

Town of Princeton, MA Planning Board

Meeting Minutes June 1, 2022

Town Hall Annex and GoToMeeting

Board Members present in-person: John Mirick, and Alternates Corey Burnham-Howard and Lisa Drexhage.

Board Member present via Go-To-Meeting: no one

Public Participation, in person and remote, as noted

Call to order: 7:30 PM

ANRs

There were no ANR plans for review.

Beaman Road

No one appeared on the possible Backlot Development. This will not be on future agendas unless there is a specific request.

High Density Zoning

The Board, with Steve Jones participating in person, continued the discussion from the last meeting. John Mirick reported that he had done some calculations on the area zoned Business-Industrial on Route 140 north of East Princeton, and believed that it would meet the 50 acre minimum, and is closest to the MBTA station. Land is rocky and would be difficult to develop, but might satisfy statutory/regulatory requirements which (in draft regulations) focus on zoning, not on actual construction. If that area is designated, it should probably be through an overlay district, with some design criteria.

There is probably not enough land on Worcester Road north of PMLD and west of PMLD and Princeton Business Park to meet 50 acre requirement. That area might be appropriate for the Housing Production Plan.

It would be helpful to know approach of other small towns with similar limited infrastructure. Final regulations have not been issued. Expectation is that Princeton's grant participation for FY 2023 will not be affected, but grant applications for HY 2024 are likely to be affected.

Solar Farm Working Group

There was nothing to discuss on the landfill site pending the next meeting of the working group.

CMRPC has prepared a solar by-law builder tool that the Board could use to develop a solar by-law for Princeton. General feeling was that roof-mounted non-commercial installations were fine, but that some regulation might be appropriate to free-standing units. A commercial system is light manufacturing, which requires a special permit and site plan approval. If we adopt solar by-law, the old landfill site could be a minimum prototype as far as size and visibility is concerned.

Housing Production Plan

There was no discussion.

Review and Approve Regular Meeting Minutes of May 18, 2022

MOTION to accept minutes passed unanimously

Next Meeting July 6, 2022

The Special Permit/Site Plan Review for 141 Sterling Road is not going forward this month. There is nothing that appears to require a second meeting in June. Unless something comes up which needs an earlier meeting, the next meeting will be July 6, 2022, in the Town Hall Annex at 7:30.

Meeting adjourned at 8:40 p.m.

MOTION to adjourn passed unanimously

Respectfully submitted,

John Mirick