

**TOWN OF PRINCETON, MA
PLANNING BOARD
REGULAR MEETING
Wednesday, March 28, 2007**

The meeting was opened at 7:30 PM. Present were: Rick McCowan, Mark Canfield , James LaChance, Brian Jackson, and Tom Daly.

General Discussion: Rick said the Selectmen and the Steering Committee would do a final review of the Master Plan in May.

By-Laws Discussion: Judi Barret lead a discussion of the By-Laws draft revisions. She suggested Site Plan and OSRD be the priority. The Planning Board and the Selectmen would need to decide whether the revisions be approached in small steps or one big bite. All the by-laws would be subject to State AG approval.

Regarding fees, she indicated her experience suggested developers generally were not opposed as long as there appeared to be “reasonableness.” The Board can retain unused fees.

It is generally best to have explicit guidelines rather than reliance on special permits or Board discretion in order to provide a level of expectation for developers of what is permissible.

Landscape architect can be required but outcome can’t be regulated. It might best be tied to development standards within a district but not so tight as too limit creativity.

Judi will provide the Board with “guidelines” from Boxborough. They are not as onerous as Franklin. The Planning Board could then issue “Design Review Guidelines”.

Not much can be done about ANR lots until the State acts.

It’s difficult to require shared driveways.

The Board might not want to include multi-family in OSRD in order to lessen objections.

An innovative by-law to impact storm water management could be included in Site Plan Review.

Town Counsel should review by-laws prior to the special Town Meeting to present the by-law revisions.

The Board complimented and thanked Judi for her tremendous effort in drafting the by-law revisions.

At 9:45 PM, Rick made a motion to adjourn, Brian seconded. All were in favor (5-0).

Tom Daly, Clerk