

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

The Zoning Board of Appeals of the City of Chicopee public hearing for **Thursday February 18, 2021, 6:30 PM** via video conference (Zoom)\*.

**Meeting was brought to order by Anthony Gallant at 6:30 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		
Regular	Christina Loy	X		
Assoc.	Matthew Bieda		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 Zoning Board of Appeals calls to order this public hearing today, February 18, 2021 at 6:30 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](mailto: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](https://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 February 10, 2021 public hearings. The second public comment period occurred following the February 10, 2021 public hearings through February 18, 2021.

Public comments were submitted in writing to the Chicopee Planning Board, 4<sup>th</sup> floor City Hall Annex, 274 Front Street Chicopee, MA 01013. By email to Jim Dawson at [jdawson@chicopeema.gov](mailto:jdawson@chicopeema.gov) or by calling 413-594-1517.

**Item 1: VARIANCE** from Chapter 275-52 frontage from 100’ to 90’; depth from 100’ to 90’ and area from 10,000 SF to 8,100 SF to allow for the construction of a single-family house. Location: Rolf Ave. Assessor Map 449, Parcel 4 Applicant: Luis Builders, Inc. 37 Westbrook Rd. South Hadley, MA 01075

**Notes:** Edward Chapdelaine of Durkee, White, Towne and Chapdelaine along with the Applicant provided an overview of their presentation from February 10, 2021. The applicant reiterated that the same Variance had been granted in 2018 but had lapsed due to issues with the title. Staff noted there were no public comments with regard to the petition. The Board voted to approve the Variance.

Motion to approve was made by Anthony Gallant and seconded by Carissa Lisee. Vote was 5-0 to approve.

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Anthony Gallant, Chair	X			
Regular	Carissa Lisee, Vice Chair	X			
Regular	Katherine Baldiga, Clerk	X			
Regular	Gary Stamborski	X			
Regular	Christina Loy	X			

**Item 2: VARIANCE** from Chapter 275-40 C (15) driveway setback from building from 5’ to 1.4’ and 0’. Location: 725 Front St. Chicopee, MA 01013 Applicant: Chicopee Electric Light, same address.

**Notes:** Chris Racine of SMMA and representatives of CEL provided the Board with a brief overview of their presentation from February 10, 2021, reiterating the need for the setback variances to allow for continued access to the site for deliveries and equipment. It was noted that improvements such as curbing and two-lane designation would be added. Staff reported no public comments were received since the meeting on February 10, 2021. The Board voted to approve the Variance.

Motion to approve was made by Anthony Gallant and seconded by Carissa Lisee. Vote was 5-0 to approve.

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Anthony Gallant, Chair	X			
Regular	Carissa Lisee, Vice Chair	X			
Regular	Katherine Baldiga, Clerk	X			
Regular	Gary Stamborski	X			
Regular	Christina Loy	X			

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

Staff noted there was no new or old business to discuss.

**Item 4: Adjournment** – Next meeting March 10, 2021

Motion to adjourn was made by Anthony Gallant and seconded by Christina Loy. Vote was 5-0 to adjourn.

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Anthony Gallant, Chair	X			
Regular	Carissa Lisee, Vice Chair	X			
Regular	Katherine Baldiga, Clerk	X			
Regular	Gary Stamborski	X			
Regular	Christina Loy	X			

**Meeting adjourned at 6:44 PM**