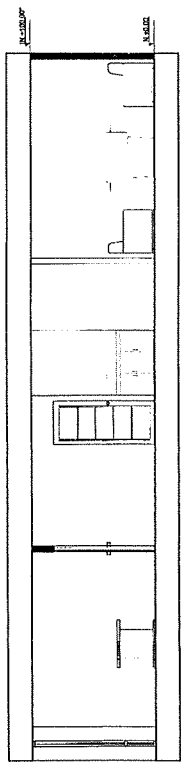
Some examples to visit Break Time Springfield LLC

- Bad day at work
- Layoff
- Going through a break up
- Dead in family
- Stress
- Or just a way to have fun with friends

www.breaktimespringfield.com



BREAK ROOMS PLANS
ESC: 1-----50



BREAK ROOMS	
SCALE : 1/50	
DATE: 10/10/2023	BY: [Signature]
DATE: 10/10/2023	BY: [Signature]
PROJECT: 10/10/2023	
SECTIONAL ELEVATION A-A	
SECTIONAL ELEVATION B-B	
SHEET N° 1/1	

Proposed Location

Bruce Landon Wy

Main St

Court St

City Hall Pl

Elm St



City of Springfield, Massachusetts



DATA SOURCE:

1331 Main Street

Attachment: Main_St_1331_2023 (7364 : 1331 Main Street)

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

to change the zoning of the properties known as 1685 Boston Road (01655-0415), 1655 Boston Road (01655-0425), 1719 Boston Road (01655-0405) and NS Fernbank Road (05070-0060), by removing the properties from the Reginal Shopping Center Overlay District (Article 8, Section 8.4).

Mailing Address:

1655 Boston Road, A11
Springfield, MA 01129

3 Garrett Mountain Plaza, Suite 204
Woodland Park, NJ 07424

200 Reservoir Road, Suite 306
Needham, MA 02494

Owner & Petitioner:

Eastfield Mall Associates, LLC, 1685 Boston Road, LLC and Boston Road Retail, LLC

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

(See attached document for signatures)

Attachment: 3236_1685_Boston_Rd_Formal (7314 : 1685 Boston Road, Et.Al.)

AUTHORIZATION

The undersigned owners of the properties located at a 1655 Boston Road, Springfield, Massachusetts (ID# 016550425); NS of Fernbank Rd. (ID# 050700060); 1685 Boston Road (ID# 016550415); and 1719 Boston Road (ID Number 016550405) (collectively the "Eastfield Properties") hereby appoint Brian Kaplan of Onyx Springfield Crossing, LLC as its agent to execute any and all documents relating to the submittal of an ANR Plan, application/petition for a Zone Change, and an application/petition for a Special Permit for the Eastfield Properties. If you have any questions please contact me at (473) 333-6430.

Signed this 21st day of March, 2023.

Eastfield Mall Associates LLC, as owner of 1655 Boston Road

By: Mountain Development Corp, Managing Agent

By:

Name: Michael Scerif
Its: President

Eastfield Mall Associates LLC, as owner of NS Fernbank Road

By: Mountain Development Corp, Managing Agent

By:

Name: Michael Scerif
Its: President

1685 Boston Rd LLC, as owner of 1685 Boston Road

By: Mountain Development Corp, Managing Agent

By:

Name: Michael Scerif
Its: President

Boston Road Retail LLC, as owner of 1719 Boston Road

By: Mountain Development Corp, Managing Agent

By:

Name: Michael Scerif
Its: President

Attachment: 3236_1685_Boston_Rd_Formal (7314 : 1685 Boston Road, Et.Al.)

