



PLANNING AND SUSTAINABILITY • CITY OF NORTHAMPTON

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The Northampton Planning Board

Minutes of Meeting

May 26, 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	
	William Grinnell	
R	Karla Youngblood	
R	Mark Sullivan	Left 8:45
	Theresa "Tess" Poe	
R	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 Special Permit < 30' tall expansion for Joseph Curran & Dan Berger for addition, 79 Masonic St, Northampton, Map ID 31D-126.

Peter Frothingham, project architect, introduced project on slide show. Staff raised issue of green space.

Frothingham protested indicating he was not prepared to discuss site plan.

Upon motion by Mark Sullivan and second by John Lutz, the Board voted to close the hearing.

Mark Sullivan described benefit of project.

Upon motion by Ann DeWitt Brooks and second by Mark Sullivan the Board voted unanimously to approve the special permit with condition that a hard curb edge be located along parking space with planted green space between it and the sidewalk.



Upon motion of John Lutz and second by Dan Felten the Board approved minutes of 4/14, 4/28 & 5/12.

Upon motion by Ann DeWitt Brooks and second by John Lutz, the Board voted unanimously to have staff endorse the Winslow ANR.

Upon motion by John Lutz and second by Ann DeWitt Brooks the board voted unanimously to have staff endorse the ANR for Round House.

7:15 PM Debin Bruce opened the hearing on the Special Permit <30' tall expansion, site plan Optical Studio expansion 274 Pleasant St, Northampton, Map Id 32C-174.

Mark Sullivan and John Lutz noted they are patients of the owner (patrons of optical studio) and asked if anyone had a concern about their ability to vote on the matter. There were none.

Mark Darnold, project engineer, described site issues and presented the changes in PowerPoint.

Tom Douglas, project architect, described architectural plans with PowerPoint. He noted that he was attempting to provide discreet addition to the rear. He showed the lighting sconces of 2 footcandles and temperature of 3000k. He noted that the main roof is 24' and the addition would be 13' tall.

Douglas emphasized that the addition is being designed to be able to add a second floor in the future.

Mark Sullivan asked about buffer to parking lot.

Staff described fencing that provides separation.

There was no public comment

Upon motion by Dan Felten and second by Mark Sullivan the Board voted unanimously to close the hearing.

Upon motion by Ann DeWitt Brooks and second by Mark Sullivan the Board voted unanimously to approve the project.

7:45 PM. Debin Bruce opened Site Plan The Columns at Rockwell Place, LLC, reuse of existing building (Male Attendant's Dorm) 30 Village Hill Rd, Northampton, Map ID 38A-112.

Mark Sullivan noted a working relationship with the architect on this project and asked if any of the public or Board had a concern. (none voiced)

Rocky Allen, applicant, described the genesis of the name and his interest in creating 25 condominiums with a price range beginning at 250,000. This would offer affordable ownership and operations- with the intent for LEED certified units. He introduced the project team, David Paine, LA, Terry Reynolds PE, Curtis Edgin, AIA.

David Paine described the site plan and compliance standards.

Mark Sullivan asked about the retaining wall.

Terry Reynolds described stormwater and drainage plan.

Curtis Edgin, Caolo & Benick, architects, described the units.

Mark Sullivan asked about the generator and parking in front of the building.

Staff described the original special permit and the intent to reuse the historic building.

Debin Bruce asked about bollard spillover/glare?

Mark Sullivan asked about parking lot lighting.

The Board discussed the dumpster location and concern about the siting.

Paine described the rationale for dumpster on the street.

Mark Sullivan suggested moving it to the driveway location.

Allen indicated he would be amenable to moving the dumpster.

Debin Bruce asked about the footing drain.

Reynolds stated that the footing drain will have water flowing into the old system but there will be a manhole installed in case a backup occurs.

Staff raised issue of landscaping along the bike path and the need to replace in kind with what is there currently.

Barbara Blumenthal, Laurel Street, asked if the Board had heard the historical commission comments indicating that parking between the building and Village Hill Road would be detrimental to character of state hospital.

Blumenthal further commented on concern about filling in the building behind the columns, placement of the dumpster and the generator.

Richard Henderson, MassDevelopment addressed parking issue and described attempts to share parking with Massachusetts Department of Mental Health (DMH). He clarified that DMH was not willing to give up parking.

Tom Douglas, Crescent St asked about grade redesign.

Edgin described elevation changes to accommodate accessibility requirements.

Douglas asked why the building couldn't be changed.

Upon motion by John Lutz and second by Ann DeWitt Brooks the Board voted unanimously to close the hearing.

The Board discussed possible conditions:

1. Prior site to any site work, all tree protection measures along Village Hill Rd shown and recommended by the arborist shall be inspected by the City Tree Warden to ensure they are installed properly.
2. Prior to issuance of a building permit, revised plans incorporating conditions below shall be submitted to the Office of Planning & Sustainability.
 - a. The same dimension and type of landscaping buffer/fence between the parking lot and the relocated bike path shall be provided to ensure the quality of the bike path and separation between the path and the lot is unchanged from existing conditions.
 - b. The dumpster shall be moved to the north side of the parking lot, next to the driveway.
 - c. Construction track pad shall be installed prior to construction with detail approved by city staff.
3. Prior to issuance of a building permit, stamped utility plans shall be submitted to the Department of Public Works for review.
4. The revised easement language for the public bike path shall be reviewed and approved by City prior to amending the easement for its relocation.
5. Site lights shall be turned off at midnight, but may be placed on motion sensor for the remainder of the night.
6. Any sidewalks damaged as a result of construction shall be replaced to the nearest panel in accordance with City standards.
7. All water connections shall be in accordance with City standards.
8. All existing utilities not being used must be capped and abandoned in accordance with Department of Public Works standards.

