

**Chicopee Planning Board
Voting Record and Minutes**

The Planning Board of the City of Chicopee public hearing for **Thursday, March 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

Member	Present	Absent	Excused
Michael Sarnelli, Chair	X		
Samuel Shumsky, Vice Chair	X		
Cynthia Labrie, Clerk	X		
Tom Reniewicz	X		
Eric Oulette	X		
Jay Paul	X		
Nathan Moreau			X

Planning Department Staff Attendance

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

Note: The Board voted to take Item 3 out of order and place it before Item 1 on the agenda.

Motion to take Item 3 out of order and place it before Item 1(A) on the agenda was made by Samuel Shumsky and seconded by Eric Oulette. Vote was 6-0 to take Item 3 out of order.

Member	Approve	Deny	Table	Abstain
Michael Sarnelli, Chair	X			
Samuel Shumsky, Vice Chair	X			
Cynthia Labrie, Clerk	X			
Tom Reniewicz	X			
Eric Oulette	X			
Jay Paul	X			

ITEM 3: Waiver of Frontage from Chapter 275-53 frontage from 100' to 50' to allow an existing two-family house to remain on a lot with reduced frontage lot. Location: 25-27 State St. Chicopee, MA. Applicant: Miroslav Nesterchuk, 73 Chestnut St., Chicopee, MA 01013

Notes: The Applicant requested the Board table this petition to the April 6, 2023 Planning Board meeting.

Motion to table was made by Samuel Shumsky and seconded by Eric Oulette. Vote was 6-0 to table to the April 6, 2023 meeting.

Member	Approve	Deny	Table	Abstain
Michael Sarnelli, Chair			X	
Samuel Shumsky, Vice Chair			X	
Cynthia Labrie, Clerk			X	
Tom Reniewicz			X	
Eric Oulette			X	
Jay Paul			X	

ITEM 1 (A): (Tabled from January 5 and February 2, 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: Item 1 (A) is the Board's vote on whether to accept the Applicant's request to Waive Site Plan Regulations for the submittal of a Preliminary Site Plan. The Applicant requested a Waiver of Site Plan Regulations to waive the Preliminary Site Plan requirement since the site is pre-developed.

The Board voted to deny the request to waive the Preliminary Site Plan submittal. Therefore, the plans before the Board were accepted and voted upon as Preliminary Site Plans and not Definitive Site Plans. Reasons for denying the waiver include: 1. The lack of a site lighting plan; 2. A zoning violation resulting from up to 40 storage trailers on the property without a Special Permit. If Walmart is to keep storage trailers on the property, the Company must obtain a Special Permit; and 3. The need to incorporate trash receptacles throughout the property to assist in the management of trash on the property. Trash receptacles shall be included on a revised landscaping plan.

Motion to deny the request to waive the Site Plan Regulations for Preliminary Site Plan submittal was made by Samuel Shumsky and seconded by Jay Paul. Vote was 6-0 to deny the Waiver.

Member	Approve	Deny	Table	Abstain
Michael Sarnelli, Chair		X		
Samuel Shumsky, Vice Chair		X		
Cynthia Labrie, Clerk		X		
Tom Reniewicz		X		
Eric Oulette		X		
Jay Paul		X		

ITEM 1 (B): (Tabled from January 5 and February 2, 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: Item 1 (B) is the Board's vote on the Submitted Site plans as Preliminary Site Plans since the waiver was denied. (See above notes.) Greg DiBona of Bohler Engineering presented the plans to the Board on behalf of the Applicant. Mr. DiBona reviewed the SPRAC comments with the Board. The Board discussed the ongoing trash problem on the property as well as the reasons for denying the Preliminary Site Plan waiver. They added several comments to the list of SPRAC comments that will have to be addressed in updated Site Plans when the Applicant submits Definitive Site Plans in the future. The Board voted to approve the Site Plans as Preliminary Site Plans and accept the SPRAC comments and additional Planning Board comments as conditions of approval that will need to be addressed in the future Definitive Site Plan submittal.

Motion to approve the submitted Site Plans as Preliminary Site Plans and accept SPRAC comments and additional Planning Board comments as Conditions of Approval was made by Cynthia Labrie and seconded by Samuel Shumsky. Vote was 6-0 to approve the submitted Site Plans as Preliminary Site Plans and accept SPRAC comments and additional Planning Board comments as Conditions of Approval.

