

**Zoning Committee Meeting**  
**Thursday, May 27, 2021 @ 6:30 PM**  
**Auditorium / Zoom**

**ITEM #1**

Zone Change application from Business A to Residential A for 19,963 square feet of property located at 6 Knapp St. for the purpose of a subdivision. Applicant – Alston Graham, 91 Ames Road, Hampden, MA 01036.

**ITEM #2**

Special Permit application under section 275-52 (B) (3) for the purpose of a garage that is not accessory to a primary structure to allow subdivision of the property by ANR to create new building lot on Moore St. and leave existing home on a second lot on 61 Van Horn St. located at 61 Van Horn St. Applicant – David McGeary, 87 Blueberry Hill Rd., Longmeadow, MA 01006.

**ITEM #3**

Special Permit application under 275-40 (G) for the purpose of reduction in required number of parking spaces from 18 to 16 spaces located at 675 Fuller Road. Applicant - Mike Laser Enterprises, LLC, c/o David LaVenture, 428 East Street, Chicopee, MA 01020.

**ITEM #4**

Special Permit application under 275-58 (C) (4) for the purpose of all alcohol beverage license located at 66 Cabot St. Applicant – Orlando Roberts, 66 Cabot St., Chicopee, MA 01013.

**ITEM #5**

Special Permit application under 275-72 for the purpose of establishment of an adult-use marijuana establishment with the provisions of MGL Chapter 94G, “Regulation of the Use and Distribution of Marijuana Not Medically Prescribed” located at 77 Champion Dr. with one (1) waiver request: Waiver #1 Reduction in the planted vegetated buffer requirement from 100’ to +/- 91.5’ along the southern property boundary and from 100’ to 0’ along the western boundary to accommodate existing stormwater management infrastructure. Applicant - Mass Alternative Care, Inc., Kevin Collins, 1247 East Main St., Chicopee, MA 01020.

**ITEM #6**

Special Permit application under section 275-70 for the purpose of establishment of a medical marijuana facility in accordance with the Acts of 2012, Chapter 369, entitled “An act for the Humanitarian Use of Marijuana” with four (4) waiver requests located at 77 Champion Dr.: (1) Waiver #1 for an additional 6643 square feet of gross floor area beyond the 50,000 square feet as noted in the zoning ordinance. (2) Waiver #2 for 24/7 operations from the restricted hours of 8:00 pm to 8 am per the zoning ordinance. (3) Waiver #3 to reduce the residential setback from 300 feet to +/- 100 feet. (4) Waiver #4 for compliance with the MA Department of Public Health signage requirements. Applicant- Mass Alternative Care, Inc., Kevin Collins, 1247 East Main St., Chicopee, MA 01020.

**ITEM #7**

Ordinance Amendment - Delete in its entirety Chapter 275-66 A and insert revised Chapter 275-66A Burnett Road. Full text available in the Office of the City Council. Applicant: Ward 6 Councilor Derek Dobosz, City Council Office, City Hall Annex, 274 Front St., Chicopee, MA 01013.

**ITEM #8**

Minutes – April 28, 2021