

Economic Development Committee

Tuesday, March 20, 2014 7:00 PM  
Old Library, 5 Fairbank St., Harvard, MA

MINUTES

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Members Present: Jim Stevens, Chairman, Rich Maiore, Sandy Chapman, Peter Warren  
Others: Lucy Wallace (BOS liaison), Tim Schomoyer (PB liaison) and Joe Hutchinson (MPSC)

**1. Administrative Business**

7:09 Meeting called to order

**MPSC Roundtable**

Mr. Warren gave his impression of MPSC C-District Roundtable recently hosted by MPSC. He thought it was a good mix of attendees. Some want to shop in town, want convenience. Others do not. Mr. Hutchinson thought it was a good mix as well. Two sides of the equation, some who want services, others who are leery of too much build up and worried about becoming the next Westford

Overall, Mr Hutchinson's impressions is that people want to be planning for the entire district vs. something being dropped on them. Some discussion among some roundtable attendees about the entire district becoming commercialized, no residential which would require it to be re-zoned.

Key themes heard during the roundtable included Character of town, traffic, pedestrian access, side street access, services and green space.

**Design Standards**

Based on feedback from the roundtable, Mr. Maiore expressed interest in pursuing design standards and a visual vision for the C-district. The committee discussed if MRPC could support.

Mrs. Wallace wondered if this could be incorporated into the MPSC as part of the Phase II deliverable. Mr. Schmoyer expressed a desire for a design for the entire c-district believing there are enough inputs from residents to take an initial stab at a vision that developers could have options.

Mr. Hutchinson and Mr. Warren expressed belief that MPSC vision sessions from 2012 provided a strong sense of what citizens want visually in the C-district. Mr. Maiore indicated there are several towns that could provide a good sense for Harvard including Freeport Maine and Lincoln, MA.

**C-District Vision Session**

Mr. Chapman expressed interest in a spring charrette with planner for C-District visioning session as part of MPSC. Mr. Warren recommended the committee invite Bill Scanlan to next meeting to discuss the process involved in creating a vision and plan for the C-District. Mr Schmoyer said he could coordinate with Planning Board and Mrs. Minar.

### **MPSC Update**

Mr. Hutchinson provided an update on MPSC next steps. Surveys and forums are next items. Surveys will come out in late April. Mrs. Wallace indicated EDC could provide questions to MPSC to include in the survey. Mr. Schmoyer thought this could be a good opportunity to clarify any questions from 2012 survey.

### **C-District Updates**

Mr. Stevens indicated that a developer is interested in purchasing the Gokey & Quinn property. The developer indicated his call to town hall was not helpful and was told by whomever answered the phone that the town was not interested in a gas station or pharmacy. Mr. Stevens and Mr. Schmoyer indicated they would speak to Tim Bragan and Ms. Allard about the proper protocol for town hall employees who happen to receive business development related calls. The committee agreed to recommend to BOS and PB that Mr. Scanlan should be the point of contact for all inquiries. Mr. Scanlan would then update PB and EDC.

### **Planning Board Update**

Mr. Schmoyer updated the committee on PB efforts regarding adult and medical marijuana facilities. Mr. Schmoyer shared traffic information that PB had recently compiled. He said there were on average 3 accidents in front of Dunkin Donuts between 2006-2013, There were 74 on Rt 2 cloverleaf and 3 at poor farm road/rt 2 intersection.

Mr. Schmoyer indicated that a grocery store is not being supported by PB. Some concern over sizes 40 or 45 sq ft. 33 sq ft is not by right but only through ARVSP. According to Mr. Schmoyer, PB doesn't believe there has been enough public discussion re: grocery store.

Mr. Stevens indicated EDC would plan for another C-District forum later this spring. The committee agreed an EDC hosted event would be beneficial to hear directly from residents especially those in and near the C-District. Mr. Stevens said he would work to identify a date.

Meeting adjourned: 8:36

Materials distributed  
Meeting Agenda