

## **Committee on Finance and the Northampton City Council**

*Councilor Rachel Maiore, Chair  
Councilor Marianne L. LaBarge, Vice Chair  
Councilor Stanley W. Moulton, III  
Councilor Jim Nash*

### **Online Meeting via Teleconference**

Meeting Date: May 5, 2022

Time: 6 p.m.

Virtual meeting

**The Committee on Finance Committee meeting will be held by remote participation. The public can follow the committee's deliberations by joining the virtual meeting by phone or computer. The meeting will be uploaded to the Northampton Government Video Archive on YouTube.**

**Live public comment will be available using telephone call-in or video conferencing technology.**

#### **INSTRUCTIONS FOR CALLING IN OR JOINING THE MEETING**

Join virtual meeting; <https://bit.ly/3gmwD8D>

**MEETING ID: 846 8845 3008**

**PARTICIPANT #: #**

**PASSCODE: 642684**

**1. Meeting Called To Order**

**2. Roll Call**

**3. Approval Of Minutes From The Previous Meeting**

**4. 6:00 P.M. Public Hearing To Alter The Lay Out Of Winter Street**

Pursuant to M.G.L Chapter 82, Section 21, the Northampton City Council Committee on Finance is holding a public hearing by remote participation on to consider altering the lay out of Winter Street and to consider the permanent easement hereby taken as shown on a plan entitled, "Plan of Winter Street Alteration, Northampton, MA Prepared for the City of Northampton," dated April 5, 2022 ("the plan"):

Winter St: By adding to the layout and easement thereof Parcel No. 1 as shown on the plan.

Documents:

[22.076 winter street order altering way.pdf](#)  
[22.076 acquisition order winter street.pdf](#)  
[22.076 winter st. order of taking.pdf](#)  
[22.076 picwinter st 040522 stamped.pdf](#)

## **5. Financial Orders**

### **A. 22.076 An Order To Alter The Layout Of Winter Street**

See attachments under "Public Hearing" above. Process Note:

4/14/2022 - City Council approved moving this item to the Committee on Finance for a public hearing.

### **B. 22.071 An Order To Approve \$50,000 From Short Term Rental Impact Fees To Affordable Housing**

Process Note:

3/31/2022 - City Council approved to refer Order to the Committee on Finance;

4/14/2022 - Committee on Finance approved moving the Order to its 5/5/2022 special Committee on Finance Meeting

Documents:

[22.071 an order to approve 50,000 from short term rental impact fees to affordable housing.pdf](#)

## **6. New Business**

*-Reserved for topics that the Chair did not reasonably anticipate would be discussed.*

## **7. Adjourn**

*Contact: Rachel Maiore at [rmaiore@northamptonma.gov](mailto:rmaiore@northamptonma.gov)*

*or 413-923-4318*

**City of Northampton**  
MASSACHUSETTS

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*In City Council, April 14, 2022*

*Upon the recommendation of Mayor Gina-Louise Sciarra and the Department of Public Works*

**22.076                      An Order to Alter the Layout of Winter Street**

WHEREAS, Winter Street was duly laid out as a City way on a plan dated September 12, 1910 with a length of 475 feet and a width of 33 feet and this layout was accepted and ordered recorded by the City on November 3, 1910.

WHEREAS, An area of land approximately 70 feet long and 33 feet wide at the end of said layout was drawn on the 1910 plan but not included in the area of acceptance.

WHEREAS, Parcel No. 1 shown on the proposed layout alteration has been determined as Owner Unknown on multiple registered survey plans and said Parcel No.1 is approximately 73 feet long and 33 feet wide, essentially matching the dimensions of the previously unaccepted portion of the 1910 layout.

WHEREAS, An Order of Taking has been filed herewith for the acquisition of the necessary permanent easement for the alteration of the way.

NOW, THEREFORE:

***Ordered, that***

City Council hereby alters the layout of the way as shown on a plan entitled, “Plan of Winter Street Alteration, Northampton, MA, Hampshire County, Prepared for the City of Northampton”, by Northeast Surveys, dated April 5, 2022 (“the plan”), as follows:

Winter Street: By adding to the layout thereof Parcel No. 1 as shown on the plan.

