



CITY COUNCIL

City Clerk's Office 9/21/2023 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 **Tuesday September 26, 2023** at 07:00 PM.

City Clerk

Call to Order

7:00 PM Meeting called to order on September 26, 2023 at Springfield City Hall -- Council Chambers, 36 Court Street, Springfield, MA.

Petitions

(1.) Honorary Street Sign - George " Big Will " Williams

ATTACHMENTS:

- 23-21 George Williams Honoray sign (PDF)
- 21-23 Location (PDF)

(2.) Eversource Gas- Demond Ave.

ATTACHMENTS:

- Petition- Demond Ave (PDF)
- MA-SPR-PIP-23-017 - Demond Ave - FPO Drawing REV00 (PDF)
- Report Demond Ave (PDF)

Special Permits

(3.) For a Special Permit to Operate a Medical Office, Clinic or Treatment Facility, with No Overnight Stay, at the Property Known as 445 (A.K.A. 447) Sumner Avenue (11280-0421) (Book #19577/Page#357), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 10.3.

Request: See Above
Owner: RF Realty Company, LLC
By: Britt VanValkenburg
Petitioner: Xpress Med Urgent Care, LLC
By: Mansoor Zaidi

ATTACHMENTS:

- 445_Sumner_Ave_Tax_Formal (PDF)

(4.) For a Special Permit to Operate a Bed & Breakfast at the Property Known as 400 Maple Street (08218-0106) (Book#23665/Page#487), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Section 4.4.50 and Article 4, Table 4-4, Section 6.3(1).

Request: See Above
Owner: Quinnfield Realty Investments, LLC
By: Cheryl Duyette
Petitioner: Quinnfield Realty Investments, LLC
By: Cheryl Duyette

ATTACHMENTS:

- 400_Maple_St_Tax_Formal (PDF)

- (5.) For a Special Permit for the Demolition and Exterior Renovations of a Structure(S) Totaling More Than One Thousand (1,000) Square Feet at the Property Known as 486-494 Belmont Avenue (01235-0101) (Book #24314/Page#57), SS Belmont Avenue (01235-0099, 0097, 0095 and 0103) (Book #34314/Page#57) and NS Belmont Avenue (01235-0271 & 0272) (Book #24314/Page#57), in Accordance with M.G.L. and the Springfield Zoning Ordinance, Article 8, Section 8.1 (Neighborhood Commercial Design Overlay District).

Request: See Above
Owner: Nalani Capital, LLC
By: Joseph Ngaruiya
Petitioner: Nalani Capital, LLC
By: Joseph Ngaruiya

ATTACHMENTS:

- Blemont_Ave_494_Tax_Formal (PDF)

- (6.) For a Special Permit to Operate a Trash Hauling Service Facility (Storage of Porta-Lets and Portable and Fixed Sanitation Equipment) at the Property Known as 1781 Page Boulevard (09440-0772) (Book#8685/Page#439), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 15.3.

Request: See Above
Owner: Mari Real Estate Corporation
By: Raymond Recor
Petitioner: United Rentals, Inc.
By: Ryan W. Scully, Esquire

ATTACHMENTS:

- Page_Bl_1781_Tax_Formal (PDF)

- (7.) For a Special Permit for Motor Vehicle Sales at the Property Known as 279 Locus Street (07860-0080) (Book#24743/Page#291), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.1.

Request: See Above
Owner: Tejada Market 2 Corporation
By: Rowenny Tejada
Petitioner: Felix Tejada
By: Felix Tejada

ATTACHMENTS:

- Locus_St_279_Tax_Formal (PDF)

- (8.) For a Special Permit for an Accessory Wall Sign(S), Above the First Floor, at the Property Known as 1000 Wilbraham Road (12282-0177) (Book#22327/Page#344), as Authorized by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.8.17.

Request: See Above
Owner: Multicultural Community Services
of the Pioneer Valley, Inc.
By: Karl Kruger
Petitioner: Multicultural Community Services
of the Pioneer Valley, Inc.
By: Karl Kruger

ATTACHMENTS:

- 1000_Wilbraham_Rd_Tax_Formal (PDF)

- (9.) For a One (1) Year Extension of a Special Permit (Pre-Existing, Non-Conforming Use/Used Car Sales), Approved October 2021, and to Amend Condition #4 (Location of the Building)

at the Property Known as 143 Parker Street (09510-1933), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 10, Section 10.1.41 and Article 12, Section 12.4.40.

Request: See Above
Owner: Rhino Realty, LLC
By: Ryan Conway
Petitioner: Kevin Conway
By: Kevin Conway

ATTACHMENTS:

- 143_Parker_St_Tax_Formal (PDF)

Zoning Changes

- (10.) To Change the Zoning of a Portion of the Property Known as 710 Liberty Street (07770-0201) from Residence B and Commercial P to Business A. 710 Liberty Street None Yet

PETITIONER: Hutton ST 21, LLC

ADDRESS: 710 Liberty Street

CHANGE REQUESTED: Residence B/Commercial P to Business A

ATTACHMENTS:

- 710_Liberty_Street_Zone_Change_Formal (PDF)
- 3240_710_Liberty_St_2023 (PDF)
- 3240_710_Liberty_St_2023_PB_Report (PDF)



City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 7659)

Meeting: 09/26/23 07:00 PM
Department: Department of Public Works
Category: General
Prepared By: Hector Velez
Initiator: Hector Velez
Sponsors:
DOC ID: 7659

Honorary Street Sign - George “ Big Will ” Williams

NOTICE OF MEETING

SPRINGFIELD TRAFFIC COMMISSION

MEETING AGENDA

Wednesday, September 6, 2023

LOCATION:

Location: 70 Tapley Street, Springfield MA (Conference Room)

This meeting will be held utilizing remote participation technology via ZOOM.

ACCEPT MINUTES OF THE MEETING OF AUGUST 2, 2023

New items:

23- 21 Honorary Street Sign. George “ Big Will ” Williams

Other business that may lawfully come before the Traffic Commission according to the Open Meeting Law

Copies of said petition, texts, and maps may be requested by email or phone or viewed at Tapley Street by appointment. Emails should be directed to hvelez@springfieldcityhall.com or by calling the Traffic Commission at (413) 784-4891

To Provide for Public Comment on this petition in writing before or within five days after the hearing:

Mail: Department of Public Works, Attn: Board of Public Works, 70 Tapley Street, Springfield, MA 01104 or Email: Hvelez@springfieldcityhall.com

**DEPARTMENT OF
PUBLIC WORKS
ENGINEERING DIVISION**

70 TAPLEY STREET
SPRINGFIELD, MA 01104

413-787-6210 413-787-6029 FAX



**CITY OF SPRINGFIELD
MASSACHUSETTS**

Honorary Street Sign Policy and Application

PURPOSE OF PROGRAM

The Honorary Street Sign Program provides citizens of the City of Springfield with an opportunity to honor people that have made significant contributions to the City. The program is administered by the City Traffic Commission in conjunction with the Public Work Department. All supporting documentation is required at time of application submittal.

PROCEDURES

1. Applicant completes attached Honorary Street Designation Application.
2. The project proponent must first present the request to their neighborhood civic association for consideration.
3. If the neighborhood civic association is in favor of the applicant's request, they will send the Application to the Chairman of the Traffic Commission on behalf of the applicant along with all supporting documentation.
4. Traffic Commission will review the request at one of their meetings. The applicant or their representative must be present at the meeting.
5. The Traffic Commission will contact the neighborhood civic association through the Department of Public Works with their decision.

CRITERIA FOR REVIEW

- Historical and/or cultural influence of the applicant on the City.
- Proof of significant lineage to the City.
- Clear geographical relationship of street to the area of interest of applicant.
- Known to be of good moral character.
- Clearly defined community or public contribution made by the honoree.

**City of Springfield
Honorary Street Sign Application**

APPLICANT INFORMATION

*Please print clearly

Applicant's Name: Joyce Williams-Calhoun
 Organization/Company: _____
 Street Address: 202 OSBOURNE TERR 01104
 Telephone: (413) 209-6588 E-mail: joicee01104@aol.com

HONORARY NAME REQUEST

NAME OF HONOREE:

GEORGE "BIG WILL" WILLIAMS
 (As it would appear on the Street Name Sign)

LOCATION:

OAK STREET Springfield, MA (Dunbar Community Center)

Criteria for NAME REQUEST

Please complete the following criteria that apply, which are used in the evaluation for each request for an honorary street sign, attach documents or use additional paper if required.

Historical and/or Cultural Influence to the City:

Athletic Director at the Dunbar Community Center
touching many of lives throughout the city of Springfield.
He has coached thousands of kids in the inner-city giving them hope for
a better future

Clearly Defined Community or Public Contribution Made by the Honoree:

Created A Scholarship for youth "Fruits of Labor"

Old Hill Neighborhood Council

99 Eastern Avenue, Springfield, MA 01109 ~ Office (413) 205-9234
~ Email oldhillcouncil@gmail.com

June 9, 2023

Department of Public Works / Street and Traffic Services
70 Tapley Street
Springfield, MA 01104

Dear Director Chris Cignoli:

On behalf of the Old Hill Neighborhood Council Board, we would like to extend our support of City Councilor Lavar Click-Bruce's petition for the naming of Oak Street as "Dr. George Big Will Williams Way". After consulting with neighborhood residents and business owners, we have determined this to be a feasible and necessary project and we are in full support.

Sincerely,

Barbara Gresham

Barbara Gresham, President

Attachment: 23-21 George Williams Honorary sign (7659 : Honorary Street Sign - George "Big Will" Williams)

George "Big Will" Williams 1934-2009

- 20 Year veteran of the United State Air Force
- 21 Years as Athletic Director of the Dunbar Community Center
- 1974 "Bill Will Express Athletic Club" Founded
- 1986 Selected Harambee "Man of the year"
- 1991 Appeared in Sports Illustrated Magazine among the legends, celebrating 100 years of Basketball
- 1992 Listed in the world's sports almanac as one of the top ten athletic directors in the world
- 1993 First Black person to win the Basketball Hall of Fame, Edward J. Hickox award, placing his name in the Naismith Memorial Basketball Hall of Fame in Springfield, MA
- 2001 Received certificate of appreciation for outstanding community servicer from President George W. Bush
- Helped generations of youth use sports as a vehicle to secure college scholarships.

Dental Dreams



Dollar Tree
Harvest Home Décor

Lillian St

Leans St

1.b

Park
ge Store
ore



Dunbar
Community Center

STCC Student
Parking Lot 3



Union St

Oak St

Tejada Markt
Convenience St



Advance Payday Loans

Orleans

Attachment: 21-23 Location (7659 :

Packet Pg. 9

KeepinItKozzy



City Council
36 Court Street
Springfield, MA 01103

SCHEDULED

PETITION (ID # 7660)

Meeting: 09/26/23 07:00 PM
Department: Department of Public Works
Category: General
Prepared By: Hector Velez
Initiator: Hector Velez
Sponsors:
DOC ID: 7660

Eversource Gas- Demond Ave.

ORDER FOR LOCATION OF UNDERGROUND CONDUIT

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

WHEREAS, said petition Demond Avenue was referred to the Board of Public Works on August 1, 2023; and

WHEREAS, On August 2, 2023, a Notice of a Public Hearing on Demond Avenue, to be held on August 15, 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 August 15, 2023, the Board of Public Works reported thereon that, after careful consideration of the petition on August 15, 2023, to install 919' feet of 2" inches conduits underground gas main pipe to introduce medium pressure to the area and retire the aged cast iron main on Demond Avenue. Starting from Plainfield Street running easterly direction with 2" inches of PVC pipe approximately nine hundred nineteen (919') feet to Fisk Avenue; all as substantially shown on a plan attached with the project name:

Demond Avenue

consisting of nine (9) 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 Demond Avenue 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.



8/1/2023

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

ATTN: Gladys Oyola-Lopez, City Clerk

PROJECT NAME: Demond Ave – Risk

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 Brightwood 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>
Demond Ave	Plainfield St	Fisk Ave

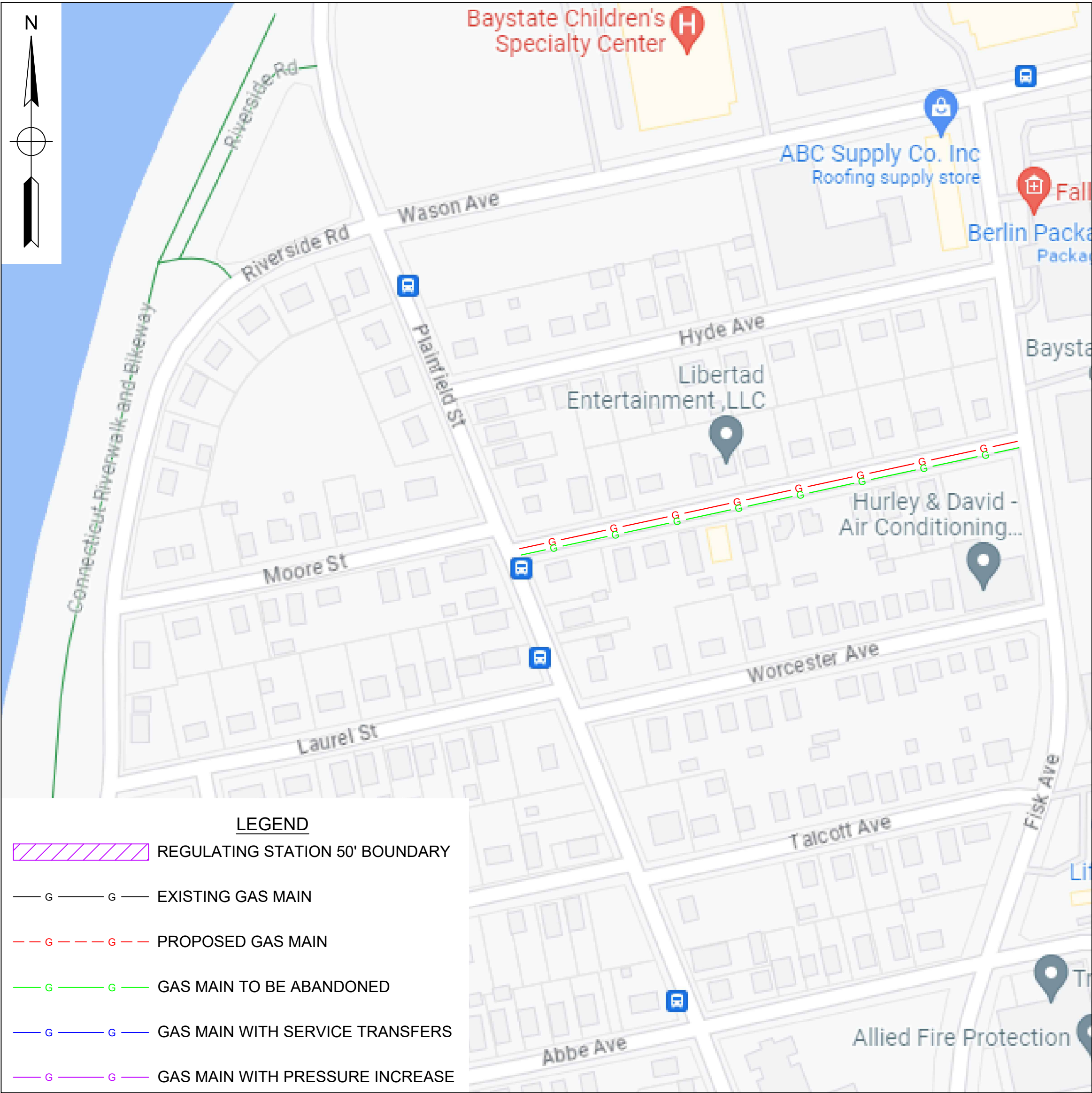
This project will introduce modernized natural gas facilities to the area and retire the aged cast iron low pressure natural gas infrastructure. All proposed work by EGMA will include such laterals and service connections as it may now or subsequently find necessary. This project is being done in order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

Ryan Maheu
Associate Engineer
Eversource Energy
2025 Roosevelt Ave.
Springfield, MA 01104
Cell: 413-569-8349
Email: ryan.maheu@eversource.com

Attachment: Petition- Demond Ave (7660 : Eversource Gas- Demond Ave.)

