

**Chicopee Planning Board
Voting Record and Minutes**

The Planning Board of the City of Chicopee public hearing for **Thursday, October 5, 2023 at 7 PM**, City Hall Auditorium, 3rd 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		
Senior Clerk	Kristen Pope	X		

ITEM 1: Modified Definitive Site Plan for proposed modifications to the approved Definitive Site Plans. Modified plans available for viewing in the Planning Department. Location: 25 Carew St., Chicopee, MA Applicant: The Food Bank of Western Massachusetts, Inc., 95 North Hatfield Rd., P.O. Box 160, Hatfield, MA 01038

Notes: John Furman of VHB, Inc. along with representatives from the Food Bank of Western Massachusetts presented the Modified Definitive Site Plan to the Board and those in attendance from the public. Mr. Furman also reviewed the comments from the Site Plan Review Advisory Committee (SPRAC) and explained an Enforcement Order that was issued by the Conservation Commission for a flooding event that occurred a few weeks prior. Several residents spoke in opposition to the modifications and the project as a whole, citing trucks idling on Carew Street, trucks entering the site from Carew Street, lighting, erosion during rain events, the location of the employee patio and breakroom in addition to others. City Councilors Laflamme, Krampits, and Zygarowski were in attendance. Councilor Laflamme and Krampits noted that the Zoning Committee of the City Council was going to hold a meeting with regard to the Food Bank at a future date to “take care of” the issues at hand. The Board reviewed the ten (10) modifications presented. Staff provided the Board with its recommendation which was to table the decision on the modifications until after the Conservation Commission had its hearing on the Enforcement Order. The Board discussed allowing the Applicant to proceed with the Enhanced Landscape Plan since time was growing short to install plants and get stabilization seeding completed before the winter season. The Board granted approval for the Enhanced Landscape Plan to proceed but voted to table all other modifications until the November 2, 2023 hearing to allow the Conservation Commission to act on the Enforcement Order.

Motion to allow the Enhanced Landscape Plan (Modification #10) to proceed and table all remaining modifications (Modifications #1-9) to the November 2, 2023 hearing was made by Jay Paul and seconded by Michael Sarnelli. Vote was 5-0 to allow the Enhanced Landscape Plan (Modification #10) to proceed and table all remaining modifications (Modifications #1-9) to the November 2, 2023 hearing.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Eric Oulette, Clerk	X			
Tom Reniewicz	X			
Michael Sarnelli	X			
Jay Paul	X			

ITEM 2: (Tabled from July 13 and September 7, 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: Staff presented an email from the Applicant requesting a withdrawal of the petition. The email was read into the record of the meeting and the Board voted to accept the withdrawal.

Motion to accept the withdrawal without prejudice was made by Michael Sarnelli and seconded by Thomas Reniewicz. Vote was 5-0 to accept the withdrawal without prejudice.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Eric Oulette, Clerk	X			
Tom Reniewicz	X			
Michael Sarnelli	X			
Jay Paul	X			

ITEM 3: ANRs

Notes: Staff noted there were no ANR plans to act on.

ITEM 4: Minutes from September 7, 2023

Motion to approve was made by Michael Sarnelli and seconded by Jay Paul. Vote was 5-0 to approve.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Eric Oulette, Clerk	X			
Tom Reniewicz	X			
Michael Sarnelli	X			
Jay Paul	X			

ITEM 5: New Business/Discussion

Notes: Staff noted there was no new business or discussion.

ITEM 6: Adjournment next meeting is scheduled for November 2, 2023

Motion to adjourn was made by Jay Paul and seconded by Michael Sarnelli. Vote was 5-0 to adjourn.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Eric Oulette, Clerk	X			
Tom Reniewicz	X			
Michael Sarnelli	X			
Jay Paul	X			

Meeting adjourned at 8:49 PM.