

# **Town of Princeton, Mass.      --      Town Hall Annex**

## **PLANNING BOARD Meeting Minutes---**

**April 4, 2019, 7:30 PM**

Present were: Chair John Mirick, Ann Neuburg (clerk), Tom Sullivan and Rud Mason

**7:30 PM** Chair opened meeting. Michael Watkins was in for site plan review for a new business “Monti Farms & Deli” at 194 Worcester Road, which is zoned for “Business” and allowed by right. He had described the concept to the board at its March 6 meeting. Several others were in attendance in support of his plan including Steve Bukovsky who owns Hunt & Gather next door. At the request of the board, Mr. Watkins had notified his abutters in the business park and submitted a list of same. The board waived fees for the site plan submission, as it will be in a pre-existing structure and the exterior site would not change. The proposed retail business would offer salads, soups, artisan breads, eggs, milk, and some produce. He distributed a narrative outline and a lot layout plan showing parking and traffic egress/access. The main entrance will be on the south, gabled end of the building and new windows will be installed across the wall under the porch in front—facing Worcester Road. Signage (to meet zoning regs) will be flush on the front wall, up on the roof and on the business park entrance “communal” sign. There are no lights currently in parking areas, but the issue may be addressed in the future if traffic increases or the need otherwise arises. Mr. Watkins outlined exterior upgrades, new paint, the utilities, septic etc.

**7:55 PM** Board voted all in favor to accept the site plan for Monti Farms & Deli as presented. Board voted all in favor to authorize the chairman to sign the final Site Plan Approval.

**8 PM** John and Ann, as only ones present on that date, voted to approve minutes for the meeting of March 7, 2019. The group will consider cancelling the April 18 meeting if nothing is put on the agenda.

**8:10 PM** Board adjourned

Respectfully Submitted: Marie Auger, admin. Assistant

**Referenced Documents:** Site plan outline and lot layout for 194 Worcester Road.