TABLE OF CONTENTS

SHEET #	TITLE
01 OF 9	COVER SHEET
02 OF 9	NOTES
03 OF 9	LEGEND
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05 OF 9	PROJECT LOCATION PLAN
6 OF 9	MA CORROSION DETAILS (1 OF 3)
7 OF 9	MA CORROSION DETAILS (2 OF 3)
8 OF 9	MA CORROSION DETAILS (3 OF 3)
9 OF 9	BLANK GRIDDED SHEET



WORK SCOPE

PROJECT SUMMARY TABLE				
INSTALLATION INFORMATION				
Work Type	LENGTH (FT)	SIZE (IN)	MAOP	MATERIAL
INSTALL	919'	2"	60 psig - MP	HDPE
INSTALLATION TOTAL				919'
UPRATE/RETEST TOTAL				0'

PROJECT SUMMARY TABLE			
ABANDONMENT INFORMATION			
LENGTH (FT)	SIZE (IN)	MAOP	ABANDONMENT CLASS
12'	3	14" WC	CS (NON-GSEP)
795'	3	14" WC	CI-(GSEP)
8'	4	14" WC	CI-(GSEP)
4'	3	14" WC	Plastic (Non-GSEP)
83'	4	14" WC	Plastic (Non-GSEP)
GSEP ABANDONMENT SUBTOTAL			803'
NON-GSEP ABANDONMENT SUBTOTAL			99'
ABANDONMENT TOTAL			902'

DEMOND AVE - RISK, SPRINGFIELD, MA
PROJECT #18-55452

FOR PERMIT ONLY

PE STAMP AND SIGNATURE

VENDOR LOGO

FIELD VERIFY DIMENSIONS
PRIOR TO PIPE FABRICATION

A	DRAWING CREATED	7/16/23	RTM
No.	Description	Date	Dw/Ck
Revision/Status			
EVERSOURCE ENERGY			
DEMOND AVE - RISK, SPRINGFIELD, MA			
PROJECT # 18-55452			
COVER SHEET			
SCALE:1"=20' ON 24"X36"		SHEET 01 OF 9	
Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
RTM / 07/18/2023	RTM / 07/26/2023	MA-SPR-PIP-23-017-01	0

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	DRAWING CREATED	7/16/23	RTM
No.	Description	Date	Dw/Ck
Revision/Status			
DEMOND AVE - RISK, SPRINGFIELD, MA			
PROJECT # 18-55452			
NOTES			
SCALE:1"=20' ON 24"X36"		SHEET 02 OF 9	
Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
RTM 07/18/2023	RTM 07/26/2023	MA-SPR-PIP-23-017-02	0

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
		Gas Main Marker without Tracer Wire
		Test Well
		Regulator Station
		Single Customer Regulator
		Meter
		Meter with Regulator
		Test Point (Station)
		Gas Service Tie-over
		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

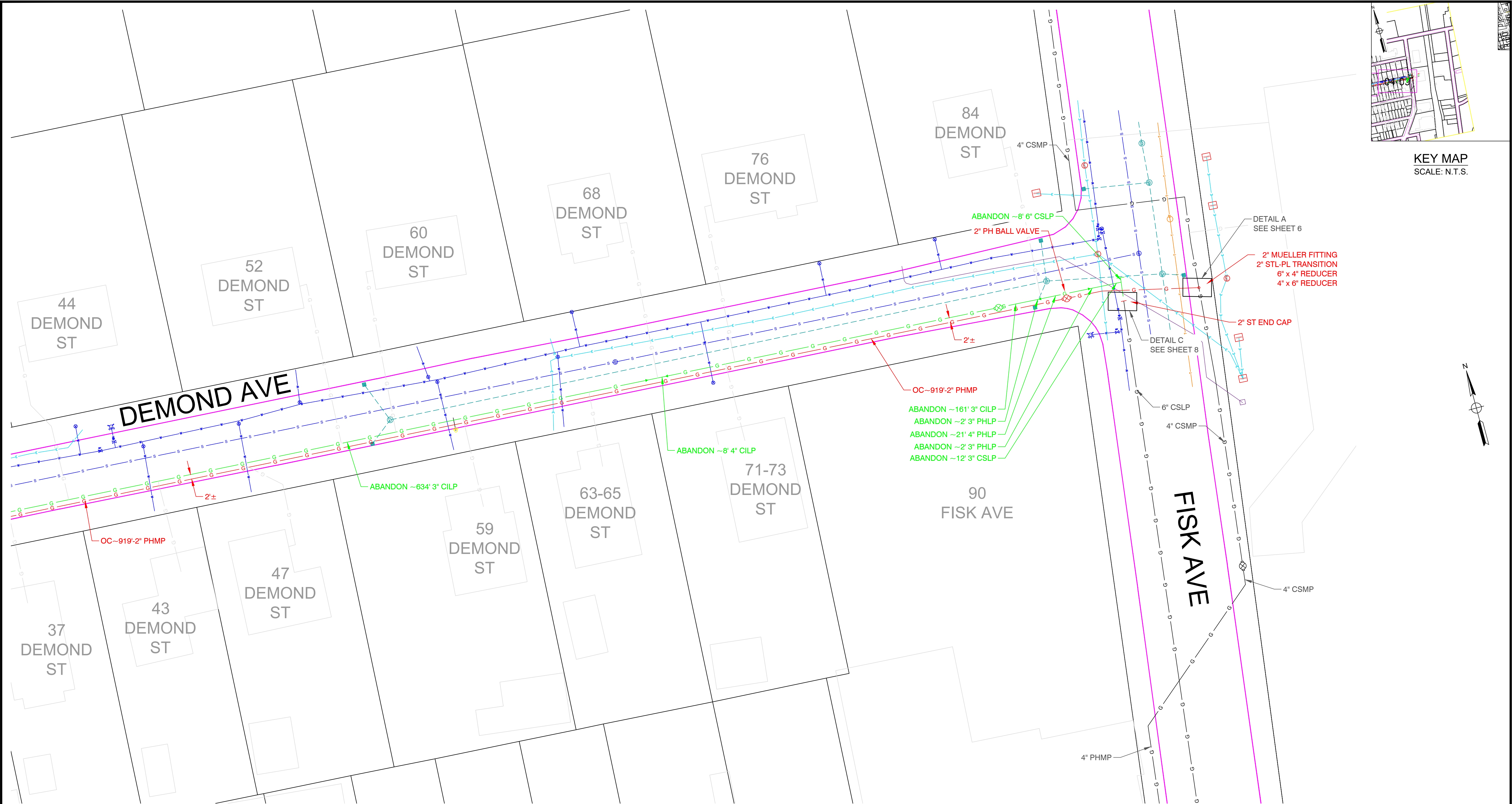
A	DRAWING CREATED	7/16/23	RTM
No.	Description	Date	Dw/Ck
Revision/Status			
DEMOND AVE - RISK, SPRINGFIELD, MA			
PROJECT # 18-55452			
LEGEND			
SCALE:1"=20' ON 24"X36"		SHEET 03 OF 9	
Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
RTM 07/18/2023	RTM 07/26/2023	MA-SPR-PIP-23-017-03	0

FOR PERMIT ONLY

PE STAMP AND SIGNATURE

VENDOR LOGO

FIELD VERIFY DIMENSIONS
PRIOR TO PIPE FABRICATION



KEY MAP
SCALE: N.T.S.

A	DRAWING CREATED	7/16/23	RTM
No.	Description	Date	Dw/Ck
Revision/Status			

FOR PERMIT ONLY

PE STAMP AND SIGNATURE

VENDOR LOGO

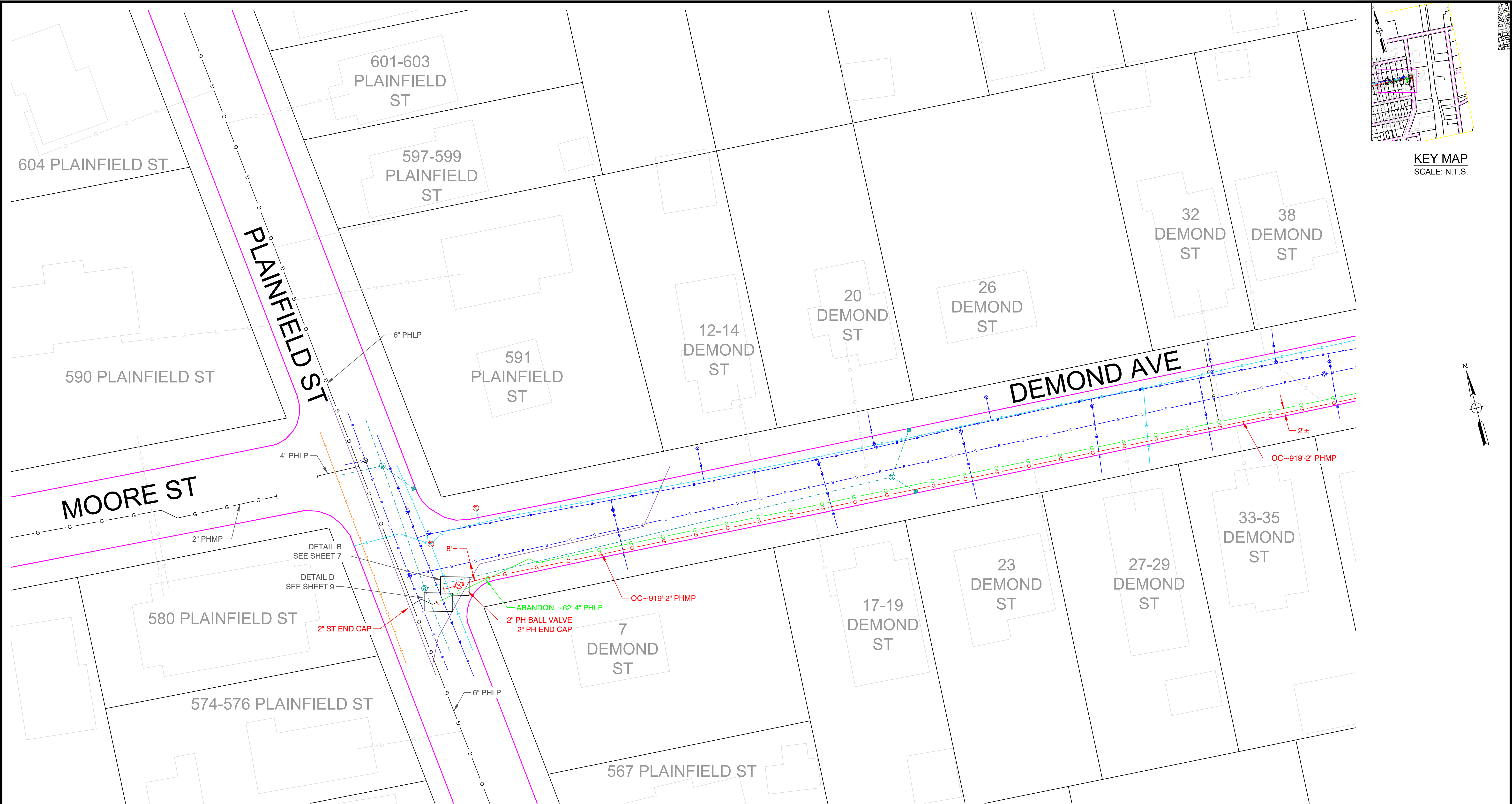
FIELD VERIFY DIMENSIONS
PRIOR TO PIPE FABRICATION

DEMOND AVE - RISK, SPRINGFIELD, MA			
PROJECT # 18-55452			
PROJECT LOCATION PLANS			
SCALE: 1"=20' ON 24"x36"		SHEET 04 OF 9	
Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
RTM 07/18/2023	RTM 07/26/2023	MA-SPR-PIP-23-017-04	

MA-SPR-PIP-23-017 - Demond Ave - FPO Drawing REV00.dwg

EGMA DRAWING TEMPLATE - 02-09-2023

\\nu.com\Data\SharedData\Merger_Temp\Common\Gas Engineering CT-MA\EGMA\Springfield\2023\Springfield, Demond Ave - Risk, 18-55452\Drawings\



KEY MAP
SCALE: N.T.S.



A	DRAWING CREATED	7/16/23	RTM
No.	Description	Date	Dw/Ck
Revision/Status			

FOR PERMIT ONLY

PE STAMP AND SIGNATURE

VENDOR LOGO

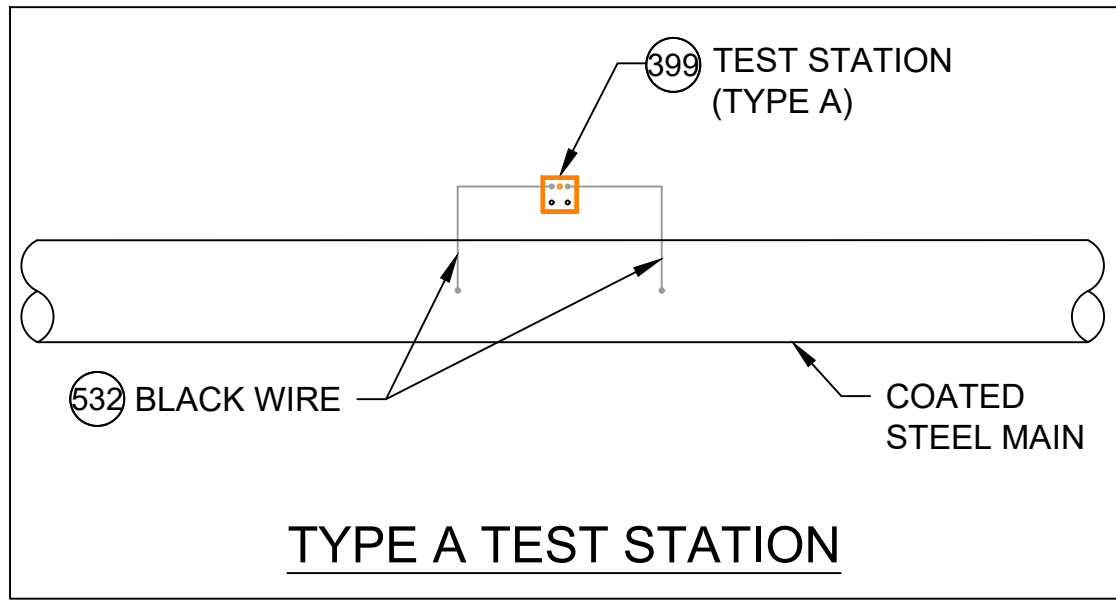
FIELD VERIFY DIMENSIONS
PRIOR TO PIPE FABRICATION

DEMOND AVE - RISK, SPRINGFIELD, MA			
PROJECT # 18-55452			
PROJECT LOCATION PLANS			
SCALE: 1"=20' ON 24"X36"		SHEET 05 OF 9	
Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
RTM 07/18/2023	RTM 07/26/2023	MA-SPR-PIP-23-017-05	

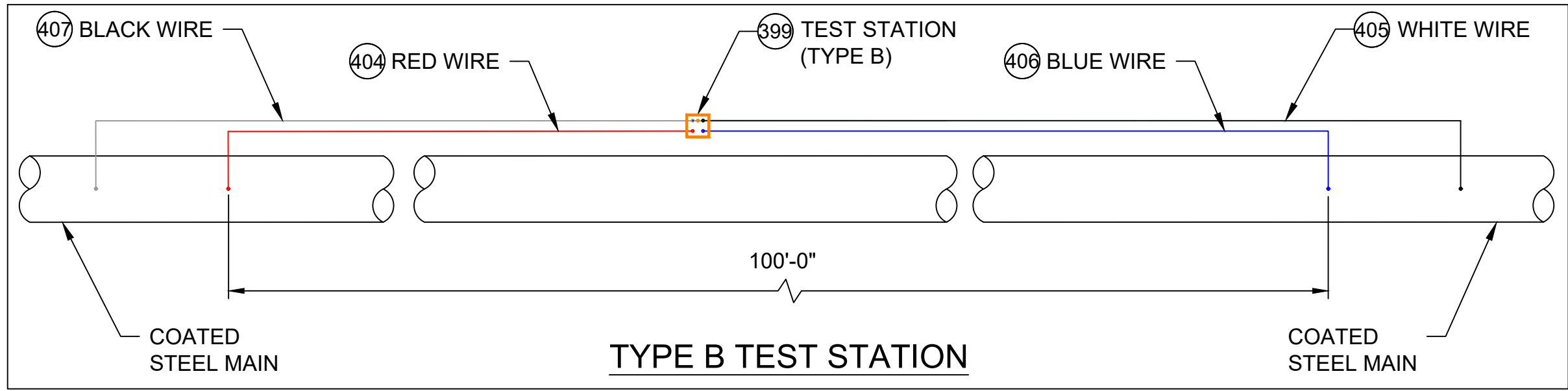
MA-SPR-PIP-23-017 - Demond Ave - FPO Drawing REV00.dwg

