

Planning & Sustainability • City of Northampton

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Nathan Chung, Land Use Planner • nchung@northamptonma.gov • 413-587-1262

January 22, 2026 at 5:30 PM

Agenda for Zoning Board of Appeals Public Hearing VIA REMOTE TELECONFERENCE

Accessing the Hearing

1. [PUBLIC MEETING LINK](#) (Zoom Meeting ID: 886 2234 6335; Passcode: 792976). **If you have trouble accessing the meeting, please contact the Land Use Planner at nchung@northamptonma.gov or 413-587-1262.** The Office of Planning staff directory is at <https://northamptonma.gov/Directory.aspx?did=22>.
2. Or, call 305-224-1968 (Alternate 309-205-3325) to access the teleconference **at the scheduled hearing time**. Follow the voice prompt to enter the Meeting ID followed by #, and then simply press the # key when asked for a participant ID. To let the host know you have a comment, callers can press *9. Press *6 to unmute. Chat function is not available for ZBA public hearings.
3. For anyone needing visual or audio assistance with this meeting, please contact the City's ADA/§504 Coordinator at adacoordinator@northamptonma.gov or 413-587-1288.

Hearing Details

1. Public Comment may be submitted in the following ways:
 - a. In writing by 4 PM prior to the hearing to nchung@northamptonma.gov; or
 - b. Live during the teleconference. Comments on anything not on the agenda should be made during the time set aside for them. Comments on an item on the agenda should be made when the item is open for hearing or being discussed and the chair asks for comments.
2. For Permit Process, Please See FAQs: <http://www.northamptonma.gov/permit>
3. Hearing Applications may be viewed at: <https://northamptonma.portal.opengov.com/search>

5:30 PM Announcement of Video Recording & Public Comments on anything not on the agenda

5:30 PM Hearing for a variance to add a fourth parcel to a shared driveway by Thomas Reidy at 0 N. Farms Rd, Florence, Map ID 002-003, Application Record ID [LU-25-16](#).

- Continued without deliberations on July 10, September 25, September 30, and November 13, 2025.
- Original decision deadline of October 8, 2025 extended to November 21, 2025 and then to February 12, 2026 by mutual agreement between the applicant and the Board.
- Variance: Super Majority Vote Required 3 of 3 Members. This is a discretionary permit. To be able to add a fourth parcel to a shared driveway, the Zoning Board of Appeals needs to grant a variance from the zoning ordinance limit of three parcels for each shared driveway. The Board must find that “owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of the ordinance or by-law would involve substantial hardship, financial or otherwise, to the petitioner or



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appellant, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law.”

- Applicable Code Sections: MGL Ch. 40A Sec. 10 (<https://malegislature.gov/Laws/GeneralLaws/PartI/TitleVII/Chapter40a/Section10>); 350-4.10 (<https://ecode360.com/11957319>); 350-8.8R (<https://ecode360.com/15069988>)
- Hearing Publication Dates: June 26 and July 3, 2025

Other items: Minutes from 1/8/2026; scheduling a February meeting date for voting the chair and vice chair per the bylaw; reminder about two hearings on 2/12/2026; next tentative hearing dates.

