

Chicopee Planning Board Voting Record and Minutes

The Planning Board of the City of Chicopee public hearing for **Thursday, April 4, 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 | | |
| Saulo DePaula | 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: Ordinance Amendment Delete Chapter 275-66 A in its entirety and insert in place thereof 275-66 A Burnett Road. Full text available in the Planning Dept. Applicant: Councilor Derek Dobosz (Ward 6), City Council Office, 274 Front St. Chicopee MA 01013.

Notes: This item was taken out of order to allow time for the sponsoring City Councilor Derek Dobosz to arrive. Councilor Dobosz did not attend the meeting. The Board has been opposed to this Ordinance since its inception as it is their opinion that it adds an unfair additional step (Special Permit) to any business owner on Burnett Rd. that business owners anywhere else in the City are not subject to.

Motion to approve for the sake of discussion was made by Michael Sarnelli and seconded by Ronald Czelusniak. Vote was 5-0 to recommend denial.

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

ITEM 2: Waivers of Subdivision Regulations for Sycamore Lane a proposed 13-lot single-family subdivision. Text of requested Waivers available in the Planning Dept. Location: Off the westerly end of Mayflower Ave. Applicant: Grandview Development Associates, LLC, 1421 Granby Rd., Chicopee, MA 01020

ITEM 2a: Section 1-16 requiring plans and profiles of all surrounding streets which are to connect to the subdivision road.

Notes: Since the only road (Mayflower Ave. Ext.) connecting to the proposed subdivision was developed by the same Applicant, Planning Staff and the City Engineer recommend this waiver is not granted as the information is easily accessible to the Applicant.

Motion to approve for the sake of discussion was made by Ronald Czelusniak and seconded by Michael Sarnelli. Vote was 5-0 to deny the waiver request.

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

ITEM 2b: Section 1-18(8) requiring type I-1 berms. The applicant is proposing Cape Cod style berms.

Notes: Staff has no opinion for either type curbing.

Motion to approve was made by Ronald Czelusniak and seconded by Michael Sarnelli. Vote was 5-0 to approve the waiver request.

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

ITEM 2c: 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: Per the City Engineer, monuments (especially with a vertical benchmark are very useful for future road work. City records show very little information in the neighborhood of the new subdivision.

Motion to approve for the sake of discussion was made by Thomas Reniewicz and seconded by Ronald Czelusniak. Vote was 5-0 to deny the waiver request.

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

ITEM 2d: 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: Planning Staff reported that there is adequate space to allow for two trees per building lot for a total of 26 trees to be planted, evenly spaced along the proposed Sycamore Lane in addition to the five trees required within the cul-de-sac circle for a total of 31 trees.

Motion to approve for the sake of discussion was made by Ronald Czelusniak and seconded by Michael Sarnelli. Vote was 1 in favor to 4 opposed. The waiver request was denied.

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

ITEM 3: Liquor License – New Annual Wine/Malt Package Store License. Location: 454 Grattan St. Applicant: Zhao Xing Lin, Chen and Lin Enterprises Inc., 15 Bethany Rd., Monson, MA 01057

Notes: The Board had concerns with regard to parking. Planning Staff noted that only 4 off-street parking spaces exist for the entire property which includes a proposed restaurant. Staff noted that a Special Permit to reduce the required number of parking spaces would be required from the City Council. The gas station owner across Grattan St. concerned about people parking in his lot and

visiting the Applicant's store; also concerned about liability if underage patrons using his parking lot jeopardizing his license to sell beer and wine. Staff explained that no sensitive uses such as schools or churches were within the radius or concern (500').

Motion to approve for the sake of discussion was made by Ronald Czelusniak and seconded by Michael Sarnelli. Vote was 4 in favor to 1 opposed to recommend approval of the License.

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

ITEM 4: Lot Releases - Ralph Circle – six lot subdivision being constructed at the Chicopee/Springfield City Line. Request is for the release of 5 of the 6 lots. Applicant: SODI Inc., DBA Ralph Capua Homes, 72 Prospect Hills Dr., East Longmeadow, MA 01028

Notes: The Applicant was not in attendance. Staff recommended the Board table the Lot Releases until May 2, 2019 to allow the Applicant to be in attendance.

Motion to table was made by Ronald Czelusniak and seconded by Michael Sarnelli. Vote was 5-0 to table the Lot Release request to May 2, 2019.

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

ITEM 5a: ANRs – Ludlow Rd

Notes: Staff explained the ANR plan to the Board.

Motion to approve was made by Melissa St. Germain and seconded by Ronald Czelusniak. Vote was 5 to 0 to approve.

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

ITEM 5b: ANRs – Sheridan St.

Notes: Planning Staff explained the ANR plan.

Motion to approve was made by Michael Sarnelli and seconded by Ronald Czelusniak. Vote was 5-0 to approve.

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

ITEM 6: Minutes from March 7, 2019

Motion to approve was made by Thomas Reniewicz and seconded by Melissa St. Germain. Vote was 5-0 to approve the minutes from March 7, 2019.

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

ITEM 7: New Business/Discussion

Notes: No New Business or Discussion

ITEM 8: Adjournment – Next meeting May 2, 2019

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

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

Meeting adjourned at 7:48 PM.