

CHICOPEE PLANNING BOARD

April 6, 2023

The Planning Board of the City of Chicopee public hearing Thursday, April 6, 2023, 7:00 PM in the Chambers Conference Room, 4th Floor, City Hall Annex, 274 Front St. Chicopee, MA 01013 and via video conference (Zoom).

***Board Chair please announce the meeting is being recorded and anyone recording the meeting must provide their name and address for the record.**

Item 1: Board Elections – All Board members are eligible for the position of Chair except Michael Sarnelli who has served two consecutive terms as Chair.

Item 2: Zone Change from Garden Industrial Planned Unit Development (IPUD) Type 1 to Industrial for 2.58 +/- acres of property for the purpose of creating a consistently zoned property. Location: Burnett Rd. (Assessor Map 294, Parcels 6 & 7) Applicant: Scannell Properties #705, LLC, 294 Grove Ln., Suite 140, Wayzata, MN 55391

Item 3: Ordinance Amendment to add new language to Chapter 275-9 end of section 275-9 (F). Complete text available in the Dept. of Planning & Development and Conservation. Applicant: Councilor Frank Laflamme (At-Large) City Council Office, City Hall Annex, 274 Front St. Chicopee, MA 01013

Item 4: Ordinance Amendment to delete Sections 275-41 Home Occupation, 275-52(B)(11), 275-53(B)(12), and 275-54(B)(1)(i) and insert Section 188-22 Home Occupation License. Complete text available in the Dept. of Planning & Development and Conservation. Applicant: Councilor Frank Laflamme (At-Large) City Council Office, City Hall Annex, 274 Front St. Chicopee, MA 01013

Item 5: Ordinance Amendment to delete in its entirety Chapter 275-66A Burnett Rd. and insert new language for Chapter 275-66A. Complete text available in the Dept. of Planning & Development and Conservation. Applicant Councilor Derek Dobosz (Ward 6) City Council Office, City Hall Annex, 274 Front St. Chicopee, MA 01013

Item 6: Site Plan with Waiver request for increasing outdoor storage yard (5.05 acres) on IPUD Type 1 zoned property for the temporary storage of finished goods awaiting pick-up. Location: 301 Griffith Rd. Applicant: Griffith Road Property Owner, LLC, 133 Pearl St., Boston, MA 02110

Item 7: (Tabled from March 2, 2023) Waiver of Frontage from Chapter 275-53 frontage from 100' to 50' to allow an existing two-family house to remain on a lot with reduced frontage lot. Location: 25-27 State St. Chicopee, MA. Applicant: Miroslav Nesterchuk, 73 Chestnut St., Chicopee, MA 01013

Item 8: ANRs

Item 9: Minutes from February 15 and March 2, 2023

Item 10: New Business/Discussion

Item 11: Adjournment next meeting is scheduled for May 4, 2023

