



Members

Shane Brooks, Chair
Fred Krampits, Vice Chair
George Balakier
Mary Beth Pniak-Costello
Derek Dobosz

MINUTES
September 29, 2022

The following are the minutes of a public hearing held Thursday, September 29, 2022 at 6:00 PM held in the Auditorium, 2nd floor, City Hall, 17 Springfield Street, Chicopee, MA 01013 and via Zoom.

Members Present Brooks (zoom), Pniak-Costello (arrived 6:03 PM), Dobosz, Balakier

Not Present Krampits

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

The meeting was called to order at 6:00 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

Application for an alteration of Class II and Auto Repair License for a change in corporate officers.

Business: Reliable Auto Sales & Service, LLC

Address: 74 Naomi Street

Mr. Catania was present at the meeting. He stated this his son moved to South Carolina and he is now operating the business and has changed the corporate officers on the business.

Motion made by Councilor Dobosz and second by Councilor Brooks to approve with same restrictions.

Roll call vote:

	Yes	No
Brooks	X	
Krampits	Absent	
Pniak-Costello	X	
Dobosz	X	
Balakier	X	

Motion passed.

Item #2

Application for an Auto Repair License for Kins Auto Repair II located at 1098 Chicopee Street.

Applicant Joaquin Rodriguez, 41 Woodside Terrace, Springfield, MA 01108

Joaquin Rodriguez was present at the meeting. He stated that he would like to open an auto repair shop at this location.

Reports read from the following departments:

Planning – Property is zoned Business A; use is permitted in the zone (275-58(B) (21)). Two parking spaces per repair bay are required. Two customer spaces and one handicapped accessible parking space provided. Planning is concerned about the size of this parcel with the added license to support auto parts sales and repair. Additionally, Planning is concerned about general upkeep on the property with a number of possibly unregistered vehicles being stored along the northwestern property line along the Connecticut River and the City Council should strongly consider whether additional auto related uses should be licensed for this property.

Building – I don't believe that this property is the right fit for auto repair. There is no room in the garage to perform the work. It is very small space. I have already seen them working on cars outside the property.

Engineering – Plan mentions installing a water supply. If any work is required in the City R.O.W., a street occupancy permit is required from the Engineering Department. Other than the H.C. space, there is only one customer parking space striped. Is this sufficient?

Fire – I would like to see a more detailed description of what type of repairs will take place in the new garage space? Is this just tire repair? Any welding to take place?

Mr. Rodriguez stated that he will only be doing tire repair work.

Councilor Balakier stated that he visited the property and it appear very tight and there is very little space.

Gary Piteo, 26 Varney Street, Springfield, stated that the concerns of the Building Commissioner have been addressed.

Councilor Laflamme stated that he has concerns with the plot plan and stacking cars.

Councilor Brooks asked if cars are being worked on now.

Councilor Balakier asked if the committee should receive copies of the building permits that have been issued.

Councilor Dobosz stated that stacking cars prohibits Fire Department access. The committee will need something in writing from the Fire Department that they are ok with the stacking.

Mr. Rodriguez stated that there is a new plan for the property.

Councilor Laflamme stated that the committee does not have the new plan.

Councilor Pniak-Costello stated the plans are outdated.

Motion made by Councilor Balakier and second by Councilor Brooks to postpone to the call of the chair in order to get answers/updated guidance from department heads and a new plot plan.

Roll call vote:

	Yes	No
Brooks	X	
Krampits	Absent	
Pniak-Costello	X	
Dobosz	X	
Balakier	X	

Motion passed.

Councilor Brooks informed the applicant there is to be no work done on the property as there is no license for this property.

Item #3

Application for a Class II License for Fairview Auto Salvage located at 781 Ludlow Road.

Applicant Ronald J. King, 15 Glenn Drive, Wilbraham, MA 01095

Ronald and Rebecca King were present at the meeting. Mr. King stated that he buys cars at auction and some he uses for parts and others he repairs and would like to sell.

Reports read from the following departments:

Planning – Property is zoned Industrial; Automotive Trade is a permitted use in Industrial districts under 275-62(A). Property currently houses existing Automotive-related uses. Planning recommends approval with the following conditions: Limit of 3 sales cars on property at any given time. Confirmation that no other violations exist on the property.

Health – No concerns at this time

Engineering – Address was changed to #221 in 1990. Customer parking area labeled on plan but parking spaces are not defined.

Councilor Pniak-Costello stated that the Planning Department recommends 3 for sale cars.

Councilor Balakier asked for the hours of operation.

Mr. King replied that the hours will be Monday – Friday 8:30 – 5 and 9:30 – 3:30 on Saturday. Closed Sunday.

Motion made by Councilor Dobosz and second by Councilor Brooks with hours defined and condition set by department heads being met.

Roll call vote:

	Yes	No
Brooks	X	
Krampits	Absent	
Pniak-Costello	X	
Dobosz	X	
Balakier	X	

Motion passed.

