



HOLYOKE PLANNING BOARD PUBLIC HEARINGS AGENDA
TUESDAY, OCTOBER 10, 2023 @ 5:30 P.M.
Zoom.com - Meeting ID 836 3939 8493: OR CALL IN: 1 646 558 8656
(all meetings are being recorded)

OCT 05 2023

Holyoke City Clerk's
Holyoke, MA

- 1. Special Permit Increase in Sign Size** (Sect 6.4.6.4) **Cont.** (9/12) – 933 Main St (088-00-001), Ford Pro Elite, 933 Main Street, LLC [Marcotte Ford] (2023-16)
- 2. Special Permit** (4.6.3.2) **Increase in Fence Height – Euphorium** (2023-17) 15 Main St. (036-06-002) Euphorium, LLC.
- 3. Site Plan Review** (Sect. 10); **SP** (6.1.9) **Common Driveway;** and **SP** (4.6.3.2B) **Increase in Temporary Const. Fence Height - Peck Middle School** – 1916 Northampton St (110-00-028) Brennan Consulting (File #160)
- 4. Site Plan Review** (Section 10) **Remand Cont.** (9/13/22; 12/13; 2/14/23; 4/11; 6/13) - Dunkin Donuts and Delaney's Market, 500 Easthampton Road, Salmar Realty (213-00-003)
- 5. Zoning Text Change** (3-7-23 MCGEE) **Cont.** (5/23; 7/25; 8/22; 9/12) — 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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TUESDAY, OCTOBER 10, 2023 @ 5:30 P.M.
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ZONE CHANGE / SITE PLAN REVIEW/ SUBDIVISION/SPECIAL PERMIT

- 1. Special Permit Increase in Sign Size** (Sect 6.4.6.4) **Cont.** – 933 Main St (088-00-001), Ford Pro Elite, 933 Main Street, LLC [Marcotte Ford] (2023-16)
- 2. Special Permit** (4.6.3.2) **Increase in Fence Height – Euphorium** (2023-17) 15 Main St. (036-06-002) Euphorium, LLC.
- 3. Site Plan Review** (Sect. 10); **SP** (6.1.9) **Common Driveway;** and **SP** (4.6.3.2B) **Increase in Temporary Const. Fence Height - Peck Middle School** – 1916 Northampton St (110-00-028) Brennan Consulting (File #160)
- 4. Zoning Map Change** (029-08-002) **Discussion** — DR to BC for Jose Almonte, 549-551 South Bridge St (2023-4)
- 5. Site Plan Review** (Section 10) **Remand Cont.** - Dunkin Donuts and Delaney's Market, 500 Easthampton Road, Salmar Realty (213-00-003)
- 6. Zoning Text Change** (3-7-23 MCGEE) **Cont.**— 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)
- 7. ANR – 50 Mountain Road, Adam Mulcahy and Christina Gusek**

PLANNING BOARD BUSINESS

- 1. Executive Session**
 - a) Topics related to proposed drive-through facility litigation (#145), 500 Easthampton Rd (213-00-003), Salmar Realty
- 2. Project Updates/Old Business/New Business:**
 - a. Elections Discussion
- 3. Meeting Schedule (tentative):**

October 24, 2023 – Joint ZC PH Tiny Houses, Battery Energy Storage Systems, Short-term rentals, Sec 6.4.2 Exemption Banners or signs

November 14, 2023 – PH SPR Northampton St Res. Dev.

November 28, 2023 – Joint ZC PH Small Wireless Facilities
- 4. Minutes:**
- 5. 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.