

**Zoning Board of Appeals**  
**Voting Record and Minutes**

The Zoning Board of Appeals of the City of Chicopee public hearing for **Wednesday February 10, 2021, 6:30 PM** via video conference (Zoom)\*.

**Meeting was brought to order by Anthony Gallant at 6:33 PM.**

Board of Appeals attendance:

Member	Name	Present	Absent	Excused
Regular	Anthony Gallant, Chair	X		
Regular	Carissa Lisee, Vice Chair	X		
Regular	Katherine Baldiga, Clerk	X		
Regular	Gary Stamborski	X		
Regular	Christina Loy	X*		
Assoc.	Matthew Bieda		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

\*Christina Loy was having technical issues and logged into the meeting after Item #1 was heard, therefore she did not vote on Item #1.

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

Pursuant to Massachusetts General Laws Chapter 131, Section 40 the Chicopee Zoning Board of Appeals calls to order this public hearing today, February 10, 2021 at 6:30 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 February 10, 2021 public hearings. The second public comment period occurred following the February 10, 2021 public hearings through February 18, 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 or by calling 413-594-1517.

**Item 1: (Tabled from January 21, 2021) VARIANCE** from Chapter 275-53 frontage from 75’ to 50’ and 55’ and area from 7,500 SF to 5,486 SF and 5,014 SF to create two new single-family building lots fronting Harding St. from property at 287 Chicopee St. Applicant: John L. Vieau, 287 Chicopee St., Chicopee, MA 01013

Notes: The Applicant Briefed the Board on his intentions to construct two single-family starter homes on the property instead of one duplex. He also noted the same request was applied for and granted in 2008 but due to the downturn in the economy at that time nothing was done and after one year the Variance expired. Staff provided a history of the property and how the property has been used over time. Staff noted there had been no comments submitted by the public during the comment period and that four votes in favor of the Variance were required for it to be approved. The Board’s opinion was that the addition of two single-family starter homes would be a benefit to the neighborhood and the reduced size lots would comply with the City’s expanded definition of a hardship. The Board voted to approve the Variance.

Motion to approve was made by Anthony Gallant and seconded by Katherine Baldiga. Vote was 4-0 to approve.

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Anthony Gallant, Chair	X			
Regular	Carissa Lisee, Vice Chair	X			
Regular	Katherine Baldiga, Clerk	X			
Regular	Gary Stamborski	X			

**Item 2: VARIANCE** from Chapter 275-52 frontage from 100’ to 90’; depth from 100’ to 90’ and area from 10,000 SF to 8,100 SF to allow for the construction of a single-family house. Location: Rolf Ave. Assessor Map 449, Parcel 4. Applicant: Luis Builders, Inc. 37 Westbrook Rd. South Hadley, MA 01075

Notes: Edward Chapdelaine of Durkee, White, Towne and Chapdelaine and the Applicant presented the petition to the Board. The petition had been previously approved in 2018 but due to legal issues with the title of the property taking two and a half years, the Variance expired. Due to Covid-19 meeting regulations the Board was required to table the hearing on the petition to February 18, 2021 to allow for an adequate public comment period. The Board voted to table the hearing to February 18, 2021.

Motion to table to February 18, 2021 was made by Anthony Gallant and seconded by Gary Stamborski. Vote was 5-0 to table to February 18, 2021.

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Anthony Gallant, Chair			X	
Regular	Carissa Lisee, Vice Chair			X	
Regular	Katherine Baldiga, Clerk			X	
Regular	Gary Stamborski			X	
Regular	Christina Loy			X	

**Item 3: VARIANCE** from Chapter 275-40 C (15) driveway setback from building from 5’ to 1.4’ and 0’. Location: 725 Front St. Chicopee, MA 01013 Applicant: Chicopee Electric Light, same address.

Notes: Chris Racine of SMMA presented the proposal to the Board along with representatives of Chicopee Electric Light. Mr. Racine provide the Board with a slide show of the property and the building to be removed. CEL explained the property in this area is not intended for public use and the setback relief would allow for the continued use for shipments and transporting equipment. CEL added it is imperative that CEL maintain the ability to receive the shipments as there is no other access for large trucks or tractor trailers. Staff noted there were no public comments to date.

Due to Covid-19 meeting regulations the Board was required to table the hearing on the petition to February 18, 2021 to allow for an adequate public comment period. The Board voted to table the hearing to February 18, 2021.

Motion to table to February 18, 2021 was made by Anthony Gallant and seconded by Katherine Baldiga. Vote was 5-0 to table to February 18, 2021.

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Anthony Gallant, Chair			X	
Regular	Carissa Lisee, Vice Chair			X	
Regular	Katherine Baldiga, Clerk			X	
Regular	Gary Stamborski			X	
Regular	Christina Loy			X	

**Item 4: Discussion Old/New Business**

Staff reported that no new agenda items had been received to date and the filing deadline was February 17, 2021 for a March 10, 2021 hearing date.

**Item 5: Minutes** from January 13 and 21, 2021

Motion to approve was made by Anthony Gallant and seconded by Christina Loy. Vote was 5-0 to approve the minutes of January 13 and 21, 2021.

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Anthony Gallant, Chair	X			
Regular	Carissa Lisee, Vice Chair	X			
Regular	Katherine Baldiga, Clerk	X			
Regular	Gary Stamborski	X			
Regular	Christina Loy	X			

**Item 6: Adjournment** – Next meeting February 18, 2021

Motion to adjourn was made by Anthony Gallant and seconded by Christina Loy. Vote was 5-0 to adjourn.

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Anthony Gallant, Chair	X			
Regular	Carissa Lisee, Vice Chair	X			
Regular	Katherine Baldiga, Clerk	X			
Regular	Gary Stamborski	X			
Regular	Christina Loy	X			

**Meeting adjourned at 7:11 PM.**