

## Chicopee Planning Board Voting Record and Minutes

The Planning Board of the City of Chicopee public hearing for **Thursday, January 7, 2021 at 7 PM** City Council Chambers, 4th Floor, City Hall Annex, 274 Front Street, Chicopee, MA 01013 and via video conference (Zoom)\*.

**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		
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

**\*NOTE: Due to COVID-19, meeting was held via video conference (Zoom).**

Pursuant to Massachusetts General Laws Chapter 131, Section 40 the Chicopee Planning Board calls to order this public hearing today, January 7, 2021 at 7:00 pm.

Board Members are meeting in person and through video conference utilizing Zoom.

In order to ensure and satisfy CDC social distancing guidelines during the COVID-19 Pandemic and pursuant to Governor Baker's March 23, 2020 Order as amended, the Chicopee Planning Board is conducting public hearings utilizing remote collaboration technology in accordance with Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, M.G.L. Chapter 30A, Section 18.

Copies of application materials for items on the Board's agenda may be requested by phone: 413-594-1517 or by emailing Jim Dawson at [jdawson@chicopeema.gov](mailto:jdawson@chicopeema.gov)

Tonight's public hearings will be available for viewing via the Spectrum Community Access Channel 191 or the Chicopee TV website at [www.facebook.com/ChicopeeTV](https://www.facebook.com/ChicopeeTV) or <https://vimeo.com/chicopeetv>

Public comment will be received during two timeframes. The first public comment period took place prior to the January 7, 2021 public hearings. The second public comment period occurred following the January 7, 2021 public hearings through January 14, 2021.

Public comments were submitted in writing to the Chicopee Planning Board, 4<sup>th</sup> floor City Hall Annex, 274 Front Street Chicopee, MA 01013. By email to Jim Dawson at [jdawson@chicopeema.gov](mailto:jdawson@chicopeema.gov) or by calling 413-594-1517. All comments received regarding the agenda items were provided to all Board Members and will be discussed at this hearing on January 14, 2021.

**ITEM 1: Zone Change** from Residential A to Garden Industrial Planned Unit Development (IPUD-1) for 57.46 Acres of land on Fuller Rd. Assessor Map 316, Parcel 2 for the purpose of Industrial Park development. Applicant: Westover Metropolitan Development Corporation (WMDC), 255 Padgette St. Chicopee, MA 01022

**Notes:** Michael Bolton of WMDC presented the petition to the Board and gave a history of how proposals for the property have arrived at their current state. Mr. Bolton stated the property was purchased from the City of Chicopee in 2009 for the purpose of expanding the airport. Planning Staff explained the development process and stated the Applicant was before the Board only for a Zone Change at this time. Board members asked about the possibility of residential uses on the property as well as access to the property. Several Abutters were in attendance to express their concerns ranging from noise and traffic to exhaust fumes from delivery trucks and the clearing of forested land displacing wildlife habitat. Due to COVID-19 meeting regulations the Board voted to table this agenda item to January 14, 2021 to allow for an adequate public comment period.

Motion to table to January 14, 2021 was made by Melissa St. Germain and seconded by Saulo DePaula. Vote was 4-0 to table to January 14, 2021.

Member	Approve	Deny	Table	Abstain
Tom Reniewicz, Vice Chair			X	
Melissa St. Germain, Clerk			X	
Michael Sarnelli			X	
Saulo DePaula			X	

**ITEM 2: Zone Change** from Business A to Residential B for 8,200 SF of land on Montgomery St., Assessor Map 230, Parcel 14 for the purpose of constructing a single-family house. Applicant: Sergey Savonin – MS Homes, LLC, 21 West School St., West Springfield, MA 01089

**Notes:** Atty. Jim Ferreria presented the petition on behalf of the Applicant. Planning Staff explained the process the Applicant has taken in the past to try to develop the lot and explain that Residential B with a single-family house would be the least impactful type of development on the property. Due to COVID-19 meeting regulations the Board voted to table this agenda item to January 14, 2021 to allow for an adequate public comment period.

Motion to table to January 14, 2021 was made by Melissa St. Germain and seconded by Michael Sarnelli. Vote was 4-0 to table to January 14, 2021.

