



PLANNING AND SUSTAINABILITY • CITY OF NORTHAMPTON

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

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

The Northampton Planning Board

Minutes of Meeting

June 23, 2016

City of Northampton Hearing Room 18, 212 Main St., Northampton, MA

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

Staff:

	Planning Director, Wayne Feiden	
R	Senior Planner, Carolyn Misch	

7:30 PM Debin Bruce opened the public meeting at 7:00 PM with an invitation for public comment. There was none.

7:30 PM Debin Bruce opened the hearing on the request for Site Plan Glendale Road Solar LLC for ground mounted photovoltaic array at 170 Glendale Rd (landfill), Florence, Map Id 42-89.

Andrew Vardakis, from Amec Foster Wheeler consultants, presented the scope of the project. He noted that all blocks, conduits and panels are above grade and sit on top of the landfill.

Joel Lindsay, Project Development Ameresco who is the owner/operator of the system, described the area that will be leased and fenced for maintenance by Ameresco. He indicated that the system will generate 30-40% of city's use.

Mark Sullivan asked about projected savings and whether this was guaranteed and if not would the system be abandoned?

Lindsay noted that there are incentives for Ameresco to maintain the system and achieve as much power as possible to pay off the debt. He stated that there is a production guarantee as part of contract.



John Lutz asked why the entire landfill site will not be used?
Drew noted that flattest portion is the easiest use area and the others aren't otherwise economically feasible.

Debin Bruce asked about the impact to the landfill?
Varkadis noted that very specific calculations were necessary and approved by DEP to ensure no impact.

Marlene Pierson, 196 Glendale Rd, asked how far the panels would be from lot line?

Varkadis indicated it would be about 100' away.
Pierson asked about glare from the panels and any noise.

Lindsay clarified that there was antireflective coating so that more light could be absorbed and that the only low level humming noise would be from the inverter which operates at a whisper level during the day only.

Sue Bresnahan, 220 Glendale Road, noted the change in her view from a field to PV array and asked if they were planning to install a fence

Debin Bruce asked if any trees would be coming down for the extra pad.
Vardakis indicated that they wouldn't need to cut any trees.

Pierson asked how it would be accessed.
Lindsay stated that existing driveways would be used through the landfill.

John Lutz asked about fencing.
The Board discussed whether there was a need for a fence.

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

Upon motion by John Lutz and second by Ann DeWitt Brooks the Board voted to approve the permit with no conditions.'

8:00 PM Debin Bruce opened Special Permit /Site Plan for new convenience commercial with two curb cuts and site work by Cumberland Farms, Inc. at 53/55 Main St, Florence Map Ids 17C-197, 23A-77.

Tom Reidy presented project applicants.
Don Vanderfin, PE and Phil Henderson, PE Civil Design Group described the existing conditions and the proposed changes.

Debin Bruce asked about access to site and curb cut widths.

The Board discussed Department of Public Works comments relative to trees, landscaping.

The Board discussed the merits of maintaining continuous concrete without grass strips.

Mark Sullivan asked about lighting.

Henderson described the lighting under the soffits, the 4 site lights and canopy

Mark Sullivan asked how tall the posts were to be?

Henderson noted they would be 14' tall poles with a shoebox fixture.

Reidy confirmed that the illumination was higher adjacent to the eating areas and 8 foot-candles under the filling canopy

Mark Sullivan asked about 24 hour lighting?

Reidy confirmed the intent was for 24 hour lighting.

Board discussed sign lighting.

The engineer from McMahon Associates presented the traffic study.

Debin Bruce asked about width of curb cut at 30' for second driveway entrance.

Chris Kennedy, Bratton Ct, asked for distance between the dumpster and the rear lot line and about the number of parking spaces.

Henderson noted that there were 74' and showed the parking stalls.

Richard Cooper, 136 S. Main St Florence, asked about the relationship between the traffic engineer and Cumberland Farms and whether they were reliably distinct.

He asked for clarification about delivery vehicles.

Mark Sullivan asked about snow removal.

Reidy noted all snow would be removed and that they were working on a shared maintenance agreement on snow removal with Faulk/Abutter.

The Board discussed curb cut widths and conditions.

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

Upon motion by Tess Poe and second by Mark Sullivan, the Board voted unanimously to approve the permit with conditions to address standards by Department of Public Works, maximum 24' wide curb cut, maximum 5 foot-candles anywhere on site and an as-built lighting plan

Other:

- Revisions to Barrett Street Townhouse site plan—fence Upon motion by Karla Youngblood and second by Tess Poe, the Board voted unanimously to approve the minor

site change relocating the sidewalk to the east side of the driveway and allow a small fence panel for the abutter.

- Minutes for May 26 and June 9 were approved upon motion by John Lutz and second by Ann DeWitt Brooks
- Upon motion by Ann DeWitt Brooks and second by John Lutz the board voted unanimously to recommend that City Council accept the portion of Pleasant Street to be discontinued by the Commonwealth.
- ANRs:
 - a. Maplewood Terr- Upon motion by John Lutz and second by Ann DeWitt Brooks, the Board voted to have staff endorse the plans.
 - Earle Street- Upon motion by Mark Sullivan and second by John Lutz, the board voted unanimously to have endorsed by staff.

10 PM adjourn.