

# **Town of Princeton, Mass.      PLANNING BOARD**

## **Minutes --- April 5, 2017**

In Town Hall Annex. Present were: Chairman Tom Daly, John Mirick, Tom Sullivan, Rud Mason, along with alternate Ann Neuburg. Richard Bisk was absent.

**7:35 PM** Chairman Tom Daly opened the meeting with Doug Andrysick and sisters Anne Littlefield and Mary Littlefield in for an ANR plan on Sterling Road. Procedure was as follows: Anne Littlefield, Mary Littlefield, and Bancroft Littlefield applied for ANR endorsement of a plan to adjust the boundaries between lots 32 and 33D on Assessors Map 12B.~ Both lots currently have, and will continue to have, sufficient road frontage and area to be building lots.~ The Board voted all in favor to give the ANR endorsement.~ The Board noted that lot 33D might be the legal frontage for the lot on which the Littlefield “summer house” is built.~ Access to the Littlefield summer house is over an existing common driveway that runs through lot 33D.~ There was nothing before the Board that required any determination of the frontage issue. The plan shows the location of a “proposed easement” for access to lot 32 from the existing common driveway which runs through lot 33D.~ The Board felt that use of the common drive for access to lot 32 was consistent with the provisions of Section XVI of the by-laws: Rural Preservation Overlay District which incorporates the land 300’ in from the front property line.~ Construction on lot 32 within the Rural Preservation Overlay District will require site plan approval, which will include the location of a driveway.

**8 PM** Business property owner Bruce Jacobson, Steve DiNatale for The Thirsty Lab and Rick McCowan were in concerned about the signage bylaw on the May ATM warrant—mainly about flags and temporary signs such as sandwich boards. Because the informational meeting—to which all known business owners were invited by mail—was held Feb. 1, and the public hearing was held March 1, any changes that were not substantive changes would have to be amended on town meeting floor. Substantive changes may call for passing over the articles for future consideration.

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**8:20 PM** Chairman Tom Daly addressed an inquiry about marijuana distributors/growers. PB minutes from January 4 reflect, that after a December CMRPC meeting that Richy and John attended, the PB agreed that the select board should oversee licensing and any Cannabis Control Commission issues in the same manner as the select board oversees ABCC issues. The PB would still require a site review.

Board discussed affordable housing and options that may be viable for Princeton. Dave Cruise was in to talk about projects in other towns for senior, affordable and “over-55.”

**8:40 PM** Board voted to approve minutes of Feb. 1 and March 1 2017. Next meeting is scheduled for April 19, 2017

**8:45 PM** Voted all in favor to adjourn.

Respectfully Submitted: Marie Auger, Admin. Assistant

**Referenced Documents:** ANR plans and Form A for Littlefield; Mass. Recreational Marijuana Act (2016). Zoning amendments for signage proposed Section XXII

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