

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

## **Public Hearing and Meeting Minutes 9/15/2021 7:30 pm**

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

Present at Town Hall Annex: Chair John Mirick, Members Ann Neuburg, Corey Burnham-Howard

Online: Member Ian Catlow

Not Present: Tom Sullivan, Rud Mason, Alt. Lisa Drexhage

Guests: Applicant Ryan Ingui, residents Bryan & Adrienne Patrone

**7:39 PM** Call to order.

**7:40 PM** The Chair asked board, if August 18th meeting minutes were complete and accurate. AN moved and CBH 2<sup>nd</sup> to approve. Also, the same with September 1<sup>st</sup> minutes that it complete and accurate. CBH moved and AN 2<sup>nd</sup> To approve.

Vote: Unanimous “aye” to approve Aug. 18 and Sept. 1 minutes as amended

**7:42 PM** The Chair asked who was present to represent 149 Wheeler Road. Ryan Ingui presented a plot plan at 149 Wheeler Road for construction of 40' x 60' garage/barn in Business Zone which he currently used as his private business and residence. Ryan explained equipment will still be parked in same area and some in the garage/barn. He also stated that there is significant distance from the neighbors' yards and this wouldn't increase traffic more than what there is now. He currently has arbor vitae (that would need time to grow) planted on the side of Patrone's residence to help with blocking their view. These are also placed before wooded area. Lighting on the garage/barn would be placed at entry points and would be placed so they are facing down and not shining into surrounding abutters property.

**7:51 PM** The Chair asked for comments from the public. Bryan Patrone the abutter residing at 151 Wheeler Road presented his concerns about trees not currently blocking line of sight from their property, Ryan again assured that the trees would need to grow and that it would significantly help with shielding his property from Bryan's property. Bryan raised concern about lighting and Ryan agreed that there would be no lights shining onto Bryan's property. Adrienne then asked about any hazardous material being stored at 149 Wheeler Road and Ryan stated no, they use an outsourcing company. Bryan also raised concern about drainage running off onto their property with new development paving and the answer was no. Chair asked that Ryan must comply with any orders of conditions regarding the garage/barn building permit and Ryan agreed.

The chair asked for any final comments—there were none.

Vote: AN moved and CBH 2<sup>nd</sup> to approve the plan/construction as submitted as an amendment to the April 2020 Site Plan. Unanimous “aye”.

The chair will craft a document describing the amendment to the 2020 Site Plan and notify the building inspector of the board's decision.

**8:08 PM** The Chair asked the board to consider options concerning a “noise ordinance” as per Selectboard request. Discussed was if it should be a timeframe set; if certain decibels should be implemented and if it should be by town General Bylaw or zoning. Corey stated that surrounding towns have a noise ordinance, and she was going to find out more information and forward to all board members. Chair suggested that they should think about it and address it in the near future.

**8:15 PM** The Chair asked about senior housing and the progress. Ann said she was going to continue to push DFCD and scaling was hard for small towns, but all board members agree that it would be nice for Princeton to offer more senior housing. A grant was obtained to enlist CMRPC as a consultant for senior housing specifically.

**8:25 PM** Solar energy was discussed and whether that would include changing zoning and if a discussion with PMLD could happen to discuss options.

**8:35 PM.** Adjourned

*Respectfully submitted, Kolette Carleton*

**Referenced Documents:** April 2020 Site Plan for 149 Wheeler Road