

Chicopee Planning Board Voting Record and Minutes

The Planning Board of the City of Chicopee public hearing for **Thursday, August 5, 2021 at 7 PM** City Council Chambers, 4th Floor, City Hall Annex, 274 Front Street, Chicopee, MA 01013

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		
Samuel Shumsky	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

ITEM 1: (Cont. from May 6, June 3 and July 1, 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: Staff reminded the Board that the proposed Preliminary Site Plan was previously continued to allow the Applicant to complete the required NOI review by the Conservation Commission; the review was completed and the Applicant granted an Order of Conditions. The Applicant noted the building size was reduced to meet the Conservation Commission setback requirements. SPRAC comments are to be addressed in the Definitive Plan filing.

Motion to approve with conditions was made by Cynthia Labrie and seconded by Raymond Hoess-Brooks. Vote was 6-0 to approve the Preliminary Site Plans with conditions.

Member	Approve	Deny	Table	Abstain
Saulo DePaula, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Cynthia Labrie	X			
Tom Reniewicz	X			
Ray Hoess-Brooks	X			
Samuel Shumsky	X			

ITEM 2: Definitive Site Plan for a proposed 2,070 SF Hot Table Restaurant and associated site improvements. Location: Memorial Dr. Assessor Map 341, Parcel 4B. Applicant: Panini Properties MA, LLC. 1500 Main St., Suite 2312, Springfield, MA 01115

Notes: The Project Engineer reviewed the SPRAC Comments with the Board noting Preliminary Plan comments had been addressed in the Definitive Plans.

Staff noted there was a discrepancy between the Fire and water Departments with regard to the fire hydrant adjacent to the site. The Board approved the Definitive Plans with Conditions.

Motion to approve the Definitive Plans with conditions was made by Melissa St. Germain and seconded by Cynthia Labrie. Vote was 6-0 to approve with conditions

Member	Approve	Deny	Table	Abstain
Saulo DePaula, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Cynthia Labrie	X			
Tom Reniewicz	X			
Ray Hoess-Brooks	X			
Samuel Shumsky	X			

ITEM 3a: Waiver Request (A) for FedEx Ground to bypass the Preliminary Plan review and proceed to the Definitive Plan Review for additional parking and loading areas, stormwater management and building canopy. Location: 140 Lonczak Dr., Chicopee, MA 01022 Applicant: FedEx Ground Package System, Inc. c/o Andres Binotto, 1000 FedEx Drive, Moon Township, PA 15108

Notes: Per the recommendation from the Planning Department Staff the Applicant requested a waiver of the Preliminary Plan submittal as the site is predeveloped.

Motion to approve was made by Cynthia Labrie and seconded by Samuel Shumsky. Vote was 6-0 to approve the Waiver thus the site plans will be voted upon as Definitive Site Plans.

Member	Approve	Deny	Table	Abstain
Saulo DePaula, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Cynthia Labrie	X			
Tom Reniewicz	X			
Ray Hoess-Brooks	X			
Samuel Shumsky	X			

ITEM 3b Site Plan (A) for FedEx Ground additional parking and loading areas, stormwater management and building canopy. Location: 140 Lonczak Dr., Chicopee, MA 01022 Applicant: FedEx Ground Package System, Inc. c/o Andres Binotto, 1000 FedEx Drive, Moon Township, PA 15108

Notes: The representative for the Applicant Kimberly Masiuk presented the plans to the Board. Ms. Masiuk noted the plan called for additional parking and loading areas including the addition of 46 van parking spaces and a canopy over the loading dock areas along with stormwater management. Staff distributed SPRAC comments for review. Ms. Masiuk noted the comments would be addressed on revised plans to be submitted to the Planning Department. The Ward Councilor and one (non-abutter) resident commented on the project.

Motion to approve with conditions was made by Cynthia Labrie and seconded by Samuel Shumsky. Vote was 6-0 to approve with conditions.

