

**Harvard Planning Board  
Meeting Minutes  
September 17, 2007  
APPROVED: November 5, 2007**

Chair Mary Essary called the meeting to order at 7:39pm in the Town Hall Meeting Room.

**Members Present:** Mary Essary, Joseph Sudol, Barbara Brady, Peter Brooks, Kara McGuire Minar and Leo Blair (Associate Member)

**Others Present:** Liz Allard (LUB Admin), Theresa Ledoux and Mark O'Hagan (196 Littleton County Road, LLC)

**Minutes**

Brooks made a motion to accept the minutes of July 16, 2007 and August 6, 2007. Minar McGuire seconded the motion. The vote was unanimously in favor of the motion.

**Definition of Structure**

It has come to the attention of the Board that the current definition of "structure" within the Protective Bylaw needs to be revised to clarify the definition of "fixed".. This is a subject matter that can be done during the amendments for the Annual Town Meeting.

**Continuation of a Special Permit Modification Hearing – Donald Walter, Lot 102 Lovers Lane (Map 17D Parcel 29.1. Opened at 7:45pm**

**Approval Not Required – 196 Littleton Road, LLC, Littleton County Road (Map 19 Parcel 2)**

Mark O'Hagan was present to present an ANR plan to the Board for endorsement. O'Hagan explained the parcel was previously a portion of the McCurdy land. Each of the lots that would be created are conventional lots with the required frontage and access. Sudol noted the plan includes the easement for the adjoining lot. Sudol asked if O'Hagan was looking for approval to that easement. O'Hagan stated no and explained this is a previously approved easement. O'Hagan further explained the wetlands are on the plan from a previous filing with the Conservation Commission. Lots 1-3 have had septic testing completed. Additional testing needs to be done for Lot 4. Essary asked where the right of way (ROW) is. O'Hagan is assuming the ROW is the solid line on the plan the dotted line is the edge of pavement. Sudol asked how he got those sightings. O'Hagan explained the engineer is used historical data and landmarks. Minar McGuire asked if there are any significant trees within the ROW. O'Hagan stated it is a scenic road and would require a filing with the Planning Board (PB), but as for significant trees there are some in different areas. McGuire Minar asked if there any stone walls anywhere. O'Hagan stated there are some in sections and some are remnants. The plan is to build a four (4) bedroom home on each lot. Essary asked if the septic systems are all in the front of the lots. O'Hagan stated yes. McGuire Minar asked what the mounding would be for those lots. O'Hagan stated on Lots 2 & 3 the ground water was not substantial and would not require mounding to the extent of the other lots that he developed on the road. Lot 1 may require a limited amount of mounding. O'Hagan feels systems over five (5) feet are too much and tries to make them no larger than that.

Brooks made a motion to endorse the ANR plan as submitted. Sudol seconded the motion. The vote was unanimously in favor of the motion.

**Affordable Housing**

The Board discussed the potential of having an all boards, housing related, meeting in January to try and determine what Harvard housing goals are. This time frame would give the Board an opportunity to prepare for such a meeting. It would be ideal to invite someone like CHAPA in to speak as well. Essary asked should the Board not find out first what the housing authority/trust/partnership plan is. Blair thinks there is presumption in what is being said by the

BOS in approving the 40B projects; but in fact the Town does not want 40B's but no alternatives are being presented and implemented. The Board really needs to determine what all of these housing boards are doing. A meeting with all of the housing boards will be scheduled for November 5<sup>th</sup>.

**Signature of Modification to a Site Plan Approval – T.A.P.B Realty Trust, 257 Ayer Road  
(Map 4 Parcel 49.2.2)**

McGuire Minar made a motion to accept the letter written approving the modification of the Site Plan approval for T.A.P.B. Realty Trust at 257 Ayer Road, as drafted and edited by Sudol. Essary seconded the motion. The vote was unanimously in favor of the motion.

**Community Preservation Committee Planning Board Representative**

McGuire Minar is unable to be a representative of the Planning Board for three different committees and has asked that another individual become the representative for the Community Preservation Committee (CPC). Sudol stated he will take on the responsibility in the interim and will attend the next meeting of the CPC.

**Windmill Task Study Committee**

Essary stated she had placed a letter to the editor in all three of the local newspapers seeking individuals interested in being a part of a study group for a potential wind turbine bylaw. Several individuals have contacted her expressing an interest. These individuals will be invited to the next meeting to discuss the bylaw, what the Planning Board is looking for and determine if they are interested and what a time line would be.

**Amendments and Establishment of Rules**

With not all members of Board up to speed on the proposed changes this discussion was continued to the next meeting, October 1, 2007 at 8:30pm.

**Adjournment**

Brady made a motion to adjourn the meeting at 9:50pm. Sudol seconded the motion. The vote was unanimously in favor of the motion.

Signed: \_\_\_\_\_  
Peter Brooks, Clerk

Harvard Planning Board

Continuation of a Special Permit Modification Hearing

Donald Walter, Lot 102 Lovers Lane (Map 17D Parcel 29.1)

September 17, 2007

This hearing was opened at 7:45pm by Chairperson Mary Essary under M.G. L. Chapter 40A and the Code of the Town of Harvard Chapter 125-29 in the Harvard Town Hall Meeting Room.

Members Present: Mary Essary, Joseph Sudol, Barbara Brady, Peter Brooks, Kara McGuire Minar and Leo Blair (Associate Member)

Others Present: Liz Allard (LUB Admin) and Theresa Ledoux

This hearing was continued from September 10, 2007 for a Special Permit modification filed on behalf of Donald Walter at Lot 102 Lover Lane, Harvard (Map 17D Parcel 29.1).

The applicant's representative has requested the hearing be continued to October 1, 2007. No new evidence was taken. Sudol made a motion to continue the hearing to October 1, 2007. Brooks seconded the motion. The vote was unanimously in favor of the motion.

Signed: \_\_\_\_\_  
Peter Brooks, Clerk