EGMA DRAWING TEMPLATE - 02-09-2023

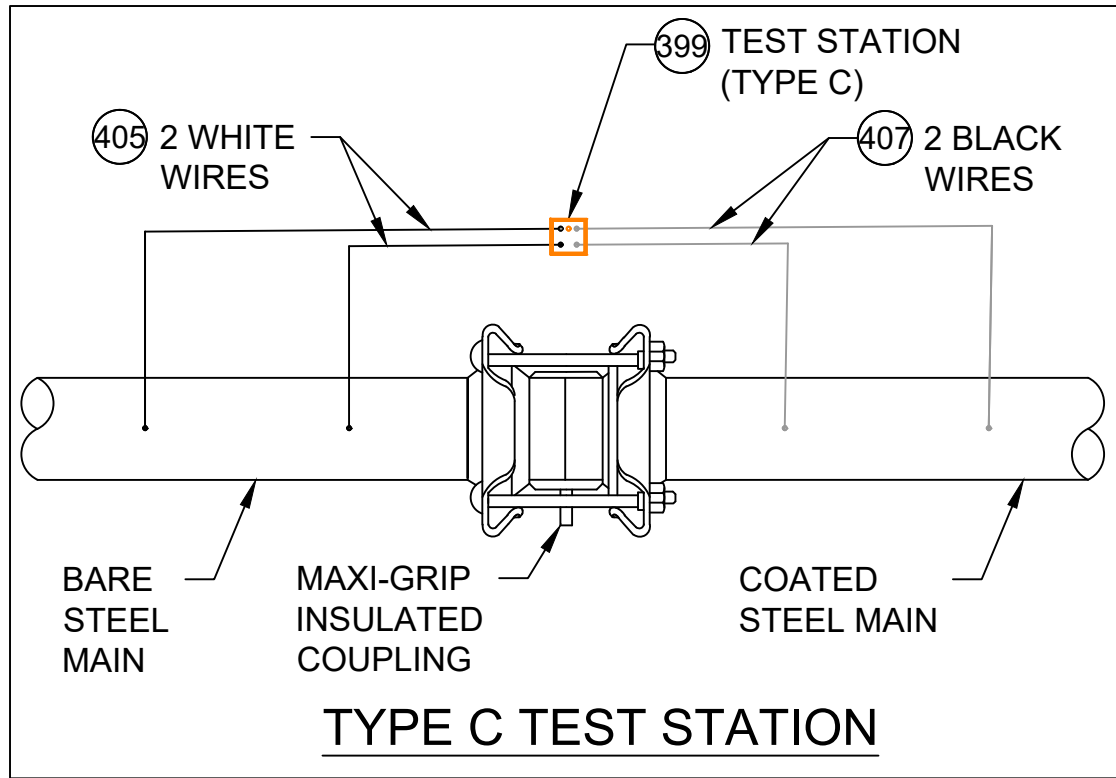
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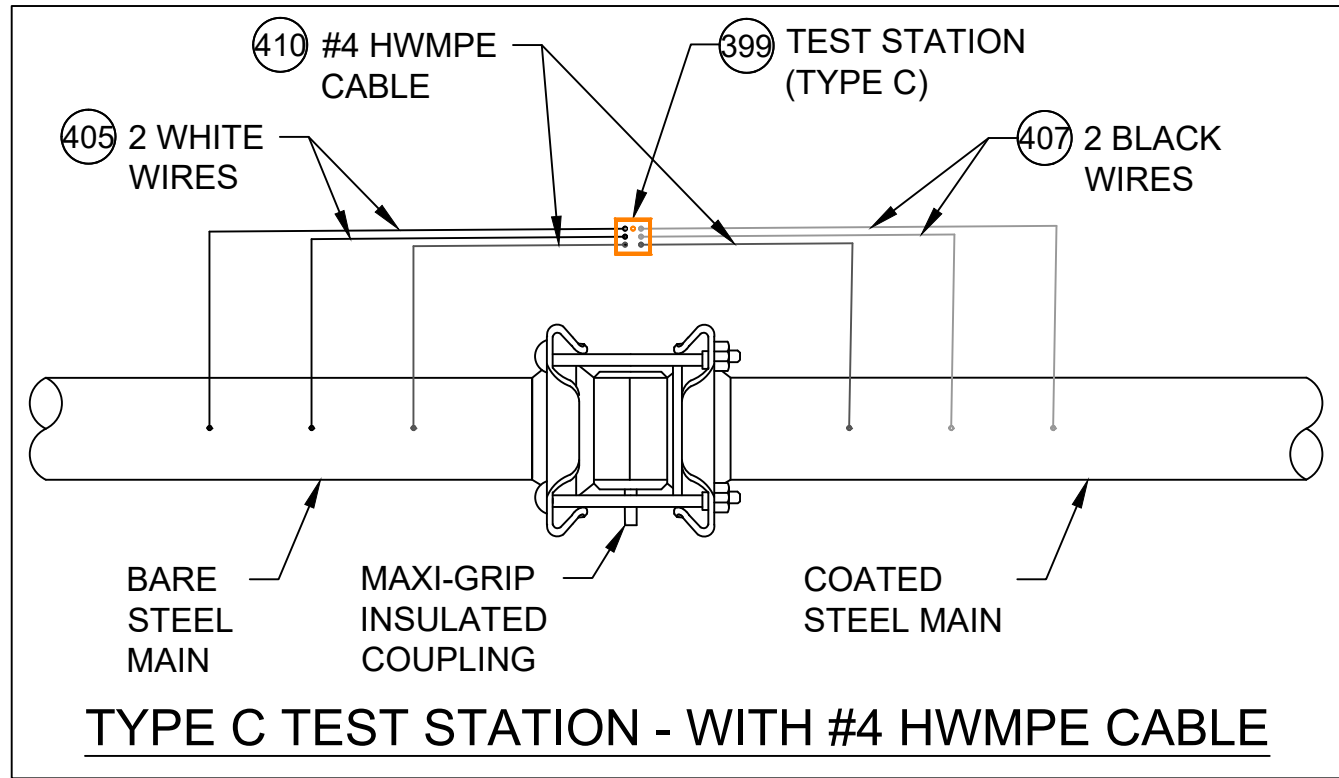
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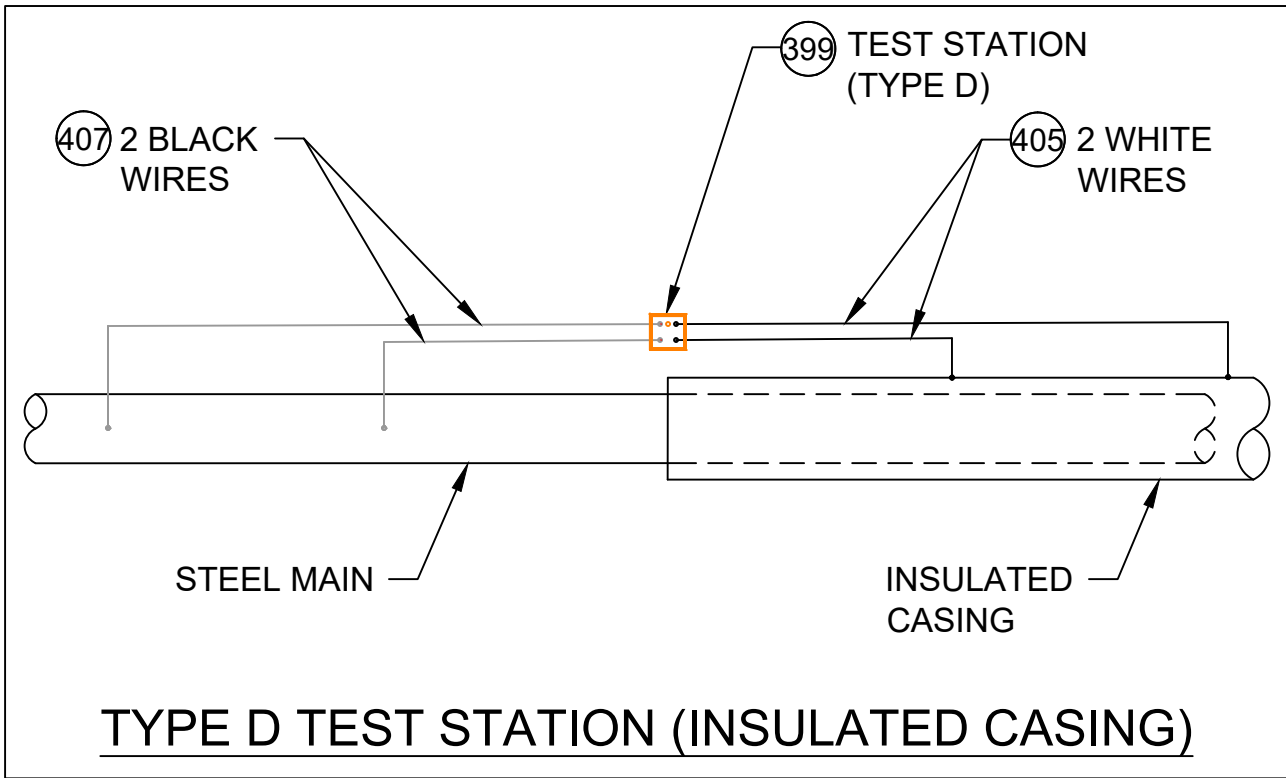
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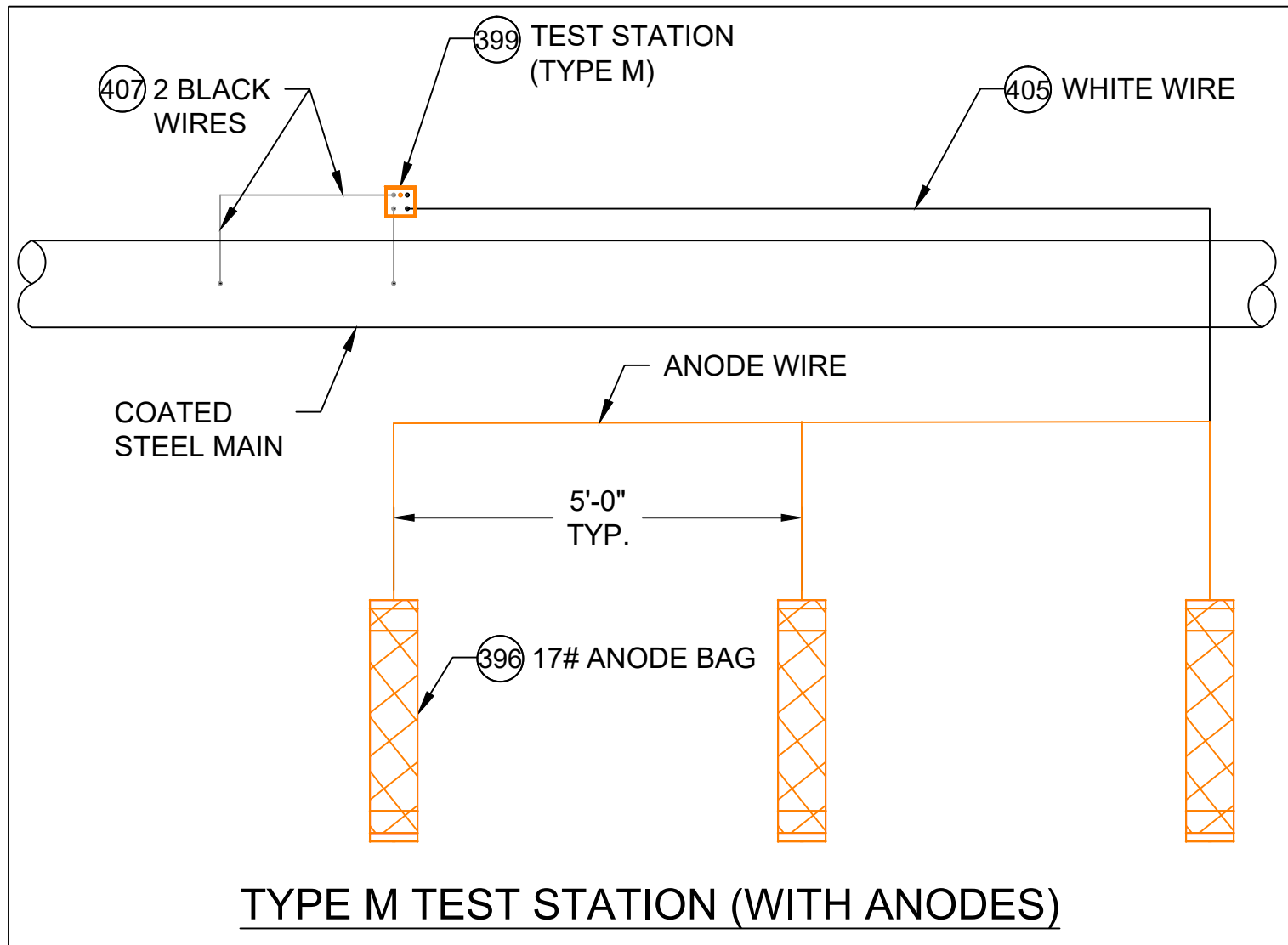
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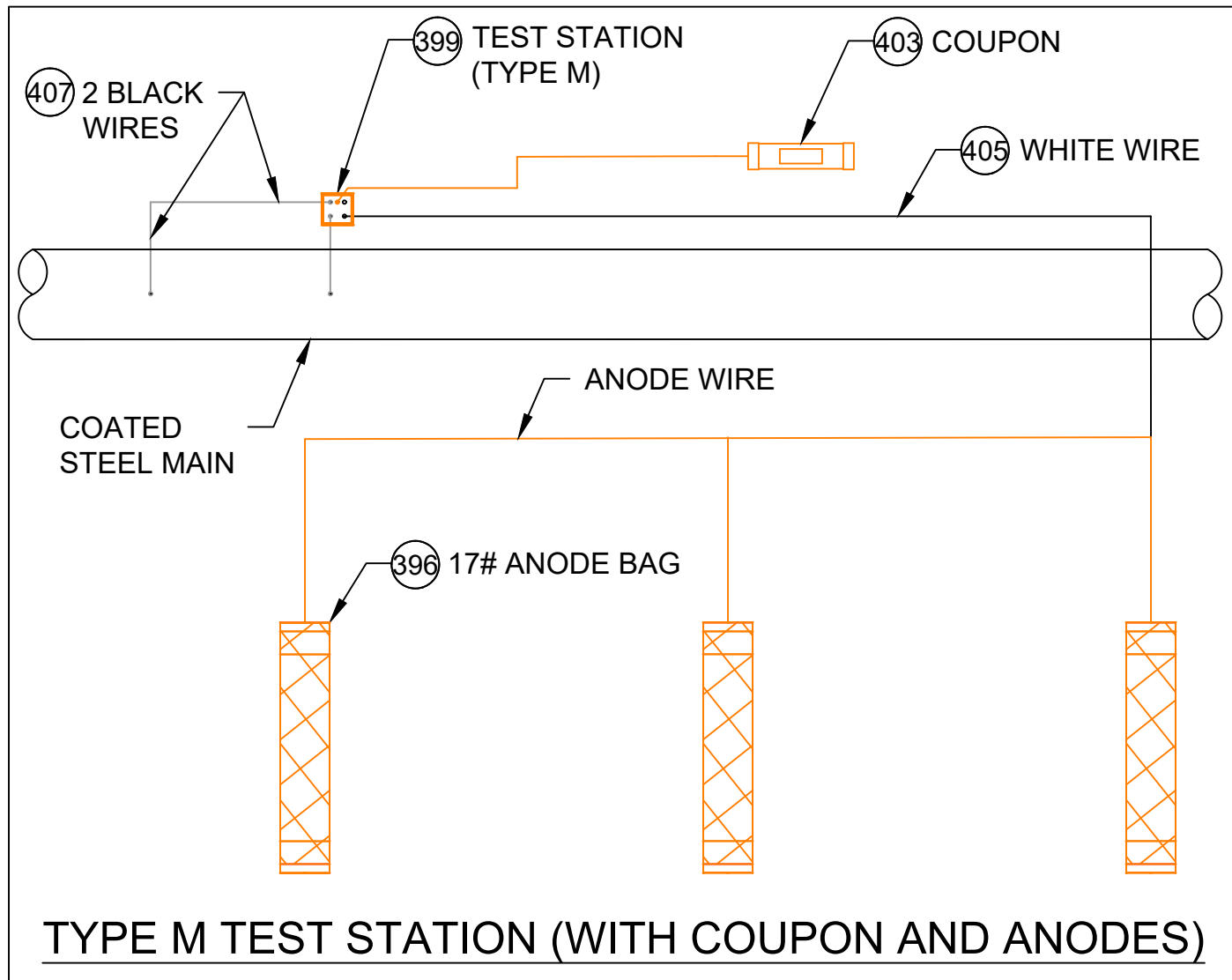
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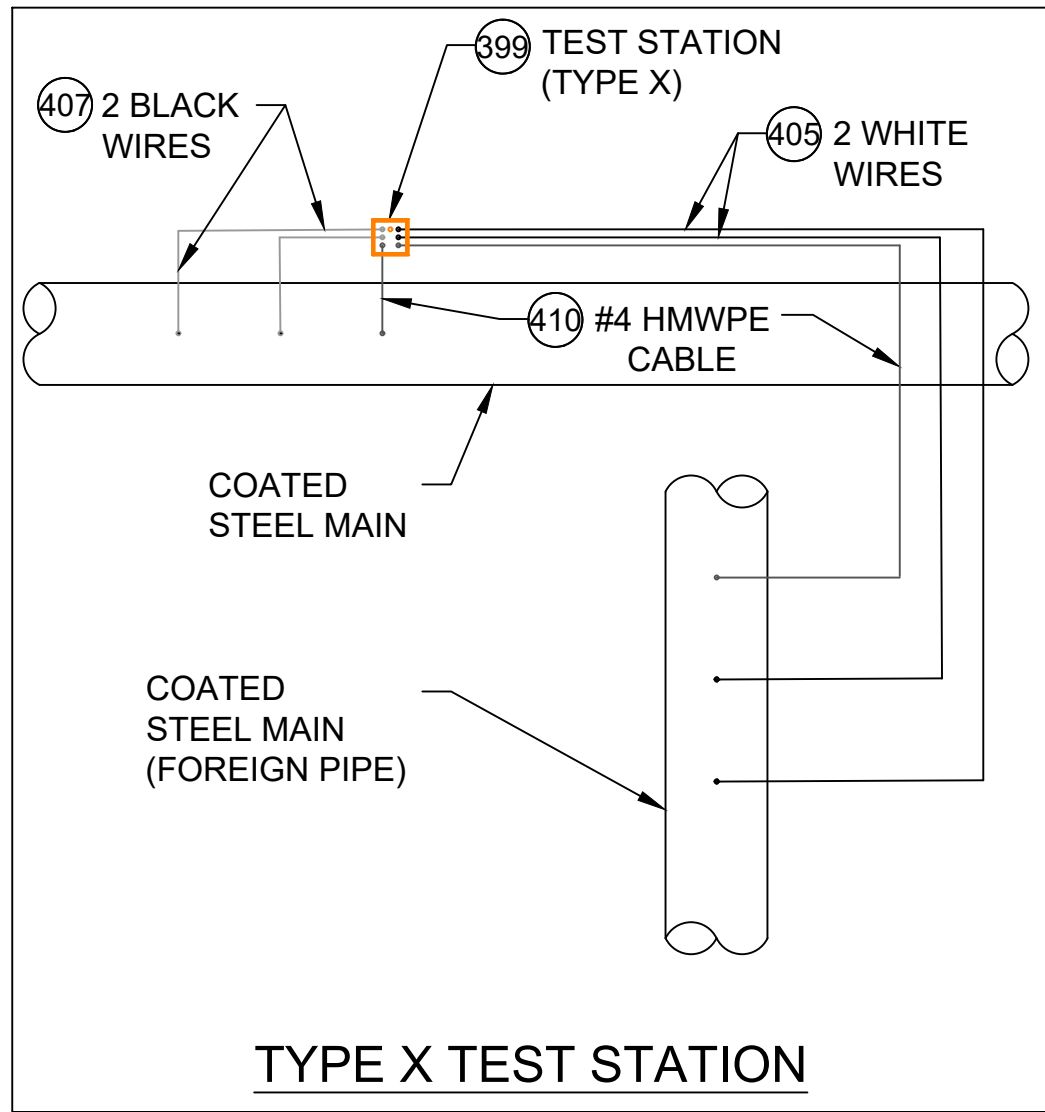
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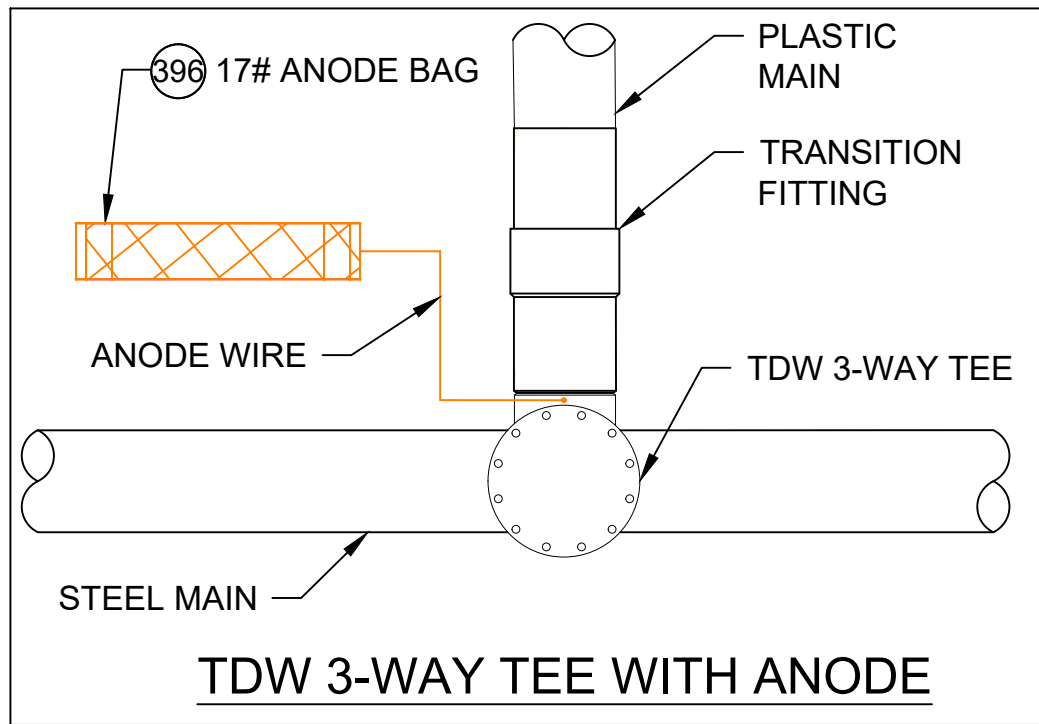
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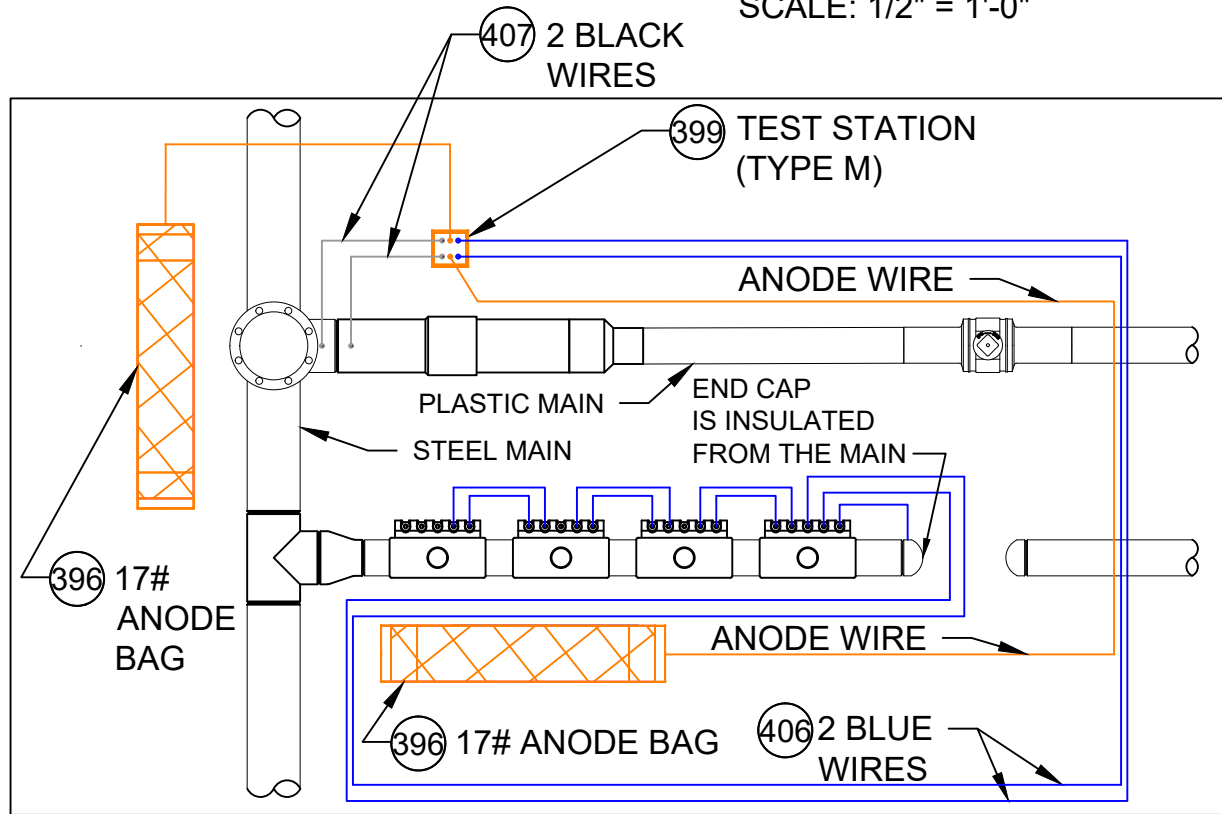
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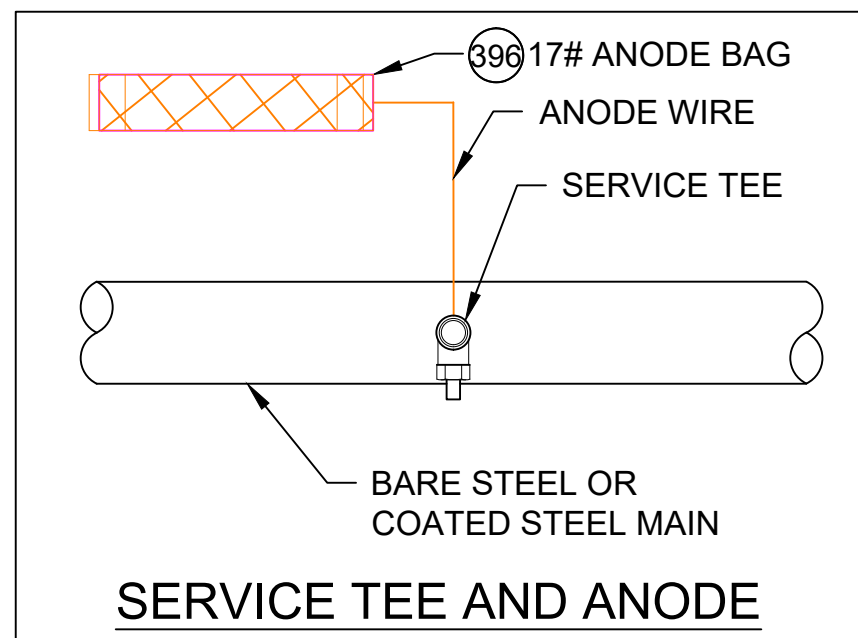
DETAIL CP8
SCALE: 1/2" = 1'-0"



