

**HARVARD PLANNING BOARD
MINUTES OF MEETING
JULY 20, 2009
APPROVED: August 10, 2009**

Chairman Joe Sudol called the meeting to order at 7:38pm 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)

Minutes

Bardenheuer made motion to accept the minutes of June 15, 2009 and July 6, 2009 as amended. Brady seconded the motion. The vote was unanimously in favor of the motion.

Review and Approve Scenic Road Consent Decision - Russell Old Littleton Road (Map 18 Parcel 11.2)

Sudol, Brady and Allard made revisions, which have been incorporated into the document. Brady made a motion to grant the Scenic Road Consent for Richard & Keyo Russell, Lot 3 Old Littleton Road. Fox seconded the motion. McGuire Minar abstained. Brady made a motion to approve the decision as written and amended at tonight's meeting. Bardenheuer seconded the motion. The vote was unanimously in favor of the motion.

Status of Response for Volunteers – Wind Turbine Bylaw

Bruce Gallagher has contacted Sudol and does not want to be on the committee but would like to meet with Sudol to provide input. Sudol wants to wait until September to put out an article in the newspapers regarding the apparent lack of interest in the committee to inform the community that the Planning Board has no intention of pursuing a bylaw if there is no interest.

Status of Ayer Road Project and DHCD Application

Lou Russo of Wheeler Realty Trust has gone back to the Department of Housing and Community Development (DHCD) and in his opinion he will have approval of the project on Ayer Road in July. Russo made revisions to the pro forma and not the plans themselves. Sudol is assuming that once DHCD approves the numbers the units to can be applied to Harvard's subsidized count. McGuire Minar asked if there was a bookend on this project. Brady stated yes, that the Municipal Affordable Housing Trust put a two year deadline on the project.

Templates

Sudol suggested that templates to be created for all decisions for easy reference for developing decisions. The members agreed that templates would be very helpful in drafting decisions. Sudol will create the templates to be reviewed at up coming meetings.

Adjournment

McGuire Minar made motion to adjourn the meeting at 8:50pm. Fox seconded the motion. The vote was unanimously in favor of the motion.

Signed: _____
Lisa Fox, Clerk