

# Town of Harvard Economic Development Committee

Tuesday, December 9, 2014 7:00 PM  
Old Library, 7 Fairbank St., Harvard, MA

## MINUTES

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Members present: Rich Maiore, Chairman, Peter Warren, Duncan Chapman, Elaine Lazarus

### 1. Updates

Ms. Lazarus provided an update on the Master Plan Steering committee. The committee is awaiting the final Phase 2 report from RKG. The report is overdue and RKG is working to provide as soon as possible. Mr. Maiore expressed concern that this would push back development of an economic development plan by EDC since it doesn't make sense for EDC to begin a strategy without findings and inputs from the report. Ms. Lazarus will provide an update once she receives it.

Mr. Maiore provided an update on Design committee. This group was recently comprised by Planning Board with the goal of developing proposed design guidelines for developers in the C-District. Mr. Maiore explained the committee is made up of six Harvard residents with various professional or volunteer backgrounds: a real estate agent, contractor, land designer, architect, past member of parks and recreation and an EDC representative. The committee will meet twice a month over the next three months to develop the guidelines and potential by-law or zoning changes needed to support the guidelines. There was consensus that this was a good idea especially since EDC has mentioned the need for design guidelines for the past two years. Mr. Warren asked if any by-law changes would be ready in time for annual town meeting. Mr. Maiore did not believe there would be enough time to develop, discuss and socialize any proposed by-law changes before Town Meeting. The committee discussed that design guidelines while important are only one piece of a puzzle in terms of generating more business in the C-district. Mr. Maiore expressed the need for the town to review and simplifying by-laws pertaining to C-district and review and update permitting process. Both of these issues were raised and recommended by EDAT in their final report. The committee agreed this should be a priority for EDC moving forward in conjunction with Town Planner, Town Administrator and Planning Board.

### **MRPC Report of Local Businesses**

The Committee reviewed the draft of MRPC report outlining findings from recent interviews with C-District businesses. There was strong consensus among the committee that the findings were very similar to those from EDC's interviews back in 2011. Ms. Lazarus asked for greater clarification on terminology regarding business seepage and some of the report's findings. Mr. Maiore indicated he would attend upcoming Planning Board meeting where MRPC would be present to ask any questions.

### **Potential Industries to Target**

The committee discussed potential industries that could be a good fit for C-District based on current by-laws and services frequently atop surveys of residents. The list included assisted living and/or senior housing, pharmacy, small farm stand, medical facilities and potential green related businesses. The committee agreed to think further of the list and bring ideas to January meeting. Mr, Maiore indicated the committee would developed priorities for 2015 and have one or two EDC members responsible for researching and reaching out to specific companies and realtors related to an industry.

Adjourned: 8:30 PM

Rich Maiore, member

*Documents used at the meeting: Draft minutes of the 10/14/14 EDC meeting*