

Chicopee Planning Board Voting Record and Minutes

The Planning Board of the City of Chicopee public hearing for **Thursday, January 14, 2021 at 7 PM** City Council Chambers, 4th Floor, City Hall Annex, 274 Front Street, Chicopee, MA 01013 and via video conference (Zoom)*.

Meeting was brought to order at 7:03 PM.

Planning Board Attendance

Member	Present	Absent	Excused
Cynthia Labrie, Chair	X		
Tom Reniewicz, Vice Chair	X		
Melissa St. Germain, Clerk	X		
Michael Sarnelli	X		
Saulo DePaula	X		

Planning Department Staff Attendance

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

***NOTE: Due to COVID-19, meeting was held via video conference (Zoom).**

Pursuant to Massachusetts General Laws Chapter 131, Section 40 the Chicopee Planning Board calls to order this public hearing today, January 4, 2021 at 7:00 pm.

Board Members are meeting in person and through video conference utilizing Zoom.

In order to ensure and satisfy CDC social distancing guidelines during the COVID-19 Pandemic and pursuant to Governor Baker's March 23, 2020 Order as amended, the Chicopee Planning Board is conducting public hearings utilizing remote collaboration technology in accordance with Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, M.G.L. Chapter 30A, Section 18.

Copies of application materials for items on the Board's agenda may be requested by phone: 413-594-1517 or by emailing Jim Dawson at jdawson@chicopeema.gov

Tonight's public hearings will be available for viewing via the Spectrum Community Access Channel 191 or the Chicopee TV website at www.facebook.com/ChicopeeTV or <https://vimeo.com/chicopeetv>

Public comment will be received during two timeframes. The first public comment period took place prior to the January 7, 2021 public hearings. The second public comment period occurred following the January 7, 2021 public hearings through January 14, 2021.

Public comments were submitted in writing to the Chicopee Planning Board, 4th floor City Hall Annex, 274 Front Street Chicopee, MA 01013. By email to Jim Dawson at jdawson@chicopeema.gov or by calling 413-594-1517. All comments received regarding the agenda items were be provided to all Board Members and will be discussed at this hearing on January 14, 2021.

ITEM 1: Zone Change from Residential A to Garden Industrial Planned Unit Development (IPUD-1) for 57.46 Acres of land on Fuller Rd. Assessor Map 316, Parcel 2 for the purpose of Industrial Park development. Applicant: Westover Metropolitan Development Corporation (WMDC), 255 Padgette St. Chicopee, MA 01022

Notes: Michael Bolton of WMDC provided an overview of the Zone Change request that was opened on January 7, 2021 and tabled to this hearing to allow for an adequate public comment period due to COVID-19 meeting regulations. Mr. Bolton explained the property was mostly zoned Residential A with a small portion of IPUD-1. Staff noted that due to its location in proximity to Westover ARB the property will never be developed into a residential subdivision. Mr. Bolton noted the property was purchased from the City of Chicopee in 2009. Ward 6 Councilor Derek Dobosz was in attendance. Several Abutters were in attendance via Zoom in opposition to the Zone Change. Reasons for opposition included: noise and traffic to exhaust fumes from delivery trucks and the clearing of the forested land displacing wildlife habitat. Mr. Bolton explained there would be no access to the site from Slate Road. Staff clarified the required setbacks required in an IPUD-1 zone. The Board voted to recommend approval of the Zone Change request to the City Council.

Motion to recommend approval to the City Council was made by Saulo DePaula and seconded by Michael Sarnelli. Vote was 4-0 to recommend approval to the City Council.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Tom Reniewicz, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Michael Sarnelli	X			
Saulo DePaula	X			

ITEM 2: Zone Change from Business A to Residential B for 8,200 SF of land on Montgomery St., Assessor Map 230, Parcel 14 for the purpose of constructing a single-family house. Applicant: Sergey Savonin – MS Homes, LLC, 21 West School St., West Springfield, MA 01089

Notes: Atty. Jim Ferrera was in attendance to represent the Applicant and provided an overview of the presentation from the meeting on January 7, 2021. Staff noted the property is split-zoned and whenever possible the Planning Department is recommending means to eliminate split-zoned properties. Staff reminded the Board that Residential B with a single-family house represents the least impactful use of the property. Petitions were submitted by Abutters both in favor and opposed to the Zone Change. The Board voted to recommend approval of the Zone Change to the City Council.

