

**HARVARD PLANNING BOARD  
MEETING MINUTES  
JUNE 4, 2012  
Approved: June 25, 2012**

Chair Michelle Catalina 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:** Michelle Catalina, Peter Brooks, Rich Marcello and Joe Hutchinson

**Others Present:** Liz Allard (LUB Admin), Elaine & Bill Leiser

**Discuss Hamwey Engineering Recommendations for Lot 2 Mill Road (Map 12 Parcel)**

Bill and Elaine Leiser were present to discuss the potential for a modification to the Special Permit and Driveway Site Plan approval for 27 Mill Road. The Leiser's purchased the property from Bluefin Development and have since modified the location of the house and added a carriage house. The Leiser's are also in the process of purchasing Lot 3 (25 Mill Road) from Bluefin Development. As Mr. Leiser understands it from Hamwey Engineering (the Planning Board's driveway inspector) if the driveway would be completed as planned it would be better than an on ramp to the Mass Pike. In order to prevent water from entering the roadway an additional two to four feet of grade would need to be removed, which in turn would create a large slope into the lot. Hamwey thought a redesign of the driveway could tame the original design.

Marcello asked how long the newly proposed driveway will be. Mr. Leiser stated the driveway is 200' from the road to the property line and then another 200' to the house. The Leiser's stated they have no intention to build a house on Lot 3. Brooks asked if the movement of the house was approved by Planning Board. Allard stated it had not. It was explained to the Leiser's that the Protective Bylaw, Chapter 125, has standards upon which they must abide by, including the 16' width of a common driveway. In order to reduce the width the Leiser's would need to obtain a variance from the Zoning Board of Appeals. The members agreed the Leiser's should review the requirements under 125-31 and 125-39B Driveways and Standards for driveways to determine if there is a way to reduce the length and curvatures along with determining what actions may be need from the PB for approval of the suggested changes.

**Approve Minutes**

Brooks made a motion to approve the minutes of May 21, 2012 as amended. Marcello seconded the motion. The vote was unanimously in favor of the motion.

**Review & Approve Master Plan Steering Committee Charge for Phase II**

After a brief discussion, Catalina made a motion to approve the Master Plan Steering Committee Charge for Phase II as amended this evening. Brooks seconded the motion. The vote was unanimously in favor of the motion.

**Discuss & Approve Candidates for Phase II of the Master Plan Steering Committee**

Catalina explained to the members the Master Plan Steering Committee (MPSC) has met to discuss the Request for Proposals (RFP) for Phase II of the Master Plan, along with discussing the make of the Committee for this next phase. Discussions on whether or not to engaging residents of Devens and how that would go should the Town decide to give Devens back have not been resolved. Marcello thinks Devens residents should be allowed to participate in some way. Brooks thinks there should be someone from Devens on the Committee.

Catalina stated the current committee can not get on the same page as it pertains to the RFP. Some think the RFP should be very clear in where the Town is at, (i.e. where the things fall short), whereas others think the RFP should be brief in the description to allow the consultant to

come up with their own decisions. Victor Normand was present at today's MPSC meeting and wants to be certain the work the Devens Economic Analysis Team has already completed is not duplicated. Normand wants to make sure who ever is hired has all of the information and are able to fill the holes. The RFP will initially task the determination of Devens and then move on from there. Catalina thinks the RFP created by Brown Walker Planners as part of Phase I was very generic, although the Committee has expanded that, but it is still very generic.

Brooks question how much independent information has been generated in regards to the impact taking back the historical boundaries of Devens in Harvard. Brooks believes if this is the first time, then a fresh, neutral look should be taken. Hutchinson agrees. It comes down to does the Planning Board have the existing data independently reviewed or do you want new data created.

Catalina stated that the Committee also needs to eliminate the appearance of bias when it comes to Devens and it future. No one on the current Committee is against taking back Devens; although some are unsure what the right answer is to that question.

Brooks left the meeting at 8:48pm. The members continued to discuss the make up of the RFP. Catalina stated it may include a paragraph about where the Town is at and where it has been. Catalina will comply this evening thoughts and suggestions to further discuss at next Mondays MPSC meeting.

#### **Adjournment**

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

Signed: \_\_\_\_\_  
Liz Allard, Clerk

### **DOCUMENTS & OTHER EXHIBITS**

#### **Discuss Hamwey Engineering Recommendations for Lot 2 Mill Road (Map 12 Parcel)**

- Letter from Hamwey Engineering Re: 31 Mill Road, dated May 25, 2012

#### **Review & Approve Master Plan Steering Committee Charge for Phase II**

- Master Plan Steering Committee Charge, undated