CITY COUNCIL

CITY OF NORTHAMPTON

MASSACHUSETTS

Councilors:

- President Gina-Louise Sciarra, At-Large
- William H. Dwight, At-Large
- Michael J. Quinlan, Jr., Ward 1
- Karen Foster, Ward 2
- Vice-President James Nash, Ward 3
- John Thorpe, Ward 4
- Alex Jarrett, Ward 5
- Marianne L. LaBarge, Ward 6
- Rachel Maiore, Ward 7

Meeting Agenda
City Council Chambers
Walter J. Puchalski Municipal Building
212 Main Street, Northampton
Meeting Date: January 16, 2020
Meeting Time: 7 p.m.

1. **Announcement of Audio/Video Recording**
   This meeting is being audio/video recorded.

2. **Public Comment**

3. **Roll Call**

4. **Public Hearings**

5. **Updates from Council President and Committee Chairs**

6. **Recognitions and One-Minute Announcements by Councilors**

7. **Communications and Proclamations from the Mayor**

8. Presentations

9. Resolutions

10. Consent Agenda

A. 20.013 Appointments to Various Committees - for referral to City Services

Board of Assessors

David Murphy, 78 North Elm Street, Northampton

Term: January 2020 - June 2023

To fill a newly created seat

Planning Board

Melissa Fowler, 87 Chesterfield Road, Leeds

Term: January 2020 – June 2021

To fill the unexpired term of Mark Sullivan

Documents:

20.013 Appointments to Various Committees.pdf

11. Recess for Committee on Finance (See Separate Agenda)

12. Financial Orders (on 1st reading pending Finance review)

Rule 2.6 requires the Finance Committee to consider certain financial matters.

A. 20.007 An Order to Appropriate CPA Funds for Historic Preservation of Parsons House and Shepherd Barn - 1st reading

Documents:

20.007 An Order to Appropriate CPA Funds for Historic Preservation of Parsons House and Shepherd Barn.pdf

B. **20.008 An Order to Appropriate CPA Funds to Purchase 105 Acres at Former Pine Grove Golf Course - 1st reading**

Process note: The Office of Planning & Sustainability respectfully requests two readings.

Documents:

20.008 An Order to Appropriate CPA Funds to Purchase 105 Acres in Rocky Hill Greenway.pdf

C. **20.009 An Order to Appropriate CPA Funds for Affordable Home on Glendale Road - 1st reading**

Documents:

20.009 An Order to Appropriate CPA Funds for Affordable Home on Glendale Road.pdf

D. **20.010 An Order to Appropriate CPA Funds to Community Builders for North Commons Project - 1st reading**

Documents:

20.010 An Order to Appropriate CPA Funds to Community Builders for North Commons Project.pdf

E. **20.011 An Order to Appropriate CPA Funds to NHA for Hampshire Heights Playground - 1st reading**

Documents:

20.011 An Order to Appropriate CPA Funds to NHA for Hampshire Heights Playground.pdf

13. Financial Orders (on 2nd reading)

14. Orders

15. Zoning Ordinances (Not yet Referred)

Process Note: M.G.L. Chapter 40A, Section 5 requires the City Council to submit zoning ordinances to the Planning Board for review within 14 days of receipt and for the Planning Board and City Council or a committee designated for that purpose to hold public hearings thereon, together or separately, prior to adoption.

A. **20.004 An Ordinance to Rezone Eight Conz Street Parcels from NB to CB**

Documents:

20.004 An Ordinance to Rezone Eight Conz Street Parcels from NB to

CB.pdf

B. 20.005 An Ordinance to Amend the Zoning Map on Old South Street and Clark Avenue

Documents:

20.005 An Ordinance to Amend the Zoning Map on Old South Street and Clark Avenue.pdf

C. 20.006 An Ordinance to Amend Zoning Map to Add New Smart Growth Overlay District at Laurel Street

Documents:

20.006 An Ordinance to Amend Zoning Map to Add New Smart Growth Overlay District at Laurel Street.pdf

16. Ordinances (Not yet Referred)

Rule 5.2.3 provides that no ordinance shall be voted on by the City Council until it has been considered by the Committee on Legislative Matters.