Upon motion by John Lutz and second by Ann DeWitt Brooks the Board voted unanimous to approve the project with conditions.

8:45 PM Debin Bruce opened Site Plan Amendment Historic Round Hill LLC, 44-52; 47, 49 Round Hill Rd, Northampton Map Ids, 31B-4, 6

Rob Levesque, site designer representing the applicant, introduced the team and background of project and proposal:

- No longer need special permit for parking.
- Gawith improvements- 100% office not medical
- Remove Gym/pool
- Modify boiler house building for 3 units.
- Engineers house for 1 unit

He described the reduction in impervious area that would be the result of removing the pool building, tennis court and a portion of the driveway to Bancroft(gain ~4,000 square feet of open space).

LeVesque specified the parking allocation for the uses versus the minimum requirements in the zoning and displayed the cross section of the view of the lot from the perspective of Round Hill Rd. The proposed stone wall would be visible and would block the view of the cars.

Debin Bruce asked about the trees to be removed and possibility of green infrastructure to be used for the new parking area.

LeVesque noted that shade trees couldn't be planted in islands if rain gardens were installed there.

Tom Douglas, project architect, presented the proposed modifications to the building and the associated site changes to meet the design requirements of the building including a drop in elevation of the parking lot.

Douglas described the lighting changes proposed for the site.

Debin Bruce asked about access to power plant units.
Douglas described the access.

Alan Verson asked about planting and screening for the Pratt House, noting that it looked too thin.

Verson asked about tree protection and if it would be possible to save the tree in the middle of the proposed parking lot

Levesque said a retaining wall would be required to save the 40" tree.

Ann DeWitt Brooks asked about the accessible parking on south side of Gawith?
Levesque said it was not necessary since the redesign oriented the main/accessible entrance on the other side of the building.

Karla Youngblood asked about emergency access to power plant.
Levesque responded that they had used a template to determine accessibility.

Dan Felten asked about light heights of lights.
Douglas said they could go lower.
The Board discussed the lighting.

John McLaughlin, representing 250 Crescent Street raised his objection to the creation of "lot 4"(submitted written statement)

James Winston, 234 Crescent St, stated his concern about impacts to the water table and runoff from the hill.

Alan Verson asked if he had evidence of impact of development?
Winston, suggested a hydrology study was necessary.

Levesque stated that they did evaluate soils and hydrologic conditions for the stormwater system.

Joachim Stieber, 258 Crescent Street indicated his alarm at the number of parking spaces beyond the original approved and suggested it should be limited.

Terrance Deggendorf, 88 Round Hill expressed concern about neighborhood impacts, including to underground springs, visibility of parking by Round Hill residents, lighting impact. He submitted alternative location for the parking lot.

Andrew Bachelor, Henshaw Avenue voiced opposition to creation of lot 4 and creation of more parking.

Janet Gross, Round Hill asked for the removal of accessible parking on the south side of Gawith and asked for a buffer from the lights. She further noted that traffic was a problem and opposed creation of lot 4.

Joy Ohm 84 Round Hill Road, asked for protection from construction impacts such as dust and indicated that tree maintenance was necessary.

James McDonald 230 Crescent St, commented on possible surface and groundwater drainage impacts and need for a screen of the lower parking area.

Jennifer Addas, 76 Bancroft, suggested more landscaping along northerly edge of parking lot.

Sarah Metcalf 93 Bancroft expressed dismay over the amount of parking, tree removal and traffic.

Arvid Nelson, 250 Crescent St noted that change would be ok and expressed pleasure with change in lighting from the original submittal. He submitted a petition seeking support from the Board to work with the applicant to make the project better.

Raphael Atlas, 70 Hillside asked about traffic analysis and voiced opposition to the plan for impacts of lighting, noise, delivery trucks.

Ann Deggendorf, 88 Round Hill Road, requested that the trees on site should be evaluated and maintained.

Bud Fine, 88 Round Hill Rd, stated his concern about underground springs.

Jane Rini, 7 Langworthy Rd noted runoff from the hill and asked that the southerly driveway be closed.

Sarah Winston, 234 Crescent St voiced opposition to the plan.

Alan Verson asked for response on parking space number and landscaping between road and parking lot location.

Levesque responded that the spaces were necessary to accommodate the office use and the lot is located in the footprint of the old building to minimize open space disturbance

Debin Bruce asked about “rear door” access to the campus.

Levesque indicated the slopes were too steep.

Karla Youngblood suggested that stormwater was less of an issue than possible traffic and more information about lighting would be necessary.

Staff described code requirements and previous traffic analysis and mitigation implemented.

John Lutz asked about distributing parking throughout the site.

The Board discussed items that the applicant should address for a continuation.

Upon motion by John Lutz and second by Ann DeWitt Brooks, the Board voted unanimously to continue the hearing June 9 at 7 PM in Council Chambers.

11:10 Adjourn