Member	Approve	Deny	Table	Abstain
Michael Sarnelli, Chair	X			
Samuel Shumsky, Vice Chair	X			
Cynthia Labrie, Clerk	X			
Tom Reniewicz	X			
Eric Oulette	X			
Jay Paul	X			

ITEM 2: Definitive Site Plan for the construction of a new self-storage facility with associated office and site improvements. Location: Shawinigan Dr. Assessor Map 187, Parcel 1B Applicant: Patriot Holdings, LLC, 407 Dean Martin Dr., Las Vegas, NV 89103

Notes: Daniel Romero of Sherman and Frydryk presented the Site Plan on behalf of the Applicant. Mr. Romero reviewed the SPRAC comments with the Board and explained the Health Department approved the proposed septic system for the project. He also noted the Special Permit had been extended and the license with Eversource was pending.

The Board voted to approve the Definitive Site Plans and accept the SPRAC comments as Conditions of Approval.

Motion to approve with conditions was made by Cynthia Labrie and seconded by Samuel Shumsky. Vote was 6-0 to approve with conditions.

Member	Approve	Deny	Table	Abstain
Michael Sarnelli, Chair	X			
Samuel Shumsky, Vice Chair	X			
Cynthia Labrie, Clerk	X			
Tom Reniewicz	X			
Eric Oulette	X			
Jay Paul	X			

ITEM 4: Endorsement of As-Built Subdivision Plan – Stockbridge Estates – Developer Wayne Bessette requested an endorsement by the Board of the As-Built Plan for Stockbridge Estates to advance the acceptance process for Stockbridge Street and Lenox Road as public rights-of-way.

Notes: Staff displayed the As-Built Subdivision Plans to the Board. The Plans were reviewed and approved by the City Engineer. The Board voted to approve and endorse the As-Built Plan for the Subdivision.

Motion to approve was made by Samuel Shumsky and seconded by Eric Oulette. Vote was 6-0 to approve and endorse the As-Built plan for the Subdivision.

Member	Approve	Deny	Table	Abstain
Michael Sarnelli, Chair	X			
Samuel Shumsky, Vice Chair	X			
Cynthia Labrie, Clerk	X			
Tom Reniewicz	X			
Eric Oulette	X			
Jay Paul	X			

ITEM 5a: ANR – 5 Ames St. – Carlos Carvalho

Notes: Planning Staff explained the ANR to the Board.

Motion to approve was made by Samuel Shumsky and seconded by Jay Paul. Vote was 6-0 to approve.

Member	Approve	Deny	Table	Abstain
Michael Sarnelli, Chair	X			
Samuel Shumsky, Vice Chair	X			
Cynthia Labrie, Clerk	X			
Tom Reniewicz	X			
Eric Oulette	X			
Jay Paul	X			

ITEM 5b: ANR – 20 Columba St. – Shawn Schmitter

Notes: Planning Staff explained the ANR to the Board.

Motion to approve was made by Samuel Shumsky and seconded by Jay Paul. Vote was 6-0 to approve.

Member	Approve	Deny	Table	Abstain
Michael Sarnelli, Chair	X			
Samuel Shumsky, Vice Chair	X			
Cynthia Labrie, Clerk	X			
Tom Reniewicz	X			
Eric Oulette	X			
Jay Paul	X			

ITEM 6: Minutes from January 26, and February 2, 2023

January 26, 2023 (Special Meeting)

Motion to approve was made by Thomas Reniewicz and seconded by Samuel Shumsky. Vote was 6-0 to approve.

Member	Approve	Deny	Table	Abstain
Michael Sarnelli, Chair	X			
Samuel Shumsky, Vice Chair	X			
Cynthia Labrie, Clerk	X			
Tom Reniewicz	X			
Eric Oulette	X			
Jay Paul	X			

February 2, 2023

Motion to approve was made by Thomas Reniewicz and seconded by Samuel Shumsky. Vote was 6-0 to approve.

Member	Approve	Deny	Table	Abstain
Michael Sarnelli, Chair	X			
Samuel Shumsky, Vice Chair	X			
Cynthia Labrie, Clerk	X			
Tom Reniewicz	X			
Eric Oulette	X			
Jay Paul	X			

ITEM 7: New Business/Discussion

Notes: Staff noted a number of Zoning Ordinance updates will be on the April 6, 2023 agenda.

ITEM 8: Adjournment next meeting is scheduled for April 6, 2023

Motion to adjourn was made by Eric Oulette and seconded by Samuel Shumsky. Vote was 6-0 to adjourn.

Member	Approve	Deny	Table	Abstain
Michael Sarnelli, Chair	X			
Samuel Shumsky, Vice Chair	X			
Cynthia Labrie, Clerk	X			
Tom Reniewicz	X			
Eric Oulette	X			
Jay Paul	X			

Meeting adjourned at 8:35 PM.