

**Zoning Board of Appeals**  
**Voting Record and Minutes**

The Zoning Board of Appeals of the City of Chicopee public hearing for **Wednesday July 10, 2019, 6:30 PM** at the RiverMills Senior Center, Classroom 30, 5 West Main St. Chicopee, MA 01020.

**Meeting was brought to order by Carissa Lisee at 6:30 PM.**

Board of Appeals Attendance:

Member	Name	Present	Absent	Excused
Regular	Anthony Gallant, Chair			<b>X</b>
Regular	Carissa Lisee, Vice Chair	<b>X</b>		
Regular	Katherine Baldiga, Clerk	<b>X</b>		
Regular	Gary Stamborski			<b>X</b>
Regular	Christina Loy	<b>X</b>		
Assoc.	Matthew Bieda	<b>X</b>		

Planning Department Staff Attendance

Title	Name	Present	Absent	Excused
Director	Lee Pouliot			<b>X</b>
Assistant Planner	Patrick McKenna	<b>X</b>		
Development Manager	James Dawson			<b>X</b>
Associate Planner	Nathan Moreau			<b>X</b>

**\*NOTE:** Michael Bieda voted in place of an excused Regular Member.

**Item 1: VARIANCE** from Chapter 275-53 frontage from 100' to 80' and area from 10,000 SF to 8,000 SF to demolish existing house and garage and construct a duplex. Location: 75 Catherine St. Applicant: Ganna Boyho, 21 Macek Dr., Chicopee, MA 01013

**Notes:** The Applicant/Owner was in attendance along with their legal representative. It was the Applicant's opinion that the development of a duplex on the property would be an improvement to the neighborhood. Two Abutters were present one of which supported the petition. The Board discussed the merits of the petition and it was their opinion that no hardship exists and the property can be developed with a single-family house without any dimensional relief of the lot size. The Board members in attendance voted to deny the Variance.

Motion to approve for the sake of discussion was made by Christina Loy and seconded by Carissa Lisee. Vote was 4-0 to deny.

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Carissa Lisee, Vice Chair		<b>X</b>		
Regular	Katherine Baldiga, Clerk		<b>X</b>		
Regular	Christina Loy		<b>X</b>		
Assoc.	Matthew Bieda		<b>X</b>		

**Item 2: VARIANCE** from Chapter 52 (c)(2) to allow an erroneously constructed foundation to remain with a front setback from 25’ to 16’. Location: Lafleur Dr. Assessor Map 526, Parcel 73. Applicant: Attorney Brian G. Shea, 67 Hunt St. Suite 107, Agawam, MA 01001

**Notes:** The petition was presented to the Board. It was noted that the stakes marking the foundation location, which were placed by the surveyor, were removed by the Applicant. One Abutter was concerned about parking and snow removal. The Board discussed the merits of the petition and it was their opinion that no hardship existed and it was the mistake of the Property Owner and or Applicant that resulted in the improperly located foundation by his act of moving the stakes set by the surveyor. It was also the opinion of the Board that the 16’ setback would not comply with other house setbacks in the neighborhood. The Board voted to deny the Variance.

Motion to approve for the sake of discussion was made by Christina Loy and seconded by Carissa Lisee. Vote was 4-0 to deny.

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Carissa Lisee, Vice Chair		X		
Regular	Katherine Baldiga, Clerk		X		
Regular	Christina Loy		X		
Assoc.	Matthew Bieda		X		

**Item 3:** Minutes from June 12, 2019

Motion to approve was made by Christina Loy and seconded by Carissa Lisee. Vote was 4-0 to approve.

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Carissa Lisee, Vice Chair	X			
Regular	Katherine Baldiga, Clerk	X			
Regular	Christina Loy	X			
Assoc.	Matthew Bieda	X			

**Item 4:** Discussion Old/New Business

**Notes:** No Discussion

**Item 5: Adjournment**

Motion to adjourn was made by Carissa Lisee and seconded by Christina Loy. Vote was 4-0 to adjourn.

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Carissa Lisee, Vice Chair	X			
Regular	Katherine Baldiga, Clerk	X			
Regular	Christina Loy	X			
Assoc.	Matthew Bieda	X			

**Meeting adjourned at 7:11 PM.**