

**Planning Board Meeting**  
(meeting is being recorded)

On Tuesday, April 14, 2015 the Holyoke Planning Board held a Public Meeting in the 4<sup>th</sup> 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
Harry Montalvo .....	Associate

**Planning Staff**

Marcos Marrero.....	Director
Jeffrey Burkott .....	Principal Planner
Sharon Konstantinidis.....	Head Clerk

**Others Present**

Robert Bernard ..... U.S. Tsubaki

**OPEN**

At 6:00 p.m., MIMI PANITCH called for a motion to open the Planning Board meeting. A motion was made by EILEEN REGAN and seconded by MARK JOY. The motion carried 5-0.

**ZONE CHANGE/ SITE PLAN REVIEW/ SUBDIVISION /SPECIAL PERMIT**

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

JEFFREY BURKOTT, as a follow up from 3/24 Planning Board Meeting, provided a DEP fact sheet regarding Noise Pollution Policy, a response dated April 2, 2015 to the three questions raised by the Board at the last meeting, and the Building Commissioner’s outstanding comments. He stated that he met on site with the Board of Health (BOH) Director to listen to the level of noise coming from the exterior heat exchangers as there is currently no sound dampening system in place. MR. BURKOTT added that it was difficult to determine what the final noise level would be without the sound enclosures being installed. Although the City did not have the sound testing equipment, it could be obtained through the DEP.

ROBERT BERNARD stated that to his knowledge all the Building Commissioner comments had been addressed by PDS with the exception of the air balancing.

The BOARD discussed if there was a need for testing prior to the installation of the sound enclosure when the applicant would be required to comply with the State and Local Regulations. This requirement would be a condition of the Notice of Decision as would also be requiring the applicant to mitigate any abutter complaints of noise.

ROBERT BERNARD, with regards to the proposed fencing at the south and north ends, stated that the Fire Department only required that they have emergency access and were amenable to driving over a curb if there were none. He asked the Board’s opinion and stated that a curb cut may confuse the neighbors and would be a significant expense. JEFFREY BURKOTT responded that such approval may not under the Planning Board’s purview but in fact the Fire Department and City Engineer. He noted that the Meadow Street side, which abuts a residential street, was technically a front yard and if the proposed fence exceeded 4 feet in height, that a Special Permit to exceed the fence height would be required through the Planning Board.

JEFFREY BURKOTT regarding the letter dated April 2, 2015, noted that MR. BERNARD responded that providing a letter from a sound engineer certifying the effectiveness of the sound dampening system was costly and would provide the same results; a 20-25 drop in the higher range decibel levels. MR. BERNARD stated that he would have no issue complying with the regulations and mitigating any complaints relative to noise.

A draft Notice of Decision with Conditions was distributed. MIMI PANITCH recommended that in the absence of time, the Notice of Decision be reviewed at the April 28, 2015 Planning Board meeting. The Board Members were in agreement.

**2. Zone Change BG to RM20 – Whiting Farms Road 18-Acre Parcel, Helen Norris**

The Public Hearing was closed at 8:05 p.m.

**3. Zone Change BG to BH – Whiting Farms Road 18-Acre Parcel, Gary Rome**

The Public Hearing was closed at 8:05 p.m.

**4. Zone Change BG to BH – 200 Whiting Farms Road, Francis Lavelle**

The Public Hearing was closed at 8:30 p.m.

**5. Zone Change Petition – Parking as a Principal Use by Special Permit**

The Public Hearing was continued until May 12, 2015.

**6. Zone Change Petition – Create Shopping Center Zone**

The Public Hearing was continued until May 12, 2015.

**7. Zone Change Petition – Create Shopping Center Zoning for Large Districts**

The Public Hearing was continued until May 12, 2015.

**PLANNING BOARD BUSINESS**

**A) Project Updates/Old Business/New Business**

There were no updates at this time.

**B) Meeting Schedule**

The next Planning Board meetings scheduled were:

*April 28, 2015* – SPR Holyoke Hotel (Applebee's)

*May 12, 2015* – Zone Change Continuations: Parking Areas and Vehicle Types, and Auto-Related Use Sections.

**C) Minutes**

A motion was made by EILEEN REGAN and seconded by JOHN KELLEY to approve the March 10, 2015 Public Hearing minutes regarding a Zone Change to amend the Auto Use Application Process and the SPR for Pride Stores, LLC as submitted. The motion carried.

**D) Other Business**

An ANR submitted on April 2, 2015 by John Mulcahy, for 62 Mountain Road, was signed.

**E) Correspondence**

There was no correspondence to come before the Board.

**RECESS**

At 6:28 p.m., MIMI PANITCH discussed the options to close or recess the Planning Board Meeting as she was not in favor of conducting Planning Board business in the City Hall hallways following the Joint Public Hearings with the City Council Ordinance Committee.

CHRIS LACHAPELLE made a motion to close the Planning Board meeting; there was no second.

At 6:29 p.m., a motion was made by EILEEN REGAN and seconded by MARK JOY to recess the Planning Board meeting. The motion carried 3-2.

**RESUME**

At 9:15 p.m. in the City Hall hallway, MIMI PANITCH called for a motion to reopen the Planning Board meeting. A motion was made by EILEEN REGAN and seconded by JOHN KELLEY. The motion carried 5-0.

***Adjournment***

There being no further business to come before the Planning Board, MIMI PANITCH, at 9:15 p.m., called for a motion to close the Planning Board Meeting. A motion was made by EILEEN REGAN and seconded by JOHN KELLEY. The motion carried 5-0.

Respectfully submitted,

  
Mark Joy, Secretary