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, March 10, 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 4th Floor Conference Room of the City Hall Annex, 20 Korean Veterans Plaza, Holyoke, Massachusetts.

Attendance:

Planning Board		**Planning Staff**	
Mimi Panitch	Chairman	Marcos Marrero.....	Director
Christian LaChapelle.....	Vice-Chairman	Jeffrey Burkott	Principal Planner
Mark Joy	Secretary	Claire Ricker	Senior Planner
John Kelley	Member	Sharon Konstantinidis.....	Head Clerk

Others Present

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

MIMI PANITCH, at 7:33 p.m., called for a motion to reopen the Planning Board Public Hearings. A motion was made by JOHN KELLEY and seconded by CHRIS LACHAPELLE. The motion carried 4-0.

JEFFREY BURKOTT reviewed the responses to the comment letter dated 3-10-2015.

- Regarding #8, the two van accessible spaces would be located to the north (front) with a hatched area between them;
- Regarding #17, the amended plans received still show some high candle numbers; the applicant will reduce the flood light wattage to reduce the lighting candles;
- Regarding #21 first bullet, pricing and "Pride" would be listed on the canopy; pricing would also be listed on the pylon facing west (Northampton St);
- Regarding #21 second bullet – the Special Permit request was for the proposed 78 square foot pylon sign;
- 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, the stone area will be extended to incorporate the picnic table which is 40 feet from the front door.
- Regarding #48, JOHN FURMAN stated that a service call had been scheduled to replace the traffic light load switch at the Northampton Street and Dwight Street corner (about a $1,000) provided it is not determined that the issue lies with the controller.
- Regarding #49, the vacuum located to the north corner will be relocated to the west parking area.
- Regarding #53, ROBERT BOLDUC stated that the radius was measured at the narrowest point. The DPW had approved a permit for a 36 foot curb cut width. JEFFREY BURKOTT noted that the driveway width appeared to be wider at the parcel line than what was allowed per Ordinance. The plans were reviewed.

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
At 8:27 p.m. MARK JOY made a motion to close the Public Hearing; there was no second on the motion. The Board discussed continuing the Public Hearing to allow more time to review the project. MIMI PANITCH, at 8:32 p.m., called for a motion to continue the Public Hearing until March 24, 2015. A motion was made by JOHN KELLEY and seconded by CHRISTIAN LACHAPELLE. The motion carried 4-0.

Respectfully submitted,

Mark Joy, Secretary
Holyoke Planning Board