

**Chicopee Planning Board
Voting Record and Minutes**

The Planning Board of the City of Chicopee public hearing for **Thursday, June 1, 2023 at 7 PM** Chambers Conference Room, 4th Floor, City Hall Annex, 274 Front Street, Chicopee, MA 01013

Meeting was brought to order at 7:03 PM.

Planning Board Attendance

Member	Present	Absent	Excused
Cynthia Labrie, Chair	X		
Nathan Moreau, Vice Chair	X		
Eric Oulette, Clerk	X		
Tom Reniewicz	X		
Michael Sarnelli	X		
Jay Paul	X		
Samuel Shumsky			X

Planning Department Staff Attendance

Title	Name	Present	Absent	Excused
Director	Lee Pouliot			X
Development Manager	James Dawson	X		
Assistant Planner	Patrick Collins			X
Senior Clerk	Kristen Pope	X		

ITEM 1: (Tabled from May 4, 2023) Definitive Site Plan for Walmart Expansion Project to construct a 6,315 SF addition associated with online grocery pick-up service and associated parking area. Location: 591 Memorial Dr. Chicopee, MA. Applicant: Amy Miles – PB2 Architecture and Engineering, 2809 Ajax Ave. Suite 100, Rodgers, AR 72758.

Notes: Walmart’s representative reviewed and acknowledged the SPRAC comments with the Board. The Board focused on the property maintenance/trash management plan that was requested at the previous meeting. Staff presented the Board with an email of a draft trash management plan that was being worked on with the Health Department. Chairperson Cynthia Labrie read the draft maintenance plan into the record of the meeting. The trash management plan is to be approved by the Health Department and Building Department. Abutters expressed concerns about the trash issue on the property. The Board voted to approve the Definitive Site Plan with the condition that all SPRAC comments be addressed on a revised site plan to be submitted to the Planning Department. The Board also conditioned that the Applicant must have the property maintenance and trash plan approved by the Health Director and Building Commissioner prior to the issuance of Building Permits.

Motion to approve the Definitive Site Plan with Conditions (above) was made by Nathan Moreau and seconded by Michael Sarnelli. Vote was 6-0 to approve with conditions.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Nathan Moreau, Vice Chair	X			
Eric Oulette, Clerk	X			
Tom Reniewicz	X			
Michael Sarnelli	X			
Jay Paul	X			

ITEM 2: Preliminary Site Plan for the construction of a new 1,690 SF Dunkin Donuts building with drive-thru and associated parking and site improvements. Location: 1599 Memorial Dr. (K of C plaza parking lot) Chicopee, MA. Applicant: JFJ Holdings, LLC, 897 Main St. P.O. Box N, Sanford, ME 04073

Notes: Representatives for the Applicant presented the site plans to the Board and reviewed the SPRAC comments. Staff reminded the Board and the public that the plans were Preliminary Plans. Several residents were in attendance to express their concerns about the proposal. Most of the concerns were regarding traffic and parking along side street in the neighborhood. Other concerns included speeding on Memorial Drive, maintenance issues regarding a wall behind the K of C, trash originating from other businesses in the area, and stormwater runoff. The Board considered the concerns of the residents and concluded that current traffic issues and speeding are not the fault of the Applicant and traffic and parking violations should be reported to the Police Department. The Board voted to approve the Preliminary Site Plans with the conditions that all SPRAC comments be addressed on the Definitive Plans, the reworking the drive thru queue, properly marked delivery areas, and directing traffic to exit only onto Memorial Drive using a directional exit.

