

## Chicopee Planning Board Voting Record and Minutes

The Planning Board of the City of Chicopee public hearing for **Thursday, May 6, 2021 at 7:00 PM** in person and via video conference (Zoom)\*.

**Meeting was brought to order at 7:00 PM.**

### Planning Board Attendance

Member	Present	Absent	Excused
Michael Sarnelli, Chair	X		
Saulo DePaula, Vice Chair	X		
Melissa St. Germain, Clerk	X		
Cynthia Labrie	X		
Tom Reniewicz	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 in person and via video conference (Zoom).**

Pursuant to Massachusetts General Laws Chapter 131, Section 40 the Chicopee Planning Board calls to order this public hearing today, May 6, 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 City of Chicopee is providing public notice that it will conduct a public hearing 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. C. 30A, 18.

Copies of application materials may be requested by phone (413-594-1515) or by emailing Jim Dawson at [jdawson@chicopeema.gov](mailto:jdawson@chicopeema.gov).

To view the recorded public hearings please tune to Spectrum Community Access Channel 191 or the ChicopeeTV website at [Facebook.com/ChicopeeTV](https://www.facebook.com/ChicopeeTV) and/or <https://vimeo.com/chicopeetv>

Public comment will be received during two timeframes. The first public comment period will take place prior to the opening of the public hearing on May 6, 2021. The second public comment period will take place following the May 6, 2021 hearing and remain open until May 13, 2021.

To provide public comments in writing please mail to the Chicopee Planning Board, 4<sup>th</sup> Floor, City Hall Annex, 274 Front St., Chicopee, MA 01013. By email to Jim Dawson at [jdawson@chicopeema.gov](mailto:jdawson@chicopeema.gov). or by calling 413-594-1517. All public comments received will be provided to all Board Members and discussed at either of the above listed meeting dates. All commenting individuals shall state their name, address and company/organizational affiliation in addition to the item(s) that the comments pertain. Comments received up to the May 6, 2021 hearing will be put into the record during that public hearing and comments received after the May 6, 2021 hearing will be entered at the continued date for the hearing, May 13, 2021.

**ITEM 1: Preliminary Site Plan** for a proposed 3,780 SF building addition and parking expansion at Metro Chrysler Jeep Ram Dealership. Location: 650 C Memorial Dr. Applicant: 83 WORTHEN STREET INC., P.O. Box 6500, West Springfield, MA 01089

**Notes:** Staff reported that the Board received a request from the Applicant to table the hearing on this agenda item to June 3, 2021.

Motion to accept the request from the Applicant and table the hearing to June 3, 2021 was made by Michael Sarnelli and seconded by Cynthia Labrie. Vote was 6-0 to accept the Applicant’s request and table the hearing to June 3, 2021.

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

**ITEM 2: Preliminary Site Plan** for a proposed 1,920 SF Hot Table Restaurant and associated site improvements. Location: Memorial Dr. Assessor Map 341, Parcel 4B. Applicant: Panini Properties MA, LLC. 1500 Main St., Suite 2312, Springfield, MA 01115

**Notes:** The Applicant and their representative Filipe Cravo from R. Levesque Associates presented the plans to the Board. Staff requested that Mr. Cravo review the SPRAC comments resulting from the April 28, 2021 SPRAC meeting. Mr. Cravo reviewed the SPRAC comments with the Board. Board members asked questions of the Applicant. Due to Covid-19 meeting regulations the Board voted to table the hearing to May 13, 2021 to allow an adequate public comment period.

Motion to table the hearing on this agenda item to May 13, 2021 was made by Michael Sarnelli and seconded by Cynthia Labrie. Vote was 6-0 to table to May 13, 2021.

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

**ITEM 3: Waiver of Frontage** from 100’ to 80.03’ to create a new single-family building lot fronting Old Lyman Rd. from property at 7 Ludlow Rd. Applicant: Harold Cote, 222 Old Lyman Rd., Chicopee, MA 01020

**Notes:** The Applicant briefly described his intentions to subdivide the property. Staff reminded the Board of what it is tasked with when reviewing a Waiver of Frontage. Staff also noted to both the Board and Applicant that Variances would have to be obtained from the Zoning Board of Appeals to subdivide the lots. Due to Covid-19 meeting regulations the Board voted to table the hearing to May 13, 2021 to allow an adequate public comment period.

Motion to table to May 13, 2021 was made by Melissa St. Germain and seconded by Saulo DePaula. Vote was 6-0 to table to May 13, 2021.

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

**ITEM 4: Minutes** from April 1 and April 8, 2021

Motion to approve was made by Thomas Reniewicz and seconded by Michael Sarnelli. Vote was 6-0 to approve the minutes from April 1 and 8, 2021

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

**ITEM 5: ANRS – (None)**

**ITEM 6: New Business/Discussion**

**Notes:** Staff noted there was one new Zone Change on the agenda scheduled for June 3, 2021.

**ITEM 7: Adjournment** next meeting May 13, 2021.

Motion to adjourn was made by Melissa St. Germain 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>
Michael Sarnelli, Chair	X			
Saulo DePaula, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Cynthia Labrie	X			
Tom Reniewicz	X			
Ray Hoess-Brooks	X			

**Meeting adjourned at 7:45 PM.**