



Mayor Joshua Garcia

Office of Planning & Economic Development

City of Holyoke

Aaron Vega, Director

April 12, 2024

Holyoke City Council
Holyoke City Hall
536 Dwight Street
Holyoke, MA 01040

Councillors:

Here is a copy of the Approved Minutes for the Planning Board Public Hearing and Meeting held on Tuesday, February 27, 2024.

Sincerely,



Brianna Tejada, Head Administrative Clerk of Planning



HOLYOKE PLANNING BOARD PUBLIC HEARINGS AGENDA
TUESDAY, FEBRUARY 27, 2024 @ 5:30 P.M.
Zoom.com - Meeting ID 836 3939 8493; OR CALL IN: 1 646 558 8656
(all meetings are being recorded)

RECEIVED

FEB 22 2024

1. **Special Permit Common Driveway** (Sect 6.1.9) – 525-527 Pleasant St (091-00-073)
2. **Site Plan Review** (Sect. 10) **ESG Cont.** (11-28-23, 12-12; 01-09-24, 02-13) – 28 Water St (051-01-009), ESG-H@, LLC (File #160)
3. **Zoning Text Change** (12-9-23) Maldonado-Velez) **Discussion**—Cannabis Expansion Beyond IG District
4. **Zoning Text Change** (3-8-23, 4-5, 5-23, 7-11, 8-22, 10-24, 12-12; 1-23-24 MCGEE) **Discussion** — Short Term Rentals (AIRBNB) (1/23/24).
5. **Zoning Text Change** (3-8-23, 4-5, 5-23, 7-25, 8-22, 9-12, 9-26, 10-24; 01-23-24 MCGEE) **Discussion** – Add Tiny Homes; Amend Sec 2 (01/23/24).

Holyoke City Clerk's
ESG-H@, LLC (File #160)
Holyoke, MA

HOLYOKE PLANNING BOARD PUBLIC MEETING AGENDA
TUESDAY, FEBRUARY 27, 2024 @ 5:30 P.M.
Zoom.com - Meeting ID 836 3939 8493; OR CALL IN: 1 646 558 8656
(all meetings are being recorded)

ZONE CHANGE / SITE PLAN REVIEW/ SUBDIVISION/SPECIAL PERMIT

1. **Special Permit Common Driveway** (Sect 6.1.9) – 525-527 Pleasant St (091-00-073)
2. **Site Plan Review** (Sect. 10) **ESG Cont.** 28 Water St (051-01-009), ESG-H@, LLC (File #160)
3. **Zoning Text Change** (12-9-23 Maldonado-Velez) **Discussion**—Cannabis Expansion Beyond IG District (2024-01)
4. **Zoning Text Change** (3-8-23 MCGEE) **Discussion** — Short Term Rentals (AIRBNB) (2023-01)
5. **Zoning Text Change** (3-8-23 MCGEE) **Discussion** – Add Tiny Homes; Amend Sec 2 (2023-03)

PLANNING BOARD BUSINESS

1. **Executive Session**
 - a.) Topics related to proposed drive-through facility litigation (#145), 500 Easthampton Rd (213-00-003), Salmar Realty
2. **Project Updates/Old Business/New Business:**
AMC "Transit to Trails" Discussion.
3. **Meeting Schedule (tentative):**
March 12, 2024 –SPR Northampton St Res DVR, ZC Small Wireless, SP Mike Moriarty 800-808 Dwight (Section 8.8.4 & Section 6.1.7), SP Fencing Height 6 Appleton
March 26, 2024 –
April 9, 2024 – PH SPR Remand, Dunkin
April 23, 2024 --
4. **Minutes:**
5. **Other Business:**


Jeffrey Burkoff, Assistant Director of Planning

The listing of matters are those reasonably anticipated by the chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items may also be brought up for discussion to the extent permitted by law. Agenda subject to change up to two business days (48 hours) prior to posted meeting time.

