



**Board of Selectmen
Minutes
Tuesday, May 19, 2015 at 7:00pm
Hapgood Meeting Room**

The meeting was called to order at 7:00PM by Chair, Ron Ricci in the Hapgood Meeting Room. Selectmen Lucy Wallace, Leo Blair and Ken Swanton were in attendance as well as Town Administrator Tim Bragan and Executive Assistant Julie Doucet.

National Grid Pole Petition Hearing - South Shaker Road

Ron Ricci opened the hearing by reading the legal notice.

National Grid representative Steven Soucy explained this is a support pole. Currently a guy wire is there which was put up by Verizon. They will install a new support pole and anchor. DPW Director Rich Nota has reviewed the petition.

Public comment

Al DeLuca, 55 South Shaker Road, asked what the purpose of the pole is. He wondered if it would help to reduce the number of times they lose power.

Soucy reiterated this is a support pole and has no electricity going to it. This approach is a better practice to support the pole than what is currently in place.

On a Wallace/Blair motion, the board voted unanimously to close the hearing.

On a Wallace/Blair motion, the board voted unanimously to grant request as submitted.

National Grid Pole Petition Hearing

Myrick Lane, Simon Atherton Row, Babbitt Lane & Ann Lee Road

Ron Ricci opened the hearing by reading the legal notice.

Soucy explained their plan is to rebuild the underground electric in this residential development. He noted the current system of underground wires were directly buried back in the 70's. Now whenever there is a problem it requires excavation. They will place conduits in the roadway to run cables through which will make repairs easier. Wallace asked if they will repave the roadways. Soucy said they will dig up about a 4ft strip, install the conduit and temporarily pave the area. Once the area has settled (3 to 6 months) they will newly pave. This will work will be coordinated with the DPW department.

Public comment

Bill Duckett, 26 Simon Atherton, asked if residents yards would be dug up. Soucy answered no only roadways. Duckett also asked if there would be any power outages during construction. Soucy said outages would only affect a few houses at a time and would not be more than an hour.

On a Wallace/Blair motion, the board voted unanimously to close the hearing.
On a Wallace/Blair motion, the board voted unanimously to approve as presented.

Minutes

On a Blair/Wallace motion, the board voted unanimously to approve the minutes of 4/28, as presented.

On a Blair/Wallace motion, the board voted unanimously to approve the minute of 5/5, as presented.

Water System Study Committee

Current member Kyle Hedrick was present two recommend the appointment of Jack Guswa and Carrie Fraser to the committee. On a Wallace/Blair motion, the board voted unanimously to appoint Carrie Fraser and Jack Guswa to the Water System Study Committee.

Pond Road parking for water source protection

Ron Ricci and Kyle Hedrick met with Park & Recreation commissioners Wyona Lynch-McWhite and Steve Gordon to walk the area where the parking ban is proposed. Ricci also met with a homeowner in the area whose main concern was over signage. The ban will begin about 50 feet from Whitman up Pond Road to pole #8. He believes this will eliminate 3 or 4 parking spaces. On a Blair/Wallace motion, the board voted unanimously to ban additional parking on south side of Pond Road from 50 feet northeast of east side of Whitman Road to Pole #8. Appropriate signage to be installed starting at Whitman/Pond Road intersection.

Grant Road housing project

Municipal Affordable House Trust members Greg Schmidt and David Hopper distributed a letter the trust will be sending to the developer of the Devens Village Green (Grant Road Neighborhood). The trust is offering to provide a subsidy in the amount of \$140,000 for the development project contingent upon and in support of the creation of affordable housing for low and moderate income households subject to certain conditions. Schmidt explained the committee met last night and unanimously voted on the subsidy and formalizing the offer in a letter. Hopper described discussions they had with the developer and MassDevelopment prior to this action. Hopper explained their discussions with the developer were encouraging therefore the trust wanted to validate their position by making a good faith effort to formalize a proposal. In their proposal it states the subsidy of \$140,000 is contingent on the development containing not less than 40 rental units of which not less than 25% of the rental units are restricted to households whose maximum income does not exceed 80% AMI and an additional 25% of the rental units with 8 for sale units restricted to moderate income households. The calculation they used to come to the \$140,000 was \$5,000 per (28) unit which is consistent with their past practices. Hopper notified the developer of the proposal and he was appreciative of the trust's efforts. Wallace asked if MassDevelopment had offered to make any contributions or changes to address the concerns raised. Hopper said they had not. The board members were pleased with the trusts efforts in supporting the creation of affordable housing. Hopper is hopeful the trust's offer will help MassDevelopment and the developer work out a deal which all parties will benefit from. The next DEC hearing will be held on Thursday, May 28th at 6:45pm. The board members plan to attend.

