### The Northampton Planning Board

#### Minutes of Meeting
March 28, 2019
City Council Chambers 212 Main St., Northampton, MA

<table>
<thead>
<tr>
<th>Members Present:</th>
<th>Time</th>
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<tr>
<td>R</td>
<td>Tess Poe, Chair,</td>
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<td>Mark Sullivan, Vice Chair</td>
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<td>R</td>
<td>Sam Taylor</td>
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<td>R</td>
<td>Euripedes DeOliveira</td>
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<td>R</td>
<td>Terry Culhane</td>
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<td>George Kohout</td>
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<td>Christa Grenat</td>
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<td>Janna White, Associate Member</td>
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<td>Alan Verson, Associate Member</td>
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**Staff:**
- Planning Director, Wayne Feiden
- Senior Planner, Carolyn Misch

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**7:00 PM** Tess Poe opened public comment. There was none.

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**7:00 PM** Tess Poe opened the continuation of the hearing on zoning amendment proposed Zoning Ordinance Amendment to standards governing large-scale solar arrays. The ordinance also includes elimination of the current prohibition against removal of more than 25,000 board feet of timber, would create site plan special permit standards for large-scale ground mounted solar arrays that result in more than 5 Acres of tree removal.

Tess Poe summarized the modifications since the Feb 11 meeting.

Staff detailed the basis for the changes.

Lilly Lombard, 39 Monroe St, asked the Board to continue the discussion to give her more time to review the proposed changes.

Dave Roitman 575 Bridge #92 and member of Climate Action Now noted he didn’t have time to review the modifications. He asked that the Board not move the item forward.
The Board discussed options for moving forward and evaluated the merits of continuing the hearing.

Alan Verson summarized an article he had found claiming that stated that solar far outweighs trees in terms of carbon reduction. He further argued that he didn’t understand the language and it was too dense.

The board continued discussion.

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

Upon motion by Euripedes DeOliveira and second by Janna White, the Board voted 6-1 (Alan Verson opposed) to recommend the ordinance with the changes discussed.

7:50 PM  Tess Poe opened the request for Special Permit amendment for Habitat for Humanity cluster project on Glendale Road.

Megan McDonough, Executive Director of Pioneer Valley Habitat for Humanity, presented the request with the application.

Tess Poe asked for clarification regarding the trees to be removed.

McDonough clarified.

Lilly Lombard, 39 Monroe Street, spoke in favor of reduction of tree replacement.

Upon motion by Christa Grenat and second by Mark Sullivan, the Board voted unanimously to close the hearing.

Upon motion by Mark Sullivan and second by Christa Grenat the Board voted unanimously to approve the amendment for tree reduction.

8:00 PM  Tess Poe opened the public hearing Patrick J. Melnik Jr./Zoe Zeichner for Special Permit Major Site Plan to construct 3-story residential building with more than 20% reduction in parking at 76 Gothic St. Northampton, Map Id 31B-188.

Alan Verson noted his acquaintances with all the Melnks but expressed his ability to be objective.

Pat Melnik JR introduced project and project concept.

Tess Poe asked about the site lighting

Mark Sullivan asked about snow removal.
Snow will need to be removed.

Euripedes DeOliveira asked for clarification regarding the on-site parking and raised a concern about reduction in parking.

Emily Estes, project architect, described plans and lighting and showed the exterior elements. She noted that the exterior was planned as vinyl siding with vinyl and crown and casing molding.

Bill Diel, 75 Gothic Street indicated that parking for all units was necessary. He raised a concern about sidewalks and curbing, snow removal and subsurface water.

Susan Grant 24 Trumbull Rd, stated her objection to the plan.

Dorothy Meehan 32 Trumbull Rd., voiced her opposition to the plan.

Don Grant, 24 Trumbull Rd, spoke in opposition to the plans.

Mark Sullivan asked about the siding and design purview of the Board.

Alan Verson stated he did not think that the façade was in the Board’s purview. He also noted the units were large and he presumed there would be more than one car/unit.

Tess Poe noted that people who live in downtown do not typically have two cars per unit and she felt comfortable with the request.

Mark Sullivan and Janna White noted they had no concerns about the parking.

Pat Melnik clarified that buyers are only going to have one spot allocated and if they needed a second they would need to look elsewhere.

Melnik said he had considered “hardiplank” but it depends on cost. Regardless of the material he planned to include the trim detail and cornice detail is as shown.

Melnik also suggested that could assign “business only” spaces.

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

Upon motion by Mark Sullivan and second by Christa Grenat, the Board voted unanimously to approve the special permit with conditions:

1. Prior to issuance of a building permit,
   a. Final plans shall be submitted that include all conditions herein and all work to be performed including sidewalk replacement for the entire frontage lengths of Trumbull and Gothic. Plans shall be 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. The construction plans must include specification of the proposed grading of the parking lot, including proposed contours and spot elevations at critical locations.

c. The applicant must record an executed Stormwater Operation, Maintenance and Inspection Agreement that includes the long term operation and maintenance schedule of the proposed stormwater system to the satisfaction of the DPW.

d. The Long-Term Stormwater Maintenance Program that was included in the Stormwater Drainage Report must be revised to the satisfaction of the DPW as Attachment A to the Agreement described above and include inspection and maintenance of the proposed stormwater management system to ensure that the system functions according to design and that it remain in good working condition.

2. A backflow prevention valve in the proposed system to prevent the possibility of surcharge and backflow into the private system from the City’s drainage system shall be installed.

3. No dumpsters shall be located on site.

4. Condominium documents must stipulate that only one parking space is provided per unit.

5. Siding shall be cementitious clapboard material.

6. Prior to issuance of a certificate of occupancy:
   a. The applicant, as offered, shall submit a one-time payment to $3,000 to offset incremental traffic impacts created by the new traffic demands generated by the units.
   b. Tree replacement shall be performed with a combination of on-site planting and payment into the city’s tree replacement fund. A total of 21” caliper of trees is required.

Upon motion by Sam Taylor and second by Janna White, the Board approved Minutes from February 14 & 28.

Loudville ANR: Staff presented Morotto Plans. Upon motion by Mark Sullivan and second by Euripedes DeOliveira the Board voted unanimously to have the plans endorsed.

9:30Adjourn