**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A ZONE CHANGE**

**1655 BOSTON ROAD, ET.AL.
REMOVAL FROM THE REGIONAL SHOPPING CENTER OVERLAY DISTRICT**

GENERAL INFORMATION

Petitioner:	Eastfield Mass Associates, LLC, 1685 Boston Road, LLC and Boston Road Retail, LLC
Request:	Removal from the Regional Shopping Center Overlay District
Location:	1685 Boston Road, 1655 Boston Road, 1719 Boston Road and NS Fernbank Street
Parcel Size:	1,980,630 s.f. (approximately 45 acres)
Purpose:	To allow the construction of a new retail development.
Surrounding Land Use and Zoning:	The property is zoned Business A with a small strip in the rear zoned Residence B. The site is located in the Boston Road Neighborhood and is currently the location of the Eastfield Mall. The site is in an area with primarily commercial uses.
Site Visit:	3/10/23
Neighborhood Council Notification:	Indian Orchard Citizens Council and 16 Acres Civic Association: 4/4/23
Planning Board Hearing Date:	4/19/23

SPECIAL INFORMATION

Traffic & Parking:	n/a
Physical Characteristics:	n/a
Other Notes:	n/a

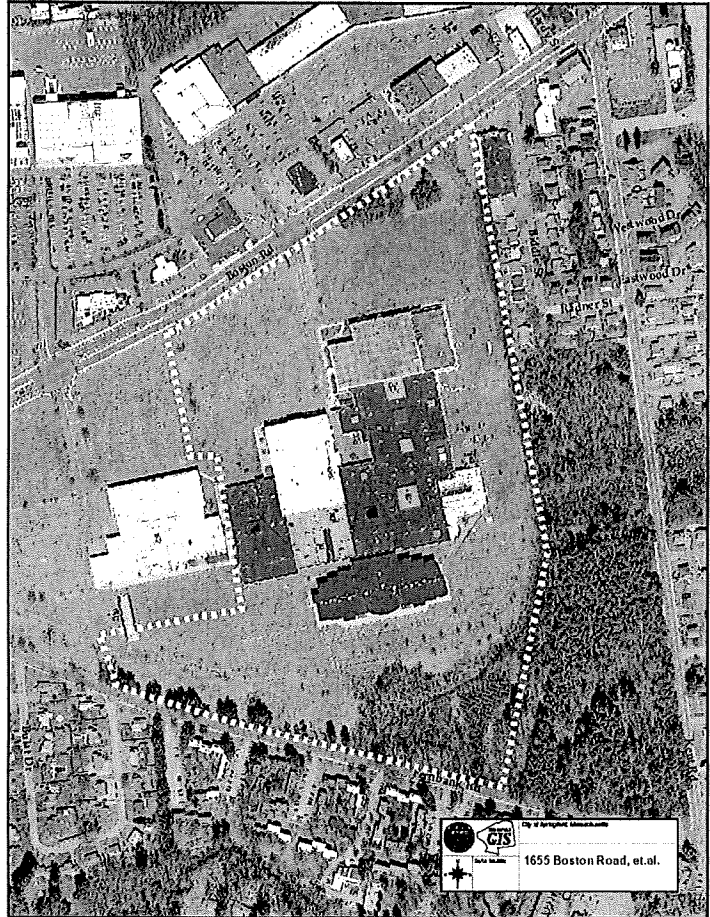
ANALYSIS

The petitioner has requested a zone change to the properties known as 1685 Boston Road, 1655 Boston Road, 1719 Boston Road and NS Fernbank Street. The proposed zone change would removal these properties from the Regional Shopping Center Overlay District. This site is the current location of the Eastfield Mall.

In reviewing the proposed zone change, the staff does not object to the proposed request. The Regional Shopping Center Overlay District was created back in 2010. At that time, it was determined that since large anchor stores are a critical element in the success of shopping centers, it was necessary and appropriate to protect other users of this shopping center from potential harm that may be caused by changes to or the loss of

an anchor store. Changes in use or division of anchor stores in this location into smaller shops can have a negative or positive impact on the viability of these commercial areas if the result is a significant change in customer traffic to the area. If the impact is a reduction in customer traffic, the result can be abandoned storefronts and blighted buildings. As such, the Regional Shopping Center Overlay District regulations were created. These regulations required a special permit by the City Council for a change of uses or division of retail space occurring within the shopping center. Specifically, where the change of use or division of space occurred in a building with a building footprint of 50,000 square feet or more. Again, the idea behind the Regional Shopping Center Overlay District was to allow for an additional review to changes to the larger anchor store buildings.

