



Members

Stanley Walczak, Chair
Fred Krampits, Vice Chair
Shane Brooks
Frank Laflamme
Derek Dobosz

APPROVED 4-29-19

MINUTES
February 25, 2019

The following are the minutes of a public hearing held Monday, February 25, 2019 at 6:30 PM in the City Council Chambers, Fourth Floor, City Hall Annex, 274 Front Street, Chicopee, MA 01013.

Members Present Walczak, Krampits, Brooks, Laflamme, Dobosz

Also Present Attorney Daniel Garvey (Associate City Solicitor), Carl Dietz (Building Commissioner), Councilor Roy

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

Application for a Class II License for Westover Auto Repair, LLC, located at 1633 Memorial Drive.

Applicant Jeffrey Duga
101 Cottage Road
Enfield, CT 06082

Jeffrey Duga was present at the meeting. He stated that he would like to open a repair shop and sell cars out of this property. He stated that the property is owned by his father and the previous business owner chose not to renew his lease.

Reports were read from the following departments:

Health Department
No concerns at this time

Building Department
1633 Memorial Drive property is zoned Business A. Auto Repair and Auto Sales are each permitted within the Business A district. The width of the drive to the rear of the shop is not designed to current standards for 2 way

traffic. It is not appropriate for customer parking to be located in the rear of the property. Perhaps those spots could be used for employee parking and/or the parking of vehicles awaiting repair. Recommend approval.

Fire Department

Occupant shall comply with all laws, regulations, and permits of (but not limited to) NFPA 1 Fire Code and NFPA 101 Life Safety Code. Ensure proposed spaces in rear do not impede Fire Department access.

Engineering Department

Parking stalls must be a minimum of 18 feet deep. Handicapped space needs to have a 5' wide striped access aisle for egress out of the vehicle. Vehicle access on the side of the building is not wide enough for two way traffic.

Planning Department

Property is zoned Business A; proposed uses are permitted in the district. Property has historically been under similar auto related uses. Council should consider limited spaces for used car sales to the two detailed on the plan. No customer access to back up building should also be considered as the drive aisle is 13' not 14'. Sign located on plan requires a Special Permit to waive 25' front setback requirement or needs to be relocated.

After discussion the parking plan was amended to include the recommendations of the departments. The handicap parking space was moved to the front left.

Restrictions

Good housekeeping

No outside storage

No junk cars

No outside repairs

License holder must secure a Certificate of Occupancy prior to exercising the rights granted under this license.

Hours of operation M-F 8-6, Saturday 8-1

Total number of vehicles 15 (4 inside, 2 employee, 6 customer, 1 handicap, 2 for sale)

Motion made by Councilor Laflamme and second by Councilor Walczak to approve with restrictions and the amended site plan dated December 28, 2018.

Committee vote 5 – 0 favorable.

ITEM #2

Application for an Auto Repair License for Westover Auto Repair, LLC, located at 1633 Memorial Drive.

Applicant Jeffrey Duga
101 Cottage Road
Enfield, CT 06082

Jeffrey Duga was present at the meeting. He stated that he would like to open a repair shop and sell cars out of this property.

Reports were read from the following departments:

Health Department

No concerns at this time

Building Department

1633 Memorial Drive property is zoned Business A. Auto Repair and Auto Sales are each permitted within the Business A district. The width of the drive to the rear of the shop is not designed to current standards for 2 way traffic. It is not appropriate for customer parking to be located in the rear of the property. Perhaps those spots could be used for employee parking and/or the parking of vehicles awaiting repair. Recommend approval.

Fire Department

Occupant shall comply with all laws, regulations, and permits of (but not limited to) NFPA 1 Fire Code and NFPA 101 Life Safety Code. Ensure proposed spaces in rear do not impede Fire Department access.

Engineering Department

Parking stalls must be a minimum of 18 feet deep. Handicapped space needs to have a 5’ wide striped access isle for egress out of the vehicle. Vehicle access on the side of the building is not wide enough for two way traffic.

Planning Department

Property is zoned Business A; proposed uses are permitted in the district. Property has historically been under similar auto related uses. Council should consider limited spaces for used car sales to the two detailed on the plan. No customer access to back up building should also be considered as the drive aisle is 13’ not 14’. Sign located on plan requires a Special Permit to waive 25’ front setback requirement or needs to be relocated.

Restrictions

Good housekeeping

No outside storage

No junk cars

No outside repairs

License holder must secure a Certificate of Occupancy prior to exercising the rights granted under this license

Hours of operation M-F 8-6, Saturday 8-1

Total number of vehicles 15 (4 inside, 2 employee, 6 customer, 1 handicap, 2 for sale)

Motion made by Councilor Brooks and second by Councilor Walczak to approve with restrictions and the amended site plan dated December 28, 2018.

