

# **Town of Princeton, MA Planning Board**

## **Meeting Minutes July 13, 2022**

### **Town Hall Annex and GoToMeeting**

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

*Board Member present via Go-To-Meeting:* Ann Neuburg

*Public Participation, in person and remote, as noted*

**Call to order:** 7:30 PM

### **ANR Plan Review**

The Board reviewed a plan for 272 Mountain Road to combine two contiguous parcel (one with a house on it) and reconfigure them, determined that the resulting reconfigured lots had adequate frontage and area, and that the unimproved lot had at least one acre of upland, and gave the plan an Approval Not Required endorsement.

**MOTION** to give ANR endorsement.

Motion: Ian Catlow; 2d Corey Burnham-Howard;

Vote: unanimous

### **29 Dowds Lane**

Susan Connell appeared in person for an informal discussion following her receipt of a letter from the Zoning Enforcement Officer ordering her to cease and desist live music events. She had advertised Saturday evening “good music, good food, and good company” at 6:00 pm at Cornerstone Ranch during the summer. She felt that since she did not charge an admission fee, this should be allowed. The property is zoned residential-agricultural. The Board pointed out that Princeton’s Zoning By-Laws allow only uses set forth in the By-Laws, and that the Saturday night activities seemed to be entertainment, and did not appear to have any connection to agriculture other than that the entertainment was held at the Cornerstone Ranch. The Board suggested that she peruse the permitted uses in the Zoning By-Laws and come back for a further informal discussion. A new use may require formal site plan review,

### **30 Mountain Road**

The Erwin family and their attorney appeared in person for an informal discussion about subdividing the property which has almost 18 acres. In June 2018, following the fire at 30 Mountain Road, the Board issued a special permit for the conversion of the barn on the property into an accessory apartment in which the Erwins planned to live while the house was

reconstructed. The barn was converted to an accessory apartment, but with the discovery of PFAS contamination the Erwins have not lived in the barn. Some contents and components from the house were apparently incorporated into the accessory apartment which is another concern for the Erwins. It is not clear when, if ever, the house will be rebuilt or what use can be made of the contaminated property. The Erwins are considering subdividing the property to give them more options, including a separate lot for the barn ("the barn lot"). The accessory apartment in the barn would then become a stand-alone residence, with a well and septic system within the barn lot.

It appears that there is sufficient frontage on Mountain Road to create three ANR lots, but the Erwins are concerned that approach might result in the barn lot containing some of the contaminated land which would make it difficult to sell the barn as a residence. Ian Catlow mentioned that given the PFAS contamination, whether on the barn lot or adjacent to the barn lot, this could be a situation in which DEP could require a recorded Activity Use Limitation. The Board suggested that an ANR endorsement required a determination by the Board that all resulting building lots met current frontage and area requirements.

The attorney for the Erwins mentioned the possibility of a formal subdivision to access uncontaminated land which would be a more intensive use of the property, but did not have any sketch of a possible layout.

Ian Catlow disclosed to the Erwins that he is employed by Tighe and Bond which is advising Princeton on the PFAS issue, although he himself is not involved on that project. Because this was only an informal discussion, with no request for any action by the Board, the Chair determined that Ian Catlow could participate in the informal discussion.

The Erwins were encouraged to come back to the Board for further informal discussions.

### **High Density Zoning as MBTA Community**

The final regulations have not been released. At future meetings, Board will take up issue of possibly designating an area for high density zoning.

### **Solar Farm Working Group**

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

The Chair mentioned that there had been a decision by the Massachusetts Supreme Judicial Court holding that the protections for solar systems in Ch. 40A sec. 3 meant that a municipality could not limit commercial solar systems to 1-2% of land area in the municipality. At future meetings Board will take up issue of appropriate regulation for residential and commercial solar systems.

### **Housing Production Plan**

Ann Neuburg reported that the working group has been meeting, and is likely to have recommendations in September, probably involving accessory apartments.

## **Master Plan**

The Master Plan Committee has posted a survey to get input from residents.

## **Ball Hill Road – Assessors Map 11, Parcel 42A**

This is a non-conforming lot. The Chair reported that the owner of this parcel had inquired about building a residence on it. The parcel is adjacent to the railroad tracks, with 17 acres or so of area but less than 225' of frontage. He encouraged the owner to come to the Board for an informal discussion. The Board had an earlier informal discussion in 2018 about the possibility of subdividing the parcel.

## **Review and Approve Regular Meeting Minutes of June 1, 2022**

**MOTION** to accept minutes passed unanimously

## **Next Meeting August 3, 2022**

The next meeting will be August 3, 2022, in the Town Hall Annex at 7:30. This will be the only meeting in August unless something urgently requires action.

**Meeting adjourned** at 9:10 p.m.

**MOTION** to adjourn passed unanimously

Respectfully submitted,

John Mirick