

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

On Tuesday, May 26, 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     |
| John Kelley .....         | Member        |
| Harry Montalvo .....      | Associate     |

**Planning Staff**

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

**OPEN**

At 7:10 p.m., following the Public Hearing for Parking as a Principal Use by Special Permit, MIMI PANITCH called for a motion to open the Planning Board meeting. A motion was made by JOHN KELLEY and seconded by MARK JOY. The motion carried 4-0.

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

**1. Zone Change Petition Continuation – Parking as Principal Use by Special Permit**

Continued until June 9, 2015 at 6:00 p.m. in the City Hall Council Chambers

**2. Zone Change Petition Discussion – Amend Application Process for Auto Sales & Repair**

JEFFREY BURKOTT submitted revisions to the amendments to the Auto Sales and Auto Repair application process which included Councilor Bartley comments.

MARCOS MARRERO stated that typically the Planning Board would provide a recommendation for changes to the Zone Ordinance and not a City Departments application forms. Although the draft amendments were an improvement, it was not within the purview of the Planning Board to provide changes to such forms.

The Board agreed that there were no Zoning Ordinance changes to recommend, however, the revised documents were acceptable.

A motion was made by CHRIS LACHAPELLE and seconded by MARK JOY to recommend to the Ordinance Committee that the proposed documents offer no changes to the Zoning Ordinance, and accepted that the draft documents for Sales & Repair be submitted to the Ordinance Committee. The motion carried 4-0.

**PLANNING BOARD BUSINESS**

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

- Applebee's – JEFFREY BURKOTT presented updated elevation plans and read the 8 minor changes that affect the exterior of the building that were submitted by John Dunham. (see email dated 5-13-15)
- US Tsubaki – JEFFREY BURKOTT stated that Mr. Bernard was invited to the Planning Board meeting but was unable to attend. They were having an issue with the Notice of Decision #92, condition # 2 (providing an affidavit stating the corrected decibels after the installation of the noise barrier system) as the sound suppression system would not be installed for 8-10 weeks, and requested a waiver from this requirement. He added that the test phase lists the decibels currently at 85 and the sound suppression system was expected to reduce it to 65 decibels.

JOHN KELLEY stated that he was concerned that the abutters would have to deal with listening to the sound of 65 decibels for most of the summer. He suggested that the neighbors could be notified and at the first complaint, would have to shut it down.

CHRIS LACHAPELLE stated that the history of the project speaks for itself; it has not been done according to the regulations from the beginning and amendments from a month ago have not been addressed.

A motion was made by MARK JOY and seconded by CHRIS LACHAPELLE to not waive condition #2 on the Notice of Decision. The motion carried.

- Holyoke Hotel/Rest2Retail – JEFFREY BURKOTT stated that an amendment may be forthcoming as the sign proposed may have changed and would require a Special Permit.

**B) Meeting Schedule**

The next meetings scheduled were:

June 9, 2015 – Ordinance Committee Public Hearing (*Parking as a Principal Use by Special Permit*)

June 23, 2015 – Public Hearing: Regulate Parking Areas & Vehicle Types

July 14, 2015 – Joint Public Hearing: Amend the SC Zone & Create SC Zone for Large Scale Districts

**C) Minutes**

A motion was made by CHRIS LACHAPELLE and seconded by MARK JOY to approve the:

April 14, 2015 Public Hearing minutes as amended (Zone Changes: Whiting Farms Road - 18Acre Parcel (Rome); Whiting Farms Road - 18Acre Parcel (Norris) 200 Whiting Farms Road (Lavelle); Parking as a Principal Use; Create a Lg. Scale SC Zone; and amend the SC Zone). The motion carried 3-0 (John Kelley abstained).

**D) Other Business**

There was no other business to come before the Board.

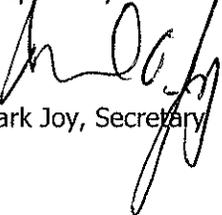
**E) Correspondence**

There was no correspondence to come before the Board.

***Adjournment***

There being no further business to come before the Planning Board, MIMI PANITCH, at 7:30 p.m., called for a motion to close the Planning Board Meeting. A motion was made by MARK JOY and seconded by CHRIS LACHAPELLE. The motion carried 4-0.

Respectfully submitted,



Mark Joy, Secretary