



**HOLYOKE PLANNING BOARD PUBLIC HEARING AGENDA**

JUL 20 2023

**TUESDAY, July 25, 2023 @ 5:30 P.M.**

**Zoom.com - Meeting ID 836 3939 8493; OR CALL IN: 1 646 558 8656**

*(all meetings are being recorded)*

Holyoke City Clerk's  
Holyoke, MA

- Zoning Text Change Cont.** (12/13/22; 1/24/23; 3/28; 4/11; 4/25; 5/9; 5/23; 7/11) – Add Battery Energy Storage Systems (BESS) Facility to reflect technology advancements and needs (2022-10)
- Zoning Text Change** (3-7-23 MCGEE) **Cont.** (5-23-23) — Add a section for Tiny Houses, in addition to amending Section 2 DEFINITIONS, and any other Sections that may apply to this use.

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**ZONE CHANGE / SITE PLAN REVIEW/ SUBDIVISION/SPECIAL PERMIT**

- Discussion - Site Plan Review** (Sect. 10) and **Special Permit (SP)** (Sec 6.1.7) **Parking Reduction - Library Commons II** (2023-9) 344 Appleton St. (005-02-008), Way Finders, Inc. (File #159)
- Discussion - Site Plan Review** (Sect. 10); **SP** (Sec 6.1.7) **Parking Reduction** (2023-10); and **SP** (4.6.3.2B) **Increase in Temp Const. Fence Height** (2023-11) - **Library Commons II** 188-190 Chestnut St. (011-10-007/-008) Way Finders, Inc. (File #159)
- Discussion - Site Plan Review** (Sect. 10) and **Special Permit** (Sec 6.1.7) **Parking Reduction - Library Commons II** (2023-12) 207 Elm St. (005-05-004) Way Finders, Inc. (File #159)
- Zoning Text Change** (3-7-23 MCGEE) — Add a section for Tiny Houses, in addition to amending Section 2 DEFINITIONS, and any other Sections that may apply to this use.
- Zoning Text Change Cont.** - Add Battery Energy Storage Systems (BESS) Facility to reflect technology advancements and needs (2022-10)

**PLANNING BOARD BUSINESS**

- Executive Session**
  - 1-Topics related to proposed drive-through facility litigation (#145), 500 Easthampton Rd (213-00-003), Salmar Realty
  - 2- Approval of Executive Session Minutes: April 11, 2023 Executive Session *DD Litigation*; February 28, 2023 *Executive Session (Applicants)*
- Project Updates/Old Business/New Business:**
  - Drive-thru Review** – Dunkin Drive-Thru, 209 South Street (080-00-039), Salmar Realty
  - Marijuana Reviews:** 1 Cabot Street; Euphorium, 15 Main Street
- Meeting Schedule (tentative):**

August 22, 2023 – ZC Joint PH BESS; ZC Joint PH's Banners/Signs; Small Wireless; Short-Term Rentals; and ZC Joint 549 So. Bridge St (Dr to BC)

Sept 12, 2023 -

Sept 26, 2023 – Joint ZC PH Tiny Houses
- Minutes:** February 28, 2023 *Planning, SP Webber & Grinnell, Executive Session (Applicants)*; March 28, 2023 *Planning*; April 11, 2023 *Executive Session*
- Other Business:** Committee Reports

  
 Jeffrey Burkott, Assistant Director of Planning

The listing of matters are those reasonably anticipated by the chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items may also be brought up for discussion to the extent permitted by law. Agenda subject to change up to two business days (48 hours) prior to posted meeting time.