Planning Board Meeting  
(meeting is being recorded)

On Tuesday, February 26, 2019 the Holyoke Planning Board held a Public Meeting in the 4th Floor Conference Room, City Hall Annex, Holyoke City Hall, Holyoke, MA 01040 at 5:30 p.m.

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

Others Present  
Peter Serafino ...............  Way Finders  
Marc Sternick ...............  Dietz & Company

Planning Staff  
Jeffrey Burkott ..........  Principal Planner  
Curtis Wiemann ..........  Planner I

Others Present  
Rachana Crowley ............  The Community Builders  
Jaya Crowley ............  The Community Builders  
David Reyes ..........  193 Elm Street

At 6:58 p.m., EILEEN REGAN called for a motion to open the Planning Board meeting. A motion was made by GUSTAVO ACOSTA and seconded by JOHN KELLEY. The motion carried 4-0.

ZONE CHANGE/ SITE PLAN REVIEW/ SUBDIVISION/SPECIAL PERMIT

1. Site Plan Review (Section 10) Modification - Library Commons (#108-B) – 193-203 Chestnut St; 117 Essex St, 210 Elm St, and 005-02-005/008, Way Finders Continued until March 26, 2019.

2. Approval Not Required – John, Oliver, Front Streets & Lyman Terrace, 013-01-001, Sherman & Frydryk, LLC
RACHANA CROWLEY explained that the parcel, formerly one lot, had been divided into two lots. With the current phasing of the Lyman Terrace project, it would be more beneficial to create six parcels. A motion was made by MIMI PANITCH and seconded by JOHN KELLEY to approve the ANR. The motion carried 4-0 in favor. The plan was signed.

JEFFREY BURKOTT explained that there are two small “non-buildable” lots on the southerly side of the intersection; joining the two lots will deem the parcel less “non-conforming”. A motion was made by MIMI PANITCH and seconded by JOHN KELLEY to approve the ANR. The motion carried 4-0 in favor. The plan was signed.

4. Approval Not Required – Lower Westfield Road/Holy Family Road, 117-00-018/145, Geriatric Authority
JEFFREY BURKOTT explained that the parcel line separating the Holyoke Geriatric Authority from land of the City of Holyoke (117-00-145) has been redistributed. A motion was made by MIMI PANITCH and seconded by JOHN KELLEY to approve the ANR. The motion carried 4-0 in favor. The plan was signed.

5. Open Space & Recreation Plan Discussion – Conservation Commission, Andrew Smith
Tabled until March 26, 2019.

PLANNING BOARD BUSINESS

A) Project Updates/Old Business/New Business: Tabled
   • Round 1 Bowling & Amusement – A Special Permit was forthcoming for multiple signs for Round 1 Bowling to be located at the Mall; LED lighting may be seen on the exterior.
   • Easthampton Savings Bank – An amendment to the Site Plan (#126) was submitted to install an irrigation system, as outlined in Condition #6. A motion was made by MIMI PANITCH and seconded by GUSTAVO ACOSTA to approve the Amendment as presented. The motion carried 4-0 in favor.

B) Meeting Schedule (tentative):
   March 12, 2019 – No meeting.
   March 26, 2019 – Lyman Terrace Phase II SPR PH; Library Commons SPR #108 Modification; Round 1 Bowling & Entertainment SP Signage; Open Space Plan Discussion, Andrew Smith
c) **Minutes:** August 23, 2016 Planning, SPR Solar Kelley Way, SPR Solar, SPR & SP Fence Aegis; September 27, 2016 Planning, SPR Solar Hadley Mills, ZC Methadone, ZC Section 4.3, ZC Mont Marie; August 22, 2017 Planning, PH SPR Lyman Terrace, PH SPR HH Amend #2, PH SPR & SP Fence E5B, PH Hampden & Pleasant PH SPR & SP’s Multiple, parking, Sign DD, PH SPR MVBC, PH ZC SC, PH ZC RC Map Change; September 6, 2017 Planning; September 12, 2017 Planning, PH ZC SC/RC Map Change, PH SPR & SP’s Multiple, Parking, Sign Dunkin Donuts; January 8, 2019 Planning, PH SPR & SP’s Victory Theatre, PH SPR Hamp/Pleas Retail Dev Phase II; and January 22, 2019 – Planning, PH SPR & SP’s Victory Theatre, PH SPR Hamp/Pleas Retail Dev Phase II

A motion was made by MIMI PANITCH and seconded by JOHN KELLEY to approve the minutes as amended for typos. The minutes will be signed by the next meeting.

D) **Other Business** – There was no other business to come before the Board.

E) **Correspondence** – There were no correspondence before the Board.

**Adjournment**

There being no further business to come before the Planning Board, EILEEN REGAN at 7:25 p.m. called for a motion to close the Planning Board meeting. A motion was made by JOHN KELLEY and seconded by GUSTAVO ACOSTA. The motion carried 4-0.

Respectfully submitted,

Mimi Panitch, Secretary