



HOLYOKE PLANNING BOARD PUBLIC MEETING AGENDA
TUESDAY, MAY 24, 2022 @ 5:00 P.M.
CITY HALL ANNEX, 20 KOREAN VETERANS PLAZA, ROOM 406
Zoom.com - Meeting ID 832 0401 2438; OR CALL IN: 1 646 558 8656
(all meetings are being recorded)

PLANNING BOARD BUSINESS

1. Executive Session

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

2. Project Updates/Old Business/New Business:

3. Meeting Schedule (tentative):

June 14, 2022 – Section 7.10 Project Reviews
June 28, 2022 - ZC 41 Temple; ZC R2-BH Hampden/Pleasant St
July 12, 2022 -

4. Minutes

April 12, 2022 – Planning

5. Other Business

RECEIVED

MAY 19 2022

Holyoke City Clerk's
Holyoke, MA

ZONE CHANGE / SITE PLAN REVIEW/ SUBDIVISION/SPECIAL PERMIT

1. **Site Plan Review Holyoke Landing (SPR #144), Amendment #2** (ANR: triggering Parking reduction, SP multiple structures, & common driveway) – Holyoke Street (017-00-005), Holyoke Landing, LLC, Scott Black - Solli Engineering, LLC, Kevin Solli, PE
2. **Approval Not Required** – Holyoke Street (017-00-005), Holyoke Landing, LLC, Scott Black; Northeast Survey Consultants
3. **Special Permit Amendment, Multiple Structures** (Sect 5.4.1) – 12-14 Holyoke Street (017-00-005), Holyoke Landing, LLC, Scott Black; Solli Engineering, LLC, Kevin Solli, PE (2022-06)
4. **Special Permit Amendment, Parking Reduction** (Sect 6.1.7) - 12-14 Holyoke Street (017-00-005), Holyoke Landing, LLC, Scott Black; Solli Engineering, LLC, Kevin Solli, PE (2022-7)
5. **Special Permit Common Driveway** (Sect 6.1.9) - 12-14 Holyoke Street (017-00-005), Holyoke Landing, LLC, Scott Black; Solli Engineering, LLC, Kevin Solli, PE (2022-8)
6. **Special Permit Increase in Sign Size & Multiple Signs** (Sect 6.4.6.4) – 380 Dwight St, (020-02-010), Canna Provisions, Canna Provisions, Inc. (2022-9)
7. **Special Permit Increase in Sign Size** (Sect 6.4.6.4) – 70 Nick Cosmos Way (020-02-010), HB&GC, Ann Mann (2022-10)
8. **CC Special Permit (Sec 7.10) Marijuana Facility Follow-up**– 101 N. Bridge St., Delivered, Inc., Jackson Mejia
9. **Zone Change BH to BC** – 18 Cabot Street (029-04-001) Capri Pizza, Gennaro Santinello (2022-6)
10. **Zone Change R2 to BL** – 0 Pleasant Street (092-00-112), Betlai, LLC, Edison Lee (2022-7)
11. **Zoning Text Change Cont.** – Discuss Odor Mitigation at Marijuana Establishments and/or adding language to typical list of conditions – Councilors Bartley, Leahy, Murphy, Vacon (2022-3)
12. **Zoning Text Change** – Amend Section 5.4 Multiple Principal Structures to allow Accessory Dwelling Units (ADU's), Section 2.0 Definitions, and relevant sections to allow the use in DR zones (2022-5)


 Jeffrey Burkott, Assistant Director of Planning

Please visit www.holyoke.org for a listing of city departments and contact information



HOLYOKE PLANNING BOARD PUBLIC HEARING AGENDA
TUESDAY, MAY 24, 2022 @ 5:00 P.M.
CITY HALL ANNEX, 20 KOREAN VETERANS PLAZA, ROOM 406
Zoom.com - Meeting ID 832 0401 2438; OR CALL IN: 1 646 558 8656
(all meetings are being recorded)

1. **Special Permit Amendment, Multiple Structures** (Sect 5.4.1) Cont. (5/10/22) – 12-14 Holyoke Street (017-00-005), Holyoke Landing, LLC, Scott Black; Solli Engineering, LLC, Kevin Solli, PE (2022-06)
2. **Special Permit Amendment, Parking Reduction** (Sect 6.1.7) Cont. (5/10/22) - 12-14 Holyoke Street (017-00-005), Holyoke Landing, LLC, Scott Black; Solli Engineering, LLC, Kevin Solli, PE (2022-7)
3. **Special Permit Common Driveway** (Sect 6.1.9) Cont. (5/10/22) - 12-14 Holyoke Street (017-00-005), Holyoke Landing, LLC, Scott Black - Solli Engineering, LLC, Kevin Solli, PE (2022-8)
4. **Special Permit Increase in Sign Size** (Sect 6.4.6.4) – 380 Dwight St, (020-02-010), Canna Provisions, Canna Provisions, Inc. (2022-9)
5. **Special Permit Increase in Sign Size** (Sect 6.4.6.4) – 70 Nick Cosmos Way (020-02-010), HB&GC, Ann Mann (2022-10)

HOLYOKE PLANNING BOARD AND ORDINANCE COMMITTEE JOINT PUBLIC HEARINGS AGENDA
TUESDAY, MAY 24, 2022 @ 6:30 P.M.

Meeting will take place remotely and can be accessed via [www.zoom.us](https://us02web.zoom.us/j/88030068046?pwd=RkhVZ1pnNlI0ZEg4eEk2ZXlT3VEUT09)
<https://us02web.zoom.us/j/88030068046?pwd=RkhVZ1pnNlI0ZEg4eEk2ZXlT3VEUT09>
Meeting ID:880 3006 8046 Meeting Passcode: 968058 OR CALL IN: 1 646 558 8656

1. **Zone Change BH to BC** – 18 Cabot Street (029-04-001) Capri Pizza, Gennaro Santinello (2022-6)
2. **Zone Change R2 to BL** – 0 Pleasant Street (092-00-112), Betlai, LLC, Edison Lee (2022-7)
3. **Zoning Text Change Cont.** (2/22; 3/22) – Discuss Odor Mitigation at Marijuana Establishments and/or adding language to typical list of conditions – Councilors Bartley, Leahy, Murphy, Vacon (2022-3)
4. **Zoning Text Change** – Amend Section 5.4 Multiple Principal Structures to allow Accessory Dwelling Units (ADU's), Section 2 Definitions, and relevant sections to allow the use in DR zones (2022-5)



Jeffrey Burkott, Assistant Director of Planning

Please visit www.holyoke.org for a listing of city departments and contact information