Member	Approve	Deny	Table	Abstain
Tom Reniewicz, Vice Chair			X	
Melissa St. Germain, Clerk			X	
Michael Sarnelli			X	
Saulo DePaula			X	

**ITEM 3a: Site Plan Waiver Request** to waive Preliminary Site Plan Approval process. Location: McKinstry Farm, 753 Montgomery St., Chicopee, MA 01013 Applicant: Willard McKinstry, same address.

**Notes:** Jeff Galarneau of VHB, Inc. presented the Site Plans to the Board. Mr. Galarneau was accompanied by the project Architect, Contractor and Applicant. The Board asked questions about the proposed plans. Staff noted it held a SPRAC meeting on January 5, 2021 and comments were due to the Planning Department by January 8, 2021. Ward 8 Councilor Gary Labrie noted he had received some feedback from Abutters, all of which were positive and supportive of the McKinstry family. Due to COVID-19 meeting regulations the Board voted to table this agenda item to January 14, 2021 to allow for an adequate public comment period.

Motion to table to January 14, 2021 was made by Melissa St. Germain and seconded by Saulo DePaula. Vote was 4-0 to table to January 14, 2021.

<b>Member</b>	<b>Approve</b>	<b>Deny</b>	<b>Table</b>	<b>Abstain</b>
Tom Reniewicz, Vice Chair			<b>X</b>	
Melissa St. Germain, Clerk			<b>X</b>	
Michael Sarnelli			<b>X</b>	
Saulo DePaula			<b>X</b>	

**ITEM 3b: Preliminary/Definitive Site Plan** for the demolition of farm stand and construction of new building with associated parking area. Location: McKinstry Farm, 753 Montgomery St., Chicopee, MA 01013 Applicant: Willard McKinstry, same address.

**Notes:** See Notes above.

**ITEM 4: Liquor License-** Application for a New Annual Beer/Wine Restaurant License Location: 17 White Birch Plaza, Chicopee, MA 01020 Applicant: Emiray, Inc. DBA Pizza Palace, contact: Pinar Karaaslan, 185 Belmont Ave., Springfield, MA 01108

**Notes:** Atty. Neil Phillips presented the petition to the Board on behalf of the Applicant. Atty. Phillips noted business hours of operation and Planning Staff explained the License was a transfer to a new owner. License is for Beer and Wine only. Due to COVID-19 meeting regulations the Board voted to table this agenda item to January 14, 2021 to allow for an adequate public comment period.

Motion to table to January 14, 2021 was made by Michael Sarnelli and seconded by Melissa St. Germain. Vote was 4-0 to table to January 14, 2021.

<b>Member</b>	<b>Approve</b>	<b>Deny</b>	<b>Table</b>	<b>Abstain</b>
Tom Reniewicz, Vice Chair			<b>X</b>	
Melissa St. Germain, Clerk			<b>X</b>	
Michael Sarnelli			<b>X</b>	
Saulo DePaula			<b>X</b>	

**ITEM 5: Minutes** from December 3 and 10, 2020

Motion to approve was made by Thomas Reniewicz and seconded by Michael Sarnelli. Vote was 4-0 to approve.

<b>Member</b>	<b>Approve</b>	<b>Deny</b>	<b>Table</b>	<b>Abstain</b>
Tom Reniewicz, Vice Chair	<b>X</b>			
Melissa St. Germain, Clerk	<b>X</b>			
Michael Sarnelli	<b>X</b>			
Saulo DePaula	<b>X</b>			

**ITEM 6: ANRs**

**Notes:** There were no ANRs to act upon.

**ITEM 7: New Business/Discussion**

**Notes:** There was no new business or discussion.

**ITEM 8: Adjournment** next regularly scheduled meeting February 4, 2021

Motion to adjourn was made by Melissa St. Germain and seconded by Thomas Reniewicz. Vote was 4-0 to adjourn.

<b>Member</b>	<b>Approve</b>	<b>Deny</b>	<b>Table</b>	<b>Abstain</b>
Tom Reniewicz, Vice Chair	<b>X</b>			
Melissa St. Germain, Clerk	<b>X</b>			
Michael Sarnelli	<b>X</b>			
Saulo DePaula	<b>X</b>			

**Meeting adjourned at 8:36 PM.**