

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

## **Meeting Minutes November 16, 2022**

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

*Board Members present in-person:* Ian Catlow, Rud Mason, John Mirick, Ann Neuburg, Tom Sullivan and Alternate Corey Burnham-Howard

*Absent:* Alternate Lisa Drexhage

*Public Participation, in person:* Deb Cary, Larry DeBlois, Joe O'Brien, and Carla Zottoli

*Public Participation, remote:* Emily Glaubitz (CMRPC)

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

### **ANR Plan Reviews**

There were no ANR plans to review.

### **Review and Approve Meeting Minutes of November 2, 2022**

**MOTION** to approve minutes

Motion: Rud Mason; second; Ian Catlow

Vote: unanimous

### **Housing Plan Production Committee**

The HPPC held a joint meeting with the Planning Board to discuss the draft Housing Production Plan. In addition to Ann Neuburg, Carla Zottoli, Deb Cary, and Joe O'Brien of the HPPC were present in person, and Emily Glaubitz participated remotely. Carla Zottoli and Deb Cary led the discussion which involved the process through which the draft Plan was developed, the possible strategies for increasing housing outlined in the draft Plan, the challenges of defining and increasing affordable housing in Princeton, and approaches to creating more multi-unit residences while maintaining Princeton's rural residential character. There has been little interest in private development of multi-unit housing in Princeton. One possibility is the creation of a trust to develop multi-unit residences. Princeton's Housing Production Plan needs to be approved by both the Planning Board and the Select Board before it is submitted to the State. The HPPC will set a deadline of December 1 for public feedback, and have any revisions to the draft Plan ready for consideration by the Planning Board on December 7.

### **Solar Energy Systems**

The Chair reported that the Advisory Committee had reviewed the October 17 draft solar energy by-law and supported draft by-law. The only question raised was the lack of detail about a bond or escrow account as security for the cost of decommissioning. The Chair explained to the

Advisory Committee that lack of detail was intended to give flexibility to work out project-specific details when there was a proposal for a large scale system.

PLMD had reviewed and commented upon an earlier draft. The Chair will follow up with PMLD on the October 17 draft.

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

The Board reviewed the 11/4/22 draft of a possible by-law prepared by the Chair following the discussion of issues at the November 2 meeting, and a Zoom program by the Department of Housing and Community Development. According to DHCD, while a town needs to zone for sufficient high-density residential use, a town does not have to determine the feasibility of construction. The 11/4/22 draft reduces the proposed overlay area to a strip 1,000 feet deep on the southerly side of Route 140 (Redemption Rock Trail North) from 1,500 feet west of Hobbs Road to the intersection with Fitchburg Road. This is probably about 40 acres, but some of it is DCR land. The draft also limits to 75 the number of building permits for high-density residential units. This would allow a developer to decide on the most feasible site within the overlay district.

It was the consensus of the Board that the 11/4/22 draft could be given to the Town Administrator for inclusion in the Town's January submission to DHCD. This will comply with current DHCD timetable. The expectation is that DHCD will review and comment upon the draft, which will help the Board to develop an overlay by-law to present to Town Meeting. Nothing would go before Town Meeting until 2024 or 2025.

### **Marijuana Zoning Amendments**

The Attorney-General has approved the zoning by-law amendments concerning marijuana adopted at Town Meeting in May. Those amendments now need to be adopted by a paper ballot vote to become effective. The expectation is to include those amendments on the ballot at the time of Town elections next spring.

The amendment to substitute "Selectboard" for "Selectmen" throughout the zoning by-laws was not approved by the Attorney-General because there was never a public hearing on that proposed amendment. This amendment will have to go on the warrant next spring – after a public hearing.

### **Next Meeting**

The next meeting of the Board will be Wednesday, December 7, 2022, at 7:30 in the Town Hall Annex.

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

**MOTION** to adjourn passed unanimously

Respectfully submitted,

John Mirick

Documents reviewed: Discussion Draft 11/4/22 for High Density Zoning

Discussion Draft 10/17/22 for Solar Energy Systems By-Law

Draft of 2022 Housing Production Plan