Member	Approve	Deny	Table	Abstain
Saulo DePaula, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Cynthia Labrie	X			
Tom Reniewicz	X			
Ray Hoess-Brooks	X			
Samuel Shumsky	X			

ITEM 4a: Waiver Request (B) for FedEx Ground to bypass the Preliminary Plan review and proceed to the Definitive Plan Review for off-site trailer parking lot, additional parking, stormwater management and fencing. Location: Lonczak Dr. (Assessor Map W-1, Parcel 11) Chicopee, MA 01022 Applicant: FedEx Ground Package System, Inc. c/o Andres Binotto, 1000 FedEx Drive, Moon Township, PA 15108

Notes: Per the recommendation from the Planning Department Staff the Applicant requested a waiver of the Preliminary Plan submittal as the site is predeveloped.

Motion to approve was made by Melissa St. Germain and seconded by Samuel Shumsky. Vote was 6-0 to approve the Waiver thus the site plans will be voted upon as Definitive Site Plans.

Member	Approve	Deny	Table	Abstain
Saulo DePaula, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Cynthia Labrie	X			
Tom Reniewicz	X			
Ray Hoess-Brooks	X			
Samuel Shumsky	X			

ITEM 4b: Site Plan (B) for FedEx Ground Off-site trailer parking lot, additional parking, stormwater management and fencing. Location: Lonczak Dr. (Assessor Map W-1, Parcel 11) Chicopee, MA 01022 Applicant: FedEx Ground Package System, Inc. c/o Andres Binotto, 1000 FedEx Drive, Moon Township, PA 15108

Notes: The representative for the Applicant Kimberly Masiuk presented the plans to the Board. Ms. Masiuk noted the plan called for additional 47 parking spaces for Tractor Trailers along with stormwater management, landscaping and site lighting. Staff distributed SPRAC comments for review. Ms. Masiuk noted the comments would be addressed on revised plans to be submitted to the Planning Department. The Ward Councilor and one (non-abutter) resident commented on the project.

Motion to approve with conditions was made by Cynthia Labrie and seconded by Raymond Hoess-Brooks. Vote was 6-0 to approve with conditions.

Member	Approve	Deny	Table	Abstain
Saulo DePaula, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Cynthia Labrie	X			
Tom Reniewicz	X			
Ray Hoess-Brooks	X			
Samuel Shumsky	X			

ITEM 5: Waiver of Frontage - Frontage from 100' to 64.59' to create a single-family building lot. Location: Munger Rd. (Assessor Map 110, Parcel 13) Applicant: Hector Quiles, 14 Fuller St. Palmer, MA

Notes: The Applicant, Hector Quiles was not in attendance at the meeting. Staff briefed the Board on the Waiver request stating the Applicant purchased the property at a City auction and understood it was not a building lot unless Waivers and Variances could be obtained. Staff also noted the Applicant had requested a Variance from the Zoning Board of Appeals for the property and was denied. Munger Road is very narrow and several Abutters in attendance were opposed to an additional house at this location due to the fact it was a corner lot on a very narrow road and the lot was too small. Staff reminded the Board that they were tasked with determining if safe and adequate access could be provided to the lot and if the Waiver was in the interest of the neighborhood.

Motion to deny was made by Raymond Hoess-Brooks and seconded by Samuel Shumsky. Vote was 6-0 to deny.

Member	Approve	Deny	Table	Abstain
Saulo DePaula, Vice Chair		X		
Melissa St. Germain, Clerk		X		
Cynthia Labrie		X		
Tom Reniewicz		X		
Ray Hoess-Brooks		X		
Samuel Shumsky		X		

ITEM 6: Liquor License – New Annual All Alcohol Restaurant License. Location: Falls Pizza, 185 Grove St. Chicopee, MA. Applicant: Falls Pizza, Inc. Contact: Pinar Karaaslan, 185 Belmont St. Springfield, MA 01108

Notes: Fall Pizza is relocating to 185 Grove Street. They are in the process of remodeling the building and are requesting a New Annual All Alcohol Restaurant Liquor License. The site formerly housed the bar “My Brothers Place” therefore there was a liquor license at this location in the past. The Board was happy the Applicant was able to relocate in the vicinity of his current location. The Grove Street location will be able to provide more ability for sit down restaurant customers and will have adequate on-site parking.

