Planning Board Public Hearing Minutes
Site Plan Review & Special Permit Parking – Library Commons
(meeting is being recorded)

On Tuesday, January 26, 2016, the Holyoke Planning Board continued the Public Hearing regarding a Site Plan Review and a Special Permit for a reduction from the parking requirements (Section 6.1.7) for the property located on 193-203 Chestnut Street (005-02-004); 117 Essex Street (005-02-006); 210 Elm Street (005-02-008) submitted by HAP Housing. The meeting was held in the 4th Floor Conference Room, City Hall Annex, 20 Korean Veterans Plaza, Holyoke, Massachusetts at 5:30 p.m.

Attendance:

Planning Board

Mimi Panitch	Chairperson
Christian LaChapelle.....	Vice-Chairman
Eileen Regan	Secretary
John Kelley	Member
Harry Montalvo	Associate

Planning Staff

Marcos Marrero	Director
Jeffrey Burkott	Principal Planner
Sharon Konstantinidis	Head Clerk

Others Present

Gladys Lebron-Martinez ..	Ward 1 Councilor	Peter Serafino	322 Main Street
Anne Teschner	The Care Center	Atty. John J. Driscoll.....	330 Whitney Ave.
Cassandra Holden	The Care Center	Michelle McAdaragh	HAP, Inc.
Marc Sternick	Dietz & Co., LA	Jason Newsman	Dietz & Co.,
Peter Wells	Site Engineer		

MIMI PANITCH, at 5:32 p.m., called for a motion to reopen the Public Hearing. A motion was made by CHRIS LACHAPELLE and seconded by EILEEN REGAN. The motion carried 4-0.

MIMI PANITCH stated that the Public Hearing had been continued from January 12th as there were outstanding issues to be addressed; the Applicant has since worked with Planning Staff on addressing many concerns.

PETER SERAFINO provided an overview of the project and showed the location on the map. He stated that changes were made to the cover page; Sheet D4 was added to the drawing list; a rendering was provided that showed the signage over the commercial space and main entrance; changes were made to the interior southerly corner to note it was commercial/retail space; and construction signage was provided.

PETER WELLS stated that a Stormwater Permit had been granted by the Stormwater Authority. Regarding the Planning Department letter dated January 23, 2016, he stated that a letter had been submitted noting that non-invasive plantings were proposed. Minor revisions to the plans included adding a saw cut and patch line for construction; planting beds were extended and enlarged to allow more stormwater infiltration; a southerly corner sign was added noting a pedestrian crosswalk; the Elm Street parking entrance was reduced to 20 feet; the lighting was adjusted to produce less pollution on site; a "right turn only" sign was added for vehicles exiting the alley onto Essex Street; and bike racks were added in 2 locations. PETER WELLS stated that an infiltration basin and treatment chamber were added with a detail sheet; a note would be added to Sheet L5 that the planting symbols represent a 12-15 year growth; cut sheets were provided for the lighting style fixture and pole; and details were provided for the 4 foot high black chain link fence and concrete apron at the parking entrance.

JEFFREY BURKOTT reviewed the Planning Department letter dated January 23, 2016. He noted that the project was subject to an ANR plan and fulfilling that requirement would be listed as a condition on the Notice of Decision.

Regarding #5, JEFFREY BURKOTT asked if the applicant would be willing to pave the remainder of the alleyway. PETER WELLS stated no due to budgetary constraints.

Regarding #6, JEFFREY BURKOTT noted that the 3 trees proposed to be located in the public right-of-way on Essex Street were removed and asked if they would be relocated. PETER WELLS stated that the 3 trees would be relocated at a later date, to avoid obtaining a permit from the DPW/City Forester and delaying the time of completion due in order to meet the HAP funding guidelines.

Regarding #12, JEFFREY BURKOTT asked for temporary construction sign details and noted that permanent signage was subject to Planning Board review. PETER SERAFINO responded that the sign would be 4' x 8' in size and securely affixed to the building or post in the corner lot; they would submit details and work with the Building Commissioner to meet the guidelines.

Regarding #14, JEFFREY BURKOTT asked for clarification as to the breakdown of the proposed parking. The site requires 94 parking spaces and 54 are proposed. PETER SERAFINO answered that the plans show that parking for the 47 residential units are comprised of 42 designated for the residents, 2 for the property manager and staff, and 4 for The care Center, 1 for the retail space, 0 for the customers, and 5 handicap spaces.

Regarding #16, JEFFREY BURKOTT noted that although the applicant states that customer parking is not anticipated due to its location, the 650 square foot retail space would require 2 parking spaces. EILEEN REGAN asked what the retail space would be. PETER SERAFINO replied perhaps a small bakery, coffee shop, or a complimentary use for their tenants.

Regarding #23, JEFFREY BURKOTT asked for documentation to support that the striped alleyway crosswalk connecting to the handicapped access aisle was ADA compliant. PETER WELLS replied that this practice has been done before. He contacted one of their accessibility experts and the Architectural Access Board and both were not aware of this being an issue. MARC STERNICK added that if it was determined that it was not allowed; they will remove the crosswalk which is only present for extra safety. A letter would be forthcoming.

Regarding #24, JEFFREY BURKOTT asked that the northerly side enclosure be within the light diffusion and that the side access be shown on the plans. Access to the dumpster is not shown on the plans. PETER WELLS replied that the foot candles can be adjusted; the side access is a sliding door; and a walkway to the westerly dumpster will be added to the plans.

CHRIS LACHAPELLE inquired how the adjacent parking lot located at the corner of Essex and Chestnut Streets would not become the Library Commons overflow parking. PETER SERAFINO replied that in addition to onsite parking, there was on-street parking on Essex, Chestnut, and Elm Streets.

MIMI PANITCH asked for those that wish to speak in favor or against the project or to ask questions to come forward.

COUNCILOR LEBRON-MARTINEZ stated that many of the residents were eager to see development at that location; a petition was currently being signed in support of a development. The development of the proposed project would be in the best interest for the community; an abandoned building was not beneficial to anyone.

At 6:38 p.m., there being no further business to come before the Planning Board, a motion was made by EILEEN REGAN and seconded by CHRIS LACHAPELLE to close the Public Hearing. The motion carried 4-0.

Respectfully submitted,

Eileen Regan

Eileen Regan,
Holyoke Planning Board