

**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.

Ordinance Committee

Wednesday, February 7, 2024

Video of meeting can be found at <https://youtu.be/dd60zrhPbe0?feature=shared>

Members present: Chair Israel Rivera, Vice Chair Linda Vacon, David Bartley, Jenny Rivera, Meg Magrath-Smith

Other councilors present: Patti Devine, Tessa Murphy-Romboletti

Chair I. Rivera called the meeting to order at 6:30 PM.

Councilor Bartley made a motion to remove item 1 from the table. Councilor Vacon seconded the motion. Motion passed.

Item 1: Minutes of January 23, 2024 meeting.

---> Received

Councilor Vacon made a motion to receive item 1. Councilor Bartley seconded the motion. Motion passed.

(0:55)

Councilor Vacon made a motion to remove item 2 from the table. Councilor Bartley seconded the motion. Motion passed.

Item 2: 3-21-23 MCGEE -- Ordered, that an ordinance be established to address the 2/3 majority vote of the body for votes. Legal please provide the language necessary for review.

--->Refer to the Law Department to provide legal form, 5-0.

DISCUSSION:

Chair I. Rivera stated that an opinion from KP Law was provided with this item, adding that he believed it was straightforward. He then explained that he was taking up some orders to clear out the jacket and get things done.

Councilor Vacon expressed her understanding that the intent of the order was to put the rule into ordinance form, noting that the opinion suggested this in order for it to have more weight. She suggested it be put into ordinance form for the Council to approve.

Chair I. Rivera stated that he was just looking for a review and to have it be complied with, but would be open to entertaining that idea.

Councilor Bartley expressed support for the order, adding that he believed it made a lot of sense. He then stated that former Councilor McGee had a lot of foresight and was an accomplished attorney.

Councilor Bartley made a motion to recommend this and ask the Law Department to put this into legal form to bring back to the committee. Councilor Vacon seconded the motion.

Atty Mantolesky asked to confirm that the motion was to put the rule into legal form. She noted that the current rule required two-thirds to be based on the full membership of the body. She then emphasized that the opinion from KP Law suggested that two-thirds should be based on those present and voting to be in compliance with the statutes.

Councilor Bartley emphasized the importance of a definition section that laid things out clearly. He noted that the term supermajority means three-fourths but was being incorrectly used for two-thirds. He then suggested that the distinction between what was two-thirds and what was a supermajority needed to be clear, and then follow the guidelines from KP.

Councilor Vacon stated that the opinion from KP Law was put forward in the context of the rules and the Charter, adding that the opinion explained there weren't any local laws or statutes that would inform the opinion but if there were, those would stand while he saw the rules as more of an internal matter. She expressed her understanding that it would be okay if an ordinance reflected the rule.

Atty Mantolesky noted that on page 2 of the opinion, available [here](#), a statute made clear that "whenever action by more than a majority of city council is required,...action by the designated proportion of the members thereof, present and voting thereon, in a city with a single legislative board, shall be a compliance with such requirement." She then recommended that the ordinance form state that any votes requiring more than a majority be based on those present and voting. She noted that certain statutes did require two-thirds votes be based on full membership and the ordinance should be crafted in a way that was specific to what was intended. She suggested that the form include language that says, "except where statutorily required to be the full body."

Councilor Magrath-Smith noted that in the opinion, the question was characterized by saying, "You have indicated that the City Council, through its Rules, has determined that votes are to be counted based upon the full complement of the Council membership." She

then asked why it should be based on the full complement versus based on those present and voting.

Councilor Vacon suggested that if the whole body was not counted, councilors could choose not to show up for a close or controversial vote in order to reduce the number of votes required. She noted that the rule requiring counting against the full membership had been the practice for years. She reiterated that the opinion was provided in a different context than the current discussion, which had been a disagreement relative to the application of the rules. She then explained that the ordinance proposal's intent was to codify the rule. She also emphasized that the Law Department had provided opinions in the past stating that the local ordinances could not be looser than state law but could be more strict.

Chair I. Rivera suggested that mechanisms such as simple majorities had been put in place intentionally in a democracy to make sure the process can still move forward. He also suggested that someone not in attendance should not be counted as a no vote. He then stated that this should about what makes more sense democratically.

Councilor Bartley suggested that this be drafted into legal form for the committee to look at the verbiage. He further suggested that councilors could game the system by not showing up. He noted that these impact important votes such as transferring funds out of stabilization or elected a City Council President. He reiterated that these things needed to be defined so that there was consistency.

Councilor Magrath-Smith noted that there were other places in the rules where a two-thirds supermajority was referred to, leading to these terms being interpreted in different ways.

Councilor Vacon suggested that if the vote is counted against only those present, someone who is absent is essentially a yes vote because they would be lowering the threshold. She added that democracy requires participation. She also noted that a councilor can only abstain when they have a legitimate conflict.

Chair I. Rivera suggested that it should be assumed that someone would only not be present because something came up that was important.

Councilor Vacon stated that it was understood that passing laws requires 9 people. She also noted that the rules did not say that two-thirds was a supermajority. She then explained that the rule said "All votes of a Council Committee requiring a majority shall require a majority of those members present. All votes of the Council or any of its committees requiring a 2/3 or more supermajority shall require that same supermajority of the entire membership." She then stated that she preferred that a legal form be provided to mirror the rules.

Motion passed.

Councilor Vacon expressed her understanding that the motion was to have legal form come back to mirror the rules.

Chair I. Rivera expressed his understanding that the motion was to have legal form come back that following the advice of KP Law.

Councilor Bartley clarified that his motion was to look at a legal form based on what KP Law said, adding that he would hope they would mirror the rules, but there would be an opportunity for the committee to vote on it.

(20:05)

Councilor Bartley made a motion to remove item 3 from the table. Chair I. Rivera seconded the motion. Motion passed.

Item 3: 9-5-23 MURPHY-ROMBOLETTI, TALLMAN -- Ordered, With support from the city's Veterans Benefit Department, that the City Council update its ordinances to provide free municipal parking for veterans that have an official Veteran License Plate.

---> Refer to the Law Department to provide legal form, 5-0.

DISCUSSION:

Councilor Bartley made a motion to refer to the Law Department to provide legal form, adding that he fully supported this. Councilor Magrath-Smith seconded the motion.

Councilor Murphy-Romboletti stated that this was a straightforward order. She then explained that this would apply to those with a Veterans license plate in order to make it as easy as possible for those from the DPW who enforce parking. She added that this was meant to be a signal of appreciation for those who serve.

Councilor Bartley suggested specifically including the caveat in the ordinance that this would exclude parking in handicap spots.

Chair I. Rivera suggested getting a communication from DPW explaining that they understand what this means. He then asked how this would be handled in the garages that require people to pay as they leave.

Councilor Vacon stated that it would have to be worked out.

Motion passed.

(24:00)

Councilor Bartley noted that item 4 was a copy.

Councilor Vacon emphasized that this meant the committee couldn't adopt it.

Councilor Bartley asked if it should still be discussed.

Councilor Vacon noted that the original order was in Charter and Rules.

Chair I. Rivera noted that they had just spoken on it.

Councilor Bartley made a motion to remove item 4 from the table. Councilor Magrath-Smith seconded the motion. Motion passed.

Item 4: 10-3-23 (copy) GIVNER, TALLMAN -- Ordered, With community support, order that all ordinances and charter rules reflecting city council and city council subcommittee meeting notices be updated to reflect acceptance of email as sufficient method of notice, and city website posting as sufficient method of public notice.

---> Complied with, 5-0.

DISCUSSION:

Councilor Magrath-Smith stated that the goal was to have the City Solicitor come into the next Charter and Rules meeting to go through the process on moving a home rule petition forward and other small issues such as what was described in this order. She added that it would be impacted by state statutes.

Councilor Bartley noted that 940 CMR 29 allowed for municipalities to adopt a different kind of meeting notice as long as notice was given to the Attorney General's office, adding that notices can be on the web or through the mail. He then asked that Atty Mantolesky review the CMR. He then explained that the CMR helped to bolster the open meeting law.

Atty Bissonnette explained that Holyoke had already designated through the City Clerk to the Secretary of State and the Attorney General that the website would be the official public notice spot. He then noted that while public notice was covered, the question was about personal notice to members of the Council and if email was satisfactory to achieve when some may not wish to have email or preferred delivery of the actual documents.

Councilor Bartley made a motion that item 4 had been complied with. Councilor Vacon seconded the motion. Motion passed.

(29:20)

Councilor Bartley made a motion to remove item 5 from the table. Councilor J. Rivera seconded the motion. Motion passed.

