

CITY COUNCIL  
**CITY OF NORTHAMPTON**  
MASSACHUSETTS

Councilors:

- President Gina-Louise Sciarra, At-Large
- William H. Dwight, At-Large
- Michael J. Quinlan, Jr., Ward 1
- Karen Foster, Ward 2
- Vice-President James Nash, Ward 3
- John Thorpe, Ward 4
- Alex Jarrett, Ward 5
- Marianne L. LaBarge, Ward 6
- Rachel Maiore, Ward 7

**Meeting Agenda**  
**City Council Chambers**  
**Walter J. Puchalski Municipal Building**  
**212 Main Street, Northampton**  
**Meeting Date: January 16, 2020**  
**Meeting Time: 7 p.m.**

**1. Announcement of Audio/Video Recording**

This meeting is being audio/video recorded.

**2. Public Comment**

**3. Roll Call**

**4. Public Hearings**

**5. Updates from Council President and Committee Chairs**

**6. Recognitions and One-Minute Announcements by Councilors**

**7. Communications and Proclamations from the Mayor**

**8. Presentations**

**9. Resolutions**

**10. Consent Agenda**

**A. Minutes of December 19, 2019**

**11. Recess for Committee on Finance (See Separate Agenda)**

**12. Financial Orders (on 1st reading pending Finance review)**

Rule 2.6 requires the Finance Committee to consider certain financial matters.

**A. 20.007 An Order to Appropriate CPA Funds for Historic Preservation of Parsons House and Shepherd Barn - 1st reading**

Documents:

[20.007 An Order to Appropriate CPA Funds for Historic Preservation of Parsons House and Shepherd Barn.pdf](#)

**B. 20.008 An Order to Appropriate CPA Funds to Purchase 105 Acres at Former Pine Grove Golf Course - 1st reading**

**Process note:** The Office of Planning & Sustainability respectfully requests two readings.

Documents:

[20.008 An Order to Appropriate CPA Funds to Purchase 105 Acres in Rocky Hill Greenway.pdf](#)

**C. 20.009 An Order to Appropriate CPA Funds for Affordable Home on Glendale Road - 1st reading**

Documents:

[20.009 An Order to Appropriate CPA Funds for Affordable Home on Glendale Road.pdf](#)

**D. 20.010 An Order to Appropriate CPA Funds to Community Builders for North Commons Project - 1st reading**

Documents:

[20.010 An Order to Appropriate CPA Funds to Community Builders for North Commons Project.pdf](#)

**E. 20.011 An Order to Appropriate CPA Funds to NHA for Hampshire Heights Playground - 1st reading**

Documents:

[20.011 An Order to Appropriate CPA Funds to NHA for Hampshire Heights Playground.pdf](#)

**13. Financial Orders (on 2nd reading)**

**14. Orders**

**15. Zoning Ordinances (Not yet Referred)**

**Process Note:** M.G.L. Chapter 40A, Section 5 requires the City Council to submit zoning ordinances to the Planning Board for review within 14 days of receipt and for the Planning Board and City Council or a committee designated for that purpose to hold public hearings thereon, together or separately, prior to adoption.

**A. 20.004 An Ordinance to Rezone Eight Conz Street Parcels from NB to CB**

Documents:

[20.004 An Ordinance to Rezone Eight Conz Street Parcels from NB to CB.pdf](#)

**B. 20.005 An Ordinance to Amend the Zoning Map on Old South Street and Clark Avenue**

Documents:

[20.005 An Ordinance to Amend the Zoning Map on Old South Street and Clark Avenue.pdf](#)

**C. 20.006 An Ordinance to Amend Zoning Map to Add New Smart Growth Overlay District at Laurel Street**

Documents:

[20.006 An Ordinance to Amend Zoning Map to Add New Smart Growth Overlay District at Laurel Street.pdf](#)

**16. Ordinances (Not yet Referred)**

Rule 5.2.3 provides that no ordinance shall be voted on by the City Council until it has been considered by the Committee on Legislative Matters.