A. 20.012 An Ordinance Relative to Demolition Review for Historically-Significant Buildings

Documents:

20.012 An Ordinance Relative to Demolition Review for Historically-Significant Buildings.pdf

17. Ordinances

18. Information Requests (Charter Provision 2-7) and Committee Study Requests

19. New Business

20. Adjourn

Contact: G-L Sciarra, Council President
glsciarra@northamptonma.gov or
(413) 570-3133

MAYOR DAVID J. NARKEWICZ

City of Northampton
Office of the Mayor
210 Main Street Room 12
Northampton, MA 01060-3199
(413) 587-1249 Fax: (413) 587-1275
mayor@northamptonma.gov

DATE: January 16, 2020

TO: City Council

FROM: Mayor David J. Narkewicz

SUBJECT: Appointments to Boards, Committees, and Commissions

Please find the attached appointments to City Boards, Committees, and Commissions:

<u>Board of Assessors</u>

David Murphy, 78 North Elm Street, Northampton
Term: January 2020 - June 2023
To fill a newly created seat

<u>Planning Board</u>

Melissa Fowler, 87 Chesterfield Road, Leeds
Term: January 2020 – June 2021
To fill the unexpired term of Mark Sullivan

City of Northampton

Mayor of Northampton Mass. <mayor@northamptonma.gov>

Online Form Submittal: Application for Appointment to Boards, Committees and Commissions

1 message

noreply@civicplus.com <noreply@civicplus.com> Tue, Jan 7, 2020 at 1:05 PM
To: mayor@northamptonma.gov

Application for Appointment to Boards, Committees and Commissions

City of Northampton Application for Appointment to Boards, Committees, and Commissions
Please return the completed form to: Mayor@northamptonma.gov or David J. Narkewicz, Mayor 210 Main Street, Northampton, MA 01060

First Name	Melissa
Last Name	Fowler
Title, if applicable	*Field not completed.*
Address1	87 Chesterfield Road
Address2	*Field not completed.*
City	Leeds
State	MA
Zip	01053
Home Phone	*Field not completed.*
Work Phone	*Field not completed.*
Cell Phone	413-977-0455
Occupation & Place of Employment	Construction Project Manager - Self Employed - Fowler Consulting Services LLC - Working mostly with Western Builders for the last 4 years.
Email	melissa@goodstrongbean.com
Are you a Northampton resident?	Yes
Years Lived in Northampton	29
Age	50 - 59

Sex	Female
Racial / Ethnic Background	Caucasian
Boards and Committees	Planning Board
Please list "other" board or committee of interest	*Field not completed.*
What skills and experience will you bring to this committee assignment?	I have been working in the Construction industry since 1987 as a mechanical engineer and construction manager. I have a Bachelor's Degree in Mechanical Engineering from UMASS and a Master's Degree in Construction Management from the University of Florida. I'm a native of Northampton, born at Cooley Dickenson and graduated from Northampton High School in 1984. I moved away for College in 1991 and returned in 2012 to raise my then 5-year old son in Northampton. We were living in Metro Boston and I didn't want that childhood for him. I wanted him to grow up in the Pioneer Valley like I did. My skills are Project Management and Construction Management of Themed, Industrial, Commercial and Residential construction for the past 33 years. I worked for Disney as an Imagineer for almost 10 years; managing design and construction of new attractions at Walt Disney World. After that, I went on to manage design and construction of luxury estate homes in the Metro Boston area - homes up to 20,000 sf and $20M. My work path has also taken me through a genetic research facility in San Francisco CA, the first ever female management trainee for the Gilbane Building Co in Providence RI, production home building in Orlando FL, hotel renovations in Fort Myers FL and Kansas City KS and construction management in all 4 theme parks and 2 water parks at Walt Disney World FL. For the past 4 years I have been working almost exclusively with Western Builders here in the Pioneer Valley. I managed construction of the 5 new apartment buildings at the end of Paradise Road at Smith College. I built the Pet Hotel in Hadley. I've estimated, bid and have been awarded numerous projects for Western Builders, including the Sargent House on Main Street in Northampton and another housing unit up on Village Hill (which I still remember of course as the State Hospital). I'm currently finishing a 3-year program of renovations at the Basketball Hall of Fame in Springfield MA, including re-finishing all the panels on the outside of the Sphere last Summer. I'm also currently co-managing a 150-unit Assisted and Independent Living facility in Hudson MA. Throughout these 33 years I have become proficient at

