

Zoning Board of Appeals
Voting Record and Minutes

The Zoning Board of Appeals of the City of Chicopee public hearing for **Wednesday, July 12, 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		

*Associate Members Carlos Felix and Thomas Tetreault voted in place of Regular Members Gary Stamborski and Katherine Baldiga in their absence. Theresa Devlin was not required to vote.

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

Item 1: 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 and his representative Edward Chapdelaine of Durkee, White, Towne, and Chapdelaine presented the petition to the Board. The proposal is to subdivide the property at 35 Whitin Avenue and create a new single-family building lot with reduced frontage and leave the existing house on a reduced frontage lot. Staff noted the lots are very deep, but the granting of a Variance would set a precedent for reduced frontage lots which is of concern. The Board discussed the petition, and it was their concern that the granting of the Variance could set a dangerous precedent and create congestion in the neighborhood by allowing more lots than is allowed by the Zoning Regulations. No Abutters were in attendance and Staff noted there were no inquiries on the petition.

Motion to approve was made by Anthony Gallant and seconded by Carissa Lisee. Vote was 4 opposed to 1 in favor.

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Anthony Gallant, Chair		X		
Regular	Carissa Lisee, Vice Chair		X		
Regular	Julia Sudol		X		
Assoc.	Carlos Felix	X			
Assoc.	Thomas Tetreault		X		
Assoc.	Theresa Devlin				

Item 2: Minutes from June 14, 2023

Motion to approve was made by Carissa Lisee and seconded by Carlos Felix. 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	Julia Sudol	X			
Assoc.	Carlos Felix	X			
Assoc.	Thomas Tetreault	X			
Assoc.	Theresa Devlin				

Item 3: Discussion - Old/New Business

Notes: There was no New Business or Discussion.

Item 4: Adjournment - next scheduled meeting is August 9, 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	Julia Sudol	X			
Assoc.	Carlos Felix	X			
Assoc.	Thomas Tetreault	X			
Assoc.	Theresa Devlin				

Meeting adjourned at 6:48 PM.