

**HARVARD PLANNING BOARD
MEETING MINUTES
JUNE 20, 2011
APPROVED: August 1, 2011**

Chair Kara McGuire Minar opened the meeting at 7:36pm 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, Michelle Catalina, Wayne McFarland and Peter Brooks

Others Present: Liz Allard (LUB Admin), Al Combs, John & Vicki Burns, Ron Ricci, Chris Tracey, Ken Swanton, Tim Clark, Pam Browning and Joe Hutchinson

Scenic Road Violation – John Burns, 42 East Bare Hill Road

John & Vicki Burns were present to determine if the work they had done to the existing stone wall in front of their house at 42 East Bare Hill Road will require a filing of a Scenic Road Consent application. Mr. Burns explained that while having other work done on the property he asked the contractor to replace stones that had previously fallen out of and away from the stone wall along the remaining wall. Michele Catalina explained that Chapter 90-1B of the Code of Harvard allows for the replacement of stones at the same location, but the Harvard Department of Public Works shall be notified before work begins so that it can confirm that the wall is properly replaced. The members had no issue with the work that had taken place and stated that no application would be necessary.

Comprehensive Land Use Reform & Partnership Act Update

McGuire Minar attended the presentation in Stow last week in regards to the Comprehensive Land Use Reform & Partnership Act (CLURPA). Tomorrow evening the same gentlemen will be presenting at Montachusett Regional Planning Commission in Fitchburg, should anyone be interested in attending. McGuire Minar has offered to co-host an event with Stow should additional informational sessions be necessary.

Building Commissioner Letter

McGuire Minar wanted to know if there is a way to go back and say that the Jersey barrier is applicable. Brooks felt the statute of limitation to challenge the conditions has gone by the way side. McGuire Minar feels the intent of last September's decision was to revise those requirements of the old decisions that were never completed. The members agreed that was the intent of the September decision.

The Planning Board (PB) issue is that if the Zoning Enforcement Officer states he is not going to enforce these conditions; was it his choice under the language and how it was written. The PB intent was not followed and they are distressed at that. Members requested the ZEO be invited in to a meeting to discuss the matter further, rather than to continue to try and communicate and resolve the issue through letters. Ron Ricci suggested talking to the property owner directly about changing the barriers to be more pleasing. The members stated they had tried last Fall during the Site Plan review and their representative refused to discuss it.

Meet & Greet with Master Plan Steering Committee Representatives

McGuire Minar made introductions of those present as representatives from their respective Boards and Commissions. McGuire Minar stated that the Planning Board secured \$35,000 at Annual Town Meeting this year to start the process of updating the Master Plan, which is set to expire in 2012. The Committee will work towards determining what kind of proposal is needed to get started. The Committee will need to figure out what has been completed from the last Plan and where they need to go from there.

Clark stated that there will need to be closure of the current Plan and then the updating of the plan for 2012. There are several new pieces to consider with this Master Plan, including the development of the commercial district on Ayer Road, Devens Disposition and Affordable Housing in the wake of the recession. What is it that needs to be maintained and what needs will there be in the future. Reduction in energy uses is another key component.

Joe Hutchinson asked is it not part of the Master Plan to look at what the Community wants when it comes to Devens? Al Combs stated that during the 2002 update the Committee came away with widely different opinions. Chris Tracey stated the Committee will need clear objectives from the Planning Board (PB). Ken Swanton stated the current Master Plan has good information within it and contains a lot of recommendations. The PB will need to determine goals, establish the committee, make an inventory of current plan, prepare a situation analysis, obtain public input, create a vision and execute.

Those present agreed to an initial meeting on Monday June 27th at 7:30am.

Bardenheuer made a motion to appoint the following individuals to the Master Plan Steering Committee:

Board of Selectmen – Tim Clark
Conservation Commission – Jim Breslauer
Zoning Board of Appeals – Chris Tracey
Finance Committee – Bob Thurston
Historical Commission – Ken Swanton
Economic Development Committee – Al Combs
Park & Recreation Department – BJ Pessia
Agricultural Commission – Pam Browning
Citizen at Large - Joe Hutchinson

McFarland seconded the motion. The vote was unanimously in favor of the motion.

Adjournment

McFarland made a motion to adjourn the meeting at 9:18pm. Bardenheuer seconded the motion. The vote was unanimously in favor of the motion.

Signed: _____
Michelle Catalina, Clerk