

Zoning Board of Appeals
Voting Record and Minutes

The Zoning Board of Appeals of the City of Chicopee public hearing for **Wednesday, July 14 2021, 6:30 PM** in City Hall Annex, Fourth Floor, City Council Chambers, 274 Front Street, Chicopee, MA 01013.

Meeting was brought to order by Anthony Gallant at 6:30 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.	<i>Vacant</i>			
Assoc.	<i>Vacant</i>			
Assoc.	<i>Vacant</i>			

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 Frontage from 100’ to 75’; Depth from 100’ to 90’ and area from 10,000 SF to 6,750 +/- SF to create two new building lots for single-family houses. Location: Arnold Ave. (Assessor Map 192, Parcels 38 and 39). Applicant: Patricia Kowal, 57 Blanchwood Ave., Chicopee, MA 01013

Notes: Staff reported the Applicant requested to table the hearing on this petition to October 13, 2021 to allow her attorney to be present. The request was read into the record of the meeting. The Board voted unanimously to table the hearing on the petition to October 13, 2021. Staff announced the date upon which the Board would hear this agenda item and notified the public in attendance there would not be another mailing of the meeting notice that the announcement was the notification.

Motion to table was made by Christina Loy and seconded by Anthony Gallant. Vote was 5-0 to table to October 13, 2021.

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 275-52 Frontage from 100’ to 64.59’ +/- and area from 10,000 SF to 6,094 +/- SF to construct a single-family house. Location: Munger Rd. (Assessor Map 110, Parcel 13) Applicant: Hector Quiles, 14 Fuller St., Palmer, MA 01069

Notes: The Applicant Hector Quiles presented his petition to the Board informing the Board he purchased the property, on behalf of his business, at a City auction. Board Member Christina Loy asked the Mr. Quiles if he was aware the deficient size of the lot rendered it “not a building lot” when he purchased it. Mr. Quiles affirmed he was aware hence his filing of Variance and Waiver applications. Several Abutters were in attendance at the hearing; all of which were in opposition to the petition. The Abutters were concerned about the width of Munger Road and adding additional traffic as well as the lot simply being too small. Abutters noted the road becomes narrower in winter with snow. Staff confirmed Munger Road was approximately half the width of a standard road Right-of-Way. Mr. Quiles noted he could make adjustments to the plan to accommodate more parking. Board Member Anthony Gallant was concerned that the property was purchased by the Applicant knowing it was deficient dimensionally and that allowing such a Variance to be approved would set a precedent for future development. Board Member Carissa Lisee posed the question of “What else can be done with the property” but agrees with Mr. Gallants concerns. The Board determined there were no legitimate hardships and based on neighborhood opposition they voted to deny the petition.

Motion to approve for the sake of discussion was made by Anthony Gallant and seconded by Gary Stamborski. Vote was 5-0 to deny the petition.

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 June 9 and 17, 2021

Notes: Board members noted one correction needed to be made. Staff noted the correction would be made prior to filing with the City Clerk. The board voted to approve the minutes with the noted correction.

Motion to approve with the noted correction was made by Christina Loy and seconded by Katherine Baldiga. 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: Staff noted as of July 14, 2021 there were no new petitions submitted but there was a week remaining in the filing period. Staff also noted ad fees should be greatly reduced since meetings are returning to in-person and the need for “Covid-19” legal ads was ending. Staff noted that information regarding remote attendance is included in the Abutter notices and any public that wishes to attend meetings remotely can request login credentials.

Item 5: Adjournment - next meeting August 11, 2021

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 6:59 PM.