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Carolyn Misch, AICP, Assistant Director • CMisch@NorthamptonMA.gov • 413-587-1287

The Northampton Zoning Board Minutes of Meeting April 9, 2019 VIA ZOOM Teleconference

Zoning Board Meeting 5:30 PM

Members Present:	Time
Chair, David Bloomberg	
R Sara Northrup	
R Elizabeth Silver	
Bob Riddle, Associate Member	
R Maureen Scanlon, Associate Member	

5:35 PM Sara Northrup opened the meeting and described protocol for Zoom Public Hearing and other procedural details.

There was no public comment.

5:35 PM Sara Northrup opened the public hearing on the Special Permit request to convert existing house to detached accessory dwelling & construct new single family home at 1036 Westhampton Rd, Florence, Map Id 42-66.

Aharon Sharff, 52 Prospect Ave and applicant, introduced himself and described the project. He noted that the existing house is 1100 square feet and would be modified to reduce the square footage to 900 to meet the detached accessory dwelling size cap.

Elizabeth Silver asked about this conversion and the order of construction as well as the impact of demolition.

Sharff noted that there is a bedroom that appears to have once been a porch that could easily be returned to an exterior porch.

Sara Northrup asked if there were floor plans of the existing house that could be viewed.

Sharff showed pictures of the proposed house and the existing house but had no floor plans. He noted that he intends to build the new house and then convert the existing house.



Elizabeth Silver asked if there was a way to approve the permit without the demolition of a portion of the house?

Staff clarified that there is no waiver process from the 900 square foot cap.

The Board discussed its jurisdiction, conditions and phasing of construction.

Sara Northrup asked about comments from Department of Public Works/

Staff described.

There was no public comment.

Upon motion by Elizabeth Silver and second by Maureen Scanlon, the Board voted unanimously to close the hearing.

Upon motion by Elizabeth Silver and second by Maureen Scanlon, the Board voted unanimously to grant the permit with condition that the existing house be converted to the 900 square foot ADU prior to issuance of a certificate of occupancy for the new home and that a deed restriction be recorded on the parcel as recommended in the staff report.

Minutes:

Upon motion by Elizabeth Silver and second by Maureen Scanlon, the Board voted unanimously to approve both sets of minutes – December 2019 and March 2020.

Adjourn 6:15