



PLANNING AND SUSTAINABILITY • CITY OF NORTHAMPTON

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The Northampton Planning Board

Minutes of Meeting

July 14, 2016

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

Members Present:		Time
	Chair, Debin Bruce	
R	Vice Chair, John Lutz	
R	Ann DeWitt Brooks	
R	Karla Youngblood	
R	Mark Sullivan	
R	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 John Lutz opened the public meeting at 7:00 PM with an invitation for public comment. There was none.

7:00 PM John Lutz opened the continuation on the request for 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 described changes to plan.

John Lutz asked about the delivery side of the project abutting the Post Office and for clarification of plaza area/design.

Mark Sullivan asked if Department of Public Works had finalized comments and stormwater permitting.

The Board discussed trees and tree replacement.

Mark Sullivan asked about the parking lot driveway width.



Sanders noted that they had reduced it to 24' wide.

John Lutz asked who the target market for rentals would be.

Sanders described their intended target market.

John Lutz, asked if there would be any personal services/care.

Sanders noted that some do get home health care.

Mark Sullivan asked about bike rack design?

Sanders indicated they had not selected the design yet and were flexible.

Karla Youngblood noted that the Falconer and Huntco styles were not user friendly and should not be selected.

Tess Poe asked if trash and delivery services would use the plaza drive and raised a concern about being converted into a full time parking zone for trucks.

Sanders clarified that the use will be managed on site to ensure this wouldn't happen.

Karla Youngblood asked about staff parking.

Sanders described the total number and parking areas.

Mark Bourbeau, representing Marie Wecter (36 Phillips Pl) stated the following concerns about the project:

- Concern about access during construction
- Construction staging not on driveway.
- Aesthetics
- No loss of lawn/maintaining privacy with knee wall/fence.

Fred Zimnoch 23 Pomeroy Terr asked if maintenance workers –if any and how many --would be on site.

Sanders described management team.

Becky Shanon 8 Pomeroy- asked about parking for restaurant staff.

Mike Stoddard asked about the access to the corner parking lot and whether it would be Phillips or Hawley.

Stoddard also noted that others had asked about relocation of the access at the previous meeting.

Stoddard emphasized need to move curb cut to Hawley Street.

Jane Potter noted her support of other neighbors' comments. She emphasized that the neighborhood is next to a commercial district and additional care should be taken to keep the two separated and safer.

Mike Kirby 134 North St asked for clarification about safety issues for location of curb cut. Board discussed relocation of driveway curb cut on Hawley.

Fred Zimnoch noted that parking lot lights should be robust enough to provide visibility at night.

Mark Sullivan noted that project provides benefit to the neighborhood in general and the issues seem to condense down to parking and traffic and how those can be addressed.

The Board discussed options for shifting the existing driveway location or relocating it to Hawley Street.

Tess Poe noted that the residential district is downtown, which is one of its attractions. Karla Youngblood noted that the best design location for the driveway would be on Phillips Place.

The Board reviewed the Department of Public Works issues and outstanding options for conditions.

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

Upon motion by Mark Sullivan and second by Tess Poe, the Board voted unanimously to grant the special permits with site plan with conditions discussed.

1. *[Prior to construction, the applicant shall install all tree protection measures for inspection and approval by Office of Planning and Sustainability and/or Department of Public Works.*
2. *Prior to requesting a building permit, the applicant shall submit revised, signed and sealed, final construction plans to the DPW for review and approval prior to the demolition or building permit application or at least 30 days prior to the start of construction. Plans shall include required amendments based on Department of Public Works standards for details and specifications relating to utility disconnections and connections and all other modifications as required by conditions herein.*
3. *Prior to issuance of a building permit, the applicant shall show on revised plans the total number of trees that are to be removed that are over 20" DBH and the total number of trees to be replaced and their location to meet the requirements in 350.12.3*
4. *Prior to issuance of a certificate of occupancy, the applicant shall submit a lighting as-built showing the lights are consistent with the plans.*
5. *Bike rack style selection shall be consistent with the zoning ordinance shall not include falconer/huntc.*
6. *Move driveway curb cut Hawley*
7. *Based upon determination of the City Solicitor that all proposed work within the public right of way other than utility service connections and appurtenant work is subject to public procurement law and requirements. As such, prior to any work within the public right-of-way, the applicant shall confirm the construction quantities and provide required information to the Department of Public Works to determine if the thresholds for public procurement have been reached. All work shall be performed in conformance with city standards within the public right-of-way.*
8. *The location and extents of new sidewalk shall be shown on final plans, including ADA compliant handicap ramps.*

