

**HARVARD PLANNING BOARD
MEETING MINUTES
NOVEMBER 7, 2011
APPROVED: December 19, 2011**

Chair Kara McGuire Minar opened the meeting at 7:39pm 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, Michelle Catalina and Maggie Green

Others Present: Liz Allard (LUB Admin) and Joe Hutchinson

Master Plan Steering Committee Update

Joe Hutchinson was present to update the Board on the Master Plan Steering Committee. Hutchinson stated that stakeholders have been identified and the consultant will be interviewing them at the end of this week. The stakeholders are a balanced view of each of the issues to help orientate the consultants to the issues around Town. A public forum will be held on Saturday November 19th from 9-1 at the old library. Catalina and Tim Clark will be hosting a charrettes next week with the second graders at the Harvard Elementary School.

Board Member Reports – Committee Activities

Members have been notified of and will try to attend the 495/MetroWest Development Compact meeting on Wednesday November 9, 2011 at Union Station in Worcester.

Trinity Financial Presentation at Board of Selectmen Meeting, November 8, 2011

McGuire Minar stated that her biggest concern is the density of the project proposed by Trinity Financial for Vicksburg Square in Devens. McGuire Minar stated the proposed project consists of a highly dense population in a rural area, with 80% of the units to be low income housing; where do you get services for these people. There seems to be a difference in the number of school aged children predicted for the location. Catalina would like to know what the Massachusetts Comprehensive Assessment System (MCAS) scores are for similar towns. Catalina stated that people are not moving here for anything but the schools. For Harvard, this project would be a 10% increase in the current population. This would be a huge increase for the Town, not to mention the tripling of the community in Devens. Preservation of the buildings and the threat of hostile 40B are the arguments for support of this project. The historic preservation of these buildings does not seem to have strong support amongst those involved.

Green would like to know what Trinity's vision for this property is over the next ten years; what is it that they see as potential for this site. McGuire Minar wants to know who are you going to market the 20% market rate units to and how long will Trinity wait until converting those units into affordable units should they be left vacant.

Review & Approve Agreement for Land Use Planning Services with Brown Walker Planners, Inc.

Joe Hutchinson provided a final version of the Agreement for Land Use Planning Services with Brown Walker Planners, Inc. for the Board to approve and to be signed by the Chairman. Town Counsel has reviewed and approved the document as written. On a Catalina/Green motion the Board voted unanimously to approve the document as submitted. McGuire Minar signed the document on behalf of the Board.

Adjournment

Catalina made a motion to adjourn the meeting at 9:08pm. Green seconded the motion. The vote was unanimously in favor of the motion.

Signed: _____ Maggie Green, Clerk