

# Planning & Sustainability • City of Northampton

resilience | regeneration | design | conservation | placemaking | mobility | accessibility | community development | historic | zoning | GIS | agriculture

Nathan Chung, Land Use Planner • [nchung@northamptonma.gov](mailto:nchung@northamptonma.gov) • 413-587-1262

February 12, 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](mailto: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](mailto: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](mailto: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** Findings hearing for constructing 10 solar canopies with utilities in addition to existing nonconforming auto salvage use by Parallel Products Solar Energy, LLC at 182 Mt Tom Rd, Map ID 39-39. Record ID [LU-25-25](#).

- Second session. Continued from the first session on January 8, 2026.
- Findings Permit: Simple Majority Vote Required 2 out of 3 Members. This is a discretionary permit. The Board must find that the proposed change to a nonconforming dual use will not be substantially more detrimental to the neighborhood than the existing nonconforming use.
- Applicable Code Sections: 350-9.2B (Link: <https://ecode360.com/11957609>); 350-9.3A(8)
- Hearing Publication Dates: December 23 and December 31, 2025

**6:00 PM** Special permit hearing to widen a nonconforming attached garage by Louis Montgomery and Lynn Reagan at 118 Lake St, Florence, Map ID 17A-252. Record ID [LU-25-27](#).



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- Special Permit: Super Majority Vote Required 3 out of 3 Members. This is a discretionary permit. The Board must find that the proposed widening of the attached nonconforming garage with a new zoning violation will not be substantially more detrimental to the neighborhood than the existing nonconforming structure.
- Applicable Code Sections: Zoning Attachment 7 for URB (Top of <https://ecode360.com/13265306>); 350-9.3A(10) (<https://ecode360.com/27190013>)
- Hearing Publication Dates: January 29 and February 5, 2026.

**Other items:** Minutes from 1/8/2026; scheduling a February meeting date for voting the chair and vice chair per the bylaw; next tentative hearing dates.

