

Planning Board Meeting
(meeting is being recorded)

On Tuesday, June 23, 2020, the Holyoke Planning Board held a virtual Public Meeting via Zoom.com #844-1554-5606 at 5:30 p.m.

Attendance:

Planning Board

Eileen Regan	Chairperson
John Kelley	Vice-Chairman
Mimi Panitch	Secretary
Gustavo Acosta	Member
Kate Kruckemeyer	Member

Helene Florio.....

Planning Staff

Marcos Marrero	OPED Director
Jeffrey Burkott	Principal Planner
Sharon Konstantinidis	Head Administrative Clerk

Others Present

Tasha Marshall	Assistant City Solicitor
----------------------	--------------------------

At 6:16 p.m., EILEEN REGAN called for a motion to open the Planning Board Meeting. A motion was made by MIMI PANITCH and seconded by JOHN KELLEY. The motion carried 5-0.

ZONE CHANGE / SITE PLAN REVIEW/ SUBDIVISION/SPECIAL PERMIT

1. Site Plan Review (Section 10) and Subdivision (Section 5) Cont. (3/24; 4/28; 6/9) - Riverview Estates Phase II (File #139), 717 Northampton Street, Riverview Estates Condominium Association

Although a draft Notice of Decision was provided to the Board for their review, the Public Hearing was continued until July 14, 2020 as responses to comments were just received and the Letter of Credit details remained outstanding.

JOHN KELLEY noted that Staff has been diligent in providing a thorough review and having just received information right before the public hearing does not provide an opportunity for a review. He suggested that the Law Department review the Letter of Credit for the suggested draw down provided by the City Engineer.

KATE KRUCKEMEYER noted that certain waivers from plans were requested noting that the only updated plan she would like to see was a landscaping plan for around the cul-de-sac. JEFFREY BURKOTT responded that this condition could be in the Notice of Decision with a review from Planning Staff.

Recess

At 6:28 p.m., a motion was made by MIMI PANITCH and seconded by JOHN KELLEY to recess the meeting of the Planning Board to open the joint public hearing with the Ordinance Committee regarding backyard chickens and community gardens. The motion carried 5-0.

RESUME

At 8:47 p.m., a motion was made by KATE KRUCKEMEYER and seconded by MIMI PANITCH to resume the meeting of the Planning Board. The motion carried 5-0.

1. Zoning Text Change - Backyard Chickens (File #2020-3) - Councilor Lisi

Continued until July 21, 2020.

2. Zoning Text Change - Community Gardens permitting process (File #2020-4) - Councilor Lisi

Continued until July 21, 2020.

PLANNING BOARD BUSINESS

A) Executive Session

- Topics related to Appeal, Lynch Redev (#137), 1575 Northampton St (105-00-061), The Colvest Group**
MARCOS MARRERO noted that he conveyed to Colvest that the earliest date the Planning Board could take up the new Site Plan Review was July 14, 2020. He was hopeful that a new presentation would be presented and not just the changes from the approved plan. The Board was in agreeance that a new plan should be submitted.
JOHN KELLEY and EILEEN REGAN noted that the focus should be on the plan and not whether the proposed strip mall is the right development for that site; reasonable time limits to speak may have to be implemented.

MIMI PANITCH stated that it should not be represented that changes discussed during Executive Session were approved. KATE KRUCKEMEYER concurred noting that those discussions were a mechanism to determine if the proposed changes were substantial to warrant a new public hearing.

B) Project Updates/Old Business/New Business:

There were no project updates.

C) Meeting Schedule (tentative):

July 14, 2020 - SPR HHA – South Holyoke Phase II Development; SP Fence Height – Bold Coast; Holyoke Farms Amendment; SPR Colvest Remand

July 21, 2020 – Backyard Chickens & Community Gardens

July 28, 2020 – The Urban Renewal Plan to be presented to the Board.

August 11, 2020 –

D) Minutes:

May 12, 2020 – Planning/PH *Tabled*

May 26, 2020 - Planning/PH *Tabled*

June 9, 2020 – Planning/PH *Tabled*

E) Other Business

There was no other business before the Board.

F) Correspondence

There were no correspondences to present to the Board.

Adjournment

There being no further business to come before the Board, at 9:18 p.m. a motion was made by MIMI PANITCH and seconded by GUSTAVO ACOSTA to close the meeting of the Planning Board. The motion carried 5-0.

Respectfully submitted,

Kate Kruckemeyer, Secretary

Date signed: _____

