7:00 PM George Kohout opened the public comment. There was none.

7:00 PM George Kohout opened the continuation of 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.

Mark Bobrowski, legal representative for Colvest, introduced the project team.

Peter LaPointe, for the applicant (Colvest Group), described the plans for redevelopment of the site noting that the two buildings would comprise a mix of office, retail and restaurant uses, and assuming that there would be about 60% retail and 40% medical office.

LaPointe described site changes to the 301 portion of the site, including modification of the driveway entrance.

Dana Steele, Principal J.R. RUSSO, described stormwater management plan for the development.
George Kohout asked whether lighting would be blended between the two sites?

Russo indicated that there would be no changes to lighting on #301.

Jeff Squire, The Berkshire Design Group’s landscape architect, described the planting plan.

George Kohout asked about the dimensions of the planted islands.

Squire described the parking lot layout.

George Kohout asked about the pedestrian connection from #325 King Street and suggested there be a striped crosswalk.

George Kohout asked about bike rack locations
Russo identified the locations

Matt Witmer Phase 0 Architects, described the building facades with renderings, showing film over the glass.

Janna asked about pedestrian crossing at the arcade locations crossing to get to arcade.
Whitmer, wood brick fabric.

George Kohout rooftop utilities?

Whitmer those are hidden behind parapet.

Peter introduced Patric Dunford, VHB traffic engineer to describe traffic analysis, including signal timing changes proposed with Northampton Crossing signal.

George Kohout asked about papa gino’s entrance.

Dunford showed the concept plans for restricting access to the driveway at #301 King St.

Sam Taylor asked about crash information and concern about accidents #325 King Street.

Bobrowski noted that the applicant has agreed to traffic mitigation terms discussed with staff to address requirements in the Zoning Ordinance.

Sam Taylor asked about pedestrian crossing toward the arcade

LaPointe indicated the crossing is a continuous concrete sidewalk from the street.

George Kohout asked about dumpsters?

LaPointe indicated the location of the enclosures and the need to have them adjacent to the front building.
Staff confirmed that the hearing could not be closed until the stormwater permit has been issued.

Upon motion by Alan Verson and second by Marissa Elkins, the Board voted unanimously to continue the hearing to October 24 at 9 PM.

**8:10 PM** George Kohout opened the Dewey Ct continuation for a 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.

Staff presented the request by the applicant for a continuation to the December 12 meeting.

Upon motion by Janna White and second by Marissa Elkins, the Board voted unanimously to continue the hearing to 12/12 at 7:15 PM.

**8:11 PM** George Kohout opened the request by O’Connell Development Group - Major Site Plan for 23 townhouse units, special permit greater than 5’ setback and more than one curb cut at 10 Hawley St, Northampton, Map Id 32A-171.

Andrew Crystal, O’Connell Development Group, described the overall plan. He noted that each cluster would contain for units per building with the last one containing three units. These would all be market rate with first floor garages.

Jeff Garlaneau, VHB Engineers, described site engineering details. He noted that a proposed stamped concrete pedestrian path would double as firetruck accommodation.

Alan Verson asked about the width of driveway as compared to the easement access.

Garlaneau clarified that the easement would allow one-way entry only.

Janna White asked how this would be controlled?

Sam Taylor asked about snow storage, parking, Firetruck turn-around.

John Furman, VHB Engineers described landscaping on behalf of landscape architect.

George Kohout asked about the north side of the property.

Garlaneau described separation to the Post Office lot.

Crystal described the rationale for proposing townhouses style instead of a large multifamily building.

Charles Roberts, architect for the project from Kuhn Riddle Architects, described the buildings and floor plan with elevations.

Janna White asked about sidewalk access.

Alan Verson asked for clarification of the permits.
Sam Taylor noted that he thought the setbacks were appropriate along Hawley Street and asked about future parking options for the user of the church building itself. Concerned about parking for church. And concern about empty building.

There was clarification about the sloped granite edge with stamped concrete to be used as a pedestrian path.

Fred Zimnock, Pomeroy Terrace, distributed photo showing street widths during heavy snow with on-street parking. He argued that the site was too crowded.

Maria Tymosko, 28 Pomeroy Terrace, spoke against the project arguing that the design and colors were inconsistent with neighborhood character.

Auriana Rylie, 14 Maple Ave, spoke in favor of project stating that she felt there was too much parking. She argued for more downtown housing.

Deb Christakos, Pomeroy Terrace, described parking issues along Phillips Place, suggested visitor parking should be included and raised concerns about water line capacity.

Faye Wolf 28 Phillips Place, raised some concern about parking, but she noted this plans was better than the other proposals for the site. She also suggested that the sidewalks on Phillips needed replacing and that the truck route should be eliminated.

Marissa Elkins asked about parking for employees.

Jim Nash, Ward 3 Councilor, confirmed that the neighborhood was concerned about on-street parking. He asked the Board to look at on-street parking.

Staff noted that the project had not received a stormwater permit and the Board would need to continue the hearing to wait for the issuance of the permit.

Alan Verson noted positive aspects of project.

The Board discussed the parking, design characteristics and layout.

Janna White asked if there was a rendering from Phillips Place Perspective.

Andrew Crystal clarified that there is a minimum height of 30’ in the CB district.

George Kohout ask about refuse removal?

Crystal stated there would be no dumpsters and removal of materials would be done on an individual basis.

George Kohout asked about demolition permits and Historical Commission jurisdiction.
Staff confirmed that Central Business Architecture Committee is the entity that has jurisdiction over demolition in this district.

The Board discussed items for the applicant to address in a continuation.

Crystal noted that the stormwater permit should be issued by October 24th.

Upon motion by Marissa Elkins and second by Sam Taylor the Board voted unanimously to continue to 10/24 at 7 PM.

Upon motion by Alan Verson and second by Sam Taylor voted to adjourn at 9:30 PM.