Item 5: 10-17-23 MCGEE -- Ordered, That the DPW Commission return to reviewing and setting the Sewer Rate.

--->Laid on the table, 5-0.

DISCUSSION:

Chair I. Rivera noted that this proposal had been filed a few times and tabled.

Councilor Bartley made a motion to suspend the necessary rules to allow Board of Public Works chair, Mary Monahan, to address the committee.

M. Monahan stated that she saw this agenda item as a good opportunity to update the committee on the FY24 progress toward recommending an FY25 rate. She then explained that they were looking at detailed expenses with the enterprise fund, which included breaking out the sewer fee from Veolia associated with MS4 support, which included street sweeping, culvert cleaning and replacement, as well as other maintenance and operation issues. She further explained that they were conducting a study to identify those costs and operations associated with those costs. She added that it would also include the cost of the flood control systems near the river. She noted that the ratepayers had been paying for that cost. She added that several of those would have upcoming significant potential costs due to improvements proposed by the Army Corps of Engineers. She noted that the study would look at the annual costs, the cost of required improvements, and if flood control systems were needed, noting that they were protecting facilities and infrastructure were no longer there. She added that it would also identify other costs associated with the enterprise fund. She also stated that they would be a public presentation, allowing them to see what they were paying for and give insight to councilors determining how to allocate costs. She then shifted to the status of the sewer repair. She explained that \$100,000 was put into the enterprise to pay for breaks and were now going into deficit spending to respond to work that had been done. She also emphasized that three downtown sections were identified that would probably collapse without repairs within the next 6 months.

Councilor Vacon asked when it was anticipated that the initial findings would come back.

M. Monahan stated that the end of study date was May 2024.

Councilor Vacon made a motion to lay item 5 on the table. Councilor Bartley seconded the motion. Motion passed.

(37:45)

Councilor Bartley made a motion to remove item 6 from the table. Councilor Vacon seconded the motion. Motion passed.

Item 6: 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 include 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.

---> Refer to Law Dept for draft legal form for review, 5-0.

DISCUSSION:

Chair I. Rivera stated that some of the suggestions in the order were already happening, noting that there was work being done to create an Office of Tenant Protection, possibly an Office of Returning Citizens, and a Homeless Liaison. He then stated that there was not yet work to create a committee to advise this.

Councilor Bartley stated that he supported this but would prefer to see it in writing by having legal form come back from the Law Department. He noted that the committee was starting to pile onto the Law Department and suggested giving them a specific amount of time such as 45 days or some other timeline. He then suggested that while he supported the way it was laid out, they should consider the committee having a budget, enforcement power, and determining appointing authority such as City Council and/or the mayor, as well as other appointing authorities among other organizations in the community.

Chair I. Rivera suggested similar language as the member of the Holyoke Housing Authority.

Councilor Bartley expressed an assumption that the mayor would be appointing members such as a homeowner and a landlord, subject to City Council approval.

Councilor Vacon stated that she was fine with the concept but had concerns with the language putting them in charge of the implementation of protections as that would be under the authority of the mayor.

Chair I. Rivera suggested that they would be an advisory committee but had no teeth. He then suggested that if it were a commission, they would have a certain extra level of power. He suggested that any conflicts with the power of the mayor could be addressed through the language.

Councilor Bartley suggested that this should be more than advisory. He then emphasized that the way to get volunteers to participate was to either give them a budget or give them some power.

Chair I. Rivera expressed agreement with that perspective.

Councilor Bartley reiterated that he would first like to see some language in writing.

Councilor Murphy-Romboletti stated that while she appreciated a lot of the discussion on this order, she suggested giving the Law Department more direction on what the committee was asking for in asking for legal language.

Atty Mantolesky noted that a lot of other communities have Fair Housing commissions and tenant commissions. She then suggested that the Law Department could compile them and present them to the committee to review them and consider different provisions for Holyoke.

Councilor Bartley emphasized that that the job of a city councilor was policy-setting. He added that it wasn't the job of the committee to sift through language from various other communities - noting that could be done offline - but that the Law Department should take from the discussion and then provide a form for the committee to review. He then expressed concern that going over language from 15 different towns would bog the committee down on one topic for an hour and a half.

Councilor Bartley made a motion to refer this to the Law Department to provide legal form.
Councilor J. Rivera seconded the motion. Motion passed.

(50:00)

Councilor Bartley made a motion to remove item 7 from the table. Motion passed.

Item 7: 2-7-23 MCGIVERIN, JOURDAIN -- Order that the Director of the Office of Planning & Economic Development be authorized to provide a flexible work schedule for PSA members. Flexible work schedule will allow for evening meetings to be incorporated into the formal work day. A flexible schedule will still be required to fulfill the 35 hours a week requirement. All additional contractual and ordinances related to these positions will be adhered to.

---> Complied with, 5-0.

DISCUSSION:

Councilor Bartley stated that he had no issue with this. He then stated that he did not believe the Council needed to micromanage the department on this. He then suggested that OPED Director, Aaron Vega, could work with Personnel to develop some policy and they could bring it to the Council if something needed to be voted on.

Kelly Curran, Personnel Director, stated that it would have to be negotiated in the PSA contract, adding that they were currently in negotiations with them. She agreed that it likely did not need to be at the Council level.

Councilor Vacon expressed an interest in at least seeing what it would look like.

Councilor Bartley asked Ms. Curran if this order should be held onto or if it could just be complied with.

K. Curran suggested that it was something to discuss at PSA negotiations and could be complied with. She added that she understood the need for flexibility, noting that many of their employees attended evening meetings.

Councilor Bartley made a motion that item 7 had been complied with. Motion passed.

(53:15)

Councilor Bartley made a motion to remove item 8 from the table. Councilor J. Rivera seconded the motion. Motion passed.

Item 8: 10-4-22 MURPHY-ROMBOLETTI -- Ordered that the City examine and study the Schedule A increases that were recommended by the salary study completed in 2014, so that we can implement salary adjustments that are competitive and more aligned with neighboring municipalities in order to retract and retain City employees.
*Tabled 4-25-23

---> Laid on the table, 5-0.

DISCUSSION:

Councilor Vacon stated that this schedule was updated in 2021. She noted that the mayor at the time was working on different budget issues and different issues related to the positions, many of which were addressed.

Councilor Murphy-Romboletti stated that this was filed in 2022, partly motivated by her time previously working at City Hall in 2013 when they were told that the city needed to do a compensation study for any employees to receive raises, leading to that study being completed in 2014. She then suggested that the study was no longer relevant because it

had been a decade since. She then explained that she filed the order, still believing the city was not paying employees competitively in a way that aligned with other municipalities. She then stated that while great changes had been made to make positions more competitive, she believed the city was still missing the mark. She then emphasized that the services provided by the city were directly impacted by the way the city hires and retains people. She added that turnover led to wasted money and lost time on projects. She recognized that while many had received salary adjustments, many others had not received cost of living adjustments, including many department heads.

K. Curran stated that they were not looking to increase everyone's salaries but make the ranges more competitive with surrounding areas so that there are better chances to fill vacancies. She noted that they were having difficulty filling the roles of City Engineer and Civil Engineer because they were not in Schedule A and were low paying positions. She added that they were also looking to discuss Schedules A and B as well to give the Council options.

Chair I. Rivera suggested a separate order be filed since that was not on the agenda. He then asked for clarification, noting that Councilor Vacon stated that a study was updated in 2021.

K. Curran stated that the study was done in 2014 but changes were made.

Councilor Vacon clarified that a new study wasn't done but the schedule was updated through an outside attorney.

Councilor Magrath-Smith asked if the updated schedule from 2021 was based on 2014 numbers.

Councilor Vacon stated that the base numbers were from 2014 but the outside attorney's update of the schedule was based on additional data. She then suggested that it was likely now outdated in 2024.

K. Curran stated that the data from 2014 was used to adjust Schedule A in 2021, suggesting that it was outdated then and even more outdated now. She then stated that she collected data in 2022 from nearby towns and cities. She then stated that she could work to collect more recent data.

Chair I. Rivera asked if they used new data for the update.

K. Curran stated that they used the 2014 data for the 2021 update.

Chair I. Rivera asked if that salary scale was based off of 2014 salaries.

K. Curran stated that was correct.

Councilor Vacon stated that 2014 was the baseline study but it was updated by the law firm.

Chair I. Rivera suggested that it be tabled for more information.

Councilor Bartley expressed his understanding that Ms. Curran was looking to have a discussion about Schedules A, B, and C. He suggested that an order be filed to get that broader discussion before the committee. He also expressed his understanding that there would be updated comparisons coming from Ms. Curran. He then emphasized that he had been hearing the same argument about employees being underpaid and being trained to leave for the past 12 years. He added that things had changed and people were leaving jobs more often across the board. He then suggested that work be done to not keep hearing that argument while recognizing that Holyoke did not have the same money as many other towns.