PLANNING BOARD PUBLIC HEARING MINUTES
SPECIAL PERMIT FOR A COMMON DRIVEWAY (SECTION 6.1.9)
VILLA VERDE, LLC (2024-2) 525-527 PLEASANT ST (Parcel 091-00-073)

On Tuesday February 27, 2024, the Holyoke Planning Board held a Public Hearing regarding the above referenced application via Zoom.com meeting ID #836 3939 8493 at 5:30 p.m.

Attendance:

Planning Board

Mimi Panitch Chairperson
Kate Kruckemeyer Vice-Chairman
Gurninder Dhaliwal Secretary

Rosanna Lopez Member
Nathan Chung Member
Lauren Niles Associate

Planning Staff

Jeffrey Burkott Principal Planner
Alex Vyce Planner I
Brianna Tejada..... Head Admin Clerk
Sharon Konstantinidis..... Former Head Admin Clerk

Others Present

Alex Vilkhovoy.....Villa Verde,LLC

Mimi Panitch, at 5:36 p.m., called for a motion to open the above referenced Public Hearing and waived the reading of the Public Hearing Notice. The motion was made by Kate Kruckemeyer and seconded by Nathan Chung. The motion carried 4-0 by roll call vote as follows:

Rosanna Lopez, Member.....	Yes	Kate Kruckemeyer, Vice-Chairman	Yes
Nathan Chung, Member	Yes	Mimi Panitch, Chairman	Yes
Gurninder Dhaliwal, Member	Yes		

Alex Vilkhovoy noted that he submitted an application for a common driveway and both parcels having been using the driveway. He stated that the request was to allow both parcels to be legally documented, benefits both parties.

Mimi Panitch asked for those that wish to speak in favor or against the request, or to ask questions, to come forward.

Jeff Burkott stated that under the Ordinance Section 6.1.9, it allows for more efficient traffic, reduces traffic hazards with individual driveways, consolidates access to lots, provides access where such an arrangement will be more adventitious and enhances the character of the neighborhood.

Documents Viewed: Application packet including a rendering; Mapgeo.

Adjournment

At 5:45 p.m., a motion was made by Kate Kruckemeyer and seconded by Nathan Chung to close the public hearing.

The motion carried 5-0 by roll call vote as follows:

Rosanna Lopez, Member.....	Yes	Kate Kruckemeyer, Vice-Chairman	Yes
Nathan Chung, Member	Yes	Mimi Panitch, Chairman	Yes
Gurninder Dhaliwal, Member	Yes		

Respectfully submitted,

Gurninder Dhaliwal, Secretary



Date signed: 4/9/2024

**ZONING TEXT CHANGE, ADD SECTION FOR SHORT TERM RENTALS (2023-1)
AMEND SECTION 2 DEFINITIONS AND OTHER APPLICABLE SECTIONS
COUNCILOR MCGEE**

On Tuesday February 27, 2024, the Holyoke Planning Board held a Public Hearing regarding the above referenced application via Remote access via [www.zoom.us](https://us02web.zoom.us/j/83177436694?pwd=OEsrK2JFYWZ5SWVIdHlOQlUvQko4dz09) <https://us02web.zoom.us/j/83177436694?pwd=OEsrK2JFYWZ5SWVIdHlOQlUvQko4dz09>
Meeting ID: 831 7743 6694 **Meeting Passcode:** 289877 or by call in at 1 (646) 558-8656 at 5:30 p.m.

Attendance:

Planning Board

- Mimi PanitchChairperson
- Kate Kruckemeyer Vice-Chairman
- Guninder Dhaliwal Secretary
- Rosanna Lopez Member
- Nathan Chung Member
- Lauren Niles Associate

Planning Staff

- Jeffrey Burkott Principal Planner
- Alex Vyce..... Planner I
- Brianna Tejada..... Head Administrative Clerk
- Sharon Konstantinidis.... Former Head Admin Clerk

Others Present

- Kaylee Degrace..... 99 Meadowbrook Rd

Mimi Panitch, at 7:53 p.m. called for a motion to open the above referenced Public Hearing. The motion was made by Kate Kruckemeyer and seconded by Nathan Chung. The motion carried 5-0 by roll call vote as follows:

- | | | | |
|-------------------------------------|-----|----------------------------|-----|
| Mimi Panitch, Chairperson..... | Yes | Rosanna Lopez, Member..... | Yes |
| Kate Kruckemeyer, Vice-Chairman ... | Yes | Nathan Chung, Member..... | Yes |
| Gurninder Dhaliwal, Secretary | Yes | | |

Kate Kruckemeyer stated she was not 100 percent sure that the hearing should not be continued, and if we can get a subcommittee together other cities and towns regulations, short term rentals could potentially be included during the comprehensive planning process.

