

Planning Board Meeting
(meeting is being recorded)

On Tuesday, January 13, 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 6:00 p.m.

Attendance:

Planning Board

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

Planning Staff

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

OPEN

MIMI PANITCH called for a motion to open the Planning Board meeting at 6:09 p.m. A motion was made by MARK JOY and seconded by EILEEN REGAN. The motion carried 5-0.

ZONE CHANGE/ SITE PLAN REVIEW/ SUBDIVISION /SPECIAL PERMIT

- 1. Zone Change Petition Continuation – Sections Related to Auto-Related Uses** (10/28/14, 11/25/14, 1-13-15)
The Public Hearing was continued until Feb 10, 2015 at 6:30 p.m.
- 2. Site Plan Review, Section 10, Special Permit, Section 5.4 Multiple Principal Structures; and Special Permit, Section 6.1.7 Reduction of Parking Requirements Continuations** (9/23/14, 9/30/14, 10/28/14, 12/9/14),
Lyman Terrace Revitalization, 2-16 Court Street
Tabled until after the Public Hearing.
- 3. Site Plan Review, Section 10, and Special Permit, Sect 5.4 Multiple Principal Structures Continuations** (11/25/14),
Shield Hotel Mgt, Holyoke Hotel, 245 Whiting Farms Road
Tabled until after the Public Hearing.
- 4. Site Plan Review, Section 10, and Special Permit, Section 6.4.6.4 Increase in Size Sign Continuations** (12/9/14) -
Pride Stores, LLC, 1553 Dwight Street
Tabled until after the Public Hearing.

PLANNING BOARD BUSINESS

A) Project Updates/Old Business/New Business

Rail Platform – MARCOS MARRERO stated that progress continues and that the ground breaking was anticipated to be mid summer with completion in September. The 1st phase will consist of 40 feet of rail platform with a partial canopy and pedestrian access, and would be completed by this Spring (2015); the 2nd phase being the remainder of the 400 foot platform and canopy would be completed by mid summer(2015); and the 3rd phase to be completed by September would be the parking loop area.

Marcotte Commercial Service – JOHN KELLEY stated that he noticed that the building had been demolished.

216 Appleton Street – CLAIRE RICKER stated that the remediation was complete and a developer would soon visit the site.

Automania – CLAIRE RICKER stated that clean up continues.

Mount Tom Planning Process - MARCOS MARRERO stated that the next meeting was scheduled for February 11, 2015 at the Senior Center at 6:00 p.m.

B) Meeting Schedule

The next Planning Board meeting scheduled was February 10, 2015 regarding:

- A City Council Joint Public Hearing regarding Zoning Ordinance Amendments relative to Special Permits, and
- A Site Plan Review and Special Permit continuations relative to Pride Stores, LLC.

EILLEN REGAN noted that she would not be present March 10, 2015.

C) Minutes

A motion was made by MIMI PANITCH and seconded by EILEEN REGAN to approve the minutes as listed on the agenda as well as October 28, 2014 Public Hearing Minutes (amend Auto-related Special Permit Application). The motion carried 5-0.

D) Other Business

Planning Staff submitted draft documents relative to Public Information Request Forms. JEFFREY BURKOTT explained that many requests have come forward mainly from Realtors and Appraisers that require a lot of time and research. The forms and associated fees have been modeled after the Building Department forms. The Board discussed if the fee based on the lowest paid person, were sufficient. JEFFREY BURKOTT responded that he believed the fee scale was statute. MARCOS MARRERO added that the law allows us to recover the cost of research and not the ability to inflate the charge.

E) Correspondence

A PVPC Memorandum & Agenda for 2015 was submitted to the Board.

Recess

MIMI PANITCH, at 6:25 p.m., called for a motion to recess the Planning Board Meeting for the purpose of attending the Joint Public Hearing with the City Council Ordinance Committee. A motion was made by EILEEN REGAN and seconded by MARK JOY. The motion carried 5-0.

Resume

MIMI PANITCH, at 7:30 p.m., called for a motion to reopen the Planning Board Meeting for the purpose of discussing Lyman Terrace Revitalization Project. A motion was made by EILEEN REGAN and seconded by MARK JOY. The motion carried 5-0.

