



Mayor Joshua Garcia
City of Holyoke

Office of Planning and Economic Development
Historical Commission

Chair – Paola Ferrario
Vice Chair & Recording Secretary – Christopher Gauthier
Commissioners - Elana Aubrey, Lizabeth Rodriguez and Luis Salazar

HOLYOKE HISTORICAL COMMISSION (HHC)

Meeting Minutes Monday, November 14, 2022, 5:30 p.m.
City Hall Annex Conference Room 403 -or-
Via Zoom - Meeting ID 857 0948 7585/Telephone (646) 558-8656

Attendance: Paola Ferrario, Christopher Gauthier, Luis Salazar (via zoom) & Elana Aubrey (via zoom)
Municipal Staff: Jennifer Keitt - Office of Planning & Economic Development
Attendees: Peter Palombella, Steve Huntley ED - VOC & Frank Martinez Lopez ED - Nueva Esperanza

1) **Call to order** - 5:32 p.m.

2) **Approval of Minutes for October 19th 2022 -**

Motion to approve the Minutes of October 19th 2022 made by Commissioner Aubrey. Seconded by Commissioner Gauthier. Roll call followed:

- Commissioner Aubrey Yes
- Commissioner Salazar Yes
- Commissioner Gauthier Yes
- Chair Ferrario Yes

3) **Discussion and approval of Preservation Agreement for 348 Chestnut Street-48-52 Franklin Street. -**

Chair screen shared Preservation Agreement and numerous photos.

Motion to retain preservation restriction for 348 Chestnut Street made by Commissioner Gauthier. Seconded by Commissioner Salazar. Roll call followed:

- Commissioner Aubrey Yes
- Commissioner Salazar Yes
- Commissioner Gauthier Yes
- Chair Ferrario Yes



Letter to be sent by Voces de Esperanza. Upon receipt, all commissioners sign, the mayor signs and it becomes official.

4) CPA -

a. **Review and discussion of Notices of decision for Historical Significance for Historic Restoration grants 2022-23. Approval of NOD's - See Below.**

b. **Review of reports by Tyler Caine for scope of work for projects for Historic Restoration Grants 2022-23. Approval of reports:**

- ❖ Wistariahurst - Commissioners in agreement that the presentation was thorough and should be approved.

Motion to approve Scope of Work for Wistariahurst made by Commissioner Aubrey, seconded by Commissioner Gauthier. Roll call followed:

- Commissioner Aubrey Yes
- Commissioner Salazar Yes
- Commissioner Gauthier Yes
- Chair Ferrario Yes

- ❖ 106-120 High Street -. Chair Ferrario spoke of conversation with MHC - changes to structure may not receive tax credits but may still be allowed to go forward. Review & discussion of scope of work was shared on screen. Commissioner Aubrey expressed concerns that a large portion of additional work needed was not addressed in the current proposal. Chair pointed out the allowance of certain changes while maintaining historical significance compliance. Commissioner Salazar questioned the commission's role in determining historical significance compliance. While report was ambiguous, still has questions about how the commission should move forward. Chair explains the process of creating preservation restrictions. Will the renovations proposed, produce a building that is accurately historically significant? Need to confirm that the proposed changes will not negatively impact the historical significance. CPA money makes sure things are done historically accurate. The Commission will forward to CPA, but the questions need to be answered before approving. Can they include several requests of changes to maintain historical integrity per CPA and HHC's request.

Motion to approve Scope of Work for 106-120 High Street made by Commissioner Salazar and seconded by Commissioner Aubrey. Roll call followed:

- Commissioner Aubrey Yes
- Commissioner Salazar Yes
- Commissioner Gauthier Yes
- Chair Ferrario Yes



c. Possibility for the HHC to submit a late proposal to CPC for a survey grant of Scott Tower and Wyckoff Park-

Commission discussed tardiness of application and potential modifications needed.

Motion to submit a late application to CPAC for a survey of Wyckoff Park and Scotts Tower made by Commissioner Salazar and seconded by Commissioner Aubrey. Roll call followed:

- Commissioner Aubrey Yes
- Commissioner Gauthier Yes
- Commissioner Salazar Yes
- Chair Ferrario Yes

5) Special guest TDI Fellow and Mass Development representative Kevin Moforte on ideas and vision for High Street - UNABLE TO ATTEND.

6) Update on Blue Sky Tower III, wireless telecommunication facility at 939 Chicopee Street, Chicopee, MA -

Request staff to write letter to (obtain name and contact information for) planning board and historical commission for Chicopee - and write that when communication towers or construction takes place that may affect the historic side of Holyoke across the river, we should be notified when they are so that when a balloon goes up we are notified during and not after the fact.

Motion to have staff write letter to the Chair of Chicopee Planning Dept and Chicopee Historical Commission to request notification of surveys as soon as the City of Chicopee is notified made by Commissioner Salazar. Seconded by Commissioner Aubrey. Roll call followed:

- Commissioner Aubrey Yes
- Commissioner Salazar Yes
- Commissioner Gauthier Yes
- Chair Ferrario Yes

7) Update on: FY 2022 City of Holyoke Development Block Grant Application for Anniversary Hill Park Utility Relocation -

a. Review of map for underground wiring at Scott Tower.

Discussed Scotts Tower walk & current project status. Survey should be performed.