**A. 20.012 An Ordinance Relative to Demolition Review for Historically-Significant Buildings**

Documents:

[20.012 An Ordinance Relative to Demolition Review for Historically-Significant Buildings.pdf](#)

**17. Ordinances**

**18. Information Requests (Charter Provision 2-7) and Committee Study Requests**

**19. New Business**

**20. Adjourn**

*Contact: G-L Sciarra, Council President*  
glsciarra@northamptonma.gov or  
(413) 570-3133

# City of Northampton

MASSACHUSETTS

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*In City Council, January 16, 2020*

*Upon the recommendation of the Community Preservation Committee*

**20.007 An Order to Appropriate CPA Funds for Historic Preservation of Parsons House and Shepherd Barn**

Ordered, that

WHEREAS, Historic Northampton, Inc. submitted an application for Community Preservation Act funding for continued work to restore and reopen the Shepherd barn and Parsons House, rebuild the Shepherd porch, and purchase an art rack for safe storage and display of artifacts;

WHEREAS, CPA funds will be used to secure an important historic resource that is valued by the community and the region, on which the City holds a permanent preservation restriction;

WHEREAS, the project has a great deal of community support and will further work done at Historic Northampton over the past ten years, will help preserve the City's sense of place, and includes contribution of extensive volunteer labor and materials;

WHEREAS, all work will be consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties;

WHEREAS, on November 20, 2019 the Northampton Community Preservation Committee, voted unanimously to recommend that \$198,834 in Community Preservation Act funds be used to support this project.

**NOW, THEREFORE BE IT ORDERED,**

That \$198,834 be appropriated from Community Preservation Act funding to Historic Northampton, Inc. for the Assessment and Preservation Project. And, that the grantee meets the conditions approved by the Community Preservation Committee, the Mayor, and City Council.

Specifically, \$198,834 is appropriated from the CPA Historic Preservation Reserve (account #2344930-359932).

# City of Northampton

MASSACHUSETTS

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*In City Council, January 16, 2020*

*Upon the recommendation of the Community Preservation Committee*

## 20.008 An Order to Appropriate CPA Funds to Purchase 105 Acres in Rocky Hill Greenway

Ordered, that

WHEREAS, The Northampton Conservation Commission and Office of Planning & Sustainability submitted a Community Preservation Act application for purchase of 105 acres within the Rocky Hill Greenway at the former Pine Grove Golf Course;

WHEREAS, The parcel includes more than half a mile of Nashawannuck Brook riparian area, is part of a wildlife corridor, abuts existing protected areas in the Rocky Hill Greenway, and presents a myriad of opportunities for climate change adaptation, natural communities restoration, and recreation;

WHEREAS, the project meets the goals of the Sustainable Northampton Plan, Northampton Community Preservation Plan, and Open Space, Recreation and Multi-use Trail Plan to protect open space, provide for passive recreation, and protect heritage landscapes;

WHEREAS, CPA funds will provide a match for a state Local Acquisitions for Natural Diversity grant;

WHEREAS, on November 20, 2019, the Northampton Community Preservation Committee voted unanimously to recommend that \$250,000 in Community Preservation Act funds be used to support this project.

### ***Ordered, that***

That \$250,000 be appropriated from Community Preservation Act funding to the Northampton Conservation Commission and Office of Planning and Sustainability for the Nashawannuck Riparian Restoration Project. And, that the grantee meets the conditions approved by the Community Preservation Committee, the Mayor, and City Council.

Specifically, \$172,000 is appropriated from the CPA Open Space Reserve (account #2344930-359931), and \$78,000 is appropriated from the CPA Undesignated Reserve (account #2344930-359930).

# City of Northampton

MASSACHUSETTS

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*In City Council, January 16, 2020*

*Upon the recommendation of the Community Preservation Committee*

## 20.009 An Order to Appropriate CPA Funds for Affordable Home on Glendale Road

Ordered, that

WHEREAS, Pioneer Valley Habitat for Humanity submitted an application for Community Preservation Act funding for creation of an affordable single-family home on Glendale Road;

WHEREAS, Habitat for Humanity has an excellent record of creating housing throughout the Pioneer Valley and beyond, and has already created three affordable units on Glendale Road;

WHEREAS, the project has wide community support, leverages funding from many other sources, and utilizes volunteer labor;

WHEREAS, the home will be restricted to individuals and families earning 60% of area median income or below;

WHEREAS, on November 20, 2019, the Northampton Community Preservation Committee voted unanimously to recommend that \$30,000 in Community Preservation Act funds be used to support this project.

### **NOW, THEREFORE BE IT ORDERED,**

That \$30,000 be appropriated from Community Preservation Act funding to Pioneer Valley Habitat for Humanity for the Glendale Road Small Home Project. And, that the grantee meets the conditions approved by the Community Preservation Committee, the Mayor, and City Council.

