

**HARVARD PLANNING BOARD
MINUTES OF MEETING
JUNE 15, 2009
APPROVED: July 20, 2009**

Chairman Joe Sudol called the meeting to order at 7:30pm in the Town Hall Meeting Room

Members Present: Joe Sudol, Barbara Brady, Kara Minar McGuire, Craig Bardenheuer and Lisa Fox

Others Present: Liz Allard (LUB Admin), Susan Davitt (Harvard Press), Leo Blair (Board of Selectmen), Wayne McFarland and Jacques Fauteux (Walden 3 Associates)

Minutes

Bardenheuer made a motion to accept the minutes of June 1, 2009 as amended. Fox seconded the motion. The vote was unanimously in favor of the motion.

Planning Board Comments to Conservation Commission for Russell Lot 3 Old Littleton Rd

Brady drafted a letter to the Conservation Commission (Concom) in regards to the location of the driveway and its proximity to the wetlands. Members made changes to the letter. Bardenheuer made motion to approve the letter as amended to the Concom. Brady seconded the motion. The vote was unanimously in favor of the motion.

Informal Review of Lighting Plan for Unitarian Church Fellowship Building 7 Elm Street

Sudol has reviewed the plan for the Unitarian Church's Fellowship building. The revised plan increases the size of the building and moves the building back to meet set back requirements and adds a note describing the type of lighting fixtures to be used meeting the Bylaw requirements. Sudol prepared a letter to the Building Inspector stating that although the Planning Board has no jurisdiction over this project but are in agreement with the plan as revised. Brady made a motion to send the letter as written by Sudol. Bardenheuer seconded the motion. The vote was unanimously in favor of the motion.

Interview Potential Associate Member

Wayne McFarland was present to discuss with the members his interest in the available Associate Member position. McFarland stated he moved back to the area about two years ago and this something he would like to get involved with. He has a bachelor degree in engineering and masters from Tufts and currently works for Bristol Meyer Squib (BMS). Sudol explained the associate position. Bardenheuer asked why he wanted to be the Associate Member of the Planning Board (PB). McFarland stated in his line of work he has been on the other side of the table and this would be the first time he would be on the other side. Bardenheuer asked if he had any in-sight into the Town as to what it is the community wants Harvard to be. McFarland stated there is a delicate balance between growth and what individuals want the Town to be that you have to try and maintain. McGuire Minar believes McFarland would bring a good skill set to the Board when it comes to bigger projects that may become before the PB. Bardenheuer asked if McFarland was in touch with what the issues are within Town in the last two years. McFarland stated not intimately, other than issues with BMS.

Sudol thanked Mr. McFarland for coming and speaking with the Board. Sudol explained that the Board would hold off until their next meeting to see if any other candidates come forward before making a decision.

Site Plan Review Approval – Walden 3 Associates, 4 Littleton Road (Map 17D Parcel 19)

Jacques Fauteux was present from Walden 3 Associates representing Verizon for the installation of a fence around a temporary generator that will be the mirror image of the existing fence on the

property. McGuire Minar asked what was considered temporary. Fauteux stated with Verizon you never know. McGuire Minar asked what sort of noise dampening the fence would provide. Fauteux stated it will provide some, but the generator is used only when commercial power has been turned off, so there would be limited use of it. McGuire Minar asked if the Protective Bylaw had any provisions in regards to safety requirements on the height of the fence. Brady stated no, nor are there any set back for fences.

Leo Blair, 106 East Bare Hill Road, a member of the Board of Selectmen was present and explained during the December ice storm the generator inside the building quit and Verizon quickly put the temporary generator put in place, which allowed for phone service during the days after the storm. The local homeowners association, Blair and a representative from Verizon have been working with the applicant to resolve the issue of the unsightly generator in front of the building. Blair explained the new fence will be identical to the existing fence on the opposite side of the building entrance. A new generator is on backorder and no one has any idea when it will be replaced. The Board also received an email from the local homeowners association in favor of the installation of the fence.

McGuire Minar made a motion to issue Site Plan Approval to 4 Littleton Road for the construction of a fence to disguise the generator and allow Joe Sudol to sign the decision on behalf of the Board. Fox seconded the motion. The vote was unanimously in favor of the motion. Sudol will write the decision.

Approval Not Required (ANR) Request

Allard had forwarded a message from GPR, Inc. to the members earlier today that asked about an ANR that was issued in 2001 which was never recorded; now the mylar can not be located and GPR wanted to know what steps to take to get this plan recorded. Sudol stated that the Planning Board's regulations currently do not contain any time-frames to file an ANR. It is Sudol's conclusion that the applicant would have to file a new application. Fox asked what if the other party does not want to swap now and we sign a plan that does not reflect what both parties want. Bardenheuer pointed out that a re-signed plan would not have any of the same signatures that the original has. Brady is concerned that if the old ANR is found and not null and void there could be two different plans recorded. The members agreed a new application would be required, the plan should include a note that makes other plan null and void and documentation on the transfer of those two parcels of land be submitted with the application. Allard will convey this to GPR.

Master Plan Implementation Committee (MPIC)

Sudol informed the members that the last MPIC meeting the committee agreed to begin work on a strategy for affordable housing. Sudol has spoken with the Chairman of the Municipal Affordable Housing Trust (MAHT) about having a joint meeting with the MPIC and MAHT on this subject matter. Sudol believes everyone is leaning toward an overlay district for affordable housing that would allow for increase density, a mixture of housing types and allow for rentable units. Sudol wants to get an outline of the strategy to the Planning Board members for their input prior to this joint meeting. Members were agreeable to this concept and will discuss the outline at the next meeting.

Adjournment

Fox made a motion to adjourn the meeting at 9:05pm. Brady seconded the motion. The vote was unanimously in favor of the motion.

Signed: _____
Lisa Fox, Clerk