On Tuesday, May 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 at 6:00 p.m.

Open:
At 6:00 p.m., MIMI PANITCH called for a motion to open the Planning Board meeting. A motion was made by JOHN KELLEY and seconded by MARK JOY. The motion carried 5-0.

**ZONE CHANGE/ SITE PLAN REVIEW/ SUBDIVISION /SPECIAL PERMIT**

1. Approval Not Required – 397 Mountain Road, John & Carol Walsh
   JEFFREY BURKOTT stated that the ANR met the frontage, square footage, and access on a public way requirements. A motion was made by MARK JOY and seconded by EILEEN REGAN to endorse the ANR Plans as submitted. The motion carried 5-0.

2. Zone Change Petition Continuation – Parking as Principal Use by Special Permit
   Continued until May 26, 2015 at 6:00 p.m. in the 4th Floor Conference Room of the City Hall Annex

3. Zone Change Petition Continuation – Amend Shopping Center Zone
   Continued until July 14, 2015 at 6:30 p.m. in City Hall Council Chambers

4. Zone Change Petition Continuation – Create Shopping Center Zoning for Large Scale Districts
   Continued until July 14, 2015 at 6:30 p.m. in City Hall Council Chambers

5. Zone Change Petition Continuation – Regulate Parking Areas and Vehicle Types in Residential Zones
   Continued until June 23, 2015 at 6:00 p.m. in the 4th Floor Conference Room of the City Hall Annex

6. Zone Change Petition Continuation – Special Permit Process Related to Auto-Related Uses
   Public Hearing Closed; Planning Board to discuss recommendation on May 26, 2015

**PLANNING BOARD BUSINESS**

A) Project Updates/Old Business/New Business
   - Marcostte Ford – ground breaking occurred.
   - Holyoke Hotel – all occupants have been relocated to other housing that hold State contracts.
   - Depot Square Rail Platform – the concrete for the platform will be poured this week; sign designs are being reviewed.
   - US Tsubaki – a fire recently occurred at the new section.
   - Automania – Mass Development awarded Holyoke for the GAP Funding for the demolition and remediation of the project.
   - Canalwalk – the Phase II should be complete and opened by November.
   - Potential Projects – solar projects could be forthcoming in June.
   - Parsons Paper – the Redevelopment Authority has obtained $250,000 from Eversource (formerly North East Utilities) for demolition and clean-up; specs for building demolition are in development and they are working with an potential buyer to create a financing package.
B) Meeting Schedule
The next Planning Board meeting scheduled currently had nothing on the agenda. The Board discussed whether or not to continue some of the Joint Public Hearings on May 26, 2015 which goes against the concept of reserving the 2nd Tuesday of the month for joint hearings with the Ordinance Committee.

Relative to the upcoming Joint Public Hearings, the Board discussed a Public Hearing was not the forum for a “working group” to draft Ordinance language. A subcommittee consisting of Planning Staff, City Councilors, Law Department and Planning Board members should meet to draft the Ordinance language to be presented as text amendments to the Zoning Ordinance. It was noted that many of the upcoming Hearings were not even planning issues. The current Public Hearing method does not allow for the public to comment as there is nothing tangible presented. The Board noted that the current process seems inefficient.

C) Minutes
A motion was made by EILEEN REGAN and seconded by JOHN KELLEY to approve the March 31, 2015 Public Hearing (2c 18-acre parcel, Norris & Rome) and Planning Board meeting minutes (April 14, 2015). The motion carried 5-0.

D) Other Business
There was no other business to come before the Board.

E) Correspondence
There was no correspondence to come before the Board.

RECESS
At 6:25 p.m., MIMI PANITCH called for a motion to recess the Planning Board meeting for the purpose of attending the Joint Public Hearings with the Ordinance Committee. A motion was made by JOHN KELLEY and seconded by EILEEN REGAN. The motion carried 5-0.

RESUME
At 9:17 p.m., MIMI PANITCH called for a motion to reopen the Planning Board meeting. A motion was made by JOHN KELLEY and seconded by EILEEN REGAN. The motion carried 5-0.

Adjournment
There being no further business to come before the Planning Board, MIMI PANITCH, at 9:17 p.m., called for a motion to close the Planning Board Meeting. A motion was made by MARK JOY and seconded by CHRIS LACHAPELLE. The motion carried 5-0.

Respectfully submitted,

Mark Joy, Secretary