



**Board of Selectmen
Minutes
Tuesday, June 19, 2012 at 7:00pm
Town Hall Meeting Room**

The meeting was called to order at 7:00PM by Chair, Lucy Wallace in the Town Hall Meeting Room. Selectmen Lucy Wallace, Marie Sobalvarro, Ron Ricci, Tim Clark and Bill Johnson were all in attendance as well as the Town Administrator Tim Bragan and Executive Assistant Julie Doucet.

MINUTES

On a Sobalvarro/Johnson motion, the board voted unanimously to approve minutes of 4/28 & 6/4, as presented.

TOWN ADMINISTRATOR REPORT

Tim Bragan announced the Lion's Club has submitted an entertainment license request for their annual Fall Festival which will be held on Friday, September 14 through Sunday, September 16th. The board will need to approve this request at an upcoming meeting.

Bragan invited the board to attend the Nashoba Valley Regional Emergency Communication Center ground breaking ceremony which will be held on Tuesday, June 26th in Devens at 10:30am.

Bragan said the board will need to discuss a request from the Harvard Community Solar Garden I & II for space in Harvard's large scale ground mounted solar photovoltaic facilities overlay district for the purpose of constructing and operating up to 500kw of PV solar. He explained a lease would need to be granted to allow this. Worth Robbins a member of the Harvard Community Solar Garden I & II had provided the guide to developing solar photovoltaics at Massachusetts landfill as a reference. This item will be discussed later in the agenda.

Bragan explained the Town Center Sewer project contractors are making progress and are currently working on Still River Road. He said the Sewer Commission held their first informational meeting for residents within the district on Monday night. This portion of the project is expected to be completed in July. The next steps include beginning the DEP permitting process and selection of necessary contractors such as drain layers and grinder pump contractors. These steps must be taken prior to the connections. The Sewer Commission will hold another informational meeting in September.

BARE HILL POND WATERSHED MANAGEMENT COMMITTEE APPOINTMENTS

Pond Committee member Mark Hardy was present to introduce Megan Glew and Peter von Loesecke for appointment to the committee. Glew and von Loesecke both spoke briefly about their qualifications and interest. On a Ricci/Sobalvarro motion, the board voted unanimously to appoint Peter von Loesecke to a three year term and Megan Glew to a two year term.

FINANCE COMMITTEE CANDIDATE INTRODUCTIONS

Moderator Bob Eubank was present to announce the positions up for appointment this year on the Finance Committee. He explained Steve Colwell and Alice von Loesecke's three year appointments are up along with the two yearly associate member positions held by Laura Vilain and Alan Fraser. He indicated they have all expressed interest in continuing. Eubank then introduced Leo Blair as the only new resident who has expressed interest in being appointed to the Finance Committee. Blair was under the impression there may have been a vacancy but considering those serving wish to continue he would support the Moderators decision to re-appointment them. He offered to serve in the future if the opportunity arises. Eubank said formal appointments will be announced by July 1st.

FRUITLANDS MUSEUM LIQUOR LICENSE – FORM 43

On a Clark/Sobalvarro motion, the board voted unanimously to endorse the form 43 for Fruitland's Museum due to their change of director and operating agreement. An updated form was required for submission due to a tax issue which has been resolved.

ANNUAL APPOINTMENTS

On a Ricci/Johnson motion, the board voted unanimously to reappoint all town employees as presented.

On a Clark/Johnson motion, the board voted unanimously to approve the Ambulance roster dated 6/13/2012.

On Ricci/Johnson motion, the board voted unanimously to appoint those on the committee/board list who indicated yes except for the Municipal Building Committee (MBC).

MASSDEVELOPMENT LETTER

Ron Ricci explained the letter has been drafted basically reaffirming Harvard's interest in receiving the audit done on Police operations in Devens and requesting both the opportunity to bid on those services and the audit report on Devens policing. On a Sobalvarro/Clark motion, the board voted unanimously to endorse letter to George Ramirez at MassDevelopment.

PROPOSAL FOR TRANSITION OF THE PILOT PROJECT TO THE CENTER ON THE COMMON

Harvard resident and neighbor of the old library Robert Hubert of 9 Old Littleton Road was present to explain the proposal and his involvement. Hubert explained he has been a resident in town for 25 years and has been involved in the community through the Boy Scouts for 10 years. He has become familiar with the Pilot Project through an exhibit he is working on with the Historical Society. He gave a brief overview of his background and experience which includes art, work with non-profits and marketing. He explained attorney Jim Breslauer is assisting the project with their filing to become a 501C3 which is underway. Hubert is encouraged by the progress made thus far by the Pilot Project and as a business man is excited to lead the project toward success. His focus will be to ensure the transition of the project into a full fledged community center with a long term goal of establishing a self sustaining cultural center. Hubert explained the Pilot Project has entrusted him as their leader through this transition phase. He is also familiar with historic preservation of buildings and understands the importance of this. Hubert is aware of the town hall relocation decision that needs to be made but at this time his interest is in keeping the organization moving forward by

initiating a rental agreement negotiation process with the town. He suggested a 90 day negotiation period. He believes the project can pay for basic operating expenses now such as electricity and heat and is comfortable establishing long term solutions for preservation/maintenance of the building. Pilot Project member Willie Wickman was present and expressed her enthusiasm over Hubert's involvement. The BOS members were supportive of Hubert's vision. Johnson and Ricci articulated the importance for the organization to eventually take on all financial responsibilities for the building. This will alleviate the cost to taxpayers. On a Sobalvarro/Johnson motion, the board voted unanimously to negotiate a rental agreement with Harvard's Center on the Common to be concluded within in 90 days. Hubert agreed to consider alternate locations of operation in the event the BOS determines the most cost effective relocation scenario is to relocate the town hall to the old library during construction.