DETAIL CP9
SCALE: 1/2" = 1'-0"



DETAIL CP10
SCALE: 1/2" = 1'-0"



DETAIL CP11
SCALE: 1/2" = 1'-0"

CATHODIC PROTECTION BILL OF MATERIALS

ITEM	MAXIMO NO.	DESCRIPTION	UNITS
396	577776	ANODE,BAG, 17 LB NET, HIGH POTENTIAL MAGNESIUM, W/ 10 FT #10 AWG TW ORANGE LEAD WIRE, PACKED IN CARDBOARD BOX 42 LB TOTAL WEIGHT	EA
397	409626	CONNECTOR, SPLIT BOLT, 12 SOLID - 10 STRANDED, CU TO CU, HOUSING (COVER) MATE IN 590389.	EA
398	590389	HOUSING, 50 V MAX, 10 AWG MAX, FOR PROTECTING TRACER WIRE SPLICES, USED WITH CONNECTOR IN 409626. 10/BAG	EA
399	590871	BOX VALVE, TEST STATION, CP TEST #178, 10-1/4 IN DIA. LID, 8-3/8 IN I.D. 16 IN H., ASTM A48 CL 25 CAST IRON, FOR OFF-ROAD USE ONLY	EA
400	400567	POWDER, CARTRIDGE, TYPE IS F-33, ALLOY , CAP COLOR CLEAR, 15 GM CHARGE, 20/PAC, FOR STEEL PIPE	BOX
401	559168	SLEEVE,ELECTRICAL, #14 TO 10 AWG, W/ THERMITE WELDER, FOR CATHODIC PROTECTION	EA
402	584045	EDI CONCENTRIC COUPON ASSEMBLY INCLUDING UCB-ZIN-LW010, 10 FT OF CABLE	ES
403	603126	EDI CONCENTRIC COUPON ASSEMBLY INCLUDING UCB-ZIN-LW025, 25 FT OF CABLE	ES
404	603140	WIRE,ELECTRICAL, THHN, 1/C, #10 AWG, STRANDED, RED, INSULATED, CU, 500 FT SPOOL, WIRE	ROLL
405	578415	WIRE,ELECTRICAL, THHN, 1/C, #10 AWG, STRANDED, WHITE, INSULATED, CU, 500 FT SPOOL, WIRE	ROLL
406	603141	WIRE,ELECTRICAL, THHN, 1/C, #10 AWG, STRANDED, BLUE INSULATED, CU, 500 FT SPOOL, WIRE	ROLL
407	603139	WIRE ELECTRICAL, THHN, 1/C, #10 AWG, STRANDED, BLACK, INSULATED, CU, 500 FT SPOOL,WIRE	ROLL
408	500804	WELDER,THERMITE, THERMITE, FOR GAS PIPE, #12 CABLE,HORIZONTAL STEEL PIPE 4 IN AND LARGER DIAMETER	EA
409	500805	WELDER,THERMITE, THERMITE, FOR GAS PIPE, #12 CABLE, HORIZONTAL STEEL PIPE 3/4 - 3-1/2 IN DIAMETER	EA
410	405850	CABLE, INSULATED, CATHODIC PROTECTION, 1/C, #4 AWG, 7 STR, 600 V, BLACK, HWMPE, CU, 1000 FT ROLLS	FT
411	397818	ANODE,BAG, 2.5 X 2.5 X 4.5 IN, 10 FT LG, 3 LB, MAGNESIUM, Alternate IN 577776	EA
577	603769	TRENTON-FILL POR PM-GP, 140 FA, FOR FILLING VOIDS & IRREGULAR SPACES PRIOR TO WRAPPING W/WAX TAPE, 0F TO 110F APPLICATION TEMPERATURE, 6 BLOCKS/CASE,	CASE
575	400572	PRIMER, 4 GAL/CASE, BROWN, FOR WAX TAPE, APPLICATION TEMP 0 TO 230 F, TEMCOAT 3000	EA
576	503673	TAPE,WAX, 9 FT LG X 4 IN W, 24 ROLLS/CS, ABOVE AND BELOW GROUND APPLICATIONS, TR-#2A WAX, ALUMINUM	ROLL
697	603423	TAPE,WAX, 9 FT LG X 6 IN W X 70-90 MIL THK, 16 ROLLS/CS, ABOVE AND BELOW GROUND APPLICATIONS, TR-#2A WAX, ALUMINUM	ROLL

NOTES:

1. ALL TEST STATION BOXES SHOULD BE INSTALLED IN A SAFE LOCATION WHERE ONE INDIVIDUAL CAN SAFELY OPEN AND ACCESS THE TEST WIRES. ALL TEST WIRES INSIDE THE BOX SHOULD HAVE ENOUGH SLACK ON THE WIRES SO THEY CAN EXTEND A MINIMUM OF 12" ABOVE GRADE.
2. FOR TYPE A TEST STATIONS, THE TWO WIRES SHOULD BE THERMITE WELDED TO THE COATED STEEL MAIN AND BE THE SAME COLOR. (COUPONS COULD BE ADDED TO THE TEST STATION TYPE).
3. FOR TYPE B TEST STATIONS, EACH OF THE FOUR WIRES SHOULD BE A DIFFERENT COLOR AND DOCUMENTED
4. FOR TYPE C TEST STATIONS, THE WIRES SHOULD BE THE SAME COLOR ON EACH SIDE OF THE INSULATED COUPLING. (ANODES AND/OR COUPONS COULD BE ADDED TO THIS TEST STATION TYPE).
5. FOR TYPE D TEST STATIONS WHICH ARE AT A CASING, WHITE WIRES ARE NORMALLY INSTALLED ON THE STEEL CASING AND BLACK WIRES ARE INSTALLED ON THE CARRIER PIPE. (ANODES AND/OR COUPONS COULD BE ADDED TO THIS TEST STATION TYPE).
6. FOR TYPE M TEST STATIONS, THE TWO WIRES THERMITE WELDED TO THE CARRIER PIPE SHOULD BE THE SAME COLOR WIRE. THERE IS ALSO MAGNESIUM ANODE(S) WIRE(S) LOCATED INSIDE THE TEST STATION BOX.THE WIRE COLOR (TYPICALLY ORANGE) FOR THE ANODES. IF THE ANODE WIRES ARE SPLICED TO A COMMON ANODE HEADER CABLE, THE ANODE HEADER CABLE SHOULD BE A (WHITE OR RED) DIFFERENT COLOR WIRE THAN THE WIRE THAT WAS THERMITE WELDED TO THE CARRIER PIPE. AT A TYPE M TEST STATION, NO MAGNESIUM ANODES SHOULD BE DIRECTLY THERMITE WELDED TO THE CARRIER PIPE OR IN CONTACT WITH THE CARRIER PIPE. THE ANODE HEADER WIRE OR INDIVIDUAL ANODE WIRES SHOULD TERMINATE INSIDE THE TEST STATION BOX. ANODES SHOULD BE SPACED A MINIMUM OF 5' ON CENTER FROM EACH OTHER AND A MINIMUM OF 12" AWAY AND BELOW THE BOTTOM OF THE STEEL MAIN.
7. IF COUPONS ARE TO BE INSTALLED , FIRST REMOVE THE PROTECTIVE LABEL COVERING THE STEEL COUPON AND THE RED STICKERS COVERING EACH SENSING PORT. CLEAN THE ENTIRE STEEL COUPON SURFACE WITH ALCOHOL TO REMOVE THE CORROSION INHIBITOR. PLACE THE COUPON ASSEMBLY APPROXIMATELY 12" FROM THE GAS MAIN BEING MONITORED WITH THE SENSING PORTS FACING THE GAS MAIN. THE COUPON ASSEMBLY SHOULD BE LOCATED ADJACENT TO THE BOTTOM PORTION OF THE GAS MAIN, ANYWHERE BETWEEN 3 O'CLOCK AND 9 O'CLOCK. THE SOIL BETWEEN THE COUPON AND THE MAIN SHOULD BE WELL COMPACTED AND CONTAIN NO ROCKS LARGER THAN A CENTIMETER IN DIAMETER OR FOREIGN MATERIAL.
8. ONE (1) 3# ANODE (MINIMUM) SHALL BE INSTALLED TO PROTECT THE CLAMPS ON EACH 10-FOOT SPAN OF PIPE. EACH 10-FOOT SPAN OF PIPE MUST BE A CONTINUOUS SECTION OF STEEL. CLAMPS ON NON-CONTINUOUS SECTIONS OF STEEL EVEN IF THEY ARE WITHIN 10 FEET OF EACH CANNOT BE PROTECTED BY THE SAME ANODE.
9. REFER TO CONSTRUCTION STANDARD CS-500 SECTION IV.G WHICH PROVIDES GENERAL GUIDANCE REGARDING "WRAPPING" FOR CORROSION PROTECTION. CS-500 SECTION IV.G.5. DESCRIBES THE BASIC STEPS REQUIRED TO WRAP LEAK REPAIR CLAMPS.

NOTE: DETAILS CP-9 AND CP-11 ARE FOR NEW STEEL FITTINGS THAT ARE NOT ELECTRICALLY ISOLATED FROM EXISTING UNPROTECTED STEEL. THESE ANODES ARE DIRECTLY CONNECTED TO THE NEW STEEL FITTING AND THE ANODE MUST BE A MINIMUM OF 2 FEET FROM ANY NEW ISOLATED FITTINGS OR ASSOCIATED ANODES.

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

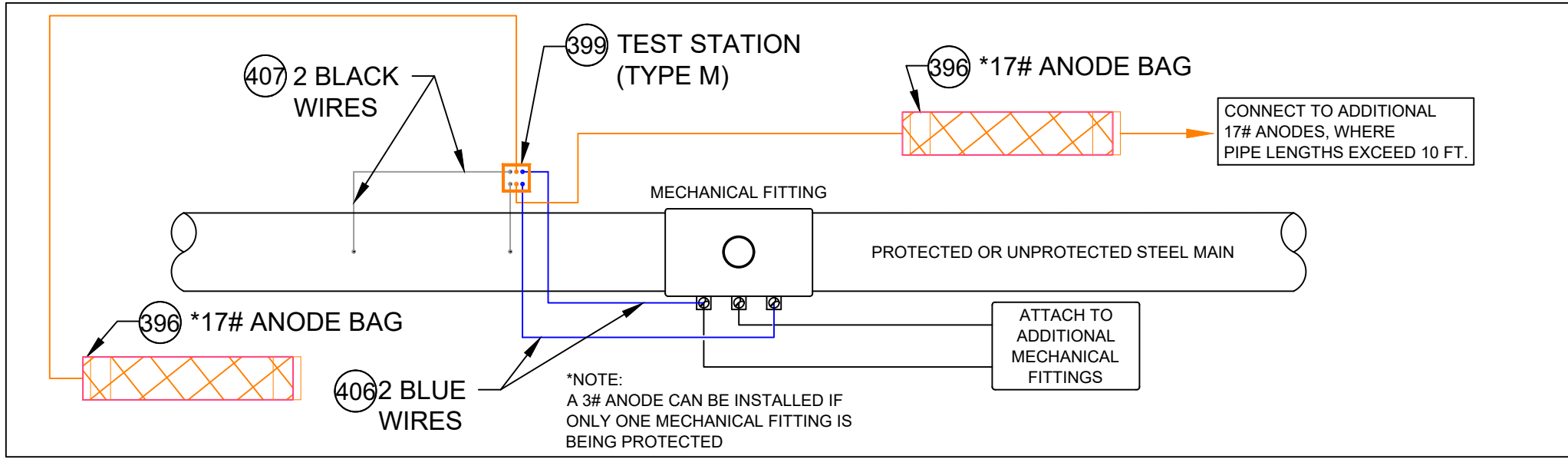
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No.	Description	Date	Dw/Ck
Revision/Status			
DEMOND AVE - RISK, SPRINGFIELD, MA			
PROJECT # 18-55452			
DETAILS, NOTES AND BILL OF MATERIALS			
SCALE: NTS		SHEET 06 OF 9	
Drawn by / Date		Checked by / Date	
RTM 07/18/2023		RTM 07/26/2023	
Drawing Number		Rev. No.	
MA-SPR-PIP-23-017-06		0	