	budgeting, scheduling, estimating, awarding contracts, accounting and all other aspects of construction management. I have sat in front of many planning boards. I understand the language and the needs between Cities, Designers and Builders. I am always looking for the win-win-win-win scenario between Owner, Builder, Design and Municipality. I have my General Contracting license and just recently started a Home Improvement Company (I will transition from Western Builders to do this). I have also done some consulting for real estate attorneys over the past 3 years. It has long been an interest of mine to serve my hometown in some way with the toolbox of skills I acquired through my career. Although it may not seem so from the description above, life has settled in for me now, 8 years after my move back here. Now is a great time for me to offer my assistance. I would love nothing more than to give back to my City and have a hand in its future.
Are you currently serving or have you served on any city committee?	No
Please list other city committees you have served on	*Field not completed.*

Required: Please read the following, by signing below you state that you understand and agree.
The filing of this form does not guarantee my appointment. An application is kept on file for two (2) years; after that I must file a new application. Being appointed to a committee, board, or commission means that I am considered a Municipal Employee under MGL Chapter 268A and thereby subject to Conflict of Interest Law MGL Chapter 268A, Financial Disclosure Law MGL Chapter 268B, as well as Open Meeting Law MGL Chapter 39: Section 23B. I understand that I will take the conflict of interest test after being appointed and that I also must be sworn in by the City Clerk. I will contact the appointing authority with any questions about my service. Important: Once this form is submitted it becomes a public document, if there is information you do not want open to the public please do not include it on this form.

Signature	Melissa A. Fowler
Date	1/7/2020

Email not displaying correctly? View it in your browser.

City of Northampton

Mayor of Northampton Mass. <mayor@northamptonma.gov>

Online Form Submittal: Application for Appointment to Boards, Committees and Commissions

1 message

noreply@civicplus.com <noreply@civicplus.com> Tue, Jan 7, 2020 at 4:16 PM
To: mayor@northamptonma.gov

Application for Appointment to Boards, Committees and Commissions

City of Northampton Application for Appointment to Boards, Committees, and Commissions
Please return the completed form to: Mayor@northamptonma.gov or David J. Narkewicz, Mayor 210 Main Street, Northampton, MA 01060

First Name	David
Last Name	Murphy
Title, if applicable	*Field not completed.*
Address1	78 North Elm Street
Address2	*Field not completed.*
City	Northampton
State	MA
Zip	01060
Home Phone	*Field not completed.*
Work Phone	582-7190
Cell Phone	530-2275
Occupation & Place of Employment	Real Estate Broker/Appraiser
Email	david.nurphy8@comcast.net
Are you a Northampton resident?	Yes
Years Lived in Northampton	64
Age	60 - 69
Sex	Male

Racial / Ethnic Background	*Field not completed.*
Boards and Committees	Assessors, Board of
Please list "other" board or committee of interest	*Field not completed.*
What skills and experience will you bring to this committee assignment?	I am Massachusetts Certified Real Estate Appraiser. I am a Massachusetts Accredited Assessor #930, re-certified until October 22, 2021. I served as a Northampton Assessor from 1998 until 2006.
Are you currently serving or have you served on any city committee?	Yes
Please list other city committees you have served on	Cable TV, Elm Street Historic, Housing Partnership, Central Business Architecture, Assessors, City Council

Required: Please read the following, by signing below you state that you understand and agree.
The filing of this form does not guarantee my appointment. An application is kept on file for two (2) years; after that I must file a new application. Being appointed to a committee, board, or commission means that I am considered a Municipal Employee under MGL Chapter 268A and thereby subject to Conflict of Interest Law MGL Chapter 268A, Financial Disclosure Law MGL Chapter 268B, as well as Open Meeting Law MGL Chapter 39: Section 23B. I understand that I will take the conflict of interest test after being appointed and that I also must be sworn in by the City Clerk. I will contact the appointing authority with any questions about my service. Important: Once this form is submitted it becomes a public document, if there is information you do not want open to the public please do not include it on this form.

