



HOLYOKE PLANNING BOARD PUBLIC MEETING AGENDA

TUESDAY, SEPTEMBER 28, 2021 @ 5:30 P.M.

Zoom.com - Meeting ID 858 0587 5636: OR CALL IN: 1 646 558 8656

(all meetings are being recorded)

ZONE CHANGE / SITE PLAN REVIEW / SUBDIVISION / SPECIAL PERMIT

1. Site Plan Review (Section 10) Discussion – H & H Cultivation Cont. 40-48 Main, H & H Realty (File #150)
2. Special Permit Fence (Sec 4.6.3.2) Discussion - H & H Cultivation Cont. 40-48 Main, H & H Realty (2021-13)
3. Section 7.1.7.2, Discussion H & H Cultivation
4. Special Permit Signs (sec 6.4) Discussion – Victoria Frost, 679-689 Main Street/0 Beaulieu Street (2021-11)
5. Zoning Map Change Discussion – RA to RO, 405 Ingleside Street, (118-00-002), Ivan Troshchiy
6. Special Permit Signs (Sec 6.4.6.4) – Dollar Tree, 1504 Northampton Street, Anchor Signs (2021-15)
7. Section 7.10.6.5 (b) Marijuana language and Table 4.3 Principal Uses reference in Section 7.10.5.3(a) Discussion
8. Zoning Map Changes to the following Parcel(s) Discussion (7-27-21) – 117-00-005, 174-00-013, 174-00-013A, 174-00-013B, 174-00-016, 174-00-017, 174-00-018, 174-00-020, 174-00-021, 174-00-022, 174-00-024, 176-00-010B, 176-00-010C, 176-00-013, 176-00-014, 176-00-014.1, 176-00-027, 176-00-028, 176-00-029 - Councilors Lisi, McGiverin, and Anderson-Burgos (#2021-3)
9. Zoning Text Change Cont. – Create a Retail Center (RC) Zone, Councilors Lisi, McGiverin, & Anderson-Burgos (2021-3)
10. Zoning Text Change Cont. – Section 8.3 "Shopping Center District" replaced with "Retail Center District"; Councilors Lisi, McGiverin, and Anderson-Burgos (#2021-3)

PLANNING BOARD BUSINESS

A) Elections

B) Project Updates/Old Business/New Business:

- a) Holyoke Landing Temporary Construction Signs Review (NOD Condition #12) – New England Construction
- b) Marijuana Special Permit Application Reviews – H & H Cultivation, 40-48 Main, H & H Realty

C) Meeting Schedule (tentative):

- October 12, 2021 – SPR, SP, Section 7.1.7.2 Review EMC; PH RC Continuations
 October 26, 2021 – ZC Section 6.4 Signs

RECEIVED

D) Minutes:

SEP 24 2021

E) Other Business

- a) Joint Hearings

F) Correspondence

Registrar of Voters
Holyoke, MA

HOLYOKE PLANNING BOARD PUBLIC HEARINGS AGENDA

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1. Special Permit Signs (Sec 6.4.6.4) – Dollar Tree, 1504 Northampton Street, Anchor Signs (2021-15)
2. Site Plan Review (Section 10), Marijuana Manufacturing Establishment (EMB Natural Ventures LLC) – 140/160 Middle Water Street, Alaska Assets, LLC (File #151)
3. Section 7.1.7.2 Review, Marijuana Manufacturing Establishment (EMB Natural Ventures LLC) – 140/160 Middle Water Street, Alaska Assets, LLC
4. Special Permit Parking Reduction (Section 6.1.7) - Marijuana Manufacturing Establishment (EMB Natural Ventures LLC) – 140/160 Middle Water Street (047-01-015/011), Alaska Assets, LLC (File 2021-16)
5. Zoning Text Change Cont. (7/27/21; 8/14/21) – Create a Retail Center (RC) Zone; Councilors Lisi, McGiverin, & Anderson-Burgos (2021-3)
6. Zoning Text Change Cont. (7/27/21; 8/14/21) – Section 8.3 "Shopping Center District" replaced with "Retail Center District"; Councilors Lisi, McGiverin, and Anderson-Burgos (#2021-3)
7. Section 7.10.6.5 (b) Marijuana language & Table 4.3 Principal Uses reference in Section 7.10.5.3(a) Cont. (8/31/21; 9/14/21)


 Jeffrey Burkotz, Assistant Director of Planning

Please visit www.holyoke.org for a listing of city departments, contact information and ongoing updates regarding the City's Coronavirus response.
 Email communications and voicemails are welcome; a staff member will return your message as soon as possible.