

**TOWN OF PRINCETON
PLANNING BOARD
REGULAR MEETING
November 19, 2008**

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

Princeton Historical Society (PHS) – Accessory Apartment Bylaw Discussion

Joyce Anderson, Sheila Dubman and Alex Fiandaca were present for the discussion. The PHS is concerned about the exterior of homes built fifty years ago and earlier and wants to ensure the addition of an accessory apartment doesn't change the historical aesthetics of the home. They are requesting to be part of the approval process with the Building Inspector and to have authority to approve the accessory apartment. The Board discussed the Special Permit requirement for the accessory apartment bylaw and how that would allow the PHS to participate in a public hearing and offer an opinion. The Board does not want to burden the homeowner by requiring approval by the PHS in addition to the necessary approvals already required. PHS will be on the list to be notified when an accessory apartment Special Permit application is submitted. The Board will keep the PHS informed of future discussion on this new bylaw.

Gates Road – Common Driveway Update

Frank Patrone provided an update to the Board on the Nakuset Way Common Driveway with regard to Janet MacDonald's safety concerns. Frank explained Jeff Richards met with the Select Board in October and they discussed the visibility concern and determined the driveway location allows for the best visibility on the road with the northerly sight distance at 564.65 feet and the southerly at 312.5 feet.

Additional discussion items from the Select Board meeting include:

- Chief Schmohl requested a school bus pull over area to improve safety. Jeff is considering that as a possibility.
- The grading of the road creates visibility issues and caution signs will be installed to alert drivers of the road conditions. The Highway Department will also work to improve the grading when the road is reconstructed.

Tree clearing for Phase I of the common drive construction is complete. Phase II involves installing the base gravel and will take place soon.

The Board will send a letter to Janet informing her of tonight's discussion.

Review Accessory Apartment Bylaw Draft

The Board reviewed the draft. Changes discussed include:

- Delete "Zoning Board of Appeals" as the Special Permit granting authority in section B. The Planning Board will be the only granting authority. This will keep it consistent.
- The Board discussed size requirements of the apartment in section B (5). One idea is to allow it to be 900 square feet or 1/3 of the dwelling, whichever is smaller. The concern is not to have the dwelling become a two family.
- John Wilson suggested in a memo to the PHS that the building be attached and be limited to a maximum of 700 square feet and not a percentage of the dwelling.
- There was discussion about whether a size restriction is necessary. It could put unnecessary limitations on the petitioner.
- The exterior must continue to look like a single family home.

Review Accessory Apartment Bylaw Draft- continued

- The enclosed staircase requirement in section B (8) will be deleted and in its place will be: “Shall be designed to be compatible with the architecture of the building.”

Alex Fiandaca provided a copy of West Boylston’s Accessory Apartment Bylaw. Their Bylaw states that a Special Permit must be renewed with the transfer of ownership and existing accessory apartments must be brought into compliance

Brenda will send a copy to the Board for review. Jim will update the draft and the Board will discuss at the next meeting.

Meeting Minutes

November 5, 2008- Regular Meeting - Tom made a motion to accept the minutes. Brian seconded. All were in favor (5-0).

ANR Fee Increase

Brian moved to increase the current fee of a \$50.00 minimum and \$25.00 per lot to \$100.00 per lot. Tom seconded. All in favor (5-0).

All Boards Meeting

Mark will present an overview of goals and accomplishments at the meeting on Thursday, November 20.

East Princeton Village District Development Committee Update

There are currently five members. A meeting to develop a charter will be scheduled soon.

The Board reviewed the mail.

The meeting was adjourned at 9:15 PM. All were in favor.

Respectfully Submitted,

Brenda Savoie
Administrative Secretary