

Zoning Committee Meeting
Wednesday, August 31, 2022 @ 6:30 PM
Chambers/Zoom

ITEM #1

Special Permit application under Chapter 275-9 (L3) for the purpose of renewal of a special permit granted on 8-11-2020. Requesting relief from the following ordinances:

- From Section 275-23 requiring restoration to be complete within 12 months. The petitioner was delayed by insurance claim issues, legal issues involving tenant possessions and access to the damaged building, and building code enforcements.
 - From Section 275-D(1) (c) Multi-family dwellings from 30,000 SF to 19,199 SF
 - From Section 275-D (3) (2) Front yard setback from 20 feet to 7.5 feet (average)
 - From Section 275-D (3) (c) Rear yard setback from 30 feet to 10 feet (average)
 - From Section 275-D (3) (5) Depth from 200 feet to 91.6 feet (average)
 - From Section 275-D (8) Side yard from 20 feet to 6.5 feet (average)
- Located at 38-52 Front Street.

Applicant – PAH Properties, LLC, Corey Chenevert, 12 Hannoush Drive, West Springfield, MA 01089

ITEM #2

Special Permit application under Chapter 275-27-1 for the purpose of construction and installation of a 120 foot tall monopole tower located at 939 Chicopee Street and installation and operation of a wireless communications facility. Waivers requested – Section 275-27.1 of the Zoning Ordinance, in connection with “Screening.”

Applicant – Blue Sky Towers III, LLC, c/o Prince Lobel Tye LLP, Attn: Adam F. Braillard, Esq., One International Place, Suite 3700, Boston, MA 02110.

ITEM #3

Minutes – July 27, 2022