

## Chicopee Planning Board Voting Record and Minutes

The Planning Board of the City of Chicopee public hearing for **Thursday, June 3, 2021 at 7 PM** 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 via video conference (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 June 3, 2021. The second public comment period will take place following the June 3, 2021 hearing and remain open until June 10, 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 June 3, 2021 hearing will be put into the record during that public hearing and comments received after the June 3, 2021 hearing will be entered at the continued date for the hearing, June 10, 2021.

**ITEM 1: (New) Zone Change** from Business A to Residential B for 6,869 SF of property at 287 Chicopee St., Chicopee, MA for the purpose of eliminating a spot-zone and a split-zoned property and to bring zoning into conformity with surrounding neighborhood. Applicant: John L. Vieau and Sherry Manyak, same address.

**Notes:** The Applicant presented the petition to the Board. The property is located at the corner of Chicopee and Harding Streets. The Applicant was granted a waiver of Frontage and Variance in 2008. The Variance expired after one year but the Applicant has since re-applied and was granted the Variance once again in January 2021. The Applicant is requesting the zone change to bring his entire property into conformity with surrounding neighborhood and eliminate a spot zone and split zoned property. Due to Covid-19 meeting regulations the Board voted to table this item to the June 10, 2021 meeting to allow for an adequate public comment period.

Motion to table to June 10, 2021 was made by Michael Sarnelli and seconded by Melissa St. Germain. Vote was 4 votes in favor, 0 opposed and 1 abstention.

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	

**ITEM 2: (Cont. from May 6, 2021) 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:** The Applicant submitted a letter to the Board requesting this item be tabled to the July 1, 2021 meeting to allow the Conservation Commission time to review the required Notice of Intent (NOI) submission. Staff noted the Conservation Commission would not be hearing the NOI until their July 7, 2021 hearing and the Applicant would have to request another tabling to a later Planning Board meeting date. At the request of the Applicant the Board voted to table the hearing to July 1, 2021.

Motion to table to July 1, 2021 was made by Cynthia Labrie and seconded by Saulo DePaula. Vote was 5-0 to table to July 1, 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	

**ITEM 3a: ANR – Pendleton Ave. – Michael Williams & Katelyn Lebeau**

**Notes:** Staff explained the ARN which involved straightening a lot line to add property to 87 Pendleton Ave. No lots would become non-conforming lots.

Motion to approve was made by Michael Sarnelli and seconded by Cynthia Labrie. Vote was 5-0 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			

**ITEM 3b: ANR** – Britton St. – Barbara Ann Hebert – Pranes / Marck & Jolanta Abramaczyk

**Notes:** Staff explained this was mainly a “housekeeping” ANR to “clean-up” lot lines.

Motion to approve was made by Cynthia Labrie and seconded by Saulo DePaula. Vote was 5-0 to approve.

<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			

**ITEM 4: Minutes** from May 6 and 13, 2021

Motion to approve was made by Thomas Reniewicz and seconded by Melissa St. Germain. Vote was 5-0 to approve.

<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			

**ITEM 5: New Business/Discussion**

**Notes:** No New Business or Discussion.

**ITEM 6: Adjournment** next meeting June 10, 2021

Motion to adjourn was made by Michael Sarnelli and seconded by Melissa St. Germain. Vote was 5-0 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			

**Meeting adjourned at 7:18 PM.**