

Chicopee Planning Board Voting Record and Minutes

The Planning Board of the City of Chicopee public hearing for **Thursday, January 10, 2019** 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		
Tom Reniewicz, Vice	X		
Cynthia Labrie, Clerk	X		
Ronald Czelusniak	X		
Melissa St. Germain	X		
Robert Supinski	X		

Planning Department Staff Attendance

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

ITEM 1: Zone Change from Residential B to Residential C for 79,718 SF of property at 51, 55, 61-63 and 65 Maple St. and 226 East Main St. for the purpose of a multi-family residential development. Applicant: Valley Opportunity Council, 300 High St., Holyoke, MA 01040

Notes: The Applicant explained the zone change request stating it would allow for a contiguous Residential C zone and allow for the use of the property as parking for the proposed residential component on their abutting Residential C property. Planning Staff noted that the zone change would in fact “clean-up” the zoning and create a contiguous Residential C zoning district. Ward 5 Councilor Fred Krampits inquired if a Special Permit would be needed for the proposed parking. Staff indicated that the zone change would address the issue and no Special Permit would be necessary.

Motion to recommend approval was made by Cynthia Labrie and seconded by Thomas Reniewicz. Vote was 6-0 to recommend approval of the zone change.

Member	Approve	Deny	Table	Abstain
Michael Sarnelli, Chair	X			
Tom Reniewicz, Vice	X			
Cynthia Labrie, Clerk	X			
Ronald Czelusniak	X			
Melissa St. Germain	X			
Robert Supinski	X			

ITEM 2: Preliminary Site Plan for proposed 96-room Holiday Inn Express hotel on 2.4 acres of land located on Memorial Dr., Assessor Map 231, Parcels 46A, 47A, 51, 52 and 53, and map 258, Parcel 16. Applicant: Desai & Sons, 1533 Elm St., West Springfield, MA 01089

Notes: John Furman of VHB (Project Engineer) presented the project to the Board and public. Mr. Furman explained the plans were preliminary and some details were yet to be resolved. Major topics with regard to the project included an approximately 23’ retaining wall, water and sewer service, and the height of the proposed building. Mr. Furman proceeded to address the comments from the SPRAC which the Board would ultimately approve as tentative conditions of approval that will be required to be addressed in future Definitive Site Plans. Staff stated that a Variance from the Zoning Board of Appeals for the proposed height of the building will be required prior to the submittal of Definitive Plans. Several Abutters were in attendance that were opposed to the project. The main concerns of the Abutters were blocked views, lighting, traffic, noise, and lowered property values. The Board voted to approve the Preliminary Site Plans with conditions.

Motion to approve with conditions was made by Ronald Czelusniak and seconded by Michael Sarnelli. Vote was 6-0 to approve with conditions.

Member	Approve	Deny	Table	Abstain
Michael Sarnelli, Chair	X			
Tom Reniewicz, Vice	X			
Cynthia Labrie, Clerk	X			
Ronald Czelusniak	X			
Melissa St. Germain	X			
Robert Supinski	X			

ITEM 3: Definitive Subdivision Plan with Waivers (Tabled November 1 and December 6, 2018) for “Sycamore Lane,” a proposed 13-lot single-family subdivision. Location: Off the westerly end of Mayflower Ave., Assessor Maps 121 and 144; Parcels 1, 1A and 18A. Applicant: Grandview Development Associates, LLC., 1421 Granby Rd., Chicopee, MA 01020

Notes: Staff noted that the Applicant sent a letter requesting the Board table this item to February 7, 2019. The Board voted to accept the letter to request the tabling to February 7, 2019.

Motion to accept the Applicant’s letter requesting tabling was made by Michael Sarnelli and seconded by Thomas Reniewicz. Vote was 6-0 to table this item to February 7, 2019.

Member	Approve	Deny	Table	Abstain
Michael Sarnelli, Chair			X	
Tom Reniewicz, Vice			X	
Cynthia Labrie, Clerk			X	
Ronald Czelusniak			X	
Melissa St. Germain			X	
Robert Supinski			X	

ITEM 4: Definitive Site Plan (**Tabled November 1 and December 6, 2018**) for proposed 10,000 SF Commercial Development and associated site improvements. Location: 480 & 510 Burnett Rd. Applicant: J & N Salema Family Limited Partnership, 4 Harding Ave. Ludlow, MA 01056

Notes: Staff noted that the Applicant sent a letter requesting the Board table this item to February 7, 2019. The Board voted to accept the letter to request the tabling to February 7, 2019.

Motion to accept the Applicant’s letter requesting tabling was made by Michael Sarnelli and seconded by Cynthia Labrie. Vote was 6-0 to table this item to February 7, 2019.

Member	Approve	Deny	Table	Abstain
Michael Sarnelli, Chair			X	
Tom Reniewicz, Vice			X	
Cynthia Labrie, Clerk			X	
Ronald Czelusniak			X	
Melissa St. Germain			X	
Robert Supinski			X	

ITEM 5: ANRs

Notes: Staff noted there were no ANR plans to act on.

ITEM 6: Minutes from December 6, 2018

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

Member	Approve	Deny	Table	Abstain
Michael Sarnelli, Chair	X			
Tom Reniewicz, Vice	X			
Cynthia Labrie, Clerk	X			
Ronald Czelusniak	X			
Melissa St. Germain	X			
Robert Supinski	X			

ITEM 7: New Business/Discussion

- Waivers for Chicopee Sports Center

Notes: The Discussion about waivers for the Chicopee Sports Center will be reposted once the Applicant is ready to move forward with further submittals of plans

ITEM 8: Adjournment – Next meeting February 7, 2019

Motion to adjourn was made by Cynthia Labrie and seconded by Thomas Reniewicz. Vote was 6-0 to adjourn.

Member	Approve	Deny	Table	Abstain
Michael Sarnelli, Chair	X			
Tom Reniewicz, Vice	X			
Cynthia Labrie, Clerk	X			
Ronald Czelusniak	X			
Melissa St. Germain	X			
Robert Supinski	X			

Meeting adjourned at 8:17 PM.