

CHICOPEE PLANNING BOARD

April 2, 2020

NOTE - Meeting will be held at City Hall

The Planning Board of the City of Chicopee public meeting for Thursday, March 12, 2020, 7 PM, City Council Chambers, City Hall Annex, Fourth Floor, 274 Front St., Chicopee, MA 01013.

ITEM 1: Zone Change from Residential A, Residential B and Business A to Industrial for 3.67 acres of property for the purpose of eliminating mixed zoning and create consistent zoning across the entire property. Location: 107 North Chicopee St., Chicopee, MA Applicant: Chicopee Industrial Realty, LLC, same address.

ITEM 2: Zone Change from Business A to Residential C for 1,802 SF of property for the purpose of eliminating the split zoned property and bringing the zoning into conformity with its use. Location: Rear portion of 38-52 Front St. Applicant: Angelo Scuderi c/o Atty. Ronald R. LaRocque, 641 Grattan St., Chicopee, MA 01020

ITEM 3: Performance Bond - (Tabled from March 12, 2020) The developer of Ralph Circle is requesting to submit a Performance Bond to replace the Covenant on his project in order to release Lot 6 of the subdivision for development. Lot 6 is currently being held by the Planning Board until all infrastructure work is complete.

ITEM 4: Liquor License – Alteration of Premises to include outdoor deck. Location: 95 North Chicopee St. (Assessor Map 626, Parcel 31) Applicant: Leadfoot Brewery, LLC c/o Patrick Randall, 4 John Lane, South Hadley, MA 01075

ITEM 5: ANRs

ITEM 6: Minutes from March 12, 2020

ITEM 7: New Business/Discussion

ITEM 8: Adjournment – Next meeting May 7, 2020



City Index Map

Legend

-  Town Boundary
-  Road Centerline
-  Waterbody
-  Parcel Boundary
-  Parks
-  Site Location



3,000 1,500 0 Feet

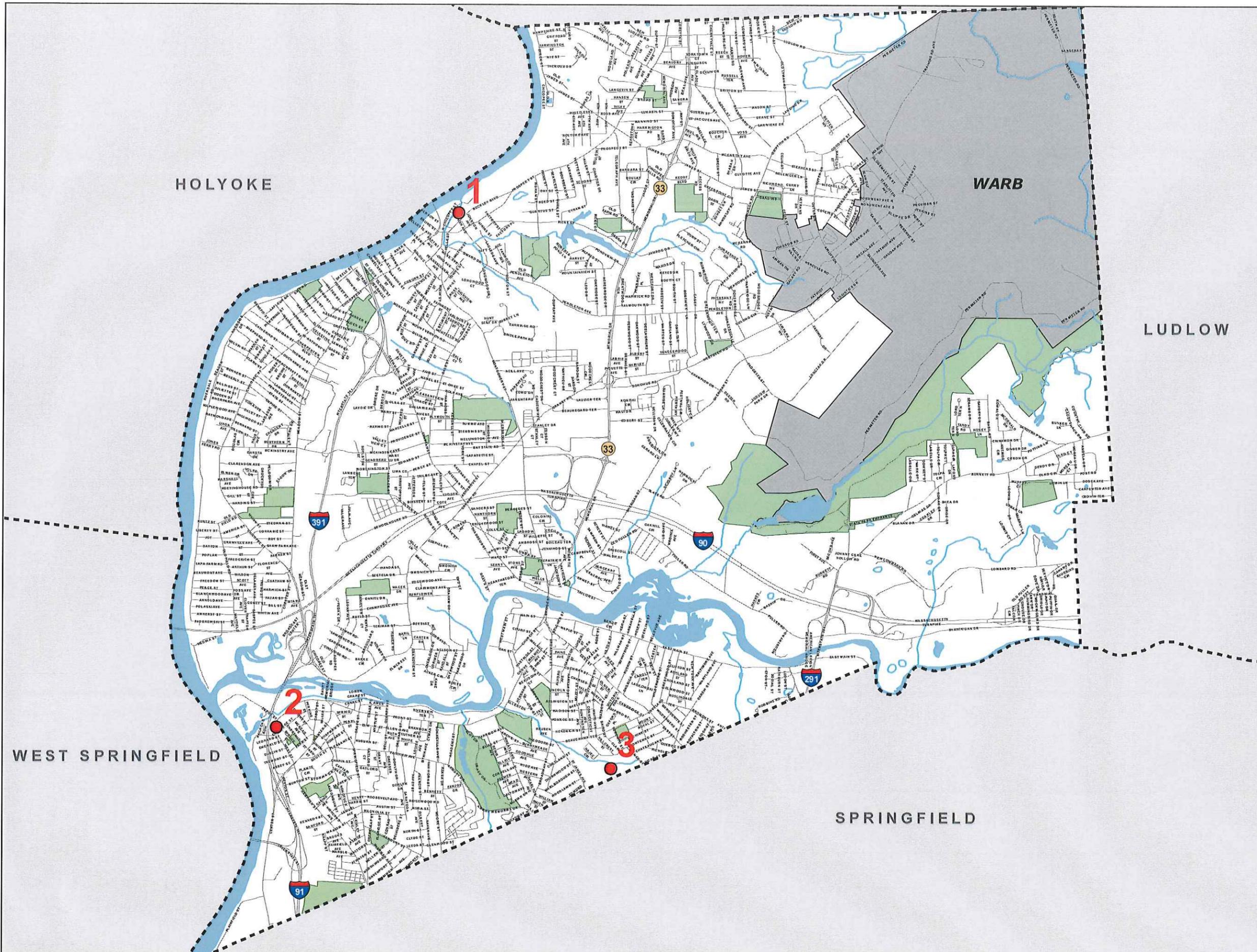
Notes

1. City Streets & Parks data courtesy of City of Chicopee, 2015.
2. Hydrography & Town Boundary data courtesy of MassGIS, 2015.

**Planning Board
Chicopee, Massachusetts**



Developed by City of Chicopee Planning Department
2015



Chicopee Planning Board
Summary and Planning Department Staff Recommendation
Agenda Item # 1 Case # 20-3001

Petition: **Zone Change**
Application Date: February 18, 2020
Request: Residential A, Residential B and Business A to Industrial for 3.67 acres of property for the purpose of eliminating mixed zoning and create consistent zoning across the entire property.
Zoning: Currently Residential A, Residential B and Business A
Location: 107 North Chicopee Street
Applicant: Chicopee Industrial Realty LLC
107 North Chicopee St.
Chicopee, MA 01020

Description/Summary:

This property is located in the northern end of Willimansett. The property is an odd mix of zoning districts that were created as a result of past land uses and even a pond at one time.

The Applicant is requesting a zone change for approximately 3.67 acres of land so the entire property is zoned consistently Industrial.

Recommendation:

Planning Staff is in favor of reducing split zoned properties throughout the City whenever possible. This property is located within a larger Industrial zoned area and therefore the change to Industrial will not constitute a spot zone. Planning Staff is supportive of this zone change request.



CITY OF CHICOPEE MASSACHUSETTS ZONE CHANGE APPLICATION

Case # 20-3001

RECEIVED

2020 FEB -4 AM 9:57

CITY COUNCIL CHICOPEE MA

(3.67 ACRES JDD. PER GIS)

TO THE CITY COUNCIL:

The undersigned respectfully petition your honorable body for

A Zone Change from Res A, Res B, Biz A to Industrial for all acres/square feet of

property located at 107 N. Chicopee St.

for the purpose of continuity of zoning.

Applicant Name & Address

Property Owner Name & Address (if different than applicant) (as appears on the deed)

Chicopee Industrial Realty LLC 107 N. Chicopee St.

same

Telephone 413-538-7279 Signature [Signature] Carol Campbell

Telephone Signature

Referred to the Planning Board & Zoning Committee 2-18-2020

Date of Planning Board hearing

Planning Board Recommendation

Majority of Planning Board

Blank lines for majority of Planning Board

Date

Affected Premises:
North Chicopee Street
Chicopee, Massachusetts

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that I, JOHN F. RAMSAY of 98 Langs Lane, Newmarket, New Hampshire,

in consideration of ONE DOLLAR AND 00/100 (\$1.00), the receipt whereof is hereby acknowledged

grant to CAROL F. CAMPBELL of 299 Shays Street, Amherst, Hampshire County, Massachusetts all of my right, title and interest

WITH QUITCLAIM COVENANTS

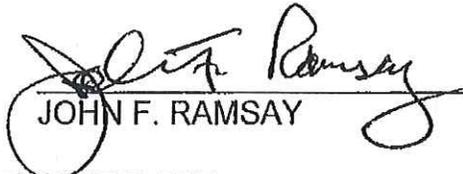
the land in Chicopee, Hampden County, Massachusetts, together with the building and improvements thereon, bounded and described as follows:

See Exhibit A, attached hereto.

Subject to any reservations, rights, restrictions, covenants, and easements of record insofar, to the extent applicable and affecting these premises and encumbrances as the same may be in force and applicable which the grantee herein assumes and agrees to pay.

BEING the same premises conveyed to the grantor herein by deed of Holyoke Water Power Company dated September 25, 1979 and recorded in the Hampden County Registry of Deeds in Book 4846, Page 331.

Executed as a sealed instrument this 29 day of February, 2008.


