



**HOLYOKE PLANNING BOARD PUBLIC MEETING AGENDA**  
**TUESDAY, OCTOBER 26, 2021 @ 5:30 P.M.**  
**Zoom.com - Meeting ID: 853 0671 2448 OR CALL IN: 1 646 558 8656**  
*(all meetings are being recorded)*

RECEIVED

OCT 20 2021

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

Holyoke City Clerk's  
Holyoke, MA

1. Special Permit Parking Reduction (Section 6.1.7) – 229 Beech Street (061-06-006), Dale Unserfer (File 2021-17)
2. Special Permit Signs (Sec 6.4.6.4) – Dollar Tree, 1504 Northampton Street (105-00-059) , Anchor Signs (2021-15)
3. SPR (Section 10) EMB Natural Ventures LLC (MME) – 140/160 Middle Water Street, Alaska Assets, LLC (File #151)
4. Special Permit Parking Reduction (Section 6.1.7) - EMB Natural Ventures LLC (MME) – 140/160 Middle Water Street (047-01-015/011), Alaska Assets , LLC (File 2021-16)
5. Section 7.1.7.2 Review EMB Natural Ventures LLC (MME) – 140/160 Middle Water Street, Alaska Assets, LLC (File #151)
6. 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)
7. Zoning Text Change Cont. – Create a Retail Center (RC) Zone, Councilors Lisi, McGiverin, & Anderson-Burgos (2021-3)
8. Zoning Text Change Cont. – Section 8.3 "Shopping Center District" replaced with "Retail Center District"; Councilors Lisi, McGiverin, and Anderson-Burgos (#2021-3)
9. Section 7.10.6.5 (b) Marijuana language and Table 4.3 Principal Uses reference in Section 7.10.5.3(a) Discussion
10. Zoning Text Change – Section 6.4 Signs, for compliance per April 12, 2019 judgement; Councilors Lisi, (2021-8)

**PLANNING BOARD BUSINESS**

1. **Project Updates/Old Business/New Business:**
  - a) Library Commons LC1 (File #143) NOD Condition #9 Sign Review
  - b) Lynch Redevelopment (File #137) NOD Condition #7 Project update
  - c) Site Plan Review Amendment 1 (site plans and name change) – Kindred Baystate Behavioral Health to TST Holyoke BHF, LLC
  - d) Marijuana Review (7.10.6.5 (b) Cannalive Genetics, LLC – 532 Main Street, Hauptstrasse, LLC
2. **Meeting Schedule (tentative):**

November 9, 2021 –

November 23, 2021 – Possible joint hearings: amending the living space percentage of new home construction, allow pools a front yard, and zone change Cherry Hill Estates
3. **Minutes:** Planning 9/14/21
4. **Other Business**
  - a) Elections
  - b) Joint Public Hearings

  
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Jeffrey Burkett, 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.



Mayor Terence Murphy

Office of Planning & Economic Development

City of Holyoke

Planning Board

**HOLYOKE PLANNING BOARD PUBLIC HEARINGS AGENDA  
TUESDAY, OCTOBER 26, 2021 @ 5:30 P.M.  
Zoom.com - Meeting ID: 853 0671 2448 OR CALL IN: 1 646 558 8656**

1. Special Permit Signs (Sec 6.4.6.4) Cont. (10/12/21) – Dollar Tree, 1504 Northampton Street (105-00-059) , Anchor Signs (2021-15)
2. Site Plan Review (Section 10) and Section 7.1.7.2 Review Cont. (9/28; 10/12), EMB Natural Ventures LLC (MME) – 140/160 Middle Water Street, Alaska Assets, LLC (File #151)
3. Special Permit (Section 6.1.7) Parking Reduction Cont. (9/28; 10/12) - EMB Natural Ventures LLC (MME) – 140/160 Middle Water Street (047-01-015/011), Alaska Assets , LLC (File 2021-16)
4. Zoning Text Change Cont. (7/27; 8/14; 9/14; 9/28; 10/12) – Create a Retail (RC) Zone; Councilors Lisi, McGiverin, & Anderson-Burgos (2021-3)
5. Zoning Text Change Cont. (7/27; 8/14; 9/14; 9/28; 10/12) – Section 8.3 "Shopping Center District" replaced with "Retail Center District"; Councilors Lisi, McGiverin, and Anderson-Burgos (#2021-3)
6. Section 7.10.6.5 (b) Marijuana language & Table 4.3 Principal Uses reference in Section 7.10.5.3(a) Cont. (8/31; 9/14; 9/28; 10/12) Councilor Lisi

**HOLYOKE PLANNING BOARD AND ORDINANCE COMMITTEE JOINT PUBLIC HEARING AGENDA  
TUESDAY, OCTOBER 26, 2021 @ 6:30 P.M.**

Meeting will take place remotely and can be accessed via  
<https://us02web.zoom.us/j/88104672258?pwd=S1M5TE5TdDdITFo3b2lvTjNDRGNZdz09>

**Zoom.com - Meeting ID: 881 0467 2258 Meeting Passcode: 822108 OR CALL IN: 1 646 558 8656**

1. Zoning Text Change – Section 6.4 Signs Cont. (8/31/2021), for compliance per April 12, 2019 judgement; Councilors Lisi, (202

  
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Jeffrey Burkott, Assistant Director of Planning

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