

Zoning Board of Appeals
Voting Record and Minutes

The Zoning Board of Appeals of the City of Chicopee public hearing for **Wednesday October 13, 2021, 6:30 PM** in City Hall Annex, Fourth Floor, Chambers Conference Room, 274 Front Street, Chicopee, MA 01013.

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.	Julia Sudol	X		

Planning Department Staff Attendance

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

Item 1: (Cont. from July 14, 2021) 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: Attorney Michael Labrie represented the Applicant and presented their petition to the Board. The petition had been continued from July 14, 2021 at the Applicant's request. Attorney Labrie explained the Applicant was requesting to create two new single-family building lots from property fronting on Arnold Avenue. The property is part of 57 Blanchwood Avenue. Several Abutters were in attendance and were opposed to the Variance citing parking and emergency access concerns. The Board discussed the petition and determined that no hardships existed to warrant the granting of the Variance as proposed but was willing to entertain a new Variance application that would create one new single-family building lot instead of two. The Board also noted that since the Variance Application did not include a request for a reduction in depth for the existing house at 57 Blanchwood Avenue they could not approve the Variance as submitted. The Board voted to deny the Variance.

Motion to approve for the sake of discussion was made by Anthony Gallant and seconded by Carissa Lisee. Vote was 3 opposed to 1 in favor.

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Anthony Gallant, Chair		X		
Regular	Carissa Lisee, Vice Chair		X		
Regular	Gary Stamborski	X			
Assoc.	Julia Sudol		X		

Item 2: Minutes from September 8, 2021

Motion to approve was made by Anthony Gallant and seconded by Gary Stamborski. Vote was 4-0 to approve the minutes.

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Anthony Gallant, Chair	X			
Regular	Carissa Lisee, Vice Chair	X			
Regular	Gary Stamborski	X			
Assoc.	Julia Sudol	X			

Item 3: Discussion - Old/New Business

Notes: There was no discussion or new business.

Item 4: Adjournment - next scheduled meeting is November 10, 2021

Motion to adjourn was made by Anthony Gallant and seconded by Carissa Lisee. Vote was 4-0 to adjourn.

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Anthony Gallant, Chair	X			
Regular	Carissa Lisee, Vice Chair	X			
Regular	Gary Stamborski	X			
Assoc.	Julia Sudol	X			

Meeting adjourned at 7:14 PM.