



PUBLIC MEETING NOTICE
OFFICE OF THE EASTHAMPTON CITY CLERK

RECEIVED

TIME STAMP:

By Office of the City Clerk at 2:32 pm, Feb 25, 2026

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| Board/Committee: | Planning Board | | |
| Date: | Tuesday, March 3 rd , 2026 | Time: | 6:00pm |
| Building & Room: | Hybrid Meeting In Person: 2 nd Floor Conference Room, 50 Payson Ave, Easthampton, MA Join with Google Meet: https://meet.google.com/yfi-fyyr-cso Phone: +1 470-655-0359 PIN: 133 029 664# | | |
| Clerk/Board member: | Jesse Belcher-Timme, Planning Board Chair | | |

MEETING AGENDA

Call to Order

Public Speak:

Approval of Minutes:

PB Minutes 12-16-2025
PB Minutes 02-03-2026

ANR:

Pascommuck Conservation Trust - Request to redraw 2 parcels totaling ~32.6-acres into 3 new lots, 1 buildable lot labeled "House Lot" of size ~15,200 square feet, 1 non-buildable lot labeled "Family Lot" of size ~3.6 Acres and 1 non-buildable lot labeled "Conservation Lot" of ~29 acres. There is a pre-existing home on the "House Lot", and the proposed "House Lot" will remain a conforming lot pursuant to the Easthampton Zoning Ordinance. The Properties are located at 90 Glendale St, Map 142 Parcel 8 located in the R-35 and Map 142 Parcel 7 located in the R-35 and R10 zoning district.

Public Hearings:

1. In accordance with Mass. General Laws, Chapter 40A, Section 5, the Easthampton Planning Board and City Council Ordinance Subcommittee will hold the following joint public hearing:

Review a proposal to amend the Easthampton Zoning Ordinance by: removing all references to "Department of Housing and Community Development (DHCD)" and replacing with "Executive Office of Housing and Livable Communities (EOHLC)"; modifying the definition of "Family" in Section II Definitions; replacing language in §8 that contradicts or is superseded by state housing law; changing the minimum parking requirements for the use "Multifamily housing" in Table 10-3 Off-Street Parking Regulations; and removing or rephrasing all references to "character" throughout the Ordinance.

2. **Joe Kelley – (Continued from 12-16-2025, 2-3-2026)** seeking a Special Permit under Sections 8.3 and 12.7 of the Zoning Ordinance, and Stormwater Permit under Section 12-76 of the City Ordinances, for the construction of 14

new dwelling units in 3 duplex and 8 single-unit structures, with associated roadway and infrastructure improvements, on a 12.1 acre lot to be created from land at 283 Loudville Road (Map 120, Parcel 35), the rear half of 279 Loudville Road (Map 120, Parcel 37) and a portion of the abutting vacant parcel to the north (Map 120, Parcel 18). The subject land is located in the R-35 Zoning District.

Adjourn

Next meeting: March 17th, 2026 at 6 p.m.

Please note that reasonable accommodations will be provided for this meeting/training/event. Please direct your request to Easthampton ADA Coordinator, Dillon Maxfield at 413-529-1400 ext 150 or via e-mail at dmaxfield@easthamptonma.gov. Attendees are respectfully asked to make any accommodation requests as far in advance as possible. While the City of Easthampton will attempt to fulfill all requests, those received at the last minute may be impossible to provide.

MEETING CANCELLED