



Members

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

MINUTES
April 29, 2019

The following are the minutes of a public hearing held Monday, April 29, 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, Laflamme, Dobosz

Not Present Brooks

Also Present Attorney Daniel Garvey (Associate 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

Application for a Service Station License for Nazim Fitzan at 1057 Montgomery Street.

No. of pumps	2	No. of storage tanks	2
Types of fuel stored	Regular/Super	Capacity of storage tanks	16,000
Hours of operation	5-11	Self-Service	Yes
Heating System Used	Yes	Full Service	No
Hours attendant is on premise	5 to 11	Both Self & Full Service	Yes
Types of Service and Repairs, if any	No		
Auxiliary Service or sales to be provided	Yes		

Applicant was present.

Looking to take over a service station at this location.

Councilor Laflamme stated that he has received several calls regarding the property. There are 3 exits from the property. Yellow barriers were placed so people do not park. Councilor Laflamme stated that this must be maintained by the new business owner. Councilor Laflamme continued that employees should not be parking in this area. Councilor Laflamme stated that the plan submitted is the previous owners plot plan and it is not up

to date. The handicap parking spot was relocated and it is not identified on the plot plan. The engineer that prepared the plan should have reflected the new location of the handicap parking space. The committee amended the submitted plan to reflect the correct location of the handicap space.

Recommendations

Engineering Department

No engineering comments

Building Department

1057 Montgomery Street is zoned Business A. Service stations are permitted within the Business A zone. This is an existing service station. I recommend approval of the license.

Fire Department

No concerns – ensure all fire and life safety codes.

Planning Department

Property is zoned business A; use is permitted.

South eastern most existing driveway should be closed to address close adjacency with neighboring driveway. See notes on attached plan.

Motion made by Councilor Laflamme and second by Councilor Krampits to approve site plan as amended 2/27/19 with restrictions.

Committee vote 4 – 0 favorable

ITEM #2

BE IT ORDERED THAT Broadway Auto Shop, Inc., 376 Broadway, be called in before the License Committee to discuss the submitted revised plan. At that meeting the committee may modify the license.

Kassem Kabbout and Abbas Hamdan were present at the meeting.

Chairman Walczak stated that the last time the committee met with Broadway Auto Shop they were requested to submit a revised plan in 120 days.

Mr. Hamdan stated that the committee approved at that meeting 2 cars for sale parked parallel to the building until a revised plan is submitted. A surveyor was hired who came out to the property measured and met with Carl Dietz and came up with the submitted revised plan.

Engineering Department

One way and do not enter signs should be put up at the northerly entrance to ensure flow direction is maintained. Vehicles cannot encroach on the city right-of-way (sidewalk), wheel stops recommended right turn only sign restriction recommended at the southerly exit.

Change angle direction of parking spaces so spaces do not encroach on entrance egress and space work with the flow.

Councilor Laflamme explained to the license holder that he must ensure that the cars do not encroach onto the sidewalk.

Mr. Hamdan stated that he can put up a sign that states “right turn only”.

Planning Department

Property is zoned Business A; use is permitted.

Planning understands that the applicant currently holds a license for used car sales at this property – the submitted plan does not detail the existing layout of spaces for customers and car sales and repair.

Concern regarding proposed one way traffic flows in out of the property from curb cuts – one way signage and pavement markings may be needed.

If plan is proposing to relocate already licensed parking stalls from the back to the front of the property – The plan should detail changes to the back portion of the property.

Committee amended the angle direction of parking spaces on the submitted plan.

Customer and employee markings will be as on the former plot plan prepared by VHB and approved by the city. Must follow Planning and Engineering recommendations.

Motion made by Councilor Laflamme and second by Councilor Krampits to approve with plan dated 3/13/19.

Committee vote 4 – 0 favorable

ITEM #3

Minutes – February 25, 2019 Motion made by Councilor Laflamme to approve. Motion passed.

Meeting adjourned at 7:13 PM.