Harvard DEC representatives James DeZutter and alternate Duncan Chapman attended the meeting as well. DEC Land Use Administrator/Director Peter Lowitt interrupted the meeting by seizing the microphone and began to admonish the Board not to discuss this issue with our DEC representatives while an open public hearing is being conducted. Ricci clarified the board invited the reps. to attend this meeting only to provide them an opportunity to hear the boards concerns. The board members restated their issues with the project related to the affordability component and the impact the additional housing will have on Harvard. Wallace admitted she was not fully aware of the IRD regulation changes and advocated for better communication when significant changes are being made. James DeZutter spoke briefly stating by following the regulations the representatives are working in the best interest of the town.

Town Administrator report

Bragan updated the board on the recent auction of a foreclosed property located at 35 Lancaster County Road Unit 10B. He told the board DHCD sent a letter to the lender of the property informing them of the affordability requirements. The Attorney General is now involved.

Bragan gave the board an update on the Town Hall construction project with a two week look ahead. He noted a couple of surprises which arose. First, the two large posts are made of cast iron instead of wood and they discovered wide pine floors under the carpet on the first floor. He said they are working on reconfiguring the office space to accommodate an office for the Assistant Town Administrator/HR Director. Bragan confirmed there have been no more major issues with the new traffic pattern.

MassDevelopment Zoning Changes

Ron Ricci received an email with final language on the proposed zoning changes May 8th with a cover letter asking Harvard to call a Super Town Meeting. Back in April all three towns were asked to supply convenient dates when the meeting could be held. Monday, June 8th was the agreed upon date. Town Counsel had not reviewed the language although Bragan noted he could not make any changes regardless. Bragan confirmed the Planning Board was also in receipt of the documents. They discussed how best to share the information with committees/boards and the public. Leo Blair asked MassDevelopment Legal Counsel Lee Smith if he could clarify the two step process which includes acceptance and approval. He described acceptance to MassDevelopment being the signing of the warrant agreeing to present the proposal to the town. They also discussed some of the wording in the warrant. Bragan advised the warrant must be posted at least 14 days prior to the meeting. Blair asked for guidance from his fellow board members on what to do. Ken Swanton has not seen any major changes in the wording since first presented back in December. He recommends calling the meeting but at the very least the board must take a position providing some guidance to town residents. He strongly encouraged the board to decide what to recommend. Wallace agreed going forward with the Super Town Meeting is the right direction to take but also wants the board to discuss their proposal further and take a position. Ricci asked each member to review the language for further discussion at the next meeting. He will expect the board to take a formal position that night. The Planning Board will also be asked to provide their feedback.

On a Blair/Wallace motion, the board voted unanimously to call a special town meeting for Monday, June 8th to consider articles before us.

Ginny Thurston Scholarship

On a Wallace/Blair motion, the board voted unanimously to recommend the recipient chosen. Ricci will attend the June 3rd award night to present the scholarship.

Liaison assignments

Ricci asked the members to review their assignments and make swaps as they see fit. The assignments will be finalized on June 2nd.

Selectmen reports

Council on Aging items

Wallace asked about the status of a new MART van and when the Hildreth House will be connected to the town center sewer system. Bragan continues to work on the van replacement and confirmed the sewer connection will happen in June.

Wallace reported the COA held a luncheon thanking all of the many volunteers who assist them throughout the year. The COA Director calculated the volunteer hours to be worth \$40,605 (based on \$15/hr). She recognized the great service of our volunteers.

Ricci asked board members to submit their policy changes to Tim and Julie by Monday, June 1st. He reminded the board final approval will happen at the June 16th meeting.

The meeting was adjourned at 9:00pm.

Documents referenced:

Pole Petition requests – dated 4.14.2015 & 4.21.2014

Water System Study Committee –Fraser volunteer form dated 5.16.2015

Guswa volunteer form on file

Grant Road housing project – letter from trust dated 5.19.2015

MassDevelopment Zoning Changes – letter and warrant dated 5.8.2015

Ginny Thurston Scholarship – Flokos letter dated 5.4.2015