

Town of Princeton, Mass. -- Town Hall Annex

PLANNING BOARD Meeting Minutes--- February 7, 2019, 7:30 PM

Present were: Chair John Mirick, Ian Catlow, Ann Neuburg & Rud Mason

7:30 PM Chair opened meeting.

The Advisory Committee had been invited and three attended: Chair Wayne Adams, MaryJo Wajtusik and Judy Dino.

8:02 PM John M. distributed updated draft text of zoning changes and explained the reasoning behind these changes. These amendments involve 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)

He outlined how state regulations are mostly aimed at security, so combined with the town's site plan review, there should be sufficient regulation on behalf of the community. As a practical matter, large-scale greenhouses or industrial buildings may not be cost effective in town with cost of utilities and terrain constrains. However, smaller-scale "craft" facilities may be possible.

Questions arose about cannabis growing operations being allowed anywhere in town, and agriculture—in this case, with state-mandated controls—is allowed in all zoning districts.

While zoning cannot regulate aesthetics, it can mitigate the visual impact of an industrial building. Lar Greene Jr. noted that as Princeton already has plenty of natural restraints (to business) he didn't want to see more legal restraints.

Discussion turned to Sect. VII, 3., (A), where 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. There was some clarification about campers such as RVs and camping trailers as well as "tiny houses" which are most often seen on a chassis, potentially with wheels. These are regulated under the DMV with vehicle registrations.

Claire Golding, for the Environmental Action Cmte., talked about becoming a "Green Community" to become eligible for some state grants.

9:15 PM With Rud abstaining, the board voted all in favor to approve minutes for the Jan. 17 meeting.

John M. reported that the state is looking to allow local taxes on short term rentals such as B&Bs. Princeton may need to tweak the current regulations on B&B operations to get in line with state regs.

9:30 PM Board adjourned

Respectfully Submitted: Marie Auger, admin. assist.

Upcoming meetings: Feb. 21 & March 7, 2019

Referenced Documents: Draft samples of zoning changes.