

**HARVARD PLANNING BOARD  
MEETING MINUTES  
May 3, 2010  
APPROVED: May 17, 2010**

Chairman Joe Sudol opened the meeting at 7:34pm in the Town Hall Meeting Room under M.G.L. Chapter 40A and the Harvard Protective Bylaw Chapter 125

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

**Others Present:** Liz Allard (LUB Admin), Jean Russell and Jamie Allard (Harvard Press)

**Discuss Complexities of Affordable Housing with Jean Russell from UMASS Lowell**

Jean Russell a resident of Devens was present to discuss with the Board the subject of affordable housing in Massachusetts. Russell is working on her graduate thesis and was looking to get a sense of how the Town of Harvard has been dealing with the ever present Chapter 40B issue. Russell stated that she has reviewed a lot of material as it pertains to Harvard and affordable housing, but it is still unclear to her as to who starts the ball rolling with a developer. Is it the Planning Board (PB), the Board of Selectmen or Municipal Affordable Housing Trust (MAHT)? Sudol explained the creation of a Local Incentive Program Procedure, in which the PB is the lead for developers to work with. Russell asked if the PB seeks out or is sought out by developers. Sudol explained that developers generally propose affordable housing under 40B for the incentives afforded, In that case they circumvent PB by applying to the ZBA for a comprehensive permit, which allows for waivers of the local bylaws.

Sudol explained the Affordable Housing Plan has recently been revised and has become the responsibility of the PB for its execution. As part of the new plan the PB is going to be working closely with the MAHT. Sudol noted that within the Department of Housing and Community Development (DHCD) documents there is a lot of language about moderate rate housing; Harvard needs this type of housing for Town employees, unfortunately DHCD does not give you affordable credit for this type of housing. The Town has two major issues when it comes to development those being there is no public water or sewer. Russell thanked the members for their time and input.

**Annual Town Meeting Round-up**

All three articles sponsored by the Planning Board at the Annual Town Meeting were passed on Saturday. The only glitch was that members of the PB forgot to state the Boards report for each article. The error was rectified later in the day by the moderator and a PB motion.

Article 29 was approved with amendments to the language. Article 41 was withdrawn. Article 44 was approved as well.

**Adjournment**

McFarland made a motion to adjourn the meeting at 8:36pm. Fox seconded the motion. The vote was unanimously in favor of the motion.

Signed: \_\_\_\_\_  
Lisa Fox, Clerk

