



Chicopee

City of
City Council
Zoning Committee
Approved 5-23-2019

Members

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

MINUTES
April 11, 2019

The following are the minutes of a public hearing held Thursday, April 11, 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, Roy, Walczak

Members Absent: Krampits, Balakier

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 275-30 purpose - adding an outdoor storage container 40' x 8' supporting the growth of the business located at 47 Veterans Dr.

Applicant - Mark Wysk, 47 Veterans Dr., Chicopee, MA 01022.

Mark Wysk was present at the meeting. He stated that his business is doing very well and they are in need of storage. He is requesting the special permit for a storage container that will be placed on the property.

Reports read from the following:

Engineering

No Engineering comments

Building

47 Veterans Drive is within the Mixed Use zoning district and is part of an industrial subdivision created after the Westover Base Hospital was demolished. Ridgewood Village condominiums abuts the back side of the industrial park near where the storage box is proposed. I would

recommend approval of the special permit with the condition that the box be screened from the residential development at the termination point of the driveway the box is proposed to be located on.

Fire

Must ensure upon storage container placement that fire hydrant access is not obstructed. Also need to ensure access is maintained for emergency response vehicles. No other concerns.

Planning & Conservation

Property is zoned Mixes Use; existing use is permitted. The City Council may grant a Special Permit for outdoor storage containers under 275-30. Confirm placement does not impact fire emergency access. Confirm placement does not impact stormwater flow off pavement. Confirm container is setback from sideyard property line by 6'.

Conditions

- The box be screened from the residential development at the termination point of the driveway the box is proposed to be located on
- Must ensure upon storage container placement that fire hydrant access is not obstructed
- Ensure access is maintained for emergency response vehicles
- Ensure placement does not impact stormwater flow off pavement
- Container is setback from sideyard property line by 6'
- Permit to run with the applicant

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

Committee vote 5 - 0 favorable.

ITEM #2

Special Permit application under Chapter 275-50 C (1) + (2) purpose installation of a digital sign setback relief from 25' to 10' for sign located at 460 Granby Rd.

Applicant - Sign Techniques, Inc., Tracy Janik, 361 Chicopee St., Chicopee, MA 01013.

Tracy Janik and Bob Liswell were present at the meeting.

Tracy stated that a message center board will be added to the existing sign and she is also requesting relief from the setback requirement.

Reports read from the following:

Engineering

No engineering comments

Building

The 460 Granby Road K of C is within the Residential A and B zoning districts. The location of the proposed sign is within the Residence B zone. This is a non-conforming use in a residential neighborhood. Although there is commercial development across the street from the K of C, the 2 abutters on the west side of Granby Road are both residential, as is the majority of Granby Road. I have concerns that the light from the sign and specifically the changing messages on the sign will negatively impact the peaceful environment of the abutting residential properties. I recommend denial of the special permit.

Fire

No concerns

Planning & Conservation

Property is split-zoned Residential A and Residential B. Membership clubs allowed in both zones with a Special Permit. Signs require a 25' setback from property line- existing sign setback 10'. Digital signs require a Special Permit. Recommend approval if Engineering sees no issue with digital sign placement with regards to site lines for existing vehicles to Granby Road.

Conditions

- Permit to run with the applicant
- 8 seconds motion of signs

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 275-58 (E) (1) purpose - reduction of the required and setback for a ground sign from 25' to 3' (275-50 C of City Code) located at 1633 Memorial Dr.

Applicant - Jeffrey Duga, 101 Cottage Rd., Enfield, CT 06082.

Jeffrey Duga was present at the meeting. When he applied for his Auto Repair License he was told that he needs a Special Permit for the sign on the property.

Engineering

No engineering comments

Building

1633 Memorial Drive is zoned Business A. The required sign setback within the district is 25 feet. The shape of the lot and the island between Memorial Drive and the property diminishes the effectiveness of a sign meeting the setback requirements. The applicant has suggested that an existing sign is already at 3 feet. I recommend approval.

Fire

No concerns

Planning & Conservation

Property is zoned Business A - use is permitted. Existing sign only setback from property line 3'; not 25' as required. No historic documentation of any previous Special Permit. Recommend approval.

Conditions

- Permit to run with the applicant

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

Committee vote **5 - 0 favorable.**

ITEM #4

Minutes - March 28, 2019 Motion made by Councilor Tillotson and second by Councilor Walczak to approve. Motion passed.

Meeting adjourned at 6:46 PM.