

Chicopee Planning Board Voting Record and Minutes

The Planning Board of the City of Chicopee public hearing for **Thursday, Jan. 5, 2017**
7 PM City Council Chambers, 4th Floor, City Hall Annex, 274 Front Street, Chicopee, MA 01013

Meeting was brought to order at 7:04 PM.

Planning Board attendance:

Member	Present	Absent	Excused
Cynthia Labrie, Chair	X		
Elin A. Gaynor, Vice	X		
Ronald Czelusniak, Clerk	X		
Tom Reniewicz	X		
Michael Sarnelli	X		
Courtney Supple	X		
Melissa St. Germain	X		

Planning Staff attendance:

Member	Present	Absent	Excused
Lee Pouliot, Director	X		
Jack Benjamin, Assistant. Director			X
James Dawson, Development Manager	X		

NOTE: The Board voted to take Item 1 out of order to allow the Applicant for Item 1 to arrive as he was not in attendance at the opening of the meeting. The Board proceeded to hear Item 2 followed by a 5 minute recess before returning to Item 1.

Motion to take Item 1 out of order was made by Ron Czelusniak and seconded by Elin Gaynor. Vote was 7-0 to take Item 1 out of order.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Elin A. Gaynor, Vice	X			
Ronald Czelusniak, Clerk	X			
Tom Reniewicz	X			
Michael Sarnelli	X			
Courtney Supple	X			
Melissa St. Germain	X			

ITEM 1:

Zone Change from Business A to Residential B for 7,286 +/- SF of property for the purpose of constructing a two-family house. Location: Nonotuck Ave. (corner of Captain Mac St.) Assessor Map 48, Parcel 19. Applicant: Anthony Wheeler 95 Mulcahy Dr., West Springfield, MA 01089

Notes: The Applicant was not in attendance at the meeting therefore the Board voted to table action on this item to February 2, 2017.

Motion to table was made by Elin Gaynor and seconded by Cynthia Labrie. Vote was 7-0 to table to February 2, 2017. (Vote recorded on next page)

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair			X	
Elin A. Gaynor, Vice			X	
Ronald Czelusniak, Clerk			X	
Tom Reniewicz			X	
Michael Sarnelli			X	
Courtney Supple			X	
Melissa St. Germain			X	

ITEM:2 Part 1

Waiver of Preliminary Plan (tabled from December 1, 2016) for proposed new 7,425 SF building associated with Interstate Towing. Location 1660/1680 Westover Rd. Applicant: Interstate Towing, Inc. 1660 Westover Rd. Chicopee, MA 01020

Notes: The Applicant explained his proposal, describing the building and the details thereof. Several Abutters were in attendance and were in opposition to the project citing nuisance lighting and truck back-up beepers at all hours of the day and night. Direct Abutter Wayne Bessette questioned a large building constructed along the common property line with the Applicant. Mr. Bessette noted that he was in contact with the Planning and Building Departments regarding this existing structure. Planning Staff confirmed this and stated they had contacted the Building Commissioner and confirmed the building adjacent to Mr. Bessette's property was constructed without proper permitting and approvals and the Applicant was aware of this. The Applicant stated this building was considered "temporary". Planning Staff reminded the Board and the Applicant that proper permitting and approvals were still necessary for temporary structures. Due to the unresolved issues with the non-permitted building erected at the rear of the property, the Board voted to table the decision on the "planned" 7,425 square foot building for which the Applicant was in front of the Board. Also, the Board wants the Applicant to address SPRAC comments especially those related to stormwater.

The Board Chairperson and the Planning Staff announced that the plans were being tabled to February 2, 2017 and that there would be no further written notification sent to Abutters.

Motion to table was made by Elin Gaynor and seconded by Cynthia Labrie. Vote was 7-0 to table any action on the plans to February 2, 2017.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair			X	
Elin A. Gaynor, Vice			X	
Ronald Czelusniak, Clerk			X	
Tom Reniewicz			X	
Michael Sarnelli			X	
Courtney Supple			X	
Melissa St. Germain			X	

ITEM 2: Part 2

Site Plan (tabled from December 1, 2016) for proposed new 7,425 SF building associated with Interstate Towing. Location 1660/1680 Westover Rd. Applicant: Interstate Towing, Inc. 1660 Westover Rd. Chicopee, MA 01020

Notes: See Notes and vote in Item 2 part 1 above.