FIELD VERIFY DIMENSIONS
PRIOR TO PIPE FABRICATION

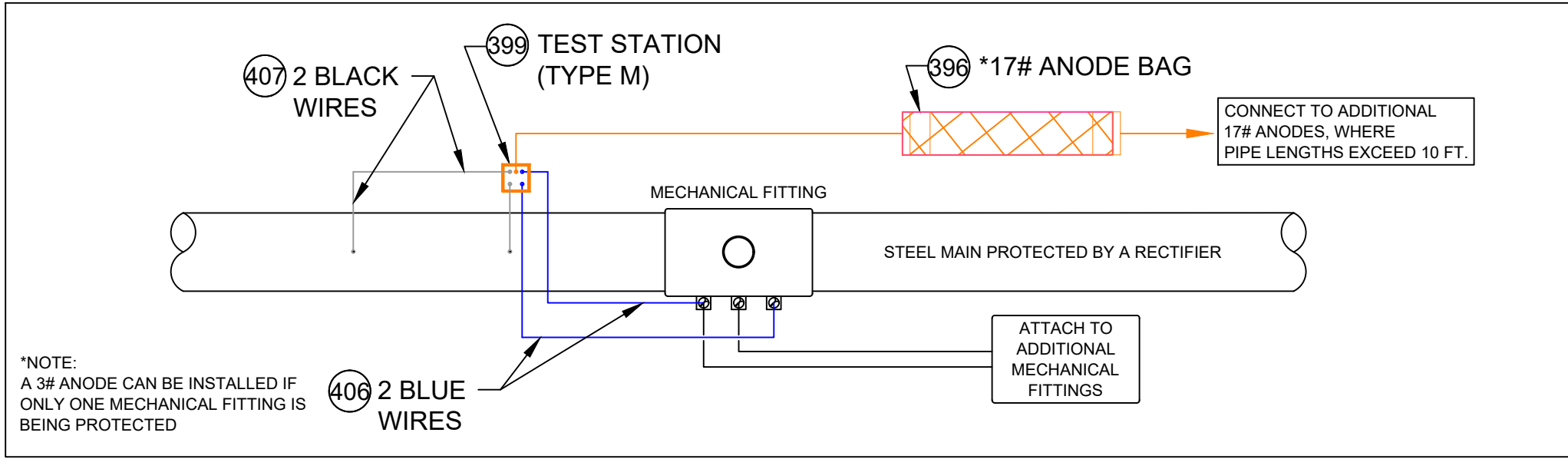
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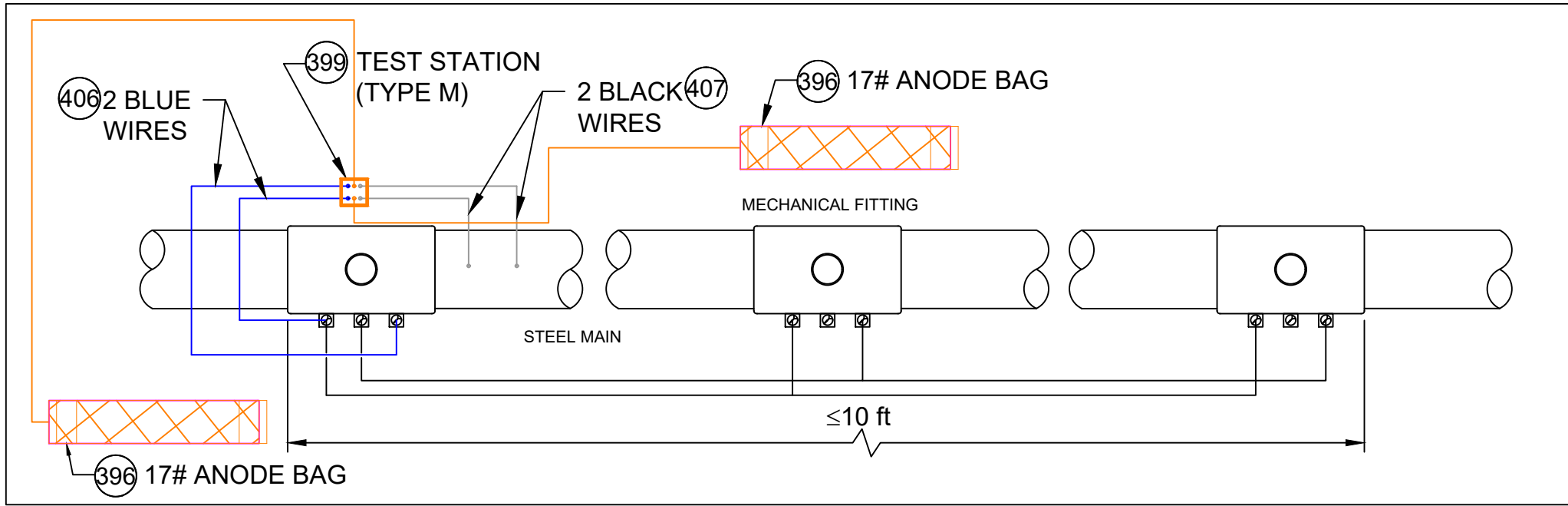
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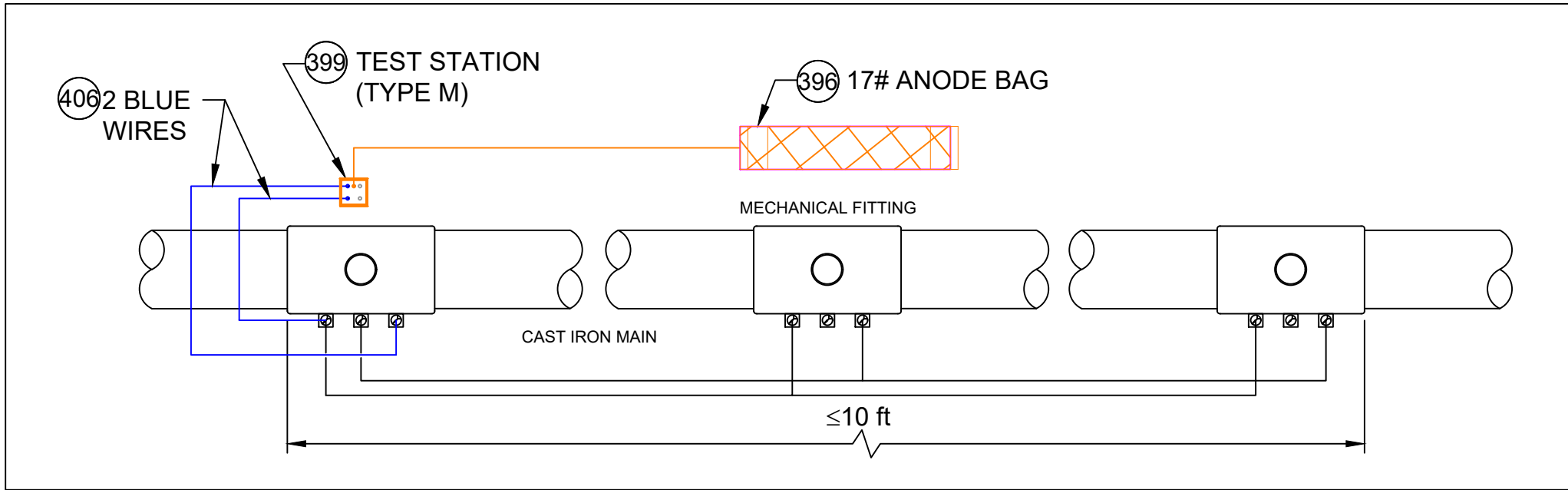
TEST STATION CONNECTION DETAILS FOR MECHANICAL FITTINGS
INSTALLED ON A STEEL MAIN
DETAIL CP12
SCALE: 1/2" = 1'-0"



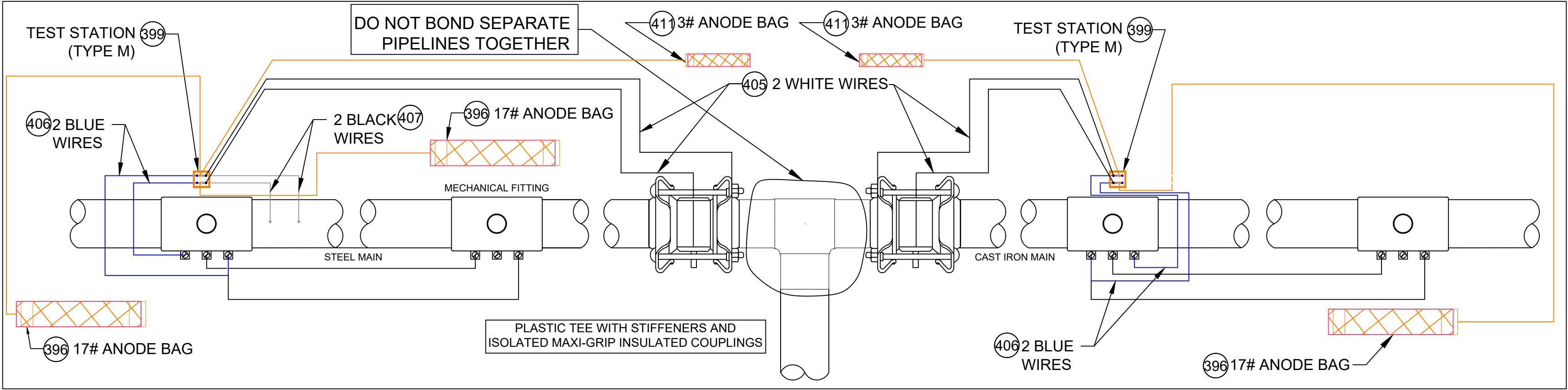
TEST STATION CONNECTION DETAILS FOR MECHANICAL FITTINGS
INSTALLED ON STEEL MAIN PROTECTED BY A RECTIFIER
DETAIL CP13
SCALE: 1/2" = 1'-0"



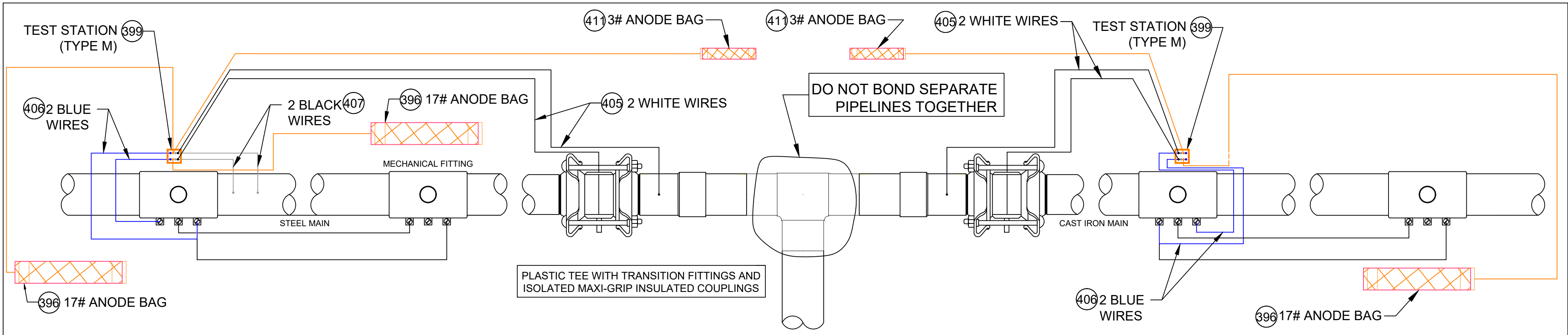
ANODE INSTALLATION FOR MULTIPLE MECHANICAL FITTINGS
INSTALLED ON A ELECTRICALLY CONTINUOUS SECTION OF STEEL MAIN
DETAIL CP14
SCALE: 1/2" = 1'-0"



ANODE INSTALLATION FOR MULTIPLE MECHANICAL FITTINGS
INSTALLED ON A CAST IRON MAIN
DETAIL CP15
SCALE: 1/2" = 1'-0"



ANODE INSTALLATION FOR MULTIPLE MECHANICAL FITTINGS
INSTALLED ON NON-ELECTRICALLY CONTINUOUS SECTIONS OF STEEL AND CAST IRON PIPING
DETAIL CP16
SCALE: 1/2" = 1'-0"



ANODE INSTALLATION FOR MULTIPLE MECHANICAL FITTINGS
INSTALLED ON NON-ELECTRICALLY CONTINUOUS SECTIONS OF STEEL AND CAST IRON PIPING
DETAIL CP16A
SCALE: 1/2" = 1'-0"

CATHODIC PROTECTION BILL OF MATERIALS			
ITEM	MAXIMO NO.	DESCRIPTION	UNITS
396	577776	ANODE,BAG, 17 LB NET, HIGH POTENTIAL MAGNESIUM, W/ 10 FT #10 AWG TW ORANGE LEAD WIRE, PACKED IN CARDBOARD BOX 42 LB TOTAL WEIGHT	EA
397	409626	CONNECTOR, SPLIT BOLT, 12 SOLID - 10 STRANDED, CU TO CU, HOUSING (COVER) MATE IN 590389.	EA
398	590389	HOUSING, 50 V MAX, 10 AWG MAX, FOR PROTECTING TRACER WIRE SPLICES, USED WITH CONNECTOR IN 409626. 10/BAG	EA
399	590871	BOX VALVE, TEST STATION, CP TEST #178, 10-1/4 IN DIA. LID, 8-3/8 IN I.D. 16 IN H., ASTM A48 CL 25 CAST IRON, FOR OFF-ROAD USE ONLY	EA
400	400567	POWDER, CARTRIDGE, TYPE IS F-33, ALLOY , CAP COLOR CLEAR, 15 GM CHARGE, 20/PAC, FOR STEEL PIPE	BOX
401	559168	SLEEVE,ELECTRICAL, #14 TO 10 AWG, W/ THERMITE WELDER, FOR CATHODIC PROTECTION	EA
402	584045	EDI CONCENTRIC COUPON ASSEMBLY INCLUDING UCB-ZIN-LW010, 10 FT OF CABLE	ES
403	603126	EDI CONCENTRIC COUPON ASSEMBLY INCLUDING UCB-ZIN-LW025, 25 FT OF CABLE	ES
404	603140	WIRE,ELECTRICAL, THHN, 1/C, #10 AWG, STRANDED, RED, INSULATED, CU, 500 FT SPOOL, WIRE	ROLL
405	578415	WIRE,ELECTRICAL, THHN, 1/C, #10 AWG, STRANDED, WHITE, INSULATED, CU, 500 FT SPOOL, WIRE	ROLL
406	603141	WIRE,ELECTRICAL, THHN, 1/C, #10 AWG, STRANDED, BLUE INSULATED, CU, 500 FT SPOOL, WIRE	ROLL
407	603139	WIRE ELECTRICAL, THHN, 1/C, #10 AWG, STRANDED, BLACK, INSULATED, CU, 500 FT SPOOL,WIRE	ROLL
408	500804	WELDER,THERMITE, THERMITE, FOR GAS PIPE, #12 CABLE,HORIZONTAL STEEL PIPE 4 IN AND LARGER DIAMETER	EA
409	500805	WELDER,THERMITE, THERMITE, FOR GAS PIPE, #12 CABLE, HORIZONTAL STEEL PIPE 3/4 - 3-1/2 IN DIAMETER	EA
410	405850	CABLE, INSULATED, CATHODIC PROTECTION, 1/C, #4 AWG, 7 STR, 600 V, BLACK, HMWPE, CU, 1000 FT ROLLS	FT
411	397818	ANODE,BAG, 2.5 X 2.5 X 4.5 IN, 10 FT LG, 3 LB, MAGNESIUM, Alternate IN 577776	EA
577	603769	TRENTON-FILL POR PM-GP, 140 FA, FOR FILLING VOIDS & IRREGULAR SPACES PRIOR TO WRAPPING W/WAX TAPE, OF TO 110F APPLICATION TEMPERATURE, 6 BLOCKS/CASE,	CASE
575	400572	PRIMER, 4 GAL/CASE, BROWN, FOR WAX TAPE, APPLICATION TEMP 0 TO 230 F, TEMCOAT 3000	EA
576	503673	TAPE,WAX, 9 FT LG X 4 IN W, 24 ROLLS/CS, ABOVE AND BELOW GROUND APPLICATIONS, TR-#2A WAX, ALUMINUM	ROLL
697	603423	TAPE,WAX, 9 FT LG X 6 IN W X 70-90 MIL THK, 16 ROLLS/CS, ABOVE AND BELOW GROUND APPLICATIONS, TR-#2A WAX, ALUMINUM	ROLL

- NOTES:
- ALL TEST STATION BOXES SHOULD BE INSTALLED IN A SAFE LOCATION WHERE ONE INDIVIDUAL CAN SAFELY OPEN AND ACCESS THE TEST WIRES. ALL TEST WIRES INSIDE THE BOX SHOULD HAVE ENOUGH SLACK ON THE WIRES SO THEY CAN EXTEND A MINIMUM OF 12" ABOVE GRADE.
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 - FOR TYPE C TEST STATIONS, THE WIRES SHOULD BE THE SAME COLOR ON EACH SIDE OF THE INSULATED COUPLING. (ANODES AND/OR COUPONS COULD BE ADDED TO THIS TEST STATION TYPE).
 - FOR TYPE D TEST STATIONS WHICH ARE AT A CASING, WHITE WIRES ARE NORMALLY INSTALLED ON THE STEEL CASING AND BLACK WIRES ARE INSTALLED ON THE CARRIER PIPE. (ANODES AND/OR COUPONS COULD BE ADDED TO THIS TEST STATION TYPE).
 - FOR TYPE M TEST STATIONS, THE TWO WIRES THERMITE WELDED TO THE CARRIER PIPE SHOULD BE THE SAME COLOR WIRE. THERE IS ALSO MAGNESIUM ANODE(S) WIRE(S) LOCATED INSIDE THE TEST STATION BOX.THE WIRE COLOR (TYPICALLY ORANGE) FOR THE ANODES. IF THE ANODE WIRES ARE SPICED TO A COMMON ANODE HEADER CABLE, THE ANODE HEADER CABLE SHOULD BE A (WHITE OR RED) DIFFERENT COLOR WIRE THAN THE WIRE THAT WAS THERMITE WELDED TO THE CARRIER PIPE. AT A TYPE M TEST STATION, NO MAGNESIUM ANODES SHOULD BE DIRECTLY THERMITE WELDED TO THE CARRIER PIPE OR IN CONTACT WITH THE CARRIER PIPE. THE ANODE HEADER WIRE OR INDIVIDUAL ANODE WIRES SHOULD TERMINATE INSIDE THE TEST STATION BOX. ANODES SHOULD BE SPACED A MINIMUM OF 5' ON CENTER FROM EACH OTHER AND A MINIMUM OF 12" AWAY AND BELOW THE BOTTOM OF THE STEEL MAIN.
 - IF COUPONS ARE TO BE INSTALLED , FIRST REMOVE THE PROTECTIVE LABEL COVERING THE STEEL COUPON AND THE RED STICKERS COVERING EACH SENSING PORT. CLEAN THE ENTIRE STEEL COUPON SURFACE WITH ALCOHOL TO REMOVE THE CORROSION INHIBITOR. PLACE THE COUPON ASSEMBLY APPROXIMATELY 12" FROM THE GAS MAIN BEING MONITORED WITH THE SENSING PORTS FACING THE GAS MAIN. THE COUPON ASSEMBLY SHOULD BE LOCATED ADJACENT TO THE BOTTOM PORTION OF THE GAS MAIN, ANYWHERE BETWEEN 3 O'CLOCK AND 9 O'CLOCK. THE SOIL BETWEEN THE COUPON AND THE MAIN SHOULD BE WELL COMPACTED AND CONTAIN NO ROCKS LARGER THAN A CENTIMETER IN DIAMETER OR FOREIGN MATERIAL.
 - ONE (1) 3# ANODE (MINIMUM) SHALL BE INSTALLED TO PROTECT THE CLAMPS ON EACH 10-FOOT SPAN OF PIPE. EACH 10-FOOT SPAN OF PIPE MUST BE A CONTINUOUS SECTION OF STEEL. CLAMPS ON NON-CONTINUOUS SECTIONS OF STEEL EVEN IF THEY ARE WITHIN 10 FEET OF EACH CANNOT BE PROTECTED BY THE SAME ANODE.
 - REFER TO CONSTRUCTION STANDARD CS-500 SECTION IV.G WHICH PROVIDES GENERAL GUIDANCE REGARDING "WRAPPING" FOR CORROSION PROTECTION. CS-500 SECTION IV.G.5. DESCRIBES THE BASIC STEPS REQUIRED TO WRAP LEAK REPAIR CLAMPS.

NOTE: WHEN MULTIPLE WIRES FROM DIFFERENT PIPE SECTIONS ARE IN THE SAME TEST STATION, THE WIRES FROM THE SAME PIPE SECTION AND ASSOCIATED ANODE WILL BE TAPED TOGETHER INSIDE THE TEST STATION.

