



# PLANNING AND SUSTAINABILITY • CITY OF NORTHAMPTON

planning • conservation • zoning • northampton GIS • historic • community preservation • central business architecture

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The Northampton Planning Board

Minutes of Meeting

March 24, 2016

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

Members Present:		Time
R	Chair, Debin Bruce	7:15 PM
R	Vice Chair, John Lutz	7:15 PM
R	Ann DeWitt Brooks	7:15 PM
R	William Grinnell	7:15 PM
R	Karla Youngblood	7:15 PM
R	Mark Sullivan	7:15 PM
R	Theresa "Tess" Poe	7:15 PM
R	Dan Felten, Associate Member	7:15 PM
R	Alan Verson, Associate Member	7:15 PM

Staff:

R	Planning Director, Wayne Feiden	7:15 PM
	Senior Planner, Carolyn Misch	

**7:15 PM** Debin Bruce opened the public meeting at 7:15 PM with an invitation for public comment. There was none.

**7:00 PM** Debin Bruce opened the Special Permit application from Pat Melnik, Sr for a flag lot at 308 Chesterfield Road, Leeds.

Pat Melnik, Jr presented the application. He suggested a reduced payment-in-lieu of traffic mitigation fee arguing that Pat Melnik, Sr., who will be living in the house, will be reducing his trips because he will live across the street from his grandchildren and that will reduce his trips to visit them. Joe Misterka, and abutter, stated that he had no objections to the project.

The Planning Board had a discussion about whether a rural road requires traffic mitigation. The discussion included an emphasis of treating all applications in similar positions the same and the city's goal, set in the zoning, to mitigate not just projects that cause a roadway system to fail but also to simply mitigate incremental traffic.

Upon motion by Mark Sullivan and second by Bill Grinnell, the Planning Board voted unanimously to close the public hearing.

Upon motion by Tess Poe and second by John Lutz, the Planning Board voted unanimously (7-0) to issue the special permit with two conditions:





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1. Prior to issuance of a certificate of compliance for the newly created lot, the applicant shall provide a \$3,000 payment for traffic mitigation, as offered by the applicant to



comply with section 350-11.6 with traffic mitigation costs for one home equaling or exceeding \$3,000

2. Prior to submitting an approval not required plan for the proposed lot, the applicant must meet all the criteria for releasing the property out of Chapter 61A.

**Minutes:** Upon motion by John Lutz and second by Ann Brooks, the Board voted unanimously to approve the minutes of March 10, 2016.

**Approval Not Required- Smith College by Horse Stables:** Upon motion by John Lutz and second by Tess Poe, the board voted unanimously to endorse the approval not required plans. Karla Youngblood abstained from the vote.

**Approval Not Required- Hampton Avenue:** Upon motion by Bill Grinnell and second by Mark Sullivan, the board voted unanimously to endorse the approval not required plans.

7:40 PM Adjourn