



# PLANNING AND SUSTAINABILITY • CITY OF NORTHAMPTON

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The Northampton Planning Board  
Minutes of Meeting  
Mar 10, 2016

City of Northampton Council Chambers, 210 Main St., Northampton, MA

Members Present:		Time
R	Chair, Debin Bruce	
R	Vice Chair, John Lutz	
R	Ann DeWitt Brooks	
R	William Grinnell	
R	Karla Youngblood	
	Mark Sullivan	
R	Theresa "Tess" Poe	
R	Dan Felten, Associate Member	
	Alan Verson, Associate Member	

**Staff:**

	Planning Director, Wayne Feiden	
R	Senior Planner, Carolyn Misch	

**7:00 PM** Debin Bruce opened the public meeting at 7:00 PM with an invitation for public comment. There was none.

**7:00 PM** Debin Bruce opened the Site Plan Review LP Audette Builders, Inc, Common driveway to serve two duplexes and two single family residences, site plan review for residential structure setback further than others on blockface at 68 Hatfield St, Northampton, Map ID 18C-45.

Bill Cannon, landscape architect representing the applicant, presented the project and modifications to plans from the original submission. He noted that they are proposing duplexes on each lot instead of two single family homes and two duplexes.

Canon described the utility connections to the buildings and noted that the revised plan would result in 2,000 square feet less impervious coverage than with single family units.

John Lutz asked about elevations and detached garages.

Ann DeWitt Brooks asked about ownership of the driveway and the rain garden.

Canon noted that they would be in a homeowner association with responsibilities detailed in covenants.



Debin Bruce asked about modifications to building envelope.

Canon noted that the lot lines have been changed slightly.

Staff described shared driveway permits.

Dan Felten asked about drainage and maintenance for driveway.

John Lutz asked about recording of the decision on each parcel.

Debin Bruce asked about the lighting and noted that the light source would not be seen.

Tess Poe asked about trash storage.

Canon said individual bins would be located on private driveway entrances and there would be no dumpsters.

Karla Youngblood asked about snow storage.

Canon noted there would be room on side of driveway and in shoulder.

Goose Gosselin 705 Bridge Rd. asked about enforcement of snow placement/removal and noted his concern about shared maintenance and marketability of units on Bridge Road

Rashad Uektad 64 Hatfield St. asked about light location and orientation and asked about visitor parking. He noted a concern about pole lights shining in his bedroom.

Canon noted that poles are on inside of driveway and that the fence height would likely block lights. The fence will be lower at the front of the property but rise up at the edge of the house. He described overflow parking spaces with one-way vehicular flow.

Deborah Tataro, 711 Bridge Rd. voiced her concern about fruit and tree debris from overgrown vegetation.

Nelly Carmona 64 Hatfield St. noted that Hatfield is used as a cross-town connector/shortcut.

Upon motion by William Grinnell and second by Tess Poe the Board voted unanimously to close the hearing.

The Board discussed the Department of Public Works issues and conditions to address comments and public hearing concerns.

Upon motion by Tess Poe and second by John Lutz the Board voted unanimously to approve the site plan with conditions as discussed.

Upon motion by Dan Felten and second by John Lutz, the Board voted unanimously to approve the minutes of Feb 11& 25.

8:30 Adjourn