

CHICOPEE PLANNING BOARD

August 3, 2023

The Planning Board of the City of Chicopee public hearing Thursday, August 3, 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: (Tabled from July 13, 2023) **Ordinance Amendment** Chapter 275-66 Burnett Road, add new language to 275-66 B. Full text available in the Department of Planning & Development and Conservation. Applicant: Councilor Frank Laflamme (At Large) and Councilor William Courchesne (Ward 7), City Council Office, 274 Front St. Chicopee, MA 01013

Item 2: (Tabled from July 13, 2023) **Ordinance Amendment** Chapter 275-50 Signs, delete 275-50 B (f). Full text available in the Department of Planning & Development and Conservation. Applicant: Councilor William Courchesne (Ward 7), City Council Office, 274 Front St. Chicopee, MA 01013

Item 3: (Tabled from July 13, 2023) **Ordinance Amendment** Chapter 275-51 Motor Vehicle Repair and Storage, delete language from Chapter 275-51 D. Full text available in the Department of Planning & Development and Conservation. Applicant: Councilor William Courchesne (Ward 7), City Council Office, 274 Front St. Chicopee, MA 01013

Item 4: Zone Change from Business A to Garden Industrial Planned Unit Development Type II (IPUD II) for 2.0621 acres of property for the purpose of constructing a commercial building for use by a commercial electrical contractor. Location: 41 Robbins Rd. (Assessor Map 111, Parcel 5) Applicant: KOI2KOI Associates, LLC, c/o Christopher P. Lapinski, 9 Wellesley Cir., South Hadley, MA 01075

Item 5: Zone Change from Residential A to Business A for 18,730 +/- SF on parcel 690-48 and 24,237 +/- SF on parcel 690-44D for the purpose of providing consistent zoning across the entire property for future construction of a drive-thru coffee shop. Location: 523 James St., Chicopee, MA Applicant: DDM Property Group, LLC c/o Daniel Hannoush, 166 South Blvd., West Springfield, MA 01089

Item 6: Zone Change from Business A to Residential B for 9,000 SF of property for the purpose of creating consistent zoning across the entire property and eliminating a split-zoned property. Location: 580 Meadow St., Chicopee, MA Applicant: Boys & Girls Club, same address.

Item 7: ANRs

Item 8: Minutes from July 13, 2023

Item 9: New Business/Discussion

Item 10: Adjournment next meeting is scheduled for September 7, 2023

