

Planning Board Meeting
(meeting was recorded)

On Tuesday, June 10, 2025, the Holyoke Planning Board held a Public Meeting via [Zoom.com](https://zoom.com) meeting ID #836 3939 8493 at 5:30 p.m.

Attendance:

Planning Board

Mimi Panitch	Chairperson
Kate Kruckemeyer	Vice-Chairperson
Gurninder Dhaliwal	Secretary
Rosanna Lopez	Member
Lauren Niles	Member
Paul Gallagher	Associate

Planning Staff

Jeffrey Burkott	Principal Planner
Parker O'Brien	Planner I
Brianna Tejada.....	Head Admin Clerk

Others Present

Jane Mantolesky	Asst City Solicitor
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Mimi Panitch, at 6:12 p.m., called for a motion to open the Planning Board meeting. The motion was made by Kate Kruckemeyer and seconded by Rosanna Lopez. The motion carried 5-0 by roll call vote as follows:

Mimi Panitch, Chairperson	Yes	Gurninder Dhaliwal, Secretary	Yes
Lauren Niles, Member	Yes	Kate Kruckemeyer, Vice-Chairperson	Yes
Rosanna Lopez, Member	Yes		

ZONE CHANGE / SITE PLAN REVIEW/ SUBDIVISION/SPECIAL PERMIT

1. Special Permit (Sec 6.4.6.4) Exceed Temporary Fence Height- MIFA/ Victory Theatre – 81-89 Suffolk Street () (2024-32)

A motion was made by Kate Kruckemeyer and seconded by Gurninder Dhaliwal to continue the public hearing until July 8, 2025. The motion carried 5-0 by roll call vote as follows:

Gurninder Dhaliwal, Secretary	Yes	Kate Kruckemeyer, Vice-Chairperson	Yes
Lauren Niles, Member	Yes	Mimi Panitch, Chairperson	Yes
Rosanna Lopez, Member	Yes		

2. Zoning Text Change (Sec 4-1-25 DEVINE) Keeping Backyard Hens (2025-1)

A motion was made by Kate Kruckemeyer and seconded by Gurninder Dhaliwal to close the public hearing. The motion carried 5-0 by roll call vote as follows

Gurninder Dhaliwal, Secretary	Yes	Kate Kruckemeyer, Vice-Chairperson	Yes
Lauren Niles, Member	Yes	Mimi Panitch, Chairperson	Yes
Rosanna Lopez, Member	Yes		

3. Site Plan Review (Sec 10.0) Proposed Motor Vehicle Repair Garage- 37 Appleton, LLC (036-01-002) (File # 137)

The Board decided to review the Notice of Decision and make changes but could not vote approval due to no quorum. The Board continued the public hearing until June 10, 2025. The motion carried 5-0 by roll call vote as follows:

Gurninder Dhaliwal, Secretary	Yes	Kate Kruckemeyer, Vice-Chairperson	Yes
Lauren Niles, Member	Yes	Mimi Panitch, Chairperson	Yes
Rosanna Lopez, Member	Yes		

4. Special Permit (Sec 4.6.3.2) Exceed Temporary Fence Height- Proposed Motor Vehicle Repair Garage- 37 Appleton, LLC (036-01-002) (2024-31)

The Board decided to review the Notice of Decision and make changes but could not vote approval due to no quorum. The Board continued the public hearing until June 10, 2025. The motion carried 4-0 by roll call vote as follows:

Gurninder Dhaliwal, Secretary	Yes	Kate Kruckemeyer, Vice-Chairperson	Yes
Lauren Niles, Member	Yes	Mimi Panitch, Chairperson	Yes

5. Special Permit (Sec 6.1.7) Reduction of Parking- Proposed Motor Vehicle Repair Garage- 37 Appleton, LLC (036-01-002) (2024-31)

The applicant decided to withdraw their application, the Board discussed if a Notice of Decision is required, Atty Jane Mantolesky expressed that it is required. The Board looked over the Notice of Decision and made changes but could not vote due to no quorum. They have moved the hearing until June 10, 2025. The motion carried 4-0 by roll call vote as follows:

Gurninder Dhaliwal, Secretary.....	Yes	Kate Kruckemeyer, Vice-Chairperson	Yes
Lauren Niles, Member	Yes	Mimi Panitch, Chairperson	Yes

