

Town of Princeton, MA Planning Board

Meeting Minutes October 20, 2021

Town Hall Annex and GoToMeeting

Committee Members Present in-person: John Mirick (JM), Ian Catlow (IC), Rud Mason (RM); Alternate Corey Burnham-Howard (CBH)

Committee Members Present via remote: Ann Neuburg (AN), Alternate Lisa Drexhage (LD)

Committee Members Absent: Tom Sullivan (TS)

Public Attendees present in Person: Doug Andrysick

Public Attendees via remote: None

Call to order: 7:35pm

Review and Approve ANR Endorsement for Princeton Land Trust (Cusanello Land)

Doug Andrysick presented a subdivision plan prepared for the Princeton Land Trust for land shown on Assessors Map 12 as Parcel 23 owned by Cusanello on Worcester Road. JM and IC recused themselves because they are trustees of the Princeton Land Trust. The land consists of about 192 acres, with approximately 70' of frontage on Worcester Road. The subdivision plan created one large lot of approximately 162 acres with the frontage, and three smaller lots that are expected to be sold to abutters. The plan recites that the three smaller lots are not building lots.

On a motion by RM, seconded by AN, the Planning Board voted (with JM and IC recused) to give an ANR endorsement. As the voting members present in person, RM and CBH signed the plan.

Review and Approve ANR Endorsement for Donna Woods

Doug Andrysick presented a subdivision plan for Donna Woods for land at 210-212 Sterling Road. The plan makes adjustments to two existing lots for two existing houses, one of which has been vacant. Each resulting lot has sufficient frontage and acreage.

On a motion by AN, seconded by IC, the Planning Board unanimously voted to give an ANR endorsement. JM, IC, RM, and CBH as the members present in person signed the plan.

Hearing and Meeting Minutes of October 6, 2021

Members thanked CBH for her very detailed minutes.

On a motion by RM, seconded by AN, the Planning Board unanimously approved the minutes.

Long-Range Planning Projects:

Senior Housing:

AN reported that the Select Board is soliciting members for Princeton Housing Production Planning Committee. JM mentioned that Deb Cary told him that she would apply. Once the Committee is formed, AN expects that they will work with CMRPC. She will keep the Planning Board informed.

Solar Generation:

The Planning Board discussed long-term planning goal of increasing solar generation, and informally agreed that the old town landfill on Hubbardston Road appeared to be a good location. PMLD is interested but has to discuss with current supplier. Zoning allows solar generation use. Probably the only role for the Planning Board will be site plan approval. There may be issues with Conservation Commission and DCR for access to the site.

Encouraging Business

The Planning Board continued the discussion about encouraging business. Other than small home occupation-type businesses, there appears to be limited demand. Land zoned for business has been used for residences because there is a demand for residences, and residential use is apparently more profitable. The 20 acres across from Post Office Place, zoned for business, was subdivided and used for residential.

The Planning Board discussed possibility of mixed residential/business use in the same building, and the possibility of an amendment to the Village Overlay Zoning to allow multiple residential uses in a single building. Another possibility is to expand the definition of “home occupation” and allowing additional occupations, possible on larger parcels with site plan approval.

During COVID, there has been a dramatic increase in traffic to the Mountain. Members raised the possibility of a “recreational overlay district” along Mountain Road for shops or restaurants that would cater to people coming to the Mountain, as is done by the Mountainside Café in the Superintendent’s House. This might be a topic to consider in the context of a revision of the Master Plan

Noise Bylaw

The Planning Board continued the discussion about a noise bylaw. Our zoning by-laws refer to noise as a factor for site plan review and in connection with some specific uses. Those provisions should be reviewed, possibly edited, and perhaps expanded for other uses

The Selectboard asked the Planning Board to consider a general noise bylaw. CBH had pulled together examples from other towns for consideration, but members had not studied the examples. Members will share and discuss preferred language at the next meeting

Meeting Adjourned at 9:05 pm

On a motion by IC, seconded by RM, the Planning Board unanimously voted to adjourn

Respectfully submitted,

John Mirick