

**Harvard Planning Board
Meeting Minutes
January 4, 2010
Approved: January 25, 2010**

Joe Sudol opened the meeting at 7:37pm in the Town Hall Meeting Room.

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

Others Present: Liz Allard (LUB Admin)

Board Reports – Committee Activities

There have been no other committee meetings since the last Planning Board meeting on December 21, 2009.

Approval of Minutes

Sudol made a motion to accept the minutes of December 5 and 7, 2009 as amended. Bardenheuer seconded the motion. The motion was unanimously in favor of the motion.

Affordable Housing Plan Final Draft

Sudol sent the final draft to Planning Board members and all the Board of Selectmen (BOS) members. Marie Sobalvarro was the only BOS member that returned comments. Sudol will present the draft tomorrow to the BOS at the all Boards meeting. Bardenheuer thanked Sudol for the work he put into the Plan and knowing what really needed to be updated and where to stop with the revisions. Fox agreed and added that Al Combs, of the Master Plan Implementation Committee, also did a good job at doing that as well.

Discuss Annual Town Meeting 2010 Bylaw Amendments

Sudol will present the Bylaw Amendments to the Board of Select during their regular meeting tomorrow night. Members agreed that 125-2 Definitions should be amended to include the definition of “building”. Sudol explained the Zoning Map will be revised to make it more user friendly, but will not change any of the content. The Sign Bylaw, 125-41, is simply to coincide with the Board of Selectmen new U-pick Season Sign Policy. Fox stated she is amenable to the revision if the local farmers are happy. Members of the Agricultural Advisory Committee were present at the last meeting and had stated they have support from the local farmers.

The members discussed the amendment to 125-20 in regards to drive-through. Bardenheuer stated there seems to be a conflict between the question results of the survey conducted and the comments submitted along with the surveys. Sudol stated if you read just the comments, then drive-throughs are okay as long as they are allowed by Special Permit and to include restrictions. Fox stated the Planning Board needs to make the case that if 125-20 is left as is, than any applicant who can prove that a drive-through is an accessory use to their business will be allowed to have one. Fox asked if the Planning Board (PB) wanted to table it until next year. Sudol stated if the PB decides not to go forward with this amendment then we should be vocal as to why we choose not to.

Bardenheuer stated the survey was clear that most people want a drive-through for a bank and/or a pharmacy, but not for other types of businesses. Members agreed that the drafted language from Town Counsel Mark Lanza is very clear and should be used as the amendment. Fox just wants to make sure that amendments are addressed at the Annual Town Meeting (ATM) clearly, by limiting the types of drive-through we are not limiting the types of business that would be allowed. Bardenheuer suggest before ATM the PB does a walk through as to what will be presented. Fox thinks by not presenting an amendment at ATM there could be backlash when the Town is hit with a business that has an undesirable drive-through.

Bardenheuer stated there are three aspects that deter him from allowing drive-through facilities: the social impact of gathering places, litter from eating establishments with drive-throughs, and the impact on traffic as a hazard. But if you look at such businesses as banks, which are neither gathering places nor litter creators and pharmacies which are not places people want to gather when they are sick, nor do they want to have get out of the car with a sick child – these types of business would be acceptable uses for drive-throughs. McFarland would like to look at the charter of the PB and determine if this is even something we want to take on. Fox thinks we should still try to protect the Town from themselves. Sudol will confirm the support of the BOS at tomorrow nights meeting. The PB wants unanimous support from the BOS in order to move forward with the above mentioned amendments.

2009 Annual Report

Sudol will draft the report for others to review and submit by January 15, 2010. Sudol wants input from all on subjects discussed and tackled this past year.

Associate Planning Board Member

Sudol stated the Planning Board really needs to get an associate member on Board as soon as possible. The Board can really find itself in a crunch if it starts to receive any special permit.

Vicksburg Square Status – Meeting on January 5, 2010

Sudol will attend the upcoming meeting at Devens on the Vicksburg Square development and update the members at the next meeting.

Adjournment

McFarland made a motion to adjourn the meeting at 8:43pm. Bardenheuer seconded the motion. The vote was unanimously in favor of the motion.

Signed: _____
Lisa Fox, Clerk