Planning Board Meeting
(meeting is being recorded)

On Tuesday, September 18, 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 5:00 p.m.

Attendance:

Planning Board		**Planning Staff**	
Mimi Panitch	Chairman	Marcos Marrero.....	Director
Christian LaChapelle.....	Vice-Chairman	Jeffrey Burkott	Principal Planner
John Kelley	Secretary Pro Tempore	Sharon Konstantinidis	Head Clerk
Eileen Regan	Member		

Others Present			
Gary Rome	1000 Main Street	Tim Ferreira	1000 Main Street
Thomas Wilson, Atty	18 Carlton Street	Kim Masiuk	Associated Builders

OPEN
At 5:04 p.m., MIMI PANITCH called for a motion to open the Planning Board meeting. A motion was made by JOHN KELLEY and seconded by EILEEN REGAN. The motion carried 4-0.

ZONE CHANGE/ SITE PLAN REVIEW (SPR)/ SUBDIVISION /SPECIAL PERMIT (SP)

1. **Site Plan Review – Gary Rome Hyundai, Inc.**
MIMI PANITCH called for a motion to reconsider the Site Plan Review vote for Gary Rome Hyundai, Inc. as there was a defect in their previous vote (9-15-15); there will be no public testimony. A motion was made by EILEEN EGAN and seconded by CHRIS LACHAPELLE. The motion carried 4-0.

MIMI PANITCH stated that she had abstained from voting to approve the Notice of Decision making the 3-1 vote ineffective. She was not satisfied that the Conditions as drafted, with no real time to consider the late file information, were sufficient to memorialize what the Board had decided. The ineffective vote has provided time to insure that all the information has been addressed.

MIMI PANITCH stated that this parcel is a transitional piece of property rendering this a delicate situation. For the betterment of the residents, the Board should be more specific in their findings.

Regarding the Notice of Decision, Findings, her amendments to #2 Landscape and Open Space were submitted to the Board. JOHN KELLEY stated that it was too lengthy. EILEN REGAN thought that the language originally presented was sufficient. MIMI PANITCH stated that she hoped to be able to come to an agreement and not have to vote against.

EILEEN REGAN read the legal language regarding abstaining from a vote which indicated that she should have abstained from the beginning and not participated in any of the discussions. MIMI PANICH stated that a "no" vote would be an option; the amendments requested were only a few sentences and did not change the intent of the Board.

CHRIS LACHAPELLE asked what the intent for the amendments was. MIMI PANITCH replied that she wanted to outline the reasons for the Decision. As the parcel is being developed, the Board was relying on the vegetation remaining. When the 2nd phase of the parcel is developed, it would be advantageous to have it in writing the reason for the buffer and its importance to the residents.

After a thorough review of proposed edits and renumbering of conditions, the Notice of Decision was amended.

A motion was made by JOHN KELLEY and seconded by CHRIS LACHAPELLE to approve the Site Plan Review Notice of Decision with 13 Conditions as amended. The Motion carried 4-0 in favor by role call vote.

CHRIS LACHAPELLE - YES
MIMI PANITCH - YES
JOHN KELLEY - YES
EILEEN REGAN - YES

PLANNING BOARD BUSINESS

A) Project Updates/Old Business/New Business
Tabled

B) Other Business
Tabled

ADJOURNMENT
There being no further business to come before the Planning Board, MIMI PANITCH, at 5:37 p.m., called for a motion to close the Planning Board meeting. A motion was made by JOHN KELLEY and seconded by CHRIS LACHAPELLE. The motion carried 4-0.

Respectfully submitted,

John Kelley, Secretary Pro Tempore