

Planning & Sustainability - City of Northampton

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The Northampton Zoning Board

Minutes of Meeting

January 22, 2026 (Approved on February 12, 2026)

Zoning Board Meeting 5:30 PM VIA ZOOM Teleconference

Members Present:		Time
<input checked="" type="checkbox"/>	David Bloomberg, Chair,	5:35 pm
<input checked="" type="checkbox"/>	Elizabeth Silver, Vice Chair	5:30 pm
<input type="checkbox"/>	Maureen Scanlon, Member	
<input checked="" type="checkbox"/>	Sherry Taylor, Associate Member	5:30 pm
<input checked="" type="checkbox"/>	Erinn Ervin, Associate Member	5:30 pm
Staff Present		
<input type="checkbox"/>	Carolyn Misch, Director, Office of Planning and Sustainability	
<input checked="" type="checkbox"/>	Nathan Chung, Land Use Planner, Office of Planning and Sustainability	5:30 pm

Board Opens the Hearing

Quorum of three people required for the hearing achieved with four members present – Bloomberg, Silver, Taylor, and Ervin.

5:39 PM Bloomberg announced that the meeting is being Video Recorded and introduced the board members. Bloomberg opened for general public comments not about the specific agenda item. There was no public comment.

5:39 PM Bloomberg opened the 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.

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- 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 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

Board Deliberates on the Withdrawal Request

The board noted that the applicant has requested to withdraw the variance application via email on January 16, 2026. Chung read the request, “**Applicant Request to Withdraw North Farms Rd (Parcel 002-003) Variance 2026-01-16.**”

The board discussed whether to grant a Withdrawal *with* Prejudice or *without* Prejudice. Bloomberg noted that the applicant did not explicitly ask for a Withdrawal without Prejudice but implied it since it would be in their interest to request one. Bloomberg, Silver, and Taylor leaned toward granting a Withdrawal without Prejudice. Their reasoning included wanting to give the applicant an opportunity to speak even if it does not mean it would be approved. Ervin was less favorable, mentioning the amount of time people spent on the application. Chung noted the numbers of continuations and deadline extensions.

Chung read a sentence from page 308 of the “Handbook of Massachusetts Land Use and Planning Law” about the board needing to vote on the merits of an application if they are denying the request to withdraw without prejudice. Chung said that “withdrawal with prejudice” means not being able to submit the same application in the next two years based on MGL Chapter 40A, Section 16. Silver and Taylor thought it might mean a forever ban.

Adam Greeff, an abutter who opposed the variance application, spoke about not wanting the withdrawal without prejudice but also understood the point about giving the applicant an opportunity to speak.

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5:56 Silver made the motion to close the public hearing and Ervin seconded. Bloomberg, Silver, and Taylor voted unanimously to close. [Note: Of the two associate members, Taylor and Ervin, Taylor has seniority.]

Board Grants Withdrawal without Prejudice

5:56 Silver made the motion to grant Withdrawal without Prejudice and Taylor seconded. Bloomberg, Silver, and Taylor voted unanimously in favor of granting the Withdrawal without Prejudice.

Silver requested postponing approving the minutes for 1/8/2026 to a future meeting.

Chung explained that 2/12 and 2/26 will all have hearings. All four members present indicated availability on both days.

Board Adjourns

6:01 Silver made the motion to adjourn and Taylor seconded. All four members voted unanimously by roll call to adjourn.

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