



**HOLYOKE PLANNING BOARD PUBLIC MEETING AGENDA AMENDED**  
**TUESDAY, OCTOBER 12, 2021 @ 5:30 P.M.**  
**Zoom.com - Meeting ID: 816 1544 0370 OR CALL IN: 1 646 558 8656**  
*(all meetings are being recorded)*

**PLANNING BOARD BUSINESS**

**1. Executive Session**

- a) Topics related to Pending Litigation, proposed drive-through facility (#145) 500 Easthampton Rd (213-00-003), Salmar Realty

**2. Project Updates/Old Business/New Business:**

**RECEIVED**

- a) Holyoke Landing (File #144) NOD Condition #13 Pylon Sign review
- b) Library Commons LC1 (File #143) NOD Condition #9 Sign Review
- c) Lynch Redevelopment (File #137) NOD Condition #7 Project update

OCT - 8 2021

**3. Meeting Schedule (tentative):**

October 26, 2021 – ZC Section 6.4 Signs; PB Elections, joint hearings discussion

**4. Minutes:** September 14, 2021 Planning; September 28, 2021 Planning, PH ZC RC Related, PH ZC Marijuana Amendment, PH SP Dollar Tree; SPR, SP, Section 7.1.7.2 Review 140 Middle Water St (EMB)

Holyoke City Clerk's  
Holyoke, MA

**5. Other Business**

**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 Cont. 40-48 Main, H & H Realty
- 4. Special Permit Signs (Sec 6.4.6.4) – Dollar Tree, 1504 Northampton Street (105-00-059) , Anchor Signs (2021-15)
- 5. Special Permit Parking Reduction (Section 6.1.7) – 229 Beach Street (061-06-006), Dale Unserfer (File 2021-17)
- 6. SPR (Section 10), Marijuana Manuf. (EMB Natural Ventures LLC) – 140/160 Middle Water Street, Alaska Assets, LLC (File #151)
- 7. 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)
- 8. Section 7.1.7.2 Review, Marijuana Manuf Establishment (EMB Natural Ventures LLC) – 140/160 Middle Water St, Alaska Assets, LLC
- 9. 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 (#2021-3.5)
- 10. Zoning Text Change Cont. – Create a Retail Center (RC) Zone, Councilors Lisi, McGiverin, & Anderson-Burgos (2021-3)
- 11. Zoning Text Change Cont. – Section 8.3 "Shopping Center District" replaced with "Retail Center District"; Councilors Lisi, McGiverin, and Anderson-Burgos (#2021-3)
- 12. Section 7.10.6.5 (b) Marijuana language and Table 4.3 Principal Uses reference in Section 7.10.5.3(a) Discussion

**HOLYOKE PLANNING BOARD PUBLIC HEARINGS AGENDA**

**TUESDAY, OCTOBER 12, 2021 @ 5:30 P.M.**

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- 1. Site Plan Review (Section 10), Marijuana Manufacturing Establishment (EMB Natural Ventures LLC) – 140/160 Middle Water Street, Alaska Assets, LLC (File #151)
- 2. Section 7.1.7.2 Review, Marijuana Manuf Establishment (EMB Natural Ventures LLC) – 140/160 Middle Water St, Alaska Assets, LLC
- 3. 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)
- 4. Special Permit Parking Reduction (Section 6.1.7) – 229 Beach Street (061-06-006), Dale Unserfer (File 2021-17)
- 5. Signs (Sec 6.4.6.4) – Dollar Tree, 1504 Northampton Street (105-00-059) , Anchor Signs (2021-15)
- 6. Zoning Text Change Cont. (7/27/21; 8/14/21) – Create a Retail (RC) Zone; Councilors Lisi, McGiverin, & Anderson-Burgos (2021-3)
- 7. 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)
- 8. 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 Burkott, Assistant Director of Planning

Please visit [www.holyoke.org](http://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.