

**Harvard Planning Board
Meeting Minutes
January 25, 2010
APPROVED: February 1, 2010**

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

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

Others Present: Liz Allard (LUB Admin), Valerie Hurley (Harvard Press) and Dan Wolfe (Ross Assoc.) and Judy Gustafson

Board Reports – Committee Activities

Sudol reported on the Board of Selectmen (BOS) meeting held January 5th. The Affordable Housing Plan was presented; Sudol also presented a brief overview of the proposed Protective Bylaw amendments for Annual Town Meeting in May. Both were approved at the following BOS meeting on January 19th.

Sudol stated the Vicksburg Square development at Devens is back on the table. At the initial meeting two proposals were submitted. One will rehab one of the four buildings completely and the outside of the other three as well as the “grounds” as part of a Phase 1 effort. The other proposal proposed a limited number of underground parking but did not indicate what the “Phasing of construction” would be. . Sudol noted one of the proposals had more commercial development than the other. Sudol will obtain more information for further discussion at the next meeting.

A Land Use Board (LUB) meeting was held on January 12th at which the Wheeler Realty Trust development on Ayer Road project was the major discussion. Sudol has spoken with Lou Russo, the developer, who stated that he has a tenant for the commercial building and has broken ground on that part of the project. State tax credit funding for the elderly housing complex has been approved and construction will begin late summer to early fall. The project still has obstacles with water and sewer that needs to be approved by Department of Environmental Protection.

Allard stated that LUB also discussed the Annual Town Meeting proposed Protective Bylaw amendments and that the Planning Board is looking for support from all of the Land Use Boards. Allard stated the Conservation Commission has drafted a letter of support which should be received by the start of the hearings on February 1st.

McGuire Minar attended the Land Use Policy Act (LUPA) in Stow on January 5th. LUPA was drafted to streamline the permitting process and spur housing, but removes any local control over the process. State Senator Jamie Eldridge was present at the meeting and heads this committee. McGuire Minar stated Eldridge hadn’t consulted with any planning boards. The act as proposed does not have the support of local boards and had strong opposition at this meeting. Eldridge is going to report the concerns to the committee.

Bardenheuer attended the Montachusett Joint Transportation Committee meeting on January 20, 2010. Bardenheuer stated that the MBTA has received stimulus money to build double tracks for the commuter rail between Acton and Ayer. Traffic studies will be done again this year and "Safe Routes to School" days will happen again this spring.

Approval Not Required Endorsement – Bright, 186 Bolton Road, Map 31 Parcel 10

Dan Wolfe was present to request the endorsement of the Planning Board for an Approval Not Required (ANR) plan for Jane Bright at 186 Bolton Road. The PB issued a Special Permit for this location in November, which has been recorded at the Registry of Deeds, allowing for the division of the parcel. Bardenheuer made a motion to endorse the ANR plan as submitted. Fox seconded the motion. The vote was unanimously in favor of the motion.

Approval of Minutes

Fox made a motion to accept the minutes as amended for December 21, 2009 and January 4, 2010. Bardenheuer seconded the motion. The vote was unanimously in favor of the motion.

Appoint Liaison to the Energy Advisory Committee

Sudol stated he had received a request from the Energy Advisory Committee (EAC) that the Planning Board appoint a liaison to the EAC. McGuire Minar volunteered and will forward her contact information to Brian Smith of that committee.

ZBA Request for Comments – Gulati, 92 Tahanto Trail, Map 26 Parcel 39

The Planning Board received a request from the ZBA for comments on an application for a Special Permit. Sudol stated he would review and draft comment to be approved at the next meeting.

Approval of Affordable Housing Plan Final

Sudol met with the Board of Selectmen (BOS) last week and presented the revised Affordable Housing Plan (AHP). The BOS approved the plan for submittal to the Department of Housing and Community Development. Bardenheuer asked if there were any comments at the all Boards meeting that were significant. Sudol stated there were a few from Bonnie Heudorfer and Lucy Wallace. Bardenheuer made a motion to endorse the AHP as written. Fox seconded the motion. The vote was unanimously in favor of the motion.

Discuss Annual Town Meeting 2010 Bylaw Amendments

Sudol presented the amendments to the Board of Selectmen, who unanimously voted to endorse the proposed amendments. Bardenheuer asked if there was any feedback from the BOS members. Selectman Warren raised a question about the distance between drive-thru lanes. Bardenheuer suggests if it is a reasonable condition then the Planning Board needs to invite Selectman Warren to the hearings, which begin next Monday, for his input. There was another question about 300' from a residential property. McGuire Minar asked what a residential use would be, as stated in the drive-through provision.

Members agreed that Town Counsel Mark Lanza, who drafted the drive-through provision, should be in attendance at the February 1st meeting to clarify these questions.

Associate Planning Board Member

Members are still speaking with individuals, some who are interested but have short term commitments. Both McGuire Minar and Bardenheuer will follow up with their leads.

Town Planner

Sudol stated that he will continue to pursue the possibility of sharing a planner with nearby towns. Sudol will follow up with the Town Administrator on the process for requesting funding for a part time Town Planner in the budget for Annual Town Meeting.

Adjournment

McGuire Minar made a motion to adjourn the meeting at 9:22pm. Bardenheuer seconded the motion. The vote was unanimously in favor of the motion.

Signed: _____
Lisa Fox, Clerk