Currently, the Eastfield Mall is in the process of being sold and plans have been submitted showing the demolition of existing buildings within the property. Plans have also been submitted which indicate a new commercial development will be completed which will include two (2) new anchor tenant buildings located to the rear of the property. There will also be several smaller commercial buildings located on the eastern and western sides of the property. Finally, a number of commercial buildings will also be located along the Boston Road frontage. It is important to note that the demolition of the property does not include the former Sears building, which is currently vacant. The proposed zone change does not include this property as well as this property is presently owned by a separate entity.



Overall, the staff feels strongly that the Regional Shopping Center Overlay District was an important tool at the time, however, due to the complete redevelopment of this site, the overall conditions of this property will be completely altered. As currently written and in looking at the redevelopment plans for the site, the staff believes the Regional Shopping Center Overlay District becomes more of a hindrance to the new development than a needed zoning tool. It should be noted that the proposed new development does trigger a special permit from the City Council due to the size of the redevelopment. As such, the additional review provided by the overlay district is still triggered.

RECOMMENDATION

Approve.

PLAN NOTES:

Greylack Design Associates
Landscape Architecture & Land Planning
• 794 B Tremont St
Boston, MA 02118
P 617-351-0108
F 617-351-0108

[illegible]

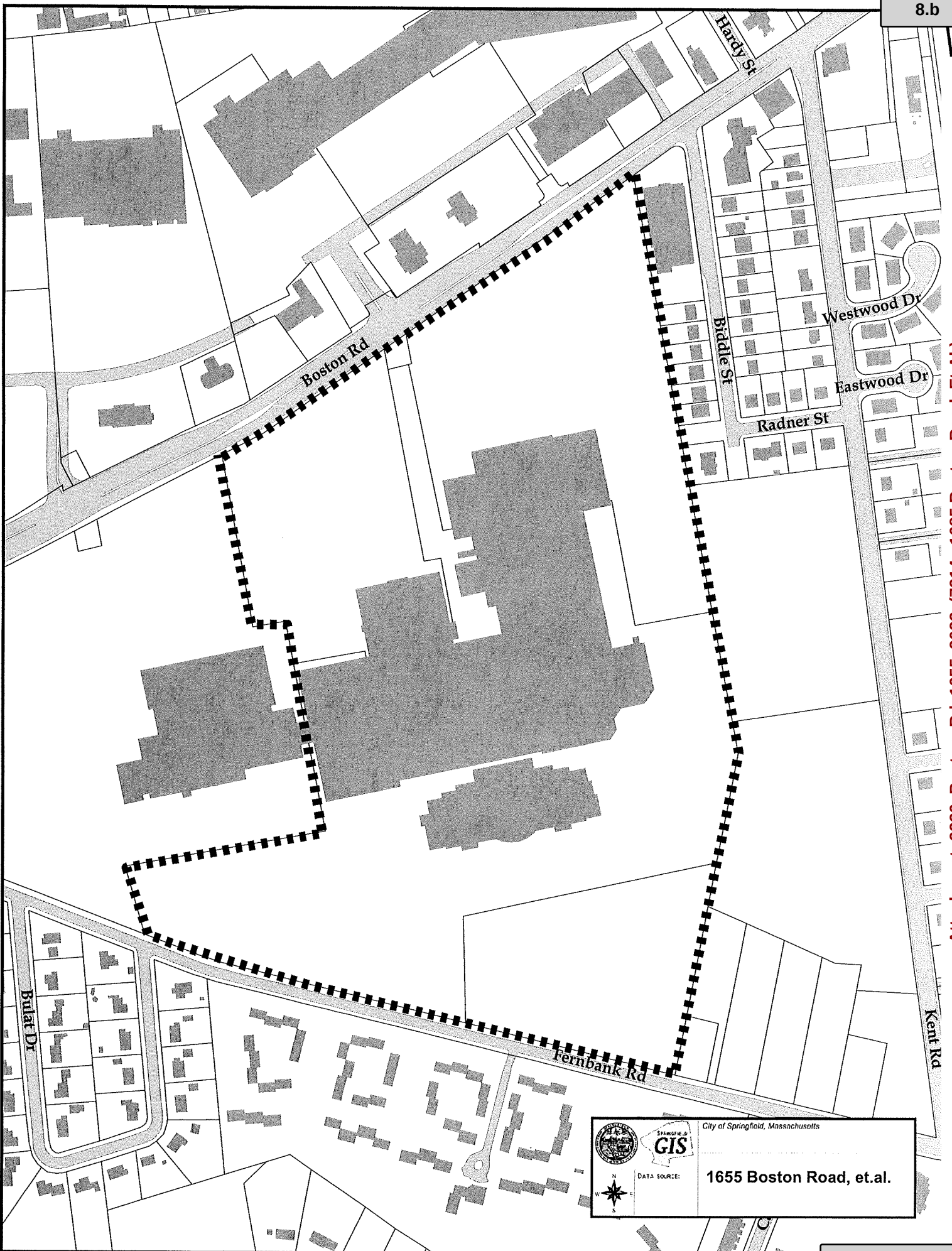
**EASTFIELD MALL
REDEVELOPMENT**
Boston Road (RT 20)
Springfield, Massachusetts

