

CHICOPEE ZONING BOARD OF APPEALS

AGENDA

Wednesday, July 8, 2026

The Zoning Board of Appeals of the City of Chicopee public hearing; Wednesday, July 8, 2026, 6:30 PM in the RiverMills Senior Center, Classroom 30, First Floor, 5 West Main St., Chicopee, MA 01020.

Chairman, please announce meeting is being recorded and inform public if they are recording the meeting they must disclose, they are recording and provide their name and address for the record.

Item 1: Variance from Chapter 275-58 Side yard setbacks from 15' to 2.7' and 11' and rear yard setback from 25' to 7.8' for the purpose of constructing a mixed-use business and residential building. Location: 520 Chicopee St., Chicopee, MA. Applicant: Matt Campagnari - Campagnari Construction, 128 Federal St., Springfield, MA 01105.

Item 2: Variance from Chapter 275-44 fence height from 3.5' to 6' to construct a privacy fence within the front setback. Location: 47 Maplewood Ave., Chicopee, MA 01013. Applicant: Luis A. DeJesus, same address.

Item 3: Variance from Chapter 275-53 frontage from 100' to 50', area from 10,000 SF to 4,470 +/- SF and, average depth from 100' to 89.39' +/- to allow an existing two-family dwelling to remain on an undersized lot upon the subdivision from associated property fronting Empire St. Location: 25-27 State St. Chicopee, MA 01013. Applicant: VLASNYK, LLC, 73 Chestnut St. Chicopee, MA 01013

Item 4: Variance Chapter 275-53 area from 10,000 SF to 8,964 +/- SF and average depth from 100' to 89.64' to create a new single-family building lot from property at 25-27 State St. Location: Empire St. (Assessor Map 443, Parcels 2 and 3). Applicant: VLASNYK, LLC, 73 Chestnut St. Chicopee, MA 01013

Item 5: Minutes from May 13, 2026

Item 6: Discussion - Old/New Business

Item 7: Adjournment - next scheduled meeting is August 12, 2026