JOHN F. RAMSAY

STATE OF NEW HAMPSHIRE

Rockingham, ss.
(County)

February 29, 2008

On this 29 day of ~~August~~ February, 2008, before me, the undersigned notary public, personally appeared JOHN F. RAMSAY, proved to me through satisfactory evidence of identification, which was the driver's license, to be the person whose name is signed on the preceding or attached document in my presence.



Notary Public
My Commission Expires November 15, 2011
MCKENZIE, Notary Public
My Commission Expires November 15, 2011

Affected Premises: North Chicopee Street, Chicopee, Massachusetts

EXHIBIT A

PARCEL B:

That parcel of land situate in said Chicopee, bounded:

- Southwesterly: sixteen and 50/100 (16.50) feet, and
 Southeasterly: about five hundred fifty-nine and 16/100 (559.16) feet by Old River Road;
 Southwesterly: by Willimansett Brook;
 Northwesterly: by the Connecticut River;
 Northeasterly: by land now or formerly of the Holyoke Water Power Co., about one hundred thirty-nine and 19/100 (139.19) feet; and
 Southeasterly: by land now or formerly of Ellen J. Atkins forty-six and 31/100 (46.31) feet.

Said parcel is shown as lot 3 on plan hereafter mentioned.

All of said boundaries except the water lines are determined by the Land Court to be located as shown upon plan numbered 13780A, filed with Certificate of Title No 1972 in the Land Court Section of the Hampden County Registry of Deeds, the same being compiled from a plan drawn by James A. Williams, Surveyor, dated September 20, 1926, and additional data on file in the Land Registration Office, all as modified and approved by the Court. Being Parcel 3 on Land Court Certificate No. 1792.

Subject to any and all public rights in the Connecticut River.

Parcel A:

That parcel of land situate in said Chicopee described as follows:

Beginning at a point in the south side of North Chicopee Street (also called Old River Road) said point also being the Northeasterly corner of other land of the Grantee; thence running

S. 27° 06' 09" E along land of said Grantee fifty and eight one-hundredths (50.08) feet more or less to a point; thence running

N 59° 39' 51" E along other land of the Grantor four hundred thirty and ninety one hundredths (430.90) feet more or less to a point; thence running

N 42° 54' 09" W along land of said Grantor fifty-one and twenty-three one-hundredths (51.23) feet more or less to a stone bound, thence continuing running

N 42° 54' 09" W along land of Grantor Sixteen and ninety-one one-hundredths (16.91) feet more or less to a point, said point being the center line of North Chicopee Street Extended; thence running

S 59° 39' 51" W along the said extended center line of North Chicopee Street forty-six and thirty-two one-hundredths (46.32) feet more or less to a point at the end of said North Chicopee Street; thence running

S 30° 20' 09" E along the end of said North Chicopee Street, Sixteen and fifty one-hundredths (16.50) feet more or less to a point in the Southerly line of said North Chicopee Street; thence running

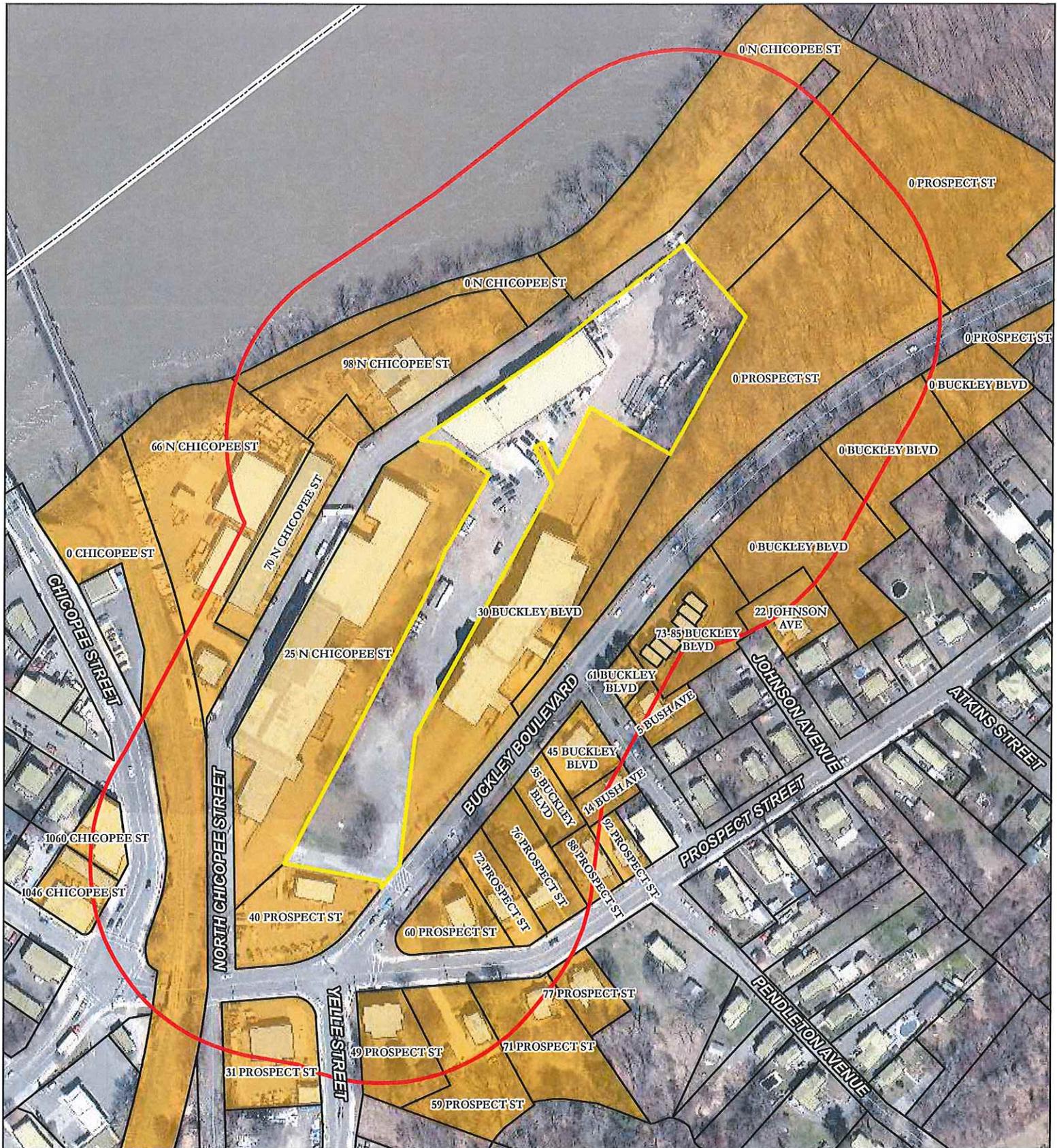
S 59° 39' 51" West along the southerly side of said north Chicopee Street three hundred sixty-six and ninety-three one-hundredths (366.93) feet more or less to a point at the place of beginning.

The above described parcel contains 0.5 acres more or less.

Grantor reserves unto itself, its successors and assigns, the right of easement, either by foot or vehicle, over both Parcel A and Parcel B to other land of the grantor abutting said Parcel A and Parcel B.

This conveyance is subject to any rights which the City of Chicopee Municipal Lighting Plant may have over the parcels conveyed.

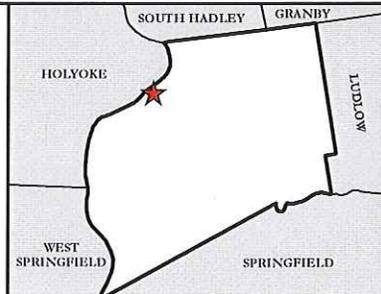
DONALD E. ASHE, REGISTER.
HAMPDEN COUNTY REGISTRY OF DEEDS



Abutter Property Map
107 North Chicope Street
Chicopee, Massachusetts

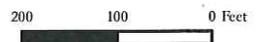


Developed by City of Chicopee Planning Department
 March 2020



Legend

- Site Boundary
- Site Boundary
- Parcel Boundary
- Building Footprint
- Abutter Property



Based on MassGIS Color Orthophotography, Spring 2019.



Chicopee Planning Board
Summary and Planning Department Staff Recommendation
Agenda Item # 2 Case # 20-3002

Petition: **Zone Change**
Application Date: March 5, 2020
Request: Business A to Residential C for 1,802 SF of property for the purpose of eliminating the split zoned property and bringing the zoning into conformity with its use.
Zoning: Currently Business A and Residential C
Location: 38-52 Front Street
Applicant: Angelo Scuderi c/o Atty. Ronald R. LaRocque
641 Grattan St.
Chicopee, MA 01020

Description/Summary:

The property is located in the western end of Chicopee Center neighborhood. The building was destroyed by fire a couple of years ago however the structure is still standing. Planning Staff worked with the Building Commissioner to determine a path to redevelopment as the building is an historic structure. The property is split zoned with a small portion to the rear zoned Business A. The Applicant is requesting a zone change for approximately 1,802 square feet of land so the entire property is zoned consistently Residential C. The property is part of a larger Residential C district therefore the change will not constitute a spot zone.

Recommendation:

Planning Staff is in favor of reducing split zoned properties throughout the City whenever possible. This property is located within a larger Residential C district and therefore the change to residential C for the rear portion of the property will not constitute a spot zone. Planning Staff is supportive of this zone change request.

