



Chicopee

City of  
City Council  
Zoning Committee

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**Members**

Shane Brooks, Chair  
James Tillotson, Vice Chair  
Fred Krampits  
Frank Laflamme  
Jerry Roy  
Stan Walczak  
George Balakier

Approved 11-6-2019

**MINUTES**  
**October 9, 2019**

The following are the minutes of a public hearing held Wednesday, October 9, 2019 at 6:30 PM at the RiverMills Senior Center, 5 West Main Street, Lower Level, Small Garden Room #14 A, and Chicopee, MA 01013.

**Members Present:** Brooks, Tillotson, Laflamme, Roy, Walczak, Balakier

**Member Absent :** Krampits

**Also Present :** Daniel Garvey (Associated City Solicitor), Lee Pouliot (Planning Director), Councilor Gary Labrie

The meeting was called to order at 6:30 PM

In compliance with the Open Meeting Law the Chairman asked if anyone in the audience was recording the meeting. Hearing none the meeting continued.

**ITEM #1**

Zone Change from Residence A to Business A for approximately 8285 square feet of property located at 415 East St. for the purpose of a car dealership. Applicant - C & H Investments, Bruno Calouro, 40 Emily Ln, Belchertown, MA 01007.

Applicant was not present at the meeting.

Motion made by Councilor Laflamme and second by Councilor Brooks to postpone to the call of the chair. Motion passed.

**ITEM #2**

Special Permit under 275- 58 (C) 4 for the purpose of a liquor license at 481-483 Grattan St. Applicant - Kiyomi, LLC, Kenneth Tan, Mgr., 481-483 Grattan St., Chicopee, MA 01020.

Paul Mallard owner, was present on behalf of Kiyomi, LLC. Kenneth Tan was also present.

Councilor Brooks stated that this is the old Spiro's Pizza property.

Mr. Mallard stated that the application is for a liquor license. It would accommodate about 40 or 50 for an Asian/Sushi restaurant. There will be a sushi bar and a bar serving alcohol. The alcohol bar will have approximately 15 seats and the Sushi bar will have approximately 6 seats.

Councilor Labrie asked what the proposed hours are for this restaurant. It was replied - Monday - Thursday 11 AM to 11 PM, Friday, Saturday and Sunday 11 AM to 2 AM. This is due to sports played on the weekend.

Councilor Labrie asked about fencing. It was replied that the applicant has spoken with the barber shop next door and right now there is nothing that requires them to install a fence but if down the road the need should arise they will install a fence.

Councilor Labrie asked how many parking spaces are in the lot. It was replied that there are 18 spots.

Councilor Tillotson stated that he is concerned about the restaurant staying open until 2 AM in a neighborhood. He is concerned that this will turn into a bar and not a restaurant.

Councilor Walczak asked if the applicant will have several TVs in the restaurant. It was replied, yes. Right now the plan is to have 3 TVs.

Councilor Labrie asked if the applicant spoke with any other neighbors besides the barber shop. It was replied no. Councilor Labrie asked if the applicant spoke with any neighbors on Dickenson Street. It was replied no.

Reports read from the following departments:

Fire - I met with the owner, Mr. Tan, who stated that he submitted "to the city" some plans for fire protection/detection alarm but the Fire Prevention Office did not receive them. Recommendations: Please forward to the Fire Prevention Office any plans for fire protection/detection.

Planning & Conservation - Property is zoned Business A; not Commercial per the Special Permit application. Special Permit is required per 275-58 C 4, eating/drinking places with the consumption of alcohol. Property was previously used as a restaurant - proposed use is consistent with past use. New use would activate a long dormant property on Grattan Street. Existing sign requires setback waiver from 25' to approximately 4'. Recommend approval.

Chairman Brooks informed the applicant that a new Special Permit application will need to be filed for the setback waiver for the sign.

Conditions

- Satisfy all requirements of the Fire Department prior to the issuance of the Special Permit and Certificate of Occupancy.
- Permit to run with the applicant.

Motion made by Councilor Roy and second by Councilor Brooks to approve with conditions.

**Committee vote        6 - 0 favorable.**

**ITEM #3**

Minutes - September 4, 2019

Motion made by Councilor Walczak and second by Councilor Brooks to approve. Motion passed.

Meeting adjourned at 6:43 PM.