

TOWN OF PRINCETON MA
Princeton Advisory Committee
Meeting Minutes
May 1, 2019

AC members in attendance: Wayne Adams, Judy Dino, Bill Lawton, George Handy, Helga Lyons and Mary Jo Wojtusik

Absent: Krista Penning

Advisory Committee (AC) Agenda

Public Hearing – Discussion of Annual Town Meeting Warrant Articles

Facilities Steering Committee II

Planning Board

Post Office Place for temporary office space

Citizens Petition – Financial Committee

Meeting Minutes

Meeting started at 7:00 PM

Public Hearing

Facilities Steering Committee II (Article 11)

Richard Chase presented details regarding the request for an additional \$28k (in addition to \$22k appropriated earlier in the year) to hire a firm with experience in design and construction of public safety facilities. The \$50k is for design and engineering services for floor space design and conceptual elevation design of a proposed new facility at the site of the Princeton Center School. The plan is for this firm to provide three designs with cost estimates; one with the current building façade, one without the façade, and a third “minimalist” design that may not meet all the needs but would be a low cost alternative.

Planning Board (Articles 23 and 24 regarding large buildings and Article 25 trailers)

John Mirick presented details and rationale regarding the three articles. Article 23 is a request to amend SECTION XII. SITE PLAN REVIEW section of the Princeton Zoning By-Law such that a site plan review for all marijuana facilities is required regardless of zoning (business, business-industrial, and residential-agricultural). The amendment would also require a site plan review for any construction or expansion resulting in a structure with a footprint of more than 10,000 square feet.

Article 24 is a request to amend SECTION VI. AREA, YARD AND HEIGHT REGULATIONS that would double the setback requirements for large buildings in residential-agricultural districts to 100 feet from the road and to 60 feet from abutting property lines.

Article 25 is a request to amend SECTION VII. GENERAL REGULATIONS such that the use of mobile homes and trailers as permanent residences is prohibited with an additional amendment to allow

temporary use of a trailer or mobile home during repairs or construction for one year, with site plan review, and a provision for extension.

Temporary Office Space at Post Office Place (Article 18)

Dave Cruise and Jimmy O'Coin presented rationale regarding Article 18, a request for \$158,000 from unexpended funds (funds resulting from foregoing the repairs to Town Hall Annex) for renovation of leased space for temporary town offices during the Bagg Hall stabilization project. The requested amount would also be used for moving expenses, move-related IT expenses, and possibly office furniture. A "back of the envelop" budget was presented but it was unclear how much money was for renovation of leased space and how much was for moving expenses. The request for funds is being made now because the Bagg Hall work may begin as early as this fall.

Citizens' Petition (Articles 21 and 22)

Ed Cichon presented details regarding Articles 21 and 22 requesting the Town consider changing the Advisory Committee to a Finance Committee with additional responsibilities with the intent of providing a formal and robust financial planning and governance process that includes a more comprehensive annual budget, revenue and tax levy projection for consideration at Annual Town meeting.

Discussion points and recommendations by Public Hearing attendees

- The Facilities Steering Committee clarified the terms, conceptual designs versus "shovel-ready" and further elaborated on the request for 3 options. The options with and without the Princeton Center façade are have been included so that voters can provide input/decide once the costs are known. The "minimalist" option has been included because it is the committee's opinion that a building that meets all of the needs will cost ~\$7M and they would like to present a low-cost alternative.
- There was a suggestion to change the wording of Article 21 – Section 4 vii from "consider and approve" to "consider and recommend." Article 21 is the Citizens' petition for a Finance Committee. There was discussion about the proposed Finance Committee member appointment process.
- There was question raised concerning Article 4 D – OPEB regarding the rational for the funding at \$10k. The plan is to maintain the same level of funding as in recent years.

Public Hearing ended at 10:00 pm.

Advisory Committee Business

The AC voted (Y-5, N-0) to provide a one-page summary of operating budget and AC recommendations for Warrant Articles. (Note: One member of the AC left at the end of the Public Hearing).

The AC voted on a number of Articles that either had been discussed previously or required no further discussion. The voted recommendations are in the following table.

Warrant Article Number	Advisory Committee Decision	Advisory Committee Vote: Yes, No, Abstain	Warrant Article Number	Advisory Committee Decision	Advisory Committee Vote: Yes, No, Abstain
1	Approve	5,0,0	14	Approve	5,0,0
2	Approve	5,0,0	15	Approve	5,0,0
3	TBD		16	Approve	5,0,0
4	Approve	5,0,0	17	Approve	5,0,0
5	Approve	4,0,1	18	TBD	
6	Approve	5,0,0	19	Approve	5,0,0
7	Approve	5,0,0	20	TBD	
8	Approve	5,0,0	21	TBD	
9	Approve	5,0,0	22	TBD	
10	Approve	4,0,1	23	Approve	5,0,0
11	Approve	5,0,0	24	Approve	5,0,0
12	Approve	5,0,0	25	Approve	5,0,0
13	Approve	5,0,0			

The Articles that are listed as TBD will be discussed and voted on at the AC meeting to be held on May 8th at 6:00 pm.

Approve of meeting minutes from April 24th

Minutes approved: Yes-6, No-0, Abstain: 0

Meeting adjourned at 10:42 pm.

Minutes recorded by Mary Jo Wojtusik, AC Member