

CHICOPEE PLANNING BOARD

September 7, 2023

The Planning Board of the City of Chicopee public hearing Thursday, September 7, 2023, 7:00 PM in the Chambers Conference Room, 4th Floor, City Hall Annex, 274 Front St. Chicopee, MA 01013 and via video conference (Zoom).

***Board Chair please announce the meeting is being recorded and anyone recording the meeting must provide their name and address for the record.**

Item 1: (Tabled from July 13 and August 3, 2023) **Ordinance Amendment** Chapter 275-66 Burnett Road, add new language to 275-66 B. Full text available in the Department of Planning & Development and Conservation. Applicant: Councilor Frank Laflamme (At Large) and Councilor William Courchesne (Ward 7), City Council Office, 274 Front St. Chicopee, MA 01013

Item 2: (Tabled from July 13 and August 3, 2023) **Ordinance Amendment** Chapter 275-50 Signs, delete 275-50 B (f). Full text available in the Department of Planning & Development and Conservation. Applicant: Councilor William Courchesne (Ward 7), City Council Office, 274 Front St. Chicopee, MA 01013

Item 3: (Tabled from July 13 and August 3, 2023) **Ordinance Amendment** Chapter 275-51 Motor Vehicle Repair and Storage, delete language from Chapter 275-51 D. Full text available in the Department of Planning & Development and Conservation. Applicant: Councilor William Courchesne (Ward 7), City Council Office, 274 Front St. Chicopee, MA 01013

Item 4: Zone Change from Business B to Residential A for .964 acres of property on Marion St. (Assessor Map 27, Parcel 34) for the purpose of constructing single-family houses. Applicant: Partyka Partners Limited Partnership, 495 Springfield St., Chicopee, MA 01013

Item 5: Definitive Site Plan for the construction of a new commercial building (Dunkin Donuts) with a drive-thru and associated site improvements. Location: 1599 Memorial Dr. (K of C parking lot) Applicant: JFJ Holdings, LLC, 897 Main St., P.O. Box N, Sanford, ME 04073

Item 6: Liquor License Alteration of Premises to add golf simulators and additional outdoor seating space. Location: 474-482 and 486 Springfield St., Applicant: Toby, Inc., DBA The Rumbleseat, 482 Springfield St. Chicopee, MA 01013

Item 7: (Tabled from July 13, 2023) **Waiver of Frontage** from Chapter 275-52 Frontage from 100' to 60.5 (new lot 1), and 100' to 77.5' (existing house lot 2) to create a new single-family building lot from 35 Whitin Ave. and leave existing house on a reduced sized lot. Location: 35 Whitin Ave. Chicopee, MA 01013 Applicant: Andrew Wesolowski, same address.

Item 8: Adoption of Chicopee Comprehensive Plan - review summary of Public Comments and vote to adopt.

Item 9: ANRs

Item 10: Minutes from August 3, 2023

Item 11: New Business/Discussion

Item 12: Adjournment next meeting is scheduled for October 5, 2023