8) Report from Commissioners attending other board and committee meetings -

Commissioner Aubrey - was unable to attend the last TAC meeting but reviewed the minutes. Youth member from HCC brought in. 2nd candidate voted in. Talk about 150th.



Commissioner Gauthier - attended the Historical Preservation trust meeting. Brief review of CPA process and overview.

Chair - attended Realtors Meeting. noting that people are buying buildings on High Street.. Commission isn't being brought into the conversation. Chair will write Aaron Vega asking, which buildings the city granted to whom and they would like to hold an event for historical preservation.

9) Update on the Essex Street Historic National District Nomination -

Has not been approved. State requested additional information. Chair spoke with Brian Lever, associate preservation planner at Epsilon. He will send comments to the Chair that MHC sent to them. Issue: reduced district size. Many buildings are gone. What is unique about this district? Will try to contact City Councilors to present to D&GR to share historic building preservation tax credits and programs. .

10) HHC's Staff performance, HHC website updates, organization of HHC Google drive -

Marie did great organizing the material that came in regarding the CPA applications. Chair has requested changes to the website. The Historic Commission should have their own website where people can upload information for submission. They should have an intern soon to organize. Will obtain an external drive. Requested \$100-200 from OPED for drive.

Motion made to go out of order back to #4(a) by Commissioner Salazar, seconded by Commissioner Aubrey. Roll call followed:

- Commissioner Aubrey Yes
- Commissioner Salazar Yes
- Commissioner Gauthier Yes
- Chair Ferrario Yes

4) CPA -

a. Review and discussion of Notices of decision for Historical Significance for Historic Restoration Grants 2022-23. Approval of NODs. -

Chair drafted and shared Notices of Decision to go out. Commissioner Aubrey will edit. Motion made to send edited letters to CPAC by Commissioner Gauthier,. Commissioner Aubrey states that the letters were not included in the packet sent beforehand so the whole commission hasn't seen the letters. Chair states that because they have a quorum, they can make a motion to submit these materials to the Commission now to review.



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Motion made to review for editing the letters of Notices of Decision regarding CPA then have the Commission review them via email made by Commissioner Aubrey. Chair states that the CPAC has a meeting next Monday and the letters are needed by then. Chair points out that they cannot vote online for the letters. Chair shares drafts of Notices of Decision on screen. Edits made.

Motion made to approve the documents with edits for nod's for historical significance by Commissioner Gauthier, seconded by Commissioner Aubrey. Roll call followed:

- Commissioner Salazar Yes
- Commissioner Aubrey Yes
- Commissioner Gauthier Yes
- Chair Ferrario Yes

Motion made to move to item #11 on the agenda made by Commissioner Salazar, seconded by Commissioner Aubrey.

11) Discussion on requesting to hire a preservation specialist for the City of Holyoke -

Chair has written to the Mayor explaining the importance of having a preservation specialist for the City. Attorney Degnan has explained to the Chair that the commission will probably be writing their own preservation restrictions for the building. They will not be sent to MHC but for CPA, HHC will be writing them. Chair will continue to push for a preservation specialist to be hired.

12) New Business - Peter Palombella speaks suggesting the commission create subcommittees. Subcommittee to follow up on preservation restrictions. To be placed on agenda for the December meeting. Chair would like an architect and a lawyer to join the Commission for the December meeting. Chair will create a budget to submit to OPED and maybe go in front of the city council. It's not a good reflection in the City in terms of how valuable the Historic Commission is. Chair reads an email she just rec'd from Meg MCGrath, CPA Chair. explaining that Ed Owen (120 Front St, BBC Steeple) didn't submit an application for approval as the process was confusing. He was ready to present but didn't submit out of frustration & would the HHC be open to him presenting to an upcoming meeting. Chair acknowledges that Mr. Owen emailed her expressing his frustration. Mr. Owen never responded. Chair shares conversation with owner of 120 Front St. Would need additional funds for another hour of time for Tyler Caine to review the project. The Commission will write to the CPA Chair and explain that they no longer have the consultant, and it is past the deadline. They are not willing to review the other projects.

13) Old Business – Commissioner Gauthier asks who the CLG liaison is. Chair introduced Jennifer Keitt. The Commission feels that someone from the Commission should be the liaison to the MHC for the CLG. The liaison receives all the correspondence from MHC and can send information and communicate with the commission. A Commissioner can have the right and distribute all MHC correspondence directly to the Commissioners.



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Motion made to appoint the Chair the CLG liaison made by Commissioner Gauthier, seconded by Commissioner Salazar. Roll call followed:

- Commissioner Aubrey Yes
- Commissioner Salazar Yes
- Commissioner Gauthier Yes
- Chair Ferrario Yes

Discussion over the absence of Commissioner Rodriguez. Per bylaws, 3 consecutive absences and the Commissioner can be excused from the Commission.

14) Adjournment – Motion to Adjourn made by Commissioner Aubrey, seconded by Commissioner Gauthier - 7:35 pm. Roll call followed:

- Commissioner Aubrey Yes
- Commissioner Salazar Yes
- Commissioner Gauthier Yes
- Chair Ferrario Yes

Respectfully submitted,

CITY HALL ANNEX – 20 KOREAN VETERANS PLAZA - SUITE 406 – HOLYOKE, MASSACHUSETTS 01040-5000

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Birthplace of Volleyball