

Town of Harvard Economic Development Committee

Thursday, February 12, 2015 7:00 PM  
Hildreth House, 13 Ayer Road, Harvard MA

MINUTES

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

**1. Minutes**

The Committee voted unanimously to approve the Minutes of the meetings on October 24, 2014 and December 9, 2014.

**2. Proposed Definitions**

The Committee reviewed draft proposed definitions of “building” and “grocery store” prepared by the Planning Board, which will be the subject of a public hearing on Feb. 23. With respect to the definition of “building”, the Committee expressed concern that the stated intent is to ensure that buildings would not exceed 30,000 sq. ft. in size, but that might not have favorable results. It was noted that one of the uses that the EDAT report suggested is an assisted living facility, and such a facility would be larger than 30,000 sq. ft. It was also noted that the Bowers Brook apartment building exceeds 30,000 sq. ft., but is well designed and does not appear to be a problem. There was concern expressed that further limiting building options could result in unintended consequences such as more 40B proposals, which would not be subject to the size limit. It was noted that there should be a discussion as to whether there is a problem that needs to be solved before recommending the change.

The Committee reviewed the draft definitions of grocery store, and it was felt that a definition may not be necessary, but that if there is to be one, it should be simple and clear. It was noted that none of the other uses in the C District are defined in the bylaw.

The Committee agreed to submit concerns to Planning Board liaison to communicate to Planning Board.

Adjourned: 8:00 PM

Elaine Lazarus, EDC member

Documents used at the meeting:

- Draft minutes of the October 24, 2014 and December 9, 2014 meetings
- Document entitled “Proposed Definitions”, Harvard Planning Board