



City of Chicopee
City Council
Zoning Committee

Approved 3-28-2019

Members

Shane Brooks, Chair
James Tillotson, Vice Chair
Fred Krampits
Frank Laflamme
Jerry Roy
Stan Walczak
George Balakier

MINUTES
February 21, 2019

The following are the minutes of a public hearing held Thursday, February 21, 2019 at 6:30 PM in the City Council Chambers, Fourth Floor, City Hall Annex, 274 Front Street, Chicopee, MA 01013.

Members Present: Brooks, Tillotson, Laflamme, Walczak, Roy, Balakier

Members Absent: Krampits

Also Present: Daniel Garvey (Associated City Solicitor)

The meeting was called to order at 6:30 PM

In compliance with the Open Meeting Law the Chairman asked if anyone in the audience was recording the meeting. Hearing none the meeting continued.

ITEM #1

Special Permit application under Chapter 275-41 and 275-52 (B) (11) for the purpose of home occupation permit for home business. Business will provide transportation services one vehicle and one employee located at 40 Shaban Drive.

Applicant – Nosheen Attigue, 40 Shaban Dr., Chicopee, MA 01020.

Mohammad Attigue was present at the meeting. He stated that he would like to purchase a 12 passenger van to transport people for various events.

Public Input

Kevin Jordan, 50 Shaban Drive, asked if there is a size restrictions as to what size this van can be. Councilor Brooks explained that since this is a special permit application the Council can

place restrictions on the special permit. Mr. Jordan then asked if the special permit will limit the number of vans. Councilor Brooks stated that it will be for one van and if the applicant wanted additional vehicles he would have to apply to the Council for the additional vehicle. Chairman Brooks stated that Special Permits can be called in if there are violations of conditions.

Councilor Walczak asked if special insurance will be required of the applicant. Mr. Attigue stated that he will need commercial insurance.

Councilor Balakier asked if the vehicle will be parked in the street or in the driveway. Mr. Attigue stated that it will be parked in the driveway.

Councilor Walczak asked how Mr. Attigue will market the business. He replied online and through friends and family.

Restrictions

Permit to run with the applicant

Required background check CORI as deemed necessary by Police Department

Submit valid driver's license

Provide proof of liability insurance

Must re-apply for a new special permit each year

One vehicle limit

Not to exceed ten to twelve passenger size

No onsite pick up customers all business occurs remotely

Special Permit will expire

Motion made by Councilor Laflamme and second by Councilor Walczak to approve with restrictions.

Committee vote 6 – 0 favorable.

ITEM #2

Special Permit application under Chapter 275-62 (D) for the purpose of existing sign setback in Industrial zone. Sign is currently 5.2 +/- feet from the property frontage located at 777 Meadow St.

Applicant – Bohler Engineering, William Lucas, 45 Franklin St., 5th fl., Boston, MA 02110.

Bill Lucas was present at the meeting. Mr. Lucas as filed with the Planning Board for a site plan review to renovate exterior and interior the existing McDonald's. As part of that application process it was determined that the existing sign was too close to the property line. It was requested that a Special Permit be applied for the sign because neither the City nor McDonald's has any records of a sign permit being issued. There are no changes proposed to the sign.

Reports read from the following:

Building Department

McDonald's sign at 777 Meadow Street is pre-existing . The property is zoned industrial, which allows for one free standing sign, 60 square feet per side with a setback of 25 feet per side with a setback of 25 feet from the street. The existing sign is located 5.2 feet off the street. No information is provided on the special permit application regarding the size of the existing or proposed sign. Recommend approval.

Planning Department

Property is zoned industrial; use is permitted in the district. Special Permit to waive sign, front setback requirement from 25' to +/- 5.2 feet. Sign is existing, and will remain following site and building renovations. Recommend approval.

Restrictions

Permit to run with the applicant

Motion made by Councilor Laflamme and second by Councilor Roy to approve with restriction.

Committee vote 6 – 0 favorable.

ITEM #3

Zone Change application from Residence B to Residence C for 79,718 SF of property located at 51, 55, 61-63, and 65 Maple St. and 226 East Main St. for the purpose of the development of multi-family residential housing.

Applicant – Valley Opportunity Council, Inc., Stephen Huntley, Executive Director, 300 High St., Holyoke, MA 01040.

Chairman Brooks read the following letter from Attorney Ellen Freyman dated February 12, 2019.

Dear Mr. Brooks:

Due to a previously scheduled Valley Opportunity Council, Inc., (“VOC”) Board meeting at which its auditor is scheduled to appear, an out of town trip and other conflicts, as counsel to and on behalf of VOC, I respectfully request a continuance of the hearing on the zone change for 51, 55, 61-63 and 65 Maple Street and 226 East Main Street scheduled before the Zoning Subcommittee on February 21, 2019 to the March hearing date.

Motion made by Councilor Roy and second by Councilor Laflamme to postpone until the Thursday, March 28, 2019 Zoning Committee meeting. Motion passed.

ITEM #4

Minutes – January 17, 2019 Motion made by Councilor Walczak to approve. Motion passed.

Meeting adjourned at 6:46 PM.