

Chicopee Planning Board Voting Record and Minutes

The Planning Board of the City of Chicopee public hearing for **Thursday, July 11, 2019 at 7 PM** at the RiverMills Senior Center, Classroom 30, 5 West Main St. Chicopee, MA 01020

Meeting was brought to order at 7:00 PM.

Planning Board Attendance

Member	Present	Absent	Excused
Cynthia Labrie, Chair	X		
Tom Reniewicz, Vice Chair			X
Melissa St. Germain, Clerk			X
Ronald Czelusniak	X		
Michael Sarnelli	X		
Saulo DePaula	X		

Planning Department Staff Attendance

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

ITEM 1: Zone Change from Residential A to Residential C for, as amended, 15,309 SF of property located at 281 Sheridan St. for the purpose of creating two 75' x 100' single-family lots. Applicant: Robert J. King, 77 Putting Lane, Chicopee, MA 01020

Notes: A representative for the Applicant explained the petition. A few Abutters spoke with regard to the petition one of which was concerned about increased traffic. Staff noted the change would not be a spot zone as it is contiguous to an existing Residential C district.

Motion to recommend approval was made by Michael Sarnelli and seconded by Ronald Czelusniak. Vote was 4-0 to recommend approval.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Ronald Czelusniak	X			
Michael Sarnelli	X			
Saulo DePaula	X			

ITEM 2: Waiver of Frontage from Chapter 275-53 frontage from 100' to 80' to demolish an existing house and garage and build a duplex. Location: 75 Catherine St. Applicant: Ganna Boyho, 21 Macek Dr., Chicopee, MA 01013

Notes: The Applicant's attorney explained the petition noting the Applicant owned back to back lots with a house situated in the middle of the two lots. The Petition is to subdivide the lots and create a legal two-family lot on Shepherd St. and a reduced frontage lot for a two-family house on Catherine St. The Board's opinion was that the Applicant had a legal single-family lot on Catherine Street and a legal two-family lot on Shepherd St. The Catherine Street lot can be developed without any relief from the Zoning Ordinances. Staff noted it is the Board's responsibility to reduce non-conformities when possible and not create any additional ones. The Board voted to deny the waiver request.

Motion to approve for the sake of discussion was made by Ronald Czelusniak and seconded by Cynthia Labrie. Vote was 1 in favor to 3 opposed.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair		X		
Ronald Czelusniak		X		
Michael Sarnelli	X			
Saulo DePaula		X		

ITEM 3: Liquor License – New Annual All Alcohol General on Premise License. Location: 43 Springfield St. Applicant: 43 Springfield Street, Inc. Contact: Kristi Bodin, Esq., Legal Solutions in Plain English, 150 Fearing St. Ste. 23, Amherst, MA 01002

Notes: The Applicant’s attorney spoke on the petition. Staff noted there were other Liquor Licenses in the immediate area and the downtown area is suitable for the proposed use.

Motion to recommend approval was made by Michael Sarnelli and seconded by Cynthia Labrie. Vote was 4-0 to recommend approval.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Ronald Czelusniak	X			
Michael Sarnelli	X			
Saulo DePaula	X			

ITEM 4: ANR’s

Notes: No ANR Plans

ITEM 5: Minutes from June 6, 2019

Notes: Amend titles of Board members to reflect latest election.

Motion to approve with the noted amendment was made by Michael Sarnelli and seconded by Ronald Czelusniak. Vote was 4-0 to approve with noted amendment.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Ronald Czelusniak	X			
Michael Sarnelli	X			
Saulo DePaula	X			

ITEM 6: New Business/Discussion

Notes: No New Business or discussion.

ITEM 7: Adjournment – Next meeting August 1, 2019

Motion to adjourn was made by Cynthia Labrie and seconded by Ronald Czelusniak. Vote was 4-0 to adjourn.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Ronald Czelusniak	X			
Michael Sarnelli	X			
Saulo DePaula	X			

Meeting adjourned at 7:55 PM.