

Planning Board Meeting

(meeting was recorded)

On Tuesday, December 13, 2022, the Holyoke Planning Board held a Public Meeting via in-person at the City Hall Annex, Room 406 and via Zoom.com #836 3939 8493 at 5:30 p.m. The agenda was taken out of order.

Attendance:**Planning Board**

Mimi Panitch Chairman (remote)
 Kate Kruckemeyer Vice-Chairman
 Gurninder Dhaliwal Secretary (absent)
 Rosanna Lopez Member
 Nathan Chung Member (remote)
 Lauren Niles Associate (5:50)

Others Present

Jane Mantolesky Asst. City Attorney
 William Walter Benesch Company
 Alan Dunn American Environmental

Planning Staff

Jeffrey Burkott Principal Planner
 Jack Carolan Planner II
 Sharon Konstantinidis..... Head Admin Clerk

Others Present

Alexandra Cichetti R. Levesque Associates
 Sarah Meier-Zimmler Holyoke Housing Authority
 Edison & Nick Yee Betlai
 Austin Ludwig ABACUS
 Greg Lachik Benesch Company

Mimi Panitch, at 5:31 p.m., called for a motion to open the meeting. The motion was made by Kate Kruckemeyer and seconded by Nathan Chung. The motion carried 4 to 0 by roll call vote as follows:

Nathan Chung, Member	Yes	Kate Kruckemeyer, Vice-Chairman	Yes
Rosanna Lopez, Member	Yes	Mimi Panitch Chairpersaon	Yes

PLANNING BOARD BUSINESS

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

At 5:32 p.m., a motion was made by Kate Kruckemeyer and seconded by Nathan Chung to enter into Executive Session to discuss the pending litigation. The motion carried 4-0 by roll call vote:

Nathan Chung, Member	Yes	Kate Kruckemeyer, Vice-Chairman	Yes
Rosanna Lopez, Member	Yes	Mimi Panitch, Chairman	Yes

At 6:05 p.m., under Executive Session, a motion was made to exit Executive Session. The motion carried by a 4-0 roll call vote.

RECESS - At 6:05 p.m., a motion was made by Kate Kruckemeyer and seconded by Nathan Chung to recess the meeting of the Planning Board for the purpose of opening the scheduled public hearings. The motion carried 4-0 by roll call vote:

Nathan Chung, Member	Yes	Kate Kruckemeyer, Vice-Chairman	Yes
Rosanna Lopez, Member	Yes	Mimi Panitch, Chairman	Yes

RESUME - At 6:15 p.m., a motion was made by Kate Kruckemeyer and seconded by Nathan Chung to resume the meeting of the Planning Board The motion carried 4-0 by roll call vote:

Nathan Chung, Member	Yes	Kate Kruckemeyer, Vice-Chairman	Yes
Rosanna Lopez, Member	Yes	Mimi Panitch, Chairman	Yes

ZONE CHANGE / SITE PLAN REVIEW/ SUBDIVISION/SPECIAL PERMIT

1. Site Plan Review (Sect. 10) **Northampton St Residential Development Cont.** (10/11/22) - Northampton St (223-00-001; 005; & 008) JSH Nominee Trust (File #157) – At the request of the Applicant, in a letter dated December 8, 2022, the Public Hearing was continued until January 10, 2023.

2. Special Permit - Sign Size (Sect 6.4.6.4) **Cont.** (11/29) – **Baystate Behavior Health Hospital, TST Holyoke BHF, Delaware LLC (2022-23)** The Board reviewed the draft Notice of Decision with Conditions clarifying that proposed signs are One 65 sq. ft. "Baystate Behavioral Health Hospital" sign and one 15 s.f. "Entrance" sign. Mimi Panitch called for a motion to approve the Special Permit. A motion was made by Kate Kruckemeyer and seconded by Nathan Chung to approve the Notice of Decision. The motion carried 4-0 by roll call vote:

Nathan Chung, Member	Yes	Kate Kruckemeyer, Vice-Chairman	Yes
Rosanna Lopez, Member	Yes	Mimi Panitch, Chairman	Yes

3. Zoning Text Change – Add Battery Storage Facility to reflect technology advancements and needs. (2022-10)
 Tabled until the close of the Public Hearing.

