



HOLYOKE PLANNING BOARD PUBLIC HEARINGS AGENDA
TUESDAY, SEPTEMBER 27, 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)

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SEP 20 2022

- 1. Special Permit Sign Size (Sect 6.4.6.4) - 850 Hampden/Pleasant St (092-00-011/112), White Hut, Holyoke, MA (2022-16)
2. Special Permit Multiple Signs (Sect 6.4.6.4) - 850 Hampden/Pleasant St (092-00-011/112), White Hut, Holyoke, MA (2022-16)
3. Site Plan Review (Sect. 10) Cont. (9/12/22) - Gary Rome Car Wash & Detail Center, Whiting Farms Rd (116-00-020), New Holyoke Realty, LLC (File #156)
4. Special Permit Common Driveway (Sect. 6.1.9) Cont. (9/12/22) - Gary Rome Car Wash & Detail Center, Whiting Farms Rd (116-00-020/001), New Holyoke Realty, LLC (2022-19)
5. Special Permit Temporary Construction Fence (Sect. 4.6.3.2) Cont. (9/12/22) - Gary Rome Car Wash & Detail Center, Whiting Farms Rd (116-00-020), New Holyoke Realty, LLC (2022-20)

HOLYOKE PLANNING BOARD PUBLIC MEETING AGENDA
TUESDAY, SEPTEMBER 27, 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
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ZONE CHANGE / SITE PLAN REVIEW/ SUBDIVISION/SPECIAL PERMIT

- 1. Special Permit Fence Height (Sect 4.6.3.2) Discussion - Elm Street (006-04-011), 536 Worthington Street, LLC (2022-18)
2. Special Permit Sign Size (Sect 6.4.6.4) - 850 Hampden St (092-00-011/112), White Hut, Betlai, Edison Yee, (2022-16)
3. Special Permit Multiple Signs (Sect 6.4.6.4) - 850 Hampden St (092-00-011/112), White Hut, Betlai, Edison Yee, (2022-16)
4. Site Plan Review (Sect. 10) - Gary Rome Car Wash & Detail Center, Whiting Farms Rd (116-00-020), New Holyoke R
5. Special Permit Common Driveway (Sect. 6.1.9) - Gary Rome Car Wash & Detail Center, Whiting Farms Rd (116-00-020/001), New Holyoke Realty, LLC (2022-19)
6. Site Plan Review (Case #104) Amendment #5- Gary Rome Hyundai, Inc. (common driveway), 150 Whiting Farms Rd, New Holyoke Realty, LLC
7. Special Permit Temporary Construction Fence (Sect. 4.6.3.2) - Gary Rome Car Wash & Detail Center, Whiting Farms Rd (116-00-020), New Holyoke Realty, LLC (2022-20)
8. Marijuana Review - Upper Echelon Cultivation, 420 Race Street, Suite 1A, Upper Echelon Cultivation, LLC (2022-12)
9. Marijuana Review - Small Wonder Cultivation, LLC, 109 Lyman Street, Vivian Gaz (2022-13)
10. Approval Not Required (ANR) - 52/56 Suffolk Street (011-06-019), Dimitry Zhivotovsky

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:
- Conference update
- Hybrid Presentations
3. Meeting Schedule (tentative):
October 11, 2022 - SPR Northampton St Residential Development; SP Fence Height, Sterling Road
October 25, 2022 - SP Sign Size HB&GC,
December 13, 2022 - SPR Dunkin Remand
4. Minutes: Planning July 26, 2022; Planning August 9, 2022
5. Other Business: Committee Reports (PPG (Jack), CPA, PAC, WSR Study Group, PVPC Meetings, CDBG)

Handwritten signature of Jeffrey Burkott, Assistant Director of Planning



**HOLYOKE PLANNING BOARD AND ORDINANCE COMMITTEE JOINT PUBLIC HEARINGS AGENDA
TUESDAY, September 27, 2022 @ 6:30 P.M.**

Remote access via www.zoom.us

<https://us02web.zoom.us/j/84747145572?pwd=TS9VaVU2dTJVRnFXbnRnYmRGT2d2UT09>

Meeting ID: 847 4714 5572 Meeting Passcode: 419481 or by call in at 1 (646) 558-8656

1. **Zoning Text Change Revisit** – require that any home construction in a residential zone be greater than 50% living space or require a special permit of the City Council if home construction will have 50% or less living space; Councilor Vacon, (2021-10)
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)
3. **Zoning Text Change** – create food truck zones with the goals of eliminating food deserts, managing their locations, and promoting various neighborhoods (2022-11)

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SEP 20 2022

Holyoke City Clerk's
Holyoke, MA