20-3002



CITY OF CHICOPEE MASSACHUSETTS ZONE CHANGE APPLICATION

RECEIVED 2020 FEB 21 AM

CITY COUNCIL CHICOPEE MA

FILED 2-21

TO THE CITY COUNCIL

The undersigned respectfully petition your honorable body for

A Zone Change from Business A to Residential C for 1,802 acres/square feet of property located at the rear of 38-52 Front Street for the purpose of eliminating mixed zoning and bringing all of the property into conformity with its use.

Applicant Name & Address

Property Owner Name & Address (if different than applicant) (as appears on the deed)

Angelo Scuderi, Manager

CDM Properties, LLC

By: Ronald R. LaRocque, his

73 East Street, Ludlow, MA 01056

attorney

64 BROADWAY ST CHICOPEE, MA

Telephone (413) 534-4214

Telephone (413) 330-2618

Signature

Ronald R. LaRocque, Esq.

Signature

Angelo Scuderi

Referred to the Planning Board & Zoning Committee

3-5-2020

Date of Planning Board hearing

Planning Board Recommendation

Majority of Planning Board

Blank lines for Planning Board Recommendation and Majority of Planning Board

Date

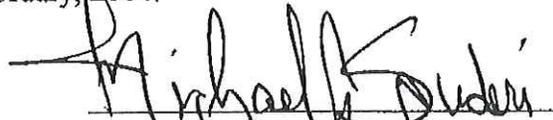
MASSACHUSETTS QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **MICHAEL SCUDERI** of 1482 Longmeadow Street, Longmeadow, Hampden County, Massachusetts, for consideration paid and in full consideration of TEN and 00/100 (\$10.00) DOLLARS the receipt and sufficiency of which is acknowledged grants to **CDM PROPERTIES, L.L.C.** a Massachusetts limited liability company of 173 Prospect Street, Springfield, Hampden County, Massachusetts, **WITH QUITCLAIM COVENANTS**

The land in Chicopee, Hampden County, Massachusetts bounded and described in SCHEDULE 'A' attached.

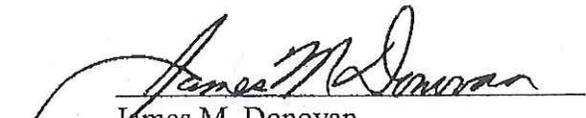
Being the same premises conveyed to Michael Scuderi and Carmelo J. Scuderi by deed dated June 17, 1997 and recorded in the Hampden County Registry of Deeds in Book 9899, Page 371. The aforesaid Carmello J. Scuderi died on October 16, 2002. See Hampden County Probate No. 03P0097EP1

Witness my hand and seal this 25th day of February, 2004.


Michael Scuderi
a/k/a Michael A. Scuderi

COMMONWEALTH OF MASSACHUSETTS

On this 25th day of February, 2004, before me, the undersigned notary public, personally appeared Michael Scuderi, proved to me through satisfactory evidence of identification which were MA D/L S89899240, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.


James M. Donovan
My commission expires: 04/12/2007

Property Address: 38-52 Front Street, Chicopee, MA

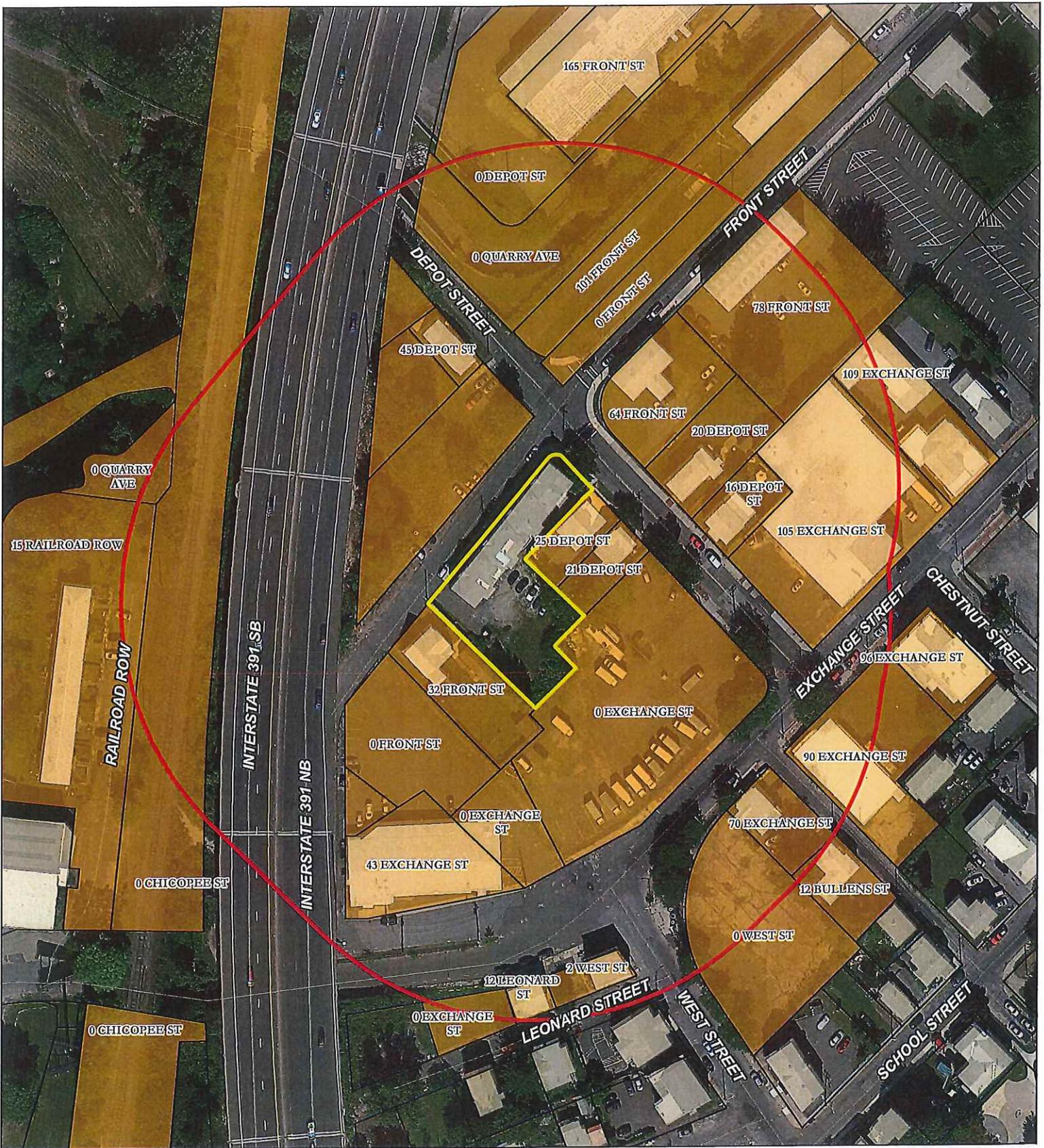
SCHEDULE 'A'
DESCRIPTION OF PROPERTY AT
38-52 FRONT STREET, CHICOPEE, MA

The land in Chicopee, Hampden County, Massachusetts, bounded and described as follows:

Beginning at a point in the Southwesterly line of Depot Street at the Northeasterly corner of land of W. and K. Socha; thence running

- | | |
|---------------|--|
| SOUTHWESTERLY | along the Northerly line of said land of W. and K. Socha, ninety and 85/100 (90.85) feet to the Northwest corner of said land of W. and K. Socha, thence |
| SOUTHEASTERLY | along said land of W. and K. Socha and land now or formerly of one Kustman, eighty (80) feet to land now or formerly of Michael Kirby Heirs; thence |
| SOUTHWESTERLY | along said land of Michael Kirby Heirs, forty-three (43) feet to the Northwesterly corner of said land of Michael Kirby Heirs, thence |
| SOUTHEASTERLY | along said land of Michael Kirby Heirs, thirty (30) feet to land now or formerly of Stonina & Tobaka; thence |
| SOUTHWESTERLY | along said land of Stonina & Tobaka, fifty-two (52) feet to land formerly of J.B. Wood Estate; thence |
| NORTHWESTERLY | along the Northeasterly line of said land formerly of J.B. Wood Estate, about one hundred thirty-nine (139) feet to the Southeasterly line of a right-of-way lying to the Northwest of the granted premises and running from Depot Street Southwesterly to Exchange Street; thence |
| NORTHEASTERLY | along said Southeasterly line of said right-of-way, about one hundred eighty-seven (187) feet to a point in the Southwesterly line of Depot Street, distant fifty (50) feet from the point of beginning; and thence |
| SOUTHEASTERLY | along said Southwesterly line of Depot Street, fifty (50) feet to the point of beginning. |

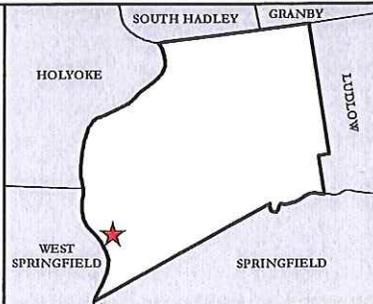
Together with the benefits of the aforesaid right-of-way, which is a right-of-way over and upon the strip of land lying between the Northwesterly line of the property herein conveyed and the Southeasterly line of land of the Boston and Maine Railroad.