Signature	David A. Murphy
Date	1/7/2020

Email not displaying correctly? View it in your browser.

City of Northampton

MASSACHUSETTS

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In City Council, January 16, 2020

Upon the recommendation of the Community Preservation Committee

20.007 An Order to Appropriate CPA Funds for Historic Preservation of Parsons House and Shepherd Barn

Ordered, that

WHEREAS, Historic Northampton, Inc. submitted an application for Community Preservation Act funding for continued work to restore and reopen the Shepherd barn and Parsons House, rebuild the Shepherd porch, and purchase an art rack for safe storage and display of artifacts;

WHEREAS, CPA funds will be used to secure an important historic resource that is valued by the community and the region, on which the City holds a permanent preservation restriction;

WHEREAS, the project has a great deal of community support and will further work done at Historic Northampton over the past ten years, will help preserve the City's sense of place, and includes contribution of extensive volunteer labor and materials;

WHEREAS, all work will be consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties;

WHEREAS, on November 20, 2019 the Northampton Community Preservation Committee, voted unanimously to recommend that $198,834 in Community Preservation Act funds be used to support this project.

NOW, THEREFORE BE IT ORDERED,

That **$**198,834 be appropriated from Community Preservation Act funding to Historic Northampton, Inc. for the Assessment and Preservation Project. And, that the grantee meets the conditions approved by the Community Preservation Committee, the Mayor, and City Council.

Specifically, $198,834 is appropriated from the CPA Historic Preservation Reserve (account #2344930-359932).

City of Northampton

MASSACHUSETTS

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In City Council, January 16, 2020

Upon the recommendation of the Community Preservation Committee

20.008 An Order to Appropriate CPA Funds to Purchase 105 Acres in Rocky Hill Greenway

Ordered, that

WHEREAS, The Northampton Conservation Commission and Office of Planning & Sustainability submitted a Community Preservation Act application for purchase of 105 acres within the Rocky Hill Greenway at the former Pine Grove Golf Course;

WHEREAS, The parcel includes more than half a mile of Nashawannuck Brook riparian area, is part of a wildlife corridor, abuts existing protected areas in the Rocky Hill Greenway, and presents a myriad of opportunities for climate change adaptation, natural communities restoration, and recreation;

WHEREAS, the project meets the goals of the Sustainable Northampton Plan, Northampton Community Preservation Plan, and Open Space, Recreation and Multi-use Trail Plan to protect open space, provide for passive recreation, and protect heritage landscapes;

WHEREAS, CPA funds will provide a match for a state Local Acquisitions for Natural Diversity grant;

WHEREAS, on November 20, 2019, the Northampton Community Preservation Committee voted unanimously to recommend that $250,000 in Community Preservation Act funds be used to support this project.

Ordered, that

That $250,000 be appropriated from Community Preservation Act funding to the Northampton Conservation Commission and Office of Planning and Sustainability for the Nashawannuck Riparian Restoration Project. And, that the grantee meets the conditions approved by the Community Preservation Committee, the Mayor, and City Council.

Specifically, $172,000 is appropriated from the CPA Open Space Reserve (account #2344930-359931), and $78,000 is appropriated from the CPA Undesignated Reserve (account #2344930-359930).