Chair I. Rivera agreed that turnover was an issue everywhere in the current day. He then emphasized that Holyoke had been used as a stepping stone for a lot of people, where people were getting a few years of experience on their resume and then moving on to where they could make more. He then suggested that adjusting the salary scale could be a step in the right direction in fostering talent.

Councilor Vacon emphasized the importance of keeping in mind the size of the government, how much it had been growing, and how much the tax burden was on the citizens supporting the government. She suggested also looking for efficiencies and consolidations if people were going to be paid more.

Councilor Devine asked if the positions from the 2014 study and those updated could be provided. She also agreed that the other schedules needed to be discussed. She also emphasized that people doing the same jobs in other communities were being paid more.

Councilor Murphy-Romboletti stated that she did recognize the implications on the taxpayers to pay people more, but believed there were greater implications of losing city employees as often as often as had been happening. She noted that losing department heads such as the Board of Health Director had an impact on the orders filed requiring their input. She then suggested that not paying people enough was like saving a penny to spend a dollar. She then stated that she did not see a need for another study.

K. Curran stated that in seeking to change Schedule A, the intent wasn't to give an increase to every department head but just to have the ranges up to date. She added that department heads were feeling more appreciated, and nobody was looking to get rich working for the city. She then suggested that bringing this up to date would help avoid one off changes for individual positions that risked the loss of good candidates if positions needed to be filled.

Admin Asst Anderson-Burgos stated that when this was last taken up, the request had been to provide the study for the next discussion. He noted that he had also provided the legal form from when it was adopted. He then explained that his records also had extensive spreadsheets that showed all of the positions, the people in them, and a series of calculations that showed COLA increases for the years between 2014 and when it was adopted.

Councilor Vacon noted that Ms. Curran was looking to provide newer information.

Chair I. Rivera asked that it be emailed.

Admin Asst Anderson-Burgos stated that it would help provide some of the historical record.

Councilor Bartley emphasized that one open question in hiring people was asking where they could come from. He then suggested that area schools and colleges provided a pretty big pool to recruit from. He then expressed a hope that salary was laid out to people when they were going through the hiring process. He then suggested that if some department heads had not received any raises in 10 years, they needed to go to the mayor, and then the mayor needed to come to the Council if those ranges needed to be expanded because someone is hitting their cap.

Chair I. Rivera reiterated that the main frustration was that the salary study was done in 2014 but nothing was implemented until recently.

Councilor Vacon stated that many salaries were adjusted in 2021. She added that one of the main benefits of the changes was that grades were created based on definable levels of responsibility. She added that grading had sometimes changed when responsibilities changed.

Chair I. Rivera noted that some people were retiring after 30 years and still making \$45,000-\$50,000.

Councilor Vacon stated that it depended on the job.

Councilor J. Rivera stated that she knew of someone working in an important position for 30 years and someone else in the department without the same responsibilities was making more money. She then stated that she was hearing about many people in various positions within HPS were leaving, including teachers, paraeducators, coaches, adding that many of them were saying they were offered more somewhere else. She then emphasized the importance of finding ways to keep people so that the education of kids wasn't affected.

Councilor Bartley agreed that this was right in point. He then noted that the top 100 salary reported would be coming in soon. He noted that the reports tended to be pretty top heavy when it comes to salaries.

Chair I. Rivera noted that it was the same in the Police Department. He also emphasized that a lot of the employees making the most did not necessarily live in the city.

Councilor Vacon agreed that most of them did not.

Councilor Bartley made a motion to lay item 8 on the table. Councilor J. Rivera seconded the motion. Motion passed.

(1:26:15)

Councilor Bartley made a motion to remove item 9 from the table. Chair I. Rivera seconded the motion. Motion passed.

Item 9: 4-18-23 MCGEE -- Ordered, that the position of Chief Administrative and Financial Officer be created and added to Schedule A

---> Laid on the table, 5-0.

DISCUSSION:

Chair I. Rivera stated that there had been ongoing discussion of this position, noting that they would need the mayor for a more in-depth discussion.

Councilor Vacon expressed hope that the mayor would come in for the next discussion. She then expressed her understanding that this was to be implemented when there was consolidation relative to the Treasurer and Tax Collector's office. She also noted that it was supposed to move forward during the election year along with the Treasurer matter to change it from elected to appointed. She then stated that it was now the next window to try to move forward with that. She then expressed support of consolidating the positions to make the departments more effective but did not see adding another layer to the administration of a small city.

Chair I. Rivera suggested that two things could happen. He noted that as the Treasurer position was elected, anyone could win that position. He suggested that there needed to be a constant in the role. He noted that it was the same with the City Clerk. He then stated that if the person in the role loses or decides not to run again, someone new has to relearn everything. He then emphasized the importance of having someone such as a CAFO that was a constant managing everything else.

Councilor Vacon stated that was as much as any other department head.

Chair I. Rivera clarified that his point was that they could not be elected out every two years. He then stated that it was imperative to start moving on this.

Councilor Magrath-Smith noted that this process had a lot of moving pieces. She then recalled that with a failed charter process several years back, there were several changes packaged together with some being more popular than others. She suggested that the weight of so many changes led it to fail. She added that a lot of those changes had slowed been implemented since then. She then agreed that there needed to be changes to the financial department, emphasizing that Holyoke was a small city with big problems. She added that she believed the city did need a chief financial officer with the positions underneath it restructured. She then stated that with so many pieces, including

ordinance changes, charter changes, home rule petitions, etc., it had to start somewhere.

Chair I. Rivera stated that the process of government was incremental.

Councilor Bartley stated that the mayor needed to provide a game plan for the process. He then noted that open questions included if there would be a home rule petition for the Treasurer or if the Tax Collector would be combined with the Treasurer. He then suggested that Chair I. Rivera communicate with the mayor on providing a plan.

Councilor Bartley made a motion to lay item 9 on the table. Councilor Vacon seconded the motion. Motion passed.

(1:34:05)

Councilor Bartley made a motion to suspend the necessary rules to remove items 10 and 11 from the table as a package. Motion passed.

Item 10: 12-5-23 MURPHY-ROMBOLETTI, JOURDAIN, I. RIVERA -- Ordered, that the position of Crime Analyst be created and added to Ordinance Schedule A.

---> Laid on the table, refer to legal 5-0.

DISCUSSION:

Chair I. Rivera stated that he believed the position was needed in the department, adding that other councilors and the Chief had been asking for it. He then explained that this would help police officers get the data they needed to be better at their jobs. He added that the data was also important to help councilors make decisions around their fiduciary responsibilities in handling tax dollars.

Councilor Vacon asked if there was a job description.

K. Curran stated that there was one available that she could share with the Council.

Councilor Murphy-Romboletti stated that it had been shared in the past.

Councilor Magrath-Smith asked if it was provided in the previous term.

Chair I. Rivera asked the administrative assistant if it was sent with the packet for this meeting.

Councilor Vacon stated that he usually provided what was in the jacket.

Admin Asst Anderson-Burgos stated that because he was only given the agenda at the end of the day the previous Friday, he didn't have enough time to put together all of the documents that may have been needed for the meeting.

K. Curran stated that she would email it out.

Councilor Bartley stated that one issue that had come up in the past was that mayors had been funding positions that did not yet exist. He then suggested that the Law Department work to put the position into legal form so it could be read, and have the job description attached.

Councilor Bartley made a motion to refer item 10 to the Law Department and lay it on the table. Councilor Vacon seconded the motion. Motion passed.

(1:39:25)

Councilor Bartley made a motion to suspend the necessary rules to remove items 11 and 12 from the table as a package. Councilor Vacon seconded the motion. Motion passed.

Item 11: 2-6-24 GIVNER -- Per constituent request, order that the handicap placard be removed from 277 Walnut St as resident Jane Pafford has moved.

---> Approved, 5-0.

Item 12: 2-6-24 ANDERSON-BURGOS -- Ordered that the handicap sign located in front of 184 Sargeant St be removed.

---> Approved, 5-0.

DISCUSSION:

Councilor Bartley made a motion to approve the removal of the signs, subject to Disabilities Commission approval. Councilor Vacon seconded the motion, clarifying that the Commission doesn't review removals. Motion passed.

Meeting adjourned at 8:10 PM



Date: 01/11/2024

**CITY OF HOLYOKE CITY COUNCIL
SPECIAL PERMIT EXTENSION APPLICATION AMENDMENT FOR
MARIJUANA MANUFACTURING ESTABLISHMENT**

Name of Owner: ACMJ, Inc.

