

**TOWN OF PRINCETON  
PLANNING BOARD  
REGULAR MEETING  
September 3, 2008**

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

**The Knoll – Jim Shuris Inspection Report**

The Board reviewed the report dated 8/24/08. The Board will ask Jim to remain involved in the project and work with Clayton Mosher and Doug Andrysick. Brenda will draft letter to Jim and send to Mark for review.

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

The public meeting opened at 7:45 pm for the discussion for the Site Plan Review submitted by Sean Conway on August 19, 2008 for his property on 5 Hickory Drive. Sean is proposing to combine lots 47-8 (residential) and 47-9 (residential / business on assessors' map #15 to meet minimum acreage requirements for storage of landscape/construction equipment. He would like to store a 1 ton dump truck, a 10 wheel commercial dump truck, two trailers, a bob cat and mini excavator. He would like to establish and protect his business zoning. The proposed storage would be in the back corner of lot 47-9 and would not be visible from the street.

The Board discussed the issue of having multiple uses on one lot. It's possible lot 47-9 may be allowed for business use. Town Counsel would have to determine. Building Inspector John Wilson said lot 47-9, which is 1.84 acres and was grandfathered, however it may have lost that status and may not be a legal lot. Sean will work with John to determine the status. John will contact Town Counsel to get their opinion on whether a lot that was grandfathered can be used as a business lot. Sean is a member of the Building Trades. Abutters Jon and Rosemary Fudeman questioned the on going use of vehicles passing through a residential lot and consider that more than just storage. Sean will get more information and the review will be continued to the September 17<sup>th</sup> meeting.

**Site Plan Review– Thomas Lyons – 273 Hubbardston Road**

The Site Plan Review was continued from the August 13<sup>th</sup> meeting. Building Inspector John Wilson and Fire Chief Ray LaPorte were present for the discussion.

The Board reviewed the business plan from Kyle Zelle and a letter from professional engineer Allen Paige.

John Wilson will issue a six-month permit for the operation to take place outside the building while modifications take place inside.

Jim moved to approve the Site Plan Review for Thomas Lyons for a six-month period contingent upon conditions (below). Tom seconded. All in favor (4-0).

**Manufacture of Biodiesel – Kyle Zelle**

1. Up to 1000 gallons of bio diesel can be manufactured per week, outside under tent. No inside storage, except for empty containers
2. Contact the Planning Board and Building Inspector with any changes to the building
3. Meet with the Board within six months
4. Hours of operation between 7 am and 7 pm
5. Cell phone communication available to contact fire department immediately for any spills
6. Spill response plan signage must be posted to the satisfaction of the fire department
7. Site must be kept neat and orderly

8. Limited lighting in work area must be downward directed
9. Bob Warren will add power to prevent overloading

Storage of Landscape and Construction Equipment & Screen Loam- Sean Conway

1. Park equipment away from biodiesel work area
2. Eliminate backup beeping on all equipment
3. Premises must be kept neat and orderly

**Heritage Bible Chapel – Christian School**

The school opened without a permit from the Building Inspector. A cease and desist order has been issued. Rick moved to send a letter to the Heritage Bible Chapel informing them they are required to apply for a Site Plan Review due to a change in use and request they appear before the Board within 30 days. Jim seconded. All in favor (4-0). Brenda will draft letter and send to Mark.

**E. Princeton Village District Committee Update**

The recruiting process is underway. Dennis has a list of interested people. Mark will contact Dennis. More discussion will take place at the next meeting.

**Meeting Minutes**

*August 13 2008- Regular Meeting* - Jim made a motion to accept the minutes as amended. Tom seconded. All were in favor (4-0).

**Updated Rules & Regulations**

The Board will email drafts to Brenda and be prepared to discuss at the next meeting.

**Bond for Cell Tower Removal**

A letter will be drafted to cell tower companies requesting the removal bond amount be increased.

The meeting was adjourned at 10:00 PM. All were in favor.

Respectfully Submitted,

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Brenda Savoie  
Administrative Secretary