



**Annual Town Meeting Notice**

Per section six of the Town of Princeton General Bylaws, notice is hereby given to all town inhabitants that the May 15, 2021 Annual Town Meeting adjourned due to lack of quorum, will reconvene on **June 12, 2021 at 10:00AM at Thomas Prince School, 170 Sterling Rd, Princeton, MA 01541,**

The Town Constable is directed to serve this notice by posting attested copies thereof fourteen days at least before time of said meeting at Bagg Hall, Mechanics Hall, The Princeton Public Library, and the Princeton Post Office.

Hereof fail not, and make return of this Notice, with your doings thereon, to the Town Clerk, at the time and place of said meeting, as aforesaid.

Given under our hands on this 27 day in May, 2021.

SEAL

A true copy, ATTEST:

Nathan Boudreau, Town Clerk

I have this day posted the above notice at Bagg Hall, Mechanics Hall, The Princeton Public Library and Princeton Post Office.

Date: 05/27/21

Constable MICHAEL E. TRAFECANTE

**Remaining business:**

**ARTICLE 20.** To see if the Town will vote to amend paragraph 2 in SECTION VII of the Princeton Zoning By-Laws by deleting current Section 2 through and including subsection (D), replacing those provisions with the following provisions, and re-lettering the remaining subsections sequentially; or take any other action relative thereto:

2. Non-conforming Structures, Building Lots, and Uses.

The intent of this section of the by-laws is to permit the continuance of prior lawfully-existing non-conforming structures, building lots, and uses. Any new construction or change of use requires a finding by the Building Inspector that the new construction or change of use complies with the current provisions of the by-laws.

(A) Except as hereinafter provided, these by-laws shall not apply to structures or uses lawfully in existence or lawfully begun, or to a building permit or special permit issued before the first publication of notice of the public hearing required by G.L. c.40A, s.5 at which these zoning by-laws, or any relevant part thereof, were adopted. Such prior, lawfully existing non-conforming structures and uses may continue, provided that there shall be no modification of the structure or use except as provided in this Section VII.

(B) Prior lawfully existing, non-conforming structures.

- (1) A proposed addition or expansion that meets currently-applicable setback requirements and that is not substantially more detrimental to the neighborhood than the existing non-conforming structure requires only a building permit.
- (2) A proposed reconstruction on the footprint of a prior lawfully existing, non-conforming structure requires only a building permit.
- (3) A proposed addition or expansion that does not meet currently-applicable setback requirements requires a special permit from the Zoning Board of Appeals on a finding that the proposed addition or expansion is not substantially more detrimental to the neighborhood than the existing non-conforming structure, and Site Plan Review by the Planning Board pursuant to Section XII.
- (4) No proposed addition, expansion, or reconstruction shall be permitted to exceed the currently applicable height regulations.

(C) New structures in a prior lawfully existing, non-conforming building lot.

- (1) On a lot that has at least 50 feet of frontage and an area of at least 5,000 square feet, a proposed new residence that meets the setback requirements in effect when the lot was created and that meets current height regulations requires only a building permit.

(2) Any other proposed new structure requires a variance from the Zoning Board of Appeals.

(D) Addition, expansion, or change of prior lawfully existing, non-conforming uses.

Any addition, expansion, or change of a prior lawfully existing, non-conforming use requires a special permit from the Zoning Board of Appeals on a finding that the proposed addition, expansion, or change is not substantially more detrimental to the neighborhood than the prior lawfully existing non-conforming use, and Site Plan Review by the Planning Board pursuant to Section XII.

(E) Construction or use under a building permit or special permit shall conform to any subsequent amendment of these by-laws unless the construction or use is commenced within a period of not more than twelve (12) months after the issuance of the permit and in cases involving construction, unless such construction is continued through to completion as continuously and expeditiously as is reasonable.

(F) Wherever a prior lawfully existing non-conforming use or structure has been abandoned or not used for a period of two (2) years or more it shall not be re-established and any future use shall conform to these by-laws, unless otherwise authorized by a special permit from the Zoning Board of Appeals on a finding that the re-establishment of the prior non-conforming use or structure is not detrimental to the neighborhood, and Site Plan Review by the Planning Board pursuant to Section XII.

then existing sections (E) and (F) are re-lettered as (G) and (H)

**ARTICLE 21.** To see if the Town will vote to amend Chapter III of the General Bylaws, concerning the Advisory Committee, by deleting § 1 thereof and replacing it with the following:

SECTION 1. There shall be an Advisory Committee consisting of seven legal voters of the Town who shall be appointed in the manner hereinafter provided. No paid employee or SelectBoard member of the Town shall be eligible to serve on said committee. Any other elected or appointed officer or public body member of the Town may be so eligible, provided that the SelectBoard shall not appoint such a person without first consulting the Advisory Committee. If an incumbent member of the Advisory Committee becomes an unpaid elected or appointed officer of the Town or is elected or appointed to another public body of the Town (other than SelectBoard), he or she may remain a member of the Advisory Committee if the SelectBoard so votes, following consultation with the Advisory Committee and provided, in the case of an election or appointment to a public body, that no other Advisory Committee member is already serving on the same public body.

Or take any other action in relation thereto.

*This Town Bylaw change would enable the Select Board to have the flexibility to appoint an Advisory Committee member to other town boards and/or committees to fulfill time-bound, volunteer roles for quorum, business planning and analysis, subject knowledge, recommendations, and voted decisions.*

### **Citizen's Petition**

**ARTICLE 22.** To see if the Town will vote to amend Chapter III of the General Bylaws, concerning the Advisory Committee, by adding the following sentence to Section 1 as a new paragraph:

The Advisory Committee is established pursuant to Massachusetts General Law Chapter 39, Section 16, which states that the Committee “shall consider any or all municipal questions for the purpose of making reports or recommendations to the town;”

or to take any other action in relation thereto.

*This Town Bylaw change would incorporate verbatim the relevant operative wording of the Mass General Law that reflects the broad role the Advisory Committee undertakes in serving the town year-round.*

### **Citizen's Petition**

**ARTICLE 23.** To see if the Town will vote to authorize the Board of Selectmen, pursuant to G.L. c. 40, § 15 and all other enabling authority, to convey to Russell Mason, Trustee of the Robert G. Mason Trust, the fee or some lesser interest, which may include an easement, with respect to a portion the land shown as Lot 2 on Map 11 of the Assessors' Maps, also being a part of Lot 1 as shown on a certain “Plan of Land in Princeton, MA / Hubbardston Road” on file with the Town Clerk, in order to resolve a claim by the said Trustee of adverse possession and/or prescriptive rights, or take any other action relative thereto.