Mimi Panitch stated hopefully this is something we can borrow from another community's ordinance use and not have to start from scratch. Kate Kruckemeyer replied that changes could possibly be made after it goes through the comprehensive plan process. Mimi Panitch noted there could be some risk after it is drafted that it would have to be modified after the new regulations were complete.

Nathan Chung stated if the state passes short term requirements and are adapted by the city physical changes regarding such as fire safety and egresses could be required, as well as, and building code requirements. Mimi Panitch added this is Holyoke is not yet a place that short term rentals have completely taken over the houses for full time residences, where it has happened in other municipalities. It is good to get controls in place.

Lauren Niles requested a little more research be done, as some cities have completely banded short term rental. Is it something that city should allow. When it gets back to comprehensive planning, how the future of city should look, and the tax implications that Holyoke does not need hotel rooms where people aren't paying any tax. As she states she lives in a residential neighborhood, how a short-term rental may change the nature of the community. Nathan Chung added that people who live in larger homes by themselves may use those extra bedrooms as short-term rentals to support their lifestyles, but it takes away rooms from permanent residents that are trying to balance the over house, under house, and housing mismatch situation. Banning it may help with the housing shortage that the city is experiencing.

Kaylee DeGrace added that short term rentals have a community benefit because visitors are still going to spend money locally. In addition, what taxes are being implemented because there is an understanding that if short term rental is owned there is an income tax being paid and that wouldn't that be an illegal double tax. Lauren stated there is a lack of inventory because of these short-term rentals, and they are being taxed on income tax and hotel tax.

Kate Kruckemeyer requested staff obtain other towns and cities to see their ordinances. Alex replied he will be able put something together by the March 26, 2024.

ZONING TEXT CHANGE – TINY HOUSES, COUNCILOR MCGEE (2023-3)
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Rosanna Lopez Member
Nathan Chung Member
Lauren Niles Associate

Planning Staff

Jeffrey Burkott Principal Planner
Alex Vyce Planner I
Sharon Konstantinidis..... Former Head Admin Clerk
Brianna Tejada..... Head Clerk

Others Present

Kaylee DeGrace 99 Meadowbrook Ave

Mimi Panitch, at 8:16 p.m. called for a motion to reopen (1/23/24) the above-referenced Public Hearing. The motion was made by Kate Kruckemeyer and seconded by Gurninder Dhaliwal. The motion carried 5-0 by roll call vote as follows:

Rosanna Lopez, Member.....	Yes	Mimi Panitch, Chairperson	Yes
Nathan Chung, Member	Yes	Kate Kruckemeyer, Vice-Chairman	Yes
Gurinder Dhaliwal, Secretary	Yes		

Mimi Panitch asked for those that wish to speak in favor or against the request, or to ask questions, to come forward. No one was forthcoming.

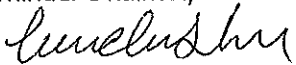
Adjournment

At 8:20 p.m., a motion was made by Kate Kruckemeyer and seconded by Gurninder Dhaliwal to continue the Planning Board Public Hearing to April 23, 2024 at 5:30 p.m. The motion carried 5-0 by roll call vote as follows:

Rosanna Lopez, Member.....	Yes	Mimi Panitch, Chairperson	Yes
Nathan Chung, Member	Yes	Kate Kruckemeyer, Vice-Chairman	Yes
Gurinder Dhaliwal, Secretary	Yes		

Respectfully submitted,

Gurinder Dhaliwal, Secretary



Date signed: 4/9/2024