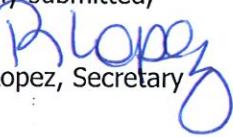
PLANNING BOARD BUSINESS

6. **EXECUTIVE SESSION - Topics related to proposed drive-through facility litigation (#145), 500 Easthampton Rd (213-00-003), Salmar Realty** Tabled.
7. **Project Updates/Old Business/New Business:**
8. **Meeting Schedule (tentative):**
June 24, 2025 – RMRE?
July 8, 2025 – Tiago Martins, SP 6.1.7 (x2); Tiago Martins, SP 8.8.4 (x2); Tiago Martins, ANR? SPR amendment, Peck School signs; SP Sec 6.4.6.4 Peck School, sign size?
July 22, 2025 - 209 South Street, Dunkin, NOD #14
9. **Other Business:**
 - a.) Comprehensive Plan Update
Jeffrey Burkott explained draft #1 was received by the initial review committee and a huddle meeting will be held June 2, 2025, to discuss the draft.
 - b.) Special Permit discussion PB/CC
Mimi Panitch discussed what she received an email that proposes a meeting between Planning Board staff and City Council on how special permits are being handled between the two parties, and City Council would like to be made aware of their role when it comes to these special permits.
10. **Minutes:** 5/13/25, SP Fence PH 37 Appleton, SP Parking PH 37 Appleton, SPR PH 37 Appleton, SP Fence PH Florence Bank, SP PH Multiple Structures Florence Bank, SPR PH Florence Bank, SP Fence PH Holyoke Landing BESS, SPR PH Holyoke Landing BESS.

ADJOURN - At 7:33 p.m., a motion was made by Kate Kruckemeyer and seconded by Gurninder Dhaliwal to adjourn the Planning Board meeting. The motion carried 4-0 by roll call vote as follows:

Gurninder Dhaliwal, Secretary	Yes	Kate Kruckemeyer, Vice-Chairperson	Yes
Lauren Niles, Member	Yes	Mimi Panitch, Chairperson	Yes

Respectfully submitted,


Rosanna Lopez, Secretary

Date signed: 12.16.2025

PLANNING BOARD PUBLIC HEARING MINUTES
SPECIAL PERMIT (SEC 4.6.3.2) EXCEED FENCE HEIGHT
MIFA/ VICTORY THEATRE (2025-16)
81-89 SUFFOLK STREET (012-06-006)

On Tuesday, June 10, 2025, the Holyoke Planning Board held the above-referenced Public Hearing via Zoom.com #836 3939 8493 at 5:30 p.m.

Attendance:

Planning Board

Mimi Panitch	Chairperson
Kate Kruckemeyer	Vice-Chairperson
Gurninder Dhaliwal	Secretary
Rosanna Lopez	Member
Lauren Niles	Member
Paul Gallagher	Associate

Planning Staff

Jeffrey Burkott	Principal Planner
Brianna Tejada	Head Admin Clerk
Parker O'Brien	Planner 1

Others Present

Don Sanders	MIFA/ Victory Theatre
Wilton Marta	Barr & Barr

Mimi Panitch, at 5:33 p.m., called for a motion to reopen the above referenced Public Hearing. The motion was made by Kate Kruckemeyer, seconded by Rosanna Lopez. The motion carried 5-0 by roll call vote as follows:

Rosanna Lopez, Member.....	Yes	Mimi Panitch, Chairperson	Yes
Lauren Niles, Member	Yes	Kate Kruckemeyer, Vice-Chairperson	Yes
Gurninder Dhaliwal, Secretary	Yes		

Mimi Panitch explained no details about the fence have been provided to the Board or staff and asked if anyone would like to come forward to discuss the proposed special permit, Don Sanders and Wilton Marta came forward and introduced themselves, Wilton during the meeting emailed Jeffrey Burkott the application package. In the application package no details were provided, the applicant stated they will get those details over before the next meeting, the Board continued the public hearing until July 8, 2025, when the applicant comes forward with their Site Plan Review.

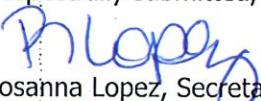
Documents Shown: Site Logistics Plan provided by Barr & Barr.

Adjournment

At 6:12 p.m., a motion was made by Kate Kruckemeyer and seconded by Gurninder Dhaliwal to continue the public hearing until July 8, 2025. The motion carried 5-0 by roll call vote as follows:

Rosanna Lopez, Member.....	Yes	Mimi Panitch, Chairperson	Yes
Lauren Niles, Member	Yes	Kate Kruckemeyer, Vice-Chairperson	Yes
Gurninder Dhaliwal, Secretary	Yes		

Respectfully submitted,


Rosanna Lopez, Secretary

Date signed: 12-16-2025