

Planning & Sustainability • City of Northampton

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

February 26, 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 Findings Permit Application to continue the nonconforming side setback by Jody Barker at 29 Columbus Ave, Map ID 38B-145. Record ID LU-26-2

(<https://northamptonma.portal.opengov.com/records/4153>).

- Findings Permit: Simple Majority Vote Required 2 out of 3 Members. This is a discretionary permit. The Board must find that the proposed changes are not substantially more detrimental to the neighborhood than the existing non-conforming aspects of the house.
- Applicable Code Sections: 350-9.3 A(7) (Link: <https://ecode360.com/11957619>)
- Hearing Publication Dates: February 12 and February 19, 2026.

6:00 PM Hearing for a Findings Permit Application to continue the nonconforming side setback by Denise Ippolito at 488 Elm St, Map ID 23D-025. Record ID LU-26-5

(<https://northamptonma.portal.opengov.com/records/4195>).



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- Findings Permit: Simple Majority Vote Required 2 out of 3 Members. This is a discretionary permit. The Board must find that the proposed changes are not substantially more detrimental to the neighborhood than the existing non-conforming aspects of the house.
- Applicable Code Sections: 350-9.3 A(7) (Link: <https://ecode360.com/11957619>)
- Hearing Publication Dates: February 12 and February 19, 2026.

6:20 PM Hearing for a Special Permit Application for a rear addition to worsen the nonconforming side setback by Valley Home Improvement at 29 Fort St, Map ID 38B-184. Record ID LU-26-4 (<https://northamptonma.portal.opengov.com/records/4179>).

- Special Permit: Super Majority Vote Required 3 out of 3 Members. This is a discretionary permit. The Board must find that the proposed changes with new zoning violations are not substantially more detrimental to the neighborhood than the existing non-conforming aspects of the house.
- Applicable Code Sections: 350-9.3 A(10) (Link: <https://ecode360.com/27190013>)
- Hearing Publication Dates: February 12 and February 19, 2026.

Other items: Minutes from 2/12/2026; voting for the chair and vice chair per the bylaw; next tentative hearing dates.