Item #4

Application for a Hawkers & Peddlers License to sell ice cream at various locations.

Applicant Route 7, Julissa Rawana, 60 Wheatland Avenue, Chicopee, MA 01020

Julissa Rawana was present at the meeting. She stated that she runs a non-profit organization and she would like to operate this Hawkers & Peddlers license to subsidize the non-profit organization that she runs.

Motion made by Councilor Pniak-Costello and second by Councilor Brooks to approve.

Roll call vote:

	Yes	No
Brooks	X	
Krampits	Absent	
Pniak-Costello	X	
Dobosz	X	
Balakier	X	

Motion passed.

Item #5

Application for a Class II License for A and M Auto Sales & Repair located at 451 Granby Road.

Applicant Waleed Obeid, 5 Ogden Street, Chicopee, MA 01013

Mr. Obeid was present at the meeting. He stated that he would like to run an auto repair shop and sell used cars. He has a business in Springfield and would like to open a business in Chicopee close to his home.

Reports read from the following departments:

Planning – Applicant is seeking a Class II license and Auto Repair license to buy, sell, or exchange secondhand motor vehicles and automotive repair with 5 bays for repair as well as parking for staff and customers.

Property is zoned Industrial: proposed use is a permitted use in Industrial districts under 275-62(A) by way of 275-58 (B)

1. 2 Automobile parking
275-40 (N) (m) – retail stores: one space per 250 square feet in public use plus one space per 500 square feet of other gross area; and
275-40 (N) (r) – Motor vehicle repair service: Two (2) spaces per repair stall (10 in this case);
2. (3) Automobile service station; and
3. (4) Automotive trade;

Property currently houses existing Automotive-related uses. Planning recommends approval after meeting the following conditions:

Deferment to Police and Fire

- Passage width needs to be 24 feet to accommodate emergency vehicle access and two-way traffic.
- Consideration of parking space design to accommodate safe and efficient movement of vehicles.

Councilor Balakier asked how long Mr. Obeid has been in the business. Mr. Obeid stated that he has been in business since 2018.

Councilor Laflamme stated that he has seen the applicant's sons working on Sunday's. Working on Sunday is not allowed. He suggested that the application be reviewed in 2 or 3 months if it is granted.

Fire Department – Application mentions sale of cars. How many cars will be displayed for sale and how many will be allowed to be on site for service? Adequate clearance and access to the building for firefighters must be maintained at all times.

Councilor Brooks stated that both he and Councilor Laflamme live close to this property and will monitor to make certain that the business is operating as it should and that all restrictions are being adhered to.

Conditions:

Good housekeeping, no outside storage, no junk cars, no outside repairs, license holder must secure a Certificate of Occupancy prior to exercising the rights granted under this license, total number of vehicles 18 (5 inside, 2 outside, 6 employee, 1 customer) 10 cars to be stored in the back, hour of operation M-Saturday 9-8, closed Sunday.

Motion made by Councilor Dobosz and second by Councilor Brooks to approve with restrictions and review in 60 days.

Roll call:

Yes

No

Brooks	X	
Krampits	Absent	
Pniak-Costello	X	
Dobosz	X	
Balakier	X	

Motion passed.

Item #6

Application for an Auto Repair License for A and M Auto Sales & Repair located at 451 Granby Road.

Applicant Waleed Obeid, 5 Ogden Street, Chicopee, MA 01013

Mr. Obeid was present at the meeting.

Conditions:

Good housekeeping, no outside storage, no junk cars, no outside repairs, license holder must secure a Certificate of Occupancy prior to exercising the rights granted under this license, total number of vehicles 18 (5 inside, 2 outside, 6 employee, 1 customer) 10 cars to be stored in the back, hour of operation M-Saturday 9-8, closed Sunday.

Motion made by Councilor Dobosz and second by Councilor Brooks to approve with restrictions and review in 60 days.

Roll call:

	Yes	No
Brooks	X	
Krampits	Absent	
Pniak-Costello	X	
Dobosz	X	
Balakier	X	

Motion passed.

Item #7

Minutes – August 8, 2022 & August 22, 2022

Motion made by Councilor Pniak-Costello and second by Councilor Brooks to approve the August 8, 2022 minutes.

Roll call vote:

	Yes	No
Brooks	X	
Krampits	Absent	
Pniak-Costello	X	

Dobosz	X	
Balakier	X	

Motion passed.

Motion made by Councilor Pniak-Costello and second by Councilor Brooks to approve the August 22, 2022 minutes.

Roll call vote:

	Yes	No
Brooks	X	
Krampits	Absent	
Pniak-Costello	X	
Dobosz	X	
Balakier	X	

Motion passed.

Motion made by Councilor Costello and second by Councilor Brooks to adjourn at 7:21 PM.

Roll call vote:

	Yes	No
Brooks	X	
Krampits	Absent	
Pniak-Costello	X	
Dobosz	X	
Balakier	X	

Motion passed.