Motion to approve the conditions noted above was made by Nathan Moreau and seconded by Michael Sarnelli. Vote was 6-0 to approve the Preliminary Site Plans with the noted conditions.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Nathan Moreau, Vice Chair	X			
Eric Oulette, Clerk	X			
Tom Reniewicz	X			
Michael Sarnelli	X			
Jay Paul	X			

ITEM 3: Waiver of Frontage from Chapter 275-52 Frontage from 100’ to 60’ to allow for the construction of a single-family house. Location: Hamel St. Assessor Map 448, Parcel 33A. Applicant: Student Builders, Inc. 621 Grattan St. Chicopee, MA 01020

Notes: The Applicant presented a brief overview of what Student Builder’s is and what they were proposing for the Hamel Street property. Several Abutters were present who spoke in opposition to the petition. Main concerns of the neighborhood residents were the narrowness of Hamel Street and adding more density and traffic in the area especially if vehicles park along the side of the street. The direct Abutter at #28 Hamel Street was concerned about ground disturbance and vibrations resulting from construction since their house and foundation are very old and sits closer to the property line than the current minimum setback (legally non-conforming). The Board considered the concerns of the neighborhood and since the petition was not in the interest of the residents the Board voted to deny the requested Waiver by a vote of 3 opposed to 3 in favor. A majority of votes in favor are required for approval.

Motion to approve was made by Michael Sarnelli and seconded by Eric Oulette. Vote was 3 opposed to 3 in favor.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Nathan Moreau, Vice Chair		X		
Eric Oulette, Clerk	X			
Tom Reniewicz		X		
Michael Sarnelli	X			
Jay Paul		X		

ITEM 4a: ANR – 44 New Lombard Rd – Mark Fuller c/o American Surveying & Mapping Inc.

Notes: Staff explained the ANR to the Board.

Motion to approve was made by Jay Paul and seconded by Nathan Moreau. Vote was 6-0 to approve.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Nathan Moreau, Vice Chair	X			
Eric Oulette, Clerk	X			
Tom Reniewicz	X			
Michael Sarnelli	X			
Jay Paul	X			

ITEM 4b: ANR – Marion St – Partyka Partners

Notes: Staff explained the ANR to the Board noting the lots being created were legal sized lots per the zoning district.

Motion to approve was made by Nathan Moreau and seconded by Eric Oulette. Vote was 6-0 to approve.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Nathan Moreau, Vice Chair	X			
Eric Oulette, Clerk	X			
Tom Reniewicz	X			
Michael Sarnelli	X			
Jay Paul	X			

ITEM 4c: ANR – Homer Ave – Parkinson Family Realty

Notes: Staff explained the ANR to the Board.

Motion to approve was made by Nathan Moreau and seconded by Jay Paul. Vote was 6-0 to approve.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Nathan Moreau, Vice Chair	X			
Eric Oulette, Clerk	X			
Tom Reniewicz	X			
Michael Sarnelli	X			
Jay Paul	X			

ITEM 4d: ANR – Columba/Grattan St. – CEL (Takings from 2001)

Notes: Staff explained the ANR noting this ANR should have been submitted several years ago and was overlooked.

Motion to approve was made by Eric Oulette and seconded by Jay Paul. Vote was 6-0 to approve.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Nathan Moreau, Vice Chair	X			
Eric Oulette, Clerk	X			
Tom Reniewicz	X			
Michael Sarnelli	X			
Jay Paul	X			

ITEM 5: Minutes from May 4, 2023

Motion to approve was made by Thomas Reniewicz and seconded by Jay Paul. Vote was 6-0 to approve.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Nathan Moreau, Vice Chair	X			
Eric Oulette, Clerk	X			
Tom Reniewicz	X			
Michael Sarnelli	X			
Jay Paul	X			

ITEM 6: New Business/Discussion

Notes: No discussion.

ITEM 7: Adjournment next meeting is scheduled for July 13, 2023

Motion to adjourn was made by Michael Sarnelli and seconded by Jay Paul. Vote was 6-0 to adjourn.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Nathan Moreau, Vice Chair	X			
Eric Oulette, Clerk	X			
Tom Reniewicz	X			
Michael Sarnelli	X			
Jay Paul	X			

Meeting adjourned at 9:25 PM.