Public Hearing Minutes
Planning Board
Site Plan Review & Special Permit
McDonalds – 245 Whiting Farms Road
(meeting is being recorded)

On Tuesday, November 24, 2015, the Holyoke Planning Board held a joint Public Hearing regarding a Site Plan Review and Special Permit to allow Multiple Signs for the property located on Kelly Way, submitted by SHR Energy Management, LLC. The hearing was held in the 4th Floor Conference Room, City Hall Annex, 20 Korean Veterans Plaza, Holyoke, Massachusetts at 5:00 p.m.

Attendance:

Planning Board

Mimi Panitch	Chairperson
Christian LaChapelle.....	Vice-Chairman
John Kelley	Member
Harry Montalvo	Associate

Planning Staff

Jeffrey Burkott	Principal Planner
Sharon Konstantinidis	Head Clerk

Others Present

Chris Kazanovicz	McDonald's USA LLC
Eric Dubrule	Bohler Engineering

MIMI PANITCH at 7:19 p.m., called for a motion to open the Public Hearing. A motion was made by JOHN KELLEY and seconded by CHRIS LACHAPELLE. The motion carried 4-0.

ERIK DUBRULE showed the proposed location of the fast food restaurant on the map noting that the site was approved as part of the Holyoke Hotel Master Plan File#101. Conservation Commission approval had been received and a Special Permit for a Commercial drive-thru was submitted to the City Council. The proposal called for a 3,900+/- square foot building with 2 full access drives, a double order drive thru, trash enclosure located at the south end of the site, a one-way circulation around the site, 37 diagonal parking spaces, and 10 spaces for employees. He added that the 30 minutes truck deliveries would be 4 days a week during off-peak hours.

MIMI PANITCH asked where the plantings and islands were relocated to that were on the initial Master Plan submittal. ERIC DUBRULE responded that the two landscaped islands, relocated to the rear of the site, were replaced with mountable concrete curbs to ensure emergency vehicle and delivery truck access.

ERIC DUBRULE stated that there were a few minor changes from the approved Master plan (see Planning Department Nov 20, 2015 comment letter, #2). The trash enclosure was reduced in size and had to be rotated to allow full access; the southerly access drive was increased to 24 feet wide allowing access/egress, a sidewalk was added to the northeast side of the site, a small portion of the northeast corner of the building was removed to ensure adequate turning, the size of the building was reduced, and 7 additional trash receptacles were added. Site lighting has not changed and the utilities have been adjusted to ensure proper connection.

The Board reviewed the pedestrian travel path from the proposed restaurant to the hotel as approved on the Master Plan. The color renderings of the proposed site were viewed.

ERIC DUBRULE stated that a Special Permit had been requested for multiple signs on a side as there were 2 (two) signs proposed on the front elevation.

JEFFREY BURKOTT reviewed the response to comments letter dated November 20, 2015. Regarding the placement of the additional trash receptacles, JEFFREY BURKOTT submitted a document showing the preferred locations.

CHRIS LACHAPELLE asked if consideration can be given to providing a bike rack. ERIC DUBRULE responded that a bike rack could be provided near the front door area.

The Board discussed that the applicant work with the Planning Staff to determine an adequate placement of the bike rack and trash receptacles.

YEM LIP brought attention to #4 on the Engineering response to comment letter, submitted by Bohler Engineering, dated Nov 23, 2015. ERIC DUBRULE responded that the proposed sewer design (approved in the Master Plan) was sufficient and that the site did not warrant a new manhole. Changes to the design would require an amendment to the Master Plan.

ERIC DUBRULE noted that an opening sought in the Spring 2016 was the target.

MIMI PANITCH asked for those that wish to speak in favor or against, or to ask questions to come forward. No one was forthcoming.

At 7:41 p.m., a motion was made by CHRIS LACHAPELLE and seconded by JOHN KELLEY to close the Public Hearing. The motion carried 4-0.

Respectfully submitted,

Eileen Regan

Eileen Regan,
Holyoke Planning Board