Address: 532 Main Street, Suite 201

Contact Name: Steven L. Fontana

Contact Phone: (516) 672-3684

=====

Name of Applicant: As above

(if different from owner)

=====

Name of Architect: Oxbow Design Build Cooperative Inc

(if applicable)

Address: 122 Pleasant Street Phone (413) 527-9000

Name of Project: ACMJ, Inc.

=====

Deed of Property Recorded in
Hampden County Registry of Deeds:

Holyoke Assessor Map Reference:

Book: 19508 Page: 286

Map 026 Block 03 Parcel 012

Property Address: 532 Main Street, Holyoke, MA 01040

=====

Pursuant to Chapter 40A of the General Laws of the Commonwealth of Massachusetts and the Holyoke Zoning Ordinance, application is hereby made to the Holyoke City Council to do the following: Build and operate a marijuana cultivation and processing establishment

Will any other permits or variances be required? If so, please list and indicate if they have been applied for or obtained.

Yes, Building Permits will be required prior to construction after provisional license is granted. In progress.

ACMJ Inc.

By: Steven L. Fontana, Its Manager
APPLICANT (please print)

By: _____
OWNER (OR LEGAL COUNSEL)

SIGNATURE OF APPLICANT

SIGNATURE OF OWNER (or LEGAL COUNSEL)

536 DWIGHT STREET, ROOM 2 • HOLYOKE, MASSACHUSETTS 01040-5086

PHONE: (413) 322-5520 • FAX: (413) 322-5521 • E-MAIL: clerks@holyoke.org

Birthplace of Volleyball



City of Holyoke

IN CITY COUNCIL

Introduced by Councilor Jose Maldonado-Velez

Ordered, Order that zoning ordinance for cannabis expand beyond the IG district. Once expanded, social equity applicants and those negatively impacted by the racist War on Drugs get priority to opening business within these zones. Send to Ordinance.

Presented to the Mayor	Mayor's Office
For Approval _____, 20	Holyoke, Mass. _____, 20
_____ City Clerk	Approved _____ Mayor

CITY OF HOLYOKE

BY CITY COUNCIL

DATE DEC 19, 23

REFERRED TO COMMITTEE ON

Ordinance

BRENNAMURPHY McGEE, CLERK



City of Holyoke

IN CITY COUNCIL

Introduced by Councilor Tessa Murphy-Romboletti, *Kevin Tardini, T. Brown*
 Ordered, Ordered that the position of Crime Analyst be created and added to
 Ordinance Schedule A.

Presented to the Mayor	Mayor's Office
For Approval _____, 20	Holyoke, Mass. _____, 20
_____ City Clerk	Approved _____ _____ Mayor

CITY OF HOLYOKE

BY CITY COUNCIL

DATE *DEC 5 23*

REFERRED TO COMMITTEE ON

Ordinance

BRENNA MURPHY McGEE, CLERK

Job Overview The Crime Analyst is responsible for conducting complex research and analysis to provide timely and pertinent information related to crime pattern detection, suspect-crime correlation, target-suspect data, crime forecasting, and resource deployment. Additionally, they support field service units in real-time for officer safety and investigative support.

Responsibilities

- Monitor ShotSpotter and license plate reader notifications
- Use Avigilon video systems
- Monitor and search social media for relevant information
- Utilize police radio system to communicate officer safety and urgent information to responding police units
- Create GIS maps displaying spatial data and perform spatial data analysis
- Utilize city, school, and private CCTV systems to monitor criminal, fire, and public safety activity in real-time
- Collect, analyze, and interpret data and statistics using quantitative and qualitative methodology
- Develop crime/suspect and suspect/crime correlations and target profile analysis
- Prepare and present complex and detailed statistical reports
- Develop and present projects to both internal and external groups
- Use computer databases, electronic spreadsheets, desktop publishing, geographical information systems (GIS), word processing, and statistical applications to manipulate, analyze, and present data
- Capture, enhance, and redact video and images as needed to support police investigative activity
- Manage daily use of License Plate reader, including Hot Sheets and wanted vehicles
- Publish Officer Safety Bolos to internal and external law enforcement agencies
- Assist in gathering video and image evidence for use in all aspects of Law Enforcement activity
- Assist in the development of new programs, procedures, methods, and systems
- Assist with training of police officers, police administrators, new employees, and interns in the use of Mark 43
- Understand and implement assigned duties and responsibilities to support team goals and objectives
- Work with IT staff and software vendors to identify and troubleshoot system and application problems
- Work cooperatively with other team members, receive and share information

Required Qualifications

- Bachelor's degree in criminal justice or other relevant field of study OR four (4) years of any combination of education and experience
- One year of previous crime analyst experience

Salary: A, Grade 10 \$58,680 - \$82,135

IN THE YEAR TWO THOUSAND AND TWENTY-FOUR

ONE HUNDRED SEVENTY FIRST AMENDMENT TO CHAPTER 2 OF THE REVISED CODE OF ORDINANCES OF THE CITY OF HOLYOKE, MASSACHUSETTS 1997

AN ORDINANCE

Be it ordained by the City Council of the City of Holyoke as follows:

SECTION 1. Section 2-35 entitled “Classification and Compensation Plan” of Chapter 2 entitled “Administration” of the Revised Code of Ordinances of the City of Holyoke, Massachusetts, 1997, as amended on April 8, 2021 is further as follows:

BY ADDING TO: GRADE 10 of the SCHEDULE A CLASSIFICATION AND HIRING SCHEDULE, the position of:

<u>GRADE 10</u>	<u>Min</u>	<u>Mid</u>	<u>Max</u>
Crime Analyst	\$58,680.00	\$70,407.00	\$82,135.00

SECTION 2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 3. This ordinance shall take effect upon its passage.

APPROVED AS TO FORM:

Kathleen E. Degnan
Assistant City Solicitor

IN THE YEAR TWO THOUSAND AND TWENTY-FOUR

_____ AMENDMENT TO CHAPTER 50 OF THE REVISED CODE OF ORDINANCES OF THE CITY OF HOLYOKE, MASSACHUSETTS 1997

AN ORDINANCE

Be it ordained by the City Council of the City of Holyoke as follows:

SECTION 1. Article II entitled “Police Department” of Chapter 5 entitled “Law Enforcement” of the Revised Code of Ordinances of the City of Holyoke, Massachusetts, 1997, as amended, is hereby further amended:

BY ADDING THE FOLLOWING SECTION 5-56 ENTITLED CRIME ANALYST

“Sec. 50-56 – Crime Analyst.

- (1) Position and purpose. The Crime Analyst is a civilian position responsible for collecting, evaluating, analyzing and disseminating information and intelligence data regarding criminal activity, criminal enterprises, and suspected criminal acts within the area of operation of the Holyoke Police Department in support of the Department’s proactive policing activities.
- (2) Duties and Responsibilities. The Crime Analyst has the following duties:
 - a. Perform strategic analysis which includes but is not limited to, identifying and recommending proactive measures to implement long range plans for crime prevention; research to identify crime patterns; implement procedure related to computerized mapping and analysis; develop strategy to address problem areas; provide analysis to Police Department Personnel, City Administration and City Council for decision making purposes; and collect, analyze, interpret and prepare police data to evaluate police deployment, responses, and problem solving efforts.

- b. Perform tactical analysis which includes but is not limited to, provide accurate, timely and relevant analysis of crime patterns to aid in the efficient deployment of department resources; identify crime patterns and offender localities for investigative purposes; analyze known offenders MO's and establish timelines to perform suspect/crime correlations in order to provide suspect leads; identify crime areas and hot spots and prepare action plan for suppression; and provide case support.
- c. Perform intelligence analysis which includes but is not limited to, develop a system to identify, document, and track potential threatening individuals, situations, and security related cases; coordinate exchange of interstate and intrastate information relating to criminal activity and criminal movement, determine structure and operation of organized criminal groups; establish network of internal and external sources and contacts in order to identify criminal trends and conduct intelligence analysis.

(3) Qualifications. The Crime Analyst must have the following qualifications:

- a. Bachelor's Degree in criminal justice or related social science;
- b. One year of work experience utilizing computer databases, spreadsheets, geographic information systems and statistical applications to analyze and present data;
- c. Preferably, one year of work experience in criminal intelligence analysis, research and reporting within the criminal justice system;
- d. Preferably, experience in program development and planning, particularly in a computerized technical research and reporting environment.

(4) Salary. The Crime Analyst shall be paid in accordance with Section 2-35.

SECTION 2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 3. This ordinance shall take effect upon its passage.