Specifically, \$30,000 is appropriated from the CPA Affordable Housing Reserve (account #2344930-359933).

# City of Northampton

MASSACHUSETTS

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*In City Council, January 16, 2020*

*Upon the recommendation of the Community Preservation Committee*

20.010 An Order  
to Appropriate CPA Funds to Community Builders for North Commons Project

Ordered, that

WHEREAS, The Community Builders submitted an application for Community Preservation Act funding for creation of affordable housing units at the North Commons project;

WHEREAS, in conjunction with the Village Hill Apartments, the project will create approximately 65 units of mixed income rental housing at Village Hill on two parcels, and 35 of these will be restricted to households and individuals earning 60% of area median income or below;

WHEREAS, playgrounds and approximately 30 acres of open space are part of the project and will be open and available for use by the public;

WHEREAS, The Community Builders has an excellent record of providing affordable housing in Northampton and beyond;

WHEREAS, the project will leverage funds from a variety of other sources and has wide community support;

WHEREAS, on November 20, 2019, the Northampton Community Preservation Committee voted unanimously to recommend that \$250,000 in Community Preservation Act funds be used to support this project.

**NOW, THEREFORE BE IT ORDERED,**

That \$250,000 be appropriated from Community Preservation Act funding to The Community Builders for the North Commons project. And, that the grantee meets the conditions approved by the Community Preservation Committee, the Mayor, and City Council.

Specifically, \$142,000 is appropriated from the CPA Affordable Housing Reserve (account #2344930-359933), and \$108,000 is appropriated from the CPA Undesignated Reserve (account #2344930-359930).

# City of Northampton

MASSACHUSETTS

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*In City Council, January 16, 2020*

*Upon the recommendation of the Community Preservation Committee*

## 20.011 An Order to Appropriate CPA Funds to NHA for Hampshire Heights Playground

Ordered, that

WHEREAS, the Northampton Housing Authority submitted an application for Community Preservation Act funding for playground creation at Hampshire Heights;

WHEREAS, the Hampshire Heights development has never had a dedicated playground space, and the majority of its residents are youth and children for whom access to other playgrounds is limited;

WHEREAS, the project has wide support, including Hampshire Heights residents, the Housing Partnership, and Healthy Hampshire, and will contribute to positive health status of residents and enhance quality of life;

WHEREAS, CPA funds will be leveraged by additional grant funding and donated labor and services;

WHEREAS, on November 20, 2019, the Northampton Community Preservation Committee, voted unanimously to recommend that \$200,000 in Community Preservation Act funds be used to support this project.

### **NOW, THEREFORE BE IT ORDERED,**

That \$200,000 be appropriated from Community Preservation Act funding to the Northampton Housing Authority for the Hampshire Heights Playground Project. And, that the grantee meets the conditions approved by the Community Preservation Committee, the Mayor, and City Council.

Specifically, \$200,000 is appropriated from the CPA Undesignated Reserve (account #2344930-359930)

**City of Northampton  
MASSACHUSETTS**

**In the Year Two Thousand Twenty**

Upon the Recommendation of Mayor David J. Narkewicz and Planning & Sustainability

**20.004 An Ordinance to Rezone Eight Conz Street Parcels from NB to CB**

An Ordinance of the City of Northampton, Massachusetts, providing that the Code of Ordinances, City of Northampton, Massachusetts, be amended by changing Section 350-3.4 Zoning Map to rezone some parcels in Neighborhood Business to Central Business.

Be it ordained by the City Council of the City of Northampton, in City Council assembled, as follows:

Amend the Zoning Map as shown

Rezone Map Id's along Conz Street from Neighborhood Business to Central Business:

