

Zoning Board of Appeals
Voting Record and Minutes

The Zoning Board of Appeals of the City of Chicopee public hearing for **Wednesday June 8, 2022, 6:30 PM** in City Hall Annex, Fourth Floor, Chambers Conference Room, 274 Front Street, Chicopee, MA 01013.

Meeting was brought to order by Anthony Gallant at 6:44 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.	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	Nathan Moreau			X

Item 1: Variance from Chapter 275-52 Frontage from 100' to 75.78' +/- and area from 10,000 SF to 8,242 +/- SF to construct a single-family house. Location: 1188 Montgomery St., Chicopee, MA. Applicant: Peter O. Kandilakis, 66 Wilmont St., Chicopee, MA.

Notes: The Applicant's attorney presented the petition to the Board. He explained that the lot was previously developed from 1943 thru 2019 as a two-family house. The Attorney noted various non-conformities in the neighborhood. The Board discussed the petition. Anthony Gallant asked about plans for the house and noted commercial properties in the area. Staff noted they had no communications from any abutters to the property. The Board chose to evoke their local definition of hardship and voted to approve the Variance.

Motion to approve was made by Anthony Gallant and seconded by Katherine Baldiga. Vote was 4-0 to approve.

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Anthony Gallant, Chair	X			
Regular	Katherine Baldiga, Clerk	X			
Assoc	Carlos Felix	X			
Assoc	Thomas Tetreault	X			

Item 2: Minutes from April 13, 2022

Motion to approve was made by Katherine and seconded by Anthony Gallant. Vote was 4-0 to approve.

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Anthony Gallant, Chair	X			
Regular	Katherine Baldiga, Clerk	X			
Assoc	Carlos Felix	X			
Assoc	Thomas Tetreault	X			

Item 3: Discussion - Old/New Business

Notes: Staff noted there would be an Appeal of Building Commissioner's Decision on the July 13, 2022 agenda.

Item 4: Adjournment - next scheduled meeting is July 13, 2022

Motion to adjourn was made by Anthony Gallant and seconded by Thomas Tetreault. Vote was 4-0 to adjourn.

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Anthony Gallant, Chair	X			
Regular	Katherine Baldiga, Clerk	X			
Assoc	Carlos Felix	X			
Assoc	Thomas Tetreault	X			

Meeting adjourned at 6:54 PM.