City of Northampton

MASSACHUSETTS

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In City Council, January 16, 2020

Upon the recommendation of the Community Preservation Committee

20.009 An Order to Appropriate CPA Funds for Affordable Home on Glendale Road

Ordered, that

WHEREAS, Pioneer Valley Habitat for Humanity submitted an application for Community Preservation Act funding for creation of an affordable single-family home on Glendale Road;

WHEREAS, Habitat for Humanity has an excellent record of creating housing throughout the Pioneer Valley and beyond, and has already created three affordable units on Glendale Road;

WHEREAS, the project has wide community support, leverages funding from many other sources, and utilizes volunteer labor;

WHEREAS, the home will be restricted to individuals and families earning 60% of area median income or below;

WHEREAS, on November 20, 2019, the Northampton Community Preservation Committee voted unanimously to recommend that $30,000 in Community Preservation Act funds be used to support this project.

NOW, THEREFORE BE IT ORDERED,

That $30,000 be appropriated from Community Preservation Act funding to Pioneer Valley Habitat for Humanity for the Glendale Road Small Home Project. And, that the grantee meets the conditions approved by the Community Preservation Committee, the Mayor, and City Council.

Specifically, $30,000 is appropriated from the CPA Affordable Housing Reserve (account #2344930-359933).

City of Northampton

MASSACHUSETTS

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In City Council, January 16, 2020

Upon the recommendation of the Community Preservation Committee

20.010 An Order
to Appropriate CPA Funds to Community Builders for North Commons Project

Ordered, that

WHEREAS, The Community Builders submitted an application for Community Preservation Act funding for creation of affordable housing units at the North Commons project;

WHEREAS, in conjunction with the Village Hill Apartments, the project will create approximately 65 units of mixed income rental housing at Village Hill on two parcels, and 35 of these will be restricted to households and individuals earning 60% of area median income or below;

WHEREAS, playgrounds and approximately 30 acres of open space are are part of the project and will be open and available for use by the public;

WHEREAS, The Community Builders has an excellent record of providing affordable housing in Northampton and beyond;

WHEREAS, the project will leverage funds from a variety of other sources and has wide community support;

WHEREAS, on November 20, 2019, the Northampton Community Preservation Committee voted unanimously to recommend that $250,000 in Community Preservation Act funds be used to support this project.

NOW, THEREFORE BE IT ORDERED,

That $250,000 be appropriated from Community Preservation Act funding to The Community Builders for the North Commons project. And, that the grantee meets the conditions approved by the Community Preservation Committee, the Mayor, and City Council.

Specifically, $142,000 is appropriated from the CPA Affordable Housing Reserve (account #2344930-359933), and $108,000 is appropriated from the CPA Undesignated Reserve (account #2344930-359930).

City of Northampton

MASSACHUSETTS

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In City Council, January 16, 2020

Upon the recommendation of the Community Preservation Committee

20.011 An Order to Appropriate CPA Funds to NHA for Hampshire Heights Playground

Ordered, that

WHEREAS, the Northampton Housing Authority submitted an application for Community Preservation Act funding for playground creation at Hampshire Heights;

WHEREAS, the Hampshire Heights development has never had a dedicated playground space, and the majority of its residents are youth and children for whom access to other playgrounds is limited;

WHEREAS, the project has wide support, including Hampshire Heights residents, the Housing Partnership, and Healthy Hampshire, and will contribute to positive health status of residents and enhance quality of life;

WHEREAS, CPA funds will be leveraged by additional grant funding and donated labor and services;

WHEREAS, on November 20, 2019, the Northampton Community Preservation Committee, voted unanimously to recommend that $200,000 in Community Preservation Act funds be used to support this project.

NOW, THEREFORE BE IT ORDERED,

That **$**200,000 be appropriated from Community Preservation Act funding to the Northampton Housing Authority for the Hampshire Heights Playground Project. And, that the grantee meets the conditions approved by the Community Preservation Committee, the Mayor, and City Council.