COMMUNITY SOLAR GARDEN REQUEST

Present: Worth Robbins, Steve Strong (Solar Design Associates), Eric Broadbent, and Jim Elkind

Worth Robbins began the discussion by explaining the solar garden concept came about due to Harvard's participation in the Solarize Mass project. Some residents were unable to participate because their site was not suitable which caused those interested to form the Harvard Community Solar Garden LLC's. Robbins said LLC I includes 36 residents and three local businesses located in Harvard's National Grid Load Zone and LLC II was formed to build a similar sized system which will be offered on the same basis once a location has been established. He explained they have pursued permitting of the first community solar garden in an A/R district but have been denied. He said one of the objections has been that the town already has land set aside for PV solar. He added the PV overlay district is the only place where large-scale (over 250kw) solar is specifically allowed. They have now submitted an application to the Building Inspector/Zoning Enforcement Officer proposing the project in the commercial district. The previous application in the A/R district was denied by the Building Inspector/Zoning Enforcement Officer and the decision was upheld by the Zoning Board of Appeals. At this time, they are requesting the Board of Selectmen publish a Request for Proposals (RFP) seeking proposals to lease up to 4 acres for the construction and operation of 250 to 500kw of photovoltaic solar, serving generation needs to residences and small businesses within the Town of Harvard and adjacent towns. Energy Committee member Eric Broadbent said he has spoken with the DPW Director Rich Nota about accessing area in the transfer station where the old landfill was located. Another alternative suggested is for the Planning Board to expand the overlay district which would require town meeting approval. Robbins said due to grant funding that will expire this fall their request is time sensitive. Jim Elkind said the BOS must consider what it means to give up this area for residential use. He believes meaningful progress must be shown to the state by August 1st. Steven Strong said once a permit is granted the system can be built in three months. Robbins believes the state is defiantly interested in seeing this project through as it is the first of its kind. The board agreed to consider holding a special town meeting but need to seek guidance from the Energy Committee regarding future municipal use of the site, approach the Planning Board about expanding the overlay district and meet with the DPW Director Rich Nota to discuss the concept and landfill uncertainties. The board will revisit the discussion at their July 10th meeting.

DISTRICT LOCAL TECHNICAL ASSISTANCE PROGRAM (DLTA)

The BOS decided to not sign the agreement at this time due to existing questions.

REVISED BOS POLICIES & PROCEDURES

On a Ricci/Johnson motion, the board voted unanimously to accept the amended version.

TOWN HALL BUILDING COMMITTEE CHARGE

Tim Clark reported the current Municipal Building Committee members Pete Jackson, Doug Coots and Chris Cutler submitted a draft charge for consideration. He said the committee members were unable to attend the meeting. He reported the requests for qualifications on design services are due Wednesday, June 20th. Clark explained the committee drafted the charge to focus specifically on the town hall construction and reduce the size of the committee to three. He indicated the current members have expressed interest in continuing if the revised charge is accepted. Ron Ricci provided some revisions for the board to consider. The main item of contention was the number of committee members. Ricci suggested seven instead of three. The board decided on specific skill sets necessary to complete the committee make up adequately. After some debate the board decided the Committee shall be comprised of five voting members as follows: Town Administrator; and four members whose suggested experience would include: Individual with experience in managing a building committee or project manager for architectural/construction projects; Architect: experience with historic buildings; Civil and/or HVAC Engineer or experience with high performance building envelopes; Contractor/Developer: experience with architectural construction/office development; Municipal finance.

On a Wallace/Johnson motion, the board voted unanimously to adopt Ron Ricci's draft as amended.

The meeting was adjourned at 10:20pm.

Documents referenced:

BARE HILL POND WATERSHED MANAGEMENT COMMITTEE APPOINTMENTS

Volunteer forms: von Loesecke dated 6.1.2012 and Megan Glew dated 6.1.2012

FIN COM CANDIDATE INTRODUCTIONS – Leo Blair volunteer form dated 4.30.2012

FRUITLANDS MUSEUM LIQUOR LICENSE – Form 43 dated 6.19.2012

ANNUAL APPOINTMENTS – spreadsheets FY13 committee/boards & employees

Ambulance roster dated 6.13.2012

MASSDEVELOPMENT LETTER – dated 6.19.2012

PROPOSAL FOR TRANSITION OF THE PILOT PROJECT

TO THE CENTER ON THE COMMON – proposal dated 6.13.2012

COMMUNITY SOLAR GARDEN REQUEST – letter dated 6.2.2012

DISTRICT LOCAL TECHNICAL ASSISTANCE PROGRAM – agreement dated 5.1.2012

TOWN HALL BUILDING COMMITTEE CHARGE – draft dated 6.14.2012