

**Chicopee Planning Board  
Voting Record and Minutes**

The Planning Board of the City of Chicopee public hearing for **Thursday, February 2, 2023 at 7 PM**  
Chambers Conference Room, 4th Floor, City Hall Annex, 274 Front Street, Chicopee, MA 01013

**Meeting was brought to order at 7:00 PM.**

Planning Board Attendance

<b>Member</b>	<b>Present</b>	<b>Absent</b>	<b>Excused</b>
Michael Sarnelli, Chair	<b>X</b>		
Samuel Shumsky, Vice Chair	<b>X</b>		
Cynthia Labrie, Clerk			<b>X</b>
Tom Reniewicz	<b>X</b>		
Eric Oulette			<b>X</b>
Jay Paul	<b>X</b>		
<i>Vacant</i>			

Planning Department Staff Attendance

<b>Title</b>	<b>Name</b>	<b>Present</b>	<b>Absent</b>	<b>Excused</b>
Director	Lee Pouliot	<b>X</b>		
Development Manager	James Dawson	<b>X</b>		
Assistant Planner	Patrick Collins	<b>X</b>		
Associate Planner	Nick Kiser	<b>X</b>		

**ITEM 1: Zone Change to apply the Mill Conversion and Commercial Center Overlay District** to 118,613+/- SF of property at 480 and 510 Burnett Rd., Chicopee, MA (Parcels 0294-00004 and 0294-00005) for the purpose of constructing a residential development with associated site improvements. Applicant: Salmar Realty, Inc. c/o Peter Martins, 350 Cottage St., Springfield, MA 01104

**Notes:** Paul Caron, a community liaison for Salmar Realty provided the Board with a history of the site and a summary of Salmar Realty’s tenure in Chicopee. Rob Levesque of R. Levesque Associates provided a review and analysis of the property. Mr. Levesque explained the differences between the Special Permit review associated with projects designed under the Mill Conversion and Commercial Center Overlay District which are at the discretion of the City Council and projects that are “by right” and are heard through the Planning Board. Mr. Levesque noted this project, since it was the Applicant’s desire to request the application of the Mill Conversion and Commercial Center Overlay District would, if the Overlay District is approved by the City Council, be at the discretion of the City Council and not a by-right site plan review with the Planning Board.

Mr. Levesque provided conceptual diagrams and explained to the Board some design possibilities that could occur on the property provided all requirements were met including any Conservation Commission submission requirements. Mr. Levesque explained the application of the Overlay District would allow for more creative uses of the property that are not strictly allowed under the base zoning for the property, which is currently Business A.

Councilor Derek Dobosz spoke in opposition to applying the Overlay District to the property. Several neighborhood residents also spoke in opposition citing traffic, and “low income” living units which residents stated do not belong in the Burnett Road neighborhood but should be located in other City neighborhoods.

Mr. Levesque explained what uses could be developed in a Business A zone as by right uses and that the Overlay District would require a more restrictive design/layout with further limitations as the Overlay District has additional requirements on design and final approval is discretionary on behalf of the City Council.

Residents were also aggrieved by the changes to the original multi-use plans for a project located across the street at 357 Burnett Road.

The Board discussed the petition and based on the presentation by Mr. Levesque and the design possibilities allowed under the Overlay District, voted to recommend approval of the application of the Overlay District to the City Council.

Motion to recommend approval of the Mill Conversion and Commercial Center Overlay District was made by Thomas Reniewicz and seconded by Jay Paul. Vote was 3 in favor to 1 opposed.

Member	Approve	Deny	Table	Abstain
Michael Sarnelli, Chair	X			
Samuel Shumsky, Vice Chair		X		
Tom Reniewicz	X			
Jay Paul	X			

**ITEM 2: Zone Change** to apply the Mill Conversion and Commercial Center Overlay District to 33,130+/- SF of property at 105 East St., Chicopee, MA to allow for construction of a residential development. Applicant: PREM, LLC c/o Dennis Patel, 36 Yarmouth Dr., Agawam, MA 01001

**Notes:** Rob Levesque of R. Levesque Associates presented the petition on behalf of his client Dennis Patel. Mr. Levesque presented conceptual drawings of a possible residential development for the property. He noted the architectural style was intended to mimic the former Masonic Lodge that once occupied the site prior to be destroyed by a fire. One abutter spoke in opposition citing a housing project on Linden Street where a large multi-family building was replaced by single-family houses. City Councilor Fred Krampits spoke and was concerned with traffic and the number of living units proposed.

Motion to recommend approval of the Mill Conversion and Commercial Center Overlay District was made by Thomas Reniewicz and seconded by Jay Paul. Vote was 3 in favor to 1 opposed.