Specifically, $200,000 is appropriated from the CPA Undesignated Reserve (account #2344930-359930)

City of Northampton
MASSACHUSETTS

In the Year Two Thousand Twenty

Upon the Recommendation of Mayor David J. Narkewicz and Planning & Sustainability

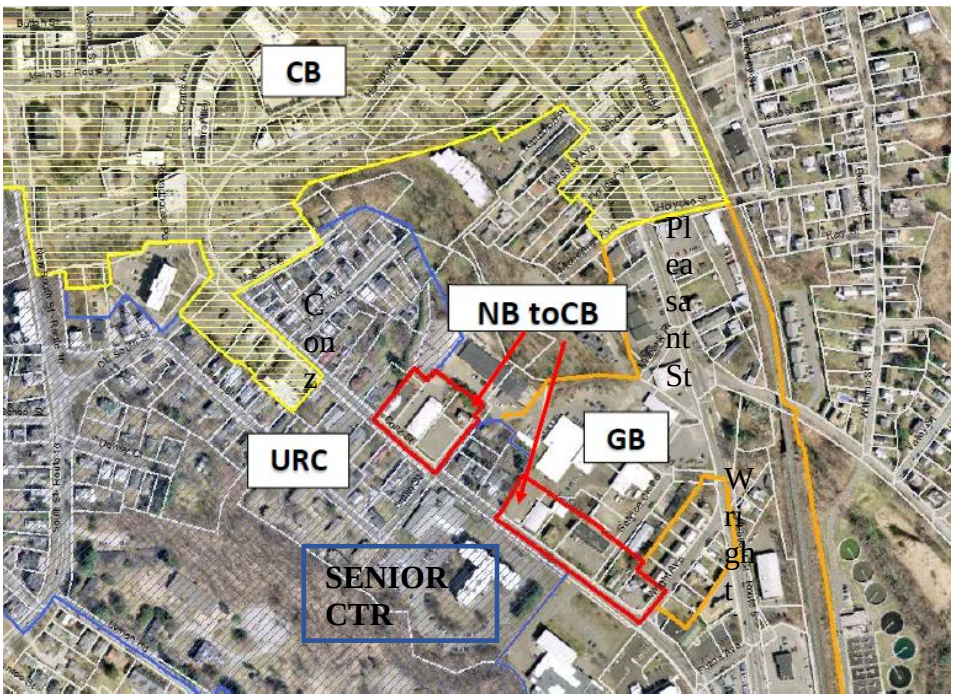
20.004 An Ordinance to Rezone Eight Conz Street Parcels from NB to CB

An Ordinance of the City of Northampton, Massachusetts, providing that the Code of Ordinances, City of Northampton, Massachusetts, be amended by changing Section 350-3.4 Zoning Map to rezone some parcels in Neighborhood Business to Central Business.

Be it ordained by the City Council of the City of Northampton, in City Council assembled, as follows:

Amend the Zoning Map as shown

Rezone Map Id's along Conz Street from Neighborhood Business to Central Business:
32C-102
32C-104
32C-105
32C-131 NB Portion Only
39A-002
39A-003
39A-008
39A-009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City of Northampton
MASSACHUSETTS

In the Year Two Thousand Twenty

Upon the Recommendation of Mayor David J. Narkewicz and Planning & Sustainability