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

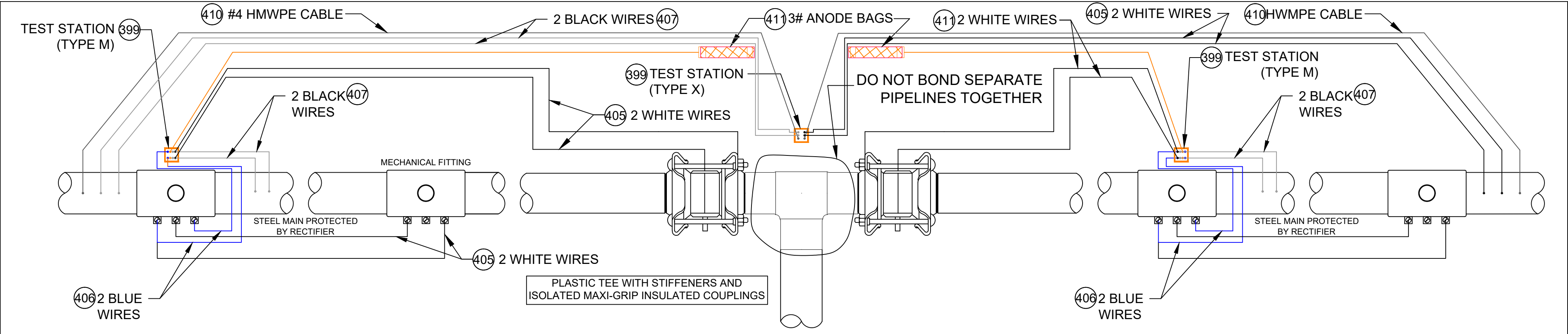
A	DRAWING CREATED	7/16/23	RTM
No.	Description	Date	Dw/Ck
Revision/Status			
DEMOND AVE - RISK, SPRINGFIELD, MA			
PROJECT # 18-55452			
DETAILS, NOTES AND BILL OF MATERIALS			
SCALE: NTS		SHEET 07 OF 9	
Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
RTM 07/18/2023	RTM 07/26/2023	MA-SPR-PIP-23-017-07	0

FIELD VERIFY DIMENSIONS
PRIOR TO PIPE FABRICATION

MA-SPR-PIP-23-017 - Demand Ave - FPO Drawing REV000.dwg

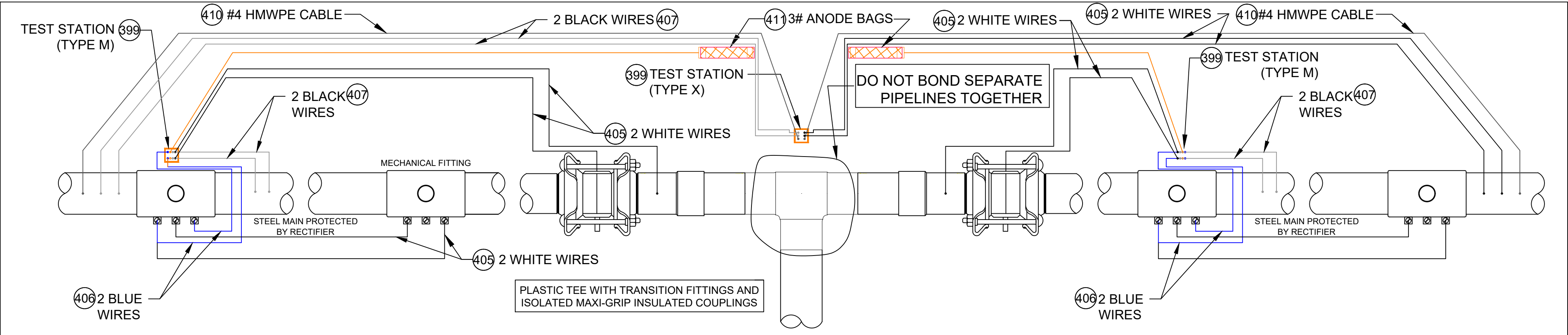
EGMA DRAWING TEMPLATE - 02-09-2023

\\nu.com\Data\SharedData\Merger_Temp\Common\Gas Engineering CT-MA\EGMA\Springfield\2023\Springfield, Demand Ave - Risk, 18-55452\Drawings\



ANODE INSTALLATION FOR MULTIPLE MECHANICAL FITTINGS
INSTALLED ON NON-ELECTRICALLY CONTINUOUS SECTIONS OF COATED STEEL PIPING

DETAIL CP17
SCALE: 1/2" = 1'-0"



ANODE INSTALLATION FOR MULTIPLE MECHANICAL FITTINGS
INSTALLED ON NON-ELECTRICALLY CONTINUOUS SECTIONS OF COATED STEEL PIPING

DETAIL CP17A
SCALE: 1/2" = 1'-0"

NOTE: WHEN MULTIPLE WIRES FROM DIFFERENT PIPE SECTIONS ARE IN THE SAME TEST STATION, THE WIRES FROM THE SAME PIPE SECTION AND ASSOCIATED ANODE WILL BE TAPED TOGETHER INSIDE THE TEST STATION.

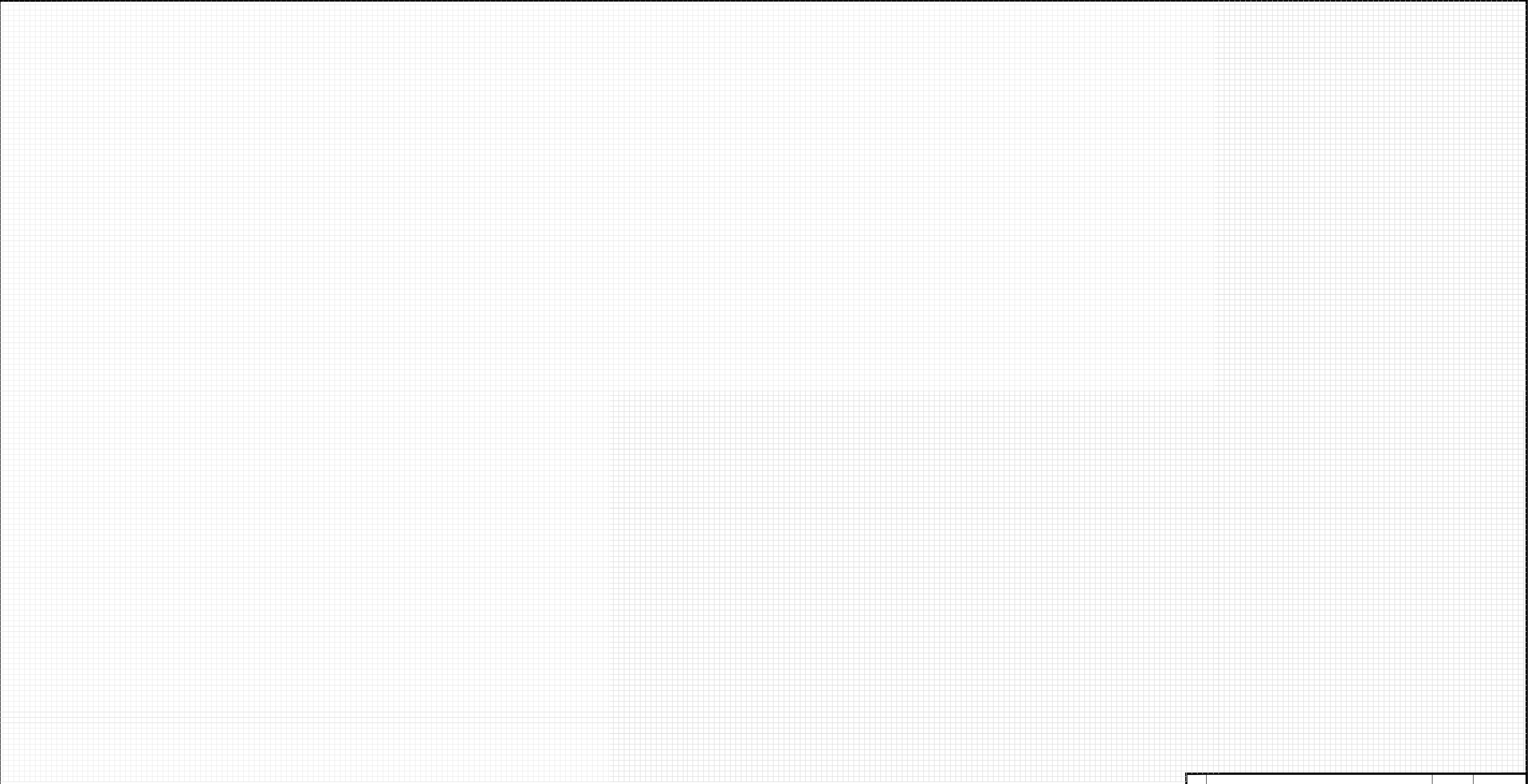
CATHODIC PROTECTION BILL OF MATERIALS			
ITEM	MAXIMO NO.	DESCRIPTION	UNITS
396	577776	ANODE,BAG, 17 LB NET, HIGH POTENTIAL MAGNESIUM, W/ 10 FT #10 AWG TW ORANGE LEAD WIRE, PACKED IN CARDBOARD BOX 42 LB TOTAL WEIGHT	EA
397	409626	CONNECTOR, SPLIT BOLT, 12 SOLID - 10 STRANDED, CU TO CU, HOUSING (COVER) MATE IN 590389.	EA
398	590389	HOUSING, 50 V MAX, 10 AWG MAX, FOR PROTECTING TRACER WIRE SPLICES, USED WITH CONNECTOR IN 409626. 10/BAG	EA
399	590871	BOX VALVE, TEST STATION, CP TEST #178, 10-1/4 IN DIA. LID, 8-3/8 IN I.D. 16 IN H., ASTM A48 CL 25 CAST IRON, FOR OFF-ROAD USE ONLY	EA
400	400567	POWDER, CARTRIDGE, TYPE IS F-33, ALLOY , CAP COLOR CLEAR, 15 GM CHARGE, 20/PAC, FOR STEEL PIPE	BOX
401	559168	SLEEVE,ELECTRICAL, #14 TO 10 AWG, W/ THERMITE WELDER, FOR CATHODIC PROTECTION	EA
402	584045	EDI CONCENTRIC COUPON ASSEMBLY INCLUDING UCB-ZIN-LW010, 10 FT OF CABLE	ES
403	603126	EDI CONCENTRIC COUPON ASSEMBLY INCLUDING UCB-ZIN-LW025, 25 FT OF CABLE	ES
404	603140	WIRE,ELECTRICAL, THHN, 1/C, #10 AWG, STRANDED, RED, INSULATED, CU, 500 FT SPOOL, WIRE	ROLL
405	578415	WIRE,ELECTRICAL, THHN, 1/C, #10 AWG, STRANDED, WHITE, INSULATED, CU, 500 FT SPOOL, WIRE	ROLL
406	603141	WIRE,ELECTRICAL, THHN, 1/C, #10 AWG, STRANDED, BLUE INSULATED, CU, 500 FT SPOOL, WIRE	ROLL
407	603139	WIRE ELECTRICAL, THHN, 1/C, #10 AWG, STRANDED, BLACK, INSULATED, CU, 500 FT SPOOL,WIRE	ROLL
408	500804	WELDER,THERMITE, THERMITE, FOR GAS PIPE, #12 CABLE,HORIZONTAL STEEL PIPE 4 IN AND LARGER DIAMETER	EA
409	500805	WELDER,THERMITE, THERMITE, FOR GAS PIPE, #12 CABLE, HORIZONTAL STEEL PIPE 3/4 - 3-1/2 IN DIAMETER	EA
410	405850	CABLE, INSULATED, CATHODIC PROTECTION, 1/C, #4 AWG, 7 STR, 600 V, BLACK, HMWPE, CU, 1000 FT ROLLS	FT
411	397818	ANODE,BAG, 2.5 X 2.5 X 4.5 IN, 10 FT LG, 3 LB, MAGNESIUM, Alternate IN 577776	EA
577	603769	TRENTON-FILL POR PM-GP, 140 FA, FOR FILLING VOIDS & IRREGULAR SPACES PRIOR TO WRAPPING W/WAX TAPE, OF TO 110F APPLICATION TEMPERATURE, 6 BLOCKS/CASE,	CASE
575	400572	PRIMER, 4 GAL/CASE, BROWN, FOR WAX TAPE, APPLICATION TEMP 0 TO 230 F, TEMCOAT 3000	EA
576	503673	TAPE,WAX, 9 FT LG X 4 IN W, 24 ROLLS/CS, ABOVE AND BELOW GROUND APPLICATIONS, TR-#2A WAX, ALUMINUM	ROLL
697	603423	TAPE,WAX, 9 FT LG X 6 IN W X 70-90 MIL THK, 16 ROLLS/CS, ABOVE AND BELOW GROUND APPLICATIONS, TR-#2A WAX, ALUMINUM	ROLL

- NOTES:
1. ALL TEST STATION BOXES SHOULD BE INSTALLED IN A SAFE LOCATION WHERE ONE INDIVIDUAL CAN SAFELY OPEN AND ACCESS THE TEST WIRES. ALL TEST WIRES INSIDE THE BOX SHOULD HAVE ENOUGH SLACK ON THE WIRES SO THEY CAN EXTEND A MINIMUM OF 12" ABOVE GRADE.
 2. FOR TYPE A TEST STATIONS, THE TWO WIRES SHOULD BE THERMITE WELDED TO THE COATED STEEL MAIN AND BE THE SAME COLOR. (COUPONS COULD BE ADDED TO THE TEST STATION TYPE).
 3. FOR TYPE B TEST STATIONS, EACH OF THE FOUR WIRES SHOULD BE A DIFFERENT COLOR AND DOCUMENTED
 4. FOR TYPE C TEST STATIONS, THE WIRES SHOULD BE THE SAME COLOR ON EACH SIDE OF THE INSULATED COUPLING. (ANODES AND/OR COUPONS COULD BE ADDED TO THIS TEST STATION TYPE).
 5. FOR TYPE D TEST STATIONS WHICH ARE AT A CASING, WHITE WIRES ARE NORMALLY INSTALLED ON THE STEEL CASING AND BLACK WIRES ARE INSTALLED ON THE CARRIER PIPE. (ANODES AND/OR COUPONS COULD BE ADDED TO THIS TEST STATION TYPE).
 6. FOR TYPE M TEST STATIONS, THE TWO WIRES THERMITE WELDED TO THE CARRIER PIPE SHOULD BE THE SAME COLOR WIRE. THERE IS ALSO MAGNESIUM ANODE(S) WIRE(S) LOCATED INSIDE THE TEST STATION BOX.THE WIRE COLOR (TYPICALLY ORANGE) FOR THE ANODES. IF THE ANODE WIRES ARE SPICED TO A COMMON ANODE HEADER CABLE, THE ANODE HEADER CABLE SHOULD BE A (WHITE OR RED) DIFFERENT COLOR WIRE THAN THE WIRE THAT WAS THERMITE WELDED TO THE CARRIER PIPE. AT A TYPE M TEST STATION, NO MAGNESIUM ANODES SHOULD BE DIRECTLY THERMITE WELDED TO THE CARRIER PIPE OR IN CONTACT WITH THE CARRIER PIPE. THE ANODE HEADER WIRE OR INDIVIDUAL ANODE WIRES SHOULD TERMINATE INSIDE THE TEST STATION BOX. ANODES SHOULD BE SPACED A MINIMUM OF 5' ON CENTER FROM EACH OTHER AND A MINIMUM OF 12" AWAY AND BELOW THE BOTTOM OF THE STEEL MAIN.
 7. IF COUPONS ARE TO BE INSTALLED , FIRST REMOVE THE PROTECTIVE LABEL COVERING THE STEEL COUPON AND THE RED STICKERS COVERING EACH SENSING PORT. CLEAN THE ENTIRE STEEL COUPON SURFACE WITH ALCOHOL TO REMOVE THE CORROSION INHIBITOR. PLACE THE COUPON ASSEMBLY APPROXIMATELY 12" FROM THE GAS MAIN BEING MONITORED WITH THE SENSING PORTS FACING THE GAS MAIN. THE COUPON ASSEMBLY SHOULD BE LOCATED ADJACENT TO THE BOTTOM PORTION OF THE GAS MAIN, ANYWHERE BETWEEN 3 O'CLOCK AND 9 O'CLOCK. THE SOIL BETWEEN THE COUPON AND THE MAIN SHOULD BE WELL COMPACTED AND CONTAIN NO ROCKS LARGER THAN A CENTIMETER IN DIAMETER OR FOREIGN MATERIAL.
 8. ONE (1) 3# ANODE (MINIMUM) SHALL BE INSTALLED TO PROTECT THE CLAMPS ON EACH 10-FOOT SPAN OF PIPE. EACH 10-FOOT SPAN OF PIPE MUST BE A CONTINUOUS SECTION OF STEEL. CLAMPS ON NON-CONTINUOUS SECTIONS OF STEEL EVEN IF THEY ARE WITHIN 10 FEET OF EACH CANNOT BE PROTECTED BY THE SAME ANODE.
 9. REFER TO CONSTRUCTION STANDARD CS-500 SECTION IV.G WHICH PROVIDES GENERAL GUIDANCE REGARDING "WRAPPING" FOR CORROSION PROTECTION. CS-500 SECTION IV.G.5. DESCRIBES THE BASIC STEPS REQUIRED TO WRAP LEAK REPAIR CLAMPS.

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

A	DRAWING CREATED	7/16/23	RTM
No.	Description	Date	Dw/Ck
Revision/Status			
DEMOND AVE - RISK, SPRINGFIELD, MA			
PROJECT # 18-55452			
DETAILS, NOTES AND BILL OF MATERIALS			
SCALE: NTS		SHEET 08 OF 9	
Drawn by / Date		Checked by / Date	
RTM 07/18/2023		RTM 07/26/2023	
Drawing Number		Rev. No.	
MA-SPR-PIP-23-017-08		0	

FIELD VERIFY DIMENSIONS
PRIOR TO PIPE FABRICATION



FOR PERMIT ONLY

PE STAMP AND SIGNATURE

VENDOR LOGO

FIELD VERIFY DIMENSIONS
PRIOR TO PIPE FABRICATION

A	DRAWING CREATED	7/16/23	RTM
No.	Description	Date	Dw/Ck
Revision/Status			
DEMOND AVE - RISK, SPRINGFIELD, MA			
PROJECT # 18-55452			
PLAN			
SCALE: NTS		SHEET 09 OF 9	
Drawn by / Date		Checked by / Date	
RTM 07/18/2023		RTM 07/26/2023	
		Drawing Number	
		MA-SPR-PIP-23-017-09	
		Rev. No.	

