

Chicopee Planning Board Voting Record and Minutes

The Planning Board of the City of Chicopee public hearing for **Thursday, April 1, 2021 at 7 PM** City Council Chambers, 4th Floor, City Hall Annex, 274 Front Street, Chicopee, MA 01013 via video conference (Zoom)*.

Meeting was brought to order at 7:01 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		
Ray Hoess-Brooks	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, April 1, 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: 413-594-1515 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 April 1, 2021 public hearings. The second public comment period occurred following the April 1, 2021 public hearings through April 8, 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 April 1, 2021.

**ITEM 1a: Board Elections
Chairperson**

Notes: The Board unanimously voted to take the Board Elections Out of Order and place them after Item 3 on the agenda.

Motion to nominate Michael Sarnelli for Chair was made by Cynthia Labrie and seconded by Melissa St. Germain. Vote was 5 in favor, 0 opposed and 1 abstention.

Michael Sarnelli accepted the nomination.

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			
Ray Hoess-Brooks	X			

**ITEM 1b: Board Elections
Vice Chairperson**

Notes: The Board unanimously voted to take the Board Elections Out of Order and place them after Item 3 on the agenda.

Motion to nominate Saulo DePaula for Vice Chair was made by Melissa St. Germain and seconded by Michael Sarnelli. Vote was 5 in favor, 0 opposed and 1 abstention.

Saulo Depaula accepted the nomination.

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
Ray Hoess-Brooks	X			

**ITEM 1c: Board Elections
Clerk**

Notes: The Board unanimously voted to take the Board Elections Out of Order and place them after Item 3 on the agenda.

Motion to nominate Melissa St. Germain for Clerk was made by and seconded by Thomas Reniewicz. Vote was 5 in favor, 0 opposed and 1 abstention.

Melissa St. Germain accepted the nomination.

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			
Ray Hoess-Brooks	X			

**ITEM 1d: Board Elections
Planning Board PVPC Representative**

Notes: The Board unanimously voted to take the Board Elections Out of Order and place them after Item 3 on the agenda.

Motion to nominate Cynthia Labrie for the Planning Board Representative for the PVPC was made by Michael Sarnelli and seconded by Melissa St. Germain. Vote was 5 in favor, 0 opposed and 1 abstention.

Cynthia accepted the nomination.

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			
Ray Hoess-Brooks	X			

ITEM 2: Zone Change from Business A to Residential A for 19,963 SF of land. Location: Knapp St. Assessor Map 20, Parcels 9 and 10. Applicant: Alston Graham, 91 Ames Rd., Hampden, MA 01036

Notes: Applicant explained their request for the Zone Change to allow for residential development. Due to Covid-19 meeting requirements, the Board voted to table the request to allow an adequate public comment period.

Motion to table to April 8, 2021 was made by Melissa St. Germain and seconded by Michael Sarnelli. Vote was 6-0 to table to April 8, 2021.

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	
Ray Hoess-Brooks			X	

ITEM 3: Ordinance Amendment - Delete in its entirety Chapter 275-66 A and insert revised Chapter 275-66A Burnett Road. Full text available in the Department of Planning & Development and Conservation. Applicant: Ward 6 Councilor Derek Dobosz, City Council Office, City Hall Annex, 274 Front St., Chicopee, MA 01013

Notes: This is an annual request to amend the Zoning Ordinance to require any development on Burnett Rd. or appurtenant streets to obtain a Special Permit from the City Council. The Planning Department has never recommended in favor of this Ordinance nor has the Planning Board ever recommended its approval to the City Council. Due to Covid-19 meeting requirements, the Board voted to table the request to allow an adequate public comment period.

Motion to table to April 8, 2021 was made by Michael Sarnelli and seconded by Saulo DePaula. Vote was 6-0 to table to April 8, 2021.

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	
Ray Hoess-Brooks			X	

ITEM 4a: ANR – Fuller Rd & Sheridan St – JK Real Estate, LLC.

Notes: This is the former Family Ford property. The request is to subdivide the property to redevelop.

Motion to approve was made by Cynthia Labrie and seconded by Melissa St. Germain. Vote was 6-0 to approve.

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			
Ray Hoess-Brooks	X			

ITEM 4b: ANR - Clarendon Ave. – Volomymyr Boyko

Notes: Subdivide existing property into two lots

Motion to approve was made by Melissa St. Germain and seconded by Cynthia Labrie. Vote was 6-0 to approve.

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			
Ray Hoess-Brooks	X			

ITEM 4c: ANR - Joy St – Kenneth Guyott

Notes: Subdivision to reorganize property layout. Both lots will be legal building lots.

Motion to approve was made by Cynthia Labrie and seconded by Saulo DePaula. Vote was 6-0 to approve.

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			
Ray Hoess-Brooks	X			

ITEM 4d: ANR – Chicopee St & Maplewood Ave – Roseann Bonatakis

Notes: Subdivision to separate 418 Chicopee Street from property fronting Maplewood Ave. ZBA granted required Variances for garage setbacks from the newly established lot line.

Motion to approve was made by Cynthia Labrie and seconded by Michael Sarnelli. Vote was 6-0 to approve.

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			
Ray Hoess-Brooks	X			

ITEM 5: Minutes from March 4 and 11, 2021

Motion to approve was made by Michael Sarnelli and seconded by Saulo DePaula. Vote was 6-0 to approve.

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			
Ray Hoess-Brooks	X			

ITEM 6: New Business/Discussion

Notes: Staff informed the Board regarding the Chicopee Falls Baskin Property development team and larger projects.

ITEM 7: Adjournment – Next meeting April 8, 2021

Motion to adjourn was made by Melissa St. Germain and seconded by Cynthia Labrie. Vote was 6-0 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			
Ray Hoess-Brooks	X			

Meeting adjourned at 7:41 PM.