

2010 REPORT OF THE PLANNING BOARD

A variety of matters came before the Planning Board during the twenty regular public meetings and two public hearings held in 2010.

In January, a Site Plan Review was approved for NEADS to construct an 8,000 square foot building addition on 305 Redemption Rock Trail. Numerous public meetings were held during the previous year and the NEADS organization addressed the Board's concerns.

In March, the Board held a public hearing to explain the details of the proposed zoning bylaw for Home Occupations and how it relates to the Town Plan. Also reviewed was a request by the Building Inspector to make a change in the language which describes calculations for Height Regulations. Both were approved at the May 2010 Annual Town Meeting.

Three "Approval-Not-Required (ANR) Plans" were endorsed which created three new building lots. After numerous preliminary meetings, a Special Permit was granted to Jo-Anne Crystoff for the first Open Space Residential Design (OSRD) development. The Special Permit approval enables the applicant to submit a Definitive Plan for a proposed 5-lot subdivision on Sterling Road. The Knoll at East Princeton, a proposed 5-lot subdivision for Clayton Mosher is an on-going project, with Phase III, the finish coat of asphalt having been completed.

The Board continues to work on goals that support the Town Plan including developing a bylaw for an East Princeton Village Overlay District, participating in the Route 140 Safety Improvement Task Force, and redefining business/industrial zoned areas.

Throughout the year a number of other matters came before the Board with varying outcomes. The Board also participates in Central Massachusetts Regional Planning Commission quarterly meetings and attends various workshops.

The board reorganized in May after member Brian Jackson did not run for re-election in order to fulfill his military commitment. The board was pleased to welcome new member Jerry Gannelli.

Planning Board meetings are typically held on the 1st and 3rd Wednesday of each month. Dates and times are posted at the Town Hall and on the website at www.town.princeton.ma.us. Residents are encouraged to attend and participate in planning issues. We thank you for your support.

Respectfully Submitted,

Tom Daly, Chairman

Richard McCowan, Vice Chair

Members: Mark Canfield, Jerry Gannelli, and James LaChance

2010 REPORT OF THE ZONING BOARD OF APPEALS

The Zoning Board of Appeals received one (1) petition in 2010. A Public Hearing was held and the outcome is outlined below.

PETITION #1:

Variance

Cassidy, William

Cassidy Bradway, Deborah

197 Worcester Road

Denied – 2/2/10

Public Hearings are scheduled on Thursdays as needed and are posted at the Town Hall and on the website.

Respectfully Submitted,

John Puricelli, Chairman

Members: Henry Beth, Walter Kuklinski & alternate Jon Fudeman