

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

## **Meeting Minutes October 19, 2022**

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

*Board Members present in-person:* John Mirick, Ann Neuburg, Tom Sullivan and Alternates Corey Burnham-Howard and Lisa Drexhage

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

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

### **ANR Plan Reviews**

There were no ANR plans to review. The Chair reported that he had not heard anything further from Larry Greene on a possible backlot development on Brooks Station Road.

### **Review and Approve Meeting Minutes of October 5, 2022**

**MOTION** to approve minutes

Motion: Ann Neuburg; second; Tom Sullivan

Vote: unanimous

### **Solar Energy Systems**

The Board reviewed a revised draft of a possible by-law prepared by the Chair following the discussion of issues at the October 5 meeting. There was consensus that the revised draft addressed the issues discussed on October 5. The draft will now be given to the Town Administrator for circulation to PMLD, the Building Inspector, the Fire Department, the Advisory Committee and the Select Board for review and comment. The goal is to have a final draft ready for public hearing in early 2023, and to have an article on the warrant for Town Meeting in May 2023.

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

The Board reviewed a further rough draft of a possible by-law prepared by the Chair following the discussion of issues at the October 5 meeting. Larry DeBlois and Steve Jones were present in person and participated in the discussion. There was consensus that if the Town decides to designate an area for high density zoning, a portion of the area on the southerly side of Route 140 (Redemption Rock Trail North) between Hobbs Road and Mirick Road is probably the appropriate location. Access should be only from Route 140. We need a working estimate of the available acreage and the wetlands. The concept of a “developed site” with high density and an equal area of protected open space (similar to the “Open Space Residential Design in

Section XIV) seems appropriate, but will require careful wording to comply with the regulations issued for the implementation of Ch. 40A sec. 3A. The concept of requiring a percentage of new units to be "Affordable Housing" seems appropriate, but again will need careful wording.

The regulations require the Town by January 31, 2023 to submit to the Department of Housing and Community Development an "action plan" for compliance, and then an application to determine compliance by December 31, 2025. The goal for the Planning Board is to provide the Town Administrator with a draft of a zoning by-law to include in the "action plan." Then with feedback from DHCD the Planning Board can work on a zoning by-law to present to Town Meeting in 2024 or 2025. Steve Jones commented that Town Meeting would want information not only about grants that depend on compliance, but also on infrastructure costs to the Town if high density zoning is adopted.

The Chair will prepare a new draft responding to the discussion.

### **Housing Production Plan Committee**

In her role as a member of HPPC, Ann Neuburg reported that the HPPC now has a draft plan. After further discussion by HPPC and further input from the Central Massachusetts Regional Planning Commission, the plan will be submitted to the Planning Board for discussion on November 16, 2022. The concept is to increase housing units in the Town while retaining our rural residential and agricultural character. After comments from the Planning Board and the Select Board, the plan will be submitted to the State for approval. Specific zoning by-law revisions will be part of implementation, with the goal of presenting proposed zoning by-law revisions to Town Meeting in May 2024.

### **Master Plan**

In her role on the Master Plan Committee, Ann Neuburg introduced Sarah O'Brien from CMRPC. Participating remotely, Sarah asked for an opportunity to speak individually with Board members to get their suggestions on land use matters. With agreement of Board members, Ann will provide Sarah with email addresses.

**Meeting adjourned** at 8:50 p.m.

**MOTION** to adjourn passed unanimously

Respectfully submitted,

John Mirick

Documents reviewed: Discussion Draft 10/17/22 of Solar Energy Systems By-Law  
Discussion Draft 10/17/22 of High Density Zoning

