Planning Board Public Hearing Minutes

Site Plan Review, Hampden Pleasant Retail Development (File #132)
473 and 495 Hampden Street – Salmar Realty, LLC
(meeting is being recorded)

On Tuesday, January 22, 2019, the Holyoke Planning Board held a Public Hearing regarding the above referenced Site Plan Review for the property located at 473 & 495 Hampden Street (091-00-060/060A/061). The hearings were held in the 4th Floor Conference Room, City Hall Annex, 20 Korean Veterans Plaza, Holyoke, Massachusetts at 5:30 p.m.

Attendance:
Planning Board
Eileen Regan ............... Chairman
John Kelley ............... Vice-Chairman
Mimi Panitch ............... Secretary
Gustavo Acosta ............... Member

Planning Staff
Jeffrey Burkott ............... Principal Planner
Curtis Wiemann ............... Planner I
Sharon Konstantinidis ....... Administrative Clerk

Others Present
Robert Levesque .......... R. Levesque Associates
Chris Kaney ............... R. Levesque Associates

EILEEN REGAN, at 5:39 p.m., called for a motion to reopen the Public Hearing continued from January 8, 2019. A motion was made by MIMI PANITCH and seconded by JOHN KELLEY. The motion carried 4-0.

CHRIS KARNEY stated that the major change from the previous hearing was the addition of a sidewalk and crosswalk (southerly) for pedestrians heading north on Pleasant Street to safely enter the site; the bike rack moved closer towards the dumpster (north); two trees relocated from the rear to the front; and the parking spaces located on the southerly side are designated for compact cars.

The Board noted their appreciation of the changes that were made based on the Board’s feedback and how they were submitted in a timely manner.

JEFFREY BURKOTT reviewed the comment letter dated January 18, 2019 noting the following:
#2 Waivers were submitted from Section 10.1.5.2 “Prospective, Isometric, or Cross Section Drawings” and from Section 10.1.6.2 “Traffic Impact Study”.
#7 The 18 feet behind the proposed building remains paved and questioned if there was an agreement with the abutter; CHRIK KARNEY responded there was no formal agreement in place and may be used for deliveries although there is no rear door;
#9 There will be no additional fast food use is proposed;
#11 The Applicant was not anticipating tractor trailer truck deliveries, only box trucks;
#19 A guardrail system is similar to a vinyl fence system; the Applicant will comply with all noise regulations;
#26 The two ADA accessible parking spaces have been moved further away from the front of the proposed Phase Two building. He questioned if the new location met the standards as outlined in 521 CMR Architectural Access Board (AAB), and was a pedestrian crosswalk allowed between handicap accessible spaces. CHRIS KARNEY responded that he currently was not in possession of the ADA regulations, but noted that the site required one van accessible parking space, two are proposed at each use within the entire site. He added that the designated handicap spaces are “encouraged, not required,” to be located within 3 parking spaces from the front door unless site constraints limit that ability. In order to avoid a further reduction from the parking requirements, the parking spaces are proposed approximately 4½ spaces from the front door.

The Board questioned the proposed site design relative to the viability of ADA accessible parking spaces design and discussed potential redesign options; AAB approval would be a Notice of Decision condition;

#27 Signs indicating “compact cars” will be installed along the southerly designated area; and
#28 Snow storage will not be allowed on the pedestrian access walkway.

The Board discussed the waiver from Section 10.1.5.2 “Prospective, Isometric, or Cross Section Drawings” noting that the drawings are consistent with the rest of the project.
The Board discussed the waiver from Section 10.1.6.2 "Traffic Impact Study" (Strict Compliance) noting that the results of the Traffic Study completed under Phase 1 would not be altered as the Phase 2 structure will be used only for retail.

The Board/Staff further discussed the proposed front entrance design, handicap parking space regulations, potential design solutions, and regulation restrictions.

EILEEN REGAN asked for those that wished to speak for or against, or to ask questions to come forward. No one was forthcoming.

Adjournment – At 6:26 p.m., there being no further information to come before the Board, a motion was made by JOHN KELLEY and seconded by MIMI PANITCH to close the Public Hearing. The motion carried 4-0.

Respectfully submitted,

Mimi Panitch, Secretary