MINUTES
September 22, 2015

The following are the minutes of a public hearing held Tuesday, September 22, 2015 at 6:30 PM in the City Council Chambers, Fourth Floor, City Hall Annex, 274 Front Street, Chicopee, MA 01013.

Members Present: Vieau, Brooks, Laflamme, Krampits, Tillotson, Roy

Members Absent: McLellan

Also Present: Daniel Garvey (Associate City Solicitor), Lee Pouliot (City Planner)

Meeting called to order at 6:31 PM

In compliance with the Open Meeting Law the Chairman asked if anyone in the audience was recording the meeting.

ITEM #1
Application for a Special Permit under section 275-22 C for the purpose of modification of a non-conforming structure to a conforming use located at 12 Dallaire Ave.


Attorney Ron LaRocque was present at the meeting representing the applicant. He stated that this is the former rest home and has been run down for some time and Mr. Authier is now proposing to develop professional office space at this location. Mr. Authier is planning to reuse 3 remaining structures following partial demolition and it will conform to uses allowed within the district. The setbacks and sideyards have not changed but are not conforming. The three
structures that once stood on the property connected will no longer be connected.

Lee Pouliot stated that the majority of this property is zoned Commercial A-1 with a strip of Business A along Grattan Street. Historically this property was used as a nursing home facility which was legal but non-conforming. No business unit can be over 3,000 SF – Any redevelopment plan will require a public hearing with the Planning Board as the property abuts residential uses.

Engineering: No Engineer comments on building modification. Engineer comments to follow during full site plan review.

Public Input
Jim Moreau, 19 Grace Street, questioned whether the 3rd building will remain connected or will it be separated because as of right now it is connected. Attorney LaRocque stated that it will be separated. He also questioned the sprinkler system in these buildings. Attorney LaRocque stated that the buildings will be brought to code.

Julien Beacheman, 778 Grattan Street, questioned whether there will be parking on Grattan Street for these buildings. Attorney LaRocque stated that Mr. Authier is trying to keep parking on-site.

Councilor Roy stated that it appears that there will be three separate lots created for this development. Attorney LaRocque stated that it will be three lots but Mr. Authier remains as owner of all three. Councilor Roy further stated that under code these buildings will not need to have a sprinkler system.

Conditions: Permit to run with the land

Motion made by Councilor Laflamme and second by Councilor Vieau to approve.

Committee vote: 6 - 0 favorable.

ITEM #2
Application for a Special Permit under section 275-30 for the purpose of storage container located at 244 Fuller Road.

Applicant Loyal Order of Moose, Chicopee Lodge 1849, Gerard Roy & Robert Hupfer, 244 Fuller Rd., Chicopee, MA 01020.

Applicant was not present.

Motion made to postpone to the end of the meeting. Motion passed.

ITEM #3
Application for a Zone Change from Res A to Bus B for 7,675 +/- sq. ft. of property located between 450 & 460 New Ludlow Rd, (end of Kendrick St.) In 1995 the partial discontinuance of Kendrick St was abandoned. The abutting property on both sides was owned by the petitioner and both parcels were zoned Bus B. The road that was abandoned was zoned Res A. The petitioner owns buildings on each side of the abandoned road and does not have adequate frontage on Kendrick St.

Applicant Ronald Barthelette, 450 New Ludlow Rd., Chicopee, MA 01020.

Mr. Barthelette and Attorney Ed Ryan were present at the meeting.

When Kendrick Street was abandoned the road remained zoned Residential A. This strip runs between the applicant’s two buildings. This zone change would just make the entire piece Business B.

Planning Board voted to recommend approval.

Lee Pouliot stated that rights of way in the city were zoned Res A and when Kendrick street was discontinued there was no application to change the zoning. So right now both sides of the discontinued street don’t have legal frontage on a right of way. This zone change will allow both pieces to have the required frontage.

Public Input
Ms. Gonzalez, 470 New Ludlow Road, wanted to know how this zone change was going to affect her.

Motion made by Councilor Tillotson and second by Councilor Vieau to approve.

Committee vote 6 - 0 favorable.

Motion made to return to Item #2. Motion passed.

The applicant was not present. Motion made by Councilor Tillotson to postpone to the next meeting. Motion passed.

ITEM #4
Minutes – August 25, 2015. Motion made by Councilor Laflamme and second by Councilor Vieau to approve. Motion passed.

Meeting adjourned at 6:52 PM.