

# Notice of Meeting

To be filed in duplicate

Notice is hereby given in accordance with Chapter 30A, Section 18-25 of the General Laws of a meeting of the:

## **Zoning Committee**

Meeting will be held **6:30 PM**

on **Wednesday, September 27, 2023**

The location of the meeting will be

**Council Chambers, 4<sup>th</sup> floor, City Hall Annex & via Zoom**

Full description of location

**274 Front Street, Chicopee, MA 01013 & via Zoom**

Join Zoom Meeting

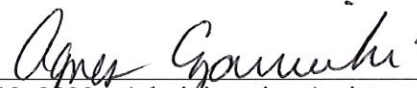
<https://us02web.zoom.us/j/89800824268?pwd=WUdVZmRTaG9NZXYrRWx3V3ZmbFUrQT09>

Meeting ID: 898 0082 4268      Passcode: 348207

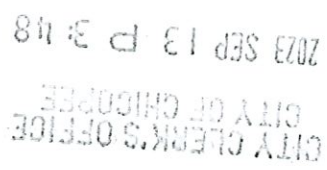
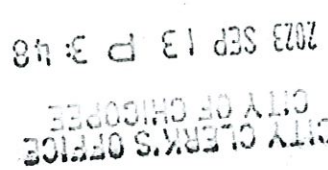
If you have questions call the City Council Office at (413) 594-1435

The purpose of the meeting

See attached agenda



September 13, 2023 - Administrative Assistant

Date and Time Received by the City Clerk's Office (electronic stamp)	Date and Time Posted by the City Clerk's Office (electronic stamp)
	

**Zoning Committee Meeting**  
**Wednesday, September 27, 2023 @ 6:30 PM**  
**Chambers/Zoom**

**4<sup>th</sup> floor, City Hall Annex, 274 Front Street, Chicopee, MA 01013**

**Item #1**

Special Permit application under Chapter 275-58 (C)(5) for the purpose of two residential units in a business building located at 94 Chicopee St. Applicant – Extremely Clean Limo c/o David Provost, 124 Posner Cir, Ludlow, MA 01056.

**Item #2**

Special Permit application under Chapter 275-9 (L) (2) for the purpose of amending an existing Special Permit under Chapter 275-50 for a double faced 14'x48' sign structure to be relocated on the same property and out of the State of Massachusetts right of way. The existing sign structure will be moved 34 feet North, and 53 feet East. The state of Mass DOT is requiring Lamar to move the existing sign out of the State Right of Way. Waivers requested from 500 feet setback from residentially zoned land and a waiver for 750 feet spacing from any other sign on the property. The requested waiver reduction: 500' to 115' and 750' to 290' located at 333 Memorial Drive. Applicant - Lamar Central Outdoor, LLC, Patrick Keough Real Estate Manager, 32 Midland Street, Windsor, CT 06095.

**Item #3**

Zone Change application from split zone Bus A/Res B to Res A for 9,000 SF located at 580 Meadow St. for the purpose of Boys & Girls Club (existing) eliminating a small portion of zoning overlapping and causing a split zone on the site. Applicant – Chicopee Boys & Girls Club, Jason Reed, 580 Meadow St, Chicopee, MA 01013.

**Item #4**

Special Permit application under Chapter 275-30 (B) for the purpose of revising the existing dumpster location, adjusting the existing fence, and locating a conex storage box in the dumpster area located at 7 Rivermills Drive. Applicant – David Spada, Managing Member, 1 Wildflower Lane, Weston, MA 02493.

**Item #5**

Zone Change from Residential A to Business A for +/- 18,730 SF (Parcel 0690-00048) and +/- 24,237 SF (Parcel 0690-0044D) located at 523 James Street and 0 James Street (Parcel ID 0690-00048 & 0690-0044D) for the purpose of creating one contiguous zoning district by extending the existing Business A zoning district to the entirety of both parcels to allow for the future construction of a drive-through coffee shop. Applicant – DDM Property Group, LLC c/o Daniel Hannoush, 166 South Blvd, West Springfield, MA 01089.

**Item #6**

Minutes – August 30, 2023



**Item #7**  
**Adjournment**

City of Chicopee is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/89800824268?pwd=WUdVZmRTaG9NZXYrRWx3V3ZmbFUrQT09>

Meeting ID: 898 0082 4268

Passcode: 348207

- +1 929 205 6099 US (New York)