

Chicopee Planning Board Voting Record and Minutes

The Planning Board of the City of Chicopee public hearing for **Thursday, May 13, 2021 at 7 PM** in person and via video conference (Zoom)*.

Meeting was brought to order at 7:03 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 13, 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.

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 took place prior to the opening of the public hearing on May 6, 2021. The second public comment period took place following the May 6, 2021 hearing and remained open until May 13, 2021.

To provide public comments in writing please mail to the Chicopee Planning Board, 4th Floor, City Hall Annex, 274 Front St., Chicopee, MA 01013. By email to Jim Dawson at 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 were put into the record during that public hearing and comments received after the May 6, 2021 hearing were entered at the continued date for the hearing, May 13, 2021.

ITEM 1: (Cont. from May 6, 2021) 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 Sophia Bitzas from R. Levesque Associates presented an overview of their presentation form May 6, 2021. Ms. Bitzas noted that the SPRAC comments reviewed at the last meeting on May 6, 2021 would be addressed in the Definitive Plan submission. The Board voted to approve the Preliminary Plans with the condition that the SPRAC comments be addressed in the Definitive Plan submission.

Motion to approve the Preliminary Plans with Conditions was made by Michael Sarnelli and seconded by Cynthia Labrie. Vote was 6-0 to approve the Preliminary Plans with Conditions.

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: (Cont. from May 6, 2021) 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 provided the Board with a brief review of his petition. Staff reminded the Board what they were tasked with reviewing for a Waiver of Frontage and also reminded the Applicant that Variances were also required from the Zoning Board of Appeals. The Board's opinion was that safe and adequate access could be provided on a lot with the frontage proposed by the Applicant and therefore approved the Waiver.

Motion to approve was made by Raymond Hoess-Brooks and seconded by Saulo DePaula. Vote was 6-0 to approve.

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: ANRS – 1023 Montgomery St.

Notes: Staff explained the purpose of the ANR to the Board – a transfer of a portion of one property to a neighbor. Both lots conforming in size to zoning regulations.

Motion to approve was made by Cynthia Labrie and seconded by Raymond Hoess-Brooks. Vote was 6-0 to approve.

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: New Business/Discussion

Notes: Staff reminded the Board that a new Zone Change for 287 Chicopee Street would be on the agenda for June 3, 2021.

ITEM 5: Adjournment next meeting June 3, 2021.

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

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			

Meeting adjourned at 7:19 PM.