Members Present:

| R  | Tess Poe, Chair,                      |
| R  | Mark Sullivan, Vice Chair- recused for hearings |
| R  | Marissa Elkins                        |
| R  | Sam Taylor                            |
| R  | Euripides DeOliveira                  |
| R  | George Kohout                         |
|    | Christa Grenat                        |
| R  | Janna White, Associate Member          |
| R  | Alan Verson, Associate Member          |

Staff:

| R  | Planning Director, Wayne Feiden        |
| R  | Senior Planner, Carolyn Misch          |

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

7:00 PM Tess Poe opened the continuation of the hearing Special Permit with Site Plan by Benjamin Lewis for 15 residential units and site related development and Finding for a change of use on a lot with non-conforming frontage at 34 Dewey Ct, Northampton, Map Id 31D-217.

Tess Poe noted the applicant has asked for a continuation.

Upon motion by Marissa Elkins and second by Euripides DeOliveira, the Board voted unanimously to continue the hearing to 10/10 at 8 PM.

Other:
Staff described issues with the lighting at the Lumberyard. The Board determined that these should be modified with a hood or change out the lamp

ANRS-
Upon motion by Euripides DeOliveira and second by Marissa Elkins, the Board voted unanimously to endorse the Baker Hill Rd plans.
Upon motion by Sam Taylor and second by Euripedes DeOliveira the Board voted unanimously to endorse the Ferry St plans.

Upon motion by Marissa Elkins and second by Mark Sullivan, the Board voted 6-1 (Alan Verson abstained) to endorse the Kennedy Rd plans.

Upon motion by Mark Sullivan and second by Sam Taylor, the Board voted unanimously to endorse the Winslow Ave plans.

Upon motion by Sam Taylor and second by Mark Sullivan, the Board voted unanimously to endorse the Spring St plans.

Upon motion by Sam Taylor and second by Marissa Elkins, the Board voted unanimously to approve the Minutes of Aug 8.

7:25 PM Wayne Feiden described form-based code updates for two-family structures.

The Board discussed interest in maintaining building symmetry, not hiding the 2nd unit and focusing on window glazing and doors.

Tess Poe suggested to focus on form vs. design.

8:00 PM Tess Poe opened the continuation of the hearing on the Site Plan Amendment 1924 LLC (former Clarke School) that was previously unopened to remove steps, add accessory pickle ball court, 40-54 Round Hill Rd, Northampton, Map Id 31B-4.

Jim Hebert, property owner, clarified that there are two issues: Retaining Wall/steps concern about liability/maintenance. He described the new layout.

Staff described issue about stormwater report.

George Kohout asked about separation of pedestrian path.

Hebert described the pickle ball court and the fencing and landscaping.

Tess Poe asked how long it would take to install.

Hebert noted it would take about two weeks.

George Kohout asked about lighting.

Hebert noted that there would be no night time use, therefore no lighting was shown.

Tess Poe asked whether the gates would be locked?

Hebert noted that they would be locked.

Janet Gross, 38 Round Hill Road, read statement against the proposed changes.
Tom Douglas, 204 Crescent St. noted that the Clarke school was a vibrant active area, full of neighborhood sounds and life of kids playing games noting this would not be anywhere near the sounds that used to be present.

Alan Verson noted he had a hard time understanding how the noise would have a negative impact. 
Sam Taylor stated his support for the owner to provide an athletic field for his employees. 

Marissa Elkins noted this was an accessory court and not a full-time use or stadium and it wouldn’t be used on the winter. 

The Board discussed the benefits of the change. 

Staff noted that a stormwater permit would had not been issued therefore the Board would have to continue the hearing. 

Upon motion by Mark Sullivan and second by Marissa Elkins, the Board voted unanimously to continue the hearing to 9/26 at 7:15 PM. 

9:10 PM Tess Poe opened the Major Site Plan for 34,000+- sf new mixed commercial buildings with drive-through and related site development, Special Permit for more than one curb cut 301& 303 King St, Northampton Map Ids 24B-70, 71, 81. 

Tess Poe read the request for continuation. Upon motion by Alan Verson and second by Marissa Elkins, the Board voted unanimously to continue the hearing to 10/10 at 7 PM. 

9:10. adjourn