APPROVED AS TO FORM:

Kathleen E. Degnan
Assistant City Solicitor



City of Holyoke

IN CITY COUNCIL

Introduced by Councilor Jose 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.

Presented to the Mayor	Mayor's Office
For Approval _____, 20	Holyoke, Mass. _____, 20
_____ City Clerk	Approved _____
	_____ Mayor

CITY OF HOLYOKE

BY CITY COUNCIL

DATE DEC 19, 23

REFERRED TO COMMITTEE ON

Ordinance
BRENNAMURPHY McGEE, CLERK

IN THE YEAR TWO THOUSAND AND TWENTY-FOUR

_____ AMENDMENT TO CHAPTER 2 OF THE REVISED CODE OF ORDINANCES OF THE CITY OF HOLYOKE, MASSACHUSETTS 1997

AN ORDINANCE TO ESTABLISH HOUSING COMMITTEE

Be it ordained by the City Council of the City of Holyoke as follows:

SECTION 1. Article IV entitled “Boards, Commissions, and Councils” of Chapter 2 entitled “Administration” of the Revised Code of Ordinances of the City of Holyoke, Massachusetts, 1997, as amended, is hereby further amended:

BY ADDING THE FOLLOWING LANGUAGE

“Division 9 – Housing Committee

A Housing Committee shall be established.

Section 2-488. – Scope, Purpose, Powers and Duties.

- a) The scope and purpose of the Housing Committee shall be to create policy regarding the housing issues within the City of Holyoke.

Section 2-489. – Composition of Committee

The Committee shall be composed of seven (7) members. Each member must be a resident of the City of Holyoke. Each member shall be appointed by the Mayor for a term of three (3) years.

- a) One tenant who resides in market rate housing;
- b) One tenant who is a Section 8 voucher holder;
- c) One tenant of the Holyoke Housing Authority;
- d) One homeowner;
- e) One landlord;

- f) One representative of a local organization who represents tenants regarding housing issues; and
- g) One tenant who receives a housing voucher from the Massachusetts Rental Voucher Program (MRVP) or receives assistance from a Continuum Of Care (CoC) Program.

SECTION 2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 3. This ordinance shall take effect upon its passage.

APPROVED AS TO FORM:

Kathleen E. Degnan
Assistant City Solicitor

Measurements for handicap parking spot

Item 6

ADD:

Location	Side	From	To	Type
High Street	Easterly	A point 99' South of Jackson Street	A point 23' farther South	Handicap parking only



City of Holyoke

IN CITY COUNCIL

Introduced by Councilor **Peter Tallman, Todd A McGee**

Ordered, Ordered, that an ordinance be created to allow wind turbines for residential use. See attached model type rules.

Presented to the Mayor	Mayor's Office
For Approval _____, 20	Holyoke, Mass. _____, 20
	Approved _____
_____ City Clerk	_____ Mayor

CITY OF HOLYOKE
 BY CITY COUNCIL
 DATE Mar. 21, 2023
 REFERRED TO COMMITTEE ON
Ordinance
 BRENNAMURPHY

Rated Nameplate Capacity: The maximum rated output of electric power production equipment. This output is typically specified by the manufacturer with a "nameplate" on the equipment.

Special Permit Granting Authority: The special permit granting authority shall be the board of selectmen, city council, board of appeals, planning board, or zoning administrator as designated by zoning ordinance or by-law for the issuance of special permits, or by this section for the issuance of special permits to construct and operate wind facilities.

Substantial Evidence: Such evidence as a reasonable mind might accept as adequate to support a conclusion.

Wind Energy Facility: All of the equipment, machinery and structures together utilized to convert wind to electricity. This includes, but is not limited to, developer-owned electrical equipment, storage, collection and supply equipment, service and access roads, and one or more wind turbines.

Wind Monitoring or Meteorological Tower: A temporary tower equipped with devices to measure wind speeds and direction, used to determine how much wind power a site can be expected to generate.

Wind turbine: A device that converts kinetic wind energy into rotational energy that drives an electrical generator. A wind turbine typically consists of a tower, nacelle body, and a rotor with two or more blades.

Building Inspector: The inspector of buildings, building commissioner, or local inspector, or, if there are none in a town, the board of selectmen, or person or board designated by local ordinance or by-law charged with the enforcement of the zoning ordinance.

Building Permit: A building permit is a required approval of a project by a licensed building inspector which is consistent with the local, state and federal building codes. In addition, the permit must meet the criteria set forth under the local zoning by-laws regarding small wind energy systems.

Special Use Permit: A permit provided by the special permit granting authority for non-conforming small wind energy systems (e.g. a small wind energy system that does not meet the criteria for small wind systems set forth by the Building Inspector).

Small Wind Energy System: All equipment, machinery and structures utilized in connection with the conversion of kinetic energy of wind into electrical power. This includes, but is not limited to, storage, electrical collection and supply equipment, transformers, service and access roads, and one or more wind turbines, which have a total rated nameplate capacity of not more than 100kW/ 0.1MW.

Large Wind Facility: equipment, machinery and structures utilized in connection with the conversion of kinetic energy of wind into electrical power with a rated output of electrical power production equipment of greater than 100kW/0.1MW.

Agriculture: 'Farming' or 'agriculture' shall include farming in all of its branches and the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any agricultural, aquacultural, floricultural or horticultural commodities, the growing and harvesting of forest products upon forest land, the raising of livestock including horses, the keeping of horses as a commercial enterprise, the keeping and raising of poultry, swine, cattle and other domesticated animals used for food purposes, bees, fur-bearing animals, and any forestry or lumbering operations, performed by a farmer, who is hereby defined as one engaged in agriculture or farming as herein defined, or on a farm as an incident to or in conjunction with such farming operations, including preparations for market, delivery to storage or to market or to carriers for transportation to market.

Building Integrated Wind Energy Facility: A wind energy facility shall be considered to be building integrated if it is designed to be permanently mounted on a building or other inhabitable structure. This definition applies to wind turbines of any capacity that are designed to be operated in direct contact with a building. This definition also covers, for the purposes of this zoning provision, other wind energy facilities primarily used for land-based applications which may be permanently mounted and operated on a building.

Critical Electric Infrastructure (CEI): electric utility transmission and distribution infrastructure, including but not limited to substations, transmission towers, transmission and distribution poles, supporting structures, guy-wires, cables, lines and conductors operating at voltages of 13.8 kV and above and associated telecommunications infrastructure. CEI also includes all infrastructure defined by any federal regulatory agency or body as transmission facilities on which faults or disturbances can have a significant adverse impact outside of the local area, and transmission lines and associated equipment generally operated at voltages of 100 kV or higher, and transmission facilities which are deemed critical for nuclear generating facilities.

3.0 General Requirements for all Wind Energy Facilities

The following requirements are common to all wind energy facilities and must be followed in addition to the technology-specific requirements given in sections 4, 5, or 6.

3.1 Exemptions

Wind turbines constructed, reconstructed, or renovated for the primary purpose of commercial agriculture shall be considered a structure pursuant to MGL, c. 40A, §3 and, therefore, shall be exempt from this ordinance [by-law].

3.2 A permit shall be granted unless the permit granting authority finds in writing that there is substantial evidence that:

- (a) the specific site is not an appropriate location for such use;
- (b) there is expected to be any serious hazard to pedestrians or vehicles from the use;

- (d) a nuisance is expected to be created by the use; and
- (e) adequate and appropriate facilities will be not provided for the proper operation and maintenance of the use.

Technology	Permit Needed
Small Wind -Meteorological towers	Building Inspector Permit
Large Wind -Utility scale, on-site wind use	Special Permit
Building Integrated Wind	Special Permit

3.3 Compliance with Laws, Ordinances and Regulations

The construction and operation of all such proposed wind energy facilities shall be consistent with all applicable local, state and federal requirements, including but not limited to all applicable safety, construction, environmental, electrical, communications and aviation requirements.

3.4 Proof of Liability Insurance

The applicant shall be required to provide evidence of liability insurance in an amount, and for a duration, sufficient to cover loss or damage to persons and property occasioned by the failure of the facility.

3.5 Site Control

At the time of its application for a special or building permit, the applicant shall submit documentation of actual or prospective control of the project site sufficient to allow for installation and use of the proposed facility. Documentation shall also include proof of control over setback areas and access roads, if required. Control shall mean the legal authority to prevent the use or construction of any structure for human habitation, or inconsistent or interfering use, within the setback areas.

