

City of Northampton

MASSACHUSETTS

In City Council, June 6, 2019

Upon the recommendation of Mayor David J. Narkewicz, Planning & Sustainability, and the Conservation Commission

19.081 An Order to Borrow Money and Authorize Acquisition of 100 Acres at Pine Grove Golf Course

Ordered, that

WHEREAS, The *Open Space, Recreation and Multiuse Trail Plan: 2018-2025* recommends “preserving ecologically valuable land and filling gaps at ... Rocky Hill Greenway”;

WHEREAS, The City has an option to purchase approximately 100 acres at the Pine Grove Golf Course to restore its natural ecological functioning, improve the riparian (river-edge) habitat that feeds the Arcadia Wildlife Sanctuary, and expand the adjacent Rocky Hill Greenway;

WHEREAS, The seller is retaining land to expand one building lot and create three new building lots, achieving the Open Space Plan recommendation of creating new lots to avoid open space from artificially inflating the cost of building lots in Northampton; and

WHEREAS, The City is partnering with the Massachusetts Audubon Society and the Kestrel Land Trust and one or both organizations will hold the required conservation restriction and management easements at no cost to the City;

Ordered, that

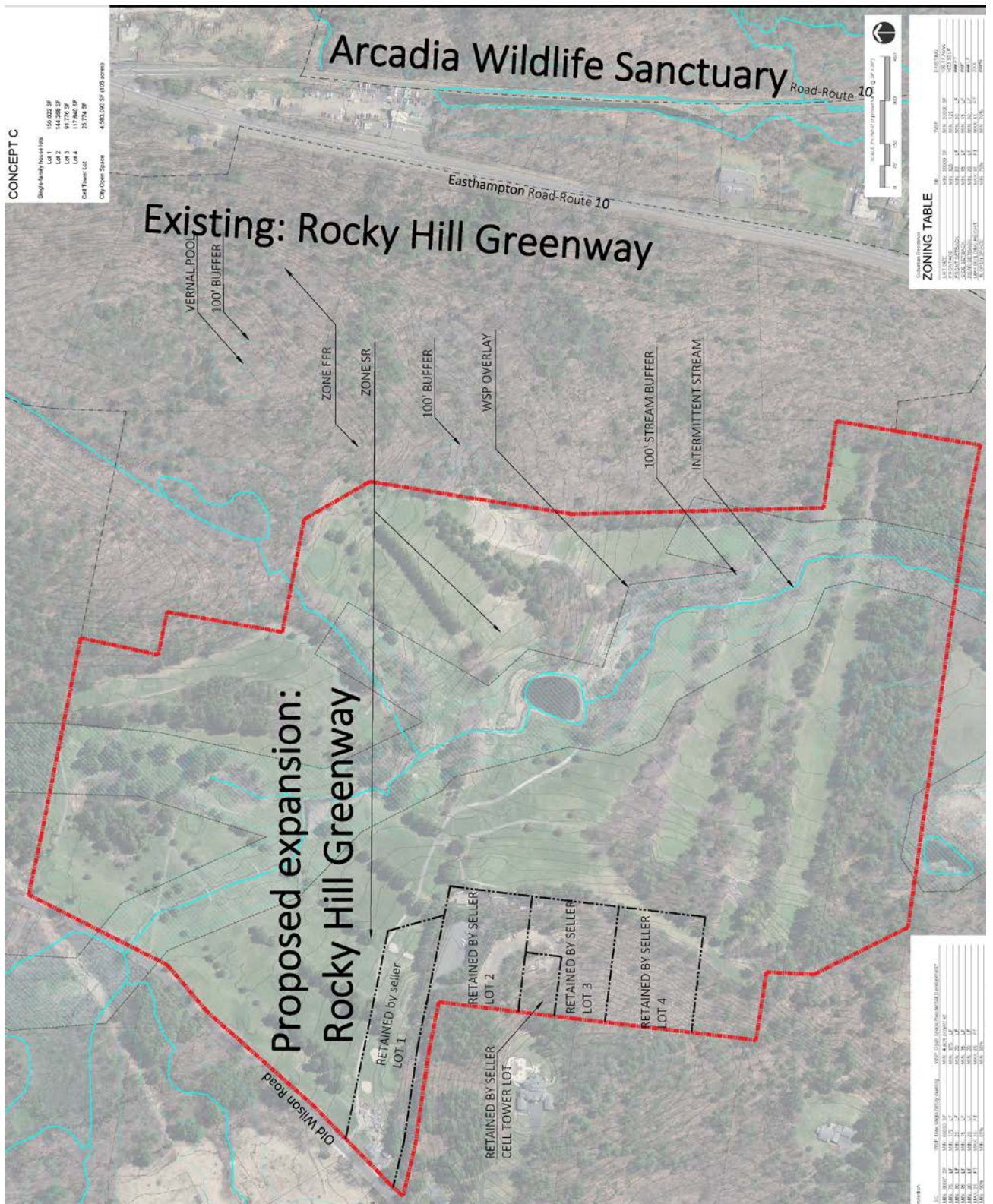
The Conservation Commission is authorized to purchase or otherwise acquire for conservation and passive recreation purposes, as provided by MGL Chapter 40, §8C, any fee, easement or conservation restriction as defined in MGL Chapter 184, §31 or any other interest in the above land and any immediately adjoining land; that the City Council hereby accepts such conservation restrictions; that the Conservation Commission is authorized to grant conservation restrictions and related easements on any land so acquired; and that the Conservation Commission is authorized to contract for and expend any federal, state, or other aid available for this project, including any grant from the Division of Conservation Services of the Executive Office of Energy and Environmental Affairs, under the LAND/Self-Help Act, MGL Chapter 132A, §11, with such related restrictions and agreements as the City determines are agreeable;

