Members Present:  Time

- Tess Poe, Chair,  
- Mark Sullivan, Vice Chair  
- Sam Taylor  
- Euripides DeOliveira  
- Terry Culhane  
- George Kohout  
- Christa Grenat  
- Janna White, Associate Member  
- Alan Verson, Associate Member

Staff:  

- Planning Director, Wayne Feiden  
- Senior Planner, Carolyn Misch

5:30 PM  Mark Sullivan opened public comment.  There was none.

5:30 PM  Mark Sullivan Presentation of Draft Form Based Code Concepts

6:00 Pm

Peter Flinker, consultant of Dodson Flinker, asked if the Board preferred to focus on Florence Center.

The Board agreed.

George Kohout asked about process and timeframe for any possible modifications.

Wayne Feiden noted it will take as long as the Board needs and wants before taking to public comment.

Dillon Sussman, Dodson Flinker Ran through slide show presentation (see attachment) showing outcomes of public comment on Florence Center design.  He noted several key takeaways based on the public comments:  lack of shared parking and parking is an issue, park space is cut off, and there is an interested in the community having a park in the center.
Sussman further assumed that the comments from the forum showed public interest in 2.5 story wood frame, village-scale building along with setbacks with green space between buildings and the sidewalks. Finally, the forum illustrated the need for more plantings & bike infrastructure

Peter Flinker ran through digital model proposed for Florence Center (attached)

Sam Taylor noted that the models with a “summer” view point look good. However, he suggested it would be important to think about year round functionality and possible impacts that would be created if the models become reality including wind tunnels, snow storage etc.

Flinker noted that new buildings, closer together would create both shorter walking distances between destinations as well as wind breaks. Further stepping buildings back on the south side would allow more solar gain on the sidewalks to facilitate snow melt.

6:15 PM   Mark Sullivan opened the public hearing on the Flag Lot Special Permit with site plan by Judith Snyder and Karen Korvek, Sylvester Rd, Florence, Map ID 28-78.

Mark Reed, representing the applicant, presented the layout for the proposed flag lot.
The Board discussed permit requirements.
315 Sylvester, Carter Dunn noted interested in project.

George Kohout asked about tree removal for the site.

Staff clarified that the total count would not be known until a buyer determined where the final house location would be.

Staff described potential for stormwater permitting.

The Board discussed conditions:
   1. Prior to issuance of a building permit:
      a. The applicant must show that the roof orientation and structure will support rooftop solar array installation.
      b. The applicant must show the total number of significant trees over 20” diameter at breast height that will be removed for the driveway and house construction. The applicant must provide a plan to the Office of Planning and Sustainability of how the applicant will meet the tree replacement criteria in 350-12.3 for the total inches that will be lost.

   2. Prior to issuance of a final certificate of occupancy:
      a. The applicant must show that tree replacement in accordance with 350-12.3 has been met.
b. The applicant shall make a one-time payment to the City of Northampton, in lieu of traffic mitigation, in the amount of $3,000 to address the new lot’s incremental impact of trip generation on the network.

3. If the construction of both the flag lot and the by-right lot results in more than one acre of disturbance within a three year period, the applicant/owners will need to file a stormwater permit application with Department of Public Works prior to beginning construction.

4. The first 100’ of driveway shall be paved for the portion of the driveway that exceeds 3% grade sloping toward Sylvester Rd.

Upon motion by George Kohout and second by Euripedes DeOliveira the Board voted unanimously to close the hearing.

Upon motion by Sam Taylor and second by Alan Verson, the Board voted unanimously to grant the permit with conditions as discussed.

Staff presented the Korvak ANR. Upon motion by Christa Grenat and 2nd by Janna White, the Board voted unanimously to have the plan endorsed.

Staff presented the Korza ANR. Upon motion by George Kohout and second by Janna White, the Board voted unanimously to have the plan endorsed.

Staff presented the ANR for Waggin Trails. Upon motion by George Kohout and second by Euripedes DeOliveira the Board voted unanimously to endorse the plan.

Staff presented the ANR for Damon Road takings. Upon motion by Sam Taylor and second by Janna White, the Board voted unanimously to have the plans endorsed.

