

June 12, 2021

**RECONVENED
ANNUAL TOWN MEETING
MINUTES**



Reconvened Annual Town Meeting
Princeton, MA 01541
June 12, 2021

Quorum needed:	86
Voters Present:	92
Moderator:	Harry Pape
Checkers/Counters:	Lynn Grettum, Frances Thomas, Barbara Gates
Constable:	Michele Powers
Meeting called to order:	11:00 AM
Meeting dissolved:	11:43 AM

ARTICLE 20. Motioned and seconded 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)

Requires 2/3rd majority to pass.

Moderator declared the vote carried by 2/3rds Majority at 11:15AM

ARTICLE 21. Moved and seconded 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.

Moderator declared the vote defeated at 11:22 AM

ARTICLE 22. Moved and seconded 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.

Moderator declared the vote carried at 11:42 AM

Moderator asked for a motion to dissolve the meeting, was raised and seconded. Moderator declared the vote unanimous to dissolve at 11:43AM.

Respectfully submitted,



Nathan R. Boudreau, Town Clerk
Town of Princeton