

Public Hearing Minutes
SITE PLAN REVIEW – LYMAN TERRACE REVITALIZATION continuation
SPECIAL PERMIT, MULTIPLE PRINCIPAL STRUCTURES
SPECIAL PERMIT, REDUCTION FROM THE PARKING REQUIREMENTS
 (meeting is being recorded)

On Tuesday, January 13, 2015, the Holyoke Planning Board continued the Public Hearing (from Sept 23, Sept 30, Oct 28, and Dec 9, 2013) regarding a Site Plan Review for the Lyman Terrace Revitalization submitted by the Holyoke Housing Authority. The meeting was held at 7:00 p.m. in the 4th Floor Conference Room of the City Hall Annex, 20 Korean Veterans Plaza, Holyoke, Massachusetts.

Planning Board

Mimi Panitch Chairman
 Christian LaChapelle..... Vice-Chairman
 Eileen Regan Member

Planning Staff

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

Others Present

John Furman Vanesse Hangen Brustlin, Inc. (VHB)
 Anne Darcy Holyoke Housing Authority (HHA)
 Dan Boulais Tighe & Bond, Consulting Engineers (T&B)
 Zan Bross The Community Builders, Inc. N'ton (TCB)
 Matthew Mainville Holyoke Housing Authority (HHA)
 Alina Gross The Community Builders, Inc. N'ton (TCB)
 Eliza Datta The Community Builders, Inc. N'ton (TCB)
 Matthew Sokop City Engineer

MIMI PANITCH, at 6:30 p.m., called for a motion to reopen the Planning Board Public Hearing. A motion was made by MARK JOY and seconded by JOHN KELLEY. The motion carried 5-0.

MATTHEW MAINVILLE thanked the members of the Planning Board for their patience and ability to review the plans and Staff for their assistance through the process. He provided the background information as to how the project came to fruition. Regarding the ongoing parking concerns, MR. MAINVILLE stated that a door to door survey was conducted amongst the residents to determine the parking needs. Based on the 68 percent of surveys returned, it revealed that only 70 parking spaces were needed for the existing 167 unit development. He met with the City Engineer to discuss how they could maximize the number of parking spaces in the public right-of-way while remaining within the confines of the regulations. The layout yielded 78 available parking spaces which would meet the current demand for Lyman Terrace before the reduction of units from 167 to 160 and the addition of 24 private driveways is even considered. MR. MAINVILLE noted that the parking issues on Front Street were not as a result of the Lyman Terrace development, but mainly from the Department of Transitional Assistance (DTA).

MATTHEW MAINVILLE stated that he had reached out to Erik Suher, property owner of 439 Dwight Street, and the DPW to discuss abutting parking issues and problem solving ideas. They want to be a good neighbor and proactive in the resolution.

MARCOS MARRERO stated that Edward Owen of 120 Front Street has been vocal about the parking situation and the number of cars that repeatedly block his driveway and property. He added that a design plan was in progress with MADOT, for an unrelated redevelopment project, which will reduce some of his parking issues as a result of the east side of the street lacking curbing.

JOHN KELLEY stated that it may be beneficial to discuss with DTA the possibility of permitted parking in the garage. MATTHEW MAINVILLE responded that the discussions with DPW include that idea.

DAN BOULAIS stated that the City Engineer comments had been addressed and updates have been submitted. MATTHEW MAINVILLE added that the first parking plan was conservative in comparison to the amended parking plan which produced additional parking. JEFFREY BURKOTT stated that he received confirmation that the City Engineer's comments have been satisfactory addressed.

MATTHEW MAINVILLE, with regards to air conditioning, stated that revitalizing a development is a balancing act between maximizing the investment for the maximum amenities; it is cost prohibitive to incorporate central air-conditioning. Between the

masonry in the load bearing walls, clay tile, floors and stairs constructed of concrete, a ducted system would be difficult and costly.

ZAN BROSS stated that central air conditioning for 160 units would be approximately \$14,000 per unit; a ductless system is not much cheaper between paying prevailing wages and hiring specialty trades. MATTHEW MAINVILLE added that central air conditioning was not a HUD or MA Building Code requirement.

MIMI PANITCH stated that the lack of air conditioning in the units could send a message that the Community Center, with its full time staff, will have air conditioning while those in the subsidized housing units will not; the perception is whose comfort matters. MATTHEW MAINVILLE responded that other comforts were considered more valuable such as a washer and dryer, insulation, and an energy efficient hot water tank. We wanted to provide as many good quality amenities as we could.

EILEEN REGAN asked for clarification on the 260 Whalen AC units when only 160 units are proposed. ZAN BROSS explained that due to the various levels, some units would require a second a/c unit. MIMI PANITCH noted that since central air conditioning was not within the purview of the Site Plan Review, perhaps low cost window units could be provided through various programs. MATTHEW MAINVILLE concurred.

JEFFREY BURKOTT, in reference to the Planning comment letter dated October 28, 2014, stated that although he had received verbal approval from the Fire Department relative to the travel direction, he was seeking written approval along with updated plans to reflect the change. JOHN FURMAN replied that a letter would be forthcoming as well as one provided from a Landscape Architect certifying that all plantings as proposed are native species and match the numbers within the planting list.

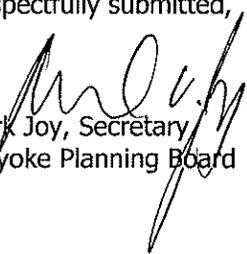
JEFFREY BURKOTT stated that also outstanding was written documentation that the potential for the dumpster at the Community Center to roll away due to the slope would not be an issue. JOHN FURMAN responded that pending approval, all outstanding documentation and updated plans would be forthcoming.

MIMI PANITCH asked for members of the public to speak in favor or against, or to ask questions to come forward. No one was forthcoming.

Adjournment

There being no additional information to come before the Board, at 7:30 p.m. MIMI PANITCH called for a motion to close the Public Hearing. A motion was made by JOHN KELLEY and seconded by CHRIS LACHAPELLE. The motion carried 5-0.

Respectfully submitted,



Mark Joy, Secretary
Holyoke Planning Board