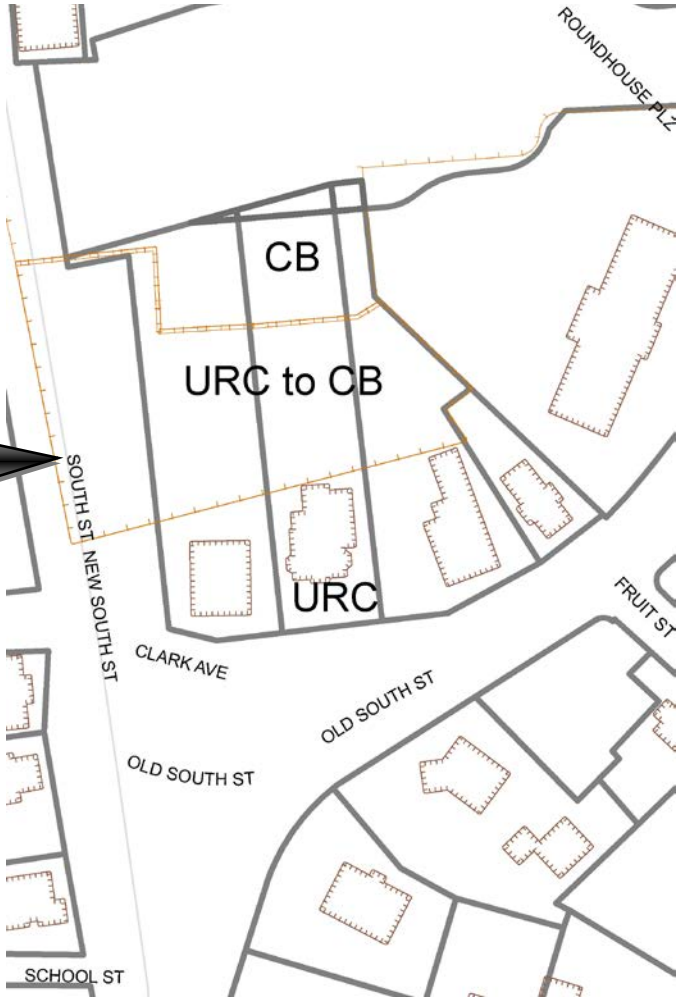
20.005 An Ordinance to Amend the Zoning Map on Old South St. and Clark Ave.

An Ordinance of the City of Northampton, Massachusetts, providing that the Code of Ordinances, City of Northampton, Massachusetts, be amended by amending Section 350-3.4, the Zoning Map, to change the boundary between Central Business (CB) and Urban Residential-C (URC) zoning districts.

Be it ordained by the City Council of the City of Northampton, in City Council assembled, as follows:

Amend
{§ 350-3.4 Zoning Map to expand the limits of Central Business (CB) zoning district behind the first set of homes on Old South Street and Clark Avenue, on a portion of Map ID 38A-222, 223, and 224, as shown below.

This change would keep the homes on Old South Street and Clark Avenue within the Urban Residential C (URC) zoning district but would expand the CB slightly in the rear yards of those homes.}



City of Northampton
MASSACHUSETTS

In the Year Two Thousand Twenty

Upon the Recommendation of Mayor David J. Narkewicz and Planning & Sustainability

20.006 An Ordinance

to Amend Zoning Map to Add New Smart Growth Overlay District at Laurel Street

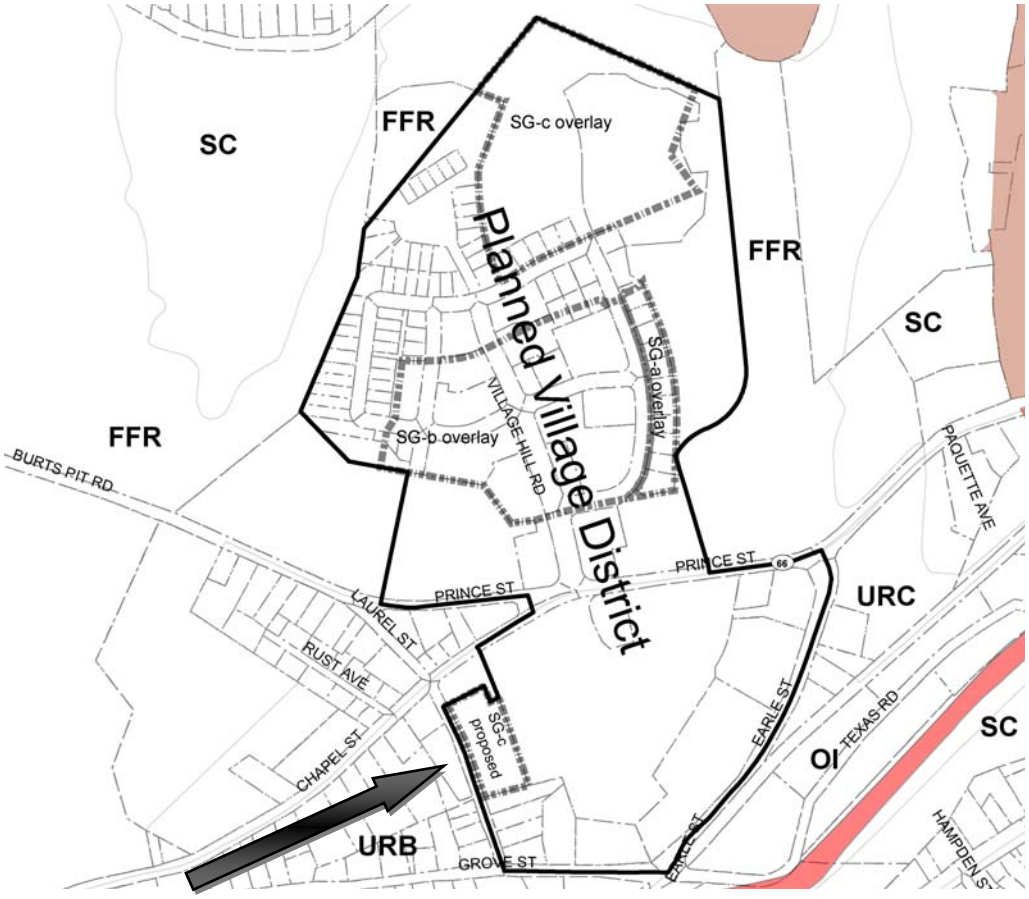
An Ordinance of the City of Northampton, Massachusetts, providing that the Code of Ordinances, City of Northampton, Massachusetts, be amended by amending Section 350-3.4, the Zoning Map, to add a new Smart Growth-c overlay district.

