



Approved 7-28-2021

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**Members**

George Balakier, Chair  
James Tillotson, Vice Chair  
Fred Krampits  
Frank Laflamme  
Jerry Roy  
Stan Walczak  
Gary Labrie

**MINUTES**  
**June 30, 2021**

The following are the minutes of a public hearing held Wednesday, June 30, 2021 at 6:30 PM in the Auditorium, City Hall, 17 Springfield Street, Chicopee, MA 01013 and via Zoom.

**Members Present:** Balakier, Tillotson, Krampits (arrived 6:31), Walczak, Laflamme, Labrie

**Members Absent:** Roy

**Also Present:** Daniel Garvey (Associate City Solicitor), Chris Casali (IT), Lee Pouliot (Planning Director), Councilor Dobosz (Ward 6), Councilor Zygarowski (At-Large), Councilor Galecki (Ward 3)

The meeting was called to order at 6:30 PM

In compliance with the Open Meeting Law the Chairman asked if anyone in the audience was recording the meeting. Hearing none the meeting continued.

**ITEM #1**

Special Permit application under 275-50 (C) (1) and 50 (C) (2) (a) for the purpose of relief of setback requirements for new sign placement from 25' to +/- 0' from the property line and erecting a digital sign located at 675 Fuller Road. Applicant – Chuck Martins, 658 Fuller Road, Chicopee, MA 01020.

Eric Martins was present via zoom. Applying for setback relief for a sign and a permit for a digital sign.

Reports read from the following departments:

Planning Department – Property is zoned Industrial; relief of setback requirements for new sign placement from 25 feet to +/- 0 feet from the property line requires a Special Permit under 275-50 C 1; Digital accessory signs in Industrial Districts require a Special Permit. Applicant is looking to obtain a Special Permit for the addition of a digital sign; sign with visible moving, revolving or rotating parts or visible mechanical movement or any description or other apparent visible movement achieved by electrical, electronic or mechanical means, and all animated and electronically activated changeable signs except for time, temperature and date signs require a Special Permit. Planning sees no issue with the proposed digital sign as well as the relief of setback requirements – Council should consider limitations on how often (timing) screens are allowed to change; and Planning recommends approval of the Special Permit.

Fire Department – The proposed sign location is within the temporary construction easement for the Fuller Road Reconstruction Project. The easement is listed at 7' +/- offset from the newly defined property line.

Engineering Department – The proposed sign location is within the temporary construction easement for the Fuller Road Reconstruction Project. The easement is listed at 7' +/- offset from the newly defined property line.

The committee raised concerns about the current reconstruction of Fuller Road and this proposed sign. Mr. Martins is not certain if the property line will be in conflict with the easement. The committee recommends that the applicant work with Engineering to determine the sign location.

Lee Pouliot recommended that the committee place a condition on the Special Permit for the applicant to work with Engineering.

Councilor Tillotson stated that the other issue that needs to be addressed is the timing of the screens.

**CONDITIONS**

1. Permit to run with the applicant
2. Applicant to work with Engineering regarding timing and placement of sign and sign limitation on how often timing screens are allowed in compliance with City ordinance regarding this regulation

Motion made by Councilor Tillotson and second by Councilor Balakier to approve with conditions.

**Committee vote            6 – 0 favorable.**

**ITEM #2**

Special Permit application under 275-58 (C) (4) for the purpose of serving liquor in a restaurant located at 185 Grove Street. Applicant – Falls Pizza, Inc., 185 Grove Street, Chicopee, MA 01013.

Ridvan Turan was present at the meeting. His attorney, Cornelius Philips, was present via zoom.

Mr. Turan stated that his proposal is to move the current location of Falls Pizza to this location and to serve alcohol in the restaurant.

Reports read from the following departments:

Fire Department – no issues

Engineering Department – The Engineering Department has no comments for the subject liquor license application.

Planning Department – Property is zoned Business A; eating and drinking places with the consumption of alcohol in Business A Districts require a Special Permit. Applicant is looking to obtain a Liquor (all alcohol) license for the consumption of alcohol as new owners of the current establishment, this requires a new Special Permit. Planning sees no issue with the proposed Special Permit – this site has had a Special Permit for alcohol consumption in the past; and Planning recommends approval of the Special Permit.

**CONDITIONS**

Inspection/approval of the Building Inspector and issuance of a Certificate of Occupancy  
Permit to run with the applicant

Motion made by Councilor Tillotson and second by Councilor Balakier to approve with conditions.

**Committee vote            6 – 0 favorable.**

**ITEM #3**

Special Permit application under 275-58 (C) (5) for the purpose of four residential units and a real estate office which requires a special permit located at 1692 Memorial Drive. Applicant – 896-900 Prospect Street, Inc., David B. Williams, 32 Haig Avenue, South Hadley, MA 01075.

David Williams and his attorney, James Baker, were present via zoom.

Mr. Williams stated that he is looking to keep the 4 apartments that are currently in this building and add a real estate office.

Reports read from the following departments:

Engineering Department – If no site work is proposed, the Engineering Department has no comments.

Fire Department – If the real estate office is going to be above the detached garage, we will need to do an inspection to ensure fire safety, smoke and carbon monoxide detectors are in place and proper means of egress.

Planning Department – Property is zoned Business A; four residential units in a Business building within a Business A District require a Special Permit. Applicant is looking to obtain a Special Permit for four residential units and a real estate office. Planning sees no issue with the proposed Special Permit outside of confirming with Building and Fire that all Building Codes and Life Safety requirements are met with the property's current layout and unit count; and Planning recommends approval of the Special Permit.

Attorney Baker stated that this will not be a brokerage office. It will be a real estate management office.

Councilor Walczak asked if the apartments are occupied now. He continued if there is adequate parking. He also questioned if a handicap parking is available. Also, there are no painted lines in the parking lot.

Mr. Williams stated that he can add a handicap parking space and paint parking lines.

**CONDITIONS**

- Approval from the Fire Department, Building Department regarding Code regulations
- Handicap Parking space
- Lined parking spaces for facility
- Permit to run with the applicant

Motion made by Councilor Laflamme and second by Councilor Balakier to approve.

**Committee vote            6 – 0 favorable.**

**ITEM #4**

Minutes – May 27, 2021 Motion made by Councilor Laflamme and second by Councilor Balakier to approve. Motion passed.

Meeting adjourned at 7:08 PM.