

**HARVARD PLANNING BOARD
MEETING MINUTES
OCTOBER 1, 2012
APPROVED: October 15, 2012**

Chairwoman Michelle Catalina opened the meeting at 7:33pm 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, Tim Schmoyer and Joe Hutchinson

Others Present: Liz Allard (LUB Admin) and Matt Cook (Harvard Press)

Approval of Minutes

Marcello made a motion to approve the minutes of August 13 and September 10, 2012 as amended. Schmoyer seconded the motion. The vote was unanimously in favor of the motion.

Board Member Reports – Committee Activities

Schmoyer stated he had attended the September 11th meeting of the Economic Development Committee (EDC) at which the Committee discussed the five-year plan, the “white paper” for grocery stores and the community solar garden in the commercial district. Schmoyer had questions in regards to being an appointed Committee and how the EDC should function. Catalina explained the EDC is a jointly appointed Committee by both the Board of Selectmen (BOS) and the Planning Board (PB) and should report on a regular basis to the BOS and PB. Catalina further explained that she would not vote for the creation of the EDC unless they were required to report to the PB and BOS. The Town was also in agreement that the PB be involved with this Committee. Catalina explained the liaisons position between the EDC and the PB. Schmoyer asked as the liaison what he needs to do to as far as reporting back to the PB. Catalina asked that a summary be sent to the PB in order to determine what, if any, feedback is necessary.

Economic Development Committee Five-Year Plan & Meeting with BOS

Catalina reminded the members of the meeting set for tomorrow night with Board of Selectmen and the Economic Development Committee (EDC). Catalina personal concerns with the EDC’s five-year plan are the aggressiveness with sewer and lack of out reach to the north Harvard residents. Catalina explained the surveys conducted clearly showed north Harvard residents want limited services, not a complete build out of the commercial district. . Schmoyer stated the EDC had discussed connecting to Devens for sewer at the September 11th meeting, at which they discussed how the cost of sewer could be supplemented by incoming commercial development. Brooks asked so you build a sewage treatment plant and when development comes in you charge them a fee to join the sewage treatment plant. Schmoyer stated that was correct.

Schmoyer and Catalina debated the needs and wants of those in Town in regards to the development of the commercial district. Brooks explained there should be a compromise to the big box stores and the small mom & pop stores. Brooks stated smaller services could be on their own septic system reducing the need to connect to Devens; there are plenty of small stores that can operate on their own septic system such as those in the states of Maine and Vermont.

Marcello thinks it may be premature to write a grant for sewer; the subject should be thought through as to what is the potential of bringing business into the area. Essentially, what would the Planning Board (PB) consider to be a good economic development plan from a planning aspect;

has the plan been developed in a vacuum or have surrounding towns been looked at to see how they are handling development of commercial properties.

Schmoyer stated there are two constraints, what type of business will survive in Harvard and what the will the Town residents are willing to put up with. Hutchinson stated the other factor is Devens and what is going on there for development. Catalina stated she would expect the PB would have an opportunity to ask questions of the EDC at tomorrow's nights BOS meeting.

Review & Approve Shaker Hills Country Club Site Plan Approval

The members had no changes to the draft Site Plan Approval for Shaker Hills Country Club as prepared by Catalina. A motion was made and seconded to approve the plan as drafted. The vote was unanimously in favor of the motion.

Planner Update

Catalina had previously distributed to the members a draft letter addressed to the other boards and committees requesting input on the needs and wants of a Planner. Catalina has spoken with Allard to get her input on the items she currently tends to that could be done by a Planner. Catalina has also spoken with Chris Tracey, chairman of the Zoning Board of Appeals about the subject matter and will be speaking with the Conservation Commission this week. The letter has also set a date for those interested to come in and talk with the Board on November 5, 2012 at 8:30pm. Once all on the input is collected and vetted the Board will need to take a vote on whether or not there is a need for a Planner. Brooks had a minor edit to the letter. Catalina will revise the letter and distributed it to all of the Board and Committee chairs.

Brooks left the meeting at 8:26pm

Request to add letter to the record

Hutchinson submitted a letter (see Attachment A) in regards to the minutes of the August 13, 2012 meeting of the Planning Board. The members briefly discussed the letter and explained what they meant by their statements to Hutchinson.

Revised Five-Year Strategies and Objectives FY13 –17

Catalina had previously distributed the revised five-year plan for member's comments. Members had no comments or additions to the plan. Schmoyer made a motion to approve the five-year strategies and objective FY13-17 plan as drafted by Catalina. Marcello seconded the motion. The vote was unanimously in favor of the motion.

Adjournment

Schmoyer made a motion at to adjourn the meeting at 8:48pm. Marcello seconded the motion. The vote was unanimously in favor of