CITY OF SPRINGFIELD, MASSACHUSETTS

Date: August 15, 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 August 1.2023, to retire underground medium-pressure gas main steel pipe and install medium-pressure PVC plastic pipe on Demond Avenue. Starting from Plainfield Street running easterly direction with 2” inches of PVC pipe approximately nine hundred nineteen (919’) feet to Fisk Avenue; all as substantially shown on a plan attached with the project name: Demond Avenue - ID # 18-55452 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 August 15, 2023 at 3:30 P.M. at the corner of Fisk Avenue and Demond Avenue.

Avenue 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 and no one (0) voted against.

The Board finds the request necessary so 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 Demond Ave (7660 : Eversource Gas- Demond Ave.)

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

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

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

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

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

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

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

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

John J. Fitzgerald)
Ronald A. Chappell)
Michael C. Jiggs)

BOARD OF PUBLIC WORKS



City Council

SCHEDULED

Meeting: 09/26/23 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 7577

3

Special Permit

For a Special Permit to Operate a Medical Office, Clinic or Treatment Facility, with No Overnight Stay, at the Property Known as 445 (A.K.A. 447) Sumner Avenue (11280-0421) (Book #19577/Page#357), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 10.3.

Request:	See Above
Owner:	RF Realty Company, LLC
By:	Britt VanValkenburg
Petitioner:	Xpress Med Urgent Care, LLC
By:	Mansoor Zaidi

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

for a special permit to operate a medical office, clinic or treatment facility, with no overnight stay, at the property known as 445 (a.k.a. 447) Sumner Avenue (11280-0421) (Book #19577/Page#357), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 10.3.

Mailing Address:

453 Sumner Avenue
 Springfield, MA 01108

Owner:

RF Realty Company, LLC

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

By:

~~Tracy Balint~~

(Britt VanValkenburg)

Mailing Address:

44⁷ Sumner Avenue
 Springfield, MA 01108

Petitioner:

Xpress Med Urgent Care, LLC

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

By:

Mansoor Zaidi

Attachment: 445_Sumner_Ave_Tax_Formal (7577 : 445 (A.K.A. 447) Sumner Avenue)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

7/27/2023

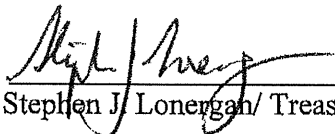
Special Permit Tax Certification

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: 445 Sumner Avenue

Petitioner: Xpress Med Urgent Care, LLC
445 Sumner Avenue
Springfield, Ma. 01108

Landlord: RF Realty Company, LLC
453 Sumner Avenue
Springfield, Ma. 01108


Stephen J. Lonergan/ Treasurer Collector

Attachment: 445_Sumner_Ave_Tax_Formal (7577 : 445 (A.K.A. 447) Sumner Avenue)



City Council

SCHEDULED

Meeting: 09/26/23 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 7569

4

Special Permit

**For a Special Permit to Operate a Bed & Breakfast at the
Property Known as 400 Maple Street (08218-0106)
(Book#23665/Page#487), as Allowed by M.G.L. and the
Springfield Zoning Ordinance, Article 4, Section 4.4.50 and
Article 4, Table 4-4, Section 6.3(1).**

Request:	See Above
Owner:	Quinnfield Realty Investments, LLC
By:	Cheryl Duyette
Petitioner:	Quinnfield Realty Investments, LLC
By:	Cheryl Duyette

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

for a special permit to operate a Bed & Breakfast at the property known as 400 Maple Street (08218-0106) (Book#23665/Page#487), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Section 4.4.50 and Article 4, Table 4-4, Section 6.3(1).

Mailing Address:

400 Maple Street
Springfield, MA 01105

Owner & Petitioner:

Quinfield Realty Investments, LLC

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

By: _____

Cheryl Duyette



Attachment: 400_Maple_St_Tax_Form (7569 : 400 Maple Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

6/10/2023

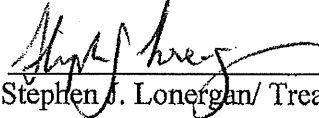
Special Permit Tax Certification

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: 400 Maple Street

Petitioner: Quinfield Realty Investments, LLC
400 Maple Street
Springfield, Ma. 01105

Landlord: Quinfield Realty Investments, LLC
400 Maple Street
Springfield, Ma. 01105


Stephen J. Lonergan/ Treasurer Collector

Attachment: 400_Maple_St_Tax_Form (7569 : 400 Maple Street)



City Council

SCHEDULED

Meeting: 09/26/23 07:00 PM

Initiator: Amanda Pham

Sponsors:

DOC ID: 7578

5

Special Permit

For a Special Permit for the Demolition and Exterior Renovations of a Structure(S) Totaling More Than One Thousand (1,000) Square Feet at the Property Known as 486-494 Belmont Avenue (01235-0101) (Book #24314/Page#57), SS Belmont Avenue (01235-0099, 0097, 0095 and 0103) (Book #34314/Page#57) and NS Belmont Avenue (01235-0271 & 0272) (Book #24314/Page#57), in Accordance with M.G.L. and the Springfield Zoning Ordinance, Article 8, Section 8.1 (Neighborhood Commercial Design Overlay District).

Request:	See Above
Owner:	Nalani Capital, LLC
By:	Joseph Ngaruiya
Petitioner:	Nalani Capital, LLC
By:	Joseph Ngaruiya

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

for a special permit for the demolition and exterior renovations of a structure(s) totaling more than one thousand (1,000) square feet at the property known as 486-494 Belmont Avenue (01235-0101) (Book #24314/Page#57), SS Belmont Avenue (01235-0099, 0097, 0095 and 0103) (Book #34314/Page#57) and NS Belmont Avenue (01235-0271 & 0272) (Book #24314/Page#57), in accordance with M.G.L. and the Springfield Zoning Ordinance, Article 8, Section 8.1 (Neighborhood Commercial Design Overlay District).

Mailing Address:

10 New Street, #1309
 East Boston, MA 02128

Owner & Petitioner:

Nalani Capital, LLC

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

By: 
 Joseph Ngaruiya

Attachment: Blemont_Ave_494_Tax_Formal (7578 : 486-494 Belmont Avenue)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

6/9/2023

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:

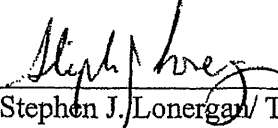
Special Permit: 486-494 Belmont Avenue, & SS Belmont Avenue 4 Lots

Petitioner: Nalani Capital, LLC
494 Belmont Avenue
Springfield, Ma. 01108

10 New Street, #1309
East Boston, Ma. 02128

Landlord : Nalani Capital, LLC
494 Belmont Avenue
Springfield, Ma. 01108

10 New Street, #1309
East Boston, Ma. 02128


Stephen J. Lonergan/ Treasurer Collector

Attachment: Blemont_Ave_494_Tax_Formal (7578 : 486-494 Belmont Avenue)



City Council

SCHEDULED

Meeting: 09/26/23 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 7579

6

Special Permit

For a Special Permit to Operate a Trash Hauling Service Facility (Storage of Porta-Lets and Portable and Fixed Sanitation Equipment) at the Property Known as 1781 Page Boulevard (09440-0772) (Book#8685/Page#439), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 15.3.

Request:	See Above
Owner:	Mari Real Estate Corporation
By:	Raymond Recor
Petitioner:	United Rentals, Inc.
By:	Ryan W. Scully, Esquire

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

for a special permit to operate a Trash Hauling Service Facility (storage of porta-lets and portable and fixed sanitation equipment) at the property known as 1781 Page Boulevard (09440-0772) (Book#8685/Page#439), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 15.3.

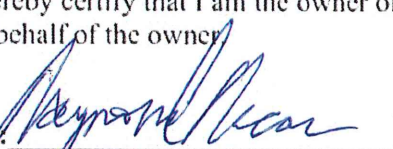
Mailing Address:

375 Pasco Road
 Springfield, MA 01119

Owner:

Mari Real Estate Corporation

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

BY: 

Raymond Recor

7.31.2023

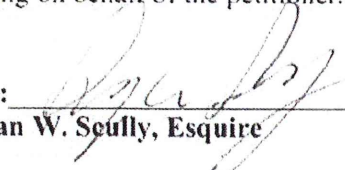
Mailing Address:

100 First Stamford Place, Suite 700
 Stamford, CT 06902

Petitioner:

United Rentals, Inc.

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

BY: 

Ryan W. Scully, Esquire

Attachment: Page_BI_1781_Tax_Form (7579 : 1781 Page Boulevard)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

7/17/2023

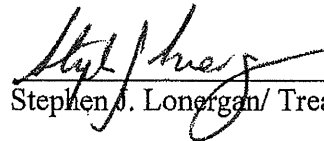
Special Permit Tax Certification

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: 1781 Page Boulevard

Petitioner: United Rentals, Inc.
100 First Stamford Place
Suite 700
Stamford, Ct. 06902

Landlord: Mari Real Estate Corporation
375 Pasco Road
Springfield, Ma. 01119


Stephen J. Lonergan/ Treasurer Collector

Attachment: Page_BI_1781_Tax_Formal (7579 : 1781 Page Boulevard)



City Council

SCHEDULED

Meeting: 09/26/23 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 7580

7

Special Permit

**For a Special Permit for Motor Vehicle Sales at the Property
Known as 279 Locus Street (07860-0080)
(Book#24743/Page#291), as Allowed by M.G.L. and the
Springfield Zoning Ordinance Article 4, Table 4-4, Section
12.1.**

Request:	See Above
Owner:	Tejada Market 2 Corporation
By:	Rowenny Tejada
Petitioner:	Felix Tejada
By:	Felix Tejada

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 279 Locus Street (07860-0080) (Book#24743/Page#291), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-4, Section 12.1.

Mailing Address:

112 Walnut Street
 Springfield, MA 01105

Owner:

Tejada Market 2 Corporation

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

By: Rowenny Tejada
 Rowenny Tejada

Mailing Address:

720 Chicopee Street
 Chicopee, MA 01013

Petitioner:

Felix Tejada

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

By: Felix Tejada
 Felix Tejada

Attachment: Locus_St_279_Tax_Formal (7580 : 279 Locus Street)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

6/29/2023

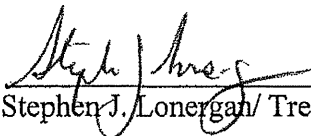
Special Permit Tax Certification

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: 279 Locust Street

Petitioner: Felix Tejada
720 Chicopee Street
Chicopee, Ma. 01013

Landlord: Tejada Market 2 Corporation
112 Walnut Street
Springfield, Ma. 01105


Stephen J. Lonergan/ Treasurer Collector

Attachment: Locus_St_279_Tax_Formal (7580 : 279 Locust Street)



City Council

SCHEDULED

Meeting: 09/26/23 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 7590

8

Special Permit

For a Special Permit for an Accessory Wall Sign(S), Above the First Floor, at the Property Known as 1000 Wilbraham Road (12282-0177) (Book#22327/Page#344), as Authorized by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.8.17.

Request:	See Above
Owner:	Multicultural Community Services of the Pioneer Valley, Inc.
By:	Karl Kruger
Petitioner:	Multicultural Community Services of the Pioneer Valley, Inc.
By:	Karl Kruger

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

for a special permit for an accessory wall sign(s), above the first floor, at the property known as 1000 Wilbraham Road (12282-0177) (Book#22327/Page#344), as authorized by M.G.L. and the Springfield Zoning Ordinance Article 9, Section 9.8.17.

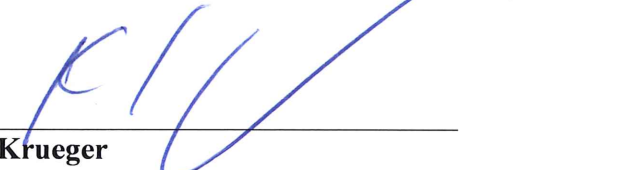
Mailing Address

1000 Wilbraham Road
Springfield, MA 01109

Owner & Petitioner:

**Multicultural Community Services of
the Pioneer Valley, Inc.**

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

BY: 
Karl Krueger

Attachment: 1000_Wilbraham_Rd_Tax_Formal (7590 : 1000 Wilbraham Road)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

8/24/223

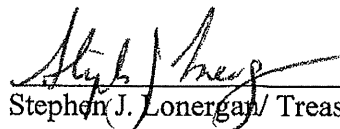
Special Permit Tax Certification

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: 1000 Wilbraham Road

Petitioner: Multicultural Community Services of the Pioneer Valley, Inc.
1000 Wilbraham Road
Springfield, Ma. 01109

Landlord: Multicultural Community Services of the Pioneer Valley, Inc.
1000 Wilbraham Road
Springfield, Ma. 01109


Stephen J. Lonergan/ Treasurer Collector

Attachment: 1000_Wilbraham_Rd_Tax_Formal (7590 : 1000 Wilbraham Road)



City Council

SCHEDULED

Meeting: 09/26/23 07:00 PM

Initiator: Phil Dromey

Sponsors:

DOC ID: 7591

9

Special Permit

For a One (1) Year Extension of a Special Permit (Pre-Existing, Non-Conforming Use/Used Car Sales), Approved October 2021, and to Amend Condition #4 (Location of the Building) at the Property Known as 143 Parker Street (09510-1933), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 10, Section 10.1.41 and Article 12, Section 12.4.40.

Request:	See Above
Owner:	Rhino Realty, LLC
By:	Ryan Conway
Petitioner:	Kevin Conway
By:	Kevin Conway

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

for a one (1) year extension of a special permit (pre-existing, non-conforming use/used car sales), approved October 2021, and to amend condition #4 (location of the building) at the property known as 143 Parker Street (09510-1933), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 10, Section 10.1.41 and Article 12, Section 12.4.40.

Mailing Address:

8 Marilyn Drive
 Wibraham, MA 01095

Owner:

Rhino Realty, LLC

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

By: 

Ryan Conway

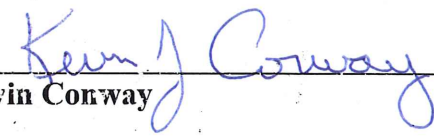
Mailing Address:

409 Mary Esther Drive
 Enfield, CT 06082

Petitioner:

Kevin Conway

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

By: 

Kevin Conway

Attachment: 143_Parker_St_Tax_Form (7591 : 143 Parker Street, I.O.)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

8/28/2023

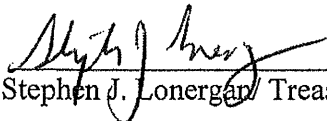
Special Permit Tax Certification

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: 143 Parker Street

Petitioner: Kevin Conway
409 Mary Esther Drive
Enfield, CT 06082

Landlord: Rhino Realty, LLC
8 Marilyn Drive
Wilbraham, Ma. 01095


Stephen J. Lonergan Treasurer Collector

Attachment: 143_Parker_St_Tax_Form (7591 : 143 Parker Street, I.O.)

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

to change the zoning of a portion of the property known as 710 Liberty Street (07770-0201) from
 Residence B and Commercial P to Business A.

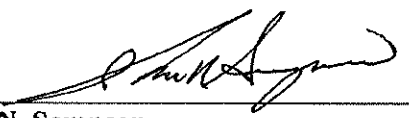
Mailing Address:

21 Tinkham Road
 Springfield, MA 01129

Owner:

Tinkham Glen Realty, LLC

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

BY: 

John N. Sampson

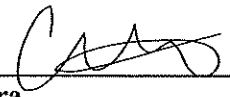
Mailing Address:

736 Cheery Street
 Chattanooga, TN 37402

Petitioner:

Hutton ST 21, LLC

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

BY: 

Cody Mora

Attachment: 710_Liberty_Street_Zone_Change_Formal (7424 : 710 Liberty Street)

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

**710 LIBERTY STREET (07770-0201)
RESIDENCE B AND COMMERCIAL P TO BUSINESS A**

GENERAL INFORMATION

Applicant:	Hutton ST 21, LLC
Request:	Residence B and Commercial P to Business A
Location:	710 Liberty Street
Parcel Size:	45,311 s.f.
Purpose:	Car wash
Surrounding Land Use and Zoning:	The property is located in the Liberty Heights Neighborhood and is located in an area with a mix of commercial and residential uses. The surrounding land uses include: To the north are an auto repair operation and two-family homes zoned Business A and Residence B. To the south are a gas station/convenience store and a funeral service zoned Business A and Business B. To the east is a Dunkin Donuts zoned Business A. To the west are manufacturing operation and two-family homes zoned Residence B and Business B.
Site Visit:	6-14-23
Neighborhood Council Notification:	Hungry Hill Neighborhood Council: 6-6-23
Planning Board Hearing Date:	6-21-23

SPECIAL INFORMATION

Traffic & Parking:	N/A
Physical Characteristics:	N/A
Other Notes:	N/A

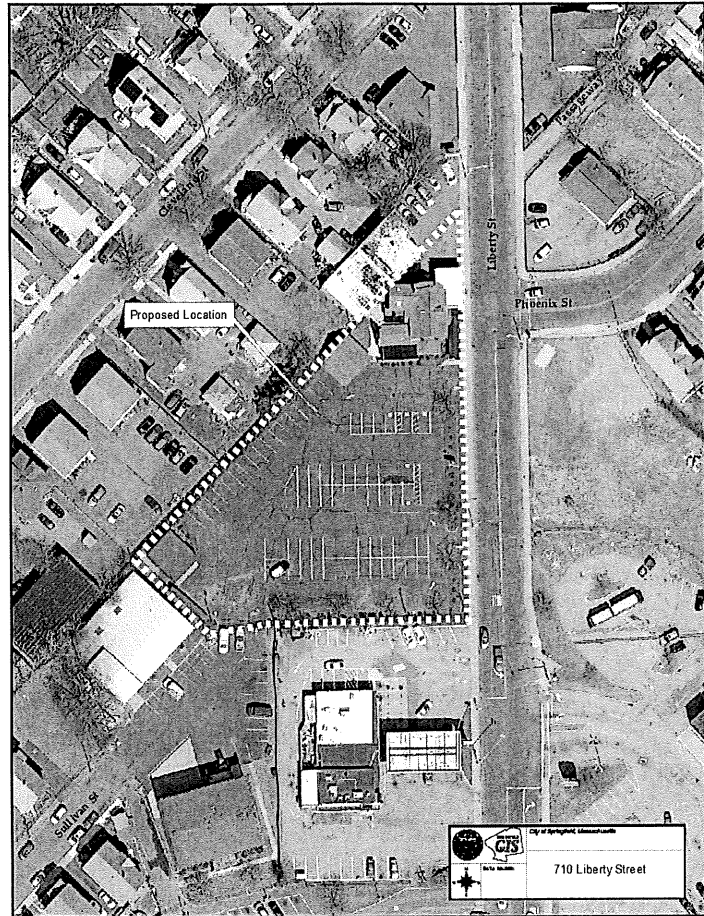
ANALYSIS

The petitioner has requested to change the zoning of a portion of the property known as 710 Liberty Street from Residence B and Commercial P to Business A. This site is currently the location of a former funeral home and associated parking. The petitioner intends to demolish the existing structure and construct a new car wash operation.

