

Economic Development Committee

Thursday, September 9, 2014 7:00 PM  
Old Library, 7 Fairbank St., Harvard MA

MINUTES

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Members Present: Rich Maiore, Chair, Duncan Chapman, Vice Chair, Elaine Lazarus, Peter Warren

Members Absent: None

Present: Tim Schmoyer, Planning Board liaison, Theresa Hoggins, Phil Cunningham

**1. Minutes**

The Committee voted unanimously to approve the Minutes of the July 15, 2014 meeting as amended.

**2. Joint Boards Meeting 8-5-14 and Next Steps**

Mr. Maiore reviewed the discussion held at the August 5, 2014 meeting with the Planning Board and Board of Selectmen. He stated that the Planning Board has scheduled a public forum on September 22 on the proposed article that the Committee had submitted prior to the last annual town meeting. Mr. Schmoyer stated that the Planning Board would hold a formal public hearing on the proposal in October, and there would be another joint meeting of the boards in October as well. Mr. Chapman asked if the language proposed in February could be changed. Mr. Maiore stated that in discussions with the Planning Board Chair, she views the forum as a fact finding exercise, to explain the proposal and find out what people think about it. Mr. Maiore stated the question was raised as to why the increase to 45,000 sq. ft. for a grocery store was requested, and Mr. Schmoyer noted that the EDC's White Paper recommends 35,000 sq. ft. Mr. Maiore stated that Jim Stevens increased the number to 45,000 sq. ft. after talking to grocery stores. Mr. Chapman noted that in his discussions with Roche Brothers, they felt that a small concept store would be more realistic for Harvard.

After discussion, the Committee noted that it may be more appropriate to consider increases in maximum grocery store size to no more than 25,000 sq. ft. by right and no more than 40,000 sq. ft. by special permit. The Committee noted that it is flexible in this regard, depending on public input. Mr. Schmoyer stated that at least one member of the Planning Board will likely request that there should be an Ayer Road C District plan before the Town does anything. The Committee discussed one of its charges, the creation of a development plan for the C District. It was noted that originally this was to have been part of the master plan, but it was eliminated. It was the consensus of the Committee that the development plan should be prepared in conjunction with the Planning Board and the Board of Selectmen after the master plan is completed.

The Committee discussed the elements of a presentation for the Sept. 22 meeting and the need to fill the two Committee vacancies.

Adjourned: 8:30 PM

Submitted by Elaine Lazarus, member

Approved: October 14, 2014

*Documents used at the meeting:*

- Meeting agenda
- Draft minutes of the 7/15/14 meeting