Member	Approve	Deny	Table	Abstain
Michael Sarnelli, Chair	X			
Samuel Shumsky, Vice Chair		X		
Tom Reniewicz	X			
Jay Paul	X			

**ITEM 3: (Tabled from December 1, 2022) Modified Definitive Site Plan** for Washville Carwash. Location: Chicopee Crossing, Assessor Map 341, Parcel 10, Memorial Dr. Chicopee, MA. Applicant: Garnett Reynolds, LLC, Jim Waterman, 223 Highland Rd., Rye, NY 10580

**Notes:** Kathleen Bernardo and Brady Carlucci represented the Applicant and presented the plans to the Board. Mr. Carlucci reviewed the SPRAC comments and explained how revisions to the plans were made per the SPRAC comments. Planning/Conservation Staff explained the Applicant had received a Determination from the Conservation Commission. Staff distributed comments from the City Engineer and recommended these comments be added to the SPRAC comments as Conditions of Approval. The Board discussed the project and per the recommendation of Staff, added the City Engineer’s comments dated January 31, 2023 to the SPRAC comments dated November 17, 2022 to be considered Conditions of Approval.

Motion to approve the Modified Definitive Site Plan with Conditions as noted above was made by Samuel Shumsky and seconded by Jay Paul. Vote was 4-0 to to approve the Modified Definitive Site Plan with Conditions.

Member	Approve	Deny	Table	Abstain
Michael Sarnelli, Chair	X			
Samuel Shumsky, Vice Chair	X			
Tom Reniewicz	X			
Jay Paul	X			

**ITEM 4: (Tabled from January 5, 2023) Site Plan with Waiver** for the construction of a 6,315 SF addition to existing WalMart building and restriping of merchandise pickup parking stalls. Location: 545 Memorial Dr., Chicopee, MA. Applicant: Amy Miles, PB2 Architecture & Engineering, 2809 Ajax Ave., Suite 100, Rogers, AR 72758

**Notes:** Planning Staff presented the Board with a request by the Project Applicant to table the hearing on this agenda item to March 2, 2023. At the Chair’s discretion, the Board voted to table the hearing and discussion on this agenda item to March 2, 2023.

Motion to table to March 2, 2023 was made by Samuel Shumsky and seconded by Jay Paul. Vote was 4-0 to table to March 2, 2023.

Member	Approve	Deny	Table	Abstain
Michael Sarnelli, Chair	X			
Samuel Shumsky, Vice Chair	X			
Tom Reniewicz	X			
Jay Paul	X			

**ITEM 5a: ANR – Freedom St. – William Olbrys**

**Notes:** Staff explained the ANR to the Board, explaining it was a simple transfer of property from one lot to another, no non-conforming lots would result.

Motion to approve was made by Thomas Reniewicz and seconded by Jay Paul. Vote was 4-0 to approve.

Member	Approve	Deny	Table	Abstain
Michael Sarnelli, Chair	X			
Samuel Shumsky, Vice Chair	X			
Tom Reniewicz	X			
Jay Paul	X			

**ITEM 5b: ANR – Broadway St – Equity Trust Company**

**Notes:** Staff explained the ANR to the Board, explaining it was a simple transfer of property from one lot to another, no non-conforming lots would result.

Motion to approve was made by Thomas Reniewicz and seconded by Jay Paul. Vote was 4-0 to approve.

<b>Member</b>	<b>Approve</b>	<b>Deny</b>	<b>Table</b>	<b>Abstain</b>
Michael Sarnelli, Chair	<b>X</b>			
Samuel Shumsky, Vice Chair	<b>X</b>			
Tom Reniewicz	<b>X</b>			
Jay Paul	<b>X</b>			

**ITEM 6: Minutes** from January 5, 2023

Motion to approve was made by Thomas Reniewicz and seconded by Jay Paul. Vote was 4-0 to approve.

<b>Member</b>	<b>Approve</b>	<b>Deny</b>	<b>Table</b>	<b>Abstain</b>
Michael Sarnelli, Chair	<b>X</b>			
Samuel Shumsky, Vice Chair	<b>X</b>			
Tom Reniewicz	<b>X</b>			
Jay Paul	<b>X</b>			

**ITEM 7: New Business/Discussion**

**Notes:** Staff noted that a Waiver of Frontage and a Definitive Site Plan were submitted for the March 2, 2023 meeting agenda.

**ITEM 8: Adjournment** next meeting is scheduled for March 2, 2023

Motion to adjourn was made by Thomas Reniewicz and seconded by Samuel Shumsky. Vote was 4-0 to adjourn.

<b>Member</b>	<b>Approve</b>	<b>Deny</b>	<b>Table</b>	<b>Abstain</b>
Michael Sarnelli, Chair	<b>X</b>			
Samuel Shumsky, Vice Chair	<b>X</b>			
Tom Reniewicz	<b>X</b>			
Jay Paul	<b>X</b>			

**Meeting adjourned at 8:40 PM.**