**Abutter Property Map
38-52 Front Street
Chicopee, Massachusetts**

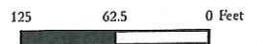


Developed by City of Chicopee Planning Department
March 2020

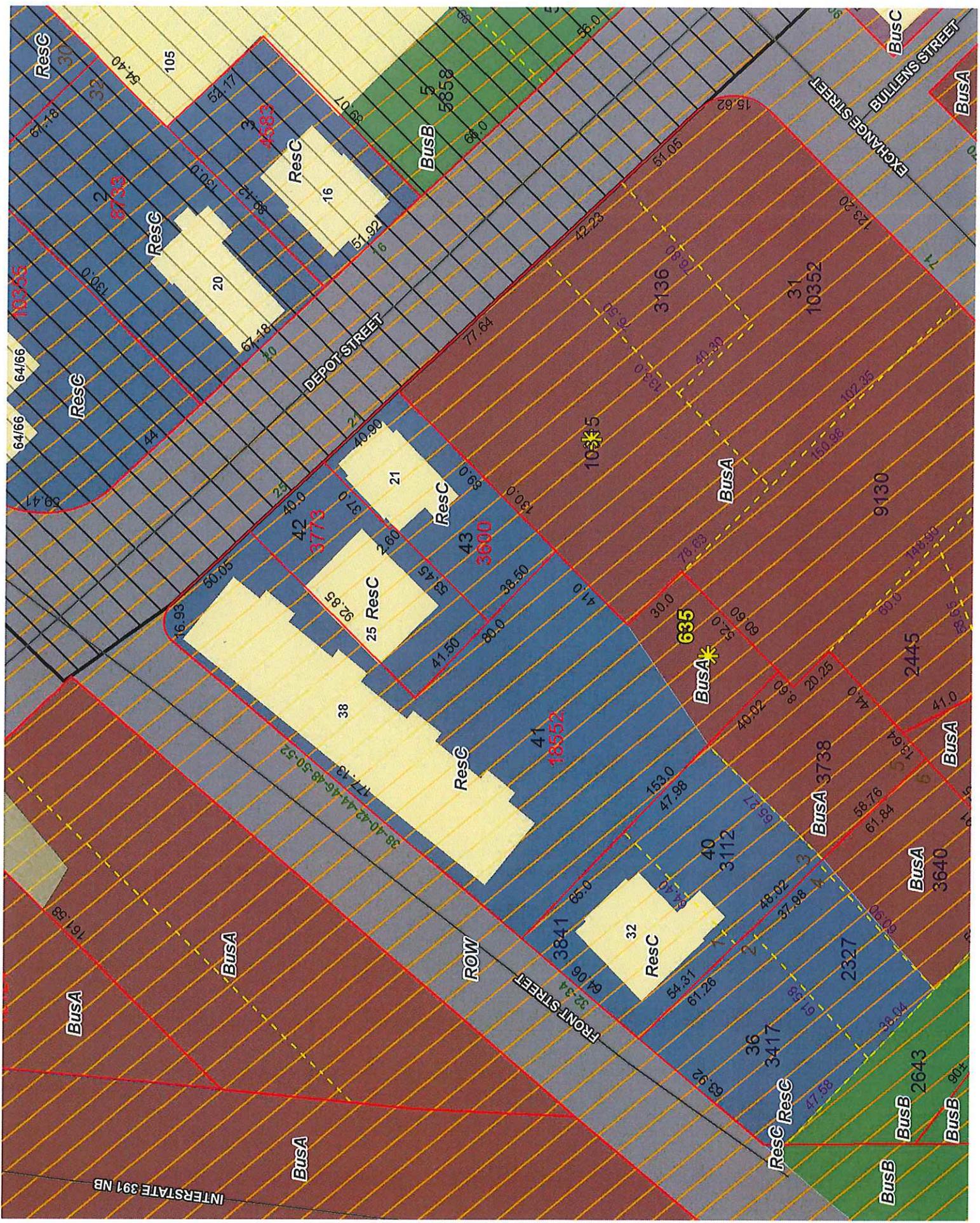


Legend

- 300 Ft Buffer
- Site Boundary
- Parcel Boundary
- Building Footprint
- Abutter Property



Based on MassGIS Color Orthophotography, Spring 2019.





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Chicopee Planning Board
Summary and Planning Department Staff Recommendation
Agenda item # 4 Case # 20-9901

Petition: **Liquor License - Alteration of Premises**

Application Date: March 18, 2020

Request: Application for an Alteration of Premises to include an outdoor deck.

Zoning: Industrial

Location: 95 North Chicopee Street

Applicant: Leadfoot Brewery LLC
Contact: Patrick Randall
4 John Lane
South Hadley, MA 01075

Description / Summary:

This property is located at the northern end of the Willimansett neighborhood in the old industrial mill complex between the Connecticut River and Buckley Boulevard. The brewery is occupies the northernmost section of the building. Some of you may recall the Board recommended approval of a New Annual Farmers Pouring Permit for the Leadfoot Brewery in August of 2018. Since receiving their license the Leadfoot Brewery has been very successful.

Recommendation:

Based on the lack of sensitive uses nearby Staff does not have any opposition to the Applicant's request.

