

**Chicopee Planning Board  
Voting Record and Minutes**

The Planning Board of the City of Chicopee public hearing for **Thursday, February 7, 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: Definitive Subdivision Plan with Waivers (Tabled November 1, December 6, 2018 and January 10, 2019)** 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:** The Board was in receipt of a request to table the hearing on this item to March 7, 2019.

Motion to table to March 7, 2019 was made by Ronald Czelusniak and seconded by Michael Sarnelli. Vote was 4-0 to table to March 7, 2019

Member	Approve	Deny	Table	Abstain
Michael Sarnelli, Chair			X	
Tom Reniewicz, Vice			X	
Ronald Czelusniak			X	
Melissa St. Germain			X	

**ITEM 1a: Waiver 5:** Section 1-16 requiring plans and profiles of all surround streets which are to connect to the subdivision road.

**Notes:** See Item 1 above.

**ITEM 1b: Waiver 6:** Section 1-18(8) requiring type I-1 berms. The applicant is proposing Cape Cod style berms.

**Notes:** See Item 1 above.

**ITEM 1c: Waiver 7:** Section 1-21A requiring a benchmark be placed in a location approved by the City Engineer. The final location of the benchmark will be coordinated with the engineering department.

**Notes:** See Item 1 above.

**ITEM 1d: Waiver 8:** Section 1-30B requiring the planting of two street trees in front of each building lot. The proposed subdivision contains 13 building lots, however, 22 trees are shown.

**Notes:** See Item 1 above.

**ITEM 2: Definitive Site Plan (Tabled November 1, December 6, 2018 and January 10, 2019)** 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:** The Board was in receipt of a request to table the hearing on this item to March 7, 2019.

Motion to table to March 7, 2019 was made by Thomas Reniewicz and seconded by Melissa St. Germain. Vote was 4-0 to table to March 7, 2019

<b>Member</b>	<b>Approve</b>	<b>Deny</b>	<b>Table</b>	<b>Abstain</b>
Michael Sarnelli, Chair			<b>X</b>	
Tom Reniewicz, Vice			<b>X</b>	
Ronald Czelusniak			<b>X</b>	
Melissa St. Germain			<b>X</b>	

### **ITEM 3: ANRs**

**Notes:** Meadow St.

Motion to approve was made by Ronald Czelusniak 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>
Michael Sarnelli, Chair	<b>X</b>			
Tom Reniewicz, Vice	<b>X</b>			
Ronald Czelusniak	<b>X</b>			
Melissa St. Germain	<b>X</b>			

### **ITEM 4: Minutes** from January 10, 2019

Motion to approve was made by Thomas Reniewicz and seconded by Ronald Czelusniak. Vote was 4-0 to approve.

<b>Member</b>	<b>Approve</b>	<b>Deny</b>	<b>Table</b>	<b>Abstain</b>
Michael Sarnelli, Chair	<b>X</b>			
Tom Reniewicz, Vice	<b>X</b>			
Ronald Czelusniak	<b>X</b>			
Melissa St. Germain	<b>X</b>			

### **ITEM 5: New Business/Discussion**

**Notes:**

- The Special Permit for Item #2 was denied by the City Council – Project needed the Special Permit to proceed as planned. Planning Staff to follow up on the project’s path forward.
- Brief discussion on Holiday Inn Express project – Staff noted the project was before the ZBA on February 13, 2019 for a height Variance.
- The Board asked about the progress of the Chicopee Sports Center and the Cabotville Mill redevelopment. Planning Staff noted both projects were progressing.

**ITEM 6: Adjournment** – Next meeting March 7, 2019

Motion to adjourn was made by Michael Sarnelli and seconded by Ronald Czelusniak. Vote was 4-0 to adjourn.

<b>Member</b>	<b>Approve</b>	<b>Deny</b>	<b>Table</b>	<b>Abstain</b>
Michael Sarnelli, Chair	<b>X</b>			
Tom Reniewicz, Vice	<b>X</b>			
Ronald Czelusniak	<b>X</b>			
Melissa St. Germain	<b>X</b>			

**Meeting adjourned at 7:11 PM**