Be it ordained by the City Council of the City of Northampton, in City Council assembled, as follows:

Amend

{§ 350-3.4 Zoning Map to add additional Smart Growth-c overlay district (SG-c), in addition to the existing three SG overlays, overlain on the existing Planned Village District (PV), on Map ID 38A-049-001, as shown below.

SG-c does not increase the allowed density (the existing PV has no minimum lot size, frontage, width, depth, or setback requirements) but does allow Commonwealth Smart Growth Overlay bonus to the City for affordable housing. Map 38A-049 has already been dedicated to affordable housing by the City's State Hospital reuse planning and the resulting state legislation.}



CITY OF NORTHAMPTON

MASSACHUSETTS

In the Year Two Thousand and Twenty
Upon the Recommendation of the Mayor and Historical Commission

20.012 An Ordinance
Relative to Demolition Review for Historically-Significant Buildings

An Ordinance of the City of Northampton, Massachusetts, providing that the Code of Ordinances, City of Northampton, Massachusetts, be amended to modify the buildings and structures to which Demolition review applies. The amendments will apply Demolition review to all buildings and structures built in 1900 and earlier, and all principal structures on a lot built in 1945 or earlier to allow for more effective protection and preservation of the City of Northampton's significant historic resources.

ORDINANCE

An Ordinance of the City of Northampton, Massachusetts. Be it ordained by the City Council of the City of Northampton, in City Council assembled, as follows:

Amend the text with the additions, modifications, and deletions shown below.

§161-3

Buildings and structures regulated by this chapter are buildings or structures built in 1945~~39~~ or earlier, determined to be historically significant and preferably preserved by the Northampton Historical Commission. Such regulated buildings or structures are all of those~~will be defined by age for properties~~ built in 1900 and earlier, and all principal buildings or principal structures (e.g., not including out buildings, sheds, accessory structures, fences) ~~and determined by inventory listing for those~~ built between 1901 and 1945~~39~~. ~~The Northampton Historical Commission will create the inventory within a two-year period from the date of the adoption of this chapter. The Historical Commission shall make a report to the City Council every six months after the date of the adoption of this chapter for the two-year period, to report on the progress. All reviews will be conducted based on a construction date of 1939 or earlier during the time that the inventory is being developed~~. After the initial age ~~- and inventory~~-based threshold determination, the Commission will institute the public hearing process to ascertain if the historically significant and preferably preserved criteria apply. At that time the determination will be made whether or not to activate a review period.