CITY OF NORTHAMPTON

MASSACHUSETTS

In City Council, April 14, 2022

Upon the recommendation of Mayor Gina-Louise Sciarra and the Department of Public Works

**22.076 An Order Authorizing the Acquisition of Easements to Alter the Layout of Winter Street**

*Whereas*, Winter Street was duly laid out as a City way on a plan dated September 12, 1910 with a length of 475 feet and a width of 33 feet and this layout was accepted and ordered recorded by the City on November 3, 1910; and

*Whereas*, an area of land approximately 70 feet long and 33 feet wide at the end of said layout was drawn on the 1910 plan but not included in the area of acceptance; and

*Whereas*, Parcel No. 1 shown on the proposed layout alteration has been determined as Owner Unknown on multiple registered survey plans; and

*Whereas*, said Parcel No.1 is approximately 73 feet long and 33 feet wide, essentially matching the dimensions of the previously unaccepted portion of the 1910 layout; and

*Whereas*, the Department of Public Works plans to reconstruct the roadway and the utilities therein and said reconstruction plans include utilizing the Owner Unknown parcel for drainage improvements; and

*Whereas*, the property identified as 29 Winter Street does not currently have legal frontage without the proposed layout alteration of Winter Street.

**Now, Therefore Be It Ordered,**

The City Council hereby authorizes the acquisition by purchase, gift, eminent domain, or otherwise of easements over that parcel of land shown as “Parcel No. 1” on a plan entitled “Plan of Winter Street Alteration, Northampton, MA, Hampshire County, Prepared for the City of Northampton”, by Northeast Surveys, dated April 5, 2022, for the purpose of laying out a public way in and for the city of Northampton. No appropriation is needed for this acquisition. No betterment shall be assessed to the benefitted landowners.

## **ORDER OF TAKING**

The undersigned, being the duly elected and sitting members of the City Council of the City of Northampton, in the Commonwealth of Massachusetts, acting under the authority of and in accordance with the provisions of General Laws of the Commonwealth, as from time to time amended, and more particularly Chapter 79 and Chapter 82, and pursuant to the Order of the Northampton City Council, a true copy of which is attached hereto as Exhibit A, does hereby take, for and on behalf of the Inhabitants of the City of Northampton, the permanent easement in, on, under and over the parcel referenced in Exhibit B, for all purposes for which public ways are used in the City of Northampton, including the alteration of Winter Street, a public way in and for the City of Northampton.

The permanent easement hereby taken (Parcel No. 1) is shown on a plan entitled "Plan of Winter Street Alteration, Northampton, MA, Hampshire County, Prepared for the City of Northampton", by Northeast Surveys, dated April 5, 2022, to be recorded herewith.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, We, the City Council of the City of Northampton, have executed this Order of Taking this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

WITNESS TO ALL:

CITY COUNCIL, CITY OF NORTHAMPTON, MA

\_\_\_\_\_  
Marissa Elkins  
AT-LARGE COUNCILOR

\_\_\_\_\_  
Jamila Gore  
AT-LARGE COUNCILOR

\_\_\_\_\_  
Stanley W. Moulton, III  
WARD 1 COUNCILOR

\_\_\_\_\_  
Karen Foster  
WARD 2 COUNCILOR

\_\_\_\_\_  
James Nash  
WARD 3 COUNCILOR

\_\_\_\_\_  
Garrick M. Perry  
WARD 4 COUNCILOR

\_\_\_\_\_  
Alex Jarrett  
WARD 5 COUNCILOR

\_\_\_\_\_  
Marianne L. LaBarge  
WARD 6 COUNCILOR

\_\_\_\_\_  
Rachel Maiore  
WARD 7 COUNCILOR

CERTIFICATE OF THE CLERK  
CITY COUNCIL, CITY OF NORTHAMPTON, MA

I, Laura Krutzler, the Clerk of the City Council of the City of Northampton, MA, hereby certify that the attached Order of Taking of certain easements located in Northampton, Hampshire County, Massachusetts, was executed on \_\_\_\_\_, 2022, by Marissa Elkins, Jamila Gore, Stanley W. Moulton, III, Karen Foster, James Nash, Garrick M. Perry, Alex Jarrett, Marianne L. LaBarge, and Rachel Maiore, who as of that day, were and are the duly elected members of the City Council of the City of Northampton, MA.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Laura Krutzler  
Clerk to City Council  
City of Northampton, Massachusetts

**EXHIBIT A**  
**CITY COUNCIL ORDER**

**EXHIBIT B**  
**PARCEL DESCRIPTION**

**Winter Street Alteration**

Beginning at a point, said point being in the centerline of Winter Street at Station 4+75, said point also marking the end of the 1910 layout of said Winter Street, running thence;