4. 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)

The Board reviewed the draft ADU language to be presented at the Ordinance Committee joint public hearing.

PLANNING BOARD BUSINESS Cont.

2. Project Updates/Old Business/New Business:

- *Marijuana Reviews* – Infused Element (2022-16) and Evergreen Industries (2022-15) of 1 Cabot St to be reviewed at the January 10th meeting.
- EMB Natural Ventures, 160 Middle Water Street - John Furman provided an update on the site noting that the developer has been actively cleaning up the site and the foundation hole at 140 Middle Water St completed. During the underground work it was discovered that the abutting building footprint was lower than the adjacent building and therefore the building is sitting on rock. The developer is reevaluating a solution which will bring them into the snow season. Simultaneously, the yearly marijuana CCC report is due which they expect to hear the status of their license in January 2023. A stop work order is in place until March or April to allow time to revisit the design and obtain the status of their marijuana license. The plans were viewed. John Furman stated that an Amendment form was forthcoming and an project update anticipated for April.

3. Meeting Schedule (tentative):

January 10, 2023 - ZC Food Truck Zones, SPR Holyoke Landing Modification; SPR Northampton St. Development continuation; and battery storage discussion.

February 14, 2023 – SPR Dunkin Remand 32

4. Minutes: November 15 2022, SP sign White Hut; SP sign HB&GC; and Planning

A motion was made by Kate Kruckemeyer and seconded by Nathan Chung to approve the above referenced minutes as a package as amended. The motion carried 4-0 in favor by roll call vote:

Nathan Chung, Member	Yes	Kate Kruckemeyer, Vice-Chairman	Yes
Rosanna Lopez, Member	Yes	Mimi Panitch, Chairman	Yes

5. Other Business: Committee Reports (PPG (Jack), CPA, PAC, WSR Study Group, PVPC Meetings, CDBG)

- a. **Vacation Buyback** – The Board, as the appointing authority of the Principal Planner and Planner II positions, discussed the vacation buyback and carryover procedures. It was noted that formerly vacation buyback was fully funded in the OPED budget, with the contractual option to carry up to 5 days to the next calendar year with a use-date provision deadline of June 30. The Mayor has recently cut the vacation buyback with no intent of reconsideration, even though it is a PSA contractual obligation. Additionally, if unused vacation time, over the 5 days, were allowed to be carried over there should be no use-date of June 30th as this could result in vacated positions for several months.

After a brief discussion, a motion was made by Kate Kruckemeyer and seconded by Nathan Chung to approve the vacation buyback and/or vacation carryover with the end date provision to be the end of 2023. The motion carried 4-0 in favor by roll call vote:

Nathan Chung, Member	Yes	Kate Kruckemeyer, Vice-Chairman	Yes
Rosanna Lopez, Member	Yes	Mimi Panitch, Chairman	Yes

A motion was made by Kate Kruckemeyer and seconded by Nathan Chung to empower Mimi Panitch to initiate discussions relative to the vacation carryover end date of June.

The motion carried 4-0 in favor by roll call vote:

Nathan Chung, Member	Yes	Kate Kruckemeyer, Vice-Chairman	Yes
Rosanna Lopez, Member	Yes	Mimi Panitch, Chairman	Yes

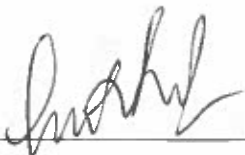
- b. **PVPC** – Kate Kruckemeyer will send transportation needs information received.
- c. **CPTC** – Kate Kruckemeyer will send information from the "pre-existing uses" trainings.
- d. **CPA** – Nathan Chung will attend the December 14, 2022 meeting.

