



City of Holyoke

Planning Board

**HOLYOKE PLANNING BOARD PUBLIC HEARING AGENDA**  
**TUESDAY, JUNE 28, 2022 @ 5:00 P.M.**  
**CITY HALL ANNEX, 20 KOREAN VETERANS PLAZA, ROOM 406**  
**Zoom.com - Meeting ID 836 3939 8493: OR CALL IN: 1 646 558 8656**  
*(all meetings are being recorded)*

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JUN 22 2022

1. **Site Plan Review** (Section 10) **Appleton Mills Apartment Annex** - 5 Essex Street, Winn Development (File #155)
2. **Special Permit** (4.6.3.2) **Increase in Temporary Fence Height** - Appleton Mills Apartment Annex - 5 Essex Street, Winn Development (2022-11)

Holyoke City Clerk's  
Holyoke, MA

**HOLYOKE PLANNING BOARD PUBLIC MEETING AGENDA**  
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**ZONE CHANGE / SITE PLAN REVIEW / SUBDIVISION / SPECIAL PERMIT**

1. **Site Plan Review** (Section 10) **Appleton Mills Apartment Annex** - 5 Essex Street, Winn Development (File #155)
2. **Special Permit** (4.6.3.2) **Increase in Temporary Fence Height** - Appleton Mills Apartment Annex - 5 Essex Street, Winn Development (2022-11)
3. **Section 7.1.7.2 Review** - Appleton Mills Apartment Annex - 5 Essex Street, Winn Development
4. **Site Plan Review** (File #147) **Amendment #1** - 216 Appleton Street (add sky bridge connector, relocate trash room door and community spaces, change use to 55+)
5. **Site Plan Review** (File #15) **Amendment #2** (EV Charging Facility) - Holyoke Crossing, Seth Kenney, Rivian
6. **Zoning Map Change DR to BH** - 41 Temple St (085-00-012), Daniel Laflamme (truck repair shop business to be conforming) (2022-5)
7. **Zoning Map Change R2 to BH** - 474 Pleasant St (091-00-062& 063), Dennis Bolduc (2022-9)
8. **Zoning Text Change** - Section 7.10 to include "Definitions for Marijuana Courier and Delivery Operator, Murphy-Rombletti (2022-10)
9. **Zoning Text Change Cont.** (2/22; 3/22; 5/24) - Discuss Odor Mitigation at Marijuana Establishments and/or adding language to typical list of conditions - Councilors Bartley, Leahy, Murphy, Vacon (2022-3)
10. **Zoning Text Change Cont.** (5/24) - 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)
11. **CC Special Permit** (Sec 7.10) **Marijuana Delivery Operator** - Holyoke Smokes, Corp, 81-85 Sargeant St., Duane Harden (2022-9)
12. **CC Special Permit** (Sec 7.10) **Marijuana Medical Facility** - Careful Curated, 420 Race St., Atty. Ryan Ferriter (2022-10)
13. **CC Special Permit** (Sec 7.10) **Marijuana Manufacturing Facility** - MassBiology Technology, 6 Appleton St., Qihang Zhang (2022-11)

**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):**  
  - July 12, 2022 - No Meeting
  - July 26, 2022 - SP signage Witman Properties; Single-family 50% living space discussion; SP signage "Expressions"; Fence site triangle
4. **Minutes**
5. **Other Business -**

  
 Jeffrey Burkott, Assistant Director of Planning



**HOLYOKE PLANNING BOARD AND ORDINANCE COMMITTEE JOINT PUBLIC HEARINGS AGENDA  
TUESDAY, JUNE 28, 2022 @ 6:30 P.M.**

Remote access via [www.zoom.us](http://www.zoom.us)

<https://us02web.zoom.us/j/85049163043?pwd=HpGr-HWQprOVz3Jj0Ke9i8Dg7kNk1J.1>

**Meeting ID:** 850 4916 3043 **Meeting Passcode:** 704492 **OR CALL IN** at 1 (646) 558-8656

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