

# Planning & Sustainability • City of Northampton

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Carolyn Misch, AICP, Assistant Director • CMisch@NorthamptonMA.gov • 413-587-1287

## The Northampton Planning Board

Minutes of Meeting

March 12, 2020

Council Chambers, 212 Main St., Northampton, MA

Members Present:		Time
R	George Kohout, Chair	
	Alan Verson, Vice Chair	
R	Marissa Elkins	
R	Sam Taylor	
	Euripedes DeOliveira	
	Christa Grenat	
R	Melissa Fowler	
	Janna White, Associate Member	
R	David Whitehill, Associate Member	

Staff:

	Planning Director, Wayne Feiden	
R	Assistant Director, Carolyn Misch	

**7:00 PM** George Kohout opened the meeting with the introduction of Melissa Fowler, newest Board member.

There were no public comments.

**7:05 PM** George Kohout opened the Site Plan application by Emerson Way LLC to modify the original lotting of the cluster subdivision to create two zero lot line lots out of one duplex lot at 131 Emerson Way, Florence, Map ID36-68, 288, 364.

Steve Ferrari, Project Manager Emerson Way LLC, presented the rationale for the permit request noting that it would be easier have the units receive financing and to sell if they were on distinct lots.

There was discussion about which parcels were affected by the request.

Ferrari described the lots.

Staff noted the reason why more lots were identified in the legal notice than just the one requested for the change.



Randy Rotowski, Board of Emerson Way spoke in favor of the change given the complexity of condominium ownership for two units.

Sherri Kuchinskas, 33 Birch Lane, raised questions about the stormwater system at Emerson Way.

Annie McMan, 33 Birch Lane, confirmed concern about the stormwater system and possibility that the wetland boundary has expanded between their parcel and Emerson Way. She asked if new stormwater calculations would be required.

The Board discussed the concerns and clarified that the proposed request to add a lot line would not change the building footprint or rear lot line that was initially approved and would not trigger a requirement to evaluate the stormwater.

Rich Madowitz, Emerson Way LLC, offered to meet with the owners on site to look at their concerns.

Upon motion by Sam Taylor and second by Marissa Elkins, the Board voted unanimously to close the hearing.

Upon motion by Sam Taylor and second by Marissa Elkins, the Board voted unanimously to approve the creation of the new lot lines.

**Other:**

1. Staff presented the Administrative Amendment -Modification to Site Plan for Truelieve 216 North King Street.

Upon motion by Sam Taylor and second by Marissa Elkins, the Board voted unanimously to approve the site modification to keep driveway opening between the 2 parcels.

2. Staff presented the Administrative Amendment -Modification to the unit layout from 3 to 4 units at the Boiler House at the former Clarke School, Round Hill Road.

Upon motion by Marissa Elkins and second by Sam Taylor, the Board voted unanimously to approve the modification.

3. Staff presented the ANR for:
  - a. Chesterfield Road. Upon motion by Sam Taylor and second by Marissa Elkins the Board voted unanimously to have the plans endorsed.
  - b. Calvin Terrace. Upon motion by Sam Taylor and second by David Whitehill, the Board voted unanimously to have the plans endorsed.
4. Upon motion by Sam Taylor and second by Marissa Elkins, the Board voted to accept the minutes of 1/23 & 2/13/20.

8:15 The Board voted to adjourn.