

**TOWN OF PRINCETON
PLANNING BOARD
REGULAR MEETING
November 5, 2008**

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

Bylaw Inconsistencies – Definition of Lot Frontage

Rick discovered an inconsistency in the definition section of the Bylaw with regard to lot frontage. The definition states:

“A lot line coinciding with the sideline of a street which provides both legal rights of vehicular access and physical vehicular access to the lot, said line to be measured continuously along a single street or along two intersecting streets if their angle of intersection is greater than one hundred and twenty (120) degrees. Vehicular access to a building site on the lot shall be exclusively through the frontage of the lot, except as may be authorized by special permit from the planning board under section XV of this Bylaw.”

This is inconsistent with the Bylaw, which indicates frontage must be from a single street and the vehicular access sentence is also inconsistent. The bylaws have been silent on access.

Tom questioned whether frontage from two streets should be allowed in certain cases, especially where one street turns into another as is the case with West Boylston St and Brooks Station Rd. He may address this issue in the future and talk with the Board about updating the bylaw.

Rick made a motion to place before town meeting a revision to the definition section of the Zoning Bylaw under Lot Frontage to read:

“A lot line coinciding with the sideline of a street, which provides legal rights of vehicular access to the lot, said line to be measured continuously along a single street.”

Brian seconded. All in favor (5-0).

Rick made a motion to delete the last sentence in the Lot Frontage definition, which currently reads:

“Vehicular access to a building site on the lot shall be exclusively through the frontage of the lot, except as may be authorized by special permit from the planning board under section XV of this Bylaw.”

Tom seconded. All in favor (5-0).

Home Occupation – New Zoning Bylaw Discussion

The Board reviewed the draft bylaw from Judi Barrett for Home Occupations. Phil Mighdoll and Jon and Rosemary Fudeman were present for the discussion. Since this is a completely new Zoning Bylaw, Mark will write a brief introduction outlining the purpose.

Home Occupation – New Zoning Bylaw Discussion-continued

Section 1 of the Bylaw summarizes the six categories of home occupations. Home Professional Office, Home Personal Service, Home Business Workshop, Home Hospitality or Tourism Establishment, Home Specialty Retail and Home Farm Stand. Home Professional Office, Home Business Workshop and Home Farm Stand are considered occupations that have minimal impact and are permitted under this bylaw, as long as they meet requirements outlined in Section 2 and are not intrusive to the neighbors.

Home Personal Service, Home Hospitality or Tourism Establishment and Home Specialty Retail are more involved and would have more impact, therefore a Special Permit is required.

In Section 2, item B, the wording will be changed from “owner occupant” to “resident occupant” to allow those renting a home to operate a business.

The Home Farm Stand will require details on square footage. It doesn't fit into the category of 25% gross floor area of the dwelling as indicated in Section 2.

In Section 3, a paragraph will be added to explain a home occupation with more than one employee in one of the permitted categories may be allowed with a Special Permit.

The Board will consider adding a sentence concerning the effect on the value of nearby properties as requested by Jon, although they believe other problems would be brought forth long before property values are affected.

Jim will update the draft and bring back to the Board to discuss at the next meeting.

East Princeton Village District Development Committee Update

Mark currently has two volunteers to serve on the committee. He will check with Joyce Anderson from the Historical Society and Dick Stewart from a business prospective. A meeting will be scheduled to develop a charter.

Meeting Minutes

October 15, 2008- Regular Meeting - Mark made a motion to accept the minutes. Tom seconded. All were in favor (5-0).

All Boards Meeting

Mark plans to briefly deliver information on what the Planning Board has accomplished over the past year.

The Board reviewed the mail.

The meeting was adjourned at 9:30 PM. All were in favor.

Respectfully Submitted,

Brenda Savoie
Administrative Secretary