

**Chicopee Planning Board
Voting Record and Minutes**

The Planning Board of the City of Chicopee public hearing for **Thursday, July 13, 2023** 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 |
|---------------------------|----------|--------|----------|
| Cynthia Labrie, Chair | X | | |
| Nathan Moreau, Vice Chair | | | X |
| Eric Oulette, Clerk | | | X |
| Tom Reniewicz | X | | |
| Michael Sarnelli | X | | |
| Jay Paul | X | | |
| <i>Vacant</i> | | | |

Planning Department Staff Attendance

| Title | Name | Present | Absent | Excused |
|---------------------|-----------------|----------|--------|----------|
| Director | Lee Pouliot | X | | |
| Development Manager | James Dawson | | | X |
| Assistant Planner | Patrick Collins | X | | |
| Associate Planner | Nick Kiser | X | | |

ITEM 1: Ordinance Amendment Chapter 275-66 Burnett Road, add new language to 275-66 B. Full text available in the Department of Planning & Development and Conservation. Applicant: Councilor Frank Laflamme (At Large) and Councilor William Courchesne (Ward 7), City Council Office, 274 Front St. Chicopee, MA 01013

Motion to table to August 3, 2023 was made by Michael Sarnelli and seconded by Thomas Reniewicz. Vote was 4-0 to table to August 3, 2023.

| Member | Approve | Deny | Table | Abstain |
|-----------------------|---------|------|----------|---------|
| Cynthia Labrie, Chair | | | X | |
| Tom Reniewicz | | | X | |
| Michael Sarnelli | | | X | |
| Jay Paul | | | X | |

ITEM 2: Ordinance Amendment Chapter 275-50 Signs, delete 275-50 B (f). Full text available in the Department of Planning & Development and Conservation. Applicant: Councilor William Courchesne (Ward 7), City Council Office, 274 Front St. Chicopee, MA 01013

Motion to table to August 3, 2023 was made by Michael Sarnelli and seconded by Thomas Reniewicz. Vote was 4-0 to table to August 3, 2023.

| Member | Approve | Deny | Table | Abstain |
|-----------------------|---------|------|----------|---------|
| Cynthia Labrie, Chair | | | X | |
| Tom Reniewicz | | | X | |
| Michael Sarnelli | | | X | |
| Jay Paul | | | X | |

ITEM 3: Ordinance Amendment Chapter 275-51 Motor Vehicle Repair and Storage, delete language from Chapter 275-51 D. Full text available in the Department of Planning & Development and Conservation. Applicant: Councilor William Courchesne (Ward 7), City Council Office, 274 Front St. Chicopee, MA 01013

Motion to table to August 3, 2023 was made by Jay Paul and seconded by Thomas Reniewicz. Vote was 4-0 to table to August 3, 2023.

| Member | Approve | Deny | Table | Abstain |
|-----------------------|---------|------|-------|---------|
| Cynthia Labrie, Chair | | | X | |
| Tom Reniewicz | | | X | |
| Michael Sarnelli | | | X | |
| Jay Paul | | | X | |

ITEM 4a: Site Plan Waiver of Preliminary Plan for site improvements to the Chicopee Boys and Girls Club. Improvements to include replacement of existing basketball court, constructing an additional basketball court, parking area reconstruction, and potential future teen center. Location: 580 Meadow St., Chicopee, MA 01013 Applicant: Jason Reed, same address.

Notes: The Applicant’s Project Engineer presented the project to the Board. Applicant Jason Reed provided a history of the project and reviewed funding sources; ARPA and CDBG. The Project Engineer reviewed the SPRAC comments with the Board. The Board voted to accept the Waiver of the Preliminary Site Plan submittal thus making the submitted plans Definitive Plans.

Motion to accept the Waiver of Preliminary Site Plans was made by Michael Sarnelli and seconded by Thomas Reniewicz. Vote was 4-0 to accept the Waiver of Preliminary Site Plans.

| Member | Approve | Deny | Table | Abstain |
|-----------------------|---------|------|-------|---------|
| Cynthia Labrie, Chair | X | | | |
| Tom Reniewicz | X | | | |
| Michael Sarnelli | X | | | |
| Jay Paul | X | | | |

ITEM 4b: Site Plan for site improvements to the Chicopee Boys and Girls Club. Improvements to include replacement of existing basketball court, constructing an additional basketball court, parking area reconstruction, and potential future teen center. Location: 580 Meadow St., Chicopee, MA 01013 Applicant: Jason Reed, same address.

