

Planning Board Meeting

(meeting was recorded)

On Tuesday, January 10, 2023, 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 Chairperson (absent)
 Kate Kruckemeyer Vice-Chairman
 Gurninder Dhaliwal Secretary
 Rosanna Lopez Member
 Nathan Chung Member
 Lauren Niles Associate (5:50)

Others Present

Mike Bissonnette Asst City Solicitor

Planning Staff

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

Others Present

Sam Malafonte Holyoke Landing
 Ezra Bleau Infused Element
 James Fitzgerald 439 Northampton Street

Kate Kruckemeyer, at 6:21 p.m., called for a motion to open the meeting. The motion was made by Gurninder Dhaliwal and seconded by Nathan Chung. The motion carried 4 to 0 by roll call vote as follows:

Rosanna Lopez, Member.....	Yes	Gurninder Dhaliwal, Secretary	Yes
Nathan Chung, Member	Yes	Kate Kruckemeyer, Vice-Chairman	Yes

PLANNING BOARD BUSINESS

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

ZONE CHANGE / SITE PLAN REVIEW/ SUBDIVISION/SPECIAL PERMIT**1. Site Plan Review Holyoke Landing Modification** (time extension) – 12-44 Holyoke St, Holyoke Landing, LLC (File #144-a)

The Board reviewed the draft Notice of Decision with Conditions. The Board noted the following:

- The applicant shall provide a quarterly update beginning April 15, 2023.
- A more substantial Landscape Plan shall be presented to the Board (July 9, 2024) if a building permit for Phase #3, Building #3 has not been granted.
- The associated Special Permits amendments are as follows:
 - The Multiple Principal Structures (Section 5.4) was no longer applicable due to an ANR which separates Phase #3, Building #3.
 - The Common Driveway (Sect. 6.1.7) was not applicable as it has been constructed and provides access to all 3 Phases.
 - The Parking Reduction (Sect 6.1.7) will expire June 15, 2024.
 - The Temp Construction Fence Special Permit will expire January 13, 2023.

A motion was made by Gurninder Dhaliwal and seconded by Nathan Chung to approve the Notice of Decision as amended for a two-year extension. The motion carried 4 to 0 by roll call vote as follows:

Rosanna Lopez, Member.....	Yes	Gurninder Dhaliwal, Secretary	Yes
Nathan Chung, Member	Yes	Kate Kruckemeyer, Vice-Chairman	Yes

2. 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 January 6, 2023, the Public Hearing was continued until February 14, 2023. Staff will contact James Fitzgerald to provide the continuation date.

3. 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 to the Ordinance Committee.

A motion was made by Gurninder Dhaliwal and seconded by Nathan Chung to recommend to the Ordinance Committee that the ADU zoning text be adopted. The motion carried 4 to 0 by roll call vote as follows:

Rosanna Lopez, Member.....	Yes	Gurninder Dhaliwal, Secretary	Yes
Nathan Chung, Member	Yes	Kate Kruckemeyer, Vice-Chairman	Yes

4 **Zoning Text Change Cont.** (9/27/2022) – Create food truck zones with the goals of eliminating food deserts, managing their locations, and promoting various neighborhoods (2022-11). The Public Hearing was continued until January 24, 2023.

PLANNING BOARD BUSINESS Cont.

2. Project Updates/Old Business/New Business:

a) Marijuana Reviews:

1. *Infused Element (2022-16), 1 Cabot Street, Isaias Rosario* – The Board reviewed the draft review letter to be submitted to the Ordinance Committee. No edits were made.

A motion was made by Gurninder Dhaliwal and seconded by Nathan Chung to approve the letter as drafted. The motion carried 4 to 0 by roll call vote as follows:

Rosanna Lopez, Member.....	Yes	Gurninder Dhaliwal, Secretary	Yes
Nathan Chung, Member	Yes	Kate Kruckemeyer, Vice-Chairman	Yes

2. *Evergreen Industries (2022-15), 1 Cabot Street #9, Evergreen Industries, LLC* – The Board reviewed the draft review letter to be submitted to the Ordinance Committee. No edits were made.

