

# **Town of Princeton, Mass.      --      Town Hall Annex PLANNING BOARD meeting Minutes --- June 6, 2018**

Present were:, Chairman John Mirick, Tom Sullivan, Ian Catlow, Rud Mason & Ann Neuburg.

**7:30 PM** Chairman John M. opened meeting—Rud appeared later (7:45 PM).

All but Rud voted all in favor to accept minutes of May 2, May 16 & May 29

**7:35 PM** Chairman opened public hearing for Kevin & Anna Maillet Special Permit for Accessory Apartment at 60 Houghton Road. Applicants presented plans and drawings of the lot with existing structures and proposed construction of an attached garage with breezeway and 2<sup>nd</sup> floor 1-bedroom apartment.

**7:45 PM** Chairman opened hearing to public comment. One question concerned the set-back from side lot line, but it will be 70' after construction is completed, so there is ample space on that side of the house. Several abutters spoke in favor of the project, as did the Pl. Bd. members, since it exactly fits the intention of the bylaw provision as an accessory apartment

**7:55 PM** Board closed the public hearing and without further discussion voted all in favor to approve the Special Permit application as submitted by the Maillets, with standard conditions (see written decision).

John M. announced that he filed a Disclosure Form with the Ethics Commission Ch. 268A sec. 23(b)(3) because Mirick O'Connell was involved in insurance issues at 30 Mountain Road after the fire and Dr. Ervin was a client for those issues only. The Ervins are scheduled for a public hearing for an Accessory Apt. Special Permit on June 27.

**8 PM** Atty. John Flick came in with Dan and Cheryl Ervin and they explained that the existing barn that they wish to convert into living space will build out at about 3,000 sq.ft. on two floors. They don't know how much of the "Inn" building will be salvaged, and it could be close in size to the barn's living space. This would mean it wouldn't conform to the size limit on an accessory apartment--no more than half of the "principal" dwelling, whichever that turns out to be. They have a hearing for a zoning variance to that size limit scheduled with the ZBA on June 14. Board members agreed that the buildings are preexisting and the proposed project meets the intent of the accessory apartment provision. They voted all in favor to ask the ZBA to do whatever they can to facilitate conversion of the barn into living space and to support a "size" variance for the Special Permit that is required from the Planning Board. A public hearing for the accessory apartment special permit will be held at the next P.B. meeting on June 27 (instead of June 20) at 7:35 PM.

**8:30 PM** Board discussed the potential for local marijuana regulations in light of the state recently issuing licenses for recreational use, both production and retail operations. Cultivation is specifically exempted from the special treatment for agriculture in G.L. Ch. 40A sec. 3 but would still be an agricultural use under Princeton's Zoning By-Laws. . State regulations, especially around site security, and the permitting requirements, are strict and expensive, which

board members feel will likely discourage applications. Plus, Princeton has many practical constraints including expensive real estate, lack of public water and sewer, costly utilities, distance from markets or population centers and lack of suitable land.

Board members concluded that any recreational marijuana retail facility would need to be in a Business or Industrial zoning district, and would be subject to Site Plan Review. The main concerns would be the same for any new business and would be controlled under the Site Plan guidelines. The sprawling size of most indoor growing operations may make “viewscape” a unique consideration for any site plan review.

The board agreed to continue discussion at June 27 meeting.

**9:10 PM** Board members considered officers for coming year, and voted John M. as chair; Tom S. as vice-chair; Ann N. As clerk and Ian C. an representative for CMRPC

**9:15 PM** Board adjourned.

Respectfully Submitted: Marie Auger, Admin. Assistant

Upcoming meetings: June 27, 2018

**Referenced Documents:** Application, plans and materials for accessory apt. special permit from the Maillets; Disclosure Form for Ethics Commission (260A 23 B3); site plan of 30 Mountain Road. Regulations for state licensing of recreational marijuana facilities.

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