3.6 Utility Notification

No site plan for the installation of a wind energy facility shall be approved until evidence has been given that the electric utility company that operates the electrical grid where the facility is to be located has been informed of the customer's intent to install an interconnected customer-owned generator, and copies of site plans showing the proposed location have been submitted to the utility for review. No installation of a wind energy facility should commence and no interconnection shall take place until an "Interconnection Agreement" pursuant to applicable tariff and consistent with the requirements for other generation has been executed with the utility. Off-grid systems shall be exempt from this requirement, unless they are proposed to be located within setback distance from the sideline of an existing utility ROW.

3.7 Temporary Meteorological Towers (Met Towers)

Met towers shall be permitted under the same standards as a small wind system, except that the requirements apply to a temporary structure. A permit for a temporary met tower shall be valid for a maximum of 3 years after which an extension may be granted. Small anemometers installed directly on buildings shall not require a building or special permit. No site plan review shall be required for met towers. Met towers shall not be located within setback distance from the sideline of any utility ROW.

3.8 Design Standards

3.8.1 Appearance, Color and Finish

FAA safety consideration on color and appearance should be respected. Where applicant is seeking a non-standard color in an area not regulated by the FAA, the zoning board has authority to regulate color of turbine.

3.8.2 Lighting

Wind turbines shall be lighted only if required by the Federal Aviation Administration. Lighting of other parts of the wind energy facility, such as appurtenant structures, shall be limited to that required for safety and operational purposes, and shall be reasonably shielded from abutting properties.

3.8.3 Signage

Signs on the wind energy facility shall comply with the requirements of the town's sign regulations, and shall be limited to:

- (a) Those necessary to identify the owner, provide a 24-hour emergency contact phone number, and warn of any danger.
- (b) Educational signs providing information about the facility and the benefits of renewable energy.

3.8.4 Advertising

Wind turbines shall not be used for displaying any advertising except for reasonable identification of the manufacturer or operator of the wind energy facility.

3.8.5 Utility Connections

Reasonable efforts, as determined by the Site Plan Review Authority, shall be made to place all developer-owned utility connections from the wind energy facility underground, depending on appropriate soil conditions, shape, and topography of the site and any requirements of the utility provider. Utility owned electrical equipment required for utility interconnections may be above ground, if required by the utility provider.

3.8.6 Appurtenant Structures

All appurtenant structures to wind energy facilities shall be subject to applicable regulations concerning the bulk and height of structures, lot area, setbacks, open space, parking and building coverage requirements. All such appurtenant structures, including but not limited to, equipment shelters, storage facilities, transformers, and substations, shall be architecturally compatible with each other and shall be contained within the turbine tower whenever technically and economically feasible. Whenever reasonable,

structures should be shaded from view by vegetation and/or located in an underground vault and joined or clustered to avoid adverse visual impacts.

3.9 Safety and Environmental Standards

3.9.1 Emergency Services

The applicant shall provide a copy of the project summary, electrical schematic, and site plan to the local emergency services entity, as designated by the permit granting authority, as well as the local electrical utility company. Upon request the applicant shall cooperate with local emergency services in developing an emergency response plan. All means of disconnecting the wind energy facility shall be clearly marked.

The applicant or facility owner shall maintain a phone number and identify a responsible person for the public to contact with inquiries and complaints throughout the life of the project.

3.9.2 Unauthorized Access

Wind turbines or other structures part of a wind energy facility shall be designed to prevent unauthorized access. For instance, the tower shall be designed and installed so as to not provide step bolts or other climbing means readily accessible to the public for a minimum height of 8 feet above the ground. Electrical equipment shall be locked where possible.

3.9.3 Shadow/Flicker

Wind energy facilities shall be sited in a manner that minimizes shadowing or flicker impacts. The applicant has the burden of proving that this effect does not have significant adverse impact on neighboring or adjacent uses.

Educational Note: Shadow flicker is caused by sunlight passing through the swept area of the wind turbine's blades. As sunlight passes through the spinning blades, it is possible to have a stroboscopic effect that can, under the right conditions, affect persons prone to epilepsy. In general, these conditions require varying light intensity at frequencies of 2.5-3 Hz. Large commercial turbines are typically limited to a frequency of less than 1.75 Hz. Furthermore, the impacts of shadow flicker diminish rapidly with distance and should be minimal at 10 or more rotor diameters. Though the RPM for smaller turbines is generally higher (up to 350 RPM, for some turbines), the small size of the rotor swept area, combined with the shorter tower heights, support a negligible shadow flicker impact from these types of facilities. In any case, the effects of shadow flicker are a seasonal and/or diurnal impact, requiring that the sun be at the right position in the sky to generate a line of sight with the affected building and the wind turbine rotor. As such, the impacts of shadow flicker will generally only be felt for a few hours per year.

3.9.4 Sound

The wind facility and associated equipment shall conform with the provisions of the Department of Environmental Protection's, Division of Air Quality Noise Regulations (310 CMR 7.10), unless the Department and the Permit Granting Authority agree that those provisions shall not be applicable. A source of sound will be considered to be violating these regulations if the source:

- (a) Increases the broadband sound level by more than 10 dB(A) above ambient, or
- (b) Produces a "pure tone" condition – when an octave band center frequency sound pressure level exceeds the two adjacent center frequency sound pressure levels by 3 decibels or more.

These criteria are measured both at the property line and at the nearest inhabited structure. Ambient is defined as the background A-weighted sound level that is exceeded 90% of the time measured during equipment hours. The ambient may also be established by other means with consent from DEP. An analysis prepared by a qualified engineer shall be presented to demonstrate compliance with these noise standards, if required by the permit granting authority.

The permit granting authority, in consultation with the Department, shall determine whether such violations shall be measured at the property line or at the nearest inhabited residence.

3.9.5 Land Clearing, Soil Erosion and Habitat Impacts

Clearing of natural vegetation shall be limited to that which is necessary for the construction, operation and maintenance of the wind facility and is otherwise prescribed by applicable laws, regulations, and ordinances, and subject to existing easements, restrictions and conditions of record.

3.10 Monitoring and Maintenance

3.10.1 Facility Conditions

The applicant shall maintain the wind energy facility in good condition. Maintenance shall include, but not be limited to, painting, structural repairs, emergency braking (stopping) and integrity of security measures. Site access shall be maintained to a level acceptable to the local Fire Chief and Emergency Medical Services. The project owner shall be responsible for the cost of maintaining the wind energy facility and any access road(s), unless accepted as a public way, and the cost of repairing any damage occurring as a result of operation and construction.

3.10.2 Modifications

All material modifications to a wind energy facility made after issuance of the permit shall require approval by the permit granting authority as provided in this section.

3.11 Abandonment or Decommissioning

3.11.1 Removal Requirements

Any wind energy facility which has reached the end of its useful life or has been abandoned shall be removed. When the wind energy facility is scheduled to be decommissioned, the applicant shall notify the town by certified mail of the proposed date of discontinued operations and plans for removal. The owner/operator shall physically remove the wind facility no more than 150 days after the date of discontinued operations. At the time of removal, the wind facility site shall be restored to the state it was in before the facility was constructed or any other legally authorized use. More specifically, decommissioning shall consist of:

- (a) Physical removal of all wind turbines, structures, equipment, security barriers and transmission lines from the site.
- (b) Disposal of all solid and hazardous waste in accordance with local and state waste disposal regulations.
- (c) Stabilization or re-vegetation of the site as necessary to minimize erosion. The permit granting authority may allow the owner to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation.

3.11.2 Abandonment

Absent notice of a proposed date of decommissioning, the facility shall be considered abandoned when the facility fails to operate for more than one year without the written consent of the permit granting authority. The permit granting authority shall determine in its decision what proportion of the facility is inoperable for the facility to be considered abandoned. If the applicant fails to remove the wind energy facility in accordance with the requirements of this section within 150 days of abandonment or the proposed date of decommissioning, the town shall have the authority to enter the property and physically remove the facility.

3.11.4 Expiration

A permit issued pursuant to this ordinance shall expire if:

- (a) The wind energy facility is not installed and functioning within 48-months from the date the permit is issued; or,
- (b) The wind energy facility is abandoned.

3.11.5 Violations

It is unlawful for any person to construct, install, or operate a wind energy system that is not in compliance with this ordinance or with any condition contained in a permit issued pursuant to this ordinance. Wind energy systems installed prior to the adoption of this ordinance are exempt.

4.0 Small Wind Energy Facility Requirements

4.1 Building Inspector Issued Permit

No small wind energy system shall be erected, constructed, installed or modified as provided in this section without first obtaining a building permit from a licensed building inspector. All such wind energy systems shall be constructed and operated in a manner that, where economically feasible, minimizes adverse visual, safety and environmental impacts. The construction of a small wind facility shall be permitted in any zoning district subject to the issuance of a Permit and provided that the use complies with all requirements set forth in sections 3 and 4.