Staff presented the request for the Lot Sale Covenant swap at Northview. Upon motion by Sam Taylor and second by Euripedes DeOliveira, the Board voted unanimously to approve the covenant swap.

Upon motion by Sam Taylor and second by Euripedes DeOliveira, the Board voted unanimously to approve the minutes of May 9 and 23.

6:50 adjourn
Florence Center

1. Identify what people want Florence to be like in the future
2. Draft any zoning changes needed to implement the vision for Florence
## Public Input

![Image 1](image1.png) ![Image 2](image2.png) ![Image 3](image3.png) ![Image 4](image4.png)

## Key Takeaways

![Image 5](image5.png) ![Image 6](image6.png) ![Image 7](image7.png)
### Results of Visual Preference Survey - Buildings

#### Most Appropriate

<table>
<thead>
<tr>
<th>Rank</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>4 story, mixed-use, brick, neotraditional, ground floor windows,</td>
</tr>
<tr>
<td>2</td>
<td>3-story mixed-use with multiple gables facing street, wood siding, nice detailing, dormers, first floor elevation is high with steps up</td>
</tr>
<tr>
<td>3</td>
<td>2-story mixed use with dormer and sloped roof, wood siding, moderate detailing</td>
</tr>
</tbody>
</table>

#### Least Appropriate

<table>
<thead>
<tr>
<th>Rank</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>5 story, mixed materials, contemporary, close to sidewalk</td>
</tr>
<tr>
<td>2</td>
<td>Tall 4-story loft-style, double floor heights, with pergola on roof. 7-story building behind.</td>
</tr>
<tr>
<td>3</td>
<td>4 &amp; 5 story, mixed use with mixed materials. Shopfront on ground floor. Neo-traditional details. At edge of sidewalk.</td>
</tr>
</tbody>
</table>
### Results of Visual Preference Survey – Public Realm

#### Most Appropriate

<table>
<thead>
<tr>
<th></th>
<th>Corner Plaza</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>- Active use for sidewalk</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Shade trees</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Pedestrian safety</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- High quality plantings and materials</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Sculptural Bike Rack</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Complements use of bike path</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Unique</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Encourages alternative transportation</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Sidewalk Flower Boxes + Brick sidewalk</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Sign of care</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Color and life</td>
<td></td>
</tr>
</tbody>
</table>

#### Least Appropriate

<table>
<thead>
<tr>
<th></th>
<th>Storefront display</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>- Messy appearance</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Parking lot with brick surface and trees</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Too much parking already</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Projecting sculptural sign</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Sign is too large</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Bar</td>
<td></td>
</tr>
</tbody>
</table>
### Design Directions

1. Improve sidewalks and streetscape—village style
2. Encourage consolidation and sharing of parking lots
3. Improve greenspaces—access, design, activation
4. Fill in gaps along street with new buildings for places to live, work and obtain services
5. Maintain "village" scale, character, and diversity
Downtown Northampton Regulatory Tune-up
Building and Public Realm Examples

6/21/2019
Desired Character: The character-based standards are intended to foster a family-friendly walkable village center that predominantly serves local residents while accommodating all street users. The public realm will be characterized by ample street trees, sidewalks with adequate width and functional and attractive furnishing and utility zones, where possible. Buildings will be set close together with a moderate level of street enclosure, while maintaining the village scale of the area. Buildings will be built to the edge of the sidewalk, where adequate space for pedestrians and street trees exists, or will have small front setbacks which will be occupied by high quality semi-public spaces used for expanded pedestrian throughway space, café seating, outdoor display space, green stormwater management, or ornamental landscaping. New buildings will follow the basic principles of urban design and architectural composition with new construction reflecting the vernacular of the area’s 19th and early 20th century commercial, and industrial buildings, or the historic building forms of the adjacent residential neighborhoods. Well-designed public green spaces will provide a gathering place for residents and users of the district and adjacent neighborhoods and will enhance the viability of commercial uses.
Downtown Northampton Regulatory Tune-up
Building and Public Realm Examples

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www.dodsonflinker.com

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Marshfield, MA 02050
508-737-4402

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wfeiden@northamptonma.gov
Planning department website: www.northamptonma.gov/plan