

Chicopee Planning Board Voting Record and Minutes

The Planning Board of the City of Chicopee public hearing for **Thursday, June 2, 2022** at **7 PM** Chambers Conference Room, 4th 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		
Cynthia Labrie, Clerk	X		
Tom Reniewicz	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

***Note: The Board voted to take the agenda items out of order and hear Item 2 first as Item 1 was anticipated to take considerably longer to discuss that Item 2.**

Motion to take the agenda items out of order and hear Item 2 first was made by Samuel Shumsky 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, Clerk	X			
Tom Reniewicz	X			
Samuel Shumsky	X			

ITEM 1a: Waiver of Preliminary Plan for the construction of an 1,800 SF produce building and a 720 SF exterior cooler and associated site improvements. Location: McKinstry Market, 753 Montgomery St., Chicopee, MA. Applicant: Willard McKinstry, same address.

Notes: John Furman of VHB presented the Site Plans for the Produce Barn and Cooler on behalf of the McKinstry Family who was in attendance. Mr. Furman and Attorney David Lavenberg of Bacon and Wilson explained to the Board the discrepancies regarding the plans for the market that were approved by the Board in January 2021 and what was actually built. The McKinstry Family explained to the Board that they were under strict deadlines for submitting grant applications needed to move the project forward. Mr. Furman reviewed the comments provided by the SPRAC and provided responses on behalf of the McKinstrys. Planning Staff explained their understanding of the importance of not missing grant deadlines and provided recommendations and options of approval to the Board. The Board accepted the SPRAC comments as conditions of approval and added their own conditions to the list. (see official decision for details). The Board approved the Waiver of the Preliminary Plan submittal as the site was already developed.

Motion to approve the Waiver of Preliminary Plan submittal was made by Samuel Shumsky and seconded by Saulo DePaula. Vote was 5-0 to approve the Waiver of Preliminary Site Plan submittal.

Member	Approve	Deny	Table	Abstain
Michael Sarnelli, Chair	X			
Saulo DePaula, Vice Chair	X			
Cynthia Labrie, Clerk	X			
Tom Reniewicz	X			
Samuel Shumsky	X			

ITEM 1b: Site Plan for the construction of an 1,800 SF produce building and a 720 SF exterior cooler and associated site improvements. Location: McKinstry Market, 753 Montgomery St., Chicopee. MA. Applicant: Willard McKinstry, same address.

Notes: Since the Board approved the Waiver of Preliminary Site Plan submittal the plans would now be voted upon as Definitive Site Plans.

John Furman of VHB presented the Site Plans for the Produce Barn and Cooler on behalf of the McKinstry Family who was in attendance. Mr. Furman and Attorney David Lavenberg of Bacon and Wilson explained to the Board the discrepancies regarding the plans for the market that were approved by the Board in January 2021 and what was built. The McKinstry Family explained to the Board that they were under strict deadlines for submitting grant applications needed to move the project forward. Mr. Furman reviewed the comments provided by the SPRAC and provided responses on behalf of the McKinstrys. Planning Staff explained their understanding of the importance of not missing grant deadlines and provided recommendations and options of approval to the Board. The Board accepted the SPRAC comments as conditions of approval and added their own conditions to the list. (See official decision for details). The Board approved the Waiver of the Preliminary Plan submittal as the site was already developed.

Motion to approve the submitted plans as Definitive Site Plans with Conditions was made by Cynthia Labrie and seconded by Samuel Shumsky. Vote was 5-0 to approve the Site Plans as Definitive Site Plans with Conditions.

Member	Approve	Deny	Table	Abstain
Michael Sarnelli, Chair	X			
Saulo DePaula, Vice Chair	X			
Cynthia Labrie, Clerk	X			
Tom Reniewicz	X			
Samuel Shumsky	X			

ITEM 2: Waiver of Frontage to construct a single-family house on a lot with reduced frontage from 100’ to 75.78’. Location: 1188 Montgomery St., Chicopee, MA. Applicant: Peter O. Kandilakis, 66 Wilmont St., Chicopee, MA.

Notes: The Applicant had his attorney present the petition on his behalf. Staff reminded the Board what they are tasked with when considering a Waiver of Frontage. It was the Board’s opinion that safe and adequate access could be provided to the lot at this location. There were no Abutters in favor of or against the petition.

Motion to approve was made by Samuel Shumsky 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, Chair	X			
Tom Reniewicz	X			
Samuel Shumsky	X			

ITEM 3: ANR – Ruskin St.

Notes: Staff explained the ANR to the Board.

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, Clerk	X			
Tom Reniewicz	X			
Samuel Shumsky	X			

ITEM 4: Minutes from May 5, 2022

Motion to approve was made by Thomas Reniewicz and seconded by Saulo DePaula. Vote was 5-0 to approve.

Member	Approve	Deny	Table	Abstain
Michael Sarnelli, Chair	X			
Saulo DePaula, Vice Chair	X			
Cynthia Labrie, Clerk	X			
Tom Reniewicz	X			
Samuel Shumsky	X			

ITEM 5: New Business / Discussion

Notes: A few Board Members stated they would not be available to attend the scheduled July 7, 2022 meeting due to vacation schedules thus resulting in a lack of a quorum. Staff polled the Board to determine if July 14, 2022 would allow for a quorum. Board Members noted that July 14, 2022 would work with their schedules and agreed to change the meeting date in July to July 14, 2022.

Member	Approve	Deny	Table	Abstain
Michael Sarnelli, Chair	X			
Saulo DePaula, Vice Chair	X			
Cynthia Labrie, Clerk	X			
Tom Reniewicz	X			
Samuel Shumsky	X			

ITEM 6: Adjournment next meeting July 14, 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, Clerk	X			
Tom Reniewicz	X			
Samuel Shumsky	X			

Meeting adjourned at 8:07 PM.