4.2 Height

Small wind turbines shall be no higher than 250 feet above the current grade of the land, as measured at the uppermost point of the rotor's swept area. A small wind turbine may exceed 250 feet if:

- (a) the applicant demonstrates by substantial evidence that such height reflects industry standards for a similarly sited wind facility;
- (b) such excess height is necessary to prevent financial hardship to the applicant, and
- (c) the facility satisfies all other criteria for the granting of a building permit under the provisions of this section.

4.3 Setbacks

A wind turbine may not be sited within:

- (a) a distance equal to one and one-half (1.5) times the maximum tip height (MTH) of the wind turbine from buildings, critical infrastructure—including Critical Electric Infrastructure and above-ground natural gas distribution infrastructure—or private or public ways that are not part of the wind energy facility;
- (b) a distance equal to three (3.0) times the maximum tip height (MTH) of the turbine from the nearest existing residential or commercial structure; or
- (c) a distance equal to one and one-half (1.5) times the maximum tip height (MTH) of the turbine from the nearest property line, and private or public way.

4.4 Application Process & Requirements

A building permit shall be required for the installation of a small wind energy system.

4.5.1 General Required Documents

The building permit application shall be accompanied by deliverables including the following:

- (a) A plot plan showing:
 - i. Property lines and physical dimensions of the subject property within 500 feet of the wind turbine from the proposed tower location.
 - ii. Location, dimensions, and types of existing major structures on the property
 - iii. Location of the proposed wind system tower, foundations, guy anchors and associated equipment.
 - iv. The right-of-way of any public road that is contiguous with the property;
 - v. Location of all existing above ground or overhead gas or electric infrastructure, including Critical Electric Infrastructure, and utility rights of way (ROW) and easements, whether fully cleared of vegetation or only partially cleared, within 500 feet of the site parcel;
 - vi. Location and approximate height of tree cover;
- (b) Wind system specifications, including manufacturer and model, rotor diameter, tower height, tower type (freestanding or guyed)
- (c) One or three line electrical diagram detailing wind turbine, associated components, and electrical interconnection methods, with all NEC compliant disconnects and overcurrent devices.
- (d) Foundations for towers less than or equal to 160ft must have blueprints or drawings signed by a Professional Engineer.
- (e) Foundations for towers greater than 160ft must have blueprints or drawings signed by a Professional Engineer licensed to practice in the Commonwealth of Massachusetts.
- (f) Name, address, phone number and signature of the applicant, as well as all co-applicants or property owners, if any.
- (g) The name, contact information and signature of any agents representing the applicant.
- (h) A plan for maintenance of the small wind energy facility.

4.6 Fees

The application for a building permit for a wind energy system must be accompanied by the fee required for a building permit for a Permitted Accessory Use.

5.0 Large Wind Energy Facility Requirements (Utility and On-Site Projects)

Special permits shall be granted by the Permit Granting Authority for large wind energy facilities that meet the criteria outlined in this section and in section 3 of this zoning provision.

5.1 Special Permit Granting Authority

No wind energy facility over 100 kilowatts of rated nameplate capacity shall be erected, constructed, installed or modified as provided in this section without first obtaining a permit from the special permit granting authority. The construction of a wind energy facility shall be permitted subject to the issuance of a Special Permit and provided that the use complies with all requirements set forth in sections 3 and 5. All such wind energy facilities shall, where economically feasible, be constructed and operated in a manner that minimizes adverse visual, safety, and environmental impacts.

5.2 Financial Surety

The permit granting authority may require the applicant for utility scale wind facilities to provide a form of surety, either through escrow account, bond or otherwise, to cover the cost of removal or failure to maintain in the event the town must remove or maintain the facility, of an amount and form determined to be reasonable by the special permit granting authority, but in no event to exceed more than 125 percent of the cost of removal and compliance with the additional requirements set forth herein, as determined by the applicant. Such surety will not be required for municipally or state-owned facilities. The applicant shall submit a fully inclusive estimate of the costs associated with removal, prepared by a qualified engineer. The amount shall include a mechanism for Cost of Living Adjustment.

5.3 Height

Large wind energy facilities shall have a MTH no greater than 450 feet above the current grade of the land, provided that the MTH of wind facilities may exceed 450 feet if:

- (a) the applicant demonstrates by substantial evidence that such height reflects industry standards or manufacturer recommendations for a similarly sited wind facility;
- (b) if applicant can demonstrate significant financial gain due to additional height, and
- (c) the facility satisfies all other criteria for the granting of a building permit under the provisions of this section.

5.4 Setbacks

A wind turbine may not be sited within:

- (a) a distance equal to one and one-half (1.5) times the maximum tip height (MTH) of the wind turbine from buildings, critical infrastructure—including Critical Electric Infrastructure and above-ground natural gas distribution infrastructure—or private or public ways that are not part of the wind energy facility;
- (b) a distance equal to three (3.0) times the maximum tip height (MTH) of the turbine from the nearest existing residential or commercial structure; or
- (c) a distance equal to one and one-half (1.5) times the maximum tip height (MTH) of the turbine from the nearest property line, and private or public way.

5.4.1 Setback Waiver

The special permit granting authority may reduce the minimum setback distance as appropriate based on site-specific considerations, or written consent of the affected abutter(s), if the project satisfies all other criteria for the granting of a special permit under the provisions of this section.

5.5 Required Supporting Documentation

The applicant shall provide the special permit granting authority with a description of the proposed project which shall include:

5.5.1 General

All plans and maps shall be prepared, stamped and signed by a professional engineer licensed to practice in Massachusetts. Included in the application shall be:

- (a) Name, address, phone number and signature of the applicant, as well as all co-applicants or property owners, if any.
- (b) The name, contact information and signature of any agents representing the applicant.
- (c) Documentation of the legal right to use the wind facility site, including the requirements set forth in 10.3.2(a) of this section

5.5.2 Technical Documentation

The applicant shall, at a minimum, submit the following technical documentation regarding the proposed wind energy facility to the special permit granting authority.

- (a) Wind energy facility technical specifications, including manufacturer and model, rotor diameter, tower height/type, foundation type/dimensions
- (b) Tower foundation blueprints or drawings signed by a Professional Engineer licensed to practice in the Commonwealth of Massachusetts.
- (c) Tower blueprints or drawings signed by a Professional Engineer licensed to practice in the Commonwealth of Massachusetts.
- (d) Electrical schematic

5.5.3 Location Map: Utility Scale Projects

The applicant shall submit, to the permit granting authority, a copy of a portion of the most recent USGS Quadrangle Map, at a scale of 1:25,000, showing the proposed facility site, including turbine sites, and the area within at least two miles from the facility. Zoning district designation for the subject parcel should be included; however a copy of a zoning map with the parcel identified is suitable.

5.5.4 Site Plan

A one inch equals 200 feet plan of the proposed wind facility site, with contour intervals of no more than 10 feet, showing the following:

- (a) Property lines for the site parcel and adjacent parcels within 500 feet.
- (b) Outline of all existing buildings, including purpose (e.g. residence, garage, etc.) on site parcel and all adjacent parcels within 500 feet. Include distances from the wind facility to each building shown.

- (c) Location of all roads, public and private on the site parcel and adjacent parcels within the setback distance of 1.2 times the blade tip height, and proposed roads or driveways, either temporary or permanent.
- (d) Existing areas of tree cover, including average height of trees, on the site parcel and adjacent parcels within the setback distance of 3.0 times the MTH.
- (e) Proposed location and design of wind facility, including all turbines, ground equipment, appurtenant structures, transmission infrastructure, access, fencing, exterior lighting, etc.
- (f) Location of viewpoints referenced below in 5.6.4 of this section.

5.5.5 Visualizations: Utility Scale Projects

The special permit granting authority may select up to four sight lines, including from the nearest building with a view of the wind facility, for pre- and post-construction view representations. Sites for the view representations shall be selected from populated areas or public ways within a 2-mile radius of the proposed wind energy facility. View representations shall have the following characteristics:

- (a) View representations shall be in color and shall include actual pre-construction photographs and accurate post-construction simulations of the height and breadth of the wind facility (e.g. superimpositions of the wind facility onto photographs of existing views).
- (b) All view representations will include existing, or proposed, buildings or tree coverage.
- (c) Include description of the technical procedures followed in producing the visualization (distances, angles, lens, etc.).

