



PLANNING AND SUSTAINABILITY • CITY OF NORTHAMPTON

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The Central Business Architecture Committee

Minutes of Meeting

July 13, 2016

City of Northampton Council Chambers, 212 Main St., Northampton, MA

R	Chair, Aelan Tierney	Arrive 7:20
R	Vice Chair, Joe Blumenthal	
R	Bruce Kriviskey	
R	Bob Walker	
R	Bridget Goggins	
R	Melissa Frydlo	

Staff:

	Planning Director, Wayne Feiden	
R	Senior Planner, Carolyn Misch	

7:10 PM Bob Walker opened the meeting for public comment- there was none

7:10 PM Bob Walker opened the hearing for review of rear additions by Michael R Banas at 30-32 Main Street.

Staff described the nature of the changes made to address secondary access. The changes pull the permit out of jurisdictional review by the Committee. Staff recommended the Board act on a request for withdrawal without prejudice.

Upon motion by Joe Blumenthal and second by Bruce Kriviskey, the Board vote unanimously to allow withdrawal without prejudice.

Aelan Tierney noted the loss to the city and Committee of former colleague Rick Klein.

7:25 The Committee voted unanimously to adjourn (Joe Blumenthal and Bruce Kriviskey second).



7:30 PM Aelan Tierney opened the hearing on the request by 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 at 10 Hawley St, Northampton Map Id 32A-171

Dave Sanders, HPD Cambridge described vision for project and building layout through powerpoint presentation.

Bob Walker asked about mechanicals.

Sanders stated that the mechanicals would be entirely screened by the parapet wall

The Board discussed the process for reviewing final details and other plans that have not been solidified.

Bruce Kriviskey noted that the façade appears to meet the standards and was appropriately divided to create distinctions for the longest sides. He stated a concern about the retail facade on Hawley Street noting that it was not an appropriate mimic of the form of the church. He offered that the façade should be simplified using materials and colors but with fewer shapes.

Bob Walker noted that the material selection was good but the frontage along Hawley was too busy.

Rick Klein confirmed.

Aelan Tierney selected specific guidelines noting that more fenestration would be required and simplification of the façade would not detract from the historic nature of the church.

Joe Blumenthal indicated he didn't have as much of a problem with the Hawley Street side, but he agreed there were too many different features. He also noted overall that the project was on an appropriate path.

Aelan Tierney read detailed comments regarding proportions, window details, mechanical structures.

Kathleen Blatz, 17 Hawley St asked about the permitting process.

Francisco Palomo, 42 Phillips Place raised a concern about access to the property over the driveway.

Patti Stoddard, 22 Phillips Place raise her concern about the rendering of the driveway that it didn't appear to accurately portray the feasibility of this access.

The Committee discussed the necessary items needed for a continuation.

Upon motion by Joe Blumenthal and second by Bob Walker, the Board voted to continue the hearing to September 6 at 7 PM in Council Chambers.

8:30 Adjourn