

# **Town of Princeton, Mass.      --      Town Hall Annex**

## **PLANNING BOARD Meeting Minutes--- January 17, 2019, 7:30 PM**

Present were: Chair John Mirick, Ian Catlow, Ann Neuburg & Tom Sullivan

**7:30 PM** Chair opened meeting.

Doug Andrysick was in for an ANR endorsement for Dix Davis at 46 Pine Hill Road. The house/lot #39 has a back lot #39A and this ANR combines the two into Lot 1 with 6.16 acres on the existing 525' of frontage. There are no other changes to the plan besides removal of the lot line between 39 & 39A. Applicant submitted check for \$100.00 along with three copies of plan with Form A. Board voted all in favor to sign Mylar and paper copies.

**8:02 PM** John M. distributed updated draft text of zoning changes based on discussions from previous meetings. These suggestions involved Sect. XII "site plan" adding that site plans be required for any version of the cannabis industry and for any structure with a footprint over 10,000 sq.ft. For that size building, a provision for doubling the property line set-backs was added in a new Sect. VI, 1. (H)

In addition, in Sect. VII, 3., (A), the regulations around trailers and mobile homes were rewritten to prohibit them from (permanent) residential use but allowed during a home re-build or construction, for one year—with extensions allowed. The board agreed to change a special permit requirement for this use to site plan review, in keeping with MGL Ch. 40A Sect. 3. The board also edited the Sect. VII, 3. (C) rewrite to eliminate the last phrase addressing campers.

No action will be taken at the present for dealing with potential erosion on steep gradients when tree clearing takes place.

Regarding zoning changes, the board decided on hosting an informational meeting at their February 7th meeting--before the public hearing, and inviting all residents and the Advisory Cmte.

**8:35 PM** John and Ian voted to approve minutes for the Jan. 3 meeting, as Ann and Tom were absent.

John offered to craft a letter explaining the Feb. 7<sup>th</sup> meeting—to forward to T.A. office to be distributed town-wide & invite Advisory Committee. A date for the zoning public hearing can be set at that meeting.

**8:41 PM** Board adjourned

Respectfully Submitted: Marie Auger, admin. assist.

**Upcoming meetings:** Jan. 17, Feb. 7 & 21, 2019

**Referenced Documents:** Draft samples dated 1/17/19 of zoning changes; ANR plan & Form A.

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