32C-102

32C-104

32C-105

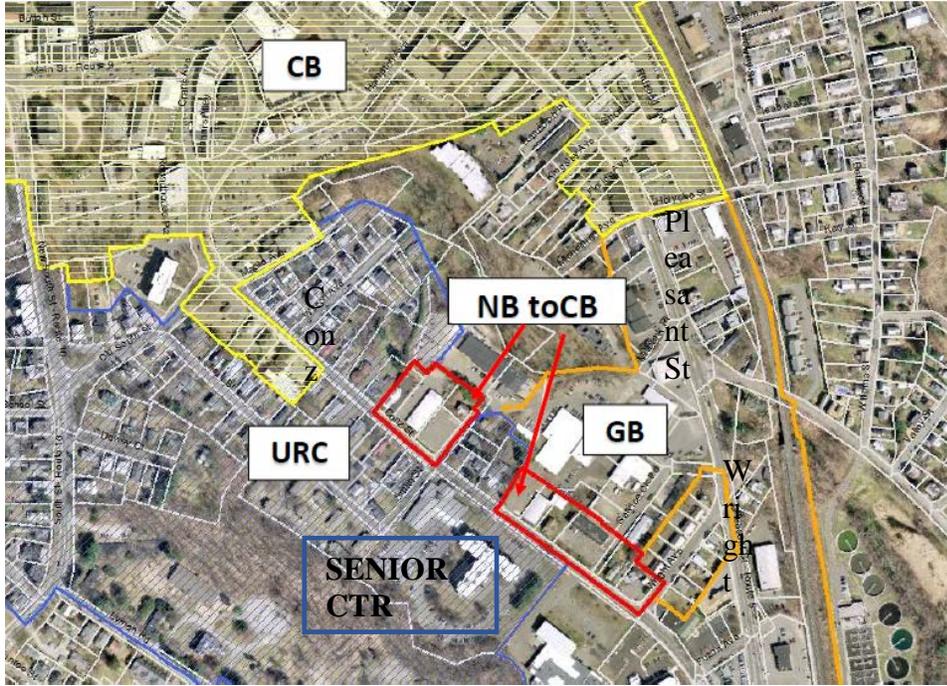
32C-131 NB Portion Only

39A-002

39A-003

39A-008

39A-009



**City of Northampton  
MASSACHUSETTS**

**In the Year Two Thousand Twenty**

Upon the Recommendation of Mayor David J. Narkewicz and Planning & Sustainability

**20.005 An Ordinance to Amend the Zoning Map on Old South St. and Clark Ave.**

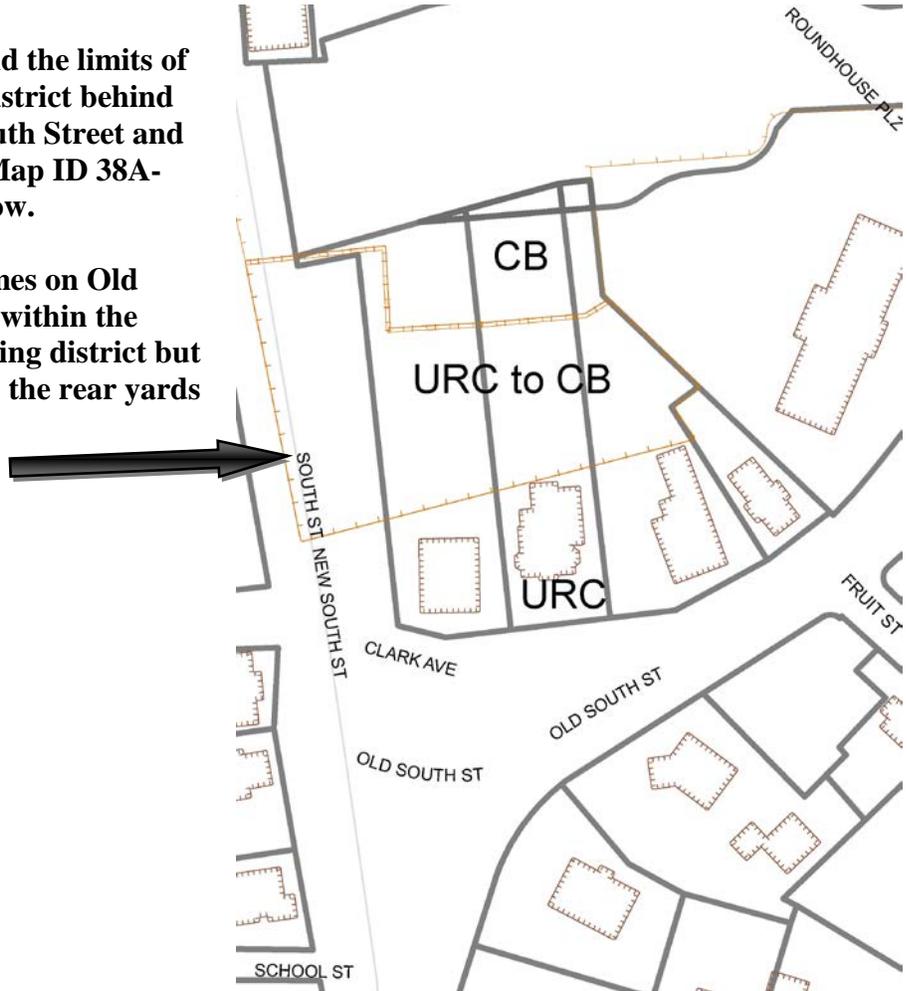
An Ordinance of the City of Northampton, Massachusetts, providing that the Code of Ordinances, City of Northampton, Massachusetts, be amended by amending Section 350-3.4, the Zoning Map, to change the boundary between Central Business (CB) and Urban Residential-C (URC) zoning districts.

