

**Planning Board Meeting**  
(meeting is being recorded)

On Tuesday, June 9, 2020, the Holyoke Planning Board held a virtual Public Meeting via Zoom.com #853-0862-6393 at 5:30 p.m.

Attendance:

**Planning Board**

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

**Others Present**

Atty Ryan O'Hara ..... Bacon & Wilson

**Planning Staff**

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

**Others Present**

|                       |                          |
|-----------------------|--------------------------|
| Tasha Marshall .....  | Assistant City Solicitor |
| Robert Levesque ..... | Levesque Associates      |

At 7:38 p.m., EILEEN REGAN called for a motion to open the Planning Board Meeting. A motion was made by MIMI PANITCH and seconded by KATE KRUCKEMEYER. The motion carried 5-0. EILEEN REGAN noted the protocol for the meeting; the agenda was taken out of order.

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

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

Continued until June 23, 2020.

**2. Zone Change BH to R-2 (2020-1) Discussion (2/25; 3/24; 4/28; 5.26) – Parcels 223-00-001/005/008, James Fitzgerald**

The Board noted that this particular zone change had its challenges as the Applicant was not the property owner. Although it is a legal method to change someone else's property with only 10 signatures (Ch40, Sec 5), any objection to that process was not relevant to the Board in rendering a recommendation. The existing BH zone at this location would not be allowed today as the parcel is surrounded by residential zones. The Board was in agreeance that the BH zone was not appropriate for that parcel, but were not in agreeance on the method to accomplish a more appropriate zone as the R-2 was unnecessarily restrictive.

A motion was made by MIMI PANITCH to approve the zone change. Due to lack of a second, the motion failed.

KATE KRUCKEMEYER stated she was considering recommending denying the request on the basis that there is a more appropriate zone than the requested R-2.

A motion was made by JOHN KELLEY to recommend denial of the zone change request. KATE KRUCKEMEYER seconded the request adding that a recommendation was needed to accompany the denial for the City Council to understand the concerns of the Board and consider a better solution. Under discussion, MIMI PANITCH noted that often the City Council has not considered the recommendation or valued the concerns of the Planning Board. The motioned carried 3-2 to recommend denial of the zone change.

**3. Preliminary Subdivision Review - Riverdance Estates, Section 3, JSH Nominee Trust**

Robert Levesque explained that a preliminary subdivision plan was submitted with the intent to freeze the use which will then be followed by a definitive plan which will freeze the zoning use for 8 years. He stated that the property owner is willing to have a discussion with the applicant (abutter). If the zone change is denied, the intent is to withdraw the subdivision application.

A motion was made by MIMI PANITCH and second by JOHN KELLEY to table discussions until such time as the City Council renders a determination on the proposed zone change submitted by James Fitzgerald. The motion carried 5-0.

**4. Site Plan Review Amendment - Lyman Terrace (File 134) Amendment #6 (bike rack) and #7 (Landscaping)– Holyoke Housing Authority**

Amendment # 6 - A motion was made by KATE KRUCKEMEYER and seconded by JOHN KELLEY to approve the amendment as described and consideration be given to choosing a color in keeping with the project and provides visual interest. The motion carried 5-0.

Amendment #7 – A motion was made by MIMI PANITCH and seconded by JOHN KELLEY to approve the amendments as described on the May 26, 2020 application. The motion carried 5-0.

**5. Site Plan Review Amendment - Holyoke Farms Apartment (File #112A) Amendment #1 (Propane) and #2 (Landscaping) - Maloney Development, LLC**

Amendment #1 – Tabled following a letter received from the Fire Department indicating inspection of the propane tank.

Amendment #2 – A motion was made by MIMI PANITCH and seconded by JOHN KELLEY to approve the amendments as described on the June 2, 2020 application. The motion carried 5-0.

**PLANNING BOARD BUSINESS**

**A) Executive Session**

- Topics related to Appeal, Lynch Redevelopment (#137), 1575 Northampton Street (105-00-061), The Colvest Group

At 8:49 p.m., the Board entered into Executive Session for the purpose of discussing pending litigation regarding Lynch Redevelopment and would **resume** the meeting of the Board by roll call vote.

**Roll Call Vote:**

Eileen Regan ..... Yes  
John Kelley ..... Yes  
Mimi Panitch ..... Yes  
Gustavo Acosta ..... Yes  
Kate Kruckemeyer..... Yes

The motion carried 5-0.

At 9:19 p.m., Under Executive Session, the Board voted to resume the meeting agenda.