SPECIAL! PERMIT **March 24, 2023**
 11:00 AM

PLANTING PLAN



T-400



Attachment: 3236_Boston_Rd_1655_2023 (7314 : 1685 Boston Road, Et.Al.)



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND TWENTY-THREE

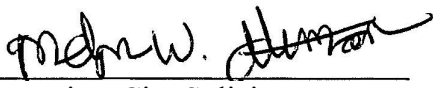
AN ORDINANCE

AMENDING SECTION 3 OF THE BUILDING ZONE MAP

Be it ordained by the City Council of the City of Springfield as follows:

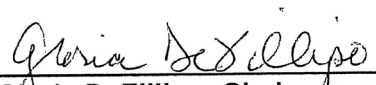
SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City”, text enacted, May 28, 2013, as amended, is hereby further amended by changing by **Removing the property from the Regional Shopping Center Overlay District** the zoning on **Plot #3236, Section 3** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “**Section 3 Building Zone Map of the City of Springfield.**”

Approved as to Form;


Associate City Solicitor

In accordance with Mass. Gen. Laws c. 40A, section 5, the Planning Board held a hearing on April 19, 2023 regarding the above Ordinance amendment.

2 Person(s) appeared in favor, and 1 Person(s) appeared in opposition.


Gloria DeFillipo, Chairperson



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND TWENTY-THREE

AN ORDINANCE

AMENDING SECTION 3 BUILDING ZONE MAP

SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City”, text enacted, May 28, 2013, as amended, is hereby further amended by changing from **Removing the property from the Regional Shopping Center Overlay District** the zoning on **Plot #3236, Section 3** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “**Section 3 Building Zone Map of the City of Springfield.**”

**REPORT TO CITY COUNCIL
ZONE CHANGE HEARING**

PETITION: #3236
SECTION: 3

DATE: April 24, 2023

To the Honorable Mayor and City Council of the City of Springfield, Massachusetts, the Planning Board submits the following report on the Zone Change Petition, which was referred to the Board for its recommendation:

PETITIONER: Eastfield Mall Associates, LLC, 1685 Boston Road, LLC and Boston Road Retail, LLC

ADDRESS: 1685 Boston Road (01655-0415), 1655 Boston Road (01655-0425) 1719 Boston Road (01655-0405) and NS Fernbank Street (05070-0060).

