

CHICOPEE ZONING BOARD OF APPEALS

AGENDA

Wednesday, August 12, 2026

The Zoning Board of Appeals of the City of Chicopee public hearing; Wednesday, August 12, 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 275-54 Frontage from 100' to 97.13' and area from 10,000 SF to 9,364 SF for the purpose of constructing a duplex. Location: Donohue Rd., Assessor Map 454, Parcel 25B, Chicopee, MA. Applicant: Meera Nadeem, 1490 Donohue Rd., Chicopee, MA 01020.

Item 2: (Tabled from July 8, 2026) 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 3: (Tabled from July 8, 2026) 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 4: Minutes from July 8, 2026

Item 5: Discussion - Old/New Business

Item 6: Adjournment - next scheduled meeting is September 9, 2026

