



**HOLYOKE PLANNING BOARD PUBLIC MEETING AGENDA**  
**TUESDAY, FEBRUARY 22, 2022 @ 5:00 P.M.**  
**Zoom.com - Meeting ID 886 5210 6016: OR CALL IN: 1 646 558 8656**  
*(all meetings are being recorded)*

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

1. Executive Session
  - a. Topics related to proposed drive-through facility litigation (#145) 500 Easthampton Rd (213-00-003), Salmar Realty
2. Special Permit Common Driveway (Sec 6.1.9) – Keyes Road, Lot 4, (196-00-062), Matthew Bernard (2022-1)
3. Special Permit Signs (Sec 6.4.6.4) – Christmas Tree Shops, 39 Holyoke Street (105-00-059), Serrato Signs, Andrew Serrato (2022-2)
4. Special Permit Increase in Fence Height (Sec #4.6.3.2) – 45 lower Westfield Rd. (117-00-018), Kindred Baystate Behavioral Health Hospital, Krunk Engineering (2022-3)
5. Zoning Text Change, Section 7.10.6.5(b) - Marijuana Establishment regarding the site plan review process
6. Zoning Text Change, Section 7.10.5.3(a) - Marijuana Establishment locations regarding the buffer zone from schools, residences and other businesses as listed in Table 4.3 Table of Principal Uses.
7. Zoning Text Change Amendments - Odor mitigation at Marijuana Establishments and/or adding language to typical list of conditions

**PLANNING BOARD BUSINESS**

1. **Project Updates/Old Business/New Business:**
2. **Meeting Schedule (tentative):**  
March 8, 2022 – HHA Phase II SPR & SP's; CC SP Section 6.4 Signs Cont; 120 Middle Water Street (WTM-SB, LLC) SPR & Section 7.1.7.2 Review; River Grove CC SP Marijuana Facility  
March 22, 2022 –
3. **Minutes**
4. **Other Business**

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FEB 17 2022

Holyoke City Clerk's  
Holyoke, MA

  
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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.



Mayor Joshua Garcia

Office of Planning & Economic Development

City of Holyoke

Planning Board

**HOLYOKE PLANNING BOARD PUBLIC HEARINGS AGENDA  
TUESDAY, FEBRUARY 22, 2022 @ 5:30 P.M.  
Zoom.com - Meeting ID 886 5210 6016: OR CALL IN: 1 646 558 8656**

1. Zoning Text Change, Section 7.10.6.5(b) - Marijuana Establishment regarding the site plan review process
2. Zoning Text Change, Section 7.10.5.3(a) - Marijuana Establishment locations regarding the buffer zone from schools, residences and other businesses as listed in Table 4.3 Table of Principal Uses.

**HOLYOKE PLANNING BOARD AND ORDINANCE COMMITTEE JOINT PUBLIC HEARING AGENDA  
TUESDAY, FEBRUARY 22, 2022 @ 6:30 P.M.**

Meeting will take place remotely and can be accessed via [www.zoom.us](http://www.zoom.us)  
**Meeting ID: 846 1082 8511 Meeting Passcode: 612779 OR CALL IN: 1 646 558 8656**

1. Zoning Text Change Amendments - Odor mitigation at marijuana entities and/or adding language to typical list of conditions

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