



# PLANNING AND SUSTAINABILITY • CITY OF NORTHAMPTON

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Wayne Feiden, FAICP, Director of Planning and Sustainability • wfeiden@northamptonma.gov • 413-587-1265

The Northampton Planning Board

Minutes of Meeting

May 12, 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	
R	Mark Sullivan	
R	Theresa "Tess" Poe	
	Dan Felten, Associate Member	
R	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 Major Site Plan Review the Montessori School of Northampton for 7,400 square foot school building on Bates St, Northampton, Map ID 25A-139.

Jesse Moreno, representing the applicant as its engineer, presented the application and responses to the Department of Public Works comments. He distributed a revised sewer alignment plan.

Ann DeWitt Brooks asked about the use of the field behind the building.

Susan Swift, Head of MSN School, described the program use of the fields and clarified that there were no lights proposed.

Debin Bruce asked about lights around the site and building. Moreno indicated that only building lights were proposed.

John Lutz asked the applicant to clarify parking location and asked if there was no new parking associated with this project? Moreno confirmed that no new parking was proposed.



Lutz asked about parking spaces and availability.

Moreno noted that 10 spaces are leased off site.

The Board discussed the required parking and location and the split zoning district.

Debin Bruce asked about expansion in staff.

Ann DeWitt Brooks asked about the previous permit review and restrictions on left turns.

Swift responded that the protocols were working well.

Alan Verson asked why parking is planned offsite?

Swift stated they were trying to minimize impervious surface.

The Board discussed drop off times and access to main parking lots.

Bruce noted that the neighborhood concerns mostly focus on truck traffic and not much about on-street parking.

Mark Sullivan asked for review of hardscape plan and snow removal.

Moreno described the plans.

Sullivan asked if the wallpacks would be on a timer?

Swift noted they could be put on a timer.

The Board discussed proposed traffic mitigation and enforcement difficulties.

Connie Fender 41 Woodbine Ave, raised her concern about the contrast of this use versus the residential character of the neighborhood and the use of the back field.

Elizabeth Dunaway, MSN Board President noted that the increase of 25 students wouldn't be immediate. This building will allow the school to rearrange existing space.

Mark Sullivan noted that this was generally a well-designed project and that the details for traffic mitigation and other site issues needed to be worked out.

William Grinnell agreed and reiterated a concern about offsite parking.

Karla Youngblood noted she didn't have a problem with offsite parking.

Tess Poe echoed the concern about enforcing a phase in of traffic mitigation. She suggested that a payment schedule by date be established.

The Board discussed conditions based on public comments, board's concern about parking and Department of Public Works utility comments.

Upon motion by Mark Sullivan and second by Ann DeWitt Brooks the board voted unanimously to close hearing.

Upon motion by Mark Sullivan and second by Tess Poe second the board voted unanimously approved with conditions as discussed.

**8:45 PM** Debin Bruce opened Site Plan for 21 lots and Definitive Subdivision Kent Pecoy & Sons Construction Inc. for property north of Ford Crossing, Northampton, Map ID 31C-17.

Lawrence Llyod, representing the builder, introduced team and.

Jon Allard, landscape architect, described the details of the layout, drainage, landscaping and connections.

Mark Sullivan asked about compliance with conditions from the preliminary hearing.

Staff asked about addressing comments that were sent as part of review.  
Allard described the changes from the previous filing and the comments from staff.

Jay Brienas, Moser Street asked about the connection to Oak Park.

Jirard Simentette, Musante Drive asked about trees.

Staff asked about clarifying open space dedication and ANR lots.

Beth Hexby, Village Hill Road, asked where the street would intersect Village Hill Road.

The Board discussed the name choice for the private way.

Lloyd noted they asked former Mayor Higgins for permission to name street after her.  
Mark Sullivan suggested this would be appropriate.  
The Board voted to keep Village Hill circle

John Brady, 85 Olander asked about pedestrian access from Village Hill Rd.

