

**Public Hearing Minutes  
Planning Board**

**SITE PLAN REVIEW – PRIDE STORES, LLC, 1553 DWIGHT STREET  
SPECIAL PERMIT, INCREASE IN SIZE SIGN**

(The Stormwater Authority Public Hearing was held at 6:30 p.m.)  
(meeting is being recorded)

On Tuesday, February 10, 2015, the Holyoke Planning Board held a Public Hearing (continued from 12/9/14) regarding a Site Plan Review and a Special Permit submitted by Pride Stores, LLC for the property located at 1553 Dwight Street. The meeting was held at 7:00 p.m. in the 4<sup>th</sup> Floor Conference Room of the City Hall Annex, 20 Korean Veterans Plaza, Holyoke, Massachusetts.

**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

**Others Present**

Robert Bolduc .....	Pride Stores, LLC
Edward Owens .....	120 Front Street
John Furman .....	Vanasse Hangen Brustlin (VHB)

MIMI PANITCH, at 7:25 p.m., called for a motion to reopen the Planning Board Public Hearings. A motion was made by JOHN KELLEY and seconded by MARK JOY. The motion carried 5-0.

ROBERT BOLDUC provided a brief overview of the existing property and the proposed project. He stated that the existing structure would be demolished and a new convenience store with fast food would be constructed. Internally, it would be designed with low shelving, bright lighting, and large front glass windows. The site would include a center canopy, new sidewalks, curbing, and signage. The structure would be faced with polished Italian marble, neutral in color, to always look clean and graffiti proof. The flat roof would house the HVAC units, and the fuel options would be gas and diesel.

JOHN KELLEY noted that the Board had received several Departmental and Staff comments (2-10-15) and asked if they had been addressed. MIMI PANITCH responded that the applicant, having just submitted responses to the comments, indicated that he would be seeking a continuance to allow Staff ample time to review.

JEFFREY BURKOTT stated that he would respond to the response comments in writing but wanted clarification on a few items.

- Can the Dumpster be relocated from the northwest corner of the parcel to the northeast corner of the project for employee convenience or could the northeast area be grassed-in. ROBERT BOLDUC responded that he would prefer to grass-in the northeast corner; the proposed northwest location would be shielded and the nearest house is situated much farther north.

JOHN KELLEY asked what the level of contamination on the site was. ROBERT BOLDUC responded that a DEP Phase I had been conducted and there may be soil contamination which Pride was prepared to address and mitigate. They have received a Certificate of Compliance from the DEP which means that State funding is available to assist in the clean up. The underground storage tanks would be removed and Pride’s policy is to remove any contamination off-site; there may be a treatment system behind the dumpster to treat the groundwater. At JEFFREY BURKOTT’S request, a copy of the Certificate of Compliance would be made available for review.

- JEFFREY BURKOTT asked if the proposed driveway width, which exceeds the City’s driveway standards, could be reduced for safety (speed) purposes. ROBERT BOLDUC responded that the DPW had just approved the driveway width with the inclusion of rumble strips at each access driveway. JOHN FURMAN added that the ADA compliant sidewalks would continue along the driveways.

EILEEN REGAN asked if there would be internal directional signage. ROBERT BOLDUC responded yes.

EILEEN REGAN asked if there would be liquor sales at the convenience store. ROBERT BOLDUC responded no.

- JEFFREY BURKOTT asked the reason why that the proposed site lighting exceeded the "1 candle" at the property line requirement. ROBERT BOLDUC responded that the area was very dark and the inability to exceed that requirement would be a deal breaker; poor lighting would result in a substantial loss of business. If need be, a shroud could be added to the lighting fixtures to help direct the lighting although the lighting levels typically diminish after 6 months of use.

JOHN FURMAN stated that a Traffic Impact Statement had been provided (Nov 14, 2014). A full traffic count was not performed as they believed it was not warranted based on the data, as listed on Table 2 of the ITE Trip Generation Booklet. The current service (ITE) for a service station estimates 1,010 vehicle trips per day, and a convenience store with fueling pumps shows 1,620 vehicle trips per day. The difference of 610 fell under the 700 vehicle trips per day that would generate a full traffic count. Pass-by figures were not taken into account as the applicant noted that the site was not a destination location. A visit to the Northampton Street intersection determined that the pedestrian crossing signal needed to be adjusted which they intended to address. MR FURMAN asked the Board's position on requiring a traffic count. The Board agreed that additional substantive information would not be gained and therefore a full Traffic Study was not warranted unless the City Engineer thought otherwise.

MATTHEW SOKOP asked if steps had been taken to determine what may be required to adjust the pedestrian crossing issue. JOHN FURMAN responded that Dave Greenberg (VHB) believed that it may be adjusting the cycle timing. ROBERT BOLDUC stated that they would be committed to fixing the timing issue; anything more substantial they would discuss with the Board. (Matthew Sokop and Dave Greenberg met on-site on 2-13-15; a Summary of Findings will be issued.)

JOHN FURMAN stated that the Stormwater Authority had approved a Stormwater Permit.

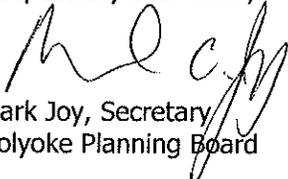
MIMI PANITCH asked for those that wished to speak in favor or against, or to ask questions to come forward.

EDWARD OWENS stated that he was indifferent to the Pride Station and thought the proposed plan looked good. However, he wondered how the adjacent convenient store felt about a Pride convenient store. He referenced his objection to the recently approved Lyman Terrace Project. JOHN KELLEY responded that this was not the forum to air his objection. MIMI PANITCH encouraged MR. OWEN to stay for the Planning Board meeting.

### **Adjournment**

There being no further business to come before the Board, MIMI PANITCH, at 7:46 p.m., called for a motion to continue the Public Hearing until March 24, 2015 at 6:00 p.m. A motion was made by JOHN KELLEY and seconded by MARK JOY. The motion carried 5-0.

Respectfully submitted,



Mark Joy, Secretary  
Holyoke Planning Board