

**Chicopee Planning Board  
Voting Record and Minutes**

The Planning Board of the City of Chicopee public hearing for **Thursday, August 3, 2023 at 7 PM**  
Chambers Conference Room, 4th Floor, City Hall Annex, 274 Front Street, Chicopee, MA 01013

**Meeting was brought to order at 7:01 PM.**

Planning Board Attendance

<b>Member</b>	<b>Present</b>	<b>Absent</b>	<b>Excused</b>
Cynthia Labrie, Chair			<b>X</b>
Nathan Moreau, Vice Chair	<b>X</b>		
Eric Oulette, Clerk			<b>X</b>
Tom Reniewicz	<b>X</b>		
Michael Sarnelli	<b>X</b>		
Jay Paul	<b>X</b>		

Planning Department Staff Attendance

<b>Title</b>	<b>Name</b>	<b>Present</b>	<b>Absent</b>	<b>Excused</b>
Director	Lee Pouliot			<b>X</b>
Development Manager	James Dawson	<b>X</b>		
Assistant Planner	Patrick Collins			<b>X</b>
Associate Planner	Nick Kiser	<b>X</b>		

**ITEM 1: (Tabled from July 13, 2023) 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

**Notes:** The Planning Board sent a written request for Councilors Laflamme and Courchesne to be present at the hearing to explain the amendment request. However, there was no representation from the City Council at the meeting therefore the Board tabled this issue to September 7, 2023.

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.

<b>Member</b>	<b>Approve</b>	<b>Deny</b>	<b>Table</b>	<b>Abstain</b>
Nathan Moreau, Vice Chair			<b>X</b>	
Tom Reniewicz			<b>X</b>	
Michael Sarnelli			<b>X</b>	
Jay Paul			<b>X</b>	

**ITEM 2: (Tabled from July 13, 2023) 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

**Notes:** The Planning Board sent a written request for Councilors Laflamme and Courchesne to be present at the hearing to explain the amendment request. However, there was no representation from the City Council at the meeting therefore the Board tabled this issue to September 7, 2023.

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
Nathan Moreau, Vice Chair			X	
Tom Reniewicz			X	
Michael Sarnelli			X	
Jay Paul			X	

**ITEM 3: (Tabled from July 13, 2023) 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

**Notes:** The Planning Board sent a written request for Councilors Laflamme and Courchesne to be present at the hearing to explain the amendment request. However, there was no representation from the City Council at the meeting therefore the Board tabled this issue to September 7, 2023.

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
Nathan Moreau, Vice Chair			X	
Tom Reniewicz			X	
Michael Sarnelli			X	
Jay Paul			X	

**ITEM 4: Zone Change** from Business A to Garden Industrial Planned Unit Development Type II (IPUD II) for 2.0621 acres of property for the purpose of constructing a commercial building for use by a commercial electrical contractor. Location: 41 Robbins Rd. (Assessor Map 111, Parcel 5) Applicant: KOI2KOI Associates, LLC, c/o Christopher P. Lapinski, 9 Wellesley Cir., South Hadley, MA 01075

**Notes:** The Applicant’s attorney presented the zone change petition to the Board and explained the Applicant’s intentions for the property. Staff explained that this zone change if granted would not constitute a spot zone since it was attached to the much larger IPUD Type II zoning district associated with the Chicopee River Business Park. Two residents were in attendance to support the request.

Motion to recommend approval to the City Council was made by Michael Sarnelli and seconded by Thomas Reniewicz. Vote was 4-0 to recommend approval to the City Council.

Member	Approve	Deny	Table	Abstain
Nathan Moreau, Vice Chair	X			
Tom Reniewicz	X			
Michael Sarnelli	X			
Jay Paul	X			

**ITEM 5: Zone Change** from Residential A to Business A for 18,730 +/- SF on parcel 690-48 and 24,237 +/- SF on parcel 690-44D for the purpose of providing consistent zoning across the entire property for future construction of a drive-thru coffee shop. Location: 523 James St., Chicopee, MA Applicant: DDM Property Group, LLC c/o Daniel Hannoush, 166 South Blvd., West Springfield, MA 01089

**Notes:** Robert Levesque of R. Levesque Associates presented the petition on behalf of the Applicant. Mr. Levesque presented a conceptual plan to explain how the proposed use of the site may be developed if the zone change is approved and the project moves to site development plans. Staff explained the property is split-zoned and whenever possible it encourages the Board to recommend in favor of appropriate zone changes to eliminate split-zoned properties. Several residents were in attendance, most of whom were Abutters. All but one was opposed to the Zone Change citing noise, privacy, traffic, and pedestrian safety. Some suggestions from the public included constructing houses on the property or possibly a park. The Board discussed the petition and the vote for the recommendation to the City Council was tied 2-2. A Resident submitted a petition signed by residents against the petition after the vote was taken by the Board.

Motion to recommend approval to the City Council was made by Michael Sarnelli and seconded by Jay Paul. Vote was 2 in favor to 2 opposed.

Member	Approve	Deny	Table	Abstain
Nathan Moreau, Vice Chair		X		
Tom Reniewicz		X		
Michael Sarnelli	X			
Jay Paul	X			

**ITEM 6: Zone Change** from Business A to Residential B for 9,000 SF of property for the purpose of creating consistent zoning across the entire property and eliminating a split-zoned property. Location: 580 Meadow St., Chicopee, MA Applicant: Boys & Girls Club, same address.

**Notes:** The Applicant and his Project Engineer John Hammer of SLR Consulting presented the petition to the Board. Staff explained the property is split-zoned and whenever possible it encourages the Board to recommend in favor of appropriate zone changes to eliminate split-zoned properties. The Board discussed the petition and voted to recommend approval of the zone change to the City Council. No Abutters were present. One resident supported the change.

Motion to recommend approval to the City Council was made by Michael Sarnelli and seconded by Thomas Reniewicz. Vote was 4-0 to recommend approval.

Member	Approve	Deny	Table	Abstain
Nathan Moreau, Vice Chair	X			
Tom Reniewicz	X			
Michael Sarnelli	X			
Jay Paul	X			

**ITEM 7: ANRs – Fisher Rd – Alycia Dobrowski**

**Notes:** Staff explained the ANR to the Board noting it would not create any non-conformities.

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

<b>Member</b>	<b>Approve</b>	<b>Deny</b>	<b>Table</b>	<b>Abstain</b>
Nathan Moreau, Vice Chair	<b>X</b>			
Tom Reniewicz	<b>X</b>			
Michael Sarnelli	<b>X</b>			
Jay Paul	<b>X</b>			

**ITEM 8: Minutes** from July 13, 2023

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

<b>Member</b>	<b>Approve</b>	<b>Deny</b>	<b>Table</b>	<b>Abstain</b>
Nathan Moreau, Vice Chair	<b>X</b>			
Tom Reniewicz	<b>X</b>			
Michael Sarnelli	<b>X</b>			
Jay Paul	<b>X</b>			

**ITEM 9: New Business/Discussion**

**Notes:** Lee Pouliot will not be in attendance for the September 7, 2023 meeting.

**ITEM 10: Adjournment** next meeting is scheduled for September 7, 2023

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

<b>Member</b>	<b>Approve</b>	<b>Deny</b>	<b>Table</b>	<b>Abstain</b>
Nathan Moreau, Vice Chair	<b>X</b>			
Tom Reniewicz	<b>X</b>			
Michael Sarnelli	<b>X</b>			
Jay Paul	<b>X</b>			

**Meeting adjourned at 8:09 PM.**