20-9901

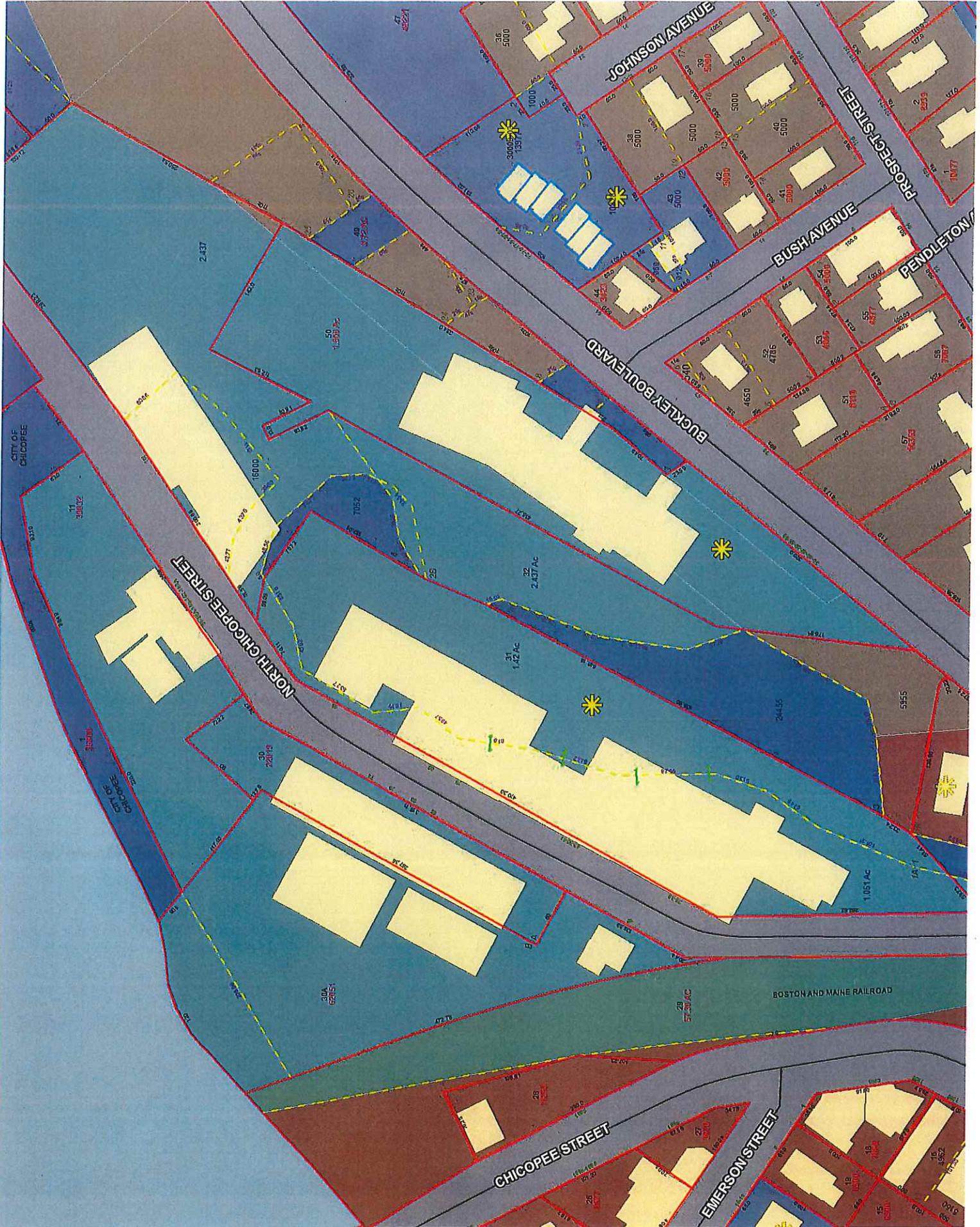
Memo

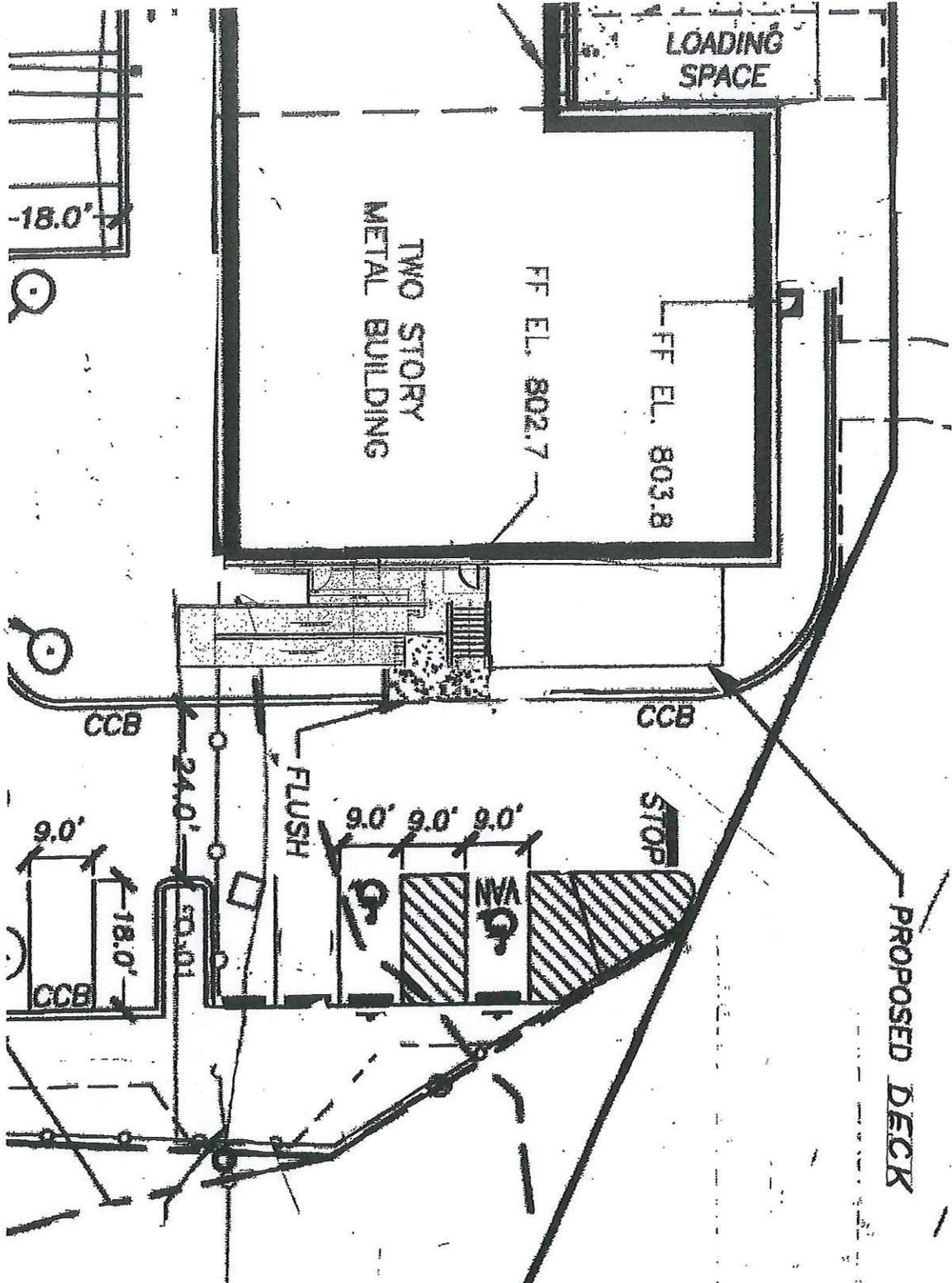
To: Lee Pouliot, Planning Department
From: License Commission
Date: 03/18/2020
Re: Application for an Alteration of Premises to include an outside deck
Location: 95 N. Chicopee St (Parcel 0626-00031)
Applicant: Leadfoot Brewery LLC
Contact: Patrick Randall
Address: 4 John Lane, S. Hadley, MA 01075
Phone Number: 413-246-0741
E-Mail: pat@leadfootbrewing.com
Real Estate Owner: JWD HOLDINGS LLC, PO BOX 188, HOLYOKE, MA 01041

RECEIVED
MAR 18 2020
PLANNING & CONSERVATION

Ward: 7+9

CITY CLERK'S OFFICE
CITY OF CHICOPEE
2020 MAR 18 10:48





-18.0'

TWO STORY METAL BUILDING

LOADING SPACE

FF EL. 802.7

FF EL. 803.8

CCB

CCB

FLUSH

STOP

9.0'

9.0' 9.0' 9.0'

-18.0'

