



**HOLYOKE PLANNING BOARD PUBLIC HEARING AGENDA  
TUESDAY, APRIL 23, 2024 @ 5:30 P.M.**

APR 19 2024

**Zoom.com - Meeting ID 836 3939 8493: OR CALL IN: 1 646 558 8656**  
*(all meetings are being recorded)*

**Holyoke City Clerk's  
Holyoke, MA**

1. **Special Permit** (Section 8.8.4) **Dimensional Regulations – South Holyoke Homes Phase 2** (2024-11) 45 Sargeant, 654 & 650 South East + 1 lot w/o address (029-08-009, -010, -011, -012)
2. **Special Permit** (Section 8.8.4) **Dimensional Regulations – South Holyoke Homes Phase 2** (2024-09) 163 Clemente St (028-04-001)
3. **Special Permit** (Section 8.8.4) **Dimensional Regulations – South Holyoke Homes Phase 2** (2024-10) 193 Clemente St + 3 lots w/o addresses (028-04-005, -006, -007, -008)
4. **Special Permit** (Section 4.6.3.2) **Exceed Fence Height – South Holyoke Homes Phase 2** (2024-12) 163 & 193 Clemente, 45 Sargeant, 654 & 650 South East Street + 4 lots w/o addresses (028-04-001, -005, -006, -007, -008) (029-08-009, -010, -011, -012)
5. **Zone Text Change** (2/28/2024 MAGRATH-SMITH) **Discussion – Holyoke Housing Authority** (2024-02) IG to Dr Zone at the property addresses of 662, 666, 674, 680, 702, and 710 South East Street (029-09-009, -010, -011, -012, -013, -014, -015, -016, -017, -018, -019)
6. **Zone Text Change** (12/9/23 MALDONADO-VELEZ) **Discussion** (2/27/24) – Cannabis Expansion Beyond IG District (2024-01)
7. **Zone Text Change** (3/7/23 MCGEE) **Discussion** (4/5, 5/23, 7/25, 8/22, 9/12, 9/26, 10/24, 11/28, 12/12; 1/23/24, 2/27) Add Tiny Homes; Amend Section 2 (2023-03)
8. **Zone Text Change** (3-8-23 MCGEE) **Discussion** (4/5, 5-13, 7/11, 8/22, 10/24; 1/23/24; 2-27, 3-26) – Short Term Rentals (AIRBNB) (2023-01)
9. **Site Plan Review** (Section 10) **Proposed Coffee Shop/Drive-Thru Restaurant – 209 South Street** (080-00-039) Salmar Reality, LLC (File #158)
10. **Special Permit** (Section 5.4) **Multiple Principal Structure- Proposed Coffee Shop/Drive-Thru Restaurant** (2023-8) 209 South Street (080-00-039)
11. **Special Permit** (Section 6.1.7) **Reduction of Parking – Proposed Coffee Shop/Drive-Thru Restaurant** (2023-7) 209 South Street (080-00-039)
12. **Site Plan Review** (Section 10) **Proposed Self Storage Facility – 679 & 689 Main and Beaulieu Street** (055-00-009.2; 009; 009.1) JLL Real Estate, LLC c/o Richard Kowalski (File #162)
13. **Special Permit** (Section 4.6.3.2) **Increase Fence Height - Proposed Self Storage Facility** (2024-8) 679 & 689 Main and Beaulieu Street (055-00-009.2; 009; 009.1)

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**ZONE CHANGE / SITE PLAN REVIEW/ SUBDIVISION/SPECIAL PERMIT**

1. **Site Plan Review** (Section 10) **Remand Dunkin Donuts and Delaney's Market, 500 Easthampton Road, Salmar Realty** (213-00-003)
2. **Special Permit** (Section 8.8.4) **Dimensional Regulations – South Holyoke Homes Phase 2** (2024-11) 45 Sargeant, 654 & 650 South East + 1 lot w/o address (029-08-009, -010, -011, -012)
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7. **Zone Text Change** (12-9-23 MALDONADO-VELEZ) **Discussion** - Cannabis Expansion Beyond IG District (2024-01)
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14. **Special Permit** (Section 4.6.3.2) **Increase Fence Height- Proposed Self Storage Facility** (2024-8) 679 & 689 Main and Beaulieu Street (055-00-009.2; 009; 009.1)
15. **ANR** – Holyoke Housing Authority; Clemente, Sargeant and Hamilton Streets, Holyoke, MA; 04/12/22024

**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. Meeting Schedule (tentative):**

May 14, 2024 – PH SPR Northampton St Residential Development Cont.; Peck Middle School; Lynch/Colvest.

May 28, 2024 –

June 11, 2024 –

**3. Other Business:**



Jeffrey Burkott, 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.