ITEM 3:

Modified Definitive Site Plan for an approved Mercedes Benz dealership. Location: **295 Burnett Rd.** Applicant: Springfield Automotive Partners, LLC, 99 Route 304, Nanuet, NY 10954

Notes: John Henry from the BETA Group presented the modified plans to the Board. Mr. Henry described the reasons for the modifications to the plans and discussed the comments brought up at the SPRAC meeting on December 29, 2016. Planning Staff commented on the SPRAC meeting stating that there did not appear to be any significant issues with modified plans and that the Planning Department would follow up with departments that could not attend the SPRAC meeting. The Board was satisfied that the modified plans could be approved with conditions and voted to that affect.

Motion to approve with conditions was made by Elin Gaynor and seconded by Ron Czelusniak. Vote was 7-0 to approve the modified plans with conditions.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Elin A. Gaynor, Vice	X			
Ronald Czelusniak, Clerk	X			
Tom Reniewicz	X			
Michael Sarnelli	X			
Courtney Supple	X			
Melissa St. Germain	X			

**ITEM 4:
ANRs – Maple, Belcher and East Main Streets (St. George Church property)**

Notes: Planning Staff described the ANR plan to the Board advising them that according to the State’s ANR handbook, the Board can approve plans with zoning violations and that it was the owner’s responsibility to remedy any violations (i.e. variances and or waivers), the proposed new lot line on the plan creates prior to any future development of the property.

Motion to approve was made by Cynthia Labrie and seconded by Courtney Supple. Vote was 7-0 to approve.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Elin A. Gaynor, Vice	X			
Ronald Czelusniak, Clerk	X			
Tom Reniewicz	X			
Michael Sarnelli	X			
Courtney Supple	X			
Melissa St. Germain	X			

**ITEM 5:
Minutes from December 1, 2016**

Notes: Three members abstained from the vote to approve the minutes. Courtney Supple and Melissa St. Germain are new members and were not Board Members on December 1, 2016. Vice Chair Elin Gaynor was not present for the December 1, 2016 meeting.

Motion to approve was made by Tom Reniewicz and seconded by Michael Sarnelli. Vote was 4 in favor and 3 abstentions.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Elin A. Gaynor, Vice				X
Ronald Czelusniak, Clerk	X			
Tom Reniewicz	X			
Michael Sarnelli	X			
Courtney Supple				X
Melissa St. Germain				X

**ITEM 6:
New Business/Discussion**

Notes: Planning Staff briefed the Board on the Appeal of the Ralph Circle Subdivision Project, explaining that the City Law Department was handling the issue.

Planning Staff updated the Board on the upcoming E-Permitting process for submitting plans and applications and noted that the Board would be seeing a change in the way the information was presented to them by Staff in the future. The Planning Director is hoping to begin the E-Permitting transition in February 2017.

Planning Staff also mentioned that one zone change request had been submitted for the February 2, 2017 meeting to date.

The Planning Director asked the Board Members to review the “Board Rules and Regulations” in their notebooks and note any changes they would like to see made.

Planning Staff reminded the Board it was time to update the fees associated with Sidewalk Waivers and asked the Board if it was their desire that Planning Staff request the Engineering Department to give us an update as we are still working with 2014 figures. The Board concurred and asked Staff to proceed with the request.

**ITEM 7:
Adjournment**

Motion to adjourn was made by Cynthia Labrie and seconded by Elin Gaynor. Vote was 7-0 to adjourn.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie,Chair	X			
Elin A. Gaynor,Vice	X			
Ronald Czelusniak,Clerk	X			
Tom Reniewicz	X			
Michael Sarnelli	X			
Courtney Supple	X			
Melissa St. Germain	X			

Meeting adjourned at 8:55 PM.