N 35°12'59" W a distance of 16.50' along the end of said 1910 layout of Winter Street to the northerly end point of said 1910 layout of Winter Street, thence;

N 54°47'01" E a distance of 73.06' along land now or formerly Basham to an iron pipe, thence;

S 35°44'33" E a distance of 33.00' along land now or formerly Michael's House LLC to an iron pipe, thence;

S 54°47'01" W a distance of 73.36' along land now or formerly Nieboer Family Trust and land now or formerly Finkel to the southerly end point of said 1910 layout of Winter Street, thence;

N 35°12'59" W a distance of 16.50' along the end of said 1910 layout of Winter Street to the point of beginning, having an area of 2,416 square feet, or 0.055 acres, more or less.



PLANNING BOARD  
NORTHAMPTON, MASSACHUSETTS  
APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED  
DATE: \_\_\_\_\_

PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION  
THAT THE LOTS SHOWN ARE BUILDABLE LOTS.

ALTERATION OF WINTER STREET,  
ACCEPTED BY VOTE OF NORTHAMPTON CITY COUNCIL;  
PASSED \_\_\_\_\_ DATE

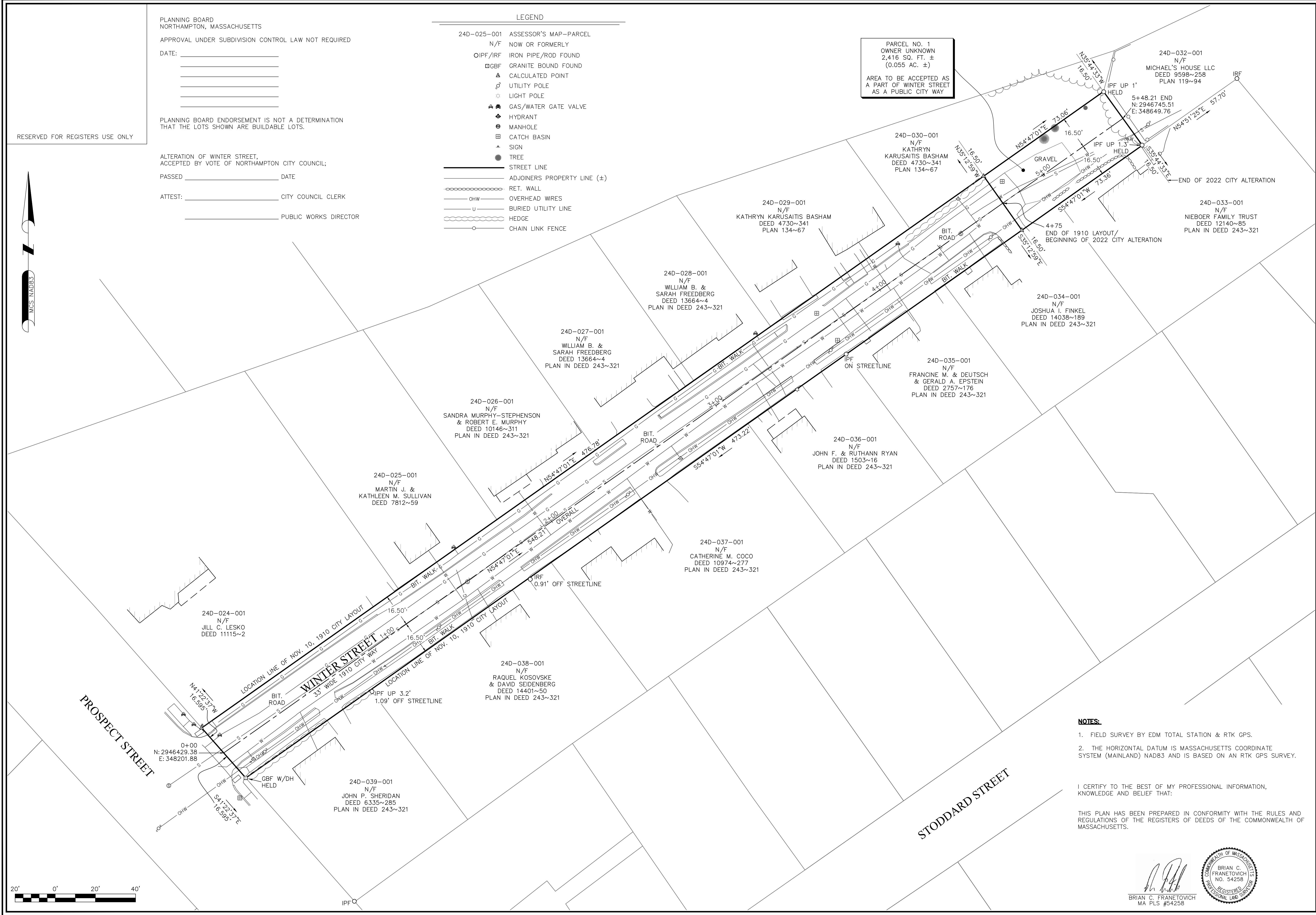
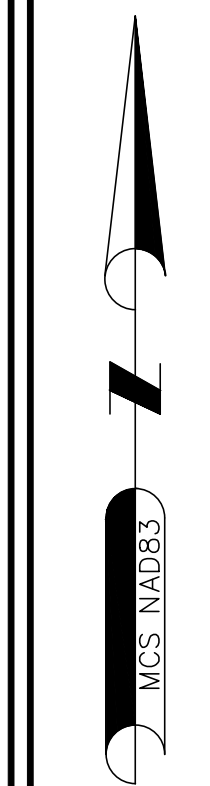
ATTEST: \_\_\_\_\_ CITY COUNCIL CLERK  
\_\_\_\_\_ PUBLIC WORKS DIRECTOR

RESERVED FOR REGISTERS USE ONLY

LEGEND

- 24D-025-001 ASSESSOR'S MAP-PARCEL
- N/F NOW OR FORMERLY
- IPF/IRF IRON PIPE/ROD FOUND
- GBF GRANITE BOUND FOUND
- △ CALCULATED POINT
- ⊕ UTILITY POLE
- LIGHT POLE
- ▲ GAS/WATER GATE VALVE
- ⊕ HYDRANT
- ⊕ MANHOLE
- ⊕ CATCH BASIN
- ▲ SIGN
- TREE
- STREET LINE
- ADJOINERS PROPERTY LINE (±)
- RET. WALL
- OHW OVERHEAD WIRES
- U BURIED UTILITY LINE
- HEDGE
- CHAIN LINK FENCE

PARCEL NO. 1  
OWNER UNKNOWN  
2,416 SQ. FT. ±  
(0.055 AC. ±)  
AREA TO BE ACCEPTED AS  
A PART OF WINTER STREET  
AS A PUBLIC CITY WAY



**NORTHEAST SURVEY CONSULTANTS**  
3 FERRY STREET  
STUDIO 1 EAST  
EASTHAMPTON, MA 01027  
(413) 203-5144

**STREET ALTERATION PLAN**

ENGINEER:	BCF
DESIGN:	JDG
HORIZ. SCALE:	KMB 1" = 20'
VERT. SCALE:	22-032
DATE:	4-5-2022

**PLAN OF WINTER STREET ALTERATION**  
NORTHAMPTON, MA  
HAMPSHIRE COUNTY  
PREPARED FOR THE  
**CITY OF NORTHAMPTON**

SHEET NO. **1** OF **1**

- NOTES:**
1. FIELD SURVEY BY EDM TOTAL STATION & RTK GPS.
  2. THE HORIZONTAL DATUM IS MASSACHUSETTS COORDINATE SYSTEM (MAINLAND) NAD83 AND IS BASED ON AN RTK GPS SURVEY.

I CERTIFY TO THE BEST OF MY PROFESSIONAL INFORMATION, KNOWLEDGE AND BELIEF THAT:

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

BRIAN C. FRANETOVICH  
MA PLS #54258



**City of Northampton**  
MASSACHUSETTS

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*In City Council, March 31, 2022*

*Upon the recommendation of Mayor Gina-Louise Sciarra*

22.071 An Order to Approve \$50,000 from Short Term Rental Impact Fees to Affordable Housing

***Ordered that***

Pursuant to City Council Order 18.234 “Accept MGL 64G, 3D(a) to Impose Community Impact Fees on Short-Term Rentals” which requires that “all community impact funds received...shall be dedicated to affordable housing;”

City Council appropriates \$50,000 from the Short Term Rental Impact Fee account for the City to partially fund Valley Community Development Corporation and their partners’ purchase of the former Bridge Road Nursing Home for affordable and attainable housing.

