

Chicopee Planning Board Voting Record and Minutes

The Planning Board of the City of Chicopee public hearing for **Thursday, March 4, 2021 at 7 PM** via video conference (Zoom)*.

Meeting was brought to order at 7:02 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		
Ray Hoess-Brooks	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, March 4, 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: 413-594-1515 or by emailing Jim Dawson at 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 or <https://vimeo.com/chicopeetv>

Public comment will be received during two timeframes. The first public comment period took place prior to the March 4, 2021 public hearings. The second public comment period occurred following the March 4, 2021 public hearings through March 11, 2021.

Public comments were submitted in writing to the Chicopee Planning Board, 4th 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. All comments received regarding the agenda items were provided to all Board Members and will be discussed at this hearing on March 11, 2021.

ITEM 1: Zone Change from Business A to Residential A for 5,300 SF of property to allow an existing building to be converted to a single-family residence. Location: 3 Hartford St, Chicopee, MA 01020. Applicant: Jose Rosa, 181 Elm St., Holyoke, MA 01040

Notes: The Applicant explained his situation and reason for requesting a Zone Change on the subject property. He explained his Loan Officer and Real Estate Agent noted the property was suitable for residential use. Staff explained that a residential use was only allowed if the building remained as a business use and the City Council grants a Special Permit for a residence in a business building. The previous owner was granted a Special Permit for a single living unit in the building with the stipulation the building had to remain predominantly business (in the case of the previous owner, a salon) That Special Permit was granted to the owner and was not transferrable. Staff explained that if the Planning Board was inclined to recommend approval for the Zone Change it would be allowing the creation of an illegal sized Residential A lot and also create a spot zone, neither of which is allowable. Due to Covid-19 meeting regulations, the Board voted to table this agenda item to March 11, 2021 to allow an adequate public comment period.

Motion to table to March 11, 2021 was made by Melissa St. Germain and seconded by Raymond Hoess-Brooks. Vote was 6-0 to table to March 11, 2021.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair			X	
Tom Reniewicz, Vice Chair			X	
Melissa St. Germain, Clerk			X	
Michael Sarnelli			X	
Saulo DePaula			X	
Ray Hoess-Brooks			X	

ITEM 2a: (Tabled from October 8 and December 3, 2020 and February 4, 2021) Waiver of Site Plan for the redevelopment of property formerly the location of a garage/workshop. Location: 1230 Montgomery St. Applicant: DJR Holdings, LLC c/o Donald J. Ruel, 72 Parenteau Ct., Chicopee, MA 01020.

Notes: This Item was taken out of order as the Applicant and his representative were not present when the Board opened the hearing. After the Board acted on the remainder of the agenda, neither the Applicant nor his representative were present therefore the Board voted to table the hearing on this item to March 11, 2021

Motion to table to March 11, 2021 was made by Melissa St. Germain and seconded by Michael Sarnelli. Vote was 6-0 to table this item to March 11, 2021.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair			X	
Tom Reniewicz, Vice Chair			X	
Melissa St. Germain, Clerk			X	
Michael Sarnelli			X	
Saulo DePaula			X	
Ray Hoess-Brooks			X	

ITEM 2b: (Tabled from October 8 and December 3, 2020 and February 4, 2021) Definitive Site Plan for the redevelopment of property formerly the location of a garage/workshop. Location: 1230 Montgomery St. Applicant: DJR Holdings, LLC c/o Donald J. Ruel, 72 Parenteau Ct., Chicopee, MA 01020.

Notes: This Item was taken out of order as the Applicant and his representative were not present when the Board opened the hearing. After the Board acted on the remainder of the agenda, neither the Applicant nor his representative were present therefore the Board voted to table the hearing on this item to March 11, 2021

Motion to table to March 11, 2021 was made by Melissa St. Germain and seconded by Michael Sarnelli. Vote was 6-0 to table this item to March 11, 2021.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair			X	
Tom Reniewicz, Vice Chair			X	
Melissa St. Germain, Clerk			X	
Ray Hoess-Brooks			X	
Michael Sarnelli			X	
Saulo DePaula			X	

ITEM 3: Lot Releases – Sycamore Lane - Release Lots 5 and 12, leaving only Lot 2 held by the Planning Board until the additional infrastructure work is completed.

Notes: The Applicant Mr. Authier requested to change the lot (Lot 2) he originally wanted the Board to continue holding. He requested the Board hold Lot 4 instead of Lot 2. Staff noted it had already prepared the paperwork to hold Lot 4. Staff suggested tabling the hearing on this item to allow the correct paperwork to be prepared. The Board agreed and voted to table to March 11, 2021.

Motion to table was made by Melissa St. Germain and seconded by Michael Sarnelli. Vote was 6-0 to table to March 11, 2021.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair			X	
Tom Reniewicz, Vice Chair			X	
Melissa St. Germain, Clerk			X	
Ray Hoess-Brooks			X	
Michael Sarnelli			X	
Saulo DePaula			X	

ITEM 4: Minutes from February 4, 2021

Motion to approve was made by Melissa St. Germain and seconded by Saulo Depaula. Vote was 4 in favor, 0 opposed and 2 abstentions.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Tom Reniewicz, Vice Chair				X
Melissa St. Germain, Clerk	X			
Ray Hoess-Brooks				X
Michael Sarnelli	X			
Saulo DePaula	X			

ITEM 5a: ANRs – City of Chicopee – East St. /Cochran St. /Southwick St.

Notes: ANR to establish new lot line to eliminate encroachments.

Motion to approve was made by Cynthia Labrie and seconded by Melissa St. Germain. Vote was 6-0 to approve.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Tom Reniewicz, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Ray Hoess-Brooks	X			
Michael Sarnelli	X			
Saulo DePaula	X			

ITEM 5b: ANRs – Grandview Development Associates – Subdivision Layout Plan – Sycamore Lane

Motion to approve was made by Melissa St. Germain and seconded by Saulo DePaula. Vote was 6-0 to approve.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Tom Reniewicz, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Ray Hoess-Brooks	X			
Michael Sarnelli	X			
Saulo DePaula	X			

ITEM 5c: ANRs – James Sabourin/Beverly Morley/Richard Sabourin – McCarthy Avenue (Formerly Prospect St.)

Motion to approve was made by Cynthia Labrie and seconded by Michael Sarnelli. Vote was 6-0 to approve.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Tom Reniewicz, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Ray Hoess-Brooks	X			
Michael Sarnelli	X			
Saulo DePaula	X			

ITEM 6: New Business/Discussion

Notes: Staff noted there was one Zone Change scheduled to be opened on April 1, 2021.

ITEM 7: Adjournment next meeting to March 11, 2021

Motion to adjourn was made by Cynthia Labrie and seconded by Michael Sarnelli. Vote was 6-0 to adjourn.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Tom Reniewicz, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Ray Hoess-Brooks	X			
Michael Sarnelli	X			
Saulo DePaula	X			

Meeting adjourned at 7:41 PM.