

**HARVARD PLANNING BOARD
MEETING MINUTES
MAY 2, 2011
APPROVED: August 1, 2011**

Chair Kara McGuire Minar opened the meeting at 7:32pm in the Town Hall Meeting Room under M.G.L. Chapter 40A and the Code of the Town of Harvard Chapter 125

Members Present: Kara McGuire Minar, Craig Bardenheuer and Michelle Catalina

Others Present: Liz Allard (LUB Admin), Al Combs, Glenn Eaton (MRPC) and Valerie Hurley (Harvard Press)

Comprehensive Land Use Reform and Partnership Act (CLURPA) Update

McGuire Minar explained that CLURPA was proposed by Senator Eldridge and is supported by Mass Housing Partnership; however the Mass Municipal Association is not in support of the Act. Smaller municipalities are bearing the brunt of this by not having infrastructure that other communities have. Glenn Eaton, of the Montachusett Regional Planning Commission, believes that the Zoning Act is one of the worst in the country and needs revamping, but this may not be the right answer. Both sides of the Act are working towards a resolve. CLURPA mandates a Master Plan and housing by right. Hearings are take place on the 18th of this month at the State House.

Approval Not Required – William Barton, 328 Stow Road

William Barton has purchased the abutting property to him on Stow Road, which he is proposing to add to his existing lot at 328 Stow Road. The lot has an existing structure that will be removed once the lots are combined. With no questions from the members, Bardenheuer made a motion to endorse the Plan as submitted. Catalina seconded the motion. The vote was unanimously in favor of the motion.

Master Plan Update with Glenn Eaton, of Montachusett Regional Planning Commission

McGuire Minar explained that the Planning Board secured funds in the amount of \$35,000 at the Annual Town Meeting (ATM) to start the process of updating the Master Plan. The update should focus on how to expand the revenue of the commercial district. The Board is comfortable with the direction of the previous Master Plan. The major factor in the updating is how much is it going to cost the Town overall. Affordable Housing Plan was based on the 2000 census and need to look at that with new 2010 data. Environmental planning will need to be addressed in this update. The Board believes a fair amount of the existing plan can be preserved. Small developments through out t he Town has been met with option for affordable housing. McGuire Minar would like to know if water and sewer is proposed in the commercial district how that would play out as a developable area.

Glenn Eaton reviewed the power point of “A Community Comprehensive (Master) Plan....What is it?” Mr. Eaton stated that renewable energy plan is a growing idea that should be addressed in the Master Plan. Mr. Eaton stated that a section on Capital Plan aids you in the overall and how you are going to get to the end point. Financial Plan explains how to obtain the revenue and maintain character of the Town. Mr. Eaton stated that Community Block Grant funds are eligible for Council on Aging updates. Additional, District Local Technical Assistance funding could be used against the \$35,000 from ATM.

Al Combs, former member of the previous Master Plan Steering Committee, discussed the previous update and how to go about getting to an end point. Determine what the Town wants and congeal it to one statement. Bardenheuer asked how disputed was the Master Plan last time. Combs stated that the commercial district was a hop topic item. Comprehensive water management is an item that was not taken up last time and should be considered.

The members thanked Mr. Eaton for attending this evening and the information on both Master Plan updating and Comprehensive Land Use Reform and Partnership Act.

Adjournment

Bardenheuer made a motion to adjourn the meeting at 9:24pm. Catalina seconded the motion. The vote was unanimously in favor of the motion.

Signed: _____
Michelle Catalina, Clerk

DOCUMENTS & OTHER EXHIBITS

Comprehensive Land Use Reform and Partnership Act (CLURPA) Update

- Comprehensive Land Use Reform and Partnership Act Description of Sections, Dated May 18, 2010

Approval Not Required – William Barton, 328 Stow Road

- Form A – Approval Not Required, received by the Town Clerk April 28, 2011
- Plan of Land in Harvard, Mass., owned by William Barton at 328 Stow Road, prepared by GPR, Inc., dated April 18, 2011

Master Plan Update with Glenn Eaton, of Montachusett Regional Planning Commission

- Master Plan Statue MGL Chapter 41 Section 81D
- Montachusett Regional Planning Commission, Your Regional Resource, dated May 2, 2011
- A Community Comprehensive (Master) Plan....What is It?, compiled by Montachusett Regional Planning Commission, undated