

Town of Princeton, Mass. -- Town Hall Annex

PLANNING BOARD Meeting Minutes--- October 4,

2018, 7:30 PM

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

7:30 PM Chairman opened meeting. Andrew Baum, 33 Grow Lane, was in asking about the 43 acre parcel of back land on Brooks Station Road near the Rutland line, owned by Clarke— wanting to know if it is buildable. It has a 43' wide frontage and access corridor which is used as a driveway for the Zoppo-owned home on the abutting lot. Directly abutting the frontage/access is a town-owned parcel that's in tax title and the town will soon be selling. Current frontage does not meet ANR requirement of 225' nor the width requirement of 50' for a subdivision plan. Best potential for this parcel would be if Clarke or other buyer/owner could buy the town-owned lot and add it to the 43 acres for legitimate frontage.

7:55 PM Builder Brian Campanale is looking at a 17 acre parcel abutting the RR track on Ball Hill Road, with a 75' frontage on south side of the trestle. It was formerly owned by Gallo and 950' gravel roadway installed with drainage & culverts in 1987, but no progress since then. Board explained to him that a subdivision plan could be submitted with reduced road construction requirements, similar to Paradise Place off Rocky Pond/Fitchburg Road.

8:10 PM Lauren & Steve Stimson at 71 Gates Road have a building permit and plans to move their store currently at their studio at corner of Mountain/Gregory roads (Ye Olde Post Office building) into a new building at Gates Road. Board members discussed whether their proposed use at their homestead fits the zoning description for uses allowed under Agricultural or Home Occupation and want the Stimsons to come in to a meeting and sort out the particulars. They will be invited to next meeting on the 18th.

Board members considered the request from Clayton Mosher to release remaining monies from the performance bond left over from development of Isaac's Way. As it was accepted as a town road at the May 2018 ATM, there is no more obligation on the developer and bond may be released. The board voted all in favor to release the remaining funds in the account, with interest up to date, and return the amount to Clayton Mosher. As determined later, the total to be released is \$14,818.17.

John M. reported on meeting with Selectboard recently after they received the 8/8/18 draft of the board's report on the new cannabis regulations as they relate to Princeton.

Board members noted that any recreational marijuana retail facility, limited by definition to a Business or Industrial zoning district, is already regulated as a business, would require site plan approval, and must abide by an additional host agreement required by the state. He assured S.B. that state regulations are very strict, especially with security issues, and S.B. would craft a host agreement that is amenable to all involved. Board will consider amendments to Zoning to require site plan review for marijuana cultivation, and amendments addressing any very large buildings generally, such as a proportionately wider set-backs.

8:45 PM The board voted all in favor to approve minutes from Sept. 5

8:50 PM Board adjourned.

Respectfully Submitted: Marie Auger, Admin. Assistant

Upcoming meetings: October 18, 2018

Referenced Documents: Proposal from the Stimsons on developments at 71 Gates Road; draft proposal for local cannabis regulations.

Marie Auger
Administrative Assistant
Planning Department
978-464-2100