

**HARVARD PLANNING BOARD
MEETING MINUTES
April 26, 2010
APPROVED: May 17, 2010**

Chairman Joe Sudol opened the meeting at 7:47pm in the Main Meeting Room of the Former Library

Members Present: Joe Sudol, Kara McGuire Minar, Lisa Fox and Wayne McFarland

Others Present: Liz Allard (LUB Admin) and Bill Johnson

Review Support of Annual Town Meeting Warrant Articles:

Article 29: Resolution to Pursue Commercial Development in Harvard's Commercial District

Sudol stated that the Planning Board (PB) delayed the vote on whether to support the Economic Development Analysis Team (EDAT) Warrant Article until the PB had the opportunity to review the final report. Members received that document yesterday. At this point not all members have had the opportunity to review the document. Sudol made a motion that the PB not support the EDAT warrant Article at the Annual Town Meeting (ATM). Fox seconded the motion.

Sudol asked each member their opinion the final report and support of the Article. McFarland stated that although he had not had an opportunity to read the report he understands the natural outcome at some point in time would be the creation of a committee to implement the recommendations of the EDAT; however he does not believe EDAT has completed the task they were given at the 2009 ATM. Sudol has read the report and sees no reason for an Economic Development Committee at this time, since the task at hand has not been completed by EDAT. The report also included recommendations that become the responsibility of the Board of Selectmen or PB. Fox read through it briefly as it arrived yesterday, she believes EDAT has not completed its analysis and had not completed the next step. Fox feels EDAT has not completed their job and would like to see them work at it for another year. McGuire Minar stated the PB needs to really take a hard and fast look at this report. PB is the board responsible for zoning and development; this would develop a board that would be responsible for this type of development. McGuire Minar feels the results in the report are "pie in the sky" numbers.

The final vote was Sudol, McGuire Minar and Fox in favor of not supporting the article and McFarland abstaining as was unable to review the report. Sudol will represent the board for this article should there be any questions at the ATM.

Article 44: Easement for Affordable Senior Apartments on Ayer Road

Sudol explained that this article will allow for a portion of the Ayer Road Meadow under the control of the Conservation Commission, be included in the required nitrogen credit land for the affordable elderly housing facility on Ayer Road. Sudol made a motion to support this article. McGuire Minar seconded the motion. The vote was unanimously in favor of the motion.

Article 41: Amend General Bylaw – Add Chapter 98, Stretch Energy Code

The members agreed to take neutral position on this article. Sudol will represent the board at the ATM for this article.

Review and Approve Renewal of a Special Permit – Verizon Wireless, 0 Brown Road Map 36 Parcel 93.4T

A final draft of the Special Permit decision was circulated to the members with no comments received. McGuire Minar made a motion to grant the Special Permit to Bell Atlantic Mobility doing business as Verizon Wireless as a co-locator on the AT&T cell tower located on Brown Road. McFarland seconded the motion. The vote was unanimously in favor of the motion.

McGuire Minar made a motion to allow the Chairman Joe Sudol to sign the Special Permit on behalf of the Board. McFarland seconded the motion. The vote was unanimously in favor of the motion.

Approval of Minutes

Fox made a motion to approve the minutes of March 1, March 15 and April 5 as amended. McFarland seconded the motion. The vote was unanimously in favor of the motion.

Adjournment

McGuire Minar made a motion to adjourn the meeting at 8:31pm. Fox seconded the motion. The vote was unanimously in favor of the motion.

Signed: _____
 Lisa Fox, Clerk