

Town of Northampton
Planning Board
Minutes November 14, 2012

The meeting was called to order at 7:02pm by chair Robert Smith

Those members present: Steve Naple, Theo Horesco and Robert Smith

Members of the public present: William Fenwick and Richard Osborne

First order of business: A review of the application for a lot line adjustment submitted by William Fenwick and Richard Osborne at 118 Osborne Rd. In addition to the application, a note from William Fenwick, a survey map and a copy of the Town of Northampton Zoning and Subdivision Law were included.

The discussion started with a review of Article VIII: Subdivision of Land, Section C. lot line adjustments (c) "It would not create a nonconforming parcel or cause any other parcel to become nonconforming under the law..."

William Fenwick commented: There is a precedent, Shirley and Bud Tetrault extended their lot. We are also willing to get a separate deed with restrictions allowing golf course activities.

After due consideration and discussion, Theo Horesco made the following motion:

I move to table this request.

Steve Naple provided the second.

With no further discussion, the motion was approved unanimously.

The Planning Board then discussed the questions that needed review before acting on the Application at the December meeting. Those issues include ZBA involvement, further review of the law, a conference with the Town Attorney, who also happened to be the Applicant's attorney thereby creating a possible conflict of interest, Golf Course District definition, how has this type of issue been handled at other golf courses and can a lot line adjustment be made where a separate lot with restrictions allowing gold course activities be established?