

**Chicopee Planning Board
Voting Record and Minutes**

The Planning Board of the City of Chicopee public hearing for **Thursday, January 6, 2022 at 7 PM** in the 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
Michael Sarnelli, Chair	X		
Saulo DePaula, Vice Chair	X		
Melissa St. Germain, Clerk			X
Cynthia Labrie	X		
Tom Reniewicz			X
Ray Hoess-Brooks	X		
Samuel Shumsky	X		

Planning Department Staff Attendance

Title	Name	Present	Absent	Excused
Director	Lee Pouliot			X
Development Manager	James Dawson	X		
Assistant Planner	Nathan Moreau	X		

ITEM 1: (Cont. from December 2, 2021) Liquor License – Application for a new Annual Wine/Malt Package Store License. Location: 345A Chicopee St., Chicopee, MA 01013 Applicant: Stoop, LLC, D/B/A Charlies, c/o Jessica Popp, 45 Christopher St., Chicopee, MA 01020

Notes: Jessica Popp presented the application on behalf of the Applicant. There were no questions or comments from the Board or public. The request for the License is not near any sensitive uses. The Board vote to recommend approval for the License.

Motion to recommend approval was made by Cynthia Labrie and seconded by Samuel Shumsky. Vote was 5-0 to recommend approval.

Member	Approve	Deny	Table	Abstain
Michael Sarnelli, Chair	X			
Saulo DePaula, Vice Chair	X			
Cynthia Labrie	X			
Ray Hoess-Brooks	X			
Samuel Shumsky	X			

ITEM 2: Definitive Site Plan – Proposed Construction of a 38,400 SF building with associated parking and site improvements. Location: East Main St. (Assessor Map 131, Parcel 1) Applicant: Development Associates, LLC, 200 Silver St., Agawam, MA 01001

Notes: Kim Masiuk and Tim Houle of BL Companies presented the Definitive Site Plans via Zoom on behalf of the Applicant. Travis Ward was in attendance in person for the Applicant. Ms. Masiuk and Mr. Houle reviewed the SPRAC comments with the Board. Two Abutters were in attendance. One Abutter was in support of the project and the second questioned the number of loading docks associated with the proposed building and asked if a copy of the SPRAC comments were available. Staff explained the SPRAC comments would be available if and when the Board had finalized and approved them as Conditions of Approval. The Board discussed the Site Plans and voted to approve them and designate the SPRAC comments as conditions of approval.

Motion to approve with conditions was made by Cynthia Labrie and seconded by Samuel Shumsky. Vote was 5-0 to approve with conditions.

Member	Approve	Deny	Table	Abstain
Michael Sarnelli, Chair	X			
Saulo DePaula, Vice Chair	X			
Cynthia Labrie	X			
Ray Hoess-Brooks	X			
Samuel Shumsky	X			

ITEM 3a: ANR – Benefit St. / Artisan St.

Notes: Staff explained the ANR.

Motion to approve was made by Cynthia Labrie and seconded by Samuel Shumsky. Vote was 5-0 to approve.

Member	Approve	Deny	Table	Abstain
Michael Sarnelli, Chair	X			
Saulo DePaula, Vice Chair	X			
Cynthia Labrie	X			
Ray Hoess-Brooks	X			
Samuel Shumsky	X			

ITEM 3b: ANR – Flood Controls Parcels and Surplus City Parcels

Notes: Staff explained the ANRs.

Motion to approve was made by Samuel and seconded by Cynthia Labrie. Vote was 5-0 to approve.

Member	Approve	Deny	Table	Abstain
Michael Sarnelli, Chair	X			
Saulo DePaula, Vice Chair	X			
Cynthia Labrie	X			
Ray Hoess-Brooks	X			
Samuel Shumsky	X			

ITEM 3c: ANR – 20 Chester Street

Notes: Staff explained the ANR.

Motion to approve was made by Cynthia Labrie and seconded by Samuel Shumsky. Vote was 4 in favor, 0 opposed and 1 abstention.

Member	Approve	Deny	Table	Abstain
Michael Sarnelli, Chair	X			
Saulo DePaula, Vice Chair	X			
Cynthia Labrie	X			
Ray Hoess-Brooks				X
Samuel Shumsky	X			

ITEM 4: Minutes from December 2, 2021

Motion to approve was made by Cynthia Labrie and seconded by Samuel Shumsky. Vote was 5-0 to approve.

Member	Approve	Deny	Table	Abstain
Michael Sarnelli, Chair	X			
Saulo DePaula, Vice Chair	X			
Cynthia Labrie	X			
Ray Hoess-Brooks	X			
Samuel Shumsky	X			

ITEM 5: New Business/Discussion

Notes: Staff noted there was one Zone Change (523 James St.) application slated for the February 3, 2022 agenda and a Site Plan submitted for the March 3, 2022 agenda.

ITEM 6: Adjournment next meeting Thursday, February 3, 2022

Motion to adjourn was made by Saulo DePaula and seconded by Samuel Shumsky. Vote was 5-0 to adjourn.

Member	Approve	Deny	Table	Abstain
Michael Sarnelli, Chair	X			
Saulo DePaula, Vice Chair	X			
Cynthia Labrie	X			
Ray Hoess-Brooks	X			
Samuel Shumsky	X			

Meeting adjourned at 7:45 PM.