Minutes of Meeting
Jun 27, 2019
City Council Chambers 212 Main St., Northampton, MA

Members Present: Time

R Tess Poe, Chair,  ```
Mark Sullivan, Vice Chair- recused for hearings``` 

R Sam Taylor

R Euripedes DeOliveira

R Terry Culhane

R George Kohout

R Christa Grenat

R Janna White, Associate Member

R Alan Verson, Associate Member

Staff:

R Planning Director, Wayne Feiden

R Senior Planner, Carolyn Misch

7:30 PM Tess Poe opened the public comment. There was none.

7:30 PM Tess Poe opened the hearing on Site Plan Amendment for Coca Cola Company to expand trailer storage at 45 Industrial Dr, Northampton, Map ID 25A-185. Presentation of Draft Form Based Code Concepts

Michael Schaeffer presented the plans

Alan Verson asked about tree removal and the location.

George Kohout noted that 15 trees are being removed and though not meeting 20” threshold it would be appropriate to replant.

Staff confirmed that the Board could require replanting

Tess Poe asked if 7 replacement trees would be acceptable

Tess Poe asked applicant to address abutter’s letter.
The Board discussed the need to resolving the issue.

David Martinez, from Coca Cola stated that new parking pad for the trailers would allow tractors to enter more regularly.

Upon motion by Euripedes DeOliveira and second by Terry Culhane the board voted to close the hearing. The motion failed.

Alan Verson stated that Board shouldn’t pass on the permit without achieving resolution to the truck issues.

Jonathan Wright, owner Wright Builders on Bates Street spoke about both the truck stacking problems on Industrial Drive as well as the trips through the neighborhood.

Upon motion by Alan Verson and second by George Kohout, the Board voted 4-3 to continue the hearing to Aug 8 at 7 PM. Christa Grenat, Alan Verson, George Kohout, Terry Culhane in favor, Tess Poe, Euripedes DeOliveira and Janna White opposed.

8:30 PM Tess Poe opened the Site Plan Wright Builders, Inc. 5 Single Family homes at Ford Crossing, Northampton, Map Ids 31C-76-80.

Jonathan Wright, applicant, described the project and layout with Berkshire Design.

George Kohout asked about the trees and the name of development.

Terry Culhane asked about garbage pick up and if it occurred on the alley?

Jonathan Wright stated that the pick up would be along the street front.

George Kohout asked about mechanicals and their location.

Wright clarified that they would be located on the east and west sides of the homes.

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

The Board discussed conditions as follows:

1. Prior to issuance of a building permit, and at least 15 days prior to request for building permit the applicant shall submit revised plans showing:
   • The proposed crosswalk across Ford Crossing designed with imprinted thermoplastic to match existing crosswalks at Village Hill.
   • Revised Dry well details
   • Revised Concrete Walk Detail to clarify that concrete thickness is 4" for typical sidewalk and 6" at driveways
   • A Tree Protection Detail.
   • A Granite Curb Detail.
   • Location of the 9 planned trees

2. The 8" sewer stub in the sewer manhole shall be plugged with brick and mortar.
3. All existing granite curb removed for salvage and not reused for the project shall be returned

Upon motion by Euripides DeOliveira and second by Janna White, the Board voted unanimously to move to approve the permit with conditions.

Other:
Form based Coding for Central Business With Dodson Flinker. Dillon Sussman described the coding for CB with a recommendation to delineate subdistricts based on a revised map with revised regulations.
The Board discussed the mapping and the possible boundaries and voted to continue the discussion to July 11.

Staff presented the ANRs for Rocky Hill, Grove Avenue and Fair Street Extension

Upon motion by Euripedes DeOliveira and second by Terry Culhane, the Board voted unanimously to have the Rocky Hill ANR endorsed.

Upon motion by Alan Verson and second by Mark Sullivan, the Board voted unanimously to have the Grove Ave ANR endorsed.

Upon motion by Mark Sullivan and second by Christa Grenat the Board voted unanimously to have the Fair Street ANR endorsed.

Staff presented the request by Pecoy for the reduction in Letter of Credit/Tri Party Agreement for Pecoy: reduced from $253,022.74 to $208,681.99

Upon motion by Alan Verson and second by Euripedes DeOliveira, the Board voted unanimously to reduce the performance guarantee for Pecoy.

Upon motion by Alan Verson and second by Euripedes DeOliveira, the Board voted unanimously to approve the minutes of June 13.

The Board voted unanimously to adjourn at 9:50 PM.