

**Joint Public Hearing Minutes  
City Council Ordinance Committee / Planning Board  
Zone Change – Parking as a Principal Use by Special Permit  
(meeting is being recorded)**

On Tuesday, April 14, 2015, the Holyoke Planning Board held a Joint Public Hearing with the Ordinance Committee of the City Council to discuss parking as a principal use by special permit. The meeting was held in the City Council Chambers, 536 Dwight Street, Holyoke, Massachusetts at 6:30 p.m.

Attendance:

**Planning Board**

|                           |               |
|---------------------------|---------------|
| Mimi Panitch .....        | Chairman      |
| Christian LaChapelle..... | Vice-Chairman |
| Mark Joy.....             | Secretary     |
| John Kelley.....          | Member        |
| Eileen Regan .....        | Member        |
| Harry Montalvo .....      | Associate     |

**Planning Department**

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

**Ordinance Committee**

|                             |                    |
|-----------------------------|--------------------|
| Rebecca Lisi .....          | At Large Councilor |
| Gordon Alexander.....       | Ward 7 Councilor   |
| Linda Vacon.....            | Ward 5 Councilor   |
| David Bartley .....         | At Large Councilor |
| Jennifer Chateaufneuf ..... | At Large Councilor |

**City Council**

|                       |                    |
|-----------------------|--------------------|
| Joseph McGiverin..... | At Large Councilor |
|-----------------------|--------------------|

**Others Present**

|                 |  |
|-----------------|--|
| Kara Cunha..... | 2 <sup>nd</sup> Assistant City Solicitor |
|-----------------|--|

MIMI PANITCH, at 9:01 p.m., (Following the Zone Change Public Hearings regarding SC Zones) called for a motion to open the Public Hearing for the above mentioned Zone Change Amendment. A motion was made by EILEEN REGAN and seconded by MARK JOY. The motion carried 5-0.

COUNCILOR LISI stated that the original Order filed had gone stale and therefore was refilled. COUNCILOR ALEXANDER responded that the intent of the Order was sparked by the YMCA parking situation. It was a way for downtown business, with insufficient parking, to achieve obtaining the parking requirements through the use of a property adjacent to or across the street.

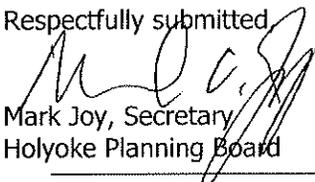
COUNCILOR LISI stated that downtown parking issues were not unique to the YMCA. The adoption of the Special Permit would be to allow parking as a primary use in the DR district. She asked the Planning Department if the parking analysis has been completed. MARCOS MARRERO responded that for over a year the Department had been working with the Pioneer Valley Planning Commission to address downtown parking issues. Currently, the Planning Board has the discretion to reduce the parking in urban areas with otherwise applicable parking requirements. What has not been resolved is a development that wants to provide parking as an amenity to its members. For example, there are parcels that could serve as housing, but does not have enough parking.

COUNCILOR LISI requested that an outline of the document be forwarded to all the Councilor’s. MARCOS MARRERO agreed.

KARA CUNHA submitted a document outlining the potential changes requested by the Ordinance Committee. COUNCILOR VACON requested that the Planning Department provide feedback, by the next Hearing date, relative to how the legal language translates to practical reality.

MIMI PANITCH at 9:13 p.m. called for motion to continue the Public Hearing until May 12, 2015 at 6:30 p.m. 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