50:01

CCB

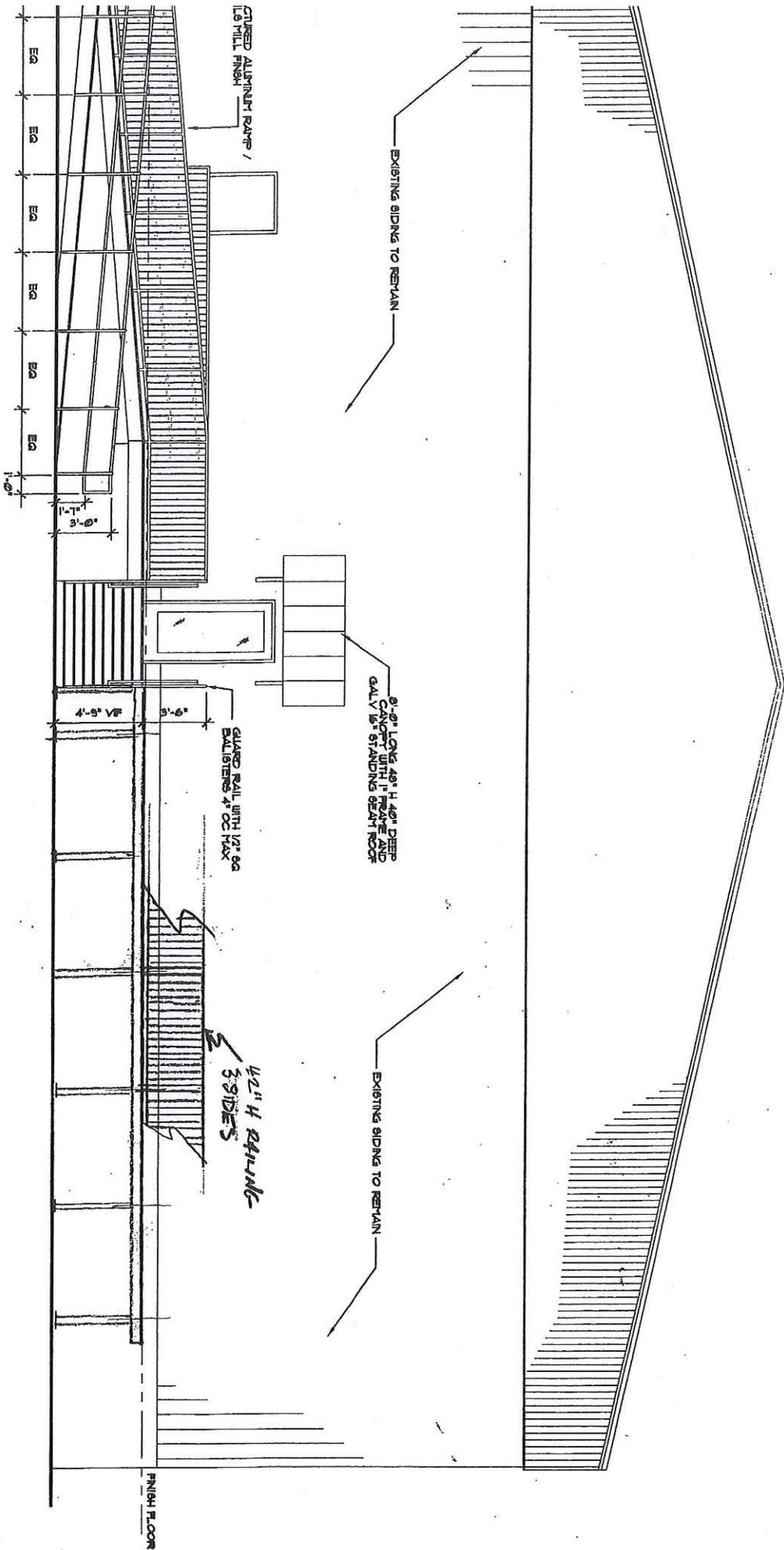
PROPOSED DECK



DECK ADDITION
 PLAN VIEW
 LEARROTT BREWING
 95 N. CHICOPPE ST
 SCALE: 1"=2' DATE: FEB. 10, 2020

TED PLTWOOD
XINFIELD
EDGES

RAILING JOIST
60920-54 @ 16" OC
LED WITH SUPPORTING STUD TYP
3/16" TRACK FASTEN TO WEB
(3) #10 SDS SCREWS TYP



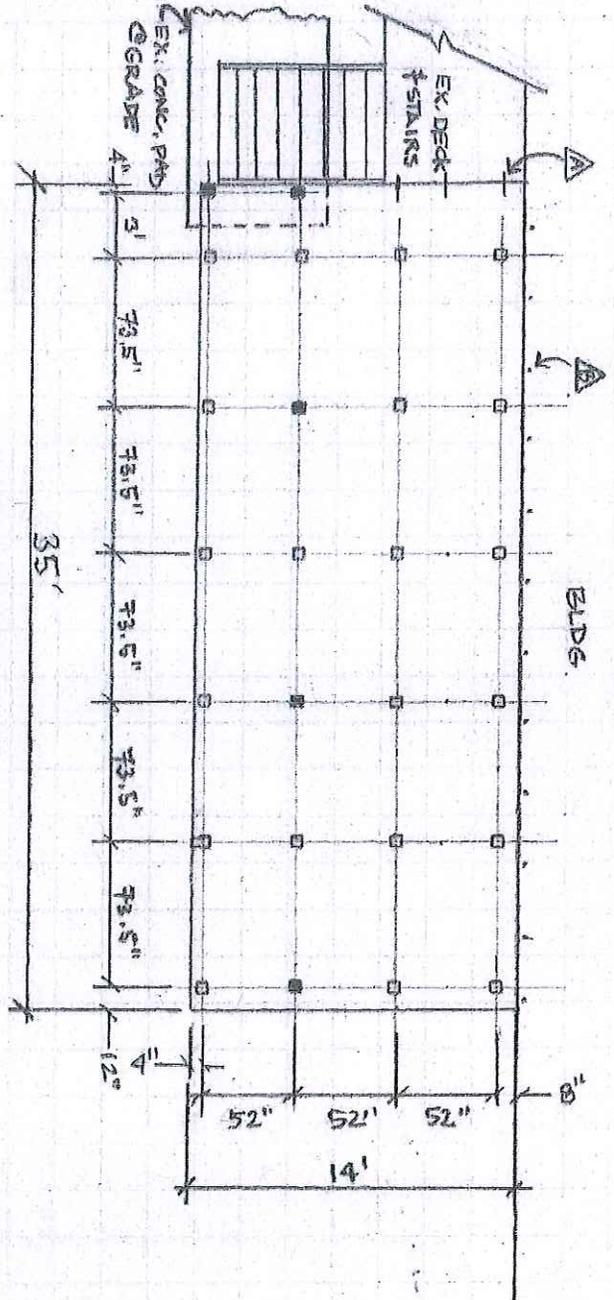
C NORTH ELEVATION
SCALE: 3/16" = 1'-0"

NOTE:
 PREPARE
 ALUMINUM RAIL
 WITH ADJUSTA
 ALGERS FOOT
 FINISH - MILL
 PROVIDE ONE
 FOR REVIEW /
 FABRICATION
 VERIFY ACTU

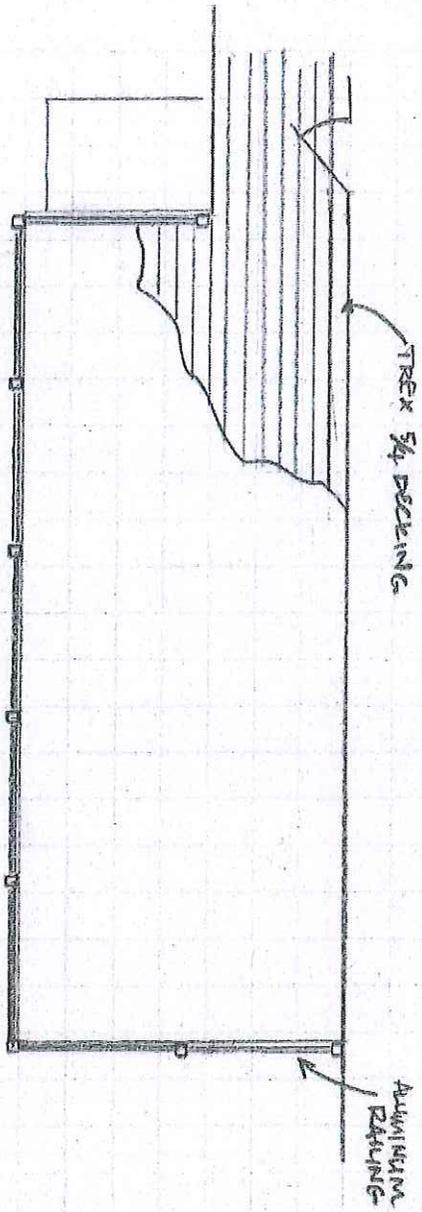
PROJECT _____ SHEET _____ OF _____

SUBJECT _____ PROJECT NO. _____

BY _____ DATE _____



DECK ADDITION
(RAILING & DECKING NOT SHOWN)

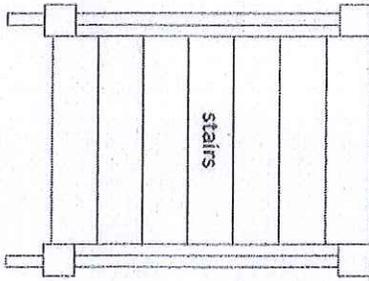


RAILING & DECKING PLAN

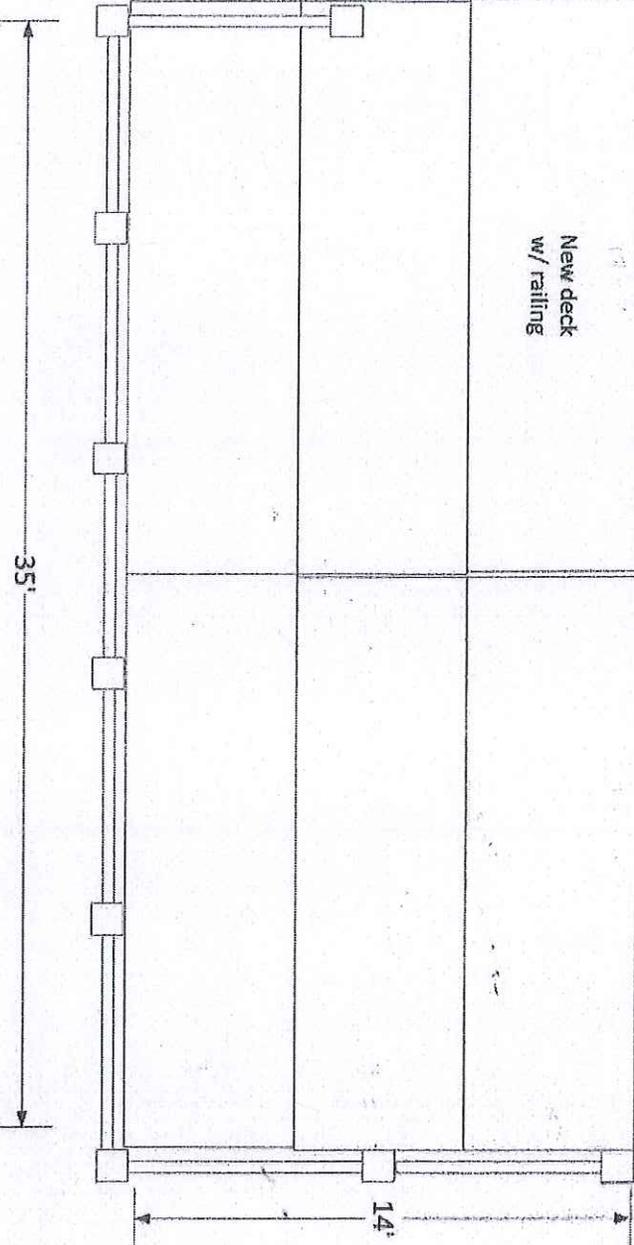
NOTES & MARKS

- △ - 3/8" - 16 BOLT'S TO EX. DECK, TYP OF 3.
- △ - 3/8" - 16 BOLT'S TO EX. DECK, ATTACHED IN EX. CONC. WALL, TYP OF 12
- - INDICATES FOOTPAD ON CONC. SLAB @ GRADE
- - INDICATES FOOTPAD ATTACHED TO 4x12 TP EACH ANCHOR HOLE OR CONC. PAD.

