



**Board of Selectmen  
Minutes  
March 30, 2010  
Town Hall Meeting Room**

The meeting was called to order at 7:00PM by Vice Chair, Lucy Wallace in the Town Hall Meeting Room. Lucy Wallace, Tim Clark, Marie Sobalvarro and Peter Warren were all in attendance. Ron Ricci entered at 7:05PM.

**MUNICIPAL BUILDINGS TASK FORCE** – Committee member Ron Ostberg was present to provide a report to the board outlining their task and progress to date. He explained the committee members have been meeting since October and have conducted three public forums on the subject.

He summarized with conclusions as follows:

- Town government should continue to reside in Town Hall. The building can be renovated (and possibly expanded to include the old ambulance building) to accommodate all the offices, meeting space and storage necessary for efficient and effective town government.
- Liberation of upper Town Hall for town gatherings is highly desirable.
- The old library has two possible uses: a revenue generating Business Center; a multi-purpose Community Center. Both can to be tested in the coming year. The first in the market place; the second by actual use.
- While purchase of the Catholic Church for the Council on Aging has merit, neither availability nor successful negotiations can be assumed. Therefore, alternative accommodations of COA activities have to be identified. Reconfiguration of the Hildreth property is one option. Dividing its function between the Community Center, renovated Town Hall and other non-profit facilities is another. These and other options would be explored in the coming year.
- Optimizing use and minimizing capital and operating costs of civic facilities – both Town owned and non-profits – are important goals. To achieve them, an inventory/scheduling tool should be developed and implemented in the coming year.

Ostberg explained these conclusions establish clear objectives but to move to the next step of recommending specific construction projects more information is required. The task force presented their findings to the Capital & Finance Committees. He said both committees were in favor of the objectives set forth for the upcoming year. Ostberg said the task force will reorganize its volunteer base and will require funds for professional services in the amount of \$70,000. The funds are to study basic upgrades to the Hildreth House and former library buildings in addition to establishing engineering and construction cost estimates. He said the creation of a pilot project to establish the interest for community use of the former library space would begin and also an RFP will go out to determine if leasing of the facility may be desired. Lucy Wallace said the task force will come back in late April early May to request necessary appointments in order to maintain the level of interest the task force is currently experiencing.

Lucy Wallace presented Tim Clark with the pen used to sign legislation accepting the Home Rule Petition for the town center sewer to thank him for all his efforts over the past few years.

**ANNUAL TOWN MEETING WARRANT** – Tim Bragan presented the board with the additional warrant articles they had not viewed yet.

- Capital Stabilization Funding mechanism
- Town building lighting upgrades
- Resolution to proactively pursue commercial development in Harvard's Commercial District – EDAT submission
- Amend General Bylaws – Stretch Energy Code
- Local option room occupancy tax
- General Bylaws – Vehicles, unregistered or junked

**Capital Stabilization funding mechanism** - Tim Clark questioned the necessity of this article. Tim Bragan explained this came about initially from Marie Sobalvarro's suggestion to have a policy in place regarding the use of Certified Free Cash which materialized into the Capital Stabilization funding mechanism. Bragan assured the members the funds can be transferred in a different manner if an extenuating circumstance in the current year budget that was unforeseen materialized that may affect the level of required services or the invested balance in the General Stabilization Fund fell below 5% of the Omnibus budget.

**Resolution to proactively pursue commercial development in Harvard's**

**Commercial District** – Tim Bragan explained this article is similar to the FIAT article on last years warrant. Lucy Wallace wondered if this article is premature considering EDAT has not submitted a final report. Marie Sobalvarro agreed stating EDAT has made good progress considering the large scope they were given but there are still many unanswered questions. Ron Ricci invited EDAT member Bill Johnson to come forward to provide some insight. He explained the EDAT survey was quite successful with about 500 responses which resulted in 68% indicated the interest in moving forward with a limited amount of commercial development, 18% against any development and 14% neutral. He indicated the two major concerns are traffic and negative environmental impact & possible reduction in housing values. Johnson said the North Harvard responses indicated a 52% interest in further commercial development with strong support toward a modest grocery store/pharmacy. Johnson encouraged the push toward establishing or involvement in a regional ETA (Economic Target Area) which could result in increased support from the state level. Tim Clark said he looks forward to a final report but agrees with Wallace and Sobalvarro on it being premature. Peter Warren and Ron Ricci said they are not opposed to the article and suggest allowing the town the opportunity to decide next steps. Lucy Wallace strongly suggests the committee continue whether it is with the current members or new. The board members decided EDAT should submit the article separate from the Board of Selectmen.

**Amend General Bylaws – Stretch Energy Code** – Tim Bragan explained this article has been requested by the Harvard Energy Advisory Committee. Eric Broadbent from the committee was present and explained this is part of the requirements Harvard must meet to become a Green Community. He explained this will allow Harvard access to additional funding sources. Peter Warren was reluctant due to the additional requirements and costs

that will be placed on residents. Ron Ricci invited Eric Broadbent to come back to the April 6<sup>th</sup> meeting for further discussion.

\*\*\*\* On a Clark motion, the Board voted unanimously by a roll call vote (Sobalvarro– AYE, Wallace – AYE, Ricci – AYE, Warren – AYE, Clark - AYE) to enter into executive session at 8:05pm, as authorized by Chapter 39, Section 23B of the Massachusetts General Laws, at a meeting for which 48-hours notice has been given, to discuss on-going union negotiations as well as potential litigation. Following the executive session, the Board will reconvene into open session, for the sole purpose of discussing the warrant and then adjourning. \*\*\*