

Zoning Committee Meeting
Thursday, February 27, 2020 @ 6:30 PM
Council Chambers

ITEM #1

Special Permit application under section 275-52 (B) (11) for the purpose of a home occupation license to operate a home office located at 374 Springfield St.

Applicant – Ivelesse C. Bell, 374 Springfield St., Chicopee, MA 01013.

ITEM #2

Special Permit application under 275-62 (B) for the purpose of warehousing and storage not to exceed 200,000 square feet and 6,500 storage units located at 165 Front St.

Applicant – 4 Perkins, LLC, Aaron Papowitz, 307 W 38th St., Suite 1414, New York, NY 10038.

ITEM #3

Special Permit application under 275-52 for the purpose of gentle non-force chiropractic care holistic counsel – yoga, nutrition, activity, rehab, relaxation approximately 3-5 days per month located at 70 Waite Ave.

Applicant – Ruth Ziemba, 12304 Santa Monica Blvd, Suite 216, Los Angeles, CA 90025.

ITEM #4

Special Permit application under 275-50 C (1) & C (2) for the purpose of an accessory sign for proposed automobile service station and a waiver of the setback requirements from 25 feet to 5 feet located at a portion of 0 Memorial Drive (Parcel ID 425-38).

Applicant – Robert Ladas, Metrolube Enterprises, Inc., 929 Boston Post Rd East, Malborough, MA 01752.

ITEM #5

Special Permit application under 275-30 for the purpose of keeping a storage POD in driveway for a period of one year (need basement waterproofed after house getting frozen pipes – late oil delivery – storage of books and clothes) located at 104 Ann Street.

Applicant – Halyna & Tom Adamchak , 104 Ann St., Chicopee, MA 01020.

ITEM #6

Special Permit application under 275-58 for the purpose of ground sign waiver of 25 feet setback to +/- 1.9 feet located at 30 St. James Avenue.

Applicant – Ning Sun, 30 St. James Ave., Chicopee, MA 01020.

ITEM #7

Special Permit application under 275-67 & 275-67 (K)(3)(b) for the purpose of the construction of a proposed multi-family development and waiver of parking requirement from 88 to 75 spaces located at 0 Oak Street (Parcel ID 147-5H).

Applicant – Craig Authier, 1421 Granby Rd., Chicopee, MA 01020.

ITEM #8

Add to 275-40 E (5)

Commercial use parking restrictions. No camper, trailer or recreational vehicle of any kind may be used for dwelling purposes or accessory to any commercial building unless authorized in writing by the City of Chicopee Building Commissioner pursuant to the Massachusetts Building Code.

ITEM #9

Delete Chapter 275-66 A in its entirety

And insert in place thereof

275-66 A Burnett Road

- A. No further business, commercial or industrial development shall occur on Burnet Road from the Ludlow/Chicopee line to the intersection of New Lombard Road and Burnett Road and any appurtenant street for a period of one year commencing on April 1, 2020, and terminating on April 1, 2021, except by special permit.

ITEM #10

Minutes – January 30, 2020

Next City Council meeting – Thursday, March 5, 2020



