

Town of Princeton, MA Planning Board

Meeting Minutes September 21, 2022

Town Hall Annex and GoToMeeting

Board Members present in-person: Ian Catlow, John Mirick, Tom Sullivan and Alternate Corey Burnham-Howard.

Board Members present via Go-To-Meeting: Ann Neuburg

Public Participation, in person and remote, as noted

Call to order: 7:30 PM

ANR Plan Reviews

The Board reviewed a plan for the subdivision of an approximately 15 acre parcel at 206 Westminster Road owned by Sherry Gelinis into three parcels, determined that the plan showed that the resulting lots had adequate frontage and area with at least one acre of upland, and gave the plan an Approval Not Required endorsement.

MOTION to give ANR endorsement to the plan

Motion: Ian Catlow; second Tom Sullivan

Vote: unanimous

The Board reviewed a plan for the subdivision of an approximately 10 acre parcel on Rhodes Road owned by Karen Packard into four parcels, determined that the plan showed that the resulting lots had adequate frontage and area with at least one acre of upland, and gave the plan an Approval Not Required endorsement.

MOTION to give ANR endorsement to the plan

Motion: Tom Sullivan; second Ian Catlow

Vote: unanimous

The Board informally discussed with Doug Andrysick “actual access” when a subdivision involved wetlands between the frontage on a public way and the upland area of a proposed building lot.

Solar Energy Generation Systems

The Board reviewed a revised rough draft of a possible by-law prepared by the Chair following the discussion of issues at the September 7 meeting. The Board discussed the definition and size of small scale systems, the nature of shielding for ground-mounted systems, and concerns about roof-mounted systems impeding access in the event of fires. The Chair will prepare a new draft responding to the discussion.

The Board discussed the use of an overlay district, and criteria to possibly limit the amount of land used in Town for large scale systems, but reached no conclusion.

The Chair will provide copies of the next draft to PMLD, Fire, and Police for review and input.

High Density Zoning as MBTA Community

The Board reviewed the information provided by the Town Administrator about the likely significant financial impact on the Town if the Town did not meet the high density final regulations. The Board concluded that the Board should develop an overlay proposal that would satisfy the regulations so that the Town could continue to participate in available grants. The best location would be on the southerly side of Route 140, in the area roughly opposite Fitchburg Road. This is closest to the MBTA commuter rail station. Because any construction would probably be multi-family, the overlay district could have additional setback requirements and open space requirements. Our existing Open Space Rural Development provisions may provide some guidelines. The Board will discuss the issues at the next meeting. There is a January 2023 deadline to show the State that the Town has a plan to comply with the final regulations.

Housing Production Plan Committee

Ann Neuburg expects that the HPPC will have a proposal ready for consideration by the October 19 meeting. The Board discussed what might be involved in a by-law amendment for multi-unit (up to 3) residences to have the appearance of single family homes. The number and location of entrances, single driveway, and single garage were mentioned. Ann will ask CMRPC for suggestions, and for possible examples.

Review and Approve Meeting Minutes of September 7, 2022

MOTION to approve minutes

Motion: Ian Catlow; second Tom Sullivan

Vote: unanimous

Next Meeting October 5, 2022

The next meeting will be October 5, 2022, in the Town Hall Annex at 7:30.

Meeting adjourned at 9:15 pm p.m.

MOTION to adjourn passed unanimously

Respectfully submitted,

John Mirick