



**HOLYOKE PLANNING BOARD PUBLIC MEETING AGENDA** **RECEIVED**  
**TUESDAY, NOVEMBER 16, 2021 @ 5:30 P.M.**  
**Zoom.com - Meeting ID: 878 6645 7916 OR CALL IN: 1 646 558 8656**  
*(all meetings are being recorded)* **NOV 03 2021**

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

**Holyoke City Clerk's  
Holyoke, MA**

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

**PLANNING BOARD BUSINESS**

1. **Project Updates/Old Business/New Business:**
  - a) Library Commons LC1 (File #143) NOD Condition #9 Sign Update
2. **Meeting Schedule (tentative):**  
November 23, 2021 – joint hearings: amending the living space percentage of new home construction, allow pools in a front yard, and zone change Cherry Hill Estates  
December 14, 2021 – Joint PH ZC Signs  
December 28, 2021 -
3. **Minutes:**
4. **Other Business**
  - a) Elections

**HOLYOKE PLANNING BOARD PUBLIC HEARINGS AGENDA**  
**TUESDAY, NOVEMBER 16, 2021 @ 5:30 P.M.**  
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1. Special Permit Signs (Sec 6.4.6.4) Cont. (10/12; 10/26; 11/9) – Dollar Tree, 1504 Northampton Street (105-00-059) , Anchor Signs (2021-15)

  
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.