

Zoning Board of Appeals
Voting Record and Minutes

The Zoning Board of Appeals of the City of Chicopee public hearing for **Wednesday, June 14, 2023, 6:30 PM** in City Hall Annex, Fourth Floor, Chambers Conference Room, 274 Front Street, Chicopee, MA 01013.

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

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

Planning Department Staff Attendance

Title	Name	Present	Absent	Excused
Director	Lee Pouliot			X
Development Manager	James Dawson	X		
Assistant Planner	Patrick Collins	X		
Associate Planner	Nick Kiser			X

***NOTE Thomas Tetreault did not vote since all 5 regular Members were present.**

Item 1: Variance from Chapter 275-52 Frontage from 100’ to 60’, area from 10,000 SF to 5,400 SF, and depth from 100’ to 90’ for the purpose of creating a single-family building lot. Location: Hamel St. Assessor Map 448, Parcel 33A, Chicopee, MA. Applicant: Student Builders, Inc. 621 Grattan St. Chicopee, MA 01020.

Notes: Staff presented the Board with an email that it received from the Applicant in which the Applicant requested withdrawal of the petition. The request to withdraw was read into the record of the meeting by Anthony Gallant.

Item 2: Variance from Chapter 275-52 Frontage from 100’ to 60.5 (new lot 1), and 100’ to 77.5’ (existing house lot 2) to create a new single-family building lot from 35 Whitin Ave. and leave existing house on a reduced sized lot. Location: 35 Whitin Ave. Chicopee, MA 01013 Applicant: Andrew Wesolowski, same address.

Notes: The Applicant was not in attendance when the Board was ready to hear the petition. The Board voted to take the petition out of order and place it after Item 3 on the agenda to give the Applicant an opportunity to attend the meeting. After Item 3 was heard the Applicant was still not in attendance. The Board voted to table the hearing on Item 2 to the July 12, 2023 hearing.

Motion to take Item 2 out of order and place it after Item 3 was made by Anthony Gallant and seconded by Gary Stamborski. Vote was 5-0 to hear Item 2 after Item 3 on the agenda.

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	Julia Sudol	X			
Assoc.	Thomas Tetreault	*			

Motion to table Item 2 to July 12, 2023 was made by Carissa Lisee and seconded by Katherine Baldiga. Vote was 5-0 to table Item 2 to July 12, 2023.

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	Julia Sudol			X	
Assoc.	Thomas Tetreault			*	

Item 3: Variance from Chapter 275-52 depth from 100' to 85'+/- to create a new single-family building lot from property at 363 Montcalm St. and leave existing legally non-conforming two-family house on a lot with reduced depth. Location: 363 Montcalm St. Chicopee, MA 01020. Applicant: Christopher Fedora, 24 Arnold Ave. Chicopee, MA 01013

Notes: The Applicant presented his petition to the Board. The Board discussed the petition at length trying to determine if there was any other resolution that would better accommodate the Applicant's request. Ultimately it was determined that there was no way a new lot could be created without Variances and possibly Waivers from the Planning Board. Several Abutters spoke in opposition to the petition citing a new house in the location proposed would appear "crowded". The Board voted to deny the Variance citing no hardship.

Motion to approve was made by Anthony Gallant and seconded by Carissa Lisee. Vote was 5-0 to deny.

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	Julia Sudol		X		
Assoc.	Thomas Tetreault		*		

Item 4: Minutes from May 10, 2023

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	X			
Regular	Julia Sudol	X			
Assoc.	Thomas Tetreault	*			

Item 5: Discussion - Old/New Business

Notes: No discussion

Item 6: Adjournment - next scheduled meeting is July 12, 2023

Motion to adjourn was made by Anthony Gallant and seconded by Carissa Lisee. Vote was 5-0 to adjourn.

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	Julia Sudol	X			
Assoc.	Thomas Tetreault	*			

Meeting adjourned at 7:19 PM