



Chicopee

City of  
City Council  
Zoning Committee

Approved 4-11-2019

---

---

**Members**

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

**MINUTES**  
**March 28, 2019**

The following are the minutes of a public hearing held Thursday, March 28, 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, Krampits, Laflamme, Balakier

**Members Absent:** Roy, Walczak

**Also Present :** Daniel Garvey (Associated City Solicitor), Lee Pouliot (Planning Director), Councilor Dobosz

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

Applicant Valley Opportunity Council  
Stephen Huntley, Executive Director  
300 High Street  
Holyoke, MA 01040

Stephen Huntley and Attorney Ellen Freyman were present at the meeting.

Stephen Huntley stated that VOC owns property in this area and it recently purchased the St. George Convent and school and it will become multi-family dwellings. At that time VOC didn't think about parking for these dwellings.

Lee Pouliot stated that the Planning Board voted unanimously to approve. He further stated that this request does clean up some zoning inconsistencies with how the properties are being used now.

Councilor Krampits stated that he attended the Planning Board hearing. At that time a question was asked why Special Permits were not requested for parking. The answer was that because of the number of parcels involved it made sense to apply for a Zone Change instead of multiple Special Permits.

Motion made by Councilor Krampits and second by Councilor Brooks to approve.

Committee vote        5 - 0 favorable.

**ITEM #2**

Special Permit application under Chapter 275-23 for the purpose of reconstruction of a single family home on a legally non-conforming lot following demolition of existing structure per Building Department orders located at 30 Larchmont Street.

Applicant        Viktor Savonin  
                      94 Florida Drive  
                      Agawam, MA 01001

Viktor Savonin was present at the meeting.

The prior house on the lot was demolished under court order based on a condemnation and action brought by the City's Building and Health Departments through the Law Department. The applicant acted as the receiver for the Court to resolve deplorable conditions at the site that impacted neighbors and the neighborhood.

Mr. Savonin stated that he is trying to build a single family home on the property. He has invested approximately \$60,000.00 on this project. The proposed home will be valued between \$280,000.00 and \$300,000.00. A realtor from Monson that works with Mr. Savonin stated that he is a very good contractor and never has any issues.

All the setback requirements are met.

Lee Pouliot stated that the lot is under sized. Because the house was demolished under Building order he and Carl Dietz thought it would be best for the applicant to apply for a Special Permit under the Restoration of Damaged Buildings section of the Zoning ordinance.

Councilor Laflamme stated that he is concerned about the green house next door with only 19 feet separation from the property line. With the setback the residents will not be able to see out their windows because of the new two story proposed house. Mr. Savonin stated that he is in compliance with the height regulation. Lee Pouliot stated that the setback requirement is 6 feet from the side yards, rear and front yard is 25 feet and the maximum height of the structure is 40 feet. Councilor Laflamme asked what the side yard restrictions are for a detached garage. Lee Pouliot stated that's 3 feet side yard setback.

**Public Input**

Barbara Brunelle, 40 Larchmont Street, stated that there are oversized trees on the property that are dead and dead branches fall onto her property.

Mr. Savonin stated that he has already removed trees from the property. He is not in favor of removing trees just to remove trees. He would not be opposed to trimming trees.

Richard ?, 40 Larchmont Street, stated that he is not opposed to the house only the size of the trees.

Mr. Savonin stated that when the property was in deplorable condition before he took over there was no concern about the trees only concern was the condition of the house and that it was driving property values down. Now, that the house is down the trees are a concern. He further stated that he had a tree expert out to the property and he removed the trees that had to be removed and pruned the others. In the court order plan he had budgeted \$6,000.00 for trees.

**Restrictions**

- Pending a tree expert or arborist report detailing the need for deep pruning or removal bank of three trees and follow through on recommendations.
- Permit to run with the land

Attorney Garvey stated that the arborist's report should come to the City Council Office.

Motion made by Councilor Tillotson and second by Councilor Brooks to approve with restrictions.

Committee vote        5 - 0 favorable.

**ITEM #3**

Special Permit application under Chapter 275-27.1 (B) for the purpose of installing two wireless communication antennas and supporting equipment on the roof of the Alumni Library at the Elms College of Our Lady of the Elms located at 291 Springfield Street.

Applicant        Cellco Partnership d/b/a Verizon Wireless  
                      Attorney Ellen W. Freyman, authorized agent  
                      20 Alexander Drive  
                      Wallingford, CT 06492

Attorney Michael Fenton was present representing the applicant. The site of the proposal is the roof of the Alumni Library. It was previously permitted by the City Council a little over a year ago. Due to the extensive federal due diligence that has to take place after the local permitting Verizon Wireless was not able to complete all the necessary requirements in the years' time. The plan presented is the same exact plan approved a year ago.

Motion made by Councilor Tillotson and second by Councilor Brooks to approve.

Committee vote        5 - 0 favorable.

**ITEM #4**

Special Permit application under Chapter 275-50 (C) (2) (b) for the purpose of erecting digital sign mounted to pylon sign located at 658 Fuller Road.

Applicant        Carlos A. Martins  
                      658 Fuller Road  
                      Chicopee, MA 01020

Applicant was not present at the meeting.

Motion made by Councilor Krampits to postpone to the call of the chair.

Committee vote        5 - 0 favorable.

**ITEM #5**

Minutes - February 21, 2019 Motion made by Councilor Laflamme and second by Councilor Krampits to approve. Motion passed.

Meeting adjourned at 7:14 PM.