CHANGE REQUESTED: Removal of the properties form the Regional Shopping Center Overlay District.

PETITIONER'S PURPOSE STATEMENT: Redevelopment of the property

DATE OF PUBLIC HEARING: April 19, 2023

DATE OF FINAL DECISION: April 19, 2023

BOARD MEMBERS PRESENT and COUNT: six (6): Mr. Cunningham, Ms. McQuade, Ms. Choi, Mr. Daniele, Ms. Morin and Mr. Florian

FINAL MOTION: APPROVE

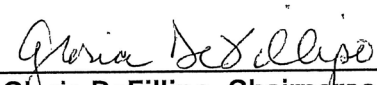
IN FAVOR: six (6): six (6): Mr. Cunningham, Ms. McQuade, Ms. Choi, Mr. Daniele, Ms. Morin and Mr. Florian

OPPOSED: zero (0)

ABSTAINED: N/A

RECOMMENDATION: APPROVE

Respectfully submitted,


Gloria DeFillipo, Chairperson

Attachment: 3236_1685_Boston_Rd_2023_PB_Report (7314 : 1685 Boston Road, Et.Al.)

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

to amend the Springfield Zoning Ordinance by amending Article 4, Section 4.7.114(B)(5) by amending the existing language:

5. The hours of operation shall be set by the City Council, but in no event shall an MARIJUANA RETAILER be open to the public, and no sale or other distribution of marijuana shall occur upon the premises or via delivery from the premises, between the hours of 9:00 p.m. and 8:00 a.m.

To read as follows:

5. The hours of operation shall be set by the City Council, but in no event shall an MARIJUANA RETAILER be open to the public, and no sale or other distribution of marijuana shall occur upon the premises or via delivery from the premises, between the hours of 11:00 p.m. and 8:00 a.m.

Mailing Address:

36 Court Street
 Springfield, MA 01103

BY: [Signature]
 Springfield City Council

BY: [Signature]
 Springfield City Council

BY: [Signature]
 Springfield City Council

BY: [Signature]
 Springfield City Council

BY: [Signature]
 Springfield City Council

BY: [Signature]
 Springfield City Council

BY: [Signature]
 Springfield City Council

Petitioner:

Springfield City Council

BY: _____
 Springfield City Council

BY: _____
 Springfield City Council

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 Springfield City Council

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 Springfield City Council

BY: _____
 Springfield City Council

BY: _____
 Springfield City Council

City of Springfield, MA

APR 14 2023

City Clerk's Office



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND TWENTY-THREE

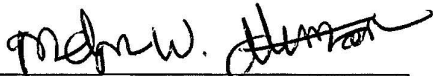
AN ORDINANCE

AMENDING THE ENTIRE CITY OF THE BUILDING ZONING MAP

Be it ordained by the City Council of the City of Springfield as follows:

SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City”, text enacted, May 28, 2013, effective August 26, 2013, as amended, is hereby further amended **by amending Article 4, Section 4.7.114(B)(5). Plot #3237, for “the entire City Building Zone Map of the City of Springfield.”**

Approved as to Form;


Associate City Solicitor

In accordance with Mass. Gen. Laws c. 40A, section 5, the Planning Board held a hearing on May 3, 2023 regarding the above Ordinance amendment.

1 Person(s) appeared in favor, and 0 Person(s) appeared in opposition.


Gloria DeFillipo, Chairperson



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND TWENTY-THREE

AN ORDINANCE

AMENDING THE ENTIRE CITY OF THE BUILDING ZONING MAP

SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City”, text enacted, May 28, 2013, effective August 26, 2013, as amended, is hereby further amended **by amending Article 4, Section 4.7.114(B)(5). Plot #3237, for “the entire City Building Zone Map of the City of Springfield.”**

**REPORT TO CITY COUNCIL
ZONE CHANGE HEARING**

PETITION: #3237
SECTION: City-Wide

DATE: May 4, 2023

To the Honorable Mayor and City Council of the City of Springfield, Massachusetts, the Planning Board submits the following report on the Zone Change Petition, which was referred to the Board for its recommendation:

PETITIONER: PS Springfield, LLC

ADDRESS: City-wide

CHANGE REQUESTED: Proposed amendment to Article 4, Section 4.7.114(B)(5)

PETITIONER'S PURPOSE STATEMENT: To extend the hours of operation for Adult Use Retail Marijuana operations.

