Joint Public Hearing Minutes  
Planning Board  
Definitive Subdivision – O’Connell Headquarters  
(meeting is being recorded)

On Tuesday, March 22, 2016, the Holyoke Planning Board held a joint Public Hearing regarding a Definitive Subdivision for the property located at the end of Kelly Way, submitted by O’Connell Development Group. The hearing was held in the 4th Floor Conference Room, City Hall Annex, 20 Korean Veterans Plaza, Holyoke, Massachusetts at 5:15 p.m.

Attendance:

Planning Board
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
John Furman ................. VHB
Andrew Crystal .............. O’Connell Development

CHRIS LACHAPELLE at 5:15 p.m., called for a motion to open the Public Hearing. A motion was made by EILEEN REGAN and seconded by JOHN KELLEY. The motion carried 4-0.

JOHN FURMAN stated that the proposed was a modification to the existing right of way at the cul-de-sac to create additional frontage for the ability to create 3 lots. Approval from Land court has been obtained.

JEFFREY BURKOTT read the Planning Department letter dated 3/18/16 which listed the five requested waivers and the DPW/Engineering letter dated 3/14/16. ANDREW CRYSTAL stated that responses will be submitted in writing. He submitted a covenant which would be reviewed by the City’s Solicitor.

ATTORNEY BRUCE LIDER stated that the covenant contains language that clarifies that O’Connell will continue to maintain the road and it will be built according to the MADOT standards. He explained that before the site can be occupied, the applicant will have to come before the Board to show the extension of the municipal services, and plans, profiles, and slopes for the roadway to obtain approval.

YEM LIP questioned if that procedure will work since they have not seen a grading plan. JOHN FURMAN responded that since the ownership was under the purview of O’Connell’s they had the ability to do necessary grading; modifications to the plans were not anticipated.

CHRIS LACHAPELLE asked for those that wish to speak in favor or against, or to ask questions to come forward. No one was forthcoming.

At 5:29 p.m., a motion was made by JOHN KELLEY and seconded by EILEEN REGAN to close the Public Hearing. The motion carried 4-0.

Respectfully submitted,

Eileen Regan,
Holyoke Planning Board