

Planning Board Meeting
(meeting was recorded)

On Tuesday, April 11, 2023, the Holyoke Planning Board held a Public Meeting regarding the above referenced application via Zoom.com meeting ID #836 3939 8493 at 5:30 p.m. The agenda was taken out of order.

Attendance:

Planning Board

Mimi Panitch Chairperson
Kate Kruckemeyer Vice-Chairman
Gurinder Dhaliwal Secretary
Rosanna Lopez Member (absent)
Nathan Chung Member (until 7:14)
Lauren Niles Associate

Planning Staff

Jeffrey Burkott Principal Planner
Sharon Konstantinidis..... Head Admin Clerk

Others Present

Marco Crescentini Local Historic District

Kate Kruckemeyer, at 5:37 p.m., called for a motion to open the meeting. The motion was made by Kate Kruckemeyer and seconded by Gurinder Dhaliwal. The motion carried 4 to 0 by roll call vote as follows:

Gurinder Dhaliwal (Secretary) Yes Kate Kruckemeyer, Vice-Chairman Yes
Nathan Chung, Member Yes Mimi Panitch, Chairperson Yes

PLANNING BOARD BUSINESS

2. Project Updates/Old Business/New Business:

a. *Historic Commission* – Sacred Heart Local Historic District Preliminary Report

Marco Crescentini noted that Our Lady of Guadalupe, formerly known as Sacred Heart Church, is a 3-building complex located at the corner of Maple/Sargeant Streets. The historic preservation plan identifies the church as a priority endangered property. The Board viewed photos of the buildings noting the intent was to preserve the building by creating a historic district to protect from demolition; the historic district would have more site control.

Lauren Niles stated that a letter of support for the City Council was one of the first steps in accomplishing the establishment of a Local Historic District.

A motion was made by Kate Kruckemeyer and seconded by Nathan Chung to provide a letter of support to the Local Historic District Commission. The motion carried 4-0 by roll call vote as follows:

Gurinder Dhaliwal, Secretary Yes Kate Kruckemeyer, Vice-Chairman Yes
Nathan Chung, Member Yes Mimi Panitch, Chairperson Yes

b. *Planner II Job Description* – The Board reviewed and amended the Planner II job description to be forwarded to the Personnel Office for posting.

Recess

At 6:33 p.m., a motion was made by Kate Kruckemeyer and seconded by Gurinder Dhaliwal to recess the meeting of the Planning Board for the purpose of opening up the public hearing regarding Battery Energy Storage. The motion carried 4 to 0 by roll call vote as follows:

Gurinder Dhaliwal, Secretary Yes Kate Kruckemeyer, Vice-Chairman Yes
Nathan Chung, Member Yes Mimi Panitch, Chairperson Yes

Resume

At 6:56 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 to 0 by roll call vote as follows:

Gurinder Dhaliwal, Secretary Yes Kate Kruckemeyer, Vice-Chairman Yes
Nathan Chung, Member..... Yes Mimi Panitch, Chairperson Yes

PLANNING BOARD BUSINESS Cont.

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

Mimi Panitch called for a motion to enter executive session for the purpose of providing updates regarding the pending litigation. The motion was made by Kate Kruckemeyer and seconded by Nathan Chung. The motion carried 4 to 0 by roll call vote as follows:

Gurninder Dhaliwal, Secretary Yes Kate Kruckemeyer, Vice-Chairman Yes
Nathan Chung, Member..... Yes Mimi Panitch, Chairperson Yes

At 7:13 p.m., under Executive Session, the Board voted to approve the hiring of Beta, Inc. contingent on receiving assurance that the Applicant incur the fees as outlined in the Zoning Ordinance. The motion carried 4 to 0 by roll call vote as follows:

Gurninder Dhaliwal, Secretary Yes Kate Kruckemeyer, Vice-Chairman Yes
Nathan Chung, Member..... Yes Mimi Panitch, Chairperson Yes

2. Project Updates/Old Business/New Business:

c. Small Wireless Facility Zoning Text Change Discussion – Jeffrey Burkott explained that with new technology, small wireless units are being installed on utility poles noting that they are no criteria and guidelines in place. He reached out to Attorney Ellen Fryman with Verizon, for input in drafting the amendment utilizing her technical knowledge.

3. Meeting Schedule (tentative):

April 25, 2023 – SP Fence Northampton Street; ZC PB & OC Battery Energy Storage; ZC Tiny Houses; ZC Short Term Rentals; ZC Section 6.4.2 Exemptions, add (k) Banner or Signs; Section 7.8 Wireless Telecommunication, add Small Wireless Facility
May 9, 2023 - SPR (Sect. 10) Northampton St Residential Development Cont.; SPR Modification, and SP Sign, Valley Springs (Baystate).
May 23, 2023 – ZC Battery Energy Storage joint hearing; ZC Short Term Rentals, ZC Section 6.4.2 Exemptions (k), ZC Tiny Houses; and ZC Small Wireless Facility. (Kate Kruckemeyer remote location)
June 13, 2023 – SPR Dunkin remand Cont.
June 27, 2023 –

4. Minutes: No minutes were available

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

a. **Designated Signer** – A motion was made by Kate Kruckemeyer and seconded by Gurninder Dhaliwal to designate Mimi Panitch as the Designated Signer with Kate Kruckemeyer as the alternate. The motion carried 3 to 0 by roll call vote as follows:

Gurninder Dhaliwal, Secretary Yes Kate Kruckemeyer, Vice-Chairman Yes
Mimi Panitch, Chairperson Yes

ADJOURN - At 7:33 p.m., a motion was made by Kate Kruckemeyer and seconded by Gurninder Dhaliwal to adjourn the meeting of the Planning Board The motion carried 3-0 by roll call vote:

Gurninder Dhaliwal, Secretary Yes Kate Kruckemeyer, Vice-Chairman Yes
Mimi Panitch, Chairperson Yes

Respectfully submitted,



Gurninder Dhaliwal, Secretary

Date signed: 5/23/2023