ADJOURN - At 6:57 p.m., a motion was made by Kate Kruckemeyer and seconded by Nathan Chung to adjourn the meeting of the Planning Board to attend the joint Public Hearing with the Ordinance Committee. The motion carried 4-0 by roll call vote:

Nathan Chung, Member	Yes	Kate Kruckemeyer, Vice-Chairman	Yes
Rosanna Lopez, Member	Yes	Mimi Panitch, Chairman	Yes

Respectfully submitted,

Gurninder Dhaliwal, Secretary



Date signed: 2/17/2023

PLANNING BOARD PUBLIC HEARING MINUTES
SITE PLAN REVIEW (SECT 10) DUNKIN DONUTS AND DELANEY'S MARKET REMAND
 500 Easthampton Road, Salmar Realty (213-00-003)

On Tuesday, December 13, 2022, the Holyoke Planning Board held the above referenced Public Hearing at the City Hall Annex, Room 406 and via Zoom.com #836 3939 8493 at 5:30 p.m.

Attendance:**Planning Board**

Mimi Panitch Chairman (remote)
 Kate Kruckemeyer Vice-Chairman
 Rosanna Lopez Member
 Nathan Chung Member (remote)

Planning Staff

Jeffrey Burkott Principal Planner
 Jack Carolan Planner II
 Sharon Konstantinidis..... Head Admin Clerk

Others Present

Mimi Panitch, at 6:10 p.m. called for a motion to reopen (9/13/22) the above referenced Public Hearing. The motion was made by Kate Kruckemeyer seconded by Nathan Chung. The motion carried 4-0 by roll call vote as follows:

Rosanna Lopez, Member.....	Yes	Kate Kruckemeyer, Vice-Chairman	Yes
Nathan Chung, Member	Yes	Mimi Panitch, Chairman	Yes

Mimi Panitch submitted for the record the continuation request letter dated December 8, 2022.

Adjournment

At 6:15 p.m., a motion was made by Kate Kruckemeyer and seconded by Nathan Chung to continue the public hearing until February 14, 2022. The motion carried 4-0 by roll call vote as follows:

Rosanna Lopez, Member.....	Yes	Kate Kruckemeyer, Vice-Chairman	Yes
Nathan Chung, Member	Yes	Mimi Panitch, Chairman	Yes

Respectfully submitted,

Gurninder Dhaliwal, Secretary



Date signed: _____

1/24/2023

PLANNING BOARD PUBLIC HEARING MINUTES
SPECIAL PERMIT INCREASE IN SIGN SIZE & MULTIPLE SIGNS PER WALL (6.4.6.4)
BAYSTATE BEHAVIORAL HEALTH (2022-23) 45 LOWER WESTFIELD ROAD (Parcel 017-00-018)

On Tuesday, December 13, 2022, the Holyoke Planning Board held the above referenced Public Hearing via hybrid at the City Hall Annex, Room 406 and via Zoom.com #836 3939 8493 at 5:30 p.m.

Attendance:**Planning Board**

Mimi Panitch Chairman (remote)
 Kate Kruckemeyer Vice-Chairman
 Rosanna Lopez Member
 Nathan Chung Member (remote)

Planning Staff

Jeffrey Burkott Principal Planner
 Jack Carolan Planner II
 Sharon Konstantinidis..... Head Admin Clerk

Others Present

Anthony Hatchel Benna Enterprises

Mimi Panitch, at 6:06 p.m. called for a motion to reopen (11/29/22) the above referenced Public Hearing. The motion was made by Kate Kruckemeyer seconded by Nathan Chung. The motion carried 4-0 by roll call vote as follows:

Rosanna Lopez, Member.....	Yes	Kate Kruckemeyer, Vice-Chairman	Yes
Nathan Chung, Member	Yes	Mimi Panitch, Chairman	Yes

Anthony Hatchel stated that his client preferred to keep the sign sizes as proposed (One 65 sq. ft. "Baystate Behavioral Health Hospital" sign and one 15 s.f. "Entrance" sign), understanding that the sign sizes cannot exceed 80 square feet in total.

Mimi Panitch asked for those that wish to speak in favor or against the request, or to ask questions, to come forward. No one was forthcoming.

Adjournment

At 6:10 p.m., a motion was made by Kate Kruckemeyer and seconded by Nathan Chung to close the public hearing. The motion carried 4-0 by roll call vote as follows:

Rosanna Lopez, Member.....	Yes	Kate Kruckemeyer, Vice-Chairman	Yes
Nathan Chung, Member	Yes	Mimi Panitch, Chairman	Yes

Respectfully submitted,

Gurninder Dhaliwal, Secretary



Date signed: _____

11/29/2023