

**Zoning Committee Meeting**  
**Wednesday, January 27, 2021 @ 6:30 PM**  
**Chambers/Zoom**

**ITEM #1**

Special Permit application under Chapter 275-58 (C) (4) for the purpose of serving beer and wine at restaurant – an eating and drinking place with the consumption of alcohol located at 17 White Birch Plaza. Applicant – Emiray, Inc., dba Pizza Palace, Onur Onder, 17 White Birch Plaza, Chicopee, MA 01020.

**ITEM #2**

Special Permit application under Chapter 275-50C and 275-9 for the purpose of installation of an accessory sign within 35 ft setback within an Industrial Garden Planned Unit Development, type 1 zone located at 27 Lonczak Drive. Applicant – University of Massachusetts, Amherst c/o Facilities & Campus Services, Gaetan Blais, 360 Campus Center Way, Amherst, MA 01003-9248.

**ITEM #3**

Special Permit application under Chapter 275-72 for the purpose of an adult use of marijuana facility. The project proposes to redevelop an existing 80,000 +/- square foot building and open a marijuana cultivation facility (License Group A, B2B) and retail marijuana dispensary (License Group B, B2C). In the City of Chicopee both License Group A & B are allowed by Special Permit approval within the Industrial Zoning District in accordance with Section 275-72 D 3 of the Zoning Ordinance. This application includes the request for the City Council to waive the 100-foot wide vegetated screen along the parcel boundary that is abutting any residentially-zoned or residentially-used parcel (Section 275-72D 4 d 3). The project proposes a planted vegetated buffer with a minimum depth of 9 feet on the eastern property lines and project does not include a vegetated buffer along the western property line located at 30 Buckley Blvd. Applicant - Revolution Greencare, LLC, c/o Greenglove Consulting, David Peskin, 139 Damon Road #5, North Hampton, MA 01060.

**ITEM 4**

Special Permit application under Chapter 275-52 (B) (3) for the purpose of garage which is not accessory to a principal structure - undeveloped lot with existing garage accessory to the residential structure at 418 Chicopee Street located at 0 Maplewood Avenue (Parcel ID 414-58). Applicant - Roseann Bonatakis, 21 Meadow Lane, Southwick, MA 01077.

**ITEM #5**

Minutes – November 30, 2021

Next City Council Meeting – February 2, 2021

Next Zoning Committee Meeting – February 24, 2021

