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

Planning Staff
Marcos Marerro .......... Director
Jeffrey Burkott .......... Principal Planner
Sharon Konstantinidis .... Head Clerk

Others Present
Chicki (Wendy) Urban ... 186 Pine St.
Jason Dajani ............ 185 Pine St.
John LaRose ............ 154 Rock Valley Rd.
Steve Marsden .......... Marsden Engineering
Paul Murray ............. Forestdale Cemetery
Richard Whiting Jr. ..... Forestdale Cemetery
Carlene Morton .......... 171 Pine St.
Kathy Viens ............. 171 Pine St.
Mary Quirk-Fallon ...... None
Liz & Porter Burns ...... 144 Rock Valley Rd.
Dan Delaney ............ Fuss & O'Neil
Aimee Bell .............. Fuss & O'Neil
Suzanne Parker .......... Girls Inc.
Michael Moriarty ........ Olde Holyoke Development
Marc Sternick ........... Dietz & Co.
Attorney Plum ........... 70 Pinehurst Street

Karen Betournay .......... YMCA
Paul Bessette .......... YMCA
Stephen Bosco .......... 430 Appleton St.
Daphne Board .......... 191 Pine St.
Mary Katowens .......... YMCA
Jennifer Gilburg .......... YMCA
Glady Lebron-Martinez .. Ward 1 Councilor
Patricia Duffy .......... 18 Florence Ave
Joseph Paul .......... 18 Florence Ave
Olivia Mausel .......... Holyoke Historic Commission
Peter Serafini .......... 47 No. Canal St.
Pascale Desi .......... 322 Main St.
Cassandra Holden ...... The Care Center
Savali Page .......... HAP Housing
Javier Gonzales .......... JGL Associates
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
   - 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, Secretary