Further that \$650,000 is appropriated for such acquisition; that to meet this appropriation the Treasurer with the approval of the Mayor is authorized to borrow \$650,000 under MGL c.44, §7(3); and that the Conservation Commission is authorized to contract for any federal, state, or other aid available for this project, including any grant from the Division of Conservation Services of the Executive Office of Environmental Affairs, under the LAND Self-Help Act, Chapter 132A, §11 of the General Laws;

Further that any grants, donations, or sales shall be used to reimburse open space funds used for the purchase.

CONCEPT C

Single Family Attached Units
 Lot 1 155,822 SF
 Lot 2 144,396 SF
 Lot 3 177,747 SF
 Lot 4 117,842 SF
 Cell Tower Lot 25,774 SF
 City Open Space 4,880,100 SF (919 acres)



ZONING TABLE

Code	Description	Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Min. Front Setback (ft.)	Min. Side Setback (ft.)	Min. Rear Setback (ft.)	Max. Building Height (ft.)	Max. Building Coverage (%)	Max. Floor Area Ratio (%)	Other
MF-1	Single-Family Detached	10,000	30	10	10	10	35	30	0.3	None
MF-2	Single-Family Attached	10,000	30	10	10	10	35	30	0.3	None
MF-3	Medium-Density Residential	10,000	30	10	10	10	35	30	0.3	None
MF-4	High-Density Residential	10,000	30	10	10	10	35	30	0.3	None
MF-5	Mobile Home Park	10,000	30	10	10	10	35	30	0.3	None
MF-6	Mobile Home Park (Accessory)	10,000	30	10	10	10	35	30	0.3	None
MF-7	Mobile Home Park (Commercial)	10,000	30	10	10	10	35	30	0.3	None
MF-8	Mobile Home Park (Industrial)	10,000	30	10	10	10	35	30	0.3	None
MF-9	Mobile Home Park (Office)	10,000	30	10	10	10	35	30	0.3	None
MF-10	Mobile Home Park (Retail)	10,000	30	10	10	10	35	30	0.3	None
MF-11	Mobile Home Park (Service)	10,000	30	10	10	10	35	30	0.3	None
MF-12	Mobile Home Park (Special Use)	10,000	30	10	10	10	35	30	0.3	None
MF-13	Mobile Home Park (Unimproved)	10,000	30	10	10	10	35	30	0.3	None
MF-14	Mobile Home Park (Vacant)	10,000	30	10	10	10	35	30	0.3	None
MF-15	Mobile Home Park (Other)	10,000	30	10	10	10	35	30	0.3	None

**Proposed expansion:
Rocky Hill Greenway**

Arcadia Wildlife Sanctuary

Easthampton Road-Route 10

Existing: Rocky Hill Greenway

VERNAL POOL
100' BUFFER

ZONE FFR
ZONE SR

100' BUFFER

WSP OVERLAY

100' STREAM BUFFER

INTERMITTENT STREAM

RETAINED BY SELLER
LOT 1

RETAINED BY SELLER
LOT 2

RETAINED BY SELLER
LOT 3

RETAINED BY SELLER
LOT 4

RETAINED BY SELLER
CELL TOWER LOT

Old Wilson Road

PROVISIONS

Code	Description	Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Min. Front Setback (ft.)	Min. Side Setback (ft.)	Min. Rear Setback (ft.)	Max. Building Height (ft.)	Max. Building Coverage (%)	Max. Floor Area Ratio (%)	Other
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