DATE OF PUBLIC HEARING: May 3, 2023

DATE OF FINAL DECISION: May 3, 2023

BOARD MEMBERS PRESENT and COUNT: eight (8): Mr. Cunningham, Ms. McQuade, Ms. Choi, Ms. DeFillipo, Mr. Daniele, Ms. Morin, Mr. Mineo and Mr. Florian

FINAL MOTION: NOT TO APPROVE

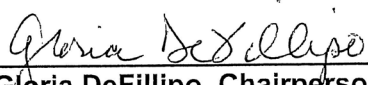
IN FAVOR: eight (8): Mr. Cunningham, Ms. McQuade, Ms. Choi, Ms. DeFillipo, Mr. Daniele, Ms. Morin, Mr. Mineo and Mr. Florian

OPPOSED: zero (0)

ABSTAINED: N/A

RECOMMENDATION: APPROVE

Respectfully submitted,


Gloria DeFillipo, Chairperson

Attachment: 3237_Adult_Use_Article_4_2023_PB_Report (7359 : Amendment Article 4, Section 4.7.114(B)(5)(Adult Use))

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A ZONE CHANGE

AMENDMENT TO ARTICLE 4, SECTION 4.7.114(B)(5)

GENERAL INFORMATION

Petitioner:	Springfield City Council
Request:	To amend Article 4, Section 4.7.114(B)(5)
Location:	City wide
Parcel Size:	N/A
Purpose:	To change the hours of operation.
Surrounding Land Use and Zoning:	n/a
Site Visit:	n/a
Neighborhood Council Notification:	n/a
Planning Board Hearing Date:	5-3-23

SPECIAL INFORMATION

Traffic & Parking:	n/a
Physical Characteristics:	n/a
Other Notes:	n/a

ANALYSIS

The petitioner has requested to amend Article 4, Section 4.7.114(B)(5) by amending the existing language. The current language reads as follows:

5. The hours of operation shall be set by the City Council, but in no event shall a MARIJUANA RETAILER be open to the public, and no sale or other distribution of marijuana shall occur upon the premises or via delivery from the premises, between the hours of 9:00 p.m. and 8:00 a.m.

The proposed amendment would change the language to read as follows:

5. The hours of operation shall be set by the City Council, but in no event shall a MARIJUANA RETAILER be open to the public, and no sale or other distribution of marijuana shall occur upon the premises or via delivery from the premises, between the hours of 11:00 p.m. and 8:00 a.m.

As noted above, the Springfield City Council has filed a petition to extend the hours of operation for marijuana

retail operations. The current hours allow an operation to be open between the hours of 8:00AM to 9:00PM. The City Council has proposed to extend the closing hours until 11:00PM.

In reviewing the proposed request, the staff does not object to the proposed change. It is important to note, that if approved, the change would apply to all retail marijuana operations. Additionally, as part of the review, the staff looked at other communities to see what hours were allowed. It was noted that while many communities require the operations to close before 11:00PM, there are a number of communities that currently allow these uses to stay open until 11:00PM. These include Holyoke, Worcester and Gardner. In speaking with a representative from Northampton, the staff was also informed that the hours of operation are not controlled by the zoning and a number of the existing businesses currently operate until 11:00PM.

Lastly, while this change in the ordinance would allow an operation to stay open until 11:00PM, it is important to note that the City Council has the authority, through the special permit process, to ultimately limit the hours of operation if concerns are raised about a particular operation and/or location.

RECOMMENDATION

APPROVE.