

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

The Zoning Board of Appeals of the City of Chicopee public hearing for **Wednesday March 17, 2022, 6:30 PM** in City Hall Annex, Fourth Floor, Chambers Conference Room, 274 Front Street, Chicopee, MA 01013.

Meeting was brought to order at 6:30 PM by Anthony Gallant.

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.	Julia Sudol	X		
Assoc.	Carlos Felix	X		
Assoc.	Thomas Tetreault	X		

Planning Department Staff Attendance

Title	Name	Present	Absent	Excused
Director	Lee Pouliot			X
Development Manager	James Dawson	X		
Associate Planner	Nathan Moreau			X

**Item 1: Variance** from Chapter 275-52 Depth from 100' to 80'+/- to create a new reduced depth single-family building lot, fronting Allen St. Location: Corner of Allen and Prospect St. Assessor map 669, Parcel 5. Applicant: DGL Properties, LLC, 70 N. Chicopee St. Chicopee. MA 01020

**Notes:** Applicant/Owner and Board Member Gary Stamborski presented his petition to the Board. Mr. Stamborski explained the lot had been a stand-alone lot up until 2015 when the owners of 589 Prospect Street purchased the lot merging it with their property. Mr. Stamborski purchased the property from the owners of 589 Prospect Street. However, since the lot was merged with 589 Prospect Street after August 1978 it was no longer considered a legally non-conforming building lot and a Variance is required to make the lot a legal building lot. Mr. Stamborski chose to front the lot on Allen Street thus eliminating the need for a Waiver of Frontage. The lot meets minimum frontage and area requirements for a Residential A lot. Board members discussed if the subdivision of the property would create any nonconformity for 589 Prospect Street, Staff noted 589 Prospect would remain a legally sized lot. No abutters were present at the meeting however one abutter residing on Willow Street provided the Board with a letter of support for the petition. \*Mr. Stamborski recused himself and left the room prior to Board's deliberation on the vote. Associate Member Thomas Tetreault voted in place of Gary Stamborski.

Motion to approve was made by Anthony Gallant and seconded by Carissa Lisee. Vote was 5-0 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 ( <i>recused</i> )				
Regular	Christina Loy	X			
Assoc.	Julia Sudol (did not vote)				
Assoc.	Carlos Felix (did not vote)				
Assoc.	Thomas Tetreault	X			

**Item 2: Variance** from Chapter 275-42 corner lot side yard setback from 15’ to 10’ to allow for the construction of a garage. Location: 555 Burnett Rd. Chicopee, MA 01020 Applicant: Christopher Ouimette, same address.

**Notes:** The Applicant/Owner was not in attendance virtually or in-person. The Board voted to table the petition to April 13, 2022 to allow the Applicant to attend to discuss his petition.

Motion to table to April 13, 2022 was made by Anthony Gallant and seconded by Carissa Lisee. Vote was 5-0 to table to April 13, 2022.

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			
Assoc.	Julia Sudol				
Assoc.	Carlos Felix				
Assoc.	Thomas Tetreault				

**Item 3: Minutes** from December 8, 2021

Motion to approve was made by Carissa Lisee and seconded by Gary Stamborski. Vote was 5-0 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			
Regular	Christina Loy	X			
Assoc.	Julia Sudol				
Assoc.	Carlos Felix				
Assoc.	Thomas Tetreault				

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

**Notes:** No new Applications to report therefore April 13, 2022 meeting will act on Tabled Item 2 of this agenda.

Commissioners asked if fees were covering the legal ads. Staff noted without the added Covid language in the ads, the fees were adequate.

**Item 5: Adjournment** – next meeting April 13, 2022

Motion to adjourn was made by Anthony Gallant and seconded by Gary Stamborski. Vote was 5-0 to adjourn.

<b>Member</b>	<b>Voting members</b>	<b>Approve</b>	<b>Deny</b>	<b>Table</b>	<b>Abstain</b>
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.	Julia Sudol				
Assoc.	Carlos Felix				
Assoc.	Thomas Tetreault				

**Meeting adjourned at 6:52 PM.**