9. *If Crosswalk markings are proposed as shown on Phillips Place the crosswalk shall meet DPW standards with details included on the civil plans*
10. *The location and extents of new granite curb to be installed and/or existing granite curb to be removed and reset shall be shown on the plans.*
11. *All sidewalks on Phillips place abutting the project shall be 5' wide cement concrete.*
12. *In order for the trees to survive, structural soil under the sidewalk or other accommodation will be needed. Plans shall be amended to show this detail.*
13. *Catch basins shall be a minimum of 4' diameter*
14. *Concrete walkway at driveway crossings shall be 6-inches thick.*

8:50 PM John Lutz opened the Special Permit & Site Plan 12 residential units at 5 Pomeroy Terr. & 87 Bridge St. (formerly Shaw's Motel) Northampton, Map Id 32A-185, 186.

Rob LeVesque, project design team, presented the project. He confirmed that there would be no dumpsters on site. Removal would be done by the HOA.
No dumpster location. HOA

Fred Zimnoch, 23 Pomeroy Terrace stated that he generally liked the project but had a concern about the location of the stockade fence and suggest it should be moved 6" to allow for maintenance.

He also noted that historically snow thrown from plows on Bridge Street cause a problem on site and that the buildings should be illuminated for safety. He provided history of tenants at the site.

Becky Shanon 2 Pomeroy Terrace asked about the siding materials and if photovoltaic power would be used.

Matt Campagnari, project owner described the siding and rodent control required for the site.

Patricia Foreman, 2 Pomorey Terrace asked about site management and ownership.

Campagnari indicated that these would be ownership units.

Charles O'Neill 2 Pomeroy asked about the size of the units.

Jerry Budger 127 Bridge St emphasized the importance of design as the gateway corner to downtown and that the design of the surrounding buildings should influence the aesthetic of these buildings.

Alan Verson asked about appearance and color and how the design meets the standards in the zoning.

Staff described standards in the zoning and Board's jurisdiction.

Ann DeWitt Brooks asked about snow storage

Levesque clarified that snow would have to be trucked off site.

Mike Kirby asked about unit types.
LeVesque described again.

Mark Sullivan asked about exterior building lights and plantings.
LeVesque described modifications to light locations to accommodate planting.

The Board discussed details of the architectural elements that would be important to incorporate: corner boards, trim details for windows should be comparable to residential buildings on the block.

The Board discussed the following conditions:

1. Prior to construction the applicant shall submit revised plans that include modifications as described herein:
 - a. Detail sheets shall show elements as required by the Department of Public Works to be consistent with design requirements for utilities, sidewalk, tree protection, layout and removals details.
 - b. Trees to be protected shall be done so in accordance with ANSI 300 Part 5 standards
1. Prior to the start of construction or issuance of a Building Permit, the applicant must complete a Stormwater Management Operation, Inspection, and Maintenance Agreement that defines and ensures long term maintenance of the proposed storm water system to the satisfaction of the DPW.
2. Prior to demolition tree protection for the city street tree shall be installed and inspected by staff.
3. Prior to the issuance of the 8th certificate of occupancy, the applicant, as offered by the applicant, shall make a one-time payment- in –lieu of traffic mitigation to the City of Northampton in the amount of \$5,000 to mitigate and address traffic impacts of this project as defined in the City’s zoning ordinance.
4. Prior to the issuance of a certificate of occupancy, the applicant shall submit an as-built lighting plan showing compliance with the plans submitted.
5. The applicant shall submit with the building permit information showing compliance with the energy standard criteria in the special permit section.
6. All work within the public right of way shall be done in accordance with city public works standards that may include public bidding process. The determination shall be made by the City based on construction quantities and work proposed within the public right-of-way.
7. All three buildings shall incorporate facades details, window detailing of .
8. Fence shall be 6” off property line.

Upon motion by Dan Felten and second by Tess Poe the Board voted unanimously to close the hearing.

Upon motion by Mark Sullivan and second by Ann DeWitt Brooks, the Board voted unanimously to approve the permit with conditions.

Other:

Upon motion by Dan Felten and second by Ann DeWitt Brooks, the Board voted unanimously to approve the minutes of 6-23- 16.

Upon motion by Tess Poe and second by Ann DeWitt Brooks, the Board voted unanimously to have landfill ANR endorsed.

Adjourn 9:30 PM (Ann DeWitt Brooks/Alan Verson).