

**Zoning Board of Appeals**  
**Voting Record and Minutes**

The Zoning Board of Appeals of the City of Chicopee public hearing for **Wednesday January 11, 2023, 6:30 PM** in City Hall Annex, Fourth Floor, Chambers Conference Room, 274 Front Street, Chicopee, MA 01013.

**Meeting was brought to order by Carissa Lisee at 6:32 PM.**

Board of Appeals attendance:

Member	Name	Present	Absent	Excused
Regular	Anthony Gallant, Chair			X
Regular	Carissa Lisee, Vice Chair	X		
Regular	Katherine Baldiga, Clerk	X		
Regular	Gary Stamborski	X		
Assoc.	Julia Sudol			X
Assoc.	Carlos Felix			X
Assoc.	Thomas Tetreault	X		

Planning Department Staff Attendance

Title	Name	Present	Absent	Excused
Director	Lee Pouliot	X		
Development Manager	James Dawson	X		
Associate Planner	Nick Kiser			X

**\*Note: Associate Member Thomas Tetreault voted in place of Regular Member Anthony Gallant who was excused from the meeting.**

**Item 1: Variance** from Chapter 275-63F(5) to increase outdoor storage from 7,531+/- SF to 238,406 +/- SF. Location: 301 Griffith Rd., Chicopee, MA 01022 Applicant: Griffith Road Property Owner, LLC, 133 Pearl St. Boston, MA 02110

**Notes:** Attorney Peter Shrair presented the petition on behalf of the Applicant who was in attendance along with the project engineer. Attorney Shrair explained the purpose of the Variance request as well as the proposed use of the property which is the manufacturing of roof trusses. Per the regulations for IPUD Type 1 districts, outdoor storage over 5% requires a Variance. Outdoor storage from 2% to 5% requires a Special Permit. Board Members raised the question of noise. The Applicant explained that noise was minimal as the completed trusses are rolled out to the yard on rollers and stored outdoors for short amounts of time until picked up for deliveries to job sites. He explained that other noise was typical for delivery trucks. No Abutters were present at the meeting. Staff noted the Board had two options if they were inclined to grant the Variance. One, they could approve contingent upon the City Council approving the required Special Permit for outdoor storage from 2% to 5%. Two, the Board could table their decision until after the City Council decides on the Special Permit. The Board discussed the options and voted to approve the Variance contingent upon the granting of a Special Permit.

Motion to approve the Variance contingent upon the City Council granting the required Special Permit was made by Carissa Lisee and seconded by Katherine Baldiga. Vote was 4-0 to approve the Variance contingent upon the City Council granting the required Special Permit.

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Carissa Lisee, Vice Chair	X			
Regular	Katherine Baldiga, Clerk	X			
Regular	Gary Stamborski	X			
Assoc.	Thomas Tetreault	X			

**Item 2:** Minutes from November 9, 2022

Motion to approve was made by Carissa Lisee and seconded by Gary Stamborski. Vote was 4-0 to approve.

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Carissa Lisee, Vice Chair	X			
Regular	Katherine Baldiga, Clerk	X			
Regular	Gary Stamborski	X			
Assoc.	Thomas Tetreault	X			

**Item 3: Discussion - Old/New Business**

**Notes:** Staff reported that there was an “Appeal of Building Commissioner’s Decision” on the agenda for February 8, 2023.

**Item 4: Adjournment - next scheduled meeting is February 8, 2023**

Motion to adjourn was made by Carissa Lisee and seconded by Thomas Tetreault. Vote was 4-0 to adjourn.

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Carissa Lisee, Vice Chair	X			
Regular	Katherine Baldiga, Clerk	X			
Regular	Gary Stamborski	X			
Assoc.	Thomas Tetreault	X			

**Meeting adjourned at 6:56 PM.**