

Chicopee Planning Board Voting Record and Minutes

The Planning Board of the City of Chicopee public hearing for **Thursday, February 2, 2017**
7 PM City Council Chambers, 4th Floor, City Hall Annex, 274 Front Street, Chicopee, MA 01013

Meeting was brought to order at 7:05 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 Department Staff Attendance

Title	Name	Present	Absent	Excused
Director	Lee Pouliot			X
Asst. Director	Jack Benjamin	X		
Development Manager	James Dawson	X		

ITEM 1: Zone Change Residential A to Business A for 1,750 SF of property for the purpose of additional car parking. Location: 376 Broadway St., Chicopee, MA 01020 Applicant: Broadway Auto Shop, Inc., same address.

Notes: The Applicant explained that his property was split zoned with a small portion in the rear zoned Residential A and the majority of the lot zoned Business A. The use as an auto repair shop is an allowable use in Business A zoning. The Applicant's request is to rezone the residential zoned portion of the property to Business A so the entire property is consistently zoned. Planning Staff noted that the request would not create a "spot zone" as it is part of a much larger Business A zone.

Motion to approve was made by Tom Reniewicz and seconded by Elin Gaynor. Vote was 6-0 to recommend approval.

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

ITEM 2: Zone Change (tabled from January 5, 2017) 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 explained his petition stating his desire was to rezone the property to Residential B to allow for the construction of a two-family house (duplex). The Applicant's opinion is that the Residential B zoned property with a duplex was a better fit with the neighborhood. Two abutters were in attendance and both had concerns about increased traffic, street parking issues, potential for absenteeism by the landlord and a duplex's lack of conformity with the houses in the surrounding neighborhood. Planning Staff commented that ideally Residential A with a single-family house would be the best fit for the neighborhood but that Residential B would not create a "spot zone" since a larger Residential B district lies across the street from the subject property. Planning Staff noted that the Applicant must also obtain a Variance from the Zoning Board of Appeals for the lot size. Planning Staff also stated that the Business A zoning that exists is actually a "spot zone" and it is our duty to try to eliminate spot zoning whenever possible.

Motion to approve was made by Ron Czelusniak and seconded by Elin Gaynor. Vote was 6-0 to recommend approval.

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

ITEM 3: Executive Session Appeal of the Ralph Circle Subdivision project decision.

Notes: The Executive Session was tabled to the March 2, 2017 hearing at the request of the City Law Department.

Motion to table was made by Tom Reniewicz and seconded by Elin Gaynor. Vote was 6-0 to table to March 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	
Melissa St. Germain			X	

ITEM 4: Preliminary Site Plan for Mielana Estates, a 12-unit condominium development. Location: Corner of McKinstry and Haus Aves. (Assessor Map 387, Parcel 1) Applicant: Sergey Savonin, 42 Clifton St., Agawam, MA 01001

Notes: The Applicant was represented by Rob Levesque of R. Levesque Associates. Mr. Levesque presented the plans to the Board. He noted that the number of units was reduced from previous renditions of the plans by another designer. Planning Staff commented that the consensus of the Site Plan Review Advisory Committee (SPRAC) was that the current plans were a vast improvement over previous submittals; Board members agreed. One Abutter had concerns about traffic and how increased traffic would cause further deterioration of Haus Ave., and Dillon and Bernard Streets. The Board reviewed the SPRAC comments and was comfortable with approving the Preliminary Plans with conditions (comments from SPRAC).

Motion to approve was made by Cynthia Labrie and seconded by Elin Gaynor. Vote was 6-0 to approve the Preliminary 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			
Melissa St. Germain	X			

ITEM 5a: Waiver (tabled from December 1, 2016 and January 5, 2017) 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 presented plans for a new building on his property. The plans were tabled in December 2016 and January 2017 due to Zoning and Building Code violations with an illegally constructed building on the property. The Applicant corrected the violations by removing the illegal building. The Applicant's Project Engineer explained the changes to the plans as per the Site Plan Review Advisory Committee (SPRAC). Several Abutters spoke in opposition to the plans and also presented a petition to stop the project. The Board members were satisfied that the plans met the requirements for Site Plan approval and voted to approve the plans with conditions.

Motion to approve was made by Elin Gaynor and seconded by Cynthia Labrie. Vote was 6-0 to approve the Waiver.

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

ITEM 5b: Site Plan (tabled from December 1, 2016 and January 5, 2017) 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 for Item 5a above.

Motion to approve was made by Elin Gaynor and seconded by Ron Czelusniak. Vote was 6-0 to approve 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			
Melissa St. Germain	X			

ITEM 6: ANR 145 Ludlow Street

Notes: Planning Staff explained the plan to the Board. No new building lots would be created and no existing lots would be made nonconforming.

Motion to approve was made by Elin Gaynor and seconded by Cynthia Labrie. Vote was 6-0 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			
Melissa St. Germain	X			

ITEM 7: New Business/Discussion

Notes: Planning Staff noted that there were no new business or discussion items.

ITEM 8: Minutes from January 5, 2017

Notes: No changes or amendments to the minutes noted.

Motion to approve was made by Elin Gaynor and seconded by Mike Sarnelli. Vote was 6-0 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			
Melissa St. Germain	X			

ITEM 9: Adjournment Next Meeting March 2, 2017

Motion to adjourn was made by Elin Gaynor and seconded by Cynthia Labrie. Vote was 6-0 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			
Melissa St. Germain	X			

Meeting adjourned at 9:12 PM.