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Holyoke City Clerk's  
Holyoke, MA

**HOLYOKE PLANNING BOARD PUBLIC HEARINGS AGENDA**  
**TUESDAY, AUGUST 23, 2022 @ 5:30 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)*

- 1. Special Permit Increase in Sign Size** (Sect 6.4.6.4) – 70 Nick Cosmos Way (020-02-010), HB&GC, Ann Mann (2022-17)
- 2. Special Permit Increase in Fence Height** (4.6.3.2) – Elm Street (006-04-011), 536 Worthington Street, LLC (2022-18)

**HOLYOKE PLANNING BOARD PUBLIC MEETING AGENDA**  
**TUESDAY, AUGUST 23, 2022 @ 5:30 P.M.**  
**CITY HALL ANNEX, 20 KOREAN VETERANS PLAZA, ROOM 406**  
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**ZONE CHANGE / SITE PLAN REVIEW/ SUBDIVISION/SPECIAL PERMIT**

- 1. Special Permit Increase in Sign Size** (Sect 6.4.6.4) – 70 Nick Cosmos Way (020-02-010), HB&GC, Ann Mann (2022-17)
- 2. Special Permit Increase in Fence Height** (4.6.3.2) – Elm Street (006-04-011), 536 Worthington Street, LLC (2022-18)
- 3. Zoning Map Change R2 to BH Discussion** - 474 Pleasant St. (091-00-062 & 063), Dennis Bolduc (2022-9)
- 4. Zoning Map Change DR to BH Cont.** – 41 Temple St (085-00-012), Daniel Laflamme (truck repair shop business to be conforming) (2022-5)
- 5. Zoning Text Change Cont.** – 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)

**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:**
  - a. SPR Holyoke Landing Update** - NOD Condition #18 (Phase 2, Popeye's)
- 3. Meeting Schedule (tentative):**  
September 13, 2022 – SPR & SP's Gary Rome Car Wash; SPR Dunkin Log Cabin  
September 27, 2022 – ZC CC & PB 50% Construction; H&H Cultivation update
- 4. Minutes**
- 5. Other Business**

**HOLYOKE PLANNING BOARD AND ORDINANCE COMMITTEE JOINT PUBLIC HEARINGS AGENDA**  
**TUESDAY, AUGUST 23, 2022 @ 6:30 P.M.**

Remote access via [www.zoom.us](http://www.zoom.us)  
<https://us02web.zoom.us/j/85056611065?pwd=L1ZqL2toMW5kV3RLbGgwQWZoL3JLUT09>  
Meeting ID: 850 5661 1065 Meeting Passcode: 495078 or by Call in: 1 (646) 558-8656

- 1. Zoning Map Change DR to BH Cont.** (4/26; 6/27; 7/26) – 41 Temple St (085-00-012), Daniel Laflamme (truck repair shop business to be conforming) (2022-5)
- 2. Zoning Text Change Cont.** (5/24; 6/27) – 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