

Joint Public Hearing Minutes
Stormwater Authority & Planning Board
SITE PLAN REVIEW – LYMAN TERRACE REVITALIZATION continuation
 (meeting is being recorded)

On Tuesday, September 30, 2014, the Holyoke Planning Board continued the Joint Public Hearing with the Stormwater Authority regarding a Site Plan Review and Stormwater Permit for the Lyman Terrace Revitalization submitted by the Holyoke Housing Authority. The meeting was held at 5:30 p.m. in the 4th Floor Conference Room of the City Hall Annex, 20 Korean Veterans Plaza, Holyoke, Massachusetts.

Attendance:

Planning Board

Mimi Panitch Chairman
 Christian LaChapelle..... Vice-Chairman
 Mark Joy..... Secretary
 Eileen Regan Member
 John Kelley..... Member

Planning Department

Marcos Marrero..... Director
 Jeffrey Burkott Principal Planner
 Claire Ricker Senior Planner
 Sharon Konstantinidis..... Head Clerk

Stormwater Authority

Dave Moore Chairman
 Jose Garcia Member
 Matthew Sokop City Engineer

Others Present

John Furman Vanesse Hangen Brustlin, Inc. (VHB)
 Matthew Mainville Holyoke Housing Authority (HHA)
 Rachana Crowley The Community Builders, Inc. Northampton

MIMI PANITCH, at 5:05 p.m., called for a motion to reopen the Planning Board Public Hearing. A motion was made by EILEEN REGAN and seconded by JOHN KELLEY. The motion carried 5-0.

DAVE MOORE opened the Stormwater Authority Public Hearing.

JOHN FURMAN stated that VHB had met with the City Engineer and Tighe & Bond earlier in the day to address the initial comments as received September 14, 2015. The purpose of the current updates would be relative to the landscaping plans, building materials, and proposed fencing.

An alternative landscaping plan was viewed which included the existing conditions and the 26 trees that could potentially be preserved (noted in green) provided they could survive the improvements to be installed on the site.

Since the remainder of the Public Hearing discussion was relative to the building materials and proposed fencing, the Stormwater Authority continued their Public Hearing until October 28, 2014 at 6:30 p.m.

JOHN FURMAN submitted a graphic sheet which illustrated the existing buildings (dark grey), the new buildings (light grey), which helped clarify the discrepancy in determining the Site Plan Review application fee as that of a new development. He stated that the fee was calculated on the square footage and not the gross floor area as the architect had accounted for. Although both numbers were correct, the net versus gross square footage reported numbers varied. The graphic sheet clearly displayed the 2 foot addition to each unit and the footprint of the community building.

JOHN FURMAN presented a color rendering of the fence detail: red indicated a concrete picket fence on a retaining wall; blue indicating a vinyl unit separator (details on sheet L15); and green indicated the 6 vinyl dumpster enclosure(s).

EILEEN REGAN asked if additional dumpsters enclosures could be added to each end of the development per a comment received from an abutter. MATTHEW MAINVILLE responded that an additional dumpster could be considered.

CHRIS LACHAPELLE asked how large the dumpsters would be. JOHN FURMAN responded that the size was 3x4 (2 yards), smaller than the standard 6x6. MATTHEW MAINVILLE added that pick-up would probably have to occur twice a week.

JOHN KELLEY asked if the developer had considered additional on-site parking or open space instead of the construction of a community building as the site is over congested and crowded. He suggested acquiring one of the adjacent existing buildings as a community center. MATTHEW MAINVILLE responded that he did not know what the tax-credit or financial implications would be, but could explore the idea of acquiring a High Street property for rehabilitation.

EILEEN REGAN asked if neighborhood parking was an option at the adjacent municipal garage. MATTHEW MAINVILLE responded that the municipal parking garage was not a practical solution as many residents would not want to walk that far with their bags of groceries.

JEFFREY BURKOTT, regarding the fence plan, asked if the orange color represented a 5 foot fence height. JOHN FURMAN replied yes. JEFFREY BURKOTT clarified that any fence within a front yard could not exceed a 4 foot height.

JEFFREY BURKOTT asked for clarification to be shown on the plan regarding the 6 foot dumpster enclosure gate (green) and the 6 foot fence shown on top of the dumpster. JOHN FURMAN stated that the plans were mislabeled and he would have it clarified.

At this time, MIMI PANITCH asked if there were any members of the public that wished to speak in favor or against the proposed project. No one was forthcoming.

There being no further comments to come before the Planning Board, at 5:54 p.m. MIMI PANITCH called for a motion to continue the Public Hearing to October 28, 2014 at 6:30 p.m. A motion was made by MARK JOY and seconded by EILEEN REGAN. The motion carried 5-0.

Respectfully submitted,



Mark Joy, Secretary
Holyoke Planning Board