**B) Project Updates/Old Business/New Business:**

*Aegis Energy* – JEFFREY BURKOTT stated that the Notice of Decision Conditions have been completed to obtain a Certificate of Occupancy. The building exterior looks great and the interior is an impressive restoration; Landscaping amendments may be forthcoming.

*Lyman Terrace* – JEFFREY BURKOTT stated that a CO was sought for Phase 2A and a few items were outstanding. He noted that Phase 1 was not looking like a new development.

*Amazon* – JEFFREY BURKOTT stated that it was noted during a site visit that there were 3 open trailers along the drive aisle, 100+ vans, overflow parking lot over capacity, and parking has begun in the Holyoke Mall parking lot. He would reach out to the Forman and address these concerns which were discussed during the hearings.

**C) Meeting Schedule (tentative):**

June 23, 2020 – ZC Joint PH – Backyard Chickens; Community Gardens; SPR Amendment Holyoke Farms; Riverview Estates; and Executive Session Lynch

July 14, 2020 - SPR Holyoke Housing Authority – South Holyoke Phase II Development

July 28, 2020 –

August 11, 2020 – No Eileen

**D) Minutes:**

May 12, 2020 – Planning/PH Tabled

May 26, 2020 - Planning/PH Tabled

**E) Other Business**

Gustavo Acosta stated that he would not be accepting the reappointment to the Board. The Board noted their disappointment recognizing that Gustavo got up to speed very quickly and brought a lot to the table. GUSTAVO ACOSTA thanked the Board for their patience noting that he learned a lot especially from Jeff Burkott.

**F) Correspondence**

There were no correspondences to present to the Board.

MIMI PANITCH responded that the Board will need a schedule of the anticipated construction process. KEN HAMEL responded that in the past selling the units has never been a problem and reiterated that the goal was to begin construction in July with a completion in the Spring 2021.

The Board discussed the methods in which to obtain that the driveway has been completed, and no foundations remain undeveloped to avoid what happened regarding the incompleteness of driveway during Phase I. JOHN FURMAN responded that the best option would be to establish the LOC and set the amount to finish the driveway, so that as each unit is built, the LOC will be draw down and a CO can be issued. A rough schedule of the roadway construction can be provided. The Board agreed.

JEFFREY BURKOTT reviewed the Planning comment letter dated June 8, 2020 with 28 conditions.

Regarding:

#6, location of proposed propane tanks – The Applicant stated that Fire Department will issue the permit to the Condo association which owns the land, and the residents will rent the tanks from a specific supplier who will be responsible for placement, maintenance, and placement.

#8 Elevation plans – The Applicant noted that revised elevation plans would be forwarded in the morning and stamped plans were forthcoming.

#9 Color – Jeffrey Burkott noted that color choices will be a Notice of Decision item.

#11 Lighting – The Applicant stated that lighting was provided by the HG&E as they are not privately owned; a monthly fee is paid.

#12 Stormwater System maintained – The Applicant stated that all the systems have been cleaned.

#13 Stormwater Authority review outstanding, Jeffrey Burkott stated that the stormwater approval would be a NOD item.

#17 Fire Suppression System – The Applicant stated that a fire suppression system was not required. There is a 2-hour fire rating from foundation to roof. And between the units, the burn away clips hold the stud to the firewall to burn away protecting the abutting duplex.

#19 Fire Department approval – Jeffrey Burkott noted that, the June 3<sup>rd</sup> letter which indicated that the Fire Department is not satisfied, obtaining Fire Department approval will be included in the NOD.

#22 Screening of Can shield if necessary - The Applicant stated that it would depend on their location.

#23 Snow stockpiling – The Applicant noted that most storms are not an issue as snow is pushed in the grassy areas; occasionally snow will be removed.

#24 Additional Parking – The Applicant noted that there was ample parking on-site between the driveways and garages; "no parking" signs will be placed around the cul-de-sac.

#28 As-built Plans – It was determined that when each building is completed, a statement will be submitted noting that the building was built to plan and by the 10<sup>th</sup> unit (final), an as-built plan will be submitted.

EILEEN REGAN asked for those that wished to speak in favor or against, or to ask questions, to use the raise their hand and/or use the Zoom "chat" feature. No one was forthcoming.

### **ADJOURNMENT**

At 7:35 p.m., there being no further business to come before the Board, a motion was made by JOHN KELLEY and seconded by MIMI PANITCH to continue the Public Hearing until June 23, 2020 at 5:30 p.m. The motion carried 5-0.

Respectfully submitted,

Kate Kruckemeyer, Secretary

Date signed: \_\_\_\_\_

