

Planning Board Meeting
(meeting is being recorded)

On Tuesday, March 24, 2015 the Holyoke Planning Board held a Public Meeting in the 4th Floor Conference Room, City Hall Annex, Holyoke City Hall, Holyoke, MA 01040 at 6:00 p.m.)

Attendance:

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	Erin Butler	CDSG, CT
Robert Benard Jr.	U.S. Tsubaki	Ed Diamond	Russell & Dawson, E. Hrtfd, CT.
Jon Butler	CDSG, CT	Ufkarsh Patil	Russell & Dawson, E Hrtfrd, CT.

OPEN

At 6:10 p.m., MIMI PANITCH called for a motion to open the Planning Board meeting. A motion was made by MARK JOY and seconded by JOHN KELLEY. The motion carried 5-0.

ZONE CHANGE/ SITE PLAN REVIEW/ SUBDIVISION /SPECIAL PERMIT

1. Site Plan Review, Section 10, and Special Permit, Section 6.4.6.4 Increase in Size Sign Continuations (12/9/14) - Pride Stores, LLC, 1553 Dwight Street

A draft Notice of Decision with Conditions was distributed to the Board.

EILEEN REGAN, regarding condition #7, asked for clarification relative to "safety hazard or nuisance". JEFFREY BURKOTT explained that "safety" would be if it was determined that the site lighting caused an accident and "Nuisance" being the bright lights shining into abutters windows or distracting to passing traffic. JOHN KELLEY asked who would make that determination. JEFFREY BURKOTT replied that the Police reports and abutter complaints would be the catalyst.

MARK JOY made a motion to approve the Site Plan Review with Conditions and the Special Permit for an Increase in Size Sign. The motion was seconded by CHRIS LACHAPELLE. The motion carried 4-0 (Eileen abstained, absent 3/10)

RECESS

At 6:18 p.m., MIMI PANITCH called for a motion to recess the Planning Board meeting for the purpose of hearing the SPR for Holyoke Hotel Restaurant2/Retail Building. A motion was made by MARK JOY and seconded by EILEEN REGAN. The motion carried 5-0.

RESUME

At 6:44 p.m., MIMI PANITCH called for a motion to reopen the Planning Board meeting. A motion was made by JOHN KELLEY and seconded by MARK JOY. The motion carried 5-0.

2. Site Plan Review, Section 10 – Holyoke Hotel Restaurant2/Retail Building, Shield Hotel Management, 25 Whiting Farms Road

A draft Notice of Decision with Conditions was distributed and read to the Board. Based on information heard, the draft Notice of Decision needed to be updated and amended. MIMI PANITCH noted that there was a Planning Board meeting scheduled in a week and continuing the vote until then would assure a thorough review of the Master Plan and the submitted information. A motion was made by MARK JOY and seconded by JOHN KELLEY to table approving the Notice of Decision until March 31, 2015. The motion carried 5-0.

3. Site Plan Review Amendment (File#92) – U.S. Tsubaki, 821 Main Street

ROBERT BERNARD submitted technical specs relative to the sound enclosures and a noise reduction case study. Readings on the site were 85 decibels at the building, 65 decibels at the solar field, and 65 decibels at the Meadow Street abutters. The sound enclosure would likely reduce the noise by 25 decibels yielding the sound at the abutters at 34-40 decibels: equivalent to the sound of people talking. The proposal is to enclose the 3 main exhaust fans, 1 heat exchanger, and 1 heat exhaust on the building. He added that other than the complaint in 1996 of metal pinging, which resulted in the requirement of closing the doors after 8:00 p.m., there have been no complaints regarding noise.

JEFFREY BURKOTT read the amendments that were being sought and stated that as-built plans were needed prior to obtaining a Certificate of Occupancy (CO); revised plans were submitted.

The Board discussed that time was needed to review the submitted material relative to the noise levels. JEFFREY BURKOTT responded that he would seek additional information from the Building Commissioner and Board of Health.

A motion was made by MARK JOY and seconded by EILEEN REGAN to postpone granting the amendments to the Site Plan Review until March 31, 2015 in order for staff to acquire additional information. The motion carried 5-0.

PLANNING BOARD BUSINESS

A) Project Updates/Old Business/New Business

Rail Platform – MARCOS MARRERO stated that the first section of the platform had been constructed and that he was hopeful that they will continue to expedite construction. JOHN KELLEY asked what the expected completion date was. MARCOS MARRERO replied that the proposed plan was to be operating in 3 phases: the 40 foot primary platform, the entire platform, and then the entire project. He added that it may be more advantageous to delay the service in order to complete the entire project: if the total time and money saved is significant the process may change.

Mass Historic Grant – CLAIRE RICKER announced that a \$12,000 Grant has been received from Mass Historic towards the \$30,000 preservation plan; additional CBGD funding has been sought to close the gap.

B) Meeting Schedule

The next Planning Board meetings scheduled were:

March 31, 2015- Ordinance Committee Zone Changes: Whiting Farms Road-18 Acre BG to BH, Gary Rome and Whiting Farms Road-18 Acre BG to RM20, Helen Norris

April 14, 2015 - Ordinance Committee Zone Changes: 200 Whiting Farms Road BG to BH, James Lavelle.

C) Minutes

A motion was made by JOHN KELLEY and seconded by EILEEN REGAN to approve the minutes as listed on the agenda and also the January 22, 2013 Planning Board meeting minutes. The motion carried 5-0.

D) Other Business

There was no other business to come before the Board.

E) Correspondence

MIMI PANITCH stated that she received a request, from Olivia Mausel of the Historic Commission, to submit a letter in support of the proposed Polish Historic District. After a brief discussion, the Board felt that since the letter was not a requirement of the Board, an opinion letter would not be appropriate.

Adjournment

There being no further business to come before the Planning Board, MIMI PANITCH, at 7:10 p.m., called for a motion to close the Planning Board Meeting. A motion was made by MARK JOY and seconded by EILEEN REGAN. The motion carried 5-0.

Respectfully submitted,


Mark Joy, Secretary
Holyoke Planning Board