



**HOLYOKE PLANNING BOARD PUBLIC HEARING AGENDA**  
**TUESDAY, AUGUST 22, 2023 @ 5:30 P.M.**  
**Zoom.com - Meeting ID 836 3939 8493: OR CALL IN: 1 646 558 8656**  
*(all meetings are being recorded)*

- 1. Special Permit Increase in Sign Size & Multiple Signs** (Sect 6.4.6.4) – 180 Whiting farms Road (116-00-020), Gary Rome Car Wash, New Holyoke Realty, LLC (2023-13)
- 2. Special Permit Increase in Sign Size & Multiple Signs** (Sect 6.4.6.4) – 249 High Street (112-03-003), Mass Surgical, Sign Techniques Inc (2023-14)
- 3. 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.

**RECEIVED**

**HOLYOKE PLANNING BOARD PUBLIC MEETING AGENDA**  
**TUESDAY, AUGUST 22, 2023 @ 5:30 P.M.**  
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AUG 17 2023

Holyoke City Clerk's  
Holyoke, MA

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

- 1. Special Permit Increase in Sign Size & Multiple Signs** (Sect 6.4.6.4) – 180 Whiting farms Road (116-00-020), Gary Rome Car Wash, New Holyoke Realty, LLC (2023-13)
- 2. Special Permit Increase in Sign Size & Multiple Signs** (Sect 6.4.6.4) – 249 High Street (112-03-003), Mass Surgical, Sign Techniques Inc (2023-14)
- 3. 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. (2023-3)
- 4. Zoning Map Change** – DR (Downtown Residential) to BC (Commercial Business) - 549 South Bridge Street (029-08-002), Jose Almonte
- 5. Zoning Text Change** (3-7-23 MCGEE) — Add a section for Short Term Rentals, in addition to amending Section 2 DEFINITIONS and any other sections that may apply to this use. (2023-1)
- 6. Zoning Text Change** (3-7-23 MCGEE) — Section 7.8 WIRELESS TELECOMMUNICATION FACILITIES AND ANTENNAS, be amended to include Small Wireless Facilities. (2023-4)
- 7. Zoning Text Change Cont.** – Add Battery Energy Storage System to reflect technology advancements and needs (2022-10)
- 8. Zoning Text Change** (3-7-23 MCGEE) — Section 6.4.2 Exemptions be amended to add a letter (k) "Banners or signs". (2023-2)

**PLANNING BOARD BUSINESS**

- 1. Executive Session**
  - a) Topics related to proposed drive-through facility litigation (#145), 500 Easthampton Rd (213-00-003), Salmar Realty
  - b) Minutes: February 14, 2023 Litigation
- 2. Project Updates/Old Business/New Business:**
- 3. Meeting Schedule (tentative):**  
Sept 12, 2023 – PH SPR Northampton St Residential Development Cont.; Peck Middle School  
Sept 26, 2023 – Joint ZC PH Tiny Houses
- 4. Minutes:** May 9, 2023: PH SPR Northampton St Residential Dev; PH ZC Battery Storage / May 23, 2023: PH ZC Battery Storage; PH ZC Short-term Rentals; PH ZC Section 6.4.2 Exemptions; PH ZC Small Wireless Facilities; and PH SPR Dunkin Donuts / June 13, 2023: PH SP Western MA Appliance; PH SPR Dunkin Donuts / July 11, 2023: PH SPR Northampton St Residential Dev / August 8, 2023: PH SPR Dunkin Donuts
- 5. Other Business:** Committee Reports, OML Procedures

  
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.



**HOLYOKE PLANNING BOARD & ORDINANCE COMMITTEE JOINT PUBLIC HEARINGS  
TUESDAY, August 22, 2023 @ 6:30 P.M.**

Holyoke City Hall, 536 Dwight St and Remote access via [www.zoom.us](http://www.zoom.us)  
<https://us02web.zoom.us/j/83177436694?pwd=OEsrK2JFYWZ5SWVldHlOQlUvQko4dz09>  
Meeting ID: 831 7743 6694 Meeting Passcode: 289877 or by Call in at 1 (646) 558-8656

**AGENDA**

- 1) **Zoning Map Change** (6/20/23 Jose Almonte) — DR to BC for Jose Almonte at 549-551 South Bridge St (029-08-002) to rebuild convenience store following a recent fire. (Jointly with PB) (2023-4)
- 2) **Zoning Text Change** (3-7-23 MCGEE) — Add a section for Short Term Rentals, in addition to amending Section 2 DEFINITIONS, and any other sections that may apply to this use. (Continued jointly from 4/25 and 5/23; solely PB 7/11) (2023-1)
- 3) **Zoning Text Change** (3-7-23 MCGEE) — Section 7.8 WIRELESS TELECOMMUNICATION FACILITIES AND ANTENNAS, be amended to include Small Wireless Facilities. (Continued jointly from 4/25 and 5-23) (2023-4)
- 4) **Zoning Text Change** (10-18-22 MALDONADO VELEZ, GIVNER) — Add a section for Battery Storage Facilities to the Zoning Ordinance (Section TBD) to reflect technology advancements and future need for such installations; new facilities will be reviewed through Section 10.0, Major Site Plan Review. (Continued jointly from 12-13-22, 1-24/23; solely PB 3/28 and 4/11; 4-25; 5-23, 4/25; solely PB 5/9; 5/23; solely PB 7/11 and 7/25 (2022-10)
- 5) **Zoning Text Change** (3-7-23 MCGEE) — Section 6.4.2 Exemptions be amended to add a letter (k) "Banners or signs associated with a civic or municipal program may be allowed in all districts. Community or commercial sponsorship may be displayed on said banner or sign provided that the banner or sign itself is not to be greater than six (6.0) square feet. These installations must be approved by the City and by the Department of Public Works as applicable". (Continued jointly from 4/25 and 5/23) (2023-2)

  
Jeffrey Burkott, Assistant Director of Planning

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