Notes: The Applicant’s Project Engineer presented the project to the Board. Applicant Jason Reed provided a history of the project and reviewed funding sources; ARPA and CDBG. The Project Engineer reviewed the SPRAC comments with the Board. Following the review of the SPRAC comments the Board opened the meeting up to public comments. The Board voted to approve the submitted Site Plans as Definitive Site Plans contingent upon all SPRAC comments (conditions of approval) being addressed.

Motion to approve with conditions was made by Jay Paul and seconded by Thomas Reniewicz. Vote was 4-0 to approve the submitted plans as Definitive Site Plans with Conditions.

| Member | Approve | Deny | Table | Abstain |
|-----------------------|---------|------|-------|---------|
| Cynthia Labrie, Chair | X | | | |
| Tom Reniewicz | X | | | |
| Michael Sarnelli | X | | | |
| Jay Paul | X | | | |

ITEM 5: Waiver of Frontage from Chapter 275-52 Frontage from 100' to 60.5 (new lot 1), and 100' to 77.5' (existing house lot 2) to create a new single-family building lot from 35 Whitin Ave. and leave existing house on a reduced sized lot. Location: 35 Whitin Ave. Chicopee, MA 01013 Applicant: Andrew Wesolowski, same address.

Notes: At the request of the Applicant, the board voted to table the Waiver of Frontage to the September 7, 2023 meeting.

Motion to table to September 7, 2023 was made by Michael Sarnelli and seconded by Thomas Reniewicz. Vote was 4-0 to table to September 7, 2023.

| Member | Approve | Deny | Table | Abstain |
|-----------------------|---------|------|-------|---------|
| Cynthia Labrie, Chair | | | X | |
| Tom Reniewicz | | | X | |
| Michael Sarnelli | | | X | |
| Jay Paul | | | X | |

ITEM 6: Adoption of Chicopee Comprehensive Plan City Staff to present final draft of Citywide Comprehensive Plan to open public comment and advance vote to adopt.

Notes: Planning Department Director Lee Pouliot and Project Consultant Jeff Davis presented the final draft of the City's Comprehensive Plan. They reviewed themes, the Plan structure and how the Plan reflects the Community. Other discussion included chapters of the Plan including Coming Together, Governing Well, Getting Around (Transportation), Thriving Together (Economic Development), Making a Home, Promoting Health and Wellness, Planning for a Sustainable Future, and Learning Together. The Implementation (Action Plan) was also discussed. The Board voted to table the Comprehensive Plan until the September 7, 2023 meeting to allow for a 30 day Public Comment Period.

Motion to table to September 7, 2023 was made by Michael Sarnelli and seconded by Thomas Reniewicz. Vote was 4-0 to table to September 7, 2023.

| Member | Approve | Deny | Table | Abstain |
|-----------------------|---------|------|-------|---------|
| Cynthia Labrie, Chair | X | | | |
| Tom Reniewicz | X | | | |
| Michael Sarnelli | X | | | |
| Jay Paul | X | | | |

ITEM 7: ANR – 753 Montgomery St. – Willard & Nicole McKinstry

Notes: Staff explained the ANR to the Board.

Motion to approve was made by Michael Sarnelli and seconded by Thomas Reniewicz. Vote was 4-0 to approve.

| Member | Approve | Deny | Table | Abstain |
|-----------------------|---------|------|-------|---------|
| Cynthia Labrie, Chair | X | | | |
| Tom Reniewicz | X | | | |
| Michael Sarnelli | X | | | |
| Jay Paul | X | | | |

ITEM 8: Minutes from June 1, 2023

Motion to approve was made by Thomas Reniewicz and seconded by Michael Sarnelli Vote was 4-0 to approve.

| Member | Approve | Deny | Table | Abstain |
|-----------------------|---------|------|-------|---------|
| Cynthia Labrie, Chair | X | | | |
| Tom Reniewicz | X | | | |
| Michael Sarnelli | X | | | |
| Jay Paul | X | | | |

ITEM 9: New Business/Discussion

Notes: Staff noted that the Board will likely see Preliminary Site Plans for the proposed Tesla Dealer in October of 2023.

ITEM 10: Adjournment next meeting is scheduled for August 3, 2023

Motion to adjourn was made by Michael Sarnelli and seconded by Thomas Reniewicz. Vote was 4-0 to adjourn.

| Member | Approve | Deny | Table | Abstain |
|-----------------------|----------------|-------------|--------------|----------------|
| Cynthia Labrie, Chair | X | | | |
| Tom Reniewicz | X | | | |
| Michael Sarnelli | X | | | |
| Jay Paul | X | | | |

Meeting adjourned at 8:20 PM.