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The Northampton Planning Board

Minutes of Meeting
January 9, 2020
Council Chambers, 212 Main St., Northampton, MA

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

Staff:

	Planning Director, Wayne Feiden	
R	Senior Planner, Carolyn Misch	

7:00 PM George Kohout opened the public comment. There was none.

7:00 PM George Kohout opened the application for Special Permit with Site Plan for a Residential Cluster Open Space, Flag Lot, Shared Driveway and site improvements, submitted by the City of Northampton Office of Planning & Sustainability 254 Old Wilson Rd, Florence, Map ID 44-14.

Wayne Feiden, Director Office of Planning & Sustainability, presented the overall scope of the project and goals for the open space portion of the site.

Alan Verson asked about orientation of the site relative to the proposed self-storage project.

Feiden noted the proximity of the project to Easthampton Road.

Chris Chamberland, Berkshire Design Group, LLC presented the layout plan and design for the lots.

George Kohout asked about utilities for the five lots.

Chamberland described the location of the utilities.

Alan Verson asked about drywells.

Chamberland described the stormwater system.

George Kohout asked about electric service location.

Chamberland showed the location of the trenching for the electrical.

George Kohout asked about the shared driveways dimensions and waiver requested.

Debra August, 50 Old Wilson Road asked for clarification on the location of the lots.

Staff described the location.

David Whitehill asked about the driveway grades.

Staff described proposed condition recommended by the Fire Department for sprinklers to be located in the homes that were located beyond the 10% slopes.

The Board discussed conditions.

1. Prior to issuance of a building permit,
    a. the applicant shall submit revised final civil construction plans, signed and sealed by a Massachusetts registered P.E., to the DPW for review and approval at least 15 days prior to the issuance of any City building or construction permits.
    b. Record easements for maintenance and access for shared driveway.
    c. Applicant must submit plans showing roof plans capable of holding PV arrays.
    d. The applicant must have the tree protection area installed and inspected to ensure adequate protection of the trees that are to be saved.
    e. The area dedicated for open space shall be, as offered, granted to the City.
2. **General Conditions:**
    a. Sprinklers shall be installed on all lots that are located off the portion of the driveways that exceed 10% (in houses on Lots 3 and 4.

3. **Conditions Prior to Certificate of Occupancy**
    a. The applicant shall replace the trees or make a payment-in-lieu of replacement in accordance with 350-12.3

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

Upon motion by Euripedes DeOliveira and second by Alan Verson the Board voted unanimously to grant the permit with conditions as discussed and with waiver for driveway grades.

8:00 PM George Kohout opened the permit amendment request by St Elizabeth Ann Seton Parish to modify parking lot layout, 99 King St Map Id 31B-159 & 192.

Terry Reynolds, engineer representing the applicant, described the proposed changes.

The Board discussed the modified layout, landscaping and lighting and the following conditions:

1. the applicant shall submit revised final civil construction plans, signed and sealed by a Massachusetts registered P.E., to the DPW for review and approval at least 30 days prior to the issuance of any City building or construction permits. The stamped construction plans shall include plans at a scale of 1" = 20' that shall provide sufficient detail and spot grading for construction and show:

- specify for sewer laterals to be installed in%" stone bedding consistent with DPW specifications.
- Re location of 2 proposed trees in the northeast corner of the main entrance to eliminate conflict with sewer line.
- existing granite curb radius on the south side of the driveway to be widened shall be removed and reset.
- sewer manhole inverts based on test pits that establish the depth of the existing sewer service.
- Create a note that stakes will be used for anchors, as required.
- Revise Detail 7 to create consistent type and percentage of stone
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- Two trees flanking the driveway at the edge of the parking lot should be planted.

1. The 3000K lighting option shall be installed.
2. The alternative fixture submitted at the hearing shall be used
3. The parking lot lights should be put on a timer to go off at 10 PM.
4. Prior to final sign off of the construction, the applicant shall Lighting As-built.

Upon motion by Alan Verson and second by Marissa Elkins the Board voted unanimously to close the hearing.

Upon motion by Alan Verson and second by Marissa Elkins the Board voted unanimously to approve the permit with conditions discussed.

8:30 PM George Kohout opened the site plan permit request by Cellco Partnership/Verizon Wireless Site Plan telecommunications equipment on existing pole, Three-County Fairgrounds 54 Fair St Map Id 25c-251.

Ellen Freyman, Shatz Schwartz, Fentin representing Verizon provided the project overview and described the need to replace the 24’ pole with 41’ tall with light and speaker.

Jesse Moreno, Engineer Pro Terra Group described the site details on the plan set.

Upon motion by Marissa Elkins and second by David Whitehill the Board voted unanimously to close the hearing.

Upon motion by Marissa Elkins and second by David Whitehill, the Board voted unanimously to approve the permit.

8:41 PM George Kohout opened the amendment request for Syncarpha Northampton to relocate underground utilities to overhead poles at Park Hill Rd, Florence, Map Id 49-12.

Devin Howe, Beals and Associates Engineers, presented the request for the modification.

Sam Taylor asked about location of the underground electrical lines vs. the above ground.

Staff described Department of Public Works comments.

Staff described issue about screening of Skinner lot.

Mary Carol Skinner, 809 Park Hill Road stated that she wants her property line screened.

Staff described the requirements and Board discussed the proposed changes.

Chris Stevens, resident from 18 Dewey Court noted that 6' trees do not grow quickly.

Graeme Dutkowsky, Syncharpha, stated they would be willing to plant different species along the border.

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

Upon motion by Marissa Elkins and second by Euripedes DeOliveira, the Board voted unanimously to approve the amendment for the installation of 3 above ground poles for interconnection.

8:20 PM George Kohout opened the hearing on the proposed Zoning Amendment 350-9.3 (B1 & 2) to allow modifications to non-conforming lots when changes meet all the zoning requirements except for the existing non-conformities.

Staff described the proposed ordinance amendments and the rationale behind the changes.

John McGlaughlin, attorney representing appellant of 34 Dewey Court project, spoke in opposition to the proposed amendment arguing that he would lose is his appeal if the amendment were adopted. Further, he distributed ordinances from other Valley communities showing they do not no treat non-conformities in this manner and the city should not be allowing more than a single or two family home on non-conforming lots.

Mark Moggio, owner of 24 Dewey Court, argued that the change would allow too much development.

Farnseworth Lowenstein, 18 Dewey Ct raised concern about how the changes in the ordinances in 2013 were adopted to allow single and two family units, not multi family units.

Ann-Marie Moggio, 445 Spring Street, raised concern about the Board not having oversight to address impacts that development has on neighborhoods.

The Board discussed the ordinance amendment.

Upon motion by Euripedes DeOliveira and second by Marissa Elkins the Board voted unanimously to close the hearing.

Upon motion by Euripedes DeOliveira and second by Marissa Elkins, the Board voted unanimously to recommend that council adopt the amendment.

Staff presented the ANR for the 5 new lots on Old Wilson Road.

Upon motion by Marissa Elkins and second by Euripedes DeOliveira, the Board voted unanimously to have the plans endorsed.