

**HARVARD PLANNING BOARD
MEETING MINUTES
February 11, 2008
Approved: March 3, 2008**

Co-Chair Mary Essary opened the meeting at 7:35pm in the Hapgood Room of the old library.

Members Present: Mary Essary, Barbara Brady, Peter Brooks and Leo Blair (Associate Member)

Others Present: Liz Allard (LUB Admin), Richard Breyer (Harvard Hillside), Rhonda Sprague and Paul Willard

Historical Commission Appointment

An error was made in November when the Board appointed Essary as the representative for the Historical Commission. As it turns out the Board already has representative, Jonathan Feist, who is willing to continue as the Planning Board representative to the Historical Commission. The Board agreed that updates from Feist should be done on a regular basis starting in April.

Brooks made a motion to appoint Jonathan Feist as the Planning Board representative to the Historical Commission. Brady seconded the motion. The vote was unanimously in favor of the motion.

Town Center Overlay District Chapter 125-53

Essary has revised the Town Center Overlay District (TCOD) as previously written stressing the residential component. Brooks revised Essary's version and distributed to the Board this afternoon. Paul Willard asked would a use that is there now over 2,500 square feet have to remain as the same use. Willard was informed that it would not, but it would require a special permit for the change in use. Any change in the nonconforming use would require a special permit. Rhonda Sprague, a business owner in the Town Center, stated the Board is talking about all these changes in area of town that she is at everyday; these types of uses the Board is suggesting should be conducted within the commercial zone on the other side of Route 2. Sprague added if you allow a change of use at the General Store to a restaurant the parking is going to change and there is no place to park now. Brooks explained that in order to obtain a permit an applicant is going to have to show adequate parking. Willard stated the problem of parking is evident and was addressed in the Master Plan and nothing has been done about it. Brooks repeated for any business to get a permit they are going to have show parking. The parking does not concern Brooks because if an applicant cannot show parking they will not get a permit. Blair stated the Committees had removed the language in regards to multi-family dwellings from the Overlay District provision, which is what the Board had previously requested. Brady added that multi-family dwellings are covers within the Protective Bylaw current, so there is no need for it to be discussed in the Overlay District.

Blair believes that the Board should hold off on this provision until and if the Town Center septic issue is addressed, as the nature of the septic solution is really the constraint on town center and would better provide an answer to what the town wants. Essary noted that several years ago a revision of the multi-family bylaw was presented at ATM, which would allow for more conversions, and was clearly unpopular with the voters,

Willard believes there is confusion with the Town Center Overlay District and septic issues; most people see these as combined, and we cannot determine goals of the overlay without knowing what septic solutions the town will accept. He suggested that nothing be brought to Town Meeting this year, but have a special town meeting in September. Essary stated the goal was to protect the existing character of the Town Center without having a number of abandoned buildings. Blair stated the existing septic system at the school will accommodate all of the

municipal buildings and the other connections can be achieved by a checkerboard system without creating an overlay system. Brady stated what the logical first step is a plan for how the Board would address as a Town parking, sidewalks, etc. Brady added those are the sort of things the Board needs to setup as a framework. Brady further stated the Board does not want this usage to change and the Board needs to come up with a solution first and if the Board cannot solve those problems then this will not work. Character, septic and parking needs to be addressed before moving forward.

Brooks made a motion to take no further action on the Town Center Overlay District. Essary believes Sudol should be here before a vote is taken since he has done most of the work on this provision. Blair thinks they should vote to aid in make clarity for the Town Center Septic Task Force since the majority of the Board felt that the Overlay was premature by itself. Brady seconded the motion. The vote was unanimously in favor of the motion.

Brady suggesting the reformation of the Town Center Planning Committee (TCPC) that would give them the task at developing some plans that would show the physical effects on Town Center by preserving the character, providing parking and septic issues. Essary agreed that the Board should re-establish the TCPC as a more diversified committee. Brooks suggest that the charge of that committee needs to be drafted and approved before the re-establishment of this committee; the Board members present agreed. Brady will work on the draft.

Wind Energy Conversion System Bylaw

Brady stated that she has not had time to incorporate last week's comments into the drafted Wind Energy Conversion Bylaw. Those changes will be made a circulated to the members prior to the meeting on February 25, 2008.

Adjournment

Brooks made a motion to adjourn the meeting at 9:07pm. Brady seconded the motion. The vote was unanimously in favor of the motion.

Signed: _____
Peter Brooks, Clerk