

Planning Board Meeting
(meeting is being recorded)

On Tuesday, February 2, 2016 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

Mimi Panitch	Chairman
Christian LaChapelle.....	Vice-Chairman
John Kelley	Member
Harry Montalvo	Associate

Planning Staff

Marcos Marerro	Director
Jeffrey Burkott	Principal Planner
Sharon Konstantinidis	Head Clerk

Others Present

Karen Betournay	YMCA	Atty Thomas Wilson	YMCA
Kathy Veins.....	YMCA	David Bartley	Ward 3 City Councilor
Martin Dunn	YMCA	Melphy Antuna	HAP Housing

OPEN

At 5:05 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.

ZONE CHANGE/ SITE PLAN REVIEW/ SUBDIVISION/SPECIAL PERMIT

1. Special Permit (SP) Parking on Adjacent Parcel (Section 6.1.7.1) – 399 Appleton Street, Greater Holyoke YMCA

The Board received and reviewed the Draft Notice of Decision with Conditions (NOD).

MIMI PANITCH stated that the comments heard from the residents during the Public Hearing were all in support of the parking lot as it provided the availability of extra parking spaces and minimized the potential traffic circulation created as vehicles drive around looking for parking.

JOHN KELLEY stated that the applicant was thorough in addressing the issues and concerns from the abutters and the public; the project will significantly improve the look of the intersection with the proposed landscaping and new parking lot.

MIMI PANITCH added that the addition of the blinking light at the crosswalk on Pine Street will improve pedestrian safety.

JEFFREY BURKOTT read the draft Notice of Decision.

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

2. Site Plan Review (SPR) (Section 7.9) & Special Permit from the parking requirements (Section 6.1.7.1) – Library Commons, 193-203 Chestnut St, 117 Essex St, and 210 Elm St., HAP Housing

The Board reviewed the Special Permit Draft Notice of Decisions with Conditions (NOD).

Regarding the Special Permit for a Parking Reduction Findings, JOHN KELLEY amended the 1st bullet to include "...as presented at the Public Hearings".

The Board included additional conditions to read: The Parking Special Permit was necessary to allow the project to move forward; and there was significant support from the neighborhood and community for this project.

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

Regarding the Site Plan Review Findings, the Board noted that although improvements to the alleyway would be beneficial to the project, the applicant was not able to include alleyway amendments due to limited resources at this time.

It was the desire of the Board that during future developments of the site, improvements to the alleyway be included.

A motion was made by CHRIS LACHAPELLE and seconded by HARRY MONTALVO to approve the Notice of Decision with Conditions as presented and amended. The motion carried 4-0.

PLANNING BOARD BUSINESS

A) Project Updates/Old Business/New Business

Board Member – Marcos Marrero stated that the Mayor has appointed Intiya Isaza-Figueroa as the new Planning Board member to fill the vacant seat formerly held by Marc Joy; term expired June 30, 2015.

Automania – The building has been demolished.

Pride – Progress continues to be visible.

B) Meeting Schedule (tentative):

February 9, 2016 – 6:00 Special Permit: Children & Family Dentistry & Braces, Signage; 6:30 p.m. ZC Continuations: 79 & 83 Lower Westfield Rd; Table 5.2 Table of Dimensional Regs; and Review the BG, BH, SC, and IG zones

JEFFREY BURKOTT noted that there are 2 additional City Council orders for a Zone Change that were not advertised as joint public hearings and therefore the City Council will discuss at tonight's meeting the procedure going forward.

February 23, 2016 – John Kelley will not be present.

March 8, 2016 – Eileen Regan will not be present.

March 22, 2016 –

C) Minutes

A motion was made by JOHN KELLEY and seconded by CHRIS LACHAPELLE to approve the minutes as listed on the agenda with the addition of the YMCA public hearing minutes from January 24, 2016. The motion carried 4-0.

D) Other Business

There was no other business to come before the Board.

E) Correspondence

There were no correspondences to come before the Board

Adjournment

There being no further business to come before the Planning Board, MIMI PANITCH, at 5:38 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,



Eileen Regan, Secretary