

# Planning & Sustainability • City of Northampton

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

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## PLANNING BOARD AGENDA

February 26, 2026

**In City Council Chambers, 212 Main St, Northampton  
(teleconference for optional viewing/listening/comment as available)**

### Hearing Details

1. Public Comment may be submitted in the following ways:
  - a. In writing up until 4 PM to cmisch@northamptonma.gov; or
  - b. In person at the hearing during the time the specific hearing is open; and
2. To the extent that zoom is operating without technical difficulties, comment may be taken by the Chair during the specific hearing after all in-person comments are taken. The hearing is officially in person. In order to ensure your comments become part of the record, they should be made in person at the hearing or in writing ahead of the hearing.
3. Please see this [link](#) for hearing rules.
4. For Permit Process, Please See FAQs: <http://www.northamptonma.gov/permit>
5. Hearing Applications may be viewed at: <https://northamptonma.portal.opengov.com/search> See [record number below](#)
6. For anyone needing visual or audio assistance with this meeting, please contact the cmisch@northamptonma.gov or 413-587-1287.

**Planning Board, In City Council Chambers, 212 Main St, Northampton (Teleconference available for Viewing when feasible)**

**7:00 PM-** Public Comment on items not otherwise on the agenda

**7:00 PM** Site Plan Review to convert a historic carriage house with nonconforming setbacks into a residence by Stephen Ross at 81 Henshaw Ave, Map ID 31B-066. Record ID LU-26-3.

- Site Plan Review: Simple Majority vote required 4 of 7 members. This is a technical permit. The Board must determine that the standards for site plan approval can be met
- Applicable Code Sections [350.6.14](#) and 11.6 ([Site Plan Criteria](#))
- Hearing Publication Dates: Feb 12 and Feb 19, 2026.

**7:15 PM** Continuation of Special Permit with Site Plan for 39-unit open space/residential cluster development by Sovereign Builders at Glendale Rd, Florence. Map IDs 48-020, -021, -024; 49-008. LU-25-24.

- Special Permit for Open Space cluster - Super Majority vote 5 of 7 members. The Board must determine that the cluster requirements have been met and that this is an appropriate location for an open space residential cluster.
- Site Plan Review: Simple Majority vote required 4 of 7 members. This is a technical permit. The Board must determine that the standards for site plan approval can be met
- Applicable Code Sections: 350-10.5 ([cluster](#)) and 11.6 ([Site Plan Criteria](#))



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- Hearing Publication Dates: Jan 29 and Feb 5, 2026.

Other: ANR 3 Elm Street

Any other items not anticipated at the time of posting

[PUBLIC MEETING LINK](#) (Zoom Meeting ID: 995 8703 7174 Passcode: 128860); or Call 301-715-8592 to access the teleconference **at the scheduled hearing time**. 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.