Be it ordained by the City Council of the City of Northampton, in City Council assembled, as follows:

Amend

{§ 350-3.4 Zoning Map to expand the limits of Central Business (CB) zoning district behind the first set of homes on Old South Street and Clark Avenue, on a portion of Map ID 38A-222, 223, and 224, as shown below.

**This change would keep the homes on Old South Street and Clark Avenue within the Urban Residential C (URC) zoning district but would expand the CB slightly in the rear yards of those homes.}**



**City of Northampton  
MASSACHUSETTS**

**In the Year Two Thousand Twenty**

Upon the Recommendation of Mayor David J. Narkewicz and Planning & Sustainability

20.006 An Ordinance

to Amend Zoning Map to Add New Smart Growth Overlay District at Laurel Street

An Ordinance of the City of Northampton, Massachusetts, providing that the Code of Ordinances, City of Northampton, Massachusetts, be amended by amending Section 350-3.4, the Zoning Map, to add a new Smart Growth-c overlay district.

Be it ordained by the City Council of the City of Northampton, in City Council assembled, as follows:

Amend

**{§ 350-3.4 Zoning Map to add additional Smart Growth-c overlay district (SG-c), in addition to the existing three SG overlays, overlain on the existing Planned Village District (PV), on Map ID 38A-049-001, as shown below.**

**SG-c does not increase the allowed density (the existing PV has no minimum lot size, frontage, width, depth, or setback requirements) but does allow Commonwealth Smart Growth Overlay bonus to the City for affordable housing. Map 38A-049 has already been dedicated to affordable housing by the City's State Hospital reuse planning and the resulting state legislation.}**



# CITY OF NORTHAMPTON

## MASSACHUSETTS

*In the Year Two Thousand and Twenty*

Upon the Recommendation of the Mayor and Historical Commission

### 20.012 An Ordinance

### Relative to Demolition Review for Historically-Significant Buildings

An Ordinance of the City of Northampton, Massachusetts, providing that the Code of Ordinances, City of Northampton, Massachusetts, be amended to modify the buildings and structures to which Demolition review applies. The amendments will apply Demolition review to all buildings and structures built in 1900 and earlier, and all principal structures on a lot built in 1945 or earlier to allow for more effective protection and preservation of the City of Northampton's significant historic resources.

### ORDINANCE

An Ordinance of the City of Northampton, Massachusetts. Be it ordained by the City Council of the City of Northampton, in City Council assembled, as follows:

Amend the text with the additions, modifications, and deletions shown below.

#### §161-3

Buildings and structures regulated by this chapter are buildings or structures built in 1945~~39~~ or earlier, determined to be historically significant and preferably preserved by the Northampton Historical Commission. Such regulated buildings or structures ~~are all of those will be defined by age for properties~~ built in 1900 and earlier, ~~and all principal buildings or principal structures (e.g., not including out buildings, sheds, accessory structures, fences) and determined by inventory listing for those~~ built between 1901 and 1945~~39~~. ~~The Northampton Historical Commission will create the inventory within a two-year period from the date of the adoption of this chapter. The Historical Commission shall make a report to the City Council every six months after the date of the adoption of this chapter for the two-year period, to report on the progress. All reviews will be conducted based on a construction date of 1939 or earlier during the time that the inventory is being developed.~~ After the initial age-~~and inventory~~-based threshold determination, the Commission will institute the public hearing process to ascertain if the historically significant and preferably preserved criteria apply. At that time the determination will be made whether or not to activate a review period.