5.5.6 Visualizations: On-Site Projects

The special permit granting authority may select up to three sight lines, including from the nearest building with a view of the wind facility, for pre- and post-construction view representations. Sites for the view representations shall be selected from populated areas or public ways within a 2-mile radius of the proposed wind energy facility. View representations shall have the following characteristics:

- (a) View representations shall be in color and shall include actual pre-construction photographs and accurate post-construction simulations of the height and breadth of the wind facility (e.g. superimpositions of the wind facility onto photographs of existing views).
- (b) All view representations will include existing, or proposed, buildings or tree coverage.
- (c) Include description of the technical procedures followed in producing the visualization (distances, angles, lens, etc.).

5.5.7 Operation & Maintenance Plan

The applicant shall submit a plan for maintenance of access roads and storm water controls, as well as detailed procedures for operational maintenance of the wind facility that are in accordance with manufacturer's recommendations for the period of expected operation of such facility. A facility that is not being maintained in accordance with the submitted plan

and manufacturer's recommendations shall cease operation until such time as the facility is brought into compliance with the maintenance plan and manufacturer's recommendations.

5.5.8 Compliance Documents

The applicant will provide with the application:

- (a) description of financial surety that satisfies 5.2 of this section,
- (b) proof of liability insurance that satisfies Section 3.4 of this section,
- (c) certification of height approval from the FAA,
- (d) a statement that satisfies Section 3.8.4, listing existing and maximum projected sound levels from the wind energy facility.

5.5.9 Landscape Plan: (Utility Scale Projects Only)

A plan indicating all proposed changes to the landscape of the site, including temporary or permanent roads or driveways, grading, vegetation clearing and planting, exterior lighting, other than FAA lights, screening vegetation or structures. Lighting shall be designed to minimize glare on abutting properties and except as required by the FAA be directed downward with full cut-off fixtures to reduce light pollution.

5.6 Independent Consultants – (Utility-Scale Wind Facilities Only)

Upon submission of an application for a special permit, the special permit granting authority will be authorized to hire outside consultants, pursuant to section 53G of chapter 44 of the Massachusetts General Laws. As necessary, the applicant may be required to pay not more than 50% of the consultant's costs.

6.0 Building Integrated Wind Energy Facilities

Special permits shall be granted by the Permit Granting Authority for building integrated wind energy facilities that meet the criteria outlined in this section and in section 3 of this zoning provision.

6.1 Special Permit Granting Authority

No building integrated wind energy facility shall be erected, constructed, installed or modified as provided in this section without first obtaining a permit from the special permit granting authority. The construction of a building integrated wind energy facility shall be permitted subject to the issuance of a Special Permit and provided that the use complies with all requirements set forth in sections 3 and 6. All such wind energy facilities shall, where economically feasible, be constructed and operated in a manner that minimizes any adverse visual, safety, and environmental impacts.

6.2 Required Supporting Documentation for Building Integrated Wind Energy Facilities

The special permit application submitted to the Permit Granting Authority must, at a minimum, include:

- (a) Analysis and design documents, completed by a structural engineer registered to practice in the Commonwealth of Massachusetts, demonstrating that the proposed building is structurally sufficient to support the permanent installation of the proposed building integrated wind energy facility. At a minimum, the analysis should address vibration, wind load, and ice load.
- (b) Elevation drawings of building with building integrated wind energy facility installed, viewed from north, south, east, and west.
- (c) Building schematic detailing point(s) of connection and associated supports for the building integrated wind energy facility.
- (d) Schematic of attachment method for connecting the building integrated wind energy facility to the building.
- (e) Specification sheets for wind turbine and all related components (inverters, controllers, disconnects, etc.)
- (f) One or three line electrical diagram detailing wind turbine, associated components, and electrical interconnection methods, with all NEC compliant disconnects and overcurrent devices.



City of Holyoke

IN CITY COUNCIL

Introduced by Councilor David K. 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.

Presented to the Mayor	Mayor's Office
For Approval _____, 20	Holyoke, Mass. _____, 20
_____ City Clerk	Approved _____ Mayor

CITY OF HOLYOKE
 BY CITY COUNCIL
 DATE Jan 2, 23
 REFERRED TO COMMITTEE ON
Ordinance
 BRENNAMURPHY McGEE, CLERK



City of Holyoke

IN CITY COUNCIL

Introduced by Councilor **Kocayne Givner**

Ordered, 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.

Presented to the Mayor	Mayor's Office
For Approval _____, 20	Holyoke, Mass. _____, 20
_____ City Clerk	Approved _____
	_____ Mayor

CITY OF HOLYOKE
 BY CITY COUNCIL
 DATE OCT 4, 22
 REFERRED TO COMMITTEE ON
Ordinance
 BRENNAN MURPHY McGEE, CLERK



City of Holyoke

IN CITY COUNCIL

Introduced by Councilor Kocayne 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).

Presented to the Mayor	Mayor's Office
For Approval _____, 20	Holyoke, Mass. _____, 20
_____ City Clerk	Approved _____ _____ Mayor

CITY OF HOLYOKE

BY CITY COUNCIL

DATE Aug 2, 22

REFERRED TO COMMITTEE ON

Ordinance

BRENNA MURPHY McGEE, CLERK



City of Holyoke

IN CITY COUNCIL

Introduced by Councilor Kocayne 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).

Presented to the Mayor	Mayor's Office
For Approval _____, 20	Holyoke, Mass. _____, 20
 _____ City Clerk	Approved _____ Mayor

CITY OF HOLYOKE
BY CITY COUNCIL
DATE Aug 22
REFERRED TO COMMITTEE ON
Ordinance
BRENNAMURPHY McGEE, CLERK



City of Holyoke

IN CITY COUNCIL

Introduced by Councilor Kocayne 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).

Presented to the Mayor	Mayor's Office
For Approval _____, 20	Holyoke, Mass. _____, 20
_____ City Clerk	Approved _____ Mayor

CITY OF HOLYOKE

BY CITY COUNCIL

DATE Aug 2 22
REFERRED TO COMMITTEE ON

Ordinance
BRENNA MURPHY McGEE, CLERK

F



City of Holyoke

IN CITY COUNCIL

Introduced by Councilor **Kocayne Givner**
 Ordered, 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.

Presented to the Mayor	Mayor's Office
For Approval _____, 20	Holyoke, Mass. _____, 20
_____ City Clerk	Approved _____ Mayor

CITY OF HOLYOKE
 BY CITY COUNCIL
 DATE Aug 22
 REFERRED TO COMMITTEE ON
Ordinance
 BRENNAMURPHY McGEE, CLERK



City of Holyoke

IN CITY COUNCIL

Introduced by Councilor **Todd A 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.

Presented to the Mayor	Mayor's Office
For Approval _____, 20	Holyoke, Mass. _____, 20
_____ City Clerk	Approved _____
	_____ Mayor

CITY OF HOLYOKE
BY CITY COUNCIL

DATE June 21, 22
REFERRED TO COMMITTEE ON

Ordinance
BRENNA MURPHY McGEE, CLERK



City of Holyoke

IN CITY COUNCIL

Introduced by Councilor **Jose Maldonado-Velez, Kocayne Givner**
 Ordered, 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.

Presented to the Mayor	Mayor's Office
For Approval _____, 20	Holyoke, Mass. _____, 20
_____ City Clerk	Approved _____
	_____ Mayor

CITY OF HOLYOKE

BY CITY COUNCIL

DATE June 21, 22

REFERRED TO COMMITTEE ON

Ordinance

BRENNA MURPHY McGEE, CLERK



City of Holyoke

IN CITY COUNCIL

Introduced by Councilor **Kocayne Givner**

Ordered, 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.

In City Council, June 21, 2022. **Received and referred to the Ordinance Committee.**

Clerk

Presented to the Mayor	Mayor's Office	
For Approval _____, 20 	Holyoke, Mass. _____, 20 Approved 	
 _____ City Clerk	 _____ Mayor	



City of Holyoke

IN CITY COUNCIL

Introduced by Councilor **Jose Maldonado-Velez**

Ordered, Order that we create an ordinance to allow backyard hens in residential zones.

In City Council, May 3, 2022. **Received and referred to the Ordinance Committee.**

Brenna Murphy McLee
Clerk

Presented to the Mayor	Mayor's Office
For Approval _____, 20	Holyoke, Mass. _____, 20
_____ City Clerk	Approved _____
	_____ Mayor



City of Holyoke

IN CITY COUNCIL

Introduced by Councilor **Kocayne 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.

In City Council, February 15, 2022. **Received and referred to the Ordinance Committee.**

Brenna Murphy McJee
Clerk

Presented to the Mayor	Mayor's Office
For Approval <u>Feb 16</u> , 20 <u>22</u>	Holyoke, Mass. _____, 20
<i>Brenna M. McJee</i> City Clerk	Approved _____
	Mayor