

Planning Board Meeting
(meeting is being recorded)

On Tuesday, October 27, 2015 the Holyoke Planning Board held a Public Meeting in the 4th Floor Conference Room, City Hall Annex, Holyoke City Hall, Holyoke, MA 01040 at 5:00 p.m.

Attendance:

Planning Board

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|---------------------------|---------------|
| Mimi Panitch | Chairman |
| Christian LaChapelle..... | Vice-Chairman |
| Eileen Regan | Member |
| Harry Montalvo | |

Planning Staff

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|----------------------------|-------------------|
| Jeffrey Burkott | Principal Planner |
| Sharon Konstantinidis | Head Clerk |

Others Present

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| Gary Rome | Gary Rome Hyundai |
| Robert Benard | US Tsubaki |
| Virgin Espada | 33 Meadow Street |
| Kim Masuik | Associated Builders |

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|----------------------|--------------------------------|
| John Redmond | Shield Hotel |
| Kevin Pellit | Western Builders, Inc. |
| Andrew Crystal | O’Connell Development Group |
| John Furman | Vanesse Hanglin Brustlin (VHB) |
| Phil Laflamme | 32 Groveland St, Easthampton |

OPEN

At 6:35 p.m., MIMI PANITCH called for a motion to open the Planning Board meeting. A motion was made by EILEEN REGAN and seconded by CHRIS LACHAPELLE. The motion carried 4-0.

ZONE CHANGE/ SITE PLAN REVIEW/ SUBDIVISION/SPECIAL PERMIT

1. Site Plan Review #101-C – Fairfield Inn & Suites, 245 Whiting Farms Road Shield Hotel Management

The Board reviewed the Draft Notice of Decision with 7 Conditions and Waivers. A motion was made by EILEEN REGAN and seconded by CHRIS LACHAPELLE to approve the Notice of Decision with Conditions as presented. The motion carried 4-0.

2. Special Permit Fence Height – US Tsubaki, 821 Main Street, Robert Benard

The Board reviewed the Draft Notice of Decision with Conditions. A motion was made by EILEEN REGAN and seconded by CHRIS LACHAPELLE. The motion carried 4-0.

BOB BENARD updated the Board relative to the sound enclosures. He stated that he was not happy with the noise reduction levels. After the installation of the exhaust stack, the engineering study will be completed and submitted to the Board. The pure tones have been addressed with the sound enclosures.

3. Site Plan Review #44 Amendment – 600 Kelley Way, (Honda) O’Connell Development Group, Inc.

Andrew Crystal provided a brief overview of the 2005 approved Site Plan Review project for the building on Kelley Way occupied by Honda Financial. The approved plan called for a 30,000 square foot building and parking area; a 22,000 square foot building was constructed. Currently proposed is a 6,000 square foot addition within the proposed footprint. There would be a separate employee entrance to the addition, no additional employees but an additional 6 parking spaces provided.

The Board reviewed the Draft Notice of Decision with Conditions. A motion was made by EILEEN REGAN and seconded by CHRIS LACHAPELLE to approve amendment (#1) to the Site Plan Review #44. The motion carried 4-0.

4. Site Plan Review Amendment - So Summer Street Self Storage (File #89), J. Gonzalez Enterprises, LLC

Tabled at the request of the applicant until November 10, 2015.

5. Site Plan Review #103 Amendment – Holyoke Medical Center ED, 575 Beech Street, Holyoke Medical Center

JEFFREY BURKOTT read the proposed amendments as outlined on a correspondence from Justin Grove, dated October 7, 2015. The Notice of Decision with Conditions was reviewed. A motion was made by EILEEN REGAN and seconded by CHRIS LACHAPELLE to accept the Notice of Decision Amendments as proposed.

6. Site Plan Review #103 Condition #3 Temporary Signage, Holyoke Medical Center, 575 Beech Street

The Board reviewed the Temporary Sign Plan submitted by G. Greene Construction Co., Inc. per condition #3 of the Site Plan Review #103 Notice of Decision. A motion was made by CHRIS LACHAPELLE and seconded by EILEEN REGAN to accept the Notice of Decision regarding Temporary Signage as proposed. The motion carried 4-0.

- 7. Site Plan Review #104 Amendment – Gary Rome Hyundai, 150 Whiting Farms Road, Gary Rome Hyundai**
KIM MASIUK reviewed the amendments as listed on the letter dated October 19, 2015 from Associated Builders and showed the proposed amendments on the renderings. The Board reviewed the Notice of Decision with Conditions. A motion was made by CHRIS LACHAPELLE and seconded by EILEEN REGAN to approve the amendments as presented. The motion carried 4-0.
- 8. Site Plan Review #104 Condition #2 Temporary Signage, Gary Rome Hyundai, 150 Whiting Farms Road**
The Board reviewed the Temporary Sign Plan submitted by Associated Builders per condition #2 of the Notice of Decision. A motion was made by HARRY MONTALVO and seconded by CHRIS LACHAPELLE to accept the Temporary Signage as proposed per the Site Plan Review #104 Condition #2. The motion carried 4-0.

PLANNING BOARD BUSINESS

A) Project Updates/Old Business/New Business

Canalwalk Phase II – A ribbon cutting was held Friday October 23, 2015.

Gary Rome Hyundai – Recently began site work.

Marcotte Commercial Service – The project was nearing completion to obtain a Certificate of Occupancy.

Chestnut Park Apartments – A ribbon cutting was scheduled for October 30, 2015.

Canal Galleries – 380 Dwight Street currently became under a new partnership; the concept is to create 54 new condos.

B) Meeting Schedule (tentative):

November 10, 2015 – ZC Amend Section 7.8.4 Telecommunication Facility to allow space for Public Safety uses; ZC 161 Lower Westfield Road – IG to IP, Emil Schlegel; Special Permit Pylon Signs, Holyoke Restaurant Center; Amend SC Zone District/Create SC Zoning for Large Scale District Recommendation

November 24, 2015 – Solar Facilities x3 (Kelly Way, Forestdale Cemetary, Bobala Road)

December 8, 2015 – ZC Petition Continuation – 79 & 83 Lower Westfield Road, Dennis Croteau; ZC Petition Continuation – Table 5.2 Table of Dimensional Regulations: change BH Zone; ZC Petition Continuation – Review the BG, BH, SC, and IG zones to consolidate or reformulate

December 22, 2015 – No meeting

C) Minutes

A motion was made by CHRIS LACHAPELLE and seconded by EILEEN REGAN to accept the September 8, 2015 Planning and Public Hearing Minutes as listed on the agenda. (HMC ED; Chestnut Park Apt SPR amendment; Chestnut Park Apt SP Fence; ZC Amend SC Zone; ZC Create SC Zoning; ZC 79 & 83 Lower Westfield Road; ZC Table 5.2 Table; and ZC Review the BG, BH, SC, and IG zones) The motion carried 4-0.

D) Other Business

PHIL LAFLAMME inquired if the Board had any information regarding the Scuderi Clean Energy Site; a 4 megawatt peaker plant in the process of utilizing the canal system for power generation. JEFREY BURKOTT responded that it may be under the purview of the HG&E.

E) Correspondence

There were no correspondences to come before the Board.

Adjournment

There being no further business to come before the Planning Board, MIMI PANITCH, at 7:29 p.m., called for a motion to close the Planning Board meeting. A motion was made by EILEEN REGAN and seconded by CHRIS LACHAPELLE. The motion carried 4-0.

Respectfully submitted,


Eileen Regan, Secretary