

## Chicopee Planning Board Voting Record and Minutes

The Planning Board of the City of Chicopee public hearing for **Thursday, March 11, 2021 at 7 PM** via video conference (Zoom)\*.

**Meeting was brought to order at 7:04 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		

\*Melissa St. Germain joined the meeting late and was not in attendance for Item 1.

### 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 11, 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](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 March 4, 2021 public hearing. The second public comment period occurred following the March 4, 2021 public hearing through March 11, 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 March 11, 2021.

**ITEM 1: (Tabled from March 4, 2021) 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 briefed the Board on his situation reiterating from the March 4, 2021 hearing that his Loan Officer and Real Estate Agent informed him that the property was suitable for a single family residence. Staff reminded the Board that allowing the requested Zone Change would create an illegal sized Residential A lot and also a spot zone. Staff also noted there were no public comments on the matter. The Board advised the Applicant to speak to his Loan officer and Real Estate Agent and determine how he was misinformed. The Board voted to recommend denial of the Zone Change.

Motion to deny was made by Cynthia Labrie and seconded by Michael Sarnelli. Vote was 5-0\* to recommend denial to the City Council.

\*Melissa St. Germain logged into the meeting late and was not in attendance when this item was heard and voted upon.

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

**ITEM 2a: (Tabled from October 8 and December 3, 2020, February 4, and March 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:** Edward Chapdelaine of Durkee, White, Towne and Chapdelaine presented the revised plans to the Board. Staff noted the Applicant had obtained the necessary Variance from the Zoning Board of Appeals for the site Plans to proceed per the revised plans. Staff noted there were no public comments on the matter. Staff also advised Mr. Chapdelaine to consider a different type of tree so branches would not interfere with vehicular movements on the site. The Board voted to approve the Waiver of Preliminary Plans and the Site Plan with conditions.

Motion to approve the Waiver of Preliminary Plans was made by Melissa St. Germain and seconded by Michael Sarnelli. Vote was 5 in favor, 0 opposed and 1 abstention.

\*Raymond Hoess-Brooks abstained since he is a new Board Member and was not present for the full proceedings on the project.

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	*			

**ITEM 2b: (Tabled from October 8 and December 3, 2020, February 4, and March 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:** Edward Chapdelaine of Durkee, White, Towne and Chapdelaine presented the revised plans to the Board. Staff noted the Applicant had obtained the necessary Variance from the Zoning Board of Appeals for the site Plans to proceed per the revised plans. Staff noted there were no public comments on the matter. Staff also advised Mr. Chapdelaine to consider a different type of tree so branches would not interfere with vehicular movements on the site. The Board voted to approve the Waiver of Preliminary Plans and the Site Plan.

Motion to approve the Site Plans with conditions was made by Melissa St. Germain and seconded by Michael Sarnelli. Vote was 5 in favor, 0 opposed and 1 abstention.

\*Raymond Hoess-Brooks abstained since he is a new Board Member and was not present for the full proceedings on the project.

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	*			

**ITEM 3: (Tabled from March 4, 2021) Lot Releases – Sycamore Lane** - Release Lots 1, 12 and 13 and hold Lot 5 that was originally released on October 3, 2019 leaving Lot 5 as the only remaining lot held by the Planning Board until the remaining infrastructure work is completed.

**Notes:** Mr. Authier explained to the Board that he had a deposit on lot that he was planning on having the Board hold at the meeting on March 4, 2021. He requested the Board hold Lot 5 that was previously released on October 2019. Lot 5 would be the last remaining lot to be released by the Board. The Board was amenable to the request and voted to release all remaining lots in the Sycamore Lane Subdivision with the exception of Lot 5.

Motion to approve was made by Melissa St. Germain and seconded by Cynthia Labrie. Vote was 6-0 to release all remaining lots of Sycamore Lane except Lot 5.

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 4: ANRs** – There were no ANRs to act on.

**ITEM 5 New Business/Discussion**

**Notes:** Staff noted there was one Zone Change and one Ordinance Amendment to open the hearing on on April 1, 2021. Staff also reminded the Board that April was Board Election month and all Members were eligible for the position of Chair except Cynthia Labrie and all Board Members were eligible for Vice Chair and Clerk.

**ITEM 6: Adjournment** next meeting April 1, 2021

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

<b>Member</b>	<b>Approve</b>	<b>Deny</b>	<b>Table</b>	<b>Abstain</b>
Cynthia Labrie, Chair	<b>X</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>			
Ray Hoess-Brooks	<b>X</b>			

**Meeting adjourned at 7:28 PM.**