

Zoning Board of Appeals
Voting Record and Minutes

The Zoning Board of Appeals of the City of Chicopee public hearing for **Wednesday February 8, 2023, 6:30 PM** in City Hall Annex, Fourth Floor, Chambers Conference Room, 274 Front Street, Chicopee, MA 01013.

Meeting was brought to order by Anthony Gallant at 6:30 PM.

Board of Appeals attendance:

Member	Name	Present	Absent	Excused
Regular	Anthony Gallant, Chair	X		
Regular	Carissa Lisee, Vice Chair	X		
Regular	Katherine Baldiga, Clerk		X	
Regular	Gary Stamborski	X		
Assoc.	Julia Sudol	X		
Assoc.	Carlos Felix	X		
Assoc.	Thomas Tetreault	X		

Planning Department Staff Attendance

Title	Name	Present	Absent	Excused
Director	Lee Pouliot			X
Development Manager	James Dawson	X		
Assistant Planner	Patrick Collins			X
Associate Planner	Nick Kiser	X		

Item 1: Appeal of Building Commissioner’s Decision to deny Appellant’s request to retain property at 11-13 Hastings St. as a four-family dwelling. The Building Department has no building permit records allowing the conversion of the property from a two-family to a four-family. Conversions made do not meet Building Code requirements. Location: 11-13 Hastings St. Chicopee, MA 01020 Appellant: Philip Alarie, same address.

Notes: The Appellant and his legal representative Attorney Gary Liquori were in attendance and presented their case to the Board. The prospective buyer of the property was also in attendance. Attorney Liquori explained the reasons for filing the appeal to the Board. Building Commissioner Frank Boron was in attendance, he explained his reasoning for issuing his determination he also noted the Appellant was cooperating with him on mitigating some Building Code issues. The Board asked questions of the Appellant who was able to provide additional information. The Board deliberated on the appeal and determined they needed additional information from Mr. Boron as well as the City Assessor’s Office to be able to make a decision. Planning Department Staff recommended the Board table the hearing on the issue to the March 8, 2023 hearing to allow the additional information to be obtained. The Board voted to table to March 8, 2023.

Motion to table to March 8, 2023 was made by Carissa Lisee and seconded by Gary Stamborski. Vote was 6-0 to table to March 8, 2023.

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Anthony Gallant, Chair				
Regular	Carissa Lisee, Vice Chair				
Regular	Gary Stamborski				
Assoc.	Julia Sudol				
Assoc.	Carlos Felix				
Assoc.	Thomas Tetreault				

Item 2: Minutes from January 11, 2023

Motion to approve was made by Carissa Lisee and seconded by Gary Stamborski. Vote was 6-0 to approve.

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Anthony Gallant, Chair	X			
Regular	Carissa Lisee, Vice Chair	X			
Regular	Gary Stamborski	X			
Assoc.	Julia Sudol	X			
Assoc.	Carlos Felix	X			
Assoc.	Thomas Tetreault	X			

Item 3: Discussion – Old/New Business

Notes: Planning Department Staff noted there would be two Variances along with the tabled Item #1 on the March 8, 2023 agenda.

Item 4: Adjournment – next scheduled meeting is March 8, 2023

Motion to adjourn was made by Gary Stamborski and seconded by Anthony Gallant. Vote was 6-0 to adjourn.

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Anthony Gallant, Chair	X			
Regular	Carissa Lisee, Vice Chair	X			
Regular	Gary Stamborski	X			
Assoc.	Julia Sudol	X			
Assoc.	Carlos Felix	X			
Assoc.	Thomas Tetreault	X			

Meeting adjourned at 7:15 PM.