

CHICOPEE PLANNING BOARD

November 2, 2023

The Planning Board of the City of Chicopee public hearing Thursday, November 2, 2023, 7:00 PM in the City Hall Auditorium, 3rd Floor, City Hall Annex, 274 Front St. Chicopee, MA 01013 and via video conference (Zoom).

***Board Chair please announce the meeting is being recorded and anyone recording the meeting must provide their name and address for the record.**

Item 1: Zone Change from Residential A to Residential C for .3501 acres of property at 15 Wavel St. (Assessor Map 286, Parcel 28) for the purpose of constructing infill housing. Applicant: JCD Realty, Inc. c/o Jeffrey Daigle, 55 Fuller Rd., Chicopee, MA 01020

Item 2: Zone Change from Residential A and Business A to Residential C for 28,827 SF of property at 19 Beaumont Ave. (Assessor Map 221, Parcels 46, 47, 48, and 49) for the purpose leaving existing 3-family house on a legal lot and potentially create two single-family building lots. Applicant: David Labrie – DCL Construction, 187 Nelson St., Chicopee, MA 01013

Item 3: Zone Change from Business A to Garden Industrial Planned Unit Development Type II (IPUD II) for 3.59 acres of property on East Main St. (Assessor Map 133, Parcels 1 and 2) for the purpose of office space and utility. Applicant: KOI2KOI Associates, LLC. c/o Christopher P. Lapinski, 9 Wellesley Cir., South Hadley, MA 01075

Item 4: (Continued from October 5, 2023) 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

Item 5: Preliminary Site Plan with Waiver for a proposed contract construction services facility for use as a contractor's yard and associated site improvements. Location: New Ludlow Rd. and Ludlow Rd. (Assessor Map 779, Parcels 5 and 6, Map 747, Parcel 1, and Map 762, Parcel 8) Applicant: Marion Excavating Co., Inc. c/o Todd B. Marion, 749 New Ludlow Rd., South Hadley, MA 01075

Item 6: Preliminary Site Plan with Waiver for a proposed drive-thru coffee shop with associated site improvements, and three (3) residential lots. Location: 523 and 0 James St. (Assessor Map 690, Parcels 48 and 44D) Applicant: DDM Property Group, LLC, c/o Daniel Hannoush, 166 South Blvd., West Springfield, MA 01089

Item 7: Election of new PVPC Planning Board Representative

Item 8: ANRs

Item 9: Minutes from October 5, 2023

Item 10: New Business/Discussion

Item 11: Adjournment next meeting is scheduled for December 7, 2023.



Happy Thanksgiving from Your Planning Department Staff