Planning Board Meeting
(meeting is being recorded)

On Tuesday, November 24, 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 5:30 p.m.

Attendance:

Planning Board		**Planning Staff**	
Mimi Panitch	Chairman	Jeffrey Burkott	Principal Planner
Christian LaChapelle.....	Vice-Chairman	Sharon Konstantinidis	Head Clerk
John Kelley	Secretary Pro Tempore		
Harry Montalvo	Associate		

Others Present

Charles Bluemer	114 Rock Valley Road	Marysue Mooney	114 Rock Valley Road
Suzanne Smiley	301 Kelly Way, Girl Scouts	Porter Burns	144 Rock Valley Road
John LaRose	154 Rock Valley Road	Elizabeth Burns	144 Rock Valley Road
Stacy Wright	164 Rock Valley Road	Scarlett Shockey	164 Rock Valley Road
Patrick Burns	226 Rock Valley Road	Linda Vacon	Ward 5 Councilor
Dick Mayer	Shield Hotel	Paul Murray	Forestdale Cemetery
Steven Marsden	Marsden Engineering, Inc.	Chris Kazanovicz	McDonald's USA LLC
Erik Dubrule	Bowler Engineering		

OPEN

At 7:41 p.m., MIMI PANITCH called for a motion to open the Planning Board meeting. A motion was made by JOHN KELLEY and seconded by CHRIS LACHAPELLE. The motion carried 4-0.

ZONE CHANGE/ SITE PLAN REVIEW/ SUBDIVISION/SPECIAL PERMIT

Approval Not Required – 36 Martin Street , Laura Ferro & Vallerie Brennan

The Board reviewed the plans as submitted for 36 Martin Street. The ANR was signed.

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

The applicant has requested a postponement until January 12, 2016 in order to obtain the abutter signatures on the survey regarding the plantings on their property.

Site Plan Review (Section 7.9), Stormwater Authority SW Permit – Solar-Forestdale Cemetery, Rock Valley Road (198-00-015), SHR Energy Management, LLC

The Public Hearing was continued until January 12, 2015.

Site Plan Review (Section 7.9), Stormwater Authority SW Permit – Solar-Bobala Road, (176-00-034), SHR Energy Management, LLC

The Board reviewed the Draft Notice of Decision with Conditions.

Special Permit to Exceed Fence Height (Sect. 4.6.3.2) - Solar-Bobala Road, (176-00-034), SHR Energy Management, LLC

A motion was made by CHRIS LACHAPELLE and seconded by HARRY MONTALVO to approve the Site Plan Review and Special Permit to Exceed the Fence Height Notice of Decisions with Conditions as presented. The motion carried.

Site Plan Review (Section 7.9), Stormwater Authority SW Permit – Solar-Kelly Way, (176-00-048), SHR Energy Management, LLC

A motion was made by CHRIS LACHAPELLE and seconded by HARRY MONTALVO to approve the Site Plan Review Notice of Decisions with Conditions as presented and amended. The motion carried.

Special Permit to Exceed Fence Height (Sect. 4.6.3.2) - Solar-Kelly Way, (176-00-048), SHR Energy Management, LLC

A motion was made by CHRIS LACHAPELLE and seconded by HARRY MONTALVO to approve the Special Permit to Exceed the Fen Height. The motion carried.

Site Plan Review (Section 10.0) & Special Permit for Multiple Signs (6.4.6.4) – McDonalds, 245 Whiting Farms Rd, McDonalds USA, LLC
The Board reviewed the Draft Notice of Decision with 9 Conditions and the requested Waivers. As discussed during the Public Hearing, the Planning Staff would work with the applicant and mutually agreed upon the location of an additional bike rack and trash receptacles. It was noted that the City Engineer's request for a new sewer manhole at a junction point of service line and grease trap line was not the responsibility of the tenant (McDonalds) to address but rather the property owner (Shield Hotel) as it was approved as part of the Master Plan.

A motion was made by CHRIS LACHAPELLE and seconded by JOHN KELLEY to approve the waivers as listed in the Draft Notice of Decision with Conditions. The motion carried.

A motion was made by CHRIS LACHAPELLE and seconded by JOHN KELLEY to approve the Site Plan Review Notice of Decision wit Conditions as presented. The motion carried.

A motion was made by CHRIS LACHAPELLE and seconded by JOHN KELLEY to approve the Special Permit Notice of Decision with Conditions for Multiple Signs on the north elevation. The motion carried.

Zone Change Recommendation - Create SC Zoning for Large Scale District & Amend SC Zoning District
The Board reviewed the amendments to: Section 2 Definitions; Section 5 Setbacks; Section 6.4.6 Signs in a Business District; Section 4.3 Table of Principal Uses; and Section 8.3 Shopping Center District.

The Board provided a few minor changes; amended documents would be provided December 8, 2015 for final review and approval.

PLANNING BOARD BUSINESS

A) Project Updates/Old Business/New Business
Lynch School – Marcos Marrero explained that a significant amount of asbestos was discovered in the walls that could affect the project going forward as any proposed demolition would substantially increase the cost.

B) Meeting Schedule (tentative):
December 8, 2015 – 5:00 Special Permit Sign(6.4.6.4), 3 Brown Avenue / Planning Board Rules and Regulation Review / SC Discussion with Ordinance / 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
January 12, 2016 – SPR Library Commons / Special Permit YMCA Parking Lot / SPR Solar-Forestdale

C) Minutes
A motion was made by JOHN KELLEY and seconded by CHRIS LACHAPELLE to approve the minutes from the following minutes: Sept 15, 2015; Sept 18, 2015; Sept 29; Oct 13, 2015; and November 10, 2015. The motion carried.

D) Other Business
There was no other business to come before the Board.

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 9:03 p.m., called for a motion to close the Planning Board meeting. A motion was made by CHRIS LACHAPELLE and seconded by JOHN KELLEY. The motion carried 4-0.

Respectfully submitted,

Eileen Regan

Eileen Regan, Secretary