

Planning Board Meeting
(meeting is being recorded)

On Tuesday, September 8, 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
Eileen Regan	Member
Harry Montalvo	Associate

Planning Staff

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

Others Present

Michael Wotzak	SMRT, Inc., Architect	John Therrien	Holyoke Medical Center
Spiros Hatiras	Holyoke Medical Center	Ken Costello	SMRT, Inc., Project Manager
Carl Cameron	Holyoke Medical Center	David Moore	Chestnut Park Apartments
Mark Richter	Holyoke Medical Center		

OPEN

At 5:02 p.m., MIMI PANITCH called for a motion to open the Planning Board meeting. A motion was made by EILEEN REGAN and seconded by CHRIS LACHAPELLE. The motion carried 4-0.

MIMI PANITCH called for a motion to recess the Planning Board meeting for the purpose of opening up the Public Hearing for Holyoke Medical Center. A motion was made by JOHN KELLEY and seconded by CHRIS LACHAPELLE. The motion carried 4-0.

At 5:20 p.m., MIMI PANITCH called for a motion to resume the Planning Board meeting. A motion was made by CHRIS LACHAPELLE and seconded by JOHN KELLEY. The motion carried 4-0.

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

1. Site Plan Review – Holyoke Medical Center

A Draft Notice of Decision (NOD) with Conditions was distributed to the Planning Board.

In reviewing the NOD, JEFFREY BURKOTT noted that the most recent revision date was not available; JOHN THERRIEN clarified 9-3-15.

JEFFREY BURKOTT, per the Findings #4 Utilities, noted that Dave Conti of the Water Department was satisfied.

Relative to Findings #5 Circulation, JEFFREY BURKOTT asked if the Board was satisfied that the plan as proposed met the needs of the neighborhood. JOHN KELLEY responded that the applicant has indicated that they would address any circulation issues that would arise. He added that Baystate Medical Center had recently changed their travel path with the development of their new emergency room to separate the ambulances from the pedestrians. The current travel path has worked for years and there was no reason to change it.

MIMI PANITCH noted that several physicians have expressed to her that the proposed plan to separate the ambulances from pedestrians appeared to be safer for the visitors. She noted that there were no residents that attended the Public Hearing but was also sympathetic that the residents will have to continue to deal with emergency vehicles using Portland Street.

EILEEN REGAN noted that she knows first hand that as soon as ambulances turn to Portland Street the sirens are turned off. She recalled Councilor Jourdain mentioned that in his tenure there has never been a resident complaint regarding sirens. She recently visited the site and thought that if using Portland Street were to be eliminated, Corser Street would be better since it was a straight path; using Hospital Drive was not the solution.

The Board reviewed the Draft Notice of Decision with Conditions. A motion was made by JOHN KELLEY and seconded by CHRIS LACHAPELLE to approve the Notice of Decision with Conditions as amended. The motion carried 4-0.

JEFFREY BURKOTT explained the process going forward.

A) Project Updates/Old Business/New Business

- Rail Platform – A ribbon cutting took place Thursday, August 27, 2015; Marcos Marrero rode the train to Springfield. The conditions of the Notice of Decision continue to be addressed.
- Canal Walk – The opening was expected by the end of October.
- Racing Mart/Main Street – EILEEN REGAN questioned if the Board approved the Site Plan with a liquor store. JEFFREY BURKOTT replied that a liquor store was allowed. Blank signs were approved as a package.
- Pride – JEFFREY BURKOTT noted that Pride met all the conditions to be granted a building permit.
- US Tsubaki – CHRIS LACHAPELLE questioned the status of the applicant meeting the Notice of Decision conditions. JEFFREY BURKOTT replied that they have not addressed the sound deadening condition and continue to move forward with the Building Departments issues.
- Marcotte Ford – JOHN KELLEY noted that the new building was moving along.

B) Meeting Schedule

The next meetings scheduled were:

Sept 15, 2015 – Gary Rome SPR, SP for Fence, and SP for Multiple Signs Public Hearings.

Sept 22, 2015 – No meeting due to Primary Elections.

Sept 29th and Oct 6th reserved for possible Solar Fields SPR and/or Gary Rome SPR continuation at 5:00 p.m.

C) Minutes

A motion was made by CHRIS LACHAPELLE and seconded by EILEEN REGAN to approve the minutes as listed on the agenda (August 25, 2015 Planning and P.H. SPR for Holyoke Medical Center). The motion carried 4-0.

D) Other Business

JOHN KELLEY noted that September is typically the month designated for voting for the Planning Board positions and requested that it be on the agenda for Sept 29, 2015.

E) Correspondence

There was no correspondence to come before the Board.

Recess

MIMI PANITCH, at 5:47 p.m., called for a motion to recess the Planning Board Meeting for the purpose of opening the Chestnut Park Apt SPR Amendment and SP to increase the fence height Public Hearing. A motion was made by EILEEN REGAN and seconded by CHRIS LACHAPELLE. The motion carried 4-0.

Resume

MIMI PANITCH, at 6:12 p.m., called for a motion to resume the Planning Board Meeting for the purpose of discussing the Chestnut Park Apt SPR Amendment and SP for an increase in fence height Public Hearing. A motion was made by EILEEN REGAN and seconded by CHRIS LACHAPELLE. The motion carried 4-0.

2. Site Plan Review #94 Amendment – Chestnut Park Apt, 70 Chestnut Street, David Moore

DAVE MOORE explained during the meeting that the amendments to the SPR included a 6-foot high fence in the back alley. A motion was made by JOHN KELLEY and seconded by EILEEN REGAN to approve the SPR #94 Amendment. The motion carried 4-0.

3. Special Permit to Exceed Fence Height - Chestnut Park Apt, 70 Chestnut Street, David Moore

DAVE MOORE explained during the Public Meeting that the SP to exceed the fence height was for a 6-ft high fence in the back alley on top of a 2-ft existing wall; the SP allowed up to 8 feet. A motion was made by JOHN KELLEY and seconded by EILEEN REGAN to approve the SP as presented. The motion carried 4-0.

4. Zone Change Petition Continuation (4/14/15; 5/12/15; 7/14/15; 7/28/15) – Amend SC Zone

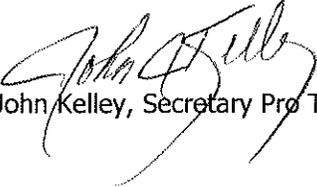
The Public Hearing was continued until October 13, 2015

- 5. Zone Change Petition Continuation (4/14/15; 5/12/15; 7/14/15; 7/28/15) – Create SC Zoning for Large Scale District**
The Public Hearing was continued until October 13, 2015
- 6. Zone Change Petition BL to BG and/or IG – 79 & 83 Lower Westfield Road, Dennis Croteau**
The Public Hearing was continued until December 8, 2015
- 7. Zone Change Petition Continuation (7/14/15) –Table 5.2 Table of Dimensional Regulations: change BH Zone**
The Public Hearing was continued until December 8, 2015
- 8. Zone Change Petition Continuation (7/14/15) – Review the BG, BH, SC, and IG zones to consolidate or reformulate**
The Public Hearing was continued until December 8, 2015

Adjournment

There being no further business to come before the Planning Board, MIMI PANITCH, at 6:14 p.m., called for a motion to close the Planning Board meeting. A motion was made by EILEEN REGAN and seconded by CHRIS LACHAPELLE. The motion carried 4-0.

Respectfully submitted,


John Kelley, Secretary Pro Tempore