2. Site Plan Review, Section 10; Special Permit, Section 5.4 Multiple Principal Structures; and Special Permit, Section 6.1.7 Reduction of Parking Requirements Continuations (9/23/14, 9/30/14, 10/28/14, 12/9/14), Lyman Terrace Revitalization, 2-16 Court Street

PARKING

The Board reviewed the draft Notice of Decision for a Special Permit from the Parking Requirements.

JOHN KELLEY stated that the reduction was not deleterious to the neighborhood as the existing project currently has no on-site parking and an additional 24 spaces were obtained.

MIMI PANITCH stated that based on the survey projections conducted by the Holyoke Housing Authority, there are +/-70 cars that are owned by the residents and therefore adequate parking would be available.

A motion was made by JOHN KELLEY, to approve the Special Permit application for a Reduction from the Parking Requirements, and seconded by MARK JOY. The motion carried 5-0.

MULTIPLE PRINCIPAL STRUCTURES

A motion was made by JOHN KELLEY, to approve the Special Permit application for Multiple Principal Structures, and seconded by MARK JOY. The motion carried 5-0.

SITE PLAN REVIEW

The Board reviewed the Draft Notice of Decision with Conditions for Site Plan Review Approval. A motion was made by MARK JOY, to approve the Notice of Decision with Conditions as amended, and seconded by JOHN KELLEY. The motion carried 5-0.

Recess

MIMI PANITCH, at 7:40 p.m., called for a motion to recess the Planning Board Meeting for the purpose of opening the Public Hearings regarding Pride Stores and Holyoke Hotel. A motion was made by JOHN KELLEY and seconded by EILEEN REGAN. The motion carried 5-0.

Resume

MIMI PANITCH, at 9:08 p.m., called for a motion to reopen the Planning Board Meeting for the purpose of discussing Holyoke Hotel. A motion was made by EILEEN REGAN and seconded by MARK JOY. The motion carried 5-0.

3. Site Plan Review, Section 10, and Special Permit, Sect 5.4 Multiple Principal Structures Continuations (11/25/14), Shield Hotel Mgt, Holyoke Hotel, 245 Whiting Farms Road

A Draft Notice of Decision regarding the Special Permit for Multiple Principal Structures was distributed to the Board.

JOHN KELLEY noted that the only change from the previously approved Special Permit for Multiple Principal Structures (SPR #95) was that the Rest/Retail footprint had been reduced.

A motion to approve the Special Permit for Multiple Principal Structures was made by MARK JOY and seconded by JOHN KELLEY. The motion carried 5-0.

A draft Notice of Decision with Conditions regarding a Site Plan Review (SPR) was distributed to the Board.

JOHN FURMAN clarified that the previously approved SPR Notice of Decision (#95) would be deemed null and void. JEFFREY BURKOTT responded yes.

JEFFREY BURKOTT noted that prior to the issuance of a Building Permit the Applicant would:

- Comply with the Planning Department letter dated January 12, 2015.
- Satisfy the comments listed by the Fire Department in an email dated November 18, 2015.
- Satisfy the comments listed by the City Engineer in a letter dated January 12, 2015.
- The posting of a \$100,000 bond shall be in form and substance acceptable to the City Solicitor; the Planning Board shall approve any reduction to the bond.

MIMI PANITCH called for a motion to approve the waivers as listed on the Draft SPR Notice of Decision. A motion was made by MARK JOY and seconded by JOHN KELLEY. The motion carried 5-0.

A motion was made by JOHN KELLEY and seconded by MARK JOY to approve the SPR Notice of Decision (#101) with 23 conditions as amended. The motion carried 5-0.

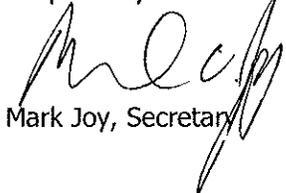
4. Site Plan Review, Section 10, and Special Permit, Section 6.4.6.4 Increase in Size Sign Continuations (12/9/14) - Pride Stores, LLC, 1553 Dwight Street

The Public Hearing was continued until Feb 10, 2015 at 6:30 p.m.

Adjournment

There being no further business to come before the Planning Board, MIMI PANITCH, at 9:32 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 5-0.

Respectfully submitted


Mark Joy, Secretary