

Zoning Committee Meeting
Wednesday, August 26, 2020 @ 6:30 PM
Chambers & Zoom

1. 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 St. (Parcel ID 147-5H)**. Applicant – Craig Authier, 1421 Granby Rd., Chicopee, MA 01020.
2. Zone Change application from Residential A to Residential B for .9043 acres of property located at **107 Edward St.** for the purpose of building a new single family house. Applicant – DGL Properties, LLC, Gary Stamborski, 70 N. Chicopee St., Chicopee, MA 01020.
3. Special Permit application under 275-58 (C) (4) for the purpose of an eating and drinking place with the consumption of alcohol located at **703 Grattan St.** Applicant – Ahmet Ibic, 151 Pomeroy St., South Hadley, MA 01073.
4. Zone Change application from Residence A to Mill Conversion and Commercial Center Overlay District for 1.28 acres of property located at **10 Southwick St.** for the purpose of redeveloping a currently vacant former schoolhouse into a multi-family residence. Applicant – Valley Opportunity Council, Inc., Stephen C. Huntley, Executive Director, 35 Mt. Carmel Ave., Chicopee, MA 01013.
5. Special Permit under 275-52 (B) (13) for the purpose of an animal kennel for 4 pets, 2 Shih Tzus, 1 Lhasa Apso, 1 Bichon Frise/Shih Tzu mix located at **14 Pajak St.** Applicant – Linda Payne, 14 Pajak St., Chicopee, MA 01013.
6. 275-40
Replacing §275-40 (D) “Residential Use Parking Restrictions”

Mobile Dwelling Unit Parking Restrictions

Mobile Dwelling Units, as defined in the City's Zoning Ordinance, may be used in Residential Districts for up to fourteen (14) consecutive days. Should a Mobile Dwelling Unit, as defined in the City's Zoning Ordinance, be used in Residential Districts for more than fourteen (14) consecutive days, such use must be authorized in writing pursuant to the Massachusetts Building Code, for a specified amount of time, by the City of Chicopee Building Commissioner. Mobile Dwelling Units are restricted for use in all public rights-of-way (ROW) and all other Zoning Districts as defined in this Chapter. Exceptions to the above as provided in §275-35L and §275.55.

New Definitions to be added to §275-4

Mobile Dwelling Unit: a vehicle designed for recreational use or intermittent / temporary human occupancy, with or without motive power. These include motor homes, campers, RV's, fifth-wheel trailers, tiny houses on wheels, pop-up

trailers, and boats. Vans converted for the purpose of human occupancy are also considered Mobile Dwelling Units. For the purposes of defining Mobile Dwelling Units, any such dwelling unit on wheels is considered a vehicle, not a building.

Camper: any structure designed to be transported on the back of a truck or pickup for the purpose of intermittent / temporary human occupancy.

Trailer: a vehicle designed for intermittent / temporary human occupancy, without motive power and must be pulled by a motor vehicle. This includes fifth-wheel trailers, pop-up trailers, regardless if they are attached to vehicles or standing alone. This definition excludes mobile homes. See the City's mobile home definition.

Motor home: any motorized recreational vehicle designed for intermittent / temporary human occupancy whose dwelling area is inseparable from the chassis. These include campervans, RV's and vans converted for such purposes.

Tiny House: principal residential dwelling unit that has square footage less than 600 square feet

7. Minutes – July 29, 2020

Next City Council Meeting – September 3, 2020

Next Zoning Committee Meeting – September 30, 2020

