

## Chicopee Planning Board Voting Record and Minutes

The Planning Board of the City of Chicopee public hearing for **Thursday, September 2, 2021 at 7 PM** City Council Chambers, 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		
Melissa St. Germain, Clerk	X		
Cynthia Labrie			X
Tom Reniewicz	X		
Ray Hoess-Brooks	X		
Samuel Shumsky	X		

### Planning Department Staff Attendance

Title	Name	Present	Absent	Excused
Director	Lee Pouliot	X		
Assistant Planner	Patrick McKenna			X
Development Manager	James Dawson	X		
Associate Planner	Nathan Moreau			X

**ITEM 1: Preliminary Site Plan** for construction of a new 60,917 SF Food Bank of Western Massachusetts Headquarter Building with office and distribution. Location: Southeast corner of East Main St. and Carew St. Assessor Map 131 and 108, Parcel 1. Applicant: Food Bank of Western Massachusetts, 97 North Hatfield Rd., Hatfield, MA 01038

**Notes:** John Furman of VHB presented the Preliminary Site Plan to the Board on behalf of the Food Bank of Western Massachusetts. Andrew Moorehouse, Nancy Robinson and Andrew Crystal were in attendance for the Food Bank. Mr. Furman discussed the comments from the SPRAC which dealt with traffic flow in and around the site including delivery trucks and loading docks, traffic counts, conservation issues, screening, landscaping, lighting, and stormwater management. Mr. Moorehouse provided details on the number of jobs the Food Bank would bring to Chicopee. He also discussed the hours of operation and employee hours along with delivery schedules and other activities that would occasionally occur at the facility. Several Abutters were present at the meeting with concerns about noise and traffic issues. They were also upset due to an apparent issue with mail delivery resulting in several abutters not receiving meeting notices. Abutters were also concerned about homeless individuals visiting the property and screening. Mr. Moorehouse noted that this was a regional distribution facility that is relocating from Hatfield, MA and those in need of the food would continue to go to their local food pantries for service and food. Councilor Fred Krampits asked if it was possible to have all vehicular traffic access the site via East Main Street. Mr. Furman explained that having tractor trailers and delivery trucks and car traffic using the same access point would create an unsafe situation. He noted that the two curb cuts on Carew Street were very close to the approved locations approved with the Chicopee River Business Park Master Plan in 1999/2000. Planning Department Staff noted that there would be at least two additional public hearings on the project; Definitive Plans with the Planning Board and also an NOI submittal with the Conservation Commission.

The Board discussed the plans and the comments submitted by the SPRAC and voted to approve the Preliminary Site Plans with conditions.

Motion to approve with conditions was made by Raymond Hoess-Brooks and seconded by Samuel Shumsky. Vote was 6-0 to approve with conditions.

Member	Approve	Deny	Table	Abstain
Michael Sarnelli, Chair	X			
Saulo DePaula, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Tom Reniewicz	X			
Ray Hoess-Brooks	X			
Samuel Shumsky	X			

**ITEM 2a: ANR** – Grape St – RCMC Grape St Realty

**Notes:** Staff explained the purpose of the ANR was not to create a new building lot but to convey property from one owner to another at 61 Grape Street and establish a new lot line.

Motion to approve was made by Melissa St. Germain and seconded by Samuel Shumsky. Vote was 6-0 to approve.

<b>Member</b>	<b>Approve</b>	<b>Deny</b>	<b>Table</b>	<b>Abstain</b>
Michael Sarnelli, Chair	X			
Saulo DePaula, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Tom Reniewicz	X			
Ray Hoess-Brooks	X			
Samuel Shumsky	X			

**ITEM 2b: ANR** – 62 Britton St – Viktor Moshkovskiy

**Notes:** Staff explained the ANR to the Board; applicant creating two legal sized lots for single-family houses from one large lot.

Motion to approve was made by Raymond Hoess-Brooks and seconded by Samuel Shumsky. Vote was 6-0 to approve.

<b>Member</b>	<b>Approve</b>	<b>Deny</b>	<b>Table</b>	<b>Abstain</b>
Michael Sarnelli, Chair	X			
Saulo DePaula, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Tom Reniewicz	X			
Ray Hoess-Brooks	X			
Samuel Shumsky	X			

**ITEM 3: Minutes** from August 5, 2021

Motion to approve was made by Thomas Reniewicz and seconded by Melissa St. Germain. Vote was 6-0 to approve.

<b>Member</b>	<b>Approve</b>	<b>Deny</b>	<b>Table</b>	<b>Abstain</b>
Michael Sarnelli, Chair	X			
Saulo DePaula, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Tom Reniewicz	X			
Ray Hoess-Brooks	X			
Samuel Shumsky	X			

**ITEM 4: New Business / Discussion**

**Notes:** No discussion or new business.

**ITEM 5: Adjournment** – Next meeting October 7, 2021

Motion to adjourn was made by Melissa St. Germain and seconded by Samuel Shumsky. Vote was 6-0 to adjourn.

<b>Member</b>	<b>Approve</b>	<b>Deny</b>	<b>Table</b>	<b>Abstain</b>
Michael Sarnelli, Chair	X			
Saulo DePaula, Vice Chair	X			
Melissa St. Germain, Clerk	X			
Tom Reniewicz	X			
Ray Hoess-Brooks	X			
Samuel Shumsky	X			

**Meeting adjourned at 8:41 PM.**