

## **HARVARD PLANNING BOARD MEETING MINUTES NOVEMBER 19, 2007**

Co-Chair Joe Sudol opened the meeting at 7:35pm in the Town Hall Meeting Room

Members Present: Joe Sudol, Barbara Brady, Kara McGuire Minar and Leo Blair (Associate Member)

Others Present: Liz Allard (LUB Admin), Ruth Silman (WECSA), Carlton Traywick and Ken Van Wormer

### **Minutes**

McGuire Minar made a motion to accept the minutes of October 1 and October 15, 2007 as amended. Brady seconded the motion. The vote was unanimously in favor of the motion.

### **Municipal Sponsored Affordable Housing Initiative Update**

Blair stated he had attended the November 6, 2007 meeting of the Board of Selectmen (BOS) and briefed them on his idea to develop a Town supported Chapter 40B project as discussed at the Planning Board's November 5<sup>th</sup> meeting. Blair stated the BOS were receptive to his proposal. The major question is the need for water and sewer connections. Tim Clark and Tim Bragan were assigned to determine whether these connections could be obtained from either Ayer or Devens. In the meantime, Essary had suggested talking to Victor Normand, vice-chair of the Affordable Housing Trust. Blair stated he had scheduled a meeting on December 3<sup>rd</sup> at 6:30pm to discuss the proposal with Normand. Blair explained the proposal has changed from 90 to 96 units, allowing for sixteen (16) units per year over six (6) years. Blair believes if the Town is able to obtain water and sewer they can put together the right team to work on this project. Blair informed the BOS that it would require approximately four (4) million dollar investment. Brady stated that there is added interested in developing that corridor into Devens. There may also be money available from the State for sewage connections. Blair will keep the Board updated on this topic.

### **Wind Energy Conversion System Committee Update**

Ruth Silman was present to update the Board on the progress of the Wind Energy Conversion System Committee. Plans are coming together for the Dec 1<sup>st</sup> informational session in Volunteer's Hall at the public library, known as Wind Day. The agenda will include a mission statement and then Steve Strong will speak on the topic. John Sweeny will present his presentation from last spring. Silman stated the reason for this session is to educate and get conversations moving. Sudol request that the Board see the complete agenda before the event. The main portion the Committee would like to see happen is a question and answer period. Essary had request that Mark Durrenberger an expert on wind energy be present to answer any technical questions. Kiosks will be set up with the ability to leave questions if individuals prefer. The Committee requested an email be set up in order for individuals to leave comments. McGuire Minar stated that the Board has not even had public hearings as of yet, so taking public comment may not be appropriate.

Sudol asked when the Board was going to see information that has been requested. That information being the matrix of the other Towns bylaws, how is the bylaw working in those Towns and what is the down side to these bylaws. The Board also reminded Silman that view shed is a consideration here. Also, why were some bylaws turned down in other Towns? Silman will have a matrix ready by the end of the holiday weekend. There will be no discussion of the bylaws on December 1<sup>st</sup>. In reviewing other bylaws Silman has seen that the majority of potential problems or general issues with these structures are noise, birds, bats and visual. The Committee will not be making any recommendations or presenting anything as final documents at

the Wind Day session. McGuire Minar asked if the size of the turbine some how tied into the amount of energy created. Silman stated that they do not the only defining line is the difference between commercial and noncommercial usage. Silman added that you cannot sell back to the grid right now and that there are currently no laws allowing that. Individuals are currently banking the excess energy.

Blair thinks this thing is off to a very bad start. The Committee appears to be an advocacy group. Blair stated that he was not speaking for the entire Board, but he thinks there is a momentum building that makes the impression that we are presenting a bylaw at Annual Town Meeting. Blair stated that he knows no more about wind energy at this point then he did the first night the Committee was appointed. Silman stated many of the individuals on the Committee have good reasons in mind and they were appointed to come together with the information and educate the public. Blair believes the charter is not being followed.

**Scenic Road Consent Hearing – Carlton Traywick, Cleaves Hill Road (Map 18 Parcel 46.2.2).** Opened at 8:15pm

**Continuation of a Special Permit Modification Hearing – Donald Walter, Lot 102 Lovers Lane (Map 17D Parcel 29.1).** Opened at 8:35pm

#### **Continuation of a Amendments and Establishment of Rules Hearing**

With not all of the members present to participate, this hearing was continued to the December 3<sup>rd</sup> at 9:00pm.

#### **Historical Commission Representative**

Essary had stated she was willing to be the Planning Boards representative on the Historical Commission. McGuire Minar made a motion appointing Essary as the representative of the Planning Board to the Historical Commission. Brady seconded the motion. The vote was unanimously in favor of the motion.

#### **Adjournment**

Sudol made a motion at 8:45pm to adjourn the meeting. Minar seconded the motion. The vote was unanimously in favor of the motion.

Signed: \_\_\_\_\_  
McGuire Minar, clerk (in Brook's absence)

Harvard Planning Board

Scenic Road Consent Hearing Meeting Minutes

Carlton Traywick, Cleaves Hill Road (Map 18 Parcel 46.2.2)

November 19, 2007

This public hearing was opened at 8:15pm by Co-Chair Joe Sudol under M.G.L. Chapter 40 §15C and the Code of the Town of Harvard Chapter 90 Scenic Roads

Members Present: Joe Sudol, Barbara Brady, Kara McGuire Minar and Leo Blair (Associate Member)

Others Present: Liz Allard (LUB Admin), Carlton Traywick and Ken Van Wormer

This hearing is for a Scenic Road Consent filed on behalf of Carlton Traywick for the removal of a portion of a stone wall on a designated scenic road on Cleaves Hill Road (Map 18 Parcel 46.2.2), Harvard.

It was noted that the plan submitted was dated 2002. There is a natural break in the wall that will be opened even more to install the driveway and there will be no trees removed for the driveway, which will be less than 100' in length. The red line on the plan is the new centerline of the driveway. The applicant has meet with Rich Nota, the DPW director, who has marked out the driveway location and has determined no trees will be removed. The removed stones will be used to upgrade the remaining wall. The driveway will be moved to be out of the way of the reserve septic area. Sudol read the Conservation Commission letter, which expressed concern over the age of the plan. The wetland line depicted on the plan may not be accurate. The members agreed that this concern, although valid, does not affect the Scenic Road Consent.

With no further question McGuire Minar made a motion to close the hearing. Brady seconded the motion. The vote was unanimously in favor of the motion.

Brady will write the decision.

Signed: \_\_\_\_\_  
McGuire Minar, clerk (in Brook's absence)

Harvard Planning Board

Continuation of a Special Permit Modification Hearing

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

November 19, 2007

This hearing was opened at 8:35pm by Co-Chair Joe Sudol 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: Joseph Sudol, Kara McGuire Minar, Barbara Brady and Leo Blair (Associate Member)

Others Present: Liz Allard (LUB Admin)

This hearing was continued from November 5, 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 December 3, 2007. No new evidence was taken. Minar McGuire made a motion to continue the hearing to December 3, 2007 at 8:45pm. Brady seconded the motion. The vote was unanimously in favor of the motion.

Signed: \_\_\_\_\_  
McGuire Minar, Clerk (in Brook's absence)