

**Chicopee Planning Board
Voting Record and Minutes**

The Planning Board of the City of Chicopee public hearing for **Thursday, March 7, 2018 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, January 10 and February 7, 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: Rob Levesque from R. Levesque Associates presented the plans to the Board. Mr. Levesque explained the resizing of the stormwater detention basin and other revisions to the definitive plans that were tabled since November 1, 2018. Staff distributed the SPRAC comments that were provided to the Board with the original submission in November 2018. Staff read a letter from the DPW Superintendent noting that she had not had sufficient time to review the latest stormwater report but was amenable with the Board making a condition that no building permits are issued until the report is satisfactory and amendments, if any, are addressed. Board members asked about requested Waivers and was advised by Staff that they had been addressed earlier in the plan approval process. The Board voted to approve the Definitive Subdivision plans with the condition that all SPRAC comments be addressed and the stormwater report is satisfactory to the DPW Superintendent.

Motion to approve the Definitive Subdivision plans with conditions was made by Cynthia Labrie and seconded by Thomas Reniewicz. Vote was 5-0 to approve the Definitive Subdivision plans with the condition that all SPRAC comments be addressed and the stormwater report is satisfactory to the DPW Superintendent.

Member	Approve	Deny	Table	Abstain
Michael Sarnelli, Chair	X			
Tom Reniewicz, Vice	X			
Cynthia Labrie, Clerk	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.

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

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.

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: Waivers 5-8 above were inadvertently not acted upon by the Board due to misinformation by Staff.

ITEM 2: Withdrawal of Definitive Site Plan (Tabled November 1, December 6, 2018 and January 10, February 7, 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 Planning Board was in receipt of a request from the Applicant to withdraw the project. The Board voted to accept the withdrawal.

Motion to accept the Applicant’s withdrawal was made by Michael Sarnelli and seconded by Thomas Reniewicz. Vote was 5-0 to accept the Applicant’s withdrawal.

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

ITEM 3a: ANRs – Off Main Street (Fiske Lane)

Notes: Staff explained the plan.

Motion to approve was made by Cynthia Labrie and seconded by Ronald Czelusniak. Vote was 5-0 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			

ITEM 3b: ANRs – Delta Park

Notes: Staff explained the plan.

Motion to approve was made by Michael Sarnelli and seconded by Melissa St. Germain. Vote was 5-0 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			

ITEM 4: Minutes from February 7, 2019

Notes: Change Patrick McKenna from present to excused in the minutes.

Motion to approve with the noted amendment was made by Thomas Reniewicz and seconded by Michael Sarnelli. Vote was 5-0 to approve the minutes with the noted amendment.

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

ITEM 5: New Business / Discussion

Notes: Cynthia Labrie stated she will not be able to attend the meeting on April 4, 2019.

ITEM 6: Adjournment – Next meeting April 4, 2019.

Notes: Cynthia Labrie noted she will not be able to attend the meeting scheduled for April 4, 2019.

Motion to adjourn was made by Michael Sarnelli and seconded by Cynthia Labrie. Vote was 5-0 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			

Meeting adjourned at 7:30 PM.