Public Hearing Minutes
Planning Board

SITE PLAN REVIEW – HOLYOKE HOTEL RESTAURANT2/RETAIL BUILDING, 245 WHITING FARMS ROAD
(meeting is being recorded)

On Tuesday, March 24, 2015, the Holyoke Planning Board held a Public Hearing regarding a Site Plan Review submitted by Shield Hotel Management for the property located at 245 Whiting Farms Road. The meeting was held at 6:00 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
Eileen Regan	Member		

Others Present			
Robert Bolduc	Pride Stores, LLC	Erin Butler	CDSG, CT
Robert Benard Jr.	U.S. Tsubaki	Jon Butler	CDSG, CT
Ed Diamond	Russell & Dawson, East Hartford, CT.		
Utkarsh Patil	Russell & Dawson, East Hartford, CT.		

MIMI PANITCH, at 6:20 p.m., called for a motion to open the Planning Board Public Hearing. A motion was made by MARK JOY and seconded by JOHN KELLEY. The motion carried 5-0.

ED DIAMOND stated that the proposed building was approved as part of the Master Plan Site Plan Review for Holyoke Hotel (File #101) with the exception of an added mechanical utility room. The simple modern structure is proposed at 8,262 square feet (28 feet high to the top of the parapet and the lowest point at 20 feet) and incorporated the design characterizes of the adjacent buildings. MR. DIAMOND added that the building would be constructed of a concrete split-face material. The signage was proposed at 45 square feet for each which may change at the request of the tenant(s). Building samples were reviewed.

ED DIAMOND reviewed the March 24, 2015 Russell and Dawson response letter to the Planning Department comments dated March 23, 2015.

The outstanding application documents were submitted; waiver requests were submitted as many of the requirements were approved during the Master Plan, and all responses to the Planning Department comments/questions were accepted.

JEFFREY BURKOTT stated that this structure is the first of several to come forward where the approved Master Plan covered many of the requirements. He added that some of the Master Plan (File #101) details required (signage, truck idling) will be a listed as Conditions in the Notice of Decision.

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
MIMI PANITCH, at 6:43 p.m., called for a motion to close the Public Hearing. A motion was made by JOHN KELLEY and seconded by MARK JOY. Under discussion: MIMI PANICH questioned if there was any outstanding information relative to signage and truck idling. The Board agreed that the outstanding information would be covered in the Notice of Decision. The motion carried 5-0.

Respectfully submitted,

Mark Joy, Secretary
Holyoke Planning Board