

**Chicopee Planning Board
Voting Record and Minutes**

The Planning Board of the City of Chicopee public hearing for **Thursday, September 7, 2023 at 7 PM** Chambers Conference Room, 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
Cynthia Labrie, Chair			X
Nathan Moreau, Vice Chair	X		
Eric Oulette, Clerk	X		
Tom Reniewicz			X
Michael Sarnelli	X		
Jay Paul	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		

ITEM 1: (Tabled from July 13 and August 3, 2023) Ordinance Amendment Chapter 275-66 Burnett Road, add new language to 275-66 B. Full text available in the Department of Planning & Development and Conservation. Applicant: Councilor Frank Laflamme (At Large) and Councilor William Courchesne (Ward 7), City Council Office, 274 Front St. Chicopee, MA 01013

Notes: After being tabled at two prior hearings and no representation by the sponsoring City Council members, even after a written request for their attendance, the Board voted to recommend denial of the amendment.

Motion to deny was made by Jay Paul and seconded by Michael Sarnelli. Vote was 4-0 to recommend denial.

Member	Approve	Deny	Table	Abstain
Nathan Moreau, Vice Chair		X		
Eric Oulette, Clerk		X		
Michael Sarnelli		X		
Jay Paul		X		

ITEM 2: (Tabled from July 13 and August 3, 2023) Ordinance Amendment Chapter 275-50 Signs, delete 275-50 B (f). Full text available in the Department of Planning & Development and Conservation. Applicant: Councilor William Courchesne (Ward 7), City Council Office, 274 Front St. Chicopee, MA 01013

Notes: After being tabled at two prior hearings and no representation by the sponsoring City Council members, even after a written request for their attendance, the Board voted to recommend denial of the amendment.

Motion to deny was made by Michael Sarnelli and seconded by Jay Paul. Vote was 4-0 to recommend denial.

Member	Approve	Deny	Table	Abstain
Nathan Moreau, Vice Chair		X		
Eric Oulette, Clerk		X		
Michael Sarnelli		X		
Jay Paul		X		

ITEM 3: (Tabled from July 13 and August 3, 2023) Ordinance Amendment Chapter 275-51 Motor Vehicle Repair and Storage, delete language from Chapter 275-51 D. Full text available in the Department of Planning & Development and Conservation. Applicant: Councilor William Courchesne (Ward 7), City Council Office, 274 Front St. Chicopee, MA 01013

Notes: After being tabled at two prior hearings and no representation by the sponsoring City Council members, even after a written request for their attendance, the Board voted to recommend denial of the amendment.

Motion to deny was made by Michael Sarnelli and seconded by Jay Paul. Vote was 4-0 to recommend denial.

Member	Approve	Deny	Table	Abstain
Nathan Moreau, Vice Chair		X		
Eric Oulette, Clerk		X		
Michael Sarnelli		X		
Jay Paul		X		

ITEM 4: Zone Change from Business B to Residential A for .964 acres of property on Marion St. (Assessor Map 27, Parcel 34) for the purpose of constructing single-family houses. Applicant: Partyka Partners Limited Partnership, 495 Springfield St., Chicopee, MA 01013

Notes: The Board discussed the zone change request, Staff explained that the request to change to Residential A and allow for the construction of single-family houses would make the property conform to the surrounding neighborhood and recommended approval.

Motion to approve was made by Michael Sarnelli and seconded by Jay Paul. Vote was 4-0 to recommend approval.

Member	Approve	Deny	Table	Abstain
Nathan Moreau, Vice Chair	X			
Eric Oulette, Clerk	X			
Michael Sarnelli	X			
Jay Paul	X			

ITEM 5: Definitive Site Plan for the construction of a new commercial building (Dunkin Donuts) with a drive-thru and associated site improvements. Location: 1599 Memorial Dr. (K of C parking lot) Applicant: JFJ Holdings, LLC, 897 Main St., P.O. Box N, Sanford, ME 04073

Notes: The Applicant and his representative presented the plans and reviewed the SPRAC comments with the Board. They specifically noted the drive-thru service drive had been adjusted to reflect the desires of the Board at the Preliminary Plan hearing. Several residents were in attendance in opposition to the plans. The main concerns of the public were traffic, hours of operation, deliveries, pedestrian safety in the Memorial Drive crosswalk, and trash removal. The President of the Knights of Columbus spoke regarding trash removal and parking lot sweeping times, noting neither was occurring during overnight or early morning hours. The Board considered the SPRAC comments as Conditions of Approval.

