The Northampton Planning Board
Minutes of Meeting
JANUARY 10, 2019
City Council Chambers 212 Main St., Northampton, MA

Members Present:

<table>
<thead>
<tr>
<th>Time</th>
<th>R Tess Poe, Chair,</th>
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<td>R Mark Sullivan, Vice Chair</td>
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<td>R Sam Taylor</td>
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<td>R Euripedes DeOliveira</td>
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<td>R Terry Culhane</td>
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<td>R George Kohout</td>
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<td>R Christa Grenat</td>
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<td>R Janna White, Associate Member</td>
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<td>R Alan Verson, Associate Member</td>
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Staff:

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<th>Planning Director, Wayne Feiden</th>
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<td>R Senior Planner, Carolyn Misch</td>
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7:00 PM Tess Poe opened public comment. There was none.

7:00 PM Tess Poe opened the Site Plan for construction of a 3-story residential building at 72 Masonic St, Northampton, Map ID 31D-124.

Kerry Bartini, Berkshire Design, described the site noting it was almost entirely impervious.

The proposed new building would have a footprint of approximately 1,456 feet. This would require ~45” DBH silver Maple to be removed.

Tess Poe asked about refuse screening.

Bartini noted the screen would be 6’ tall. She indicated the flow path for the drainage from the rear gutter and the runoff would be directed to the base of the proposed location of the tree.

This would reflect the current flow patterns.

Tess Poe asked about lighting system. Alex Ghiselin 164 Riverside Drive, stated that he supports the project, but raised concerns about construction issues given the tight site.
George Kohout asked for clarification of parking location.

Bartini described there would be 9 parking spaces.

Marjorie Hess, 70 Masonic Street spoke in favor of the project but raised concern about parked vehicles.

The Board discussed trees.

George Kohout asked about underground electrical lines.

The Board discussed the following conditions:

Prior to issuance of a building permit, final revised plans as required herein shall be submitted to the Office of Planning and Sustainability including details for dumpster enclosure and planting plan. References to alley names and walkways shall be corrected. Show the location of the existing utilities in the passageway and Masonic Street and the proposed location of the new service line.

A copy of or book and page reference to the recorded Condominium Declaration of
1. Covenants, Conditions and Restrictions shall be provided to the DPW.
2. Prior to a co, the applicant shall either plant required replacement trees or make a payment to the city in accordance with 350-12.3 for the trees to be removed. For 2 maple trees
3. Prior to construction, tree protection should be installed according to the certified arborist report for all three trees (including the maple off site) If the Silver Maples dies within 3 year from the start of demolition the applicant will replace the tree in accordance with 12.3.

Upon motion by Mark Sullivan and second by Sam Taylor the Board voted unanimously to close the hearing.

Upon motion by George Kohout and second by Mark Sullivan the Board voted unanimously to close the hearing with conditions discussed.

8:00 PM Tess Poe opened the hearing on Zoning ordinance Amendment:

1) 350-2.1 Modify Definition of Accessory Structure

Staff presented proposed amendment.

Upon motion by Sam Taylor and second by Euripedes DeOliveira the Board voted unanimously to close the hearing.

Upon motion by Sam Taylor and second by Euripedes DeOliveira, the Board voted unanimously to recommend city council approve the amendment.
Other:
Resiliency Plan Work- WF described matrix and resiliency plan process.

Minutes
Dec 13- Upon motion by Sam Taylor and second by Euripedes DeOliveira, the Board voted unanimously to approve the minutes.

9:20 PM Adjourn