

**Harvard Planning Board
Meeting Minutes
December 7, 2009
Approved: January 4, 2010**

Joe Sudol opened the meeting at 7:35am in the Town Hall Meeting Room.

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

Others Present: Liz Allard (LUB Admin), Rose Chalk (Rose Land Survey) and Kevin Getty

Board Members Reports – Committee Activities

Bardenheuer stated he was unable to attend the recent meeting of the Montachusett Joint Transportation Commission, but should be able to attend next months.

Sudol stated the Economic Development Analysis Team met on the 18th of November, at which all of the results from survey were available. Sudol stated those results mirrored the survey results from the Annual Town Meeting. The outcome of the survey is that although people want to see the commercial area on Ayer Road developed, they do not want it to be full build out. Sudol said the main focus of the meeting was the possibility of sewer to serve portions of Ayer Road.

Approval of Minutes

McGuire Minar made a motion to approve the minutes of October 19, November 2 and November 16, 2009 as amended. McFarland seconded the motion. The vote was unanimously in favor of the motion.

Informal Discussion with Kevin Getty – 72 Massachusetts Avenue

Both Kevin Getty and Rose Chalk were present to discuss a plan to divide 72 Massachusetts Avenue into several parcels. The Planning Board suggested a cluster development or a cul-de-sac similar to Old Meadow Road. Several options were discussed, including the removal of a proposed common drive through the wetlands. Chalk and Getty thanked the Board for their time and asked if they could come back and discuss other plans with the Board. The members welcomed the opportunity to informally review a plan before final submittal.

St. Benedict Center Site Plan

Br. Anthony was present to discuss the plan St. Benedict's has for a new gymnasium facility on the east side of Still River Road. The plan indicated that potential future parking will only be 50' from the road and will be opened and exposed to Still River Road. It was recommended that the existing driveway be eliminated and that additional plantings be provided to block the view of the parking be considered. Storm retention basin would be up against the road as well. The structure will be ~250' back from the roadway. The septic system will connect to an existing system across Still River Road.

McGuire Minar asked about parking in the rear of the building rather than in front. Br. Anthony stated parking in the rear would require a tremendous amount of cut into the existing grade. The Board explained they would prefer to see the expansion of the parking to include green spaces. Sudol recommended a walkway along the existing drive to the convent for safety, as well as a designated cross walk on Still River Road. The lighting and signage should be consistent to the Bylaw where ever possible. Sudol recommends a letter be written for the suggestions that were addressed here this evening and sent to the Building Commissioner.

Review and Approve Special Permit, Driveway Site Plan and Scenic Road Consent – Bright, 186 (Lot 2) Bolton Road

After a review of the draft Special Permit, Driveway Site Plan approval and Scenic road Consent, Bardenheuer made a motion to grant the decision as written for Jane Bright at 186 Bolton Road. McGuire Minar seconded the motion. The vote was unanimously in favor of the motion.

Affordable Housing Plan Update

Sudol stated all comments from Saturday’s meeting have been incorporated with the exception of the section McGuire Minar was to revise. Sudol would like to have Bonnie Heudorfer review the document before it is presented to the Board of Selectmen. Bonnie was the chair of the group that developed the original Plan.

Discuss Annual Town Meeting 2010 Bylaw Amendments

The Board received a request from the Board of Selectmen to amend the Off-Site Signs provision within the Protective Bylaw. The members agreed they would like to discuss the amendment with the BOS prior to making a decision to move forward with the amendment. Sudol will invite the appropriate members of the BOS and Agricultural Commission to the December 21, 2009 meeting.

Adjournment

McGuire Minar made a motion to adjourn the meeting at 9:37pm. Bardenheuer seconded the motion. The vote was unanimously in favor of the motion.

Signed: _____

Lisa Fox, Clerk