

Planning Board Meeting
(meeting is being recorded)

On Tuesday, July 14, 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
 John Kelley Member
 Harry Montalvo Associate

Planning Staff

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

Others Present

Jim White Go Graphix, 31 Benton Dr, East Longmeadow
 Darby O'Brien Darby O'Brien Advertising, South Hadley
 Justin Mosca Vanesse Hangen Brustlin, Inc. (VHB)
 John Goodhue MGHGCC, 100 Bigelow Street, Holyoke
 Anthony Galvant The Western Group, LLC

OPEN

At 6:09 p.m., MIMI PANITCH called for a motion to open the Planning Board meeting. A motion was made by JOHN KELLEY and seconded by CHRIS LACHAPELLE. The motion carried 4-0.

ZONE CHANGE/ SITE PLAN REVIEW/ SUBDIVISION /SPECIAL PERMIT

1. Special Permit – Increase in Sign Size (Section 6.4.6), Basch Diaessi, LLC / d.b.a. Champ Law

A motion was made by JOHN KELLEY a seconded by CHRIS LACHAPELLE to approve the Special Permit application for an Increase in Sign Size (Section 6.4.6) not to exceed 80 s.f. submitted by Basch Diaessi, LLC / d. b. a Champ Law. The motion carried 4-0.

2. Site Plan Review Amendment – MGHGCC, 1 Bigelow Street

JOHN GOODHUE submitted hard copies of the application and supplemental materials. He stated that in an effort to be more energy efficient, the amendment included the installation of an enclosure with computers containing solar panels that feed electricity to the enclosure. Additionally, there is electrical service through an existing manhole in the event there is not ample solar power. He added that a 6-foot high fence surrounds the enclosure

MIMI PANITCH asked if the 6-foot fence would be adequate for security. JOHN GOODHUE replied that in addition to the fence there was a security guard, security building with cameras, and soon the installation of additional security cameras on the light pole.

JOHN KELLEY asked the material of the fence. JUSTIN MOSCA replied it was chain-link to match the existing side yard fence.

A motion was made by CHRIS LACHAPELLE and seconded by JOHN KELLEY to approve the amendments as presented. The motion carried 3-0.

3. Zone Change Petition Continuation – Amend Shopping Center Zone

Joint Public Hearing continued until July 28, 2015 at 6:30 p.m.

4. Zone Change Petition Continuation – Create Shopping Center Zoning for Large Scale Districts

Joint Public Hearing continued until July 28, 2015 at 6:30 p.m.

5. Zone Change Petition – Review the BG, BH, SC, and IG zones to consolidate or reformulate

Joint Public Hearing continued until September 8, 2015 at 6:30 p.m.

6. Zone Change Petition –Table 5.2 Table of Dimensional Regulations: change BH Zone

PLANNING BOARD BUSINESS

A) Project Updates/Old Business/New Business

- Marcotte Ford – A letter dated July 13, 2015 was presented outlining the minor revisions to the approved Site Plan. A motion was made by CHRIS LACHAPELLE and seconded by JOHN KELLEY to approve the revisions as presented July 14, 2015. The motion carried 3 – 0.

B) Meeting Schedule

MIMI PANITCH stated that due to illness she was not able to attend this evening's Public Hearings. The Board discussed the possible dates to continue the Joint Public Hearings.

The next meetings scheduled were:

July 28, 2015 - Joint Public Hearing: Parking as a Principal Use in the Downtown Zones and potentially the continuation of the two SC Zone Change Text amendments.

August 11, 2015 – Potential Site Plan review for Gary Rome Hyundai and Holyoke Medical Center

August 25, 2015 / Sept 8, 2015 - Potential continuation of the Joint Public Hearings regarding Review the BG, BH, SC, and IG zones and Table 5.2 Table of Dimensional Regulations

C) Minutes

A motion was made by CHRIS LACHAPELLE and seconded by JOHN KELLEY to approve the minutes as presented regarding June 9, 2015 Planning Board Meeting and Public Hearing for Parking as a Principal Use by Special Permit, and June 23, 2015 Planning Board Meeting and Public Hearing for Regulating Parking Areas and Vehicle Types. The motion carried 3-0.

D) Other Business

Designated Signer / Interim Secretary – The Board discussed the need for a Designated Signer and Interim Secretary due to the recent resignation of Mark Joy.

- A motion was made by JOHN KELLEY and seconded by MIMI PANITCH to approve CHRIS LACHAPELLE as the new Designated Signer. The motion carried 3-0.
- A motion was made by CHRIS LACHAPELLE and seconded by MIMI PANITCH to approve JOHN KELLEY as the Interim Secretary. The motion carried 3-0.

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 6:37 p.m., called for a motion to close the Planning Board Meeting. A motion was made by HARRY MONTALVO and seconded by JOHN KELLEY. The motion carried 4-0.

Respectfully submitted,


John Kelley, Secretary Pro Tempore