

Zoning Board of Appeals
Voting Record and Minutes

The Zoning Board of Appeals of the City of Chicopee public hearing for **Wednesday, May 10, 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
Regular	Julia Sudol			X
Assoc.	Carlos Felix	X		
Assoc.	Thomas Tetreault	X		
Assoc.	Theresa Devlin	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: Variance from Chapter 275-52 Frontage from 100' to 80.03' +/-, garage setback from 3' to 2', and porch setback from 25' to 6.8' +/- for the purpose of creating a buildable lot fronting on Old Lyman Rd. from property at 7 Ludlow Rd. Location: 7 Ludlow Rd. and Parcel 26 of Assessor Map 761 on Old Lyman Rd. Chicopee, MA. Applicant: Dan Cote, 106 Homer Ave. Chicopee, MA 01020.

Notes: The Applicant presented his petition to the Board. He claimed a shed associated with 7 Ludlow Road that was located on the property line was removed. The plan is to build a single-family house on the lot that fronts on Old Lyman Road. A Waiver of Frontage for that was granted by the Planning Board in 2021. In order for the lot to be subdivided from 7 Ludlow Road Variances are required for rear yard setbacks for the garage and porch of 7 Ludlow Road in addition to the frontage of the proposed new lot. The Board noted that lots along Old Lyman Road in the vicinity of the proposed new lot have very similar frontages.

Motion to approve was made by Anthony Gallant and seconded by Carissa Lisee. Vote was 5-0 to approve.

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Anthony Gallant, Chair	X			
Regular	Carissa Lisee, Vice Chair	X			
Assoc.	Carlos Felix	X			
Assoc.	Thomas Tetreault	X			
Assoc.	Theresa Devlin	X			

Item 2: Minutes from April 12, 2023

Motion to approve was made by Carissa Lisee and seconded by Anthony Gallant. Vote was 5-0 to approve.

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Anthony Gallant, Chair	X			
Regular	Carissa Lisee, Vice Chair	X			
Assoc.	Carlos Felix	X			
Assoc.	Thomas Tetreault	X			
Assoc.	Theresa Devlin	X			

Item 3: Discussion - Old/New Business

Notes: Staff noted there were a few Variances on the agenda for the June hearing. Board Members inquired about several City properties and asked if the fees being collected for applications were sufficient to cover postage and mailing costs. Staff confirmed that they were.

Item 4: Adjournment - next scheduled meeting is June 14, 2023

Motion to adjourn was made by Carissa Lisee and seconded by Anthony Gallant. Vote was 5-0 to adjourn.

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Anthony Gallant, Chair	X			
Regular	Carissa Lisee, Vice Chair	X			
Assoc.	Carlos Felix	X			
Assoc.	Thomas Tetreault	X			
Assoc.	Theresa Devlin	X			

Meeting adjourned at 7:05 PM