Motion to approve the Definitive Site Plans with Conditions was made by Michael Sarnelli and seconded by Jay Paul. Vote was 3 in favor to 1 opposed.

Member	Approve	Deny	Table	Abstain
Nathan Moreau, Vice Chair		X		
Eric Oulette, Clerk	X			
Michael Sarnelli	X			
Jay Paul	X			

ITEM 6: Liquor License Alteration of Premises to add golf simulators and additional outdoor seating space. Location: 474-482 and 486 Springfield St., Applicant: Toby, Inc., DBA The Rumbleseat, 482 Springfield St. Chicopee, MA 01013

Notes: The Applicant presented his request to the Board stating the expansion and addition of the golf simulators would not entice additional patrons to the establishment. Staff expressed their concerns to the Board which included the following: 1. Inadequate parking for the existing business without the addition of the additional seating and golf simulators triggering the need for a Special Permit for reduced parking requirements. 2. Egress from the building in the event of emergency since it appears the front entrance of the former pizza restaurant was closed off. 3. The addition of golf simulators, which in the opinion of Staff fall under the “Entertainment Assembly” definition in the Zoning Ordinances, thus requiring additional parking hence the need for a Special Permit from City Council. The Board decided to vote to recommend approval of the request.

Motion to recommend approval was made by Michael Sarnelli and seconded by Jay Paul. Vote was 4-0 to recommend approval.

Member	Approve	Deny	Table	Abstain
Nathan Moreau, Vice Chair	X			
Eric Oulette, Clerk	X			
Michael Sarnelli	X			
Jay Paul	X			

ITEM 7: (Tabled from July 13, 2023) Waiver of Frontage 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’s representative, Edward Chapdelaine, provided the Board with an email requesting the Board table this item to the October 5, 2023 hearing.

Motion to accept the email and table to October 5, 2023 was made by Jay Paul and seconded by Michael Sarnelli. Vote was 4-0 to recommend approval.

Member	Approve	Deny	Table	Abstain
Nathan Moreau, Vice Chair			X	
Eric Oulette, Clerk			X	
Michael Sarnelli			X	
Jay Paul			X	

ITEM 8: Adoption of Chicopee Comprehensive Plan - review summary of Public Comments and vote to adopt.

Notes: Planning Staff provided an overview of the responses received from the public with regard to the Comprehensive Plan. Board Members expressed their appreciation for the Staff work that went into the writing of the Comprehensive Plan

Motion to approve and adopt the Comprehensive Plan was made by Jay Paul and seconded by Michael Sarnelli. Vote was 4-0 to approve and adopt the Comprehensive Plan.

Member	Approve	Deny	Table	Abstain
Nathan Moreau, Vice Chair	X			
Eric Oulette, Clerk	X			
Michael Sarnelli	X			
Jay Paul	X			

ITEM 9: ANRs

Notes: There were no ANR plans to act on.

ITEM 10: Minutes from August 3, 2023

Motion to approve was made by Jay Paul and seconded by Michael Sarnelli. Vote was 4-0 to approve.

Member	Approve	Deny	Table	Abstain
Nathan Moreau, Vice Chair	X			
Eric Oulette, Clerk	X			
Michael Sarnelli	X			
Jay Paul	X			

ITEM 11: New Business/Discussion

Notes: Staff presented letters from the Attorney General’s office regarding the Open Meeting Law violation complaints from earlier in the year. The letters explained that the Attorney General considered the issues addressed and the matters closed. The letters were read into the record of the meeting by the Vice Chair.

ITEM 12: Adjournment next meeting is scheduled for October 5, 2023

Motion to adjourn was made by Michael Sarnelli and seconded by Jay Paul. Vote was 4-0 to adjourn.

Member	Approve	Deny	Table	Abstain
Nathan Moreau, Vice Chair	X			
Eric Oulette, Clerk	X			
Michael Sarnelli	X			
Jay Paul	X			

Meeting adjourned at 8:21 PM.