

**Planning Board Meeting**

(meeting is being recorded)

On Tuesday, August 25, 2020, the Holyoke Planning Board held a virtual Public Meeting via Zoom.com #861 5373 2494 at 5:00 p.m.

Attendance:**Planning Board**

John Kelley ..... Vice-Chairman  
 Mimi Panitch ..... Secretary  
 Kate Kruckemeyer ..... Member

**Planning Staff**

Marcos Marrero ..... OPED Director  
 Jeffrey Burkott ..... Principal Planner  
 Sharon Konstantinidis ..... Administrative Assistant

**Others Present**

Lynda Laureano ..... ARTfx Signs, Inc.

At 5:02 p.m., JOHN KELLEY 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 3-0. The agenda was taken out of order.

**ZONE CHANGE / SITE PLAN REVIEW/ SUBDIVISION/SPECIAL PERMIT****1. Holyoke Redevelopment Authority (HRA) Urban Renewal Plan (URP) Amendment Discussion**

KATE KRUCKEMEYER noted that the changes to the Urban Renewal Plan were consistent with the Master Plan. There would be many opportunities for the public to comment and any objections to parcels included in the URP were not within the Planning Board's purview.

A motion was made by MIMI PANITCH and seconded by KATE KRUCKEMEYER to support the amendments to the URP as it was consistent with the Master Plan. The motion carried 3-0.

**PLANNING BOARD BUSINESS****A) Project Updates/Old Business/New Business:****1. "Grandfathering" discussion**

JEFFREY BURKOTT forwarded a correspondence dated August 25, 2020 regarding an Appeals Court case which prohibits the wording of "grandfathering" because of its racial origins. He stated that there is only one reference in the Holyoke Ordinance which will require a zoning text amendment to change the word to "pre-existing non-conforming use/structure".

**2. Riverdance Subdivision**

JEFFREY BURKOTT read the "Request for Withdrawal" without prejudice from the preliminary 3-lot subdivision plan was received from R. Lévesque Associates, dated August 18, 2020. The Board accepted knowing that the submittal was an intentional method to freeze the use (ZC Fitzgerald). The discussed reviewing the BH zone in its entirety at a future meeting and its global effect on the City.

**3. Lyman Terrace Phase II Amendment 1 (trees)**

A motion was made by MIMI PANITCH and seconded by KATE KRUCKEMEYER to approve the amendment to substitute the "Willow Leaf Spice Bush" with "Sargent Cherry" pending receipt of an original application. The motion carried 3-0.

**B) Meeting Schedule (tentative):**

Sept 8, 2020 – PB & CPA Elections, SPR Library Commons; SPR/SP's (Multiple Structures, Pylon Sign) Victoria Frost

Sept 22, 2020 – SPR continuations

Sept 28, 2020 -

October 13, 2020 - SPR Holyoke Landing

October 27, 2020 – BH Zones

**C) Minutes:**

There were no minutes available.

**D) Other Business**

There was no other business to come before the Board.

**E) Correspondence**

There was no correspondence before the Board

**RECESS**

At 5:30 p.m., a motion was made by MIMI PANITCH and seconded by KATE KRUCKEMEYER to recess the meeting of the Planning Board for the purpose of opening up the public hearing regarding the Plumbers and Pipefitters Special Permit. The motion carried 3-0.

## RESUME

AT 5:49 p.m., a motion was made by MIMI PANITCH and seconded by KATE KRUCKEMEYER to resume the meeting of the Planning Board. The motion carried 3-0.

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

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

**Meeting ID:** 817 5306 0469 **Passcode:** 260737 **or Call** 1-929 205 6099. **Submit comments to** [publiccomment@holyokey.org](mailto:publiccomment@holyokey.org)

The Board discussed the status of the draft Chicken Ordinance noting that although the backyard chicken amendments were completed from a zoning perspective, the Board of Health would need to set specific guidelines which should not be listed in the Zoning Ordinance.

JEFFREY BURKOTT stated that although the public hearing for "backyard chickens" could close, the Order was filed as "to expedite a backyard chicken ordinance as well as review the permitting process for "community gardens." The Public Hearing would have to either stay open or refile the "Community Gardens" portion of the order.

JOHN KELLEY stated that during the Public Hearing he would seek a legal opinion on the process.

## RECESS

At 6:29 p.m., A motion was made by MIMI PANITCH and seconded by KATE KRUCKEMEYER to recess the meeting of the Planning Board for the purpose of opening up the joint public hearing regarding Backyard Chickens and Community Gardens. The motion carried 3-0.

## RESUME

At 6:53 p.m., a motion was made by MIMI PANITCH and seconded by JOHN KELLEY to resume the meeting of the Planning Board.

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

### **2. Special Permit for Increase in pylon sign (Sec 6.4.6.2) and wall sign (Sec 6.4.6.4) for Plumbers & Pipefitters -- 86 Lower Westfield Rd (Parcels 174-00-024) - ARTfx Signs - Plumbers & Pipefitters Union Local 104 (2020-07)**

Due to lack of a Special Permit quorum, the public hearing was continued until September 8, 2020.

### **3. Special Permit for Increase in Fence Height (Sec 4.6.3.2) for temp construction fence in a front yard – Victoria Frost – 679-689 Main St / 0 Beaulieu St (Parcels 055-00-009, -009.1, -009.2) – Victoria Frost, LLC (2020-06)**

At the Applicant's request in a letter dated August 4, 2020, a motion was made by MIMI PANITCH and seconded by KATE KRUCKEMEYER to grant the public hearing continuation until September 8, 2020. The motion carried.

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

**Meeting ID:** 817 5306 0469 **Passcode:** 260737 **or Call** 1-929 205 6099. **Submit comments to** [publiccomment@holyokey.org](mailto:publiccomment@holyokey.org)

The Public Hearing was continued until September 22, 2020 at 6:30 p.m.

### **5. Zoning Text Change - Community Gardens (File #2020-4) - Councilor Lisi**

**Meeting ID:** 817 5306 0469 **Passcode:** 260737 **or Call** 1-929 205 6099. **Submit comments to** [publiccomment@holyokey.org](mailto:publiccomment@holyokey.org)

The Public Hearing was continued until September 22, 2020 at 6:30 p.m.

## Adjournment

There being no further business to come before the Board, at 7:02 p.m. a motion was made by MIMI PANITCH and seconded by JOHN KELLEY to close the meeting of the Planning Board. The motion carried 3-0.

Respectfully submitted,

Kate Kruckemeyer, Secretary

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