

**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 24, 2015, the Holyoke Planning Board held a Public Hearing (continued from 3/10/15) 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 6:00 p.m. in the 4<sup>th</sup> Floor Conference Room of the City Hall Annex, 20 Korean Veterans Plaza, Holyoke, Massachusetts.

Attendance:

**Planning Board**

Mimi Panitch .....	Chairman
Christian LaChapelle.....	Vice-Chairman
Mark Joy .....	Secretary
John Kelley .....	Member
Eileen Regan .....	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	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 6:02 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.

JEFFREY BURKOTT noted that an amended lighting plan had been received and the outstanding comments as listed on the "VHB Memorandum" dated February 19, 2015 were reviewed.

- Regarding #17, the applicant had agreed to revisit the lighting on the site within 1 year and would address any complaints.
- Regarding #48, MR. BOLDUC stated that VHB had paid for the replacement of the traffic light load switch at the Northampton Street and Dwight Street intersection corner; the main controller board would also need to be replaced (\$3,200) which he felt was not their responsibility. They would pay the \$1,800 as previously agreed upon; the additional cost would be the City's responsibility.

MARK JOY replied that the applicant should not be required to fix the main controller since the repairs were not part of the Pride site. MIMI PANICH agreed and asked what the cost of a traffic study that the Planning Board did not require would be. MR. BOLDUC replied that he did not know and added that Pride has made many concessions to the City. JOHN KELLEY agreed and noted that Pride would not be the only business benefiting from this repair. JEFFREY BURKOTT added that the City also did not require shielding of the HVAC units, accepted the reduction to the pavement to be installed, and waived a traffic study that could have mitigated restriping and new pedestrian access to the site. MR. BOLDUC replied that there have also been addition expenses to the site at the request of the City.

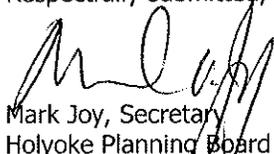
The Board viewed and accepted the amended lighting plan.

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 6:10 p.m., called for a motion to close the Public Hearing. A motion was made by MARK JOY and seconded by JOHN KELLEY. The motion carried 5-0.

Respectfully submitted,



Mark Joy, Secretary  
Holyoke Planning Board