DECK



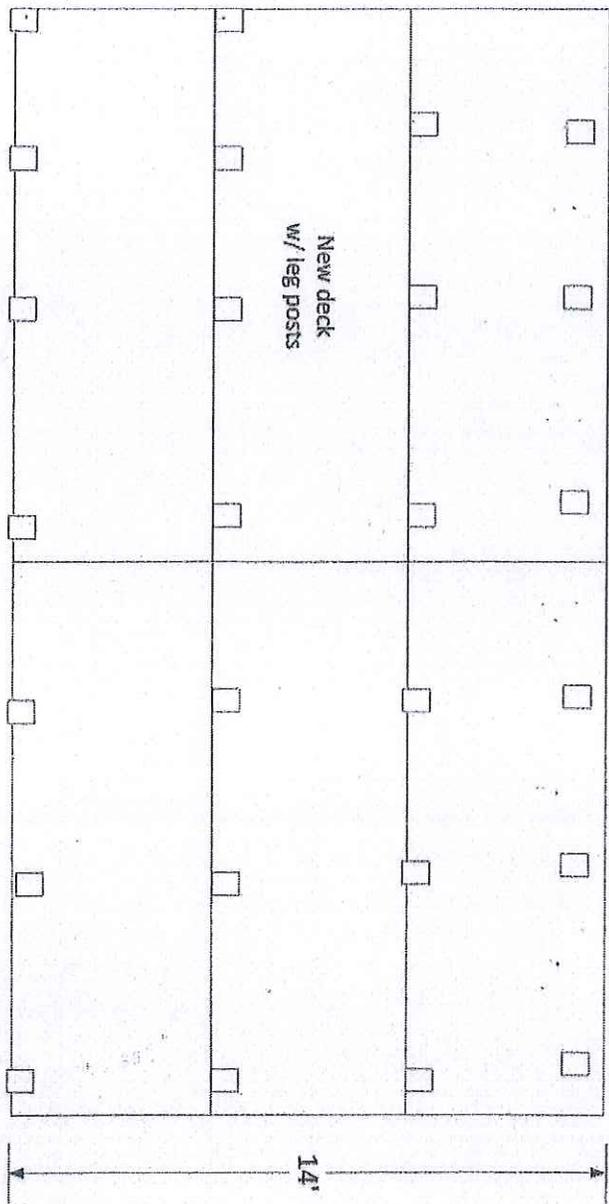
New deck
w/ railing



DESCRIPTION

14' x 35' deck
42" Railing w/ picket infill

New deck
w/ leg posts

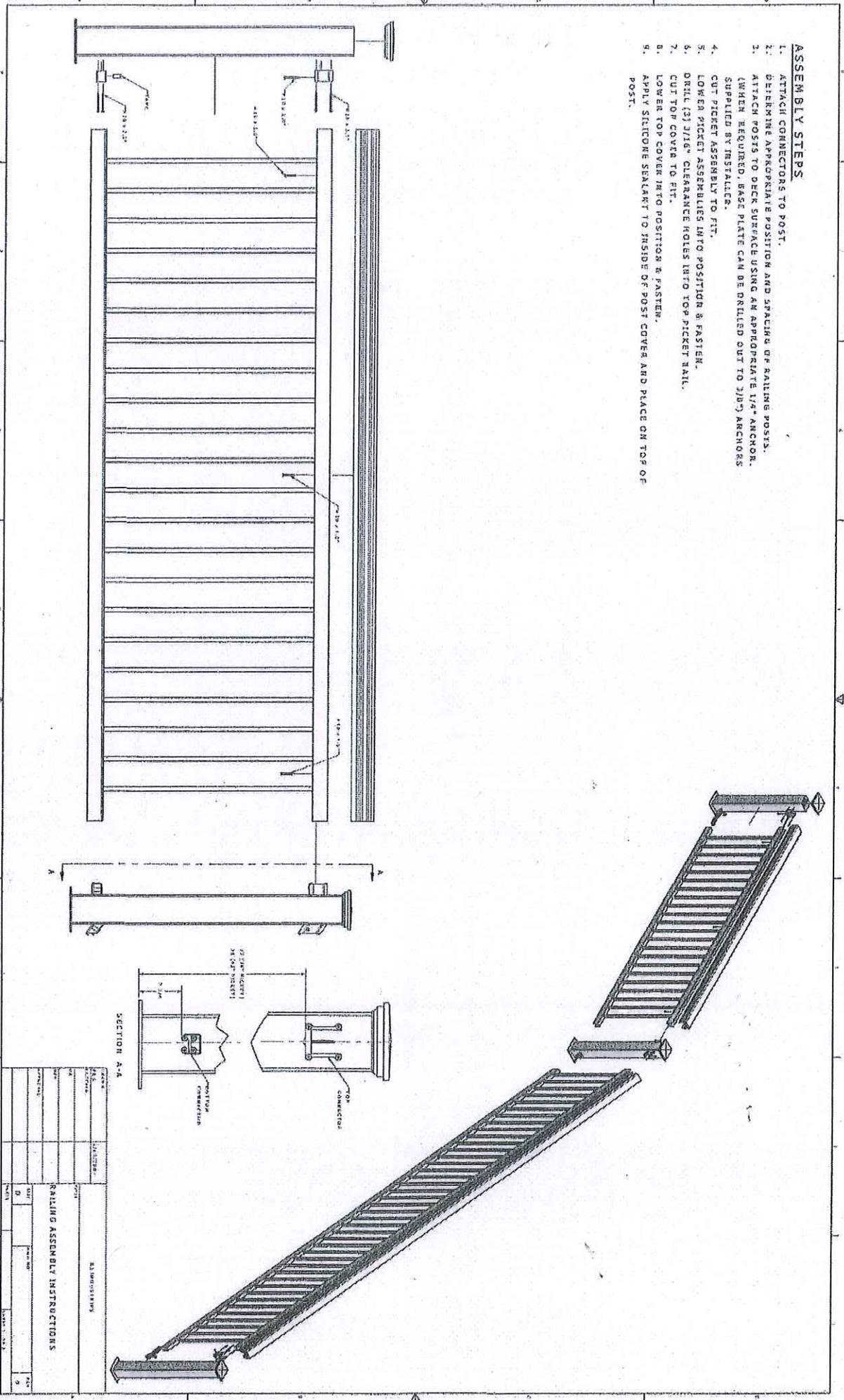


DATE

1/28/20

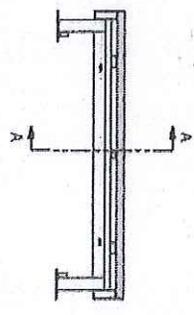
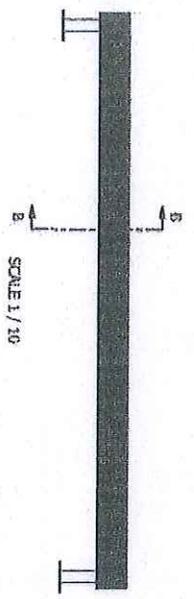
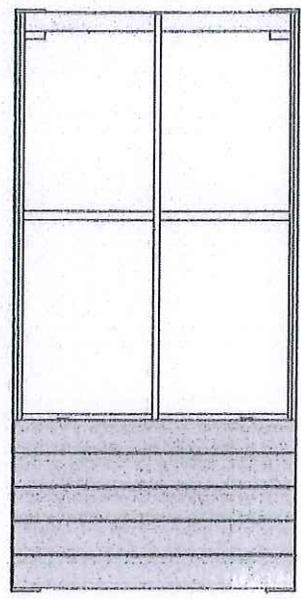
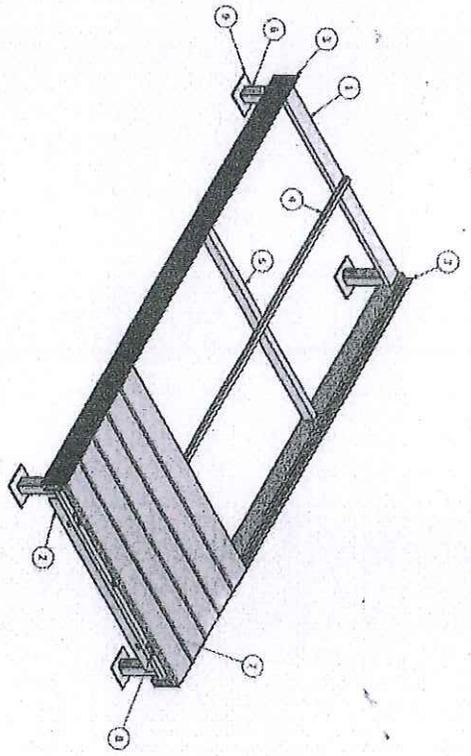
ASSEMBLY STEPS

1. ATTACH CONNECTORS TO POST.
2. DETERMINE APPROPRIATE POSITION AND SPACING OF RAILING POSTS.
3. ATTACH POSTS TO DECK SURFACE USING AN APPROPRIATE 1/4" ANCHOR. WHEN REQUIRED, BASE PLATE CAN BE DRILLED OUT TO 3/16" ANCHORS SUPPLIED BY INSTALLER.
4. CUT PICKET ASSEMBLY TO FIT.
5. LOWER PICKET ASSEMBLIES INTO POSITION & FASTEN.
6. DRILL (3) 3/16" CLEARANCE HOLES INTO TOP PICKET RAIL.
7. CUT TOP COVER TO FIT.
8. LOWER TOP COVER INTO POSITION & FASTEN.
9. APPLY SILICONE SEALANT TO INSIDE OF POST COVER AND PLACE ON TOP OF POST.



