Planning Board Public Hearing Minutes  
Site Plan Review, MIFA Victory Theatre (File #133)  
Special Permit Temporary Fence Height (2018-19) / Parking Reduction (2018-20) / Increase in Size Sign (2018-21)  
81 Suffolk/134 Chestnut Street – MIFA Theatre, 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 81 Suffolk/134 Chestnut Street (112-0-006/007). 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  
Others Present  
Thomas Wilson ............. Attorney  
Michael Viveiros .......... DBVW Architects  
Planning Staff  
Jeffrey Burkott ............. Principal Planner  
Curtis Wiemann ............. Planner I  
Sharon Konstantinidis ..... Administrative Clerk  
Others Present  
Don Sanders ............... MIFA Victory Theatre, LLC  
Kathy McKeen ............. MIFA Victory Theatre, LLC  
Mark Arigoni .............. Milone & MacBroom, Inc.

EILEEN REGAN, at 6:28 p.m., called for a motion to reopen the Public Hearings. A motion was made by MIMI PANITCH and seconded by GUSTAVO ACOSTA. The motion carried 4-0.

JEFFREY BURKOTT reviewed the Planning Staff letter dated January 18, 2019 noting that three waivers were requested; a canopy as an accessory structure, sign size, and a Traffic Impact Study. The following comments were addressed:

#4 – MARK ARIGONI clarified that the Stormwater Authority Hearing was scheduled for January 23, 2019;  
#5 – An ANR would be forthcoming;  
#8 – A photometric plan will be submitted with the final plan set;  
#13 – A Landscape Planting Plan has been submitted, planting symbology is shown at maturity, bike location will be shown on the plan;  
#15 – Signs cannot be flashing, blinking, or scrolling at this time;  
#20 – MICHAEL VIVEIROS noted that the roof-top mechanical units were set back and well screened; and  
#21 – A construction Site Logistics Plan will be submitted with the final plan set. MARK ARIGONI noted that a portion of Suffolk Street may be limited to one lane, and Chestnut street will temporarily lose the parallel parking.

JEFFREY BURKOTT asked if the City Engineer memo dated January 18, 2019 had been addressed. MARK ARIGONI replied a redesign of the stormwater was required which has been updated on the current plans; Stormwater Authority Hearing was scheduled for Wednesday, January 23, 2019.

MIMI PANITCH noted that off-site/valet parking was appropriate for the downtown, but was curious how the influx of anticipated traffic would be handled. MARK ARIGONI noted that Site Plan Review regulations only require parking for the addition and not the renovated portion. He stated that with the use of satellite parking, it was difficult to determine the traffic flow since there are many access points.

MARK ARIGONI stated that a plan was created that would provide the City, 90 days prior to the first scheduled event, a detailed parking plan outlining where off-site parking will be available. He added that within 30 days of that first event, a meeting will occur with City Staff to review site operations, traffic flow, and parking associated with the event(s). Every 30 days to follow, the plan will be reviewed and any documented problem will be mitigated until a final general plan is mutually agreed upon.

JOHN KELLEY concurred that formerly, downtown Holyoke was a destination location with a lot of foot traffic.

EILEEN REGAN asked for those that wished to speak for or against, or to ask questions to come forward.

DON SANDERS stated that it was 15 years ago that the Mikhail Baryshnikov event kicked off this project bringing 1,600 people to the corner of Maple and Appleton Streets. It was incredible how the traffic flow occurred and the important role of
the Police Department to keep the traffic circulating. He added that although the City was designed for such traffic, perhaps it was time to bring back horse-mounted policemen.

JEFFREY BURKOTT noted, with regards to Section 6.4 “Special Permit for an Increase in Signs”, that the Board could not waive the requirement, but only approve a Special Permit up to 80 square feet. The intent is to amend the Sign Ordinance to allow historic signs to be refaced with Historic Commission oversight. A sign package has not been formerly submitted for approval.

JEFFREY BURKOTT noted, with regards to the waiver request from a canopy as an accessory structure, Section 4.4.5 of the Holyoke Zoning Ordinance reads that the canopy is not considered an accessory structure and a waiver is not applicable.

JEFFREY BURKOTT clarified that Section 4.6.3.2 “Special Permit for an Increase in Temporary Construction Fence Height”, did not include any potential increase in the fence height for the proposed fence on top of the wall at the northeast corner, to the rear. MARK AGIONI reviewed the proposed fencing around the dumpster, generator, and transformer noting that a 6-foot fence may not be necessary; the final design will be included in the amended plans to be submitted prior to a Building Permit.

Adjournment - At 6:54 p.m. a motion was made by MIMI PANITCH and seconded by GUSTAVO ACOSTA to close the Public Hearings. The motion carried 4-0.

Respectfully submitted,

Mimi Panitch, Secretary