



Members

Stanley Walczak, Chair
Fred Krampits, Vice Chair
Shane Brooks
Frank Laflamme
Derek Dobosz

MINUTES
January 28, 2019

The following are the minutes of a public hearing held Monday, January 28, 2019 at 6:30 PM in the City Council Chambers, Fourth Floor, City Hall Annex, 274 Front Street, Chicopee, MA 01013.

Members Present

Walczak, Krampits, Laflamme, Dobosz

Not Present

Brooks

Also Present

Attorney Daniel Garvey (Associate City Solicitor), Carl Dietz (Building Commissioner)

The meeting was called to order at 6:30 PM

In compliance with the Open Meeting Law the Chairman asked if anyone in the audience was recording the meeting. Hearing none the meeting continued.

ITEM #1

Application for an Auto Repair License for Lloyd's Transmission, Inc., located at 955 Meadow Street.

Applicant Sean Lloyd
293 Spikenard Circle
Springfield, MA 01129

Councilor Walczak stated that you're taking over on a lease basis from Economy Auto.

Sean Lloyd was present he stated that he purchased the business from the previous owner over the Labor Day weekend. He stated that he worked with him for the past year to learn his system and what made him successful for the past thirty five years that he has been there.

Councilor Laflamme asked if we have the old plot plan because it was not approved. He stated that there are two owners on this address.

Sean Lloyd stated that they use our driveway. We don't have any issues with them and he understood that he always got along with the previous owner for years.

Councilor Laflamme stated that there has to be a handicap sign posted.

Carl Dietz stated we need to establish hours of operation.

Fire Department

1. The business shall comply with 527 CMR 1.00 (Massachusetts Comprehensive Fire Safety Code) Section 10, General Safety Requirements; Chapter 30, Motor Fuel Dispensing Facilities and Repair Garages; Section 13.6 Portable Fire Extinguishers; Chapter 60 , Flammable and Combustible Liquids (Only Approved Flammable Storage Cabinets.)
2. Applicant will be required to obtain all necessary permits. (527 CMR 1.00, Chapter 1.12).
3. The storage, handling and mixing of flammable and combustible liquids shall meet the requirements of NFPA 30, Flammable and Combustible Liquids Code.
4. Applicant shall adhere to applicable sections of NFPA 30A (Code for Motor Fuel Dispensing Facilities and Repair Garages).
5. Maintain access for emergency vehicles at all times.
6. No storage of junk vehicles.
7. Appropriate fire extinguishers are required. The number of extinguishers required will be determined at a later date. (527 CMR 1.00 section 13.6)
8. Spray painting operations shall not be conducted without approved spray booth.
9. A permit for the storage of waste oil may be required.
10. Proper address numbering as required in Code of the City of Chicopee.
11. Dumpsters shall be located at least 25' away from building.
12. Permits and Building/Fire inspections shall be completed prior to opening for business.

Health Department

No Concerns

Engineering

Customer parking spaces are undersized

Lot line dimensions not shown on plan

Abutting ownership not shown (except RR)

Travel lane alongside of building is not an appropriate width for two-way traffic.

Planning Department

Business A & Industrial 275-58 B (21) & 275-62 A.

Auto repair is an allowable use in both zones.

Building to go from multiple tenants to single tenant.

Vehicles being worked on to be parked in rear of site with customer parking in front. Since building is becoming a single-tenant building, parking requirement can be reduced.

Recommend approval.

Building Department

This is a change of ownership for the existing auto repair business. The property is zoned business A and industrial. Automotive repair is permitted in both zoning districts. The 2 way single lane driveway on the North side of the property does not meet the width requirement for two way traffic. The plan shows the driveway as secured with a gate with no customer access permitted. The 2 parking spaces at the North West corner of the property likely make the swing into and out of the driveway challenging. These spaces have not been previously approved. As long as there is no public access down that driveway, it is my opinion that the parking spaces on the northwest corner can probably remain, as the operator will have access to customer vehicles using those spaces.

Conditions

Good housekeeping

No outside storage

No junk cars

No outside repairs

License holder must secure a certificate of occupancy prior to exercising the rights granted under this license

Total number of vehicles: Inside 8 Outside 14

Employee 2 Customer 5

Handicap parking space 1

Hours of operation:

Mon. 8-5 Fri. 8-5

Tues. 8-5 Sat. 8-4

Wed. 8-5 Sun. 0

Thurs. 8-5

Councilor Laflamme motion to approve with restriction – Councilor Walczak 2nd the motion – motion approved
Approved plot plan of December 18, 2018 as amended with removal of 2 parking spaces.

Committee vote 4 – 0 favorable

ITEM #2

Councilor Laflamme motion to approve the minutes of December 17, 2018 – Councilor Krampits 2nd the motion
– motion passed

Meeting adjourned at 6:55 PM.