Planning Board Meeting
(meeting is being recorded)

On Tuesday, January 12, 2015 the Holyoke Planning Board held a Public Meeting in the 4th Floor Conference Room, City Hall Annex, Holyoke City Hall, Holyoke, MA 01040 following the 5:00 p.m. Public Hearings.

Attendance:

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

Others Present

Chicki (Wendy) Urban ...	186 Pine St.	Karen Betournay	YMCA
Jason Dajani	185 Pine St.	Paul Bessette	YMCA
John LaRose	154 Rock Valley Rd.	Stephen Bosco	430 Appleton St.
Steve Marsden	Marsden Engineering	Daphne Board	191 Pine St.
Paul Murray	Forestdale Cemetery	Mary Katowens	YMCA
Richard Whiting Jr.	Forestdale Cemetery	Jennifer Gilburg	YMCA
Carlene Morton	171 Pine St.	Gladys Lebron-Martinez ..	Ward 1 Councilor
Kathy Viens	171 Pine St.	Patricia Duffy	18 Florence Ave
Mary Quirk-Fallon	None	Joseph Paul	18 Florence Ave
Liz & Porter Burns	144 Rock Valley Rd.	Olivia Mausel	Holyoke Historic Commission
Dan Delaney	Fuss & O'Neill	Peter Serafino	47 No. Canal St.
Aimee Bell	Fuss & O'Neill	Pascale Desi	322 Main St.
John J. Driscoll	330 Whitney Ave.	Cassandra Holden	The Care Center
Suzanne Parker	Girls Inc.	Savali Page	HAP Housing
Michael Moriarty	Olde Holyoke Development	Jonathan Goddard	R. Levesque Associates, Inc.
Marc Sternick	Dietz & Co.	Javier Gonzales	JGL Associates
Attorney Plum	70 Pinehurst Street	Steve Huntley	Valley Opportunity Council

OPEN

At 6:47 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/ SUBDIVISION/SPECIAL PERMIT

1. **Site Plan Review (Section 7.9) – Solar-Forestdale Cemetery, Rock Valley Road (198-00-015), SHR Energy Management, LLC**
   The Board reviewed the Draft Notice of Decision read by MIMI PANITCH and noted that the site visit on December 4, 2015 provided clarity as to the visual buffer from the neighbors. A motion was made by JOHN KELLEY and seconded by CHRIS LACHAPELLE to approve the Notice of Decision with Conditions as presented. The motion carried 4-0.

2. **Site Plan Review Amendment Continued – So Summer St Self Storage (File #89), J. Gonzalez Enterprises, LLC**
   JOHN GODDARD, in addressing the elimination of plantings between the storage facility and the fence, stated that two abutters had requested that there be no plantings installed as noted on their response to the questionnaire.

   The Board questioned the signatures of the abutters as they may not be the legal owner of record. After a brief discussion, it was agreed upon that a condition would be added to the Notice of Decision to read: Subsequent to January 12, 2016, if the current property owner (per Assessor's record) for 619 and/or 629 South Summer Street requests plantings on the common property line, the Applicant (JGL) must come before the Planning Board.

   In addition, JOHN GODDARD addressed the outstanding issue that "the southerly existing curb cut should be closed because it was not accessible per ADA Standards' noting that documentation would be submitted to the Planning

Department showing that the 2nd driveway was eliminated. JAVIER GONZALES stated that the work was completed and that documentation was forthcoming.

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

3. **Special Permit Parking on Adjacent Parcel (Section 6.1.7.1) – 399 Appleton Street, Greater Holyoke YMCA**
   Tabled until after the close of the Public Hearing.

4. **Site Plan Review (Section 7.9) – Library Commons, 193-203 Chestnut St, 117 Essex St, and 210 Elm St., HAP Housing**
   Tabled until after the close of the Public Hearing.

5. **ANR – 170 Mountain View Drive, Norma J. O'Brien Revocable Trust, Jennifer O'Brien**
   JEFFREY BURKOTT explained that the Approval Not Required met the requirements. The Board signed the ANR.

PLANNING BOARD BUSINESS

A) Project Updates/Old Business/New Business

MARCOS MARRERO stated that Jeffrey Burkott received a promotion to Assistant Director of Planning. He explained that advertising had begun for the Planner 1 position (formerly known as the Junior Planner) which would assist in reviewing Site Plan review projects, License Board applications, and perform GIS mapping updates. The Senior Planner position (formerly held by Claire Ricker) would become a Senior Project Manager and oversee the Historic Commission and Infrastructure related projects.

Lynch School – MARCOS MARRERO stated that a Zone Change application was anticipated by the current developer in order to redevelop the property. The City Council voted unanimously to redevelop the property and under the current R1A zone many potential uses are not allowed.

B) Meeting Schedule (tentative):

January 26, 2016 – Special Permit for the YMCA and Site Plan Review for Library Commons Public Hearing continuations
February 9, 2016 - ZC Continuations: 79 & 83 Lower Westfield Road; Table 5.2 Table of Dimensional Regulations; and Review the BG, BH, SC, and IG zones
February 23, 2016 –

C) Minutes

A motion was made by CHRIS LACHAPELLE and seconded by EILEEN REGAN to approve the Meeting minutes from October 27, 2015, November 24, 2015, and December 8, 2015 as amended and listed on the agenda. The motion carried 4-0.

D) Other Business

There was no other business to come before the Board.

E) Correspondence

A copy of the Planning Board letter which was submitted to the City Council outlining the rationale behind the amendments to the SC Zoning was provided.

Adjournment

There being no further business to come before the Planning Board, MIMI PANITCH, at 7:32 p.m., called for a motion to close the Planning Board meeting. A motion was made by CHRIS LACHAPELLE and seconded by EILEEN REGAN. The motion carried 4-0.

Respectfully submitted,

Eileen Regan

Eileen Regan, Secretary