

**HARVARD PLANNING BOARD
MINUTES OF MEETING
AUGUST 10, 2009
APPROVED: September 21, 2009**

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

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

Others Present: Liz Allard (LUB Admin), Ed Pare (AT&T) and Nathan Lamb (Harvard Hillside)

Minutes

Bardenheuer made a motion to approve the minutes of July 17 and August 3, 2009 as amended. Fox seconded the motion. The vote was unanimously in favor of the motion.

Associate Member Appointment to an Elected Member Position

With the recent resignation of Brady the Board is faced with an empty elected member position. Historically, and in accordance with MGL, the Associate Member would be appointed as a full member by a joint meeting of the Board of Selectmen and PB to serve until the next Town election. With this being McFarland's first official meeting as the Associate Member the other members asked if this would be a position he would be interested in. Wayne indicated his willingness to be appointed and desire to be nominated for the remaining terms at the next Town election. The Board unanimously agreed to add the motion to appoint Wayne to the next BOS meeting. McFarland confirmed his interest in the elected position.

Affordable Housing Plan

Sudol explained to the Board that the Affordable Housing Plan needs to be updated. Sudol does not know what the Department of Housing and Community Development (DHCD) has for current requirements for said plan. Sudol has recommended that the Planning Board (PB) take the lead on updating this plan. A committee will need to be established. A lot of the data comes from the census, which will not be available until 2010. A member of the PB needs to take the lead to contact DHCD to see what needs to be done to update that plan which is valid for five years. The approach that is needed will dictate the make up of the committee. The first step is to determine from DHCD if PB can wait until the census data is available to update the plan or does it need to be done prior to its existing expiration date. Kara is to take the lead in contacting DHCD and advising the Board.

Review & Approve Special Permit Renewal – AT&T Mobility, 47 Poor Farm Road and 60 Old Shirley Road

Sudol reviewed the decisions as written by McGuire Minar and had no problems with the content, but the format needs changing. Sudol suggested voting the granting of the renewal and allow Sudol to sign for the Board or each member would need to come in to Town Hall to sign the decision. Fox made a motion to approve the decisions for the renewal of the Special Permit for AT&T Wireless Communication Facility at 60 Old Shirley Road and 47 Poor Farm Road as amended and allow Sudol to sign the decision on behalf of the Board. Bardenheuer seconded the motion. The vote was unanimously in favor of the motion.

Economic Development Analysis Team (EDAT)

Ron Ricci from the Board of Selectmen (BOS) was present to discuss the EDAT Committee as to what the charter is and what the status is of that committee since 2010 ATM is not that far away. Ricci explained that Leo Blair is the liaison to the PB and the EDAT. Ricci stated it is his intent that BOS appoint the EDAT committee at the next BOS meeting. Ricci stated According to Town Administrator, Tim Bragan, the Financial Impact Analysis Team (FIAT) was able to function

because it was a selected team of individuals who worked well with each other and had backgrounds that would contribute meaningfully. FIAT has been processed by the Town Administrator and the BOS is okay with that function remaining with EDAT. Bill Johnson and Tim Bragan are working to develop the EDAT committee; however Johnson may be unable to be a part of EDAT due to other prior commitments.

The charter of EDAT is as written in Article 22 of the 2009 Annual Town Meeting (ATM). There has been a large amount of information that was collected to determine what it is people want in Town. Ricci stated there will be a liaison from the Planning Board (PB) to the EDAT. McGuire Minar believes that a liaison would not be fruitful, because to have a committee that develops a plan that may or may not conflict with the existing Bylaw as you are trying to beat the clock for ATM. McGuire Minar believes the EDAT committee should include a member of the PB. Sudol stated if EDAT is going to talk industrial use, you will need to determine what type of industry would be allowed because the current Bylaw does not allow for such a use. Ricci stated that there will not be a member of BOS on EDAT either; they too will have a liaison. Ricci would expect that the liaisons would be active in all the EDAT meetings. McGuire Minar stated the PB was under the impression that they would not be a part of EDAT at all and that is why Ricci was invited here this evening. Ricci stated he does not know where that came from, but does not believe that to be the case.

McGuire Minar believes there is a way to develop the commercial district without making like Route 2A in Acton with too many curb cuts. Ricci stated EDAT's report is due at 2010 ATM. Bardenheuer asked what the process will be for the EDAT. As he sees it currently, they will conduct a study of the commercial area and determine what types of businesses the residents are looking for and then write a report to that affect to be brought to the 2010 ATM. Then what? Ricci stated it is not clear, but while the report is being developed it could be determined if there are items that would require zoning changes that could be brought to PB for the 2010 ATM. Sudol afraid this could become something like the Master Plan and is not used until zoning needs to be changed. Sudol would still like to see that the report is not just thrown out there at ATM without feedback. Bardenheuer would think it would be interesting to have a nonbinding vote at ATM on the points within the final report.

Sudol explained to Ricci that EDAT will put the PB in a bind since their report won't be until the 2010 ATM and the PB is looking to make amendments to the existing Bylaw that may affect development within the Ayer Road corridor. The Board is afraid if they go forward and do their job, which is improving the Bylaw, they will not get support from BOS because an EDAT report is forthcoming. Ricci believes that in some way there could be some type of cross pollination between the PB and the EDAT so that Bylaw changes for 2010 ATM would not conflict with the EDAT report. Sudol stated the PB does not want to be blindsided at ATM because we have amendments that may in the future need to be changed again as a result of the EDAT report. Bardenheuer asked how PB can get a liaison to EDAT. Ricci stated the Board just needs to appoint one. An appointment will be made at the next meeting.

Informal Discussion on Use of Property – Sheehan (Map 26 Parcel 8)

Bruce Ringwall present to talk to the PB about a parcel of land that is land locked. The issue is that the existing houses on the pond off Willard Lane does not have frontage on any Town Road. Sudol stated the parcel meets the requirements of a basic lot other than frontage. Access does not mean public way. This lot would be similar to hammerhead lots with common driveways. Sudol stated as long as the owners have all the legal easements for access, then the only other issue would be the length of the driveway. Ringwall stated the driveway would be less than 500'.

Adjournment

Fox made a motion to adjourn the meeting at 9:10pm. McGuire Minar seconded the motion. The vote was unanimously in favor of the motion.

Signed: _____ Lisa Fox, Clerk