

**City Council
Holyoke Massachusetts
Pursuant to the Massachusetts Open Meeting Law, G.L. c. 30A, §§ 18-25,
and Chapter 2 of the Acts of 2023,
notice is hereby given of a meeting of the committee on
Ordinance**

Wednesday, February 28, 2024
6:30 PM

Meeting to take place at
Holyoke City Hall, 536 Dwight St
and can be accessed remotely on Zoom Meetings
Per order of the Ordinance Chair: Israel Rivera
Remote access via [www.zoom.us](https://us02web.zoom.us/j/85073009829?pwd=RFJ1NnZaZFNVUVVtL2FONCs0S3hHZz09)

<https://us02web.zoom.us/j/85073009829?pwd=RFJ1NnZaZFNVUVVtL2FONCs0S3hHZz09>
Meeting ID 850 7300 9829 Meeting Passcode: 714015 or by call in at 1 (646) 558-8656 with the
same Meeting ID and Passcode.

Live Spanish interpretation will be available on local access channel 15 using the television's
SAP option, through the live stream on the city website, as well as on the Zoom feed by clicking
the interpretation option and choosing Spanish.

Agenda

Item 1: Minutes of February 7, 2024 meeting.

Item 2: PUBLIC HEARING 1-22-24 -- Special permit application extension ACMJ Inc to build
and operate a marijuana cultivation and processing establishment at 532 Main St (026-
03-012)

Item 3: PUBLIC HEARING 12-19-23 MALDONADO VELEZ -- Zoning ordinance change
proposal to allow cannabis businesses beyond the IG zone and allow priority for social
equity applicants and those negatively impacted by war on drugs.

Item 4: 12-5-23 MURPHY-ROMBOLETTI, JOURDAIN, I. RIVERA -- Ordered, that the position
of Crime Analyst be created and added to Ordinance Schedule A.
*Tabled 2-7-24

Item 5: 12-19-23 MALDONADO VELEZ -- Ordered, Order that the city creates a Housing
Committee tasked with creating policy suggestions and implementation of office of
tenant protections, office of returning citizens and homelessness liaison. Roles and
committee to be created by Ordinance while bylaws to be created by the committee.
The committee should included at least one of the following - 1 tenant in market rate
housing, 1 tenant with section 8 voucher holder, 1 tenant with MRVP or continuum of
care, 1 tenant of HHA, 1 tenant representative of local organization working on housing

issues, 1 home owner, 1 landlord.
*Tabled 2-7-24

Item 6: 2-6-24 OCASIO -- Ordered, That a handicap sign be placed in front of 799 High St. for Francisco Rivera Chevere, Placard# PL 1770918, Exp: 04/16/24.

Legally expired zoning orders on agenda for disposal. Discussion will not take place.

Item 7: 3-21-23 TALLMAN, MCGEE -- Ordered, that an ordinance be created to allow wind turbines for residential use. See attached model type rules.

Item 8: 1-3-23 BARTLEY -- Ordered, A zone change to Holyoke's marijuana ordinance be adopted to extend the time from two to three years that a special permit so granted may exist until it lapses. See OPED letter dated 11/3/22 for background and rationale. The city council would thus adopt MGL Chapter 40A language that allows municipalities to extend permits from two to three years.

Item 9: 10-4-22 GIVNER -- Order that Zoning Ordinance 4.4.6 "Location of Accessory Structures" be updated to align with zoning in our neighboring municipalities in an effort to allow more flexibility on residential lots. -Send to Ordinance and request Building Commissioner study be shared with all City Council members.

Item 10: 8-2-22 GIVNER -- Ordered, Order to amend the Holyoke Zoning Ordinance to reflect the following: (54) a zone change to BG for the parcels 091-00-062 & 091-00-063 (a future SP condition item could be, to join both parcels by ANR).

Item 11: 8-2-22 GIVNER -- Ordered, Order to amend the Holyoke Zoning Ordinance to reflect the following: (2) Section 7.2.13, amend text by adding the BG zone to the others currently listed (BH, IG, BE).

Item 12: 8-2-22 GIVNER -- Ordered, Order to amend the Holyoke Zoning Ordinance to reflect the following: (1) Sec 4.3, amend table to allow Motor Vehicle Sales (use) in BG by Special Permit (CC).

Item 13: 8-2-22 GIVNER -- Order to amend the Holyoke Zoning Ordinance to reflect the following: (3) Create a new Special Permit for allowing the non-conforming use in a historic structure in BG zone.

Item 14: 6-21-22 MCGEE -- Ordered, that the City Council review Section 7.10, Marijuana Facilities, to ensure that the review process is business sensible and that the review process for obtaining the Special Permit is being adhered to by Ordinance; amendments to this Section may be proposed and approved as part of this discussion.

Item 15: 6-21-22 MALDONADO VELEZ, GIVNER -- Ordered that the City Council 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.

This one was actually an earlier file of the same order worked on last year and adopted

- Item 16: 6-21-22 MCGEE -- that the City Council review Section 5.3, Special Permit to Exceed Height Limitation, in order to allow increased building height for all uses and additional zoning districts. Ensuring the allowable height may be increased by Planning Board Special Permit and in conjunction with those projects meeting the applicability of Section 10.1.2, Major Site Plan Review.
- Item 17: 6-21-22 GIVNER -- that the City Council review Section 6.4, Signs, in its entirety in order to make changes to the existing Ordinance to further refine and streamline the signage regulations.
- Item 18: 5-3-22 MALDONADO VELEZ -- Ordered, Order that we create an ordinance to allow backyard hens in residential zones.
- Item 19: 2-15-22 GIVNER -- Ordered, That the city revisit previous legal language to create an ordinance allowing backyard chickens in residential areas in an effort to enhance food equity.

Administrative Assistant: Jeffery Anderson-Burgos

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. Also one or two items may require the committee to enter into executive session at this meeting. Agenda subject to change up to two business days (48 hours) prior to posted meeting time.