Eric Bernardin described the private way.

The Board discussed staff reports and proposed conditions and waivers.

Upon motion by Alan Verson and second by Tess Poe the board voted unanimously to close hearing.

Upon motion by Mark Sullivan and second by John Lutz the Board voted unanimously to endorse the separate ANR.

John Lutz move approve site plan with conditions Ann DeWitt Brooks second. Unanimous

Mark Sullivan move approve subdivision and TP second, approve.  
Unanimously.

**9:30 PM** Debin Bruce opened Major Site Plan for New England Urban Senior Living LLC for new construction 62 unit residential building with 9,000 square feet of ground floor commercial use and associated parking structure. Special Permit for greater than 5' front setback and Special Permit for more than one curb cut (3) at 10 Hawley St, Northampton Map Id 32A-170, 171, 197.

Dave Sanders, HPD Cambridge Developers of the site, described project and project team. Sanders went through powerpoint.

Staff described the process and permitting review.

Jim Nash, 18 Montview described the criticisms and then the benefits. He noted his concern about the single access cut on Phillips Place instead of Hawley St and suggested that the commercial use should access directly from Hawley.

He voiced support for the market rate units that would be created.

Mike Secenti, New England Urban Senior Living, noted that residents also would likely volunteer in the community.

Mike Stoddard, 22 Phillips Place raised a concern about driveway width abutting the Church, but also noted that he liked the new building's design. Other issues of concern were related to the potential light spillover.

Marie Lecter, 36 Phillips Place explained that she was in favor of the project but disputed the rights granted in the access easement over her property. She identified a concern about the number of new residents and commercial development and suggested the curb cut should be maintained on the Hawley St side for the separate parking lot.

Patti Stoddard, 22 Phillips Pl. suggested there might be an encroachment on her property by the Church.

Jane Potter 42 Phillips Place noted that she liked the project. She suggested that Phillips Place is narrow and perhaps not accessible by emergency services.

Kathleen Motts, Brookside Square condominiums asked about noise and traffic and whether a traffic analysis had been completed. She also noted her support for the reuse and incorporation of the historic church.

Mike Kirby, 134 North Street raised his concern about traffic circulation on Hawley Street and the need for the City to address truck routing.

Faye Wolfe, 28 Phillips Pl. raised the concern about the impacts to her privet hedge and a Beech tree along driveway easement.

Fred Zimnoch 23 Pomeroy Terrace emphasized parking, emergency access and traffic constraints on Phillips Place during the winter when snow builds.

Marie Wecter, 36 Phillips Pl, reiterated doubts that excavation in the easement would be allowed

Harold Wolf 28 Phillips asked for clarification of buffer requirements and stated that this is the best reuse of the property that could be expected.

Patti Stoddard, 22 Phillips Place questioned location of restaurant vents.

Dave Sanders, HPD Cambridge, offered to address the issues and noted that the one way driveway is wide enough to meet standards

John Lutz asked how access was determined?

The Board discussed curb cuts.

Alan Verson asked about age restriction?

Sanders stated that they wouldn't have any.

Alan Verson noted that most people seemed in favor of the project and the issues identified were those of existing conditions

Mark Sullivan noted benefits of the proposed project and asked for a rationale for the building setback?

Sanders responded.

William Grinnell acknowledged neighborhood support and concurred that he felt it was a good project.

Tess Poe expressed her support for the project.

Debin Bruce noted benefits of keeping the building without demolition.

The Board discussed continuation dates for more information and stormwater report completion.

Upon motion by Tess Poe and second by Ann DeWitt Brooks, the Board voted unanimously to continue to July 14 7 PM

Staff presented request for discontinuance of a sliver of Elm St. Upon motion by Alan Verson and second by William Grinnell, the Board voted unanimously to recommend discontinuance.

Adjourn 11:20

Other:  
Partial Street discontinuance request College Lane/Elm St.