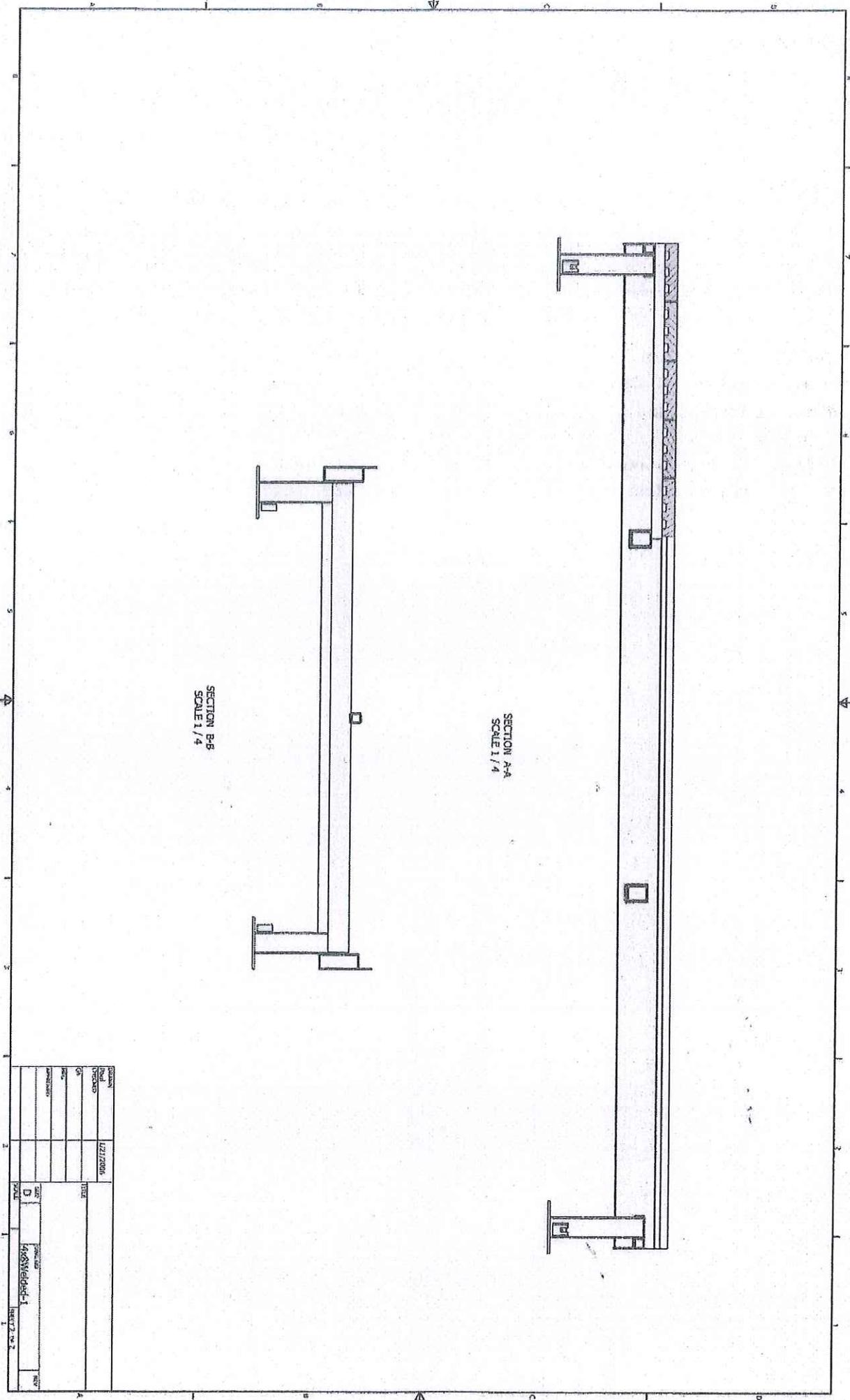
RAILING ASSEMBLY INSTRUCTIONS	
DATE	REV
0	0
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9

ITEM	QTY	PART NUMBER	DESCRIPTION
1	2	BRYS	
2	2	BRYS	
3	1	BRYS	
4	1	BRYS	
5	2	PART 511-451	
6	4	505	
7	5	TRUCKING	
8	2	UTURN	
9	4	UPPER	



SCALE 1/10

DATE	1/21/2018	TITLE	
BY		SCALE	D
CHKD		PROJECT	ASB/Redd-1
APPROVED		DATE	1/21/2018
		SCALE	1/10



SECTION A-A
SCALE 1/4

SECTION B-B
SCALE 1/4

DESIGNATION	1/2172004	DATE	
QUANTITY		BY	
DESCRIPTION		APPROVED	
		DATE	
		SCALE	1/4
		PROJECT	FRONTLOAD-1
		REV	1

Leon Murray, P.E. 1172 Lebanon Road, North Berwick, Maine 03906-5509
Tel: 207-651-3064 lmurraype@maine.tr.com

Structural Engineer: Licensed in 32 jurisdictions; Specialist in aluminum and glass building components

March 27, 2019

R.J. Marine Industries
140 Southbridge Rd
North Oxford, MA 01537

Subject: Aluminum Guardrail Assembly

To Whom It May Concern:

I hereby certify that the aluminum guardrail assembly as manufactured by R.J. Marine Industries and tested by Architectural Testing (Intertek), report number: 73379.01-119-19, 06/05/07 meets or exceeds the requirements of the 2018 International Building Code (2018 IBC), sections 1015 and 1607.8.1. Test procedures were conducted in accordance with chapter 17 of the 2018 IBC.

Test specimen: Length: 12 feet; Height: 42"

Test No. 1: 50 pounds, 1 square foot of infill at center (2018 IBC section 1607.8.1.2)

Test No. 2: 50 pounds, 1 square foot of infill at bottom (2018 IBC section 1607.8.1.2)

Test No. 3: 50 pound per linear foot at top rail (2018 IBC section 1607.8.1)

Test No. 4: 200 pound concentrated at midpoint of top rail (2018 IBC section 1607.8.1.1)

Test No. 5: 200 pound concentrated at end of top rail, Douglas Fir post
(2018 IBC section 1607.8.1.1)

Test No. 6: 200 pound concentrated at end of top rail, Aluminum post
(2018 IBC section 1607.8.1.1)

The rail assembly met the structural requirements of the 2018 IBC when tested at 2.5 times the design load. To comply with the requirements of the 2018 IBC, the rail assembly must not exceed a length of 12'-0" or height of 42" and must be attached to a suitable post as one of the test samples.



Sincerely,

Leon Murray, P.E.

Minutes

Chicopee Planning Board Voting Record and Minutes

The Planning Board of the City of Chicopee public hearing for **Thursday, March 12, 2020** at 7 PM City Council Chambers, 4th Floor, City Hall Annex, 274 Front Street, Chicopee, MA 01013

Meeting was brought to order at 7:09 PM.

Planning Board Attendance

Member	Present	Absent	Excused
Cynthia Labrie, Chair	X		
Tom Reniewicz, Vice Chair	X		
Melissa St. Germain, Clerk	X		
Ronald Czelusniak			X
Michael Sarnelli	X		
Saulo DePaula	X		

Planning Department Staff Attendance

Title	Name	Present	Absent	Excused
Director	Lee Pouliot	X		
Assistant Planner	Patrick McKenna			X
Development Manager	James Dawson			X
Associate Planner	Nathan Moreau			X

ITEM 1: Definitive Site Plan for construction of a 2,470 SF automobile service station and associated site improvements. Location: Memorial Dr. (Assessor Map 425, Parcel 38) Applicant: Metrolube Enterprise, Inc., c/o Robert Ladas, 929 Boston Post Rd. East, Marlborough, MA 01752

Notes: Chris Karney from R. Levesque Associates presented the plans to the Planning Board. Mr. Karney reviewed the plans with the Board and noted an ANR plan was completed to subdivide the project lot from the larger property. Required easements for the project including an access easement over Maui Drive, Sewer and Water line easements across the property and an electric easement in Maui Drive were noted and discussed. It was noted that the existing curb cut into Memorial Drive would be reduced in size and relocated. Site lighting would be dealt with through wall mounted fixtures and there would be no pole mounted lighting. Mr. Karney reviewed the SPRAC comments with the Board who had some follow up questions.

Motion to approve with conditions was made by Melissa St. Germain and seconded by Saulo DePaula. Vote was 5-0 to approve with conditions.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Tom Reniewicz, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Michael Sarnelli	X			
Saulo DePaula	X			

ITEM 2: Performance Bond – The developer of Ralph Circle is requesting to submit a Performance Bond to replace the Covenant on his project in order to release Lot 6 of the subdivision for development. Lot 6 is currently being held by the Planning Board until all infrastructure work is complete.

Notes: The Planning Board is currently holding the final lot to be developed on the Ralph Circle Subdivision. The developer is requesting to provide the City with a \$16,000 Performance Bond to cover the cost of the remaining infrastructure work in lieu of the Board releasing the final lot for development. The Applicant was not in attendance nor did he submit the required Performance Bond application prior to the meeting. The Board voted to table the request to April 2, 2020.

Motion to table was made by Thomas Reniewicz and seconded by Melissa St. Germain. Vote was 5-0 to table to April 2, 2020.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair			X	
Tom Reniewicz, Vice Chair			X	
Melissa St. Germain, Clerk			X	
Michael Sarnelli			X	
Saulo DePaula			X	

ITEM 3a: ANR – Marion St. & Knapp St.

Notes: Planning Staff explained the ANR to the Board.

Motion to approve was made by Cynthia Labrie and seconded by Thomas Reniewicz. Vote was 5-0 to approve.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Tom Reniewicz, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Michael Sarnelli	X			
Saulo DePaula	X			

ITEM 3b: ANR – Chicopee Bike Path

Notes: Planning Staff explained the ANR to the Board. The property will be subdivided and transferred by deed to each entity; 13 small parcels. The intention is to give the land to the owners of the abutting property. City will build a retaining wall along the proposed bikeway.

Motion to approve was made by Cynthia Labrie and seconded by Melissa St Germain. Vote was 5-0 to approve.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Tom Reniewicz, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Michael Sarnelli	X			
Saulo DePaula	X			

ITEM 4: Minutes from February 6, 2020

Motion to approve was made by Thomas Reniewicz and seconded by Melissa St. Germain. Vote was 5-0 to approve.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Tom Reniewicz, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Michael Sarnelli	X			
Saulo DePaula	X			

ITEM 5: New Business/Discussion

Notes: No New Business or Discussion

ITEM 6: Adjournment – Next meeting April 2, 2020

Motion to adjourn was made by Cynthia Labrie and seconded by Melissa St. Germain. Vote was 5-0 to adjourn.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Tom Reniewicz, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Michael Sarnelli	X			
Saulo DePaula	X			

Meeting adjourned at 8:11 PM.