



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
August 11, 2016, 2016

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

| Members Present: | | Time |
|------------------|-------------------------------|------|
| R | Chair, Debin Bruce | |
| R | Vice Chair, John Lutz | |
| | Ann DeWitt Brooks | |
| | | |
| | Karla Youngblood | |
| R | Mark Sullivan | |
| R | Theresa "Tess" Poe | |
| | | |
| R | Dan Felten, Associate Member | |
| | 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 Request for screen modification for 69 Day Avenue Site Plan.

7:00 PM

Special Permit & Site Plan 8 residential units by New Harmony Properties LLC at 121 Hinckley St, Florence, Map ID 23D-149.

Mark Sullivan noted his working relationship with the architect and landscape architect asking if there were any concerns about his ability to review the project as a Board member.

Two members of the public noted their objections.

The Board discussed the ramifications of not having a quorum and the need to continue the hearing.

Michael Pill, representing the applicant team, objected to the recusal noting there was no conflict of interest.





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 Board held further discussion and asked again if there were any objections to Mark Sullivan sitting for the Board.

There were objections

Michaels House conditions

Prior to the start of construction a Certified Soil

Evaluator or Certified Professional Soil Scientist must complete a test pit and submit written documentation of the soil types, soil textures, the estimated seasonal high groundwater elevation, the extent of any restrictive soils in the area of the proposed basin, and confirm the expected infiltration rate and design function of the infiltration basin based on this information..



Upon motion by John Lutz and second by Tess Poe, the Board voted to continue the meeting to September 8 7 PM

Upon motion by John Lutz and second by Tess Poe, the Board voted unanimously to approve minutes of July 14.

Staff described the request for modification to Performance Guarantee for Emerson Way. Upon motion by Tess Poe and second by John Lutz the Board voted unanimously to approve the lot sale covenant release and associated request regarding removal of subdivision condition.

- ANR Endorsements:

- Mann Terrace Board approved with motion by John Lutz and second by Tess Poe
- North Farms Rd approved with motion by John Lutz and second by Mark Sullivan
- Glendale Rd, approved with motion by Dan Felten and second by Tess Poe
- Warner St (Rogers) approved with motion by John Lutz and second by Mark Sullivan
- Norwood approved with motion by Dan Felten and second by Tess Poe
- West St approved with motion by Tess Poe and second by John Lutz

7:50 Adjourn.