

**Public Hearing Minutes  
Planning Board**

**SITE PLAN REVIEW – PRIDE STORES, LLC, 1553 DWIGHT STREET  
SPECIAL PERMIT, INCREASE IN SIZE SIGN  
(meeting is being recorded)**

On Tuesday, February 24, 2015, the Holyoke Planning Board held a Public Hearing (continued from 2/10/15) 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
John Kelley .....	Member

**Planning Staff**

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

**Others Present**

Harry Montalvo .....	Easthampton Savings Bank
Robert Bolduc .....	Pride Stores, LLC
John Furman .....	Vanasse Hangen Brustlin (VHB)

MIMI PANITCH, at 6:08 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 4-0.

JEFFREY BURKOTT reviewed the responses to the comment letter dated 2-24-2015.

- Regarding #5 second bullet, ROBERT BOLDUC stated that he would include 6x6 Junipers in the empty space that abuts the Holyoke Park & Recreation property to the west. Plans would be amended.
- Regarding #6, the vinyl fence will be moved up to the top of the grade; landscaped with English Ivy which requires no maintenance; and the storm water run-off to the abutting property grade, which currently exists, will only occur during the germination period.
- Regarding #7, the drive-thru lane was proposed at 16 feet wide which included a pass-by lane and landscape stone; 12 foot width and increase in stone was preferred. Asphalt was proposed between the 2-foot Cape Cod berm and the building. Changes would be noted on the plans.
- Regarding #8, parking space requirements were recalculated to include kitchen(s), seating, counters, self service, coolers, storage, and fueling locations. Two parking spaces near the dumpster have been reserved for snow storage.
- Regarding #17, ROBERT BOLDUC stated that with the exception of the "D" type flood lights' all of the fixtures were dark sky compliant. JEFFREY BURKOTT clarified that the lighting should not spill over into the abutting parcels or right-of-way. ROBERT BOLDUC stated that he could add back shields but, due to the lack of street lighting, he was concerned vehicles would not be able to see the curb cut. JOHN KELLEY suggested that he contact the Holyoke Gas & Electric Department for assistance with street lighting. JOHN FURMAN responded that the lighting details will be amended to include the shielding and will be available by the next meeting.
- Regarding #19, if contamination was found, cleanup and the installation of a pumping station would occur.
- Regarding #21 first bullet, ROBERT BOLDUC would relook at whether or not the fuel pricing was necessary on the canopy sign; the Board thought it may be overkill.
- Regarding #21 second bullet – revised plans were forthcoming.
- Regarding #26, 11 cars could queue without blocking the entrance.
- Regarding #31, ROBERT BOLDUC reassured the Board that there would be no vehicular congestion in the right-of-way when the fueling truck was backing up as it occurs "very safely and quickly".
- Regarding #32, ROBERT BOLDUC stated that if there was a need, the HVAC units would be shielded.
- Regarding #33, a construction plan stamped by a Registered Professional (Architect) will be submitted to the Building Commissioner; an elevation plan stamped by a Registered Engineer will be submitted to the Board for review.
- Regarding #39, a bike rack will be included on the plans.
- Regarding #48, JOHN FURMAN stated that the pedestrian signal issue was either that the controller lost the program and would need to be reinstalled, or the load switch has burned out; about a \$1,000 fix. A finding will be forthcoming.

- Regarding #49, vacuums/air pumps will be installed and shown on the amended plans.
- Regarding #50, there will be no external ice cabinet.
- Regarding #51, ROBERT BOLDUC stated that a Permit for propane tanks would be submitted to the Fire Department. The Board requested that the location be to the left of the building entrance door(north).

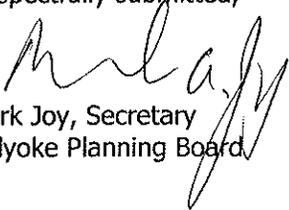
JOHN FURMAN requested a meeting to discuss the updates prior to the March 10<sup>th</sup> meeting.

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

**Adjournment**

There being no further business to come before the Board, MIMI PANITCH, at 6:56 p.m., called for a motion to continue the Public Hearing until March 10, 2015 at 7:30 p.m. A motion was made by JOHN KELLEY and seconded by MARK JOY. The motion carried 4-0.

Respectfully submitted,



Mark Joy, Secretary  
Holyoke Planning Board