After reviewing the plans submitted with the application and reviewing the overall zoning of this area, the staff does not object to the proposed request. As noted above, the proposed parcel is currently the location of a former funeral home. The existing building is located along the front of the property and the rest of the

property was being used for parking. The petitioner intends to demolish the existing building and construct a new, 4,358 $\pm$ square foot car wash operation. It should be noted that due to the fact that the existing building was constructed in 1929, it falls under the city's demo delay ordinance. As such, this building cannot be demolished for nine (9) months unless an exemption is granted by the Springfield Historical Commission.

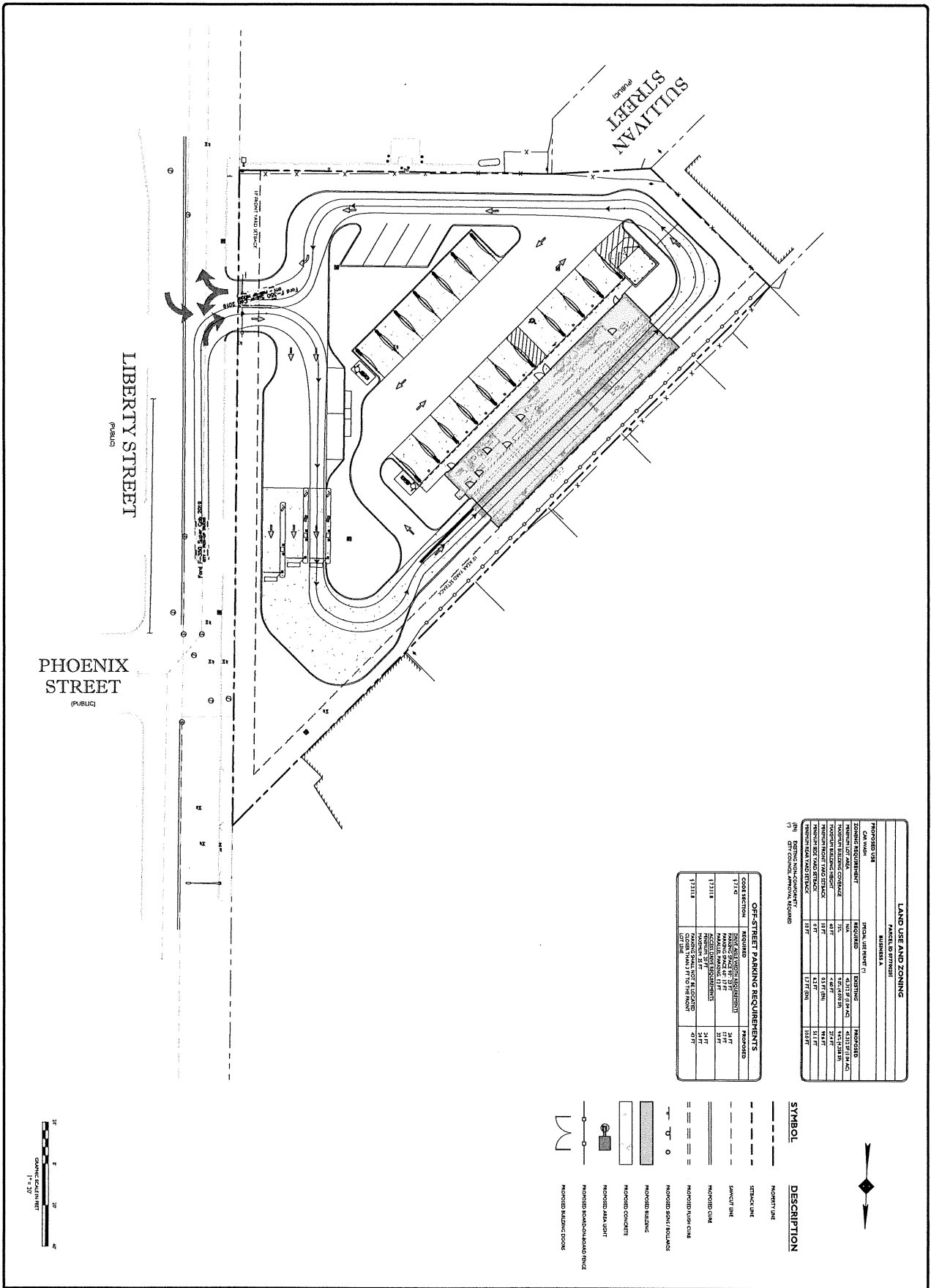
In reviewing the proposed plans, it was noted that the proposed building will be located along the northern portion of the property. This is the area which directly abuts the residential homes. The petitioner has indicated that a buffer will be installed and that noise from this new operation will not affect these abutters. It is important to note that in addition to the zone change, this use will also require a special permit from the City Council. At that time, a more detailed review of the plans will be completed, including a review by the Department of Public Works. If the special permit is approved, conditions can also be added with regards to the overall operation of this new development.



Overall, the staff believes that this is an appropriate zone change for this section of Liberty Street. The proposed Business A zoning is consistent with the majority of the zoning in this area, including the direct abutters. Further, as noted above, this site has been used for a commercial use for numerous years. As such, the staff does not believe the proposed zone change will have a detrimental impact on the neighborhood or the surrounding properties. Finally, as noted, this use will also require a more detailed review of the proposed project during the special permit process.

RECOMMENDATION

Approve.



STONEFIELD
engineering & design

JACK HOSSTON, P.E.
REGISTERED PROFESSIONAL ENGINEER
MASSACHUSETTS

710 LIBERTY STREET
CITY OF SPRINGFIELD
HAMPSHIRE COUNTY, MASSACHUSETTS

PARCEL ID 077800301

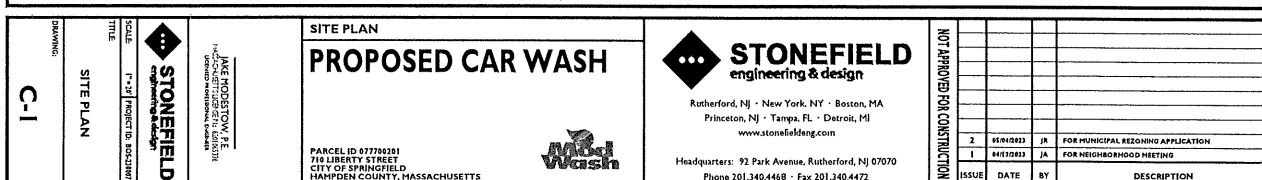
PROPOSED CAR WASH

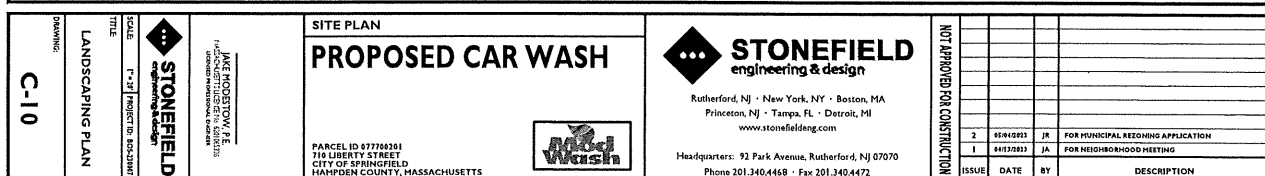
Parcel 077800301
710 LIBERTY STREET
CITY OF SPRINGFIELD
HAMPSHIRE COUNTY, MASSACHUSETTS

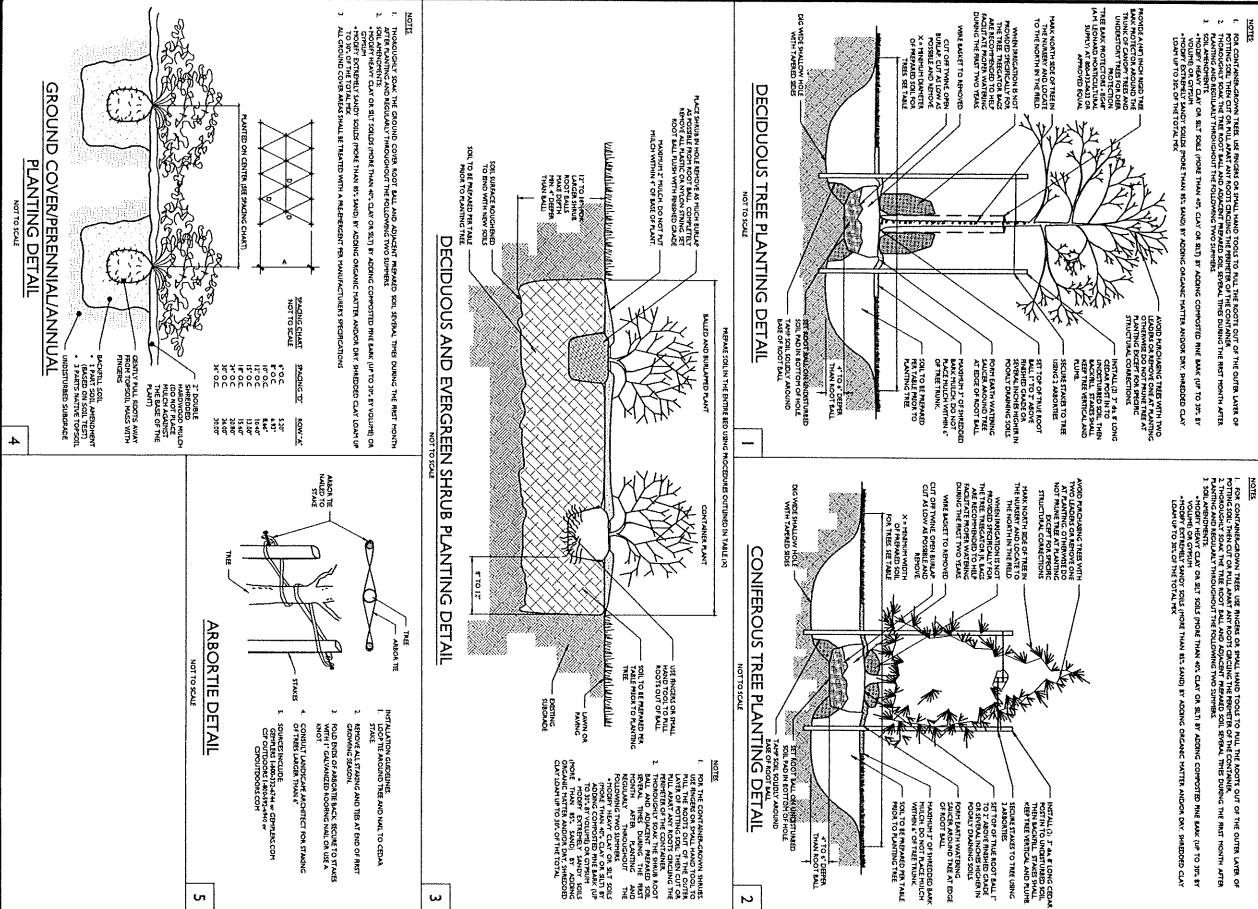
Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 - Fax 201.340.4472

NOT APPROVED FOR CONSTRUCTION

DATE	BY	DESCRIPTION
07/14/2023	JR	FOR MUNICIPAL RECORDING APPLICATION
08/13/2023	JA	FOR NEIGHBORHOOD MEETING







GENERAL LANDSCAPE NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL EXISTING AND PROPOSED PLANTING MATERIALS IN GOOD CONDITION THROUGHOUT THE PROJECT PERIOD.
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IRIGATION AND DRAINAGE:

1. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL EXISTING AND PROPOSED PLANTING MATERIALS IN GOOD CONDITION THROUGHOUT THE PROJECT PERIOD.
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STONEFIELD
engineering & design

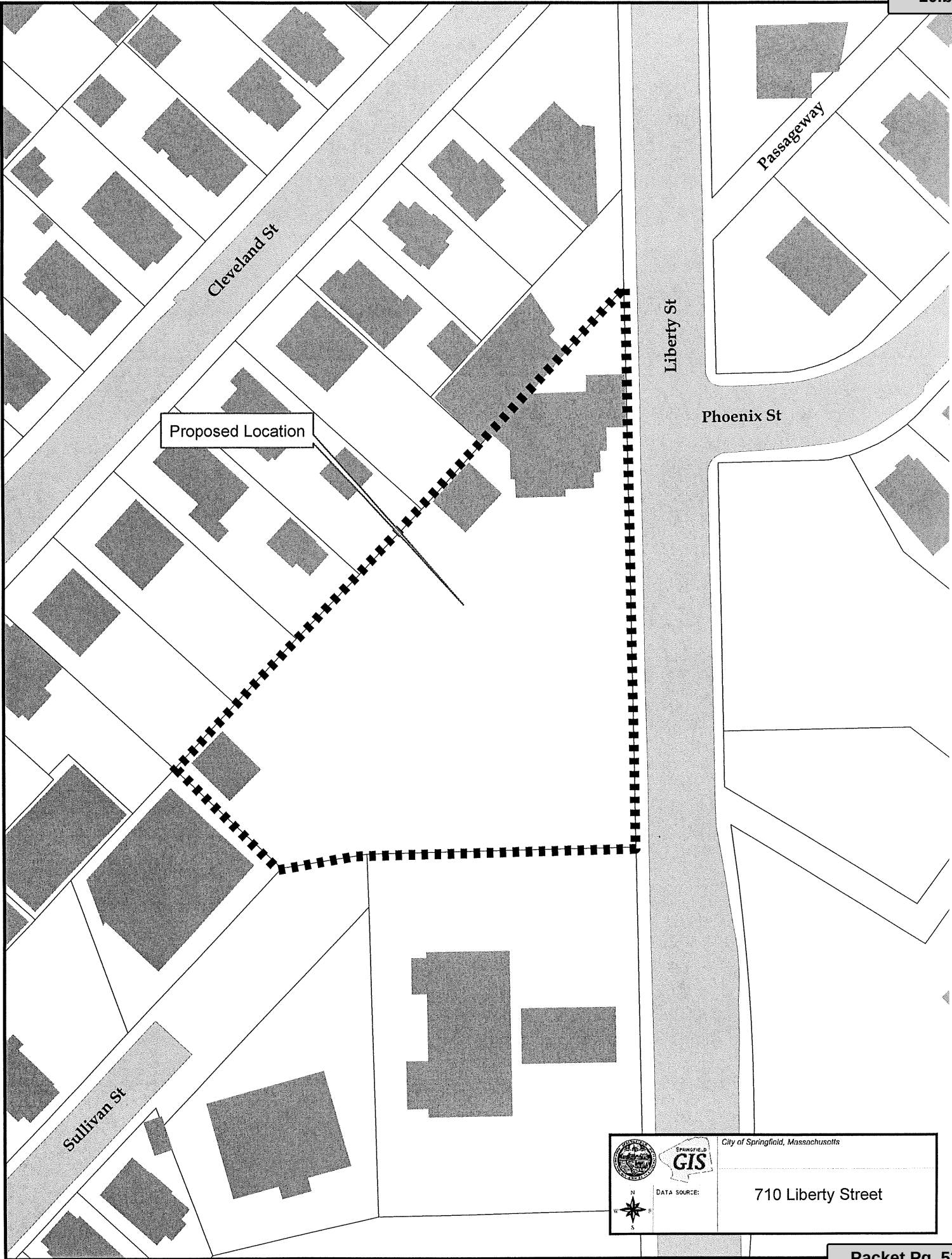
Rutherford, NJ • New York, NY • Boston, MA
Princeton, NJ • Tampa, FL • Detroit, MI

www.stonefelddesign.com

Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 • Fax 201.340.4472

PROPOSED CAR WASH

PARCEL ID 07778261
1111 LIBERTY STREET
CITY OF SPRINGFIELD
HAMPDEN COUNTY, MASSACHUSETTS



Proposed Location

Cleveland St

Passageway

Liberty St

Phoenix St

Sullivan St



City of Springfield, Massachusetts



DATA SOURCE:

710 Liberty Street

Attachment: 3240_710_Liberty_St_2023 (7424 : 710 Liberty Street)



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND TWENTY-THREE

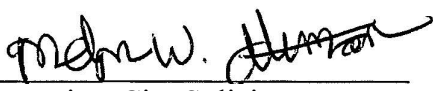
AN ORDINANCE

AMENDING SECTION 49 OF THE BUILDING ZONE MAP

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

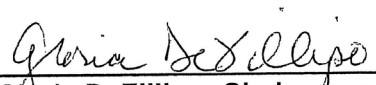
SECTION 1. The Zoning Ordinance of the City of Springfield, Massachusetts entitled “An Ordinance for Consolidating and Arranging, Enlarging, Modifying and Amending the Ordinances of the City Restricting Buildings, Structures, and Premises According to Their Use or Construction to Specified Parts of the City”, text enacted, May 28, 2013, as amended, is hereby further amended by changing from **Residence B and Commercial P to Business A** the zoning on **Plot #3240, Section 49** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “Section 49 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 June 21, 2023 regarding the above Ordinance amendment.

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


Gloria DeFillipo, Chairperson

Attachment: 3240_710_Liberty_St_2023_PB_Report (7424 : 710 Liberty Street)



CITY OF SPRINGFIELD

IN THE YEAR TWO THOUSAND AND TWENTY-THREE

AN ORDINANCE

AMENDING SECTION 49 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 **Residence B and Commercial P** to **Business A** the zoning on **Plot #3240, Section 49** of the Building Zone Map as indicated in red ink on the plan thereof hereto attached and marked “Section 49 Building Zone Map of the City of Springfield.”

Attachment: 3240_710_Liberty_St_2023_PB_Report (7424 : 710 Liberty Street)

**REPORT TO CITY COUNCIL
ZONE CHANGE HEARING**

PETITION: #3240
SECTION: 49

DATE: June 22, 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: Hutton ST 21, LLC

ADDRESS: 710 Liberty Street (07770-0201)

CHANGE REQUESTED: Proposed zone change from Residence B and Commercial P to Business A

PETITIONER'S PURPOSE STATEMENT: Car Wash

DATE OF PUBLIC HEARING: June 21, 2023

DATE OF FINAL DECISION: June 21, 2023

BOARD MEMBERS PRESENT and COUNT: five (5): Mr. Cunningham, Ms. McQuade, Ms. DeFillipo, Mr. Daniele and Mr. Florian

FINAL MOTION: APPROVE

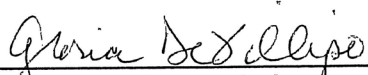
IN FAVOR: three (3): Ms. McQuade, Ms. DeFillipo and Mr. Florian

OPPOSED: two (2): Mr. Cunningham and Mr. Daniele

ABSTAINED: N/A

RECOMMENDATION: APPROVE

Respectfully submitted,


Gloria DeFillipo, Chairperson

Attachment: 3240_710_Liberty_St_2023_PB_Report (7424 : 710 Liberty Street)