

**Harvard Planning Board
Meeting Minutes
December 5, 2009
Approved: January 4, 2010**

Joe Sudol opened the meeting at 8:38am in the Town Hall Meeting Room.

Members Present: Joe Sudol, Kara McGuire Minar, Craig Bardenheuer and Wayne McFarland

Others Present: Liz Allard (LUB Admin), Ron Ricci, Sara Tracey, Valerie Hurley (Harvard Press), Barbara Brady and Al Combs

This meeting is being held to review and discuss the updating of the Affordable Housing Plan with members of the Master Plan Implantation Committee (MPIC) and the Municipal Affordable Housing Trust (MAHT).

Sudol gave a brief summary of the Affordable Housing Plan (AHP). The proposed elderly housing on Ayer Road would give the Town two years safe harbor if there is a current AHP on record. The AHP also allows the Town to apply for certain grants. The 2010 census data will not be available until 2011, so the updated plan will continue to be based on the 2000 census data per Department of Housing and Community Development (DHCD) requirements. In 2012 the Town can update the AHP again to include the 2010 census data.

Sudol has recommended making the necessary changes now to make it a simple process of changing data in 2012. Updating the AHP requires a lot of editorial changes, more than anticipated. All three boards, Planning Board, MPIC and MAHT have had separate meetings to review/discuss updating the plan. Today the PB is hoping to review the Goals and Strategies sections of the AHP. The final version will need to be signed by the Board of Selectmen and the Planning Board before submitting to DHCD.

There were no comments to section IIIA, Overall Objectives. In section III B. Specific Affordable Housing Goals, there was a change to the number of affordable housing units and the ten year time frame was removed. Sudol explained that he has learned that DHCD does not care about time frames and numbers, what they care about is your goals and strategies. Sudol is working with Devens to obtain their housing plans for the next five years. McGuire Minar suggested a footnote that the 314 number from Devens may not be accurate. Sudol believes it does not matter, as that would not change the goal of 11 units per year. Brady believes it could be helpful as a point of documentation. Sudol suggested a revision of the 16th footnote. Brady will re-write the footnote.

Since the plan is only good for 5 years so Sudol removed the 10 year time frame. Combs asked if the development of large properties is really being investigated as stated in the second paragraph on III B. Brady stated when the plan was first developed the investigating of such was being done and fizzled out, but is being re-visited by the MAHT. Sudol asked if we really need that sentence. Brady thinks this sentence is specific to Ayer Road. Sudol suggested striking that line. Members agreed. Revisions were made to the goal numbers.

In section IIIC Guiding Principles, references to the Housing Partnership were changed to the Town. Combs had questions about the lottery process and how it can be handled. Previous comments made it seem as if you could not adjust the process. Brady explained the process. Combs suggested adding within the perimeters of DHCD guidelines when referring to local preference.

Section IV Affordable Housing Strategy there was a major change in the introduction to address the DHCD guidelines. Sudol explained there are only two Towns that have submitted plans that

are in accordance with the latest DHCD guidelines. Sudol used those plans as a guide in drafting these revisions. Priorities have been established as well.

Brady wondered if there is an opportunity to work with the historical commission on the demo delay bylaw and could that contain a clause that includes affordable housing units.

Section IVA Production Initiatives, Sudol stated at a recent workshop he learned that very few Towns have meet their goals and the only Towns that have been successful have developed zones that allows specific types of development. Individuals agreed that the Town needs to take a look at how we can look at the land and define it so that changes best support the community. Those in attendance agreed the language needs to be in there and allude to the plan that growth is going to happen regardless, but this is the way we want it to happen. The word "bargain sale" should be struck from the document.

In section IVB Preservation Strategies, individuals agreed that the reference to the Town of Wellesley should be a foot note.

In section IVC Planning and Regulatory Strategies, most changes were updates to items that were achieved since the last plan was developed. Local Initiative Program (LIP) should be referenced in section IVA. Brady will make that change and McGuire Minar will rework the LIP guidelines.

In section IVD Building Local Development and Management Capacity, Brady believes writers of the original plan would feel that the development of the MAHT meets the goal of the establishment of the non-profit economic development organization. Sudol suggest striking the paragraph and inserting one describing the MAHT. The differences and goals of the MAHT, Housing Authority and the BOS were discussed; individuals agreed that the paragraph should be struck.

Updates made to the plan will be addressed in the Executive summary. Sudol would like to present AHP to the BOS at the January 5th all boards meeting. Ricci will devote time on the agenda for this.

The meeting adjourned at 10:44am

Signed: _____
Liz Allard, Land Use Administrator