

**Harvard Planning Board
Meeting Minutes
April 5, 2010
APPROVED: April 27, 2010**

Chairman Joe Sudol opened the meeting at 7:30pm in the Town Hall Meeting Room

Members Present: Joe Sudol, Craig Bardenheuer, Lisa Fox, Wayne McFarland and Michelle Catalina (Associate Member)

Others Present: Liz Allard (LUB Admin), Jamie Allard (Harvard Press), Rose Chaulk (Rose Land Survey), Elaine Lazarus (EDAT) and Rick Maiore (EDAT)

Stretch Code Warrant Article

Sudol informed the members that the Board of Selectmen (BOS) will be discussing the warrant article brought forward by the Energy Advisory Committee in regards to the Stretch Code. Sudol would like to receive the Planning Boards opinion on this article.

McFarland and Fox do not understand what the rush is and why the Town can not wait until there is more information on the subject to make a decision. Catalina feels it seems a little bit premature and not sure the initial costs would be beneficial. Sudol has talked with the Building Commissioner who does not support the Code. Sudol has real concerns with the commercial aspect of the Code. Bardenheuer stated from a green community position and its affects on municipal buildings, he is okay supporting an article that is brought before the community in regards to community buildings; however he is not in favor of individual home owners being told how to construct their home.

Sudol stated other communities have started breaking down the cost on the residential side of this Code and have determined that the average increase in building cost will be between \$15,000 and \$20,000. Fox is all for looking at this, but not in favor of being rushed. Bardenheuer is completely on board with energy efficiency, just not government telling him how he is going to construct his house.

Sudol further explained the requirements that would be placed on the Town and the Planning Board to come up with new zoning regulations. Members agreed that energy conservation is a great idea, but additional information needs to be obtained before moving forward.

Informal Discussion with Kevin Getty – Division of land on Mass Ave

Rose Chaulk was present to informally discuss the development of the Getty property on Massachusetts Avenue. The plan presented showed an eight lot sub-division with a cul-de-sac road. All lots have 180' of frontage, are over 1.5 acres and contain the 200' lot width circle. The Board stated that the plan is headed in the right direction; Ms. Chaulk will need to be certain all aspects of the Sub-division Control Bylaw are being met.

Board Reports – Committee Activities

Bardenheuer stated he attended the Montachusett Joint Transportation Committee meeting on March 24th. The Committee decided not to issue a letter on prevailing wage, there was an update to the double track being added to the commuter rail between Acton and Ayer, as well as revamping of the Littleton stop with a station.

Bardenheuer did ask the Committee how the locations for the traffic counts are determined. He was informed there is a four year rotating list of roadways for each town. A town can request an adjustment of the locations if they so chose. The Board agreed they should take some time to review the structure of the four year rotation to determine if they are achieving useful information.

Review & Approve Renewed Special Permit – Verizon Wireless, Brown Road

McFarland has not completed the draft decision yet, but will have it prepared in time for the next meeting.

Newspaper Article – Proposed Bylaw Amendments

Sudol has not had an opportunity to draft an article for the news paper as he had previously stated. Jamie Allard, of the Harvard Press, had stated she would like to get together with Sudol to develop an article that will explain why these amendments are so important.

Annual Town Meeting (ATM) Assignments and Strategy

Bardenheuer agreed to present the Zoning Map article. Sudol agreed to present the Sign amendment. McGuire Minar will be asked to present the drive-thru article. Hand outs of the old and revised zoning map will be available for Town Meeting.

Economic Development Analysis Team (EDAT) Warrant Article

Sudol briefed the members as to what was discussed at the March 30th Board of Selectmen (BOS) meeting in regards to the proposed warrant article submitted by EDAT. BOS agreed that the article should be presented by EDAT and not the BOS. Sudol wants the Planning Board (PB) to be prepared at the Annual Town Meeting (ATM) to give its opinion.

Sudol stated the PB does not have to support it if they so chose. Fox stated that this use to be the BOS baby and why are they now throwing the baby out. Sudol stated the BOS feels EDAT has not completed the task that was given to them. A final report has not been prepared as of yet, how can EDAT come forward at ATM with a warrant article. Sudol believes that in a discussion with Bill Johnson, Johnson stated that EDAT intends to move forward with or without BOS support. Rick Maiore, a member of EDAT, stated EDAT is going to forward with the Article, but maybe a revised version. Maiore explained the EDAT process and how they came back with a warrant article. EDAT is working on the final portions of the report. Maiore remind the PB that EDAT is an analysis team with an end point. Elaine Lazarus, a member of EDAT, stated this is a planning process and the creation of the Economic Development Committee (EDC) within the warrant article is just another step in the process. The EDC will continue the work that is needed.

Fox asked if EDAT is opposed to continuing as EDAT. Lazarus stated it was only a one year appointment. Maiore thinks if you want definitive answers to these questions you need a committee and not an analysis team. Bardenheuer asked does EDAT feel it has completed its analysis. Maiore stated yes, but it still all needs to be pulled together in the report. Bardenheuer asked if the report is complete with recommendations. Maiore stated yes it is a very clear plan. Bardenheuer stated he agrees with Sudol it is hard to make a decision on supporting the article if the report is not available. EDAT is presenting the report to the Town on April 12th.

McFarland being relatively new to Town asked how we got to here. The process was explained to him. Bardenheuer is concerned with the short amount of time between the presentation of the report and ATM; this is a big endeavor and that does not give enough time to hash it out before ATM. McFarland suggested that there would only be two paths forward post EDAT. Either the creation of the committee to execute the EDAT plan or the plan would be detailed enough to be executed by existing town committees. Bardenheuer would like to see the article be clear on the intent. McFarland wants to know if the PB is comfortable with creating the EDC. Members agreed they were, however Sudol would like to have EDAT to complete the tasks originally assigned to them.

Sudol suggests the PB hold off until the next meeting since Maiore promised that the final report will be available on the 12th of April. Bardenheuer is in favor of a committee as long as that committee can not execute the plan without town meeting vote. The members agreed they would wait on making a decision as support or not support the warrant article until after the EDAT has presented the report.

Economic Development Incentive Program Workshop

Sudol stated there will be a workshop on Wednesday April 14th at Union Station in Worcester. Sudol will be attending and report back at the next meeting.

Fruitlands

Sudol stated Fruitlands will be in front of the Board of Selectmen tomorrow night for amendments to their liquor and entertainment license policies. Sudol believes they want to increase the number of events allowed per calendar year, the locations that alcohol is allowed to be served and consumed and the hours they are allowed to serve alcohol. The Board would like to know that they are still in compliance with the conditions of the Site Plan Approval issued last year.

Adjournment

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

Signed: _____ Lisa Fox, Clerk