Motion to recommend approval to the City Council was made by Melissa St. Germain and seconded by Cynthia labrie. Vote was 5-0 to recommend approval to the City Council.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Tom Reniewicz, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Michael Sarnelli	X			
Saulo DePaula	X			

ITEM 3a: Site Plan Waiver Request to waive Preliminary Site Plan Approval process. Location: McKinstry Farm, 753 Montgomery St., Chicopee, MA 01013 Applicant: Willard McKinstry, same address.

Notes: Jeff Galarneau provided the Board with an overview of the presentation provided on January 7, 2021. Staff provided the Board, Mr. Galarneau, the Contractor and the Applicant with electronic copies of the Site Plan Review Advisory Committee’s (SPRAC) comments from the January 5, 2021 SPRAC meeting. Mr. Galarneau reviewed the SPRAC comments with the Board, noting they would be addressed on revised Site Plans. The Board accepted the SPRAC comments as Conditions of Approval and voted to approve the Site Plans with Conditions. Since the site is previously developed and there were no insurmountable SPRAC comments, with the Planning Staff’s recommendation, the Board voted to approve the Waiver of the Preliminary Site plan approval process.

Motion to approve the Waiver was made by Melissa St. Germain and seconded by Saulo DePaula. Vote was 5-0 to approve the Waiver.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Tom Reniewicz, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Michael Sarnelli	X			
Saulo DePaula	X			

ITEM 3b: Preliminary/Definitive Site Plan for the demolition of farm stand and construction of new building with associated parking area. Location: McKinstry Farm, 753 Montgomery St., Chicopee, MA 01013 Applicant: Willard McKinstry, same address.

Notes: Jeff Galarneau provided the Board with an overview of the presentation provided on January 7, 2021. Staff provided the Board, Mr. Galarneau, the Contractor and the Applicant with electronic copies of the Site Plan Review Advisory Committee’s (SPRAC) comments from the January 5, 2021 SPRAC meeting. Mr. Galarneau reviewed the SPRAC comments with the Board, noting they would be addressed on revised Site Plans. The Board accepted the SPRAC comments as Conditions of Approval and voted to approve the Site Plans with Conditions. Since the site is previously developed and there were no insurmountable SPRAC comments, with the Planning Staff’s recommendation, the Board voted to approve the Waiver of the Preliminary Site plan approval process.

Motion to approve the Site Plan with Conditions was made by Cynthia Labrie and seconded by Michael Sarnelli. Vote was 5-0 to approve the Site Plan with Conditions.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Tom Reniewicz, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Michael Sarnelli	X			
Saulo DePaula	X			

ITEM 4: Liquor License- Application for a New Annual Beer/Wine Restaurant License Location: 17 White Birch Plaza, Chicopee, MA 01020 Applicant: Emiray, Inc. DBA Pizza Palace, contact: Pinar Karaaslan, 185 Belmont Ave., Springfield, MA 01108

Notes: Atty. Neill Phillips presented a brief summary of the Liquor License. He noted the business had a liquor license in the past and the restaurant was able to seat 32 customers pre-COVID-19. The Board had no further questions. Staff noted there were no comments from the public on the petition. The Board voted to recommend approval to the License Commission.

Motion to recommend approval to the License Commission was made by Michael Sarnelli and seconded by Saulo DePaula. Vote was 5-0 to recommend approval to the License Commission.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Tom Reniewicz, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Michael Sarnelli	X			
Saulo DePaula	X			

ITEM 5: Minutes from December 3 and 10, 2020

Notes: Minutes were approved on January 7, 2021.

ITEM 6: ANRs

Notes: No ANRs to act upon.

ITEM 7: New Business/Discussion

Notes: Staff reminded the Board that the Site Plan for 1230 Montgomery Street was back on the agenda for February 4, 2021 after being tabled by the Board on December 3, 2020.

ITEM 8: Adjournment next meeting February 4, 2021

Motion to adjourn was made by Cynthia Labrie and seconded by Melissa St. Germain. Vote was 5-0 to adjourn.

Member	Approve	Deny	Table	Abstain
Cynthia Labrie, Chair	X			
Tom Reniewicz, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Michael Sarnelli	X			
Saulo DePaula	X			

Meeting adjourned at 8:47 PM.