

Town of Princeton, Mass. -- Town Hall Annex

PLANNING BOARD Meeting Minutes --- July 18, 2018

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

7:30 PM Chairman opened meeting and board reviewed ANR submitted by Doug Andrysick for Richard Kristoff Jr. for parcel at 27 Main St. (west side) in East Princeton. Existing house being split off from larger parcel into new Lot #3 with 3.53 acres and 225' frontage and leaving 30.75 acres. Board voted all in favor to endorse plan. Paid with \$100. check.

7:50 PM Board continued discussion on Special Permit for accessory apartment at 30 Mountain Road for Dan Ervin. They considered options as proposed by Ian C. and other alternatives. They voted all in favor to approve the Special Permit with conditions from the July 27 hearing except edited to delete the reference to 8 bedrooms in #5 "Finding of Fact" and instead adding a standard line: *The creation of an accessory Apartment will not increase the number of bedrooms allowed by Title V.* They also added a standard requirement as Condition #7: *The total number of bedrooms located on the parcel shall conform to the current version of 310 CMR 15.0 (Title V) of the state sanitary code as administered by the local Board of Health.* Four members present signed the S.P. and Town Clerk will time-stamp it tomorrow.

8:00 PM Board members continued discussion on the potential for local marijuana regulations to supplement state regulations, which already include site security, and permitting requirements that are strict and expensive. Retail operations don't come under agricultural use under state law but growing operations do. John M. described the process/procedure for such a business for several residents attending.

Board members concluded that any recreational marijuana retail facility, limited by definition to a Business or Industrial zoning district, be controlled the same way as a liquor license and would be subject to Site Plan Review. They noted that since a growing operation is considered agricultural it is allowed in any zoning district. Main concerns are esthetic considerations, as any large-scale hydroponic farming operation—of any product--could be housed in an industrial-looking facility. A visual buffer may be the ultimate solution and could be required in a site plan. It was noted that any host agreement with the Selectboard may include very specific conditions that address this issue.

Residents Dave and Jane Morrison, 128 Sterling Road, described their visit to a cannabis retail operation in Washington State and were impressed with the professionalism and security, noting that it can be a worthwhile business opportunity for the town. John M. listed advantages such as: town can collect a 2-3 percent sales tax; property value of the site would increase, and the town can impose an impact fee--if needed--from the business owner. Kathy Downing, 143 Wheeler Road, was concerned about impacts from business/industrial uses in general, as her neighborhood is in an Industrial zone.

The PB plans to develop guidelines which the SB can use in any negotiations for a host agreement. Any downside issues should be resolved during the initial outreach meeting with a developer. The PB will consider how to place (visual) restrictions on industrial farming such as screening and imposing limits on building size according to acreage.

9:08 PM Board voted all in favor to approve minutes of June 27.

9:15 PM Board adjourned.

Respectfully Submitted: Marie Auger, Admin. Assistant

Upcoming meetings: August 8, 2018

Referenced Documents: Templates for accessory apt. special permit for the Ervins;
Regulations for state licensing of recreational marijuana facilities.

Marie Auger
Administrative Assistant
Planning Department
978-464-2100