Motion to recommend approval to the License Commission was made by Cynthia Labrie and seconded by Samuel Shumsky. Vote was 6-0 to recommend approval to the License Commission.

Member	Approve	Deny	Table	Abstain
Saulo DePaula, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Cynthia Labrie	X			
Tom Reniewicz	X			
Ray Hoess-Brooks	X			
Samuel Shumsky	X			

ITEM 7a: ANR - Schoolhouse Rd

Notes: Staff explained the taking was to make improvements to the street corner.

Motion to approve was made by Melissa St. Germain and seconded by Raymond Hoess-Brooks. Vote was 6-0 to approve.

Member	Approve	Deny	Table	Abstain
Saulo DePaula, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Cynthia Labrie	X			
Tom Reniewicz	X			
Ray Hoess-Brooks	X			
Samuel Shumsky	X			

ITEM 7b: ANR – East St. / Beauchamp Ter.

Notes: Staff explained the taking is to make improvements to the corner of East Street and Beauchamp Terrace.

Motion to approve was made by Melissa St. Germain and seconded by Raymond Hoess Brooks. Vote was 6-0 to approve.

Member	Approve	Deny	Table	Abstain
Saulo DePaula, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Cynthia Labrie	X			
Tom Reniewicz	X			
Ray Hoess-Brooks	X			
Samuel Shumsky	X			

ITEM 7c: ANR – Freedom St.

Notes: Staff explained the purpose of the ANR was to transfer a portion of land from one property to another.

Motion to approve was made by Raymond Hoess-Brooks and seconded by Cynthia Labrie. Vote was 6-0 to approve.

Member	Approve	Deny	Table	Abstain
Saulo DePaula, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Cynthia Labrie	X			
Tom Reniewicz	X			
Ray Hoess-Brooks	X			
Samuel Shumsky	X			

ITEM 7d: ANR – Van Horn / Moore St.

Notes: Staff explained the purpose of the ANR was to subdivide a property that fronts on two streets, into two single-family building lots, one of which contains a single-family house the other an accessory garage. The Applicant had to obtain a Special Permit from the City Council to allow this to occur as an accessory structure is not allowed on a lot without a principal structure. Both lots have at least the required 10,000 SF and the garage will maintain proper setbacks.

Motion to approve was made by Raymond Hoess-Brooks and seconded by Cynthia Labrie. Vote was 6-0 to approve.

Member	Approve	Deny	Table	Abstain
Saulo DePaula, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Cynthia Labrie	X			
Tom Reniewicz	X			
Ray Hoess-Brooks	X			
Samuel Shumsky	X			

ITEM 8: Minutes from July 1, 2021

Motion to approve was made by Thomas Reniewicz and seconded by Melissa St. Germain. Vote was 6-0 to approve.

Member	Approve	Deny	Table	Abstain
Saulo DePaula, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Cynthia Labrie	X			
Tom Reniewicz	X			
Ray Hoess-Brooks	X			
Samuel Shumsky	X			

ITEM 9: New Business/Discussion

Notes: There was no New Business or Discussion

ITEM 10: Adjournment next meeting September 2, 2021

Motion to adjourn was made by Raymond Hoess-Brooks and seconded by Thomas Reniewicz. Vote was 6-0 to adjourn.

Member	Approve	Deny	Table	Abstain
Saulo DePaula, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Cynthia Labrie	X			
Tom Reniewicz	X			
Ray Hoess-Brooks	X			
Samuel Shumsky	X			

Meeting adjourned at 8:35 PM.