A motion was made by Gurninder Dhaliwal and seconded by Nathan Chung to approve the letter as drafted. The motion carried 4 to 0 by roll call vote as follows:

Rosanna Lopez, Member.....	Yes	Gurninder Dhaliwal, Secretary	Yes
Nathan Chung, Member	Yes	Kate Kruckemeyer, Vice-Chairman	Yes

- b) *Battery Storage Discussion* – A draft document, based on Section 7.10 Solar Facilities was submitted by John Zwirko of HG&E for consideration. Nathan Chung and Rosanna Lopez will join Jeffrey Burkott and John Zwirko to finalize a zone change recommendation to present to the Board before the Ordinance Committee Public Hearing January 24, 2023.
- c) *Baystate Sign* – A Special Permit for an 80 sq. ft. sign is forthcoming.
- d) *Dunkin Remand* – No updated plans have been received.

3. Meeting Schedule (tentative):

January 24, 2023 – ZC Battery Storage Cont.; SP Baystate Sign

February 14, 2023 – SPR PH Northampton Street Residential Development; SPR Dunkin Remand (no Gurninder)

4. Minutes: No minutes were available

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

- a. **474 Pleasant** – Nathan Chung, regarding the spot zone change approved by the City Council for the use as a motorcycle museum, restaurant, and motor vehicle dealership/repair business, noted that the Applicant has sold the building for \$425,000. He inquired if there was a non-binding spot zone opinion that could be obtained to aid the Board in dealing with these types of situations.
- b. **CPA** – Nathan Chung stated that the Committee will be reviewing applications for Historic and open space projects.
- c. **CPTC** – Kate Kruckemeyer provided the "Vested Rights and Non-Conforming Structures" document from the workshop.
- d. **Open Meeting Law** – Rosanna attended the workshop and will email the transcript.

ADJOURN - At 7:23 p.m., a motion was made by Kate Kruckemeyer and seconded by Nathan Chung to adjourn the meeting of the Planning Board in order to attend the joint Public Hearing with the Ordinance Committee. The motion carried 4-0 by roll call vote:

Respectfully submitted,


Gurninder Dhaliwal, Secretary

Date signed: 2/17/2023

ZONING TEXT CHANGE, FOOD TRUCK ZONES (2022-11)
TO ELIMINATE FOOD DESERTS, MANAGE THE LOCATIONS, AND PROMOTE VARIOUS NEIGHBORHOODS
COUNCILORS JOURDAIN, MALDONADO-VELEZ

On Tuesday January 10, 2023, the Holyoke Planning Board held a Public Hearing regarding the above referenced application via Zoom.com meeting ID #836 3939 8493 at 6:30 p.m.

Attendance:

Planning Board

Mimi Panitch Chairperson (absent)
Kate Kruckemeyer Vice-Chairman
Gurinder Dhaliwal Secretary
Rosanna Lopez Member
Nathan Chung Member
Lauren Niles Associate (absent)

Planning Staff

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

Kate Kruckemeyer, at 6:15 p.m. called for a motion to reopen (9/29/22) the above referenced Public Hearing. The motion was made by Gurinder Dhaliwal and seconded by Nathan Chung. The motion carried 4-0 by roll call vote as follows:

Rosanna Lopez, Member.....	Yes	Gurinder Dhaliwal, Secretary	Yes
Nathan Chung, Member	Yes	Kate Kruckemeyer, Vice-Chairman	Yes

Kate Kruckemeyer stated that the Planning Board public hearing had been continued in case the Ordinance Committee required additional information. ~~There has been no request for additional information.~~

Kate Kruckemeyer 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 6:20 p.m., a motion was made by Gurinder Dhaliwal and seconded by Nathan Chung to continue the public hearing until January 24, 2022. The motion carried 4-0 by roll call vote as follows:

