

**HARVARD PLANNING BOARD
MINUTES OF MEETING
November 2, 2009
APPROVED: December 7, 2009**

Kara McGuire Minar called the meeting to order at 7:30pm in the Town Hall Meeting Room

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

Others Present: Liz Allard (LUB Admin), Nathan Lamb (Harvard Hillside), Dan Wolfe (Ross Associates) and Valerie Hurley (Harvard Press)

Update on Citizen Planning Training Collaborative Workshop

McGuire Minar has recently attended a CPTC workshop on Economic Development. McGuire Minar stated that if the Town of Harvard were to become a green community there is a large amount of money out there for green improvements. McGuire Minar would like to explore this option for the Town because later down the road the State is going to require all communities to go green. The Town would need to adopt the green policy at Town Meeting and then grant money would need to be applied for. McGuire Minar will forward the power point presentation she received at the workshop to the members.

McGuire Minar also noted the workshop discussed split tax rate. On the whole the feeling was there is no real benefit and is more negative in a small community. There is no way to split off agricultural properties when assessing taxes.

McGuire Minar learned that a Town could create Chapter 40B districts. These districts would limit developers to those locations for the development of an affordable housing project.

Montachusett Joint Transportation Committee (MJTC)

Bardenheuer updated the members on the recent MJTC meeting he attended. Bardenheuer stated that there is not in committee at the moment that relates directly to Harvard. Most of the conservation revolved around the requirements of prevailing wage. Harvard's is currently figured under Boston rather than Fitchburg. A letter was drafted for advocacy by MJTC.

Bardenheuer explained that the MJTC also discussed Safe Routes to School. There is active conversation between MJTC and Harvard (Tim Clark, Marybeth Banios) regarding the establishment of a Safe Routes to School program here. Once the Town has been in the program for one year they would be eligible for grant money.

Affordable Housing Plan Update

McGuire Minar has read through the document but has not completed her review of the complete document. Additionally she has also started reviewing other Town plans. Members will further discuss at the next meeting.

Discuss Annual Town Meeting 2010 Bylaw Amendments

A draft of the Drive-thru Bylaw was received last week from Town Counsel Mark Lanza. McGuire Minar wondered if there was a way to make it simple. McFarland and Bardenheuer feel that the Planning Board (PB) needs to think about whether or not they as a group want or do not want drive-thru. Bardenheuer wondered how the PB is going to get to an agreeable point and how will they take to Town Meeting. McGuire Minar stated it seems we are all waiting for the outcome of the Economically Development Analysis Team (EDAT). The PB needs to determine when Sudol will be sending the letter to the newspapers so that they can potentially get feedback from the community as to what Harvard wants with regard to drive-thru. The members agreed that traffic, trash and air quality are all concerns in regards to businesses with drive-thru.

Special Permit Hearing – Jane Bright, 186 Bolton Road (Map 31 Parcel 10). Opened at 8:04pm

Montachusett Regional Planning Commission (MRPC) Traffic Study of Ayer Road

Sudol was not present to update the members on his progress of reviewing the MRPC Traffic Report. This item will be on the agenda for the next meeting.

Economical Development Analysis Team (EDAT) Update

Sudol was not in attendance to update the members on the status of the EDAT. This item will be on the agenda for the next meeting.

Adjournment

McFarland made a motion to adjourn the meeting at 8:42pm. Fox seconded the motion. The vote was unanimously in favor of the motion.

Signed: _____
Lisa Fox, Clerk

Harvard Planning Board

Special Permit Hearing Meeting Minutes

Jane Bright, 186 Bolton Road (Map 31 Parcel 10)

November 2, 2009

Kara McGuire Minar opened the meeting at 8:04pm under MGL Chapter 40A and the Code of the Town of Harvard Chapters 90 and 125-46 in the Town Hall Meeting Room

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

Others Present: Liz Allard (LUB Admin), Nathan Lamb (Harvard Hillside), Dan Wolfe (Ross Associates) and Valerie Hurley (Harvard Press)

This hearing was continued from October 19, 2009 on a Special Permit, Driveway Site Plan and Scenic Road Consent filed on behalf of Jane Bright for the creation of a hammerhead lot with a driveway in excess of 500' and the removal of a portion of a stone wall on a designated scenic road at 186 Bolton Road, Harvard.

Comments were received from the Fire Chief and forwarded to Dan Wolfe, at Ross Associates prior to the hearing this evening. Bardenheuer read into the record the comments from the Fire Chief. A site walk was conducted on October 31st. During the site walk the members determined the road is narrow in the location of the driveway and asked Mr. Wolfe if he could consider the part of the roadway in the radius for the turn into the driveway. The radius change would reduce the driveway cut from 65' to 52'.

Mr. Wolfe took the Fire Chief's comments about the turn around at the top of the driveway into consideration and increased the width which will be easier for large delivery trucks to maneuver and exit the driveway. McGuire Minar asked if the increase of the driveway near the house affect the drainage calculations. Mr. Wolfe stated no.

With no further questions or comments Bardenheuer made a motion to close the evidentiary portion of the hearing. McFarland seconded the motion. The vote was unanimously in favor of the motion.

The members briefly discussed conditions of the final decision to include the stones removed for the stone wall will be put back in place to rebuild the existing wall.

Signed: _____
Lisa Fox, Clerk