

**Zoning Board of Appeals
Voting Record and Minutes**

The Zoning Board of Appeals of the City of Chicopee public hearing for **Wednesday June 12, 2019, 6:30 PM** at the RiverMills Senior Center, Classroom 30, 5 West Main St. Chicopee, MA 01020.

Meeting was brought to order by Anthony Gallant at 6:31 PM.

Board of Appeals attendance:

Member	Name	Present	Absent	Excused
Regular	Anthony Gallant, Chair	X		
Regular	Carissa Lisee, Vice Chair	X		
Regular	Katherine Baldiga, Clerk	X		
Regular	Gary Stamborski	X		
Regular	Christina Loy	X		
Assoc.	Matthew Bieda			X

Planning Department Staff Attendance

Title	Name	Present	Absent	Excused
Director	Lee Pouliot			X
Assistant Planner	Patrick McKenna	X		
Development Manager	James Dawson			X
Associate Planner	Nathan Moreau			X

***Item 1: Variance** from Chapter 275-52 to construct a single-family house to replace one that was destroyed by fire. Lot area from 10,000 SF to 2,106 SF; frontage from 100' to 52.5'; depth from 100' to 41' and the following setbacks: front setback 25' to 10'; rear yard from 25' to 15' and side yard from 15' to 10'. Location: 34 Myrtle St., Applicant: Halina Beben, 176 Mayflower Ave. Chicopee, MA 01013

Notes: *The Board took a vote to table the petition as no Applicant was present at the start of the meeting. The Applicant arrived late therefore the Board reopened the hearing of Item 1 after hearing Item 2 on the agenda.

Staff noted in the recommendation that the house on the property burned down in 2015. When the site was cleared the foundation was removed as well therefore the legally non-conforming status was eliminated, requiring the owner to obtain a Variance for the new house.

The Applicant explained the petition and the reason that the previous Variance had expired. Board Member Anthony Gallant noted the involvement of the previous property owner.

Motion to approve was made by Anthony Gallant and seconded by Christina Loy. Vote was 5-0 to approve.

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Anthony Gallant, Chair	X			
Regular	Carissa Lisee, Vice Chair	X			
Regular	Katherine Baldiga, Clerk	X			
Regular	Gary Stamborski	X			
Regular	Christina Loy	X			

Item 2: Variance from Chapter 52 to create a new reduced size single-family building lot from 64 Ellerton St. and leave existing house on a reduced size lot. New lot dimensions (Lot B) area from 10,000 SF to 8,500 SF and average depth from 100' to 69.79' +/- and existing house lot (Lot A) area from 10,000 SF to 7,981 SF. Applicant: Ronald S. Ziemba, 58 Lime St. #1, Newburyport, MA 01950

Notes: The Applicant's representative explained the petition. Several Abutters were in attendance; the majority of which were opposed to the petition citing traffic and overcrowding issues. Board Chair Anthony Gallant made a motion to approve the request with the condition the Applicant abide by all other requirements (setbacks) of the City Ordinances as well as the off-street parking requirement for both lots.

The majority of the Board voted to deny the petition.

Motion to approve was made by Anthony Gallant and seconded by Christina Loy. Vote was 2 in favor to 3 opposed.

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Anthony Gallant, Chair	X			
Regular	Carissa Lisee, Vice Chair		X		
Regular	Katherine Baldiga, Clerk		X		
Regular	Gary Stamborski	X			
Regular	Christina Loy		X		

Item 3: Minutes from May 8, 2019

Motion to approve was made by Anthony Gallant and seconded by Carissa Lisee. Vote was 5-0 to approve.

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Anthony Gallant, Chair	X			
Regular	Carissa Lisee, Vice Chair	X			
Regular	Katherine Baldiga, Clerk	X			
Regular	Gary Stamborski	X			
Regular	Christina Loy	X			

Item 4: Discussion Old/New Business

Notes: No discussion.

Item 5: Adjournment – Next Meeting July 10, 2019

Motion to adjourn was made by Anthony Gallant and seconded by Christina Loy. Vote was 5-0 to adjourn.

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Anthony Gallant, Chair	X			
Regular	Carissa Lisee, Vice Chair	X			
Regular	Katherine Baldiga, Clerk	X			
Regular	Gary Stamborski	X			
Regular	Christina Loy	X			

Meeting adjourned at 7:49 PM.