On Tuesday, February 23, 2016, the Holyoke Planning Board held a Public Hearing regarding a Zone Change amendment to 7.1.1.4 Accessory Use Parking Lots. The meeting was held in the 4th Floor Conference Room, City Hall Annex, Holyoke, Massachusetts at 6:00 p.m.

Attendance:

**Planning Board**
- Mimi Panitch ................. Chairman
- Christian LaChapelle .......... Vice-Chairman
- Eileen Regan ................. Secretary
- Harry Montalvo ................ Associate

**Planning Staff**
- Marcos Marrero............... Director
- Jeffrey Burkott ............... Principal Planner
- Sharon Konstantinidis ...... Head Clerk

**Others Present**
- Linda Vacon.................. Ward 5 Councilor
- Kevin Jourdain .............. Ward 6 Councilor

MIMI PANITCH at 6:31 p.m., called for a motion to open the Public Hearing regarding amending Section 7.1.1.4 to include that “parking lots or structures designed to serve these institutions and their accessory uses and buildings are allowed whether or not a fee is charged for their use; provided that parking lots shall only be allowed by special permit of the City Council”. A motion was made by CHRIS LACHAPELLE and seconded by EILEEN REGAN. The motion carried 4-0.

COUNCILOR JOORDAIN explained that there were no zoning Ordinance governing hospital accessory structures or parking lots. Holyoke Medical Center (HMC) has been able to purchase the abutting residential properties to use as parking lots as the zoning ordinance allowed them by right. It was his opinion that HMC used a 4 year old Site Plan approval for a building that was to be built in the back parking lot of HMC to justify the Site Plan Review for the lot at the end of Isabella Street. He suggested tightening up the language. He stated that hospital parking lots should be required to obtain a special permit and not be allowed any where as of right in the City.

COUNCILOR VACON spoke in favor of the amendments requiring a Special Permit for Accessory Use Parking Lots.

COUNCILOR JOORDAIN noted that HMC was very accommodating when he approached them to discuss what was going on; a public meeting was held.

MARCOS MARRERO stated that a recent Order was filed for a special permit for accessory parking and asked if those design standards and criteria could be implemented. COUNCILOR JOORDAIN agreed.

MIMI PANITCH asked for those in favor or against, or to ask questions to come forward.

EILEEN REGAN stated that she believed it was Councilor Jourdain who was in favor of HMC’s recent use of an accessory parking lot. COUNCILOR JOORDAIN responded that he did not feel that HMC was able to do what was proposed.

At 6:41 p.m., 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,
Holyoke Planning Board