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**Members**

George Balakier, Chair  
William Courchesne, Vice Chair  
Mary Beth Pniak-Costello  
Joel McAuliffe  
Delmarina López  
Robert J. Zygarowski  
Gary Labrie

**MINUTES**  
**September 28, 2022**

The following are the minutes of a public hearing held Wednesday, September 28, 2022 at 6:30 PM in the Chambers, 4<sup>th</sup> floor, City Hall Annex, 274 Front Street, Chicopee, MA 01013 and via Zoom.

**Members Present:** Balakier, Pniak-Costello (zoom at 6:40), Zygarowski, and Labrie

**Members Absent:** Courchesne, López, McAuliffe

**Also Present:** Daniel Garvey (Associate City Solicitor), Councilor Laflamme, Chris Casali (IT)

The meeting was called to order at 6:30 PM

Councilor Pniak-Costello was experiencing technical difficulties and did not join zoom until 6:40 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**

Zone Change application from Business A (BA) to Business B (BB) for 4,877 +/- SF located at 499 Montgomery St. for the purpose of creating one contiguous zoning district for the entire parcel to allow for further development. This request is solely for the extension of the current zone on the subject parcel.

Applicant – UH Storage (DE) Limited Partnership, c/o Jeffrey Nadeau, Owner’s Rep., P O Box 29046, Phoenix, AZ 85038.

Rebecca Li from R Levesque Associates was present via zoom representing the applicant. She stated that the parcel consists of 90,773 +/- SF. Approximately 4,877 +/- SF of the northwestern property boundary is currently zoned Business A. The remaining square footage of the property is currently zoned Business B. The purpose of the zone change is to create one contiguous zoning district for the entire parcel. The proposed zone change will simply extend the existing zoning district of Business B to the entirety of the parcel.

Councilor Balakier read a report from the Planning Board stating that the Planning Board met on September 1, 2022 to hear this zone change request and voted 4 – 0 favorably to approve the zone change.

Councilor Labrie stated that the Planning Director requesting the applicant to apply for this zone change.

Councilor Laflamme stated that Councilor López reached out to him and stated that she is travelling from Boston and cannot connect to Zoom while driving.

Councilor Pniak-Costello asked if there are any homes that abut this property. Councilor Labrie stated that there are no direct abutters to this property. There are 3 homes across the street.

Councilor Laflamme asked if the dental office has an agreement with U-Haul to utilize parking. Rebecca Li stated that she is unaware if there is a rental agreement.

Councilor Balakier stated that there is no significant impact to the neighborhood as the abutting properties consist of additional business uses.

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

Roll Call Vote:

	Yes	No
Balakier	X	
Courchesne	Absent	
Pniak-Costello	X	
McAuliffe	Absent	
López	Absent	
Zygarowski	X	
Labrie	X	

Motion passed.

**ITEM #2**

Minutes – August 31, 2022

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

Roll Call Vote:

	Yes	No
Balakier	X	
Courchesne	Absent	
Pniak-Costello	X	
McAuliffe	Absent	
López	Absent	
Zygarowski	X	
Labrie	X	

Motion passed.

Motion made by Councilor Balakier to adjourn at 6:55 PM.

Roll Call Vote:

	Yes	No
Balakier	X	
Courchesne	Absent	
Pniak-Costello	X	
McAuliffe	Absent	
López	Absent	
Zygarowski	X	
Labrie	X	

Motion passed.