Rosanna Lopez, Member.....	Yes	Gurinder Dhaliwal, Secretary	Yes
Nathan Chung, Member	Yes	Kate Kruckemeyer, Vice-Chairman	Yes

Respectfully submitted,


Gurinder Dhaliwal, Secretary

Date signed: 2/17/2023

**ZONING TEXT CHANGE, AMEND SECTION 5.4 MULTIPLE PRINCIPAL STRUCTURES
TO ALLOW ACCESSORY DWELLING UNITS (ADU'S) IN DR ZONES (2022-5)
COUNCILORS JOURDAIN, MALDONADO-VELEZ**

On Tuesday January 10, 2023, the Holyoke Planning Board held a Public Hearing regarding the above referenced application via Zoom.com meeting ID #836 3939 8493 at 6:30 p.m.

Attendance:**Planning Board**

Mimi Panitch Chairperson (absent)
Kate Kruckemeyer Vice-Chairman
Gurinder Dhaliwal Secretary
Rosanna Lopez Member
Nathan Chung Member
Lauren Niles Associate (absent)

Planning Staff

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

Kate Kruckemeyer, at 6:06 p.m. called for a motion to reopen (12/13/2022) the above referenced Public Hearing. The motion was made by Gurinder Dhaliwal and seconded by Nathan Chung. The motion carried 4-0 by roll call vote as follows:

Rosanna Lopez, Member.....	Yes	Gurinder Dhaliwal, Secretary	Yes
Nathan Chung, Member	Yes	Kate Kruckemeyer, Vice-Chairman	Yes

Kate Kruckemeyer stated that the Planning Board Public Hearing had been continued in order to meet the statutory requirement timeline to submit a recommendation to the Ordinance Committee.

Nathan Chung asked if the final draft had been reviewed by the Law Department. Jeffrey Burkott replied yes and noted that the proposed was the addition of a self-contained, detached structure in a DR Zone.

Kate Kruckemeyer 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 6:15 p.m., a motion was made by Gurinder Dhaliwal 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	Gurinder Dhaliwal, Secretary	Yes
Nathan Chung, Member	Yes	Kate Kruckemeyer, Vice-Chairman	Yes

Respectfully submitted,


Gurinder Dhaliwal, Secretary

Date signed: 2/17/2023

PLANNING BOARD PUBLIC HEARING MINUTES
SITE PLAN REVIEW (SECT 10) NORTHAMPTON STREET RESIDENTIAL DEVELOPMENT (FILE #157)
NORTHAMPTON STREET, JSH NOMINEE TRUST (223-00-001; 005; & 008)

On Tuesday, January 10, 2023, the Holyoke Planning Board held the above referenced Public Hearing via Zoom.com #836 3939 8493 at 5:30 p.m.

Attendance:**Planning Board**

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

Planning Staff

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

Kate Kruckemeyer, at 5:59 p.m. called for a motion to reopen (12/13/22) the above referenced Public Hearing. The motion was made by Nathan Chung seconded by Gurninder Dhaliwal. The motion carried 4-0 by roll call vote as follows:

Rosanna Lopez, Member.....	Yes	Gurninder Dhaliwal, Secretary	Yes
Nathan Chung, Member	Yes	Kate Kruckemeyer, Vice-Chairman	Yes

Kate Kruckemeyer submitted for the record the continuation request letter dated January 6, 2023. The Board noted that Staff would require the amended plans three weeks in advance of the meeting, and that the Applicant would need to reschedule the site visit/balloon fly.

Adjournment

At 6:05 p.m., a motion was made by Gurninder Dhaliwal 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	Gurninder Dhaliwal, Secretary	Yes
Nathan Chung, Member	Yes	Kate Kruckemeyer, Vice-Chairman	Yes

Respectfully submitted,


 Gurninder Dhaliwal, Secretary

Date signed: 2/17/2023