

**Zoning Board of Appeals**  
**Voting Record and Minutes**

The Zoning Board of Appeals of the City of Chicopee public hearing for **Wednesday, August 9, 2023, 6:30 PM** in City Hall Annex, Fourth Floor, Chambers Conference Room, 274 Front Street, Chicopee, MA 01013.

Meeting was brought to order by Carissa Lisee

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	Julia Sudol			X
Assoc.	Carlos Felix	X		
Assoc.	Thomas Tetreault	X		
Assoc.	Theresa Devlin	X		

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		
Senior Clerk	Kristen Pope	X		

**Item 1:** Variance from Chapter 275-58 Side yard setbacks from 15' to 2.7' and 11' and rear yard setback from 25' to 7.8' for the purpose of constructing a mixed-use business and residential building. Location: 520 Chicopee St., Chicopee, MA. Applicant: Campagnari Construction, 128 Federal St. Springfield, MA 01105.

**Notes:** The Applicant presented his petition to the Board. The building was in very poor condition and in receivership and was determined to be unsalvageable and had to be demolished. The proposal is to rebuild the building as it was. No one was in attendance for or against the petition. The Board voted to approve the variance.

Motion to approve was made by Carissa Lisee and seconded by Katherine Baldiga. Vote was 5-0 to approve.

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Carissa Lisee, Vice Chair	X			
Regular	Katherine Baldiga, Clerk	X			
Assoc.	Carlos Felix	X			
Assoc.	Thomas Tetreault	X			
Assoc.	Theresa Devlin	X			

**Item 2: Variance Extension – (Current Variance expires on September 14, 2023)** Relief from Chapter 275-40 C (6); 275-40 C (8) (b) and 275-67 K (9) (b) to allow for the following: Parking stall dimension of 9’ x 18’ to 9’ x 16’ for five (5) compact car parking spaces. Pavement setback from a street lot line from 8’ to 3’ and three-bedroom dwelling units in a multi-family development from “not more than 10% of the units” to “24% of the dwelling units.”

**Notes:** The Applicant was in attendance and presented the petition requesting a 6-month extension of their Variance to March 14, 2024 to allow time to finalize financing and commence construction. The Applicant explained their Special Permit was also extended. The Board voted to approve the extension.

Motion to approve was made by Carissa Lisee and seconded by Carlos Felix. Vote was 5-0 to approve.

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Carissa Lisee, Vice Chair	X			
Regular	Katherine Baldiga, Clerk	X			
Assoc.	Carlos Felix	X			
Assoc.	Thomas Tetreault	X			
Assoc.	Theresa Devlin	X			

**Item 3:** Minutes from July 12, 2023

Motion to Approve was made by Carissa Lisee and seconded by Katherine Baldiga. Vote was 5-0 to approve.

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Carissa Lisee, Vice Chair	X			
Regular	Katherine Baldiga, Clerk	X			
Assoc.	Carlos Felix	X			
Assoc.	Thomas Tetreault	X			
Assoc.	Theresa Devlin	X			

**Item 4: Discussion - Old/New Business**

**Notes:** The Board inquired if application fees were adequate to cover the costs of advertising and postage. Staff noted the fees were adequate.

**Item 5: Adjournment -** next scheduled meeting is September 13, 2023

Motion to adjourn was made by Carissa Lisee and seconded by Katherine Baldiga. Vote was 5-0 to adjourn.

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Carissa Lisee, Vice Chair	X			
Regular	Katherine Baldiga, Clerk	X			
Assoc.	Carlos Felix	X			
Assoc.	Thomas Tetreault	X			
Assoc.	Theresa Devlin	X			

**Meeting adjourned at 6:58 PM.**