Committee vote 5 – 0 favorable.

ITEM #3

Application for a Class II License for Guilbert’s Auto Care located at 1422 Granby Road.

Applicants	Raymond J P Guilbert 278 Grattan Street Chicopee, MA 01020	Eric Guilbert 409 Batchelor Street Granby, MA 01033
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Ray Guilbert and Eric Guilbert were present at the meeting.

Councilor Laflamme stated that the plan presented is not the plan that has been approved in the past for this property. The parking spaces closest to the building should include the handicap parking space and should be facing the building. The handicap parking space shown on the plan on the right of the property should be

against the building. The plan was amended at the meeting. And the applicants were requested to submit a revised plan to the City Council office.

Reports read from the following:

Health Department
No concerns at this time

Building Department
1422 Granby Road is zoned business A. Auto Repair and Auto Sales are each permitted within the Business A district. Recommend approval.

Fire Department
Occupant shall comply with all laws, regulations, and permits of (but not limited to) NFPA 1 Fire Code and NFPA 101 Life Safety Code

Restrictions
Good housekeeping
No outside storage
No junk cars
No outside repairs
License holder must secure a Certificate of Occupancy prior to exercising the rights granted under this license
Hours of operation M-F 7 – 5
Total number of vehicles 16 (3 inside, 2 for sale outside, 2 employee, 8 customer, 1 handicap)

Motion made by Councilor Laflamme and second by Councilor Walczak to approve with restrictions and the amended site plan dated 4-25-2017.

Committee vote 5 – 0 favorable.

ITEM #4

Application for an Auto Repair License for Guilbert’s Auto Care located at 1422 Granby Road.

Applicants	Raymond J P Guilbert	Eric Guilbert
	278 Grattan Street	409 Batchelor Street
	Chicopee, MA 01020	Granby, MA 01033

Ray Guilbert and Eric Guilbert were present at the meeting.

Restrictions
Good housekeeping
No outside storage
No junk cars
No outside repairs
License holder must secure a Certificate of Occupancy prior to exercising the rights granted under this license
Hours of operation M-F 7 – 5
Total number of vehicles 16 (3 inside, 2 for sale outside, 2 employee, 8 customer, 1 handicap)

Motion made by Councilor Laflamme and second by Councilor Walczak to approve with restrictions and the amended site plan dated 4-25-2017.

Committee vote 5 – 0 favorable.

ITEM #5

Application for a Class II License for Kin's Auto Glass located at 1095 Chicopee Street.

Applicant Joaquin Rodriguez
41 Woodside Terrace, 2L
Springfield, MA 01108

Joaquin Rodriguez and Robert Galica were present at the meeting.

Mr. Galica stated that the previous Class II license holder passed away and Mr. Rodriguez will be taking over the business under a new name.

Reports were read from the following departments

Building Department

1095 Chicopee Street is within the Business A zoning district. Automobile trade is a permitted use within the district. This applicant also has an automotive repair license at 628 Center Street.

Planning Department

Business A; use is permitted in this district. Existing license on the property is being transferred to a new owner. If the License Committee has had no issues with this property and applicant in exercising existing licenses, recommend approval.

Fire Department

Must maintain compliance with all applicable codes, regulations and inspections. Must maintain fire department access.

Engineering Department

Need to show ownership, zoning of abutting land

Need to show refuse disposal areas

Access isle for handicap spot needs to be 5' wide

Recommend one way traffic pattern south to north curb cut and isles are not wide enough for 2 way traffic

Parking spots for que for vehicle inspection are not consistent, should be 8 ft. deep

Concern of vehicles entering northerly driveway will run into sidewalk in front of building

Concern with parking spots along side of building with people backing out.

The committee asked Mr. Rodriguez if he is incorporated or an LLC. He stated that he has filed with the Secretary of the State to become an LLC. This paperwork was presented to the committee.

Attorney Garvey stated that the applicant's name on the license will have to be Kin's Auto Sales, LLC as indicated on the Limited Liability Company Certificate of Organization from the Commonwealth.

Restrictions

Good housekeeping

No outside storage

No junk cars

No outside repairs

License holder must secure a Certificate of Occupancy prior to exercising the rights granted under this license.

Hours of Operation M-Saturday 8 – 6

Total number of vehicles 11 (10 for sale outside, 1 employee) 1 shared handicap spot

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

Committee vote 5 – 0 favorable.

ITEM #6

Minutes – January 28, 2019 Motion made by Councilor Laflamme and second by Councilor Walczak to approve. Motion passed.

Meeting adjourned at 7:18 PM.