

City of Holyoke

Planning Board

HOLYOKE PLANNING BOARD PUBLIC MEETING AGENDA TUESDAY, OCTOBER 26, 2021 @ 5:30 P.M.

RECEIVED

Zoom.com - Meeting ID: 853 0671 2448 OR CALL IN: 1 646 558 8656

(all meetings are being recorded)

OCT 2 0 2021

ZONE CHANGE / SITE PLAN REVIEW/ SUBDIVISION/SPECIAL PERMIT

1. Special Permit Parking Reduction (Section 6.1.7) – 229 Beech Street (061-06-006), Dale Unserfer (File 2021; 17), 229 Beech Street (061-06-006), Dale Unserfer (061-06

- 2. Special Permit Signs (Sec 6.4.6.4) Dollar Tree, 1504 Northampton Street (105-00-059), Anchor Signs (2021-15)
- SPR (Section 10) EMB Natural Ventures LLC (MME) 140/160 Middle Water Street, Alaska Assets, LLC (File #151)
- 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)
- 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, 1 00-017, 174-00-018, 174-00-020, 174-00-021, 174-00-022, 174-00-024, 176-00-0108, 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)
- Zoning Text Change Cont. Create a Retail Center (RC) Zone, Councilors Lisi, McGiverin, & Anderson-Burgos (2021-3)
- 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 Behavorial 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

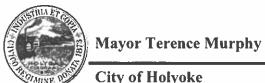
a) Elections

b) Joint Public Hearings

kott, 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.

Birthplace of Volleyball



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)
- Special Permit (Section 6.1.7) Parking Reduction Cont. (9/28; 10/12) EMB Natural Ventures LLC (MME) 140/160 Middle Wate Street (047-01-015/011), Alaska Assets, LLC (File 2021-16)
- 4. Zoning Text Change Cont. (7/27; 8/14; 9/14; 928; 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; 928; 10/12) Section 8.3 "Shopping Center District" replaced with "Retail Center District"; Councilors Lisi, McGiverin, and Anderson-Burgos (#2021-3)
- 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=S1M5TE5TdDdlTFo3b2lvTjNDRGNZdz09

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)

ott, Assistant Director of Planning

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