

CITY OF EASTHAMPTON PLANNING BOARD MINUTES
50 Payson Avenue, Easthampton, MA 01027



Meeting Minutes

Tuesday, March 8, 2022

Planning Board Chair: Jesse Belcher-Timme (JBT)

Ordinance Subcommittee Chair: Salem Derby (SD)

Planning Board Members:

X	Christopher Cockshaw (CC)		Harry Schumann (HS)	X	James Zarvis (JZ)
X	Daniel Hartman (DH)	X	Kenneth Iavecchia (KI)		

Ordinance Subcommittee Members:

X	Lindsey Rothschild (LR)	X	Thomas Peake (TP)		
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Absent: HS.

Recording Clerk: Zoe Ingram

City Planner: Jeff Bagg (JB)

Guests: *Attendance taken through live Zoom meeting.*

- Donald Torrey
- Ryan F
- Cuipylo
- Jessica Allan, ValleyCDC
- Danielle Martineu

1. Call to Order: 6:00pm JBT by remote participation
TP motioned to open meeting for the Ordinance Subcommittee, OZ seconded, the committee voted unanimously 3-0 to open the meeting.
2. Public Speak:
 - None
3. Planning Board Minutes:
 - None
4. Approval not Needed (ANRs)
 - None

5. Public Hearing(s):

(Continued from December 14, 2021 and January 25, 2022) 6:00 p.m.- To amend existing Zoning Ordinance **Table 5-1, Section 7.4 Smart Growth Overlay District** including parking and design standards, and Section 8.6 Planned Unit for Residential Development for Affordable Housing by Plan Approval (PA) rather than Special Permit (SPB) in the R-5, R-10, R-15, and to allow it by Plan Approval (PA) in the DB, HB, NB, and MI districts, and, to amend the official Zoning Map by extending the Downtown Mixed Use Smart Growth Overlay over 4 Park Street (parcel 52- 82), and to create a new Highway Business Mixed Use Smart Growth Overlay over 21 parcels (128-113, 128-114, 128-112, 128-111, 128-110, 128-107.1, 128-109, 128-108, 128-107, 128-105, 128-96, 128-95, 128-94, 128-93.1, 128-92, 128-91, 128-90, 128-89, 128-45, 128-44, 128-43)

- JB stated that they are trying to continue the meeting again until they hear back from the Department of Housing and Community Development (DHCD).
 - He had an email and a phone conversation with the reviewer and they said they should hear an answer very soon on the amendment packet that was sent to them.
 - A letter was sent to the Planning Department on February 1st and the packet was deemed complete so they can start the review and it must be completed within 60 days. Within the 60 days they must issue or deny a letter of eligibility.
- JZ asked if they will be postponing tonight's meeting and what would be the timeline for the next joint meeting.
- JB pointed out there are members of the public that they should hear from and then they will need to incorporate any comments from DHCD.
 - New draft amendment should be reviewed by the group.
- JBT proposed March 29th as the joint meeting date and there was some discussion between both boards as there whether or not that would work.

Public Comments:

Donald Torrey

- Discussed how the city is short on Industrial Zoning and would like to see more industrial.
- Inquired about a traffic study for the area as there is a lot of traffic already on Northampton Street.
- He does not believe it is a good spot for dense housing such as a large apartment complex.
- SD shared that the 40R is an opt-in zoning option and it encourages mixed use, not just housing. He also spoke to wanting to increase walkability, to remove the need to drive, they can walk to work and services. He also stated that he trusts the Planning Board to review the projects when they come up instead of trying to anticipate what might happen now.
- DH shared that he has a background in traffic engineering and they need to know what is going in as it will change the demand of traffic based on the business/building type.
 - A business draws people from outside of town, whereas residential can generate 2-3 trips of residents going to work, returning, and maybe running an errand in between.
- JB also reiterated that the 40R is optional and this proposal would not take away from business use. They did have discussions and found that industrial use is not favorable in this area. There are industrial areas available in town that are vacant.

- He also would like to get factual information from the schools regarding enrollment.
- TP also spoke to the declining enrollment in schools as he has work experience in the statistics of school enrollment numbers.

Danielle Martineau - 89 Northampton St

- Shared that she is in full support of this change and it is a great idea and she would be looking forward to being able to walk to a space.
- She mentioned the need for sidewalks to be redone and how adding business can help that.

Jessica Allan - ValleyCDC

- She wanted to remind the boards that there is a 40S legislation that exists and compliments the 40R legislation and in regards to smart growth school cost reimbursement.

6. New/Old Business

- None

JZ made a motion to continue the public hearing to March 29th at 6:00pm for the Planning Board, DH seconded, the board voted unanimously in favor to continue by roll call.

LR motioned to continue the hearing for the Ordinance Subcommittee, TP seconded, the committee voted unanimously all in favor by roll call vote to continue.

JZ motioned to adjourn for the Planning Board, DH seconded, all in favor by roll call vote to adjourn.

TP motioned to adjourn for the Ordinance Subcommittee, LR seconded, all in favor by roll call vote to adjourn.

Adjournment time: 6:30