

**TOWN OF PRINCETON  
PLANNING BOARD  
September 17, 2008**

---

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

**ANR-207 Thompson Road**

Craig Stimpson presented a plan to separate a 3.3-acre house lot from a 100+-acre Agricultural Preservation Restriction parcel. The house lot is non-conforming due to setback requirements and APR land requires an act of Legislature to modify. The applicant appeared before the ZBA in August and was granted a Special Permit. Tom moved to approve the plan as presented. Rick seconded. All were in favor (4-0). The Board collected the application and \$50.00 fee.

**ANR- 112 Brooks Station Road**

Sue Getz presented a plan to redraw lot lines. The original plan went across the septic system and the new plan goes around it. Rick moved to approve the plan as presented. Tom seconded. All were in favor (4-0).

**Site Plan Review- Sean Conway – 5 Hickory Drive - continued**

The Board reviewed a letter from Town Counsel dated September 16, 2008 in response to John Wilson's questions relative to lots 47-8 & 47-9 on 5 Hickory Drive. Sean Conway was present for the discussion. The Board discussed grand-fathered rights relative to lot 47-9, formerly owned by the Marsh family and asked Sean to talk with John Wilson on whether or not the lot lost its rights for zoning purposes under Marsh's ownership. David Caporillo from the Conservation Commission was also present and asked about wetlands. According to Sean about 65% of the lot is wet. David asked the Board to require an RDA to determine the exact area of wetlands. The Site Plan Review will be continued until October 1<sup>st</sup> if the lot is considered grand-fathered.

**Heritage Bible Chapel – Site Plan Review Discussion**

The Board invited HBC to discuss a Site Plan Review for the new Christian school they are operating under a temporary occupancy permit issued by the Building Inspector. Pastor Eric Hartlen and staff members from the school were present for the discussion. Pastor Hartlen explained they began communicating with John Wilson with regard to the school in June and had on going communication through letters and meetings with him throughout the summer. After correspondence with their attorney and town counsel, HBC believed a Site Plan Review was not required. The change in use is minimal, with 35 students and lunch will not be served. After much discussion the Board agreed there is a change in use, however it is minimal. Jim moved to recognize there is a change in use that does warrant a Site Plan Review, however after reviewing the details, the change is minimal and the Site Plan requirement is waived at this time. A Site Plan may be required if the situation changes. Rick seconded. All were in favor (4-0).

A letter will be sent to HBC stating the requirement is waived at this time and that the Board will revisit if the situation changes.  
HBC offered to meet with neighbors to provide information and answer questions.

**Rules & Regulations to be updated**

The Board reviewed suggested changes to the rules and regs with respect to RPOD, Backlot and OSRD. All changes will be sent to Jim and he will draft changes and bring to the next meeting for review.

**Meeting Minutes**

*September 17, 2008- Regular Meeting* - Jim made a motion to accept the minutes. Tom seconded. All were in favor (4-0).

**Updated Bylaws to be posted on Town Website**

Brenda will ask the Webmaster to post a notice stating changes have been made to the bylaws and to contact the Town Hall for an updated copy. The updated bylaws will be posted on the web site in the near future.

The meeting was adjourned at 9:50 PM. All were in favor.

Respectfully Submitted,

---

Brenda Savoie  
Administrative Secretary