

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**
 - A. Minutes Of April 14, 2022 For Approval**

Documents:

[finance 4-14-2022.pdf](#)

- 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. Review Of Future Meeting Schedule Date And Times

7. New Business

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

8. Adjourn

*Contact: Rachel Maiore at rmaiore@northamptonma.gov
or 413-923-4318*

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*

Meeting Minutes

Meeting Date: April 14, 2022

**Scheduled during City Council Meeting to begin no earlier than 7 pm
Virtual meeting**

The Finance Committee meeting was held by remote participation. The public was able to follow the committee's deliberations by joining the virtual meeting by phone or computer. The meeting was recorded for later broadcast. Live public comment was available using telephone call-in or video conferencing technology.

- 1. Meeting Called To Order: At 8:50 pm the Committee on Finance was called to order. Present were: Councilor Rachel Maiore, Councilor Marianne L. LaBarge, Councilor Stanley W. Moulton, III, and Councilor Jim Nash. Councilor Maiore announced that the meeting was being audio and video recorded.**
- 2. At 8:50P.M. a Public Hearing To Consider Altering The Lay Out Of Portions Of Parsons St, Union St, Pomeroy Ter, Hawley St, & Holyoke St was called to order. The public hearing was advertised in the Daily Hampshire Gazette seven days prior to the meeting as follows:**

Pursuant to M.G.L Chapter 82, Section 21, the City Council Committee on Finance is holding a public hearing by remote participation to consider altering the lay out of the following public ways as shown on a plan (three sheets) entitled, "Street Alteration and Easement Plan, Plan of Land in Northampton, MA Prepared for the City of Northampton," dated March 3, 2022 ("the plan"):
Parsons Street: By adding to the layout thereof parcels E-1 through E-9, inclusive, and easement E-11, all as shown on the plan, and by discontinuing a portion of the layout shown on sheet 2 of the plan as "Discontinued Area City of Northampton Area About: 192 S.F."
North Street: By adding to the layout thereof parcel E-1 as shown on the plan.
Highland Avenue: By adding to the layout thereof parcels E-2 and E-3 as shown on the plan.
Walnut Street: By adding to the layout thereof parcel E-6 as shown on the plan.
Cherry Street: By adding to the layout thereof parcels E-9 as shown on the plan.

A copy of the referenced plan was available for review on the city's website.

Councilor Nash moved to open the public hearing; Councilor LaBarge seconded the motion. The motion was approved on a roll call vote of 4 Yes (LaBarge, Moulton, Nash, Maiore), 0 No.

Proponents:

Director Wayne Feiden of the Office of Planning and Sustainability was present to discuss the plan. There is an order before City Council for a series of land takings to allow for the Safe Routes to School project. All of the alterations described in the order are related to that project. Some are small as one square feet; the takings would be added to the roadway right of way. Some of the takings include sidewalks that have historically been private property. There is a portion of the described takings that include a small section of Bridge Street Cemetery; this area will become city property, but will not become part of the road right of way.

The order for takings also includes temporary easements, but none of those are part of the

alteration of the right of way.

Director Feiden identified nearly 30 permanent and temporary takings which will cost approx. \$44,000 that will be paid to landowners. Hired appraisers determined the amounts to be paid for each parcel based on commonly accepted appraising methods.

There are two components under review for the public hearing: The alteration of the right of way (Parsons Street), and the acquisition of the easements and takings.

Councilor Nash explained that the planning department conducted extensive outreach with the landowners affected by the changes.

Opponents - None

At 9:02 pm Councilor Moulton moved to close the public hearing; Councilor LaBarge seconded the motion, The motion was approved on a roll call vote of 4 Yes (Moulton, Nash, Maiore, LaBarge).

Financial Orders

- A. 22.066 An Order Authorizing Acquisition Of Easements For Alteration Of Public Ways For MA Safe Routes To School Program

Councilor Nash moved to return this item to the full city council with a positive recommendation; Councilor LaBarge seconded the motion. The motion was approved on a roll call vote of 4 Yes (Nash, Maiore, LaBarge, Moulton), 0 No.

- B. 22.067 An Order To Alter The Layout Of Portions Of Certain Streets - Parsons Street, Union Street, Pomeroy Terrace, Hawley Street And Holyoke Street

Councilor Moulton moved to return this item to the full city council with a positive recommendation; Councilor LaBarge seconded the motion. The motion was approved on a roll call vote of 4 Yes (Maiore, LaBarge, Moulton, Nash), 0 No.

- C. 22.071 An Order To Approve \$50,000 From Short Term Rental Impact Fees To Affordable Housing

Councilor Nash recalled that the intent of referring this item to Finance was to review the item outside of City Council. There is discussion about having another Finance Committee meeting on May 5th, and he thinks that may be a better time. Councilor Moulton agreed. The next Committee on Finance meeting is planned for May 5, 2022 @ 6 pm.

Director Feiden noted that he will not be available on May 5th; Councilor Maiore indicated that this meeting is intended to hear comments from the public and believes that his attendance at the meeting is not required.

Councilor Nash moved to postpone discussion until May 5, 2022; Councilor LaBarge seconded the motion. The motion was approved on a roll call vote of 4 Yes (LaBarge, Moulton, Nash, Maiore), 0 No.

6. New Business: None

7. At 9:10 pm councilor Nash moved to adjourn; Councilor LaBarge seconded the motion. The motion was approved on a roll call vote of 4 Yes (Moulton, Nash, Maiore, LaBarge), 0 No.

Attest: 
Pamela L. Powers, City Clerk

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 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.

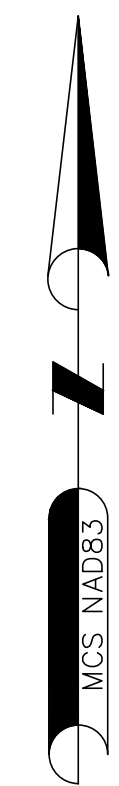
ALTERATION OF WINTER STREET,
ACCEPTED BY VOTE OF NORTHAMPTON CITY COUNCIL;

PASSED _____ DATE

ATTEST: _____ CITY COUNCIL CLERK

_____ PUBLIC WORKS DIRECTOR

RESERVED FOR REGISTERS USE ONLY

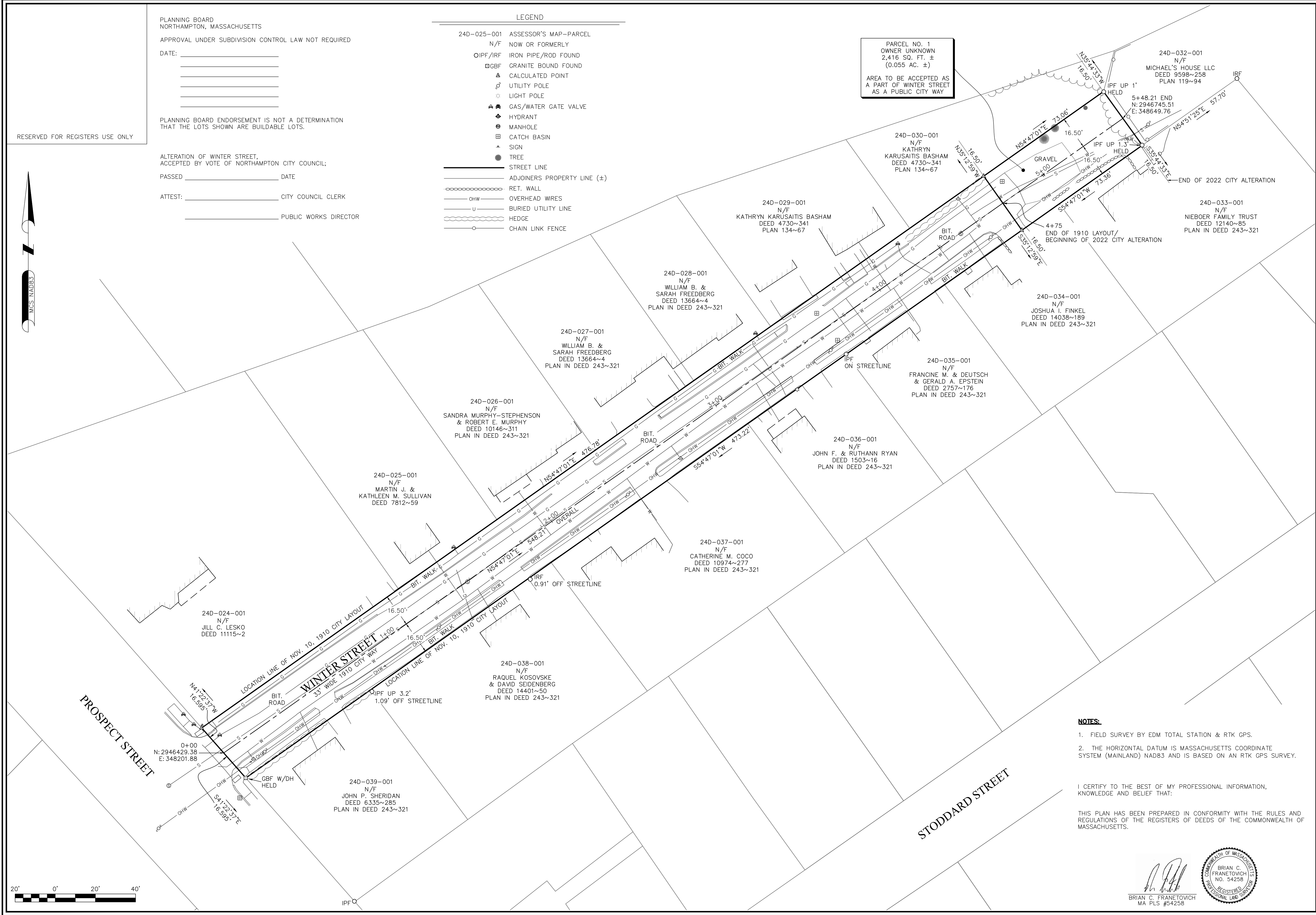


LEGEND

- 24D-025-001 ASSESSOR'S MAP-PARCEL
- N/F NOW OR FORMERLY
- OIPF/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:	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
BRIAN C. FRANETOVICH
NO. 54258
REGISTERED PROFESSIONAL LAND SURVEYOR

City of Northampton
MASSACHUSETTS

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.

