

The Northampton Planning Board

Minutes of Meeting  
 May 14, 2020  
 Via Zoom Teleconference

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

Staff:

	Planning Director, Wayne Feiden	
R	Assistant Director, Carolyn Misch	

Public Comment

**7:10 PM** George Kohout opened the meeting with public comment. There was none.

**7:10 PM** George Kohout opened the hearing on Site Plan Review by Backyard ADUs for a detached residential unit in the rear of 73 North Main St, Florence, Map ID 17C-247.

Christopher Lee, applicant on behalf of the owners, described the project and shared the screen to describe the site layout including issues to address the significant trees on site.

Euripedes DeOliveira asked why the structure had to be within the setback?

Lee noted the reasons they wanted the structure in the side setback to enable more usable space of the yard.

David Whitehill asked for clarification about the plan set being viewed on screen. He noted that an alternative floor plan could result in meeting the required setback in addition to keeping usable yard area.

Lee stated that the layout and aesthetics desired by the homeowner resulted in the siting as shown. Lee further noted that the bedroom where the owner's disabled son would live was visible from the existing home.

Valle Dwight, owner, confirmed the desire to provide separate but visible space for their son.



Sam Taylor asked whether lighting was proposed for the path connecting the structures?

Lee noted there was none planned.

The Board confirmed that lighting was not proposed on the plans.

George Kohout asked about grade drops over the site and whether the site changes would affect drainage toward the rear?

Lee indicated there were no plans to alter the topography and there should not be any changes to drainage. Currently there are no issues related to drainage.

George Kohout asked about utility connections and whether they were from the street or connected from house?

Lee confirmed that there were to be sub-meters off of the house.

The Board further discussed the issues of the impacts to the trees and proposed conditions as recommended by staff.

There was no public comment.

Upon motion by Sam Taylor and second by Euripedes DeOliveira by roll call vote, the Board voted unanimously to close the public hearing.

Upon motion by Euripedes DeOliveira and second by Janna White, the Board by roll call vote to approve with conditions discussed 6-1 (Euripedes DeOliveira voting against) site plan approval.

**7:45 PM** George Kohout opened the Site Plan Review by John Kowalski- demolition of existing, construction of 4,800 +- square foot 2-family and 30' wide curb cut, 8 Kingsley Ave, Northampton 32C-153.

Kowalski described the plans and shared the screen.

George Kohout asked about tree protection for the trees along the easterly property boundary as well as the city tree.

Staff clarified that the Board would not be able to regulate removal of the public shade tree on the plan and this would be within the Public Shade Tree Committee's review.

The Board discussed the width the curb cut and relationship to parking provided.

Sam Taylor stated that the additional parking spaces provided would be a benefit to the neighborhood.

Staff described the zoning standard for approval of a wider curb cut and the reasons for recommending against approval.

David Whitehill asked about alternatives, including creation of two curb cuts or an island dividing the driveway.

Marissa Elkins stated that she was not concerned about excessive speeds relative to the width of the opening.

Janna White noted that the reasons for the request were not compelling compared to the requirements to be met in the zoning as well as the city's policies and efforts to minimize curb cuts throughout the City.

Alan Verson noted that he'd rather see cars in a garage than on surface parking.

There was no public comment.

Upon motion by Alan Verson and second by Euripedes DeOliveira, the Board moved by roll call vote to close the hearing.

The Board determined Janna White would step in to vote for Christa Grenat.

Upon motion by Marissa Elkins and second by Janna White, the Board voted to approve 4-2 by roll call vote (Euripedes DeOliveira and Sam Taylor opposed) the site plan with a 15' wide curb cut with conditions as discussed. NOTE: Alan Verson lost internet connection during the vote.

Other:

1. [13-7. Electronic Signatures by Municipal Boards](#) Upon motion by Euripedes DeOliveira and second by Janna White, the Board voted by roll call vote to approve electronic signatures.
2. Upon motion by Marissa Elkins and second by Euripedes DeOliveira, the Board voted by roll call vote to unanimously approve the Minutes 4/23/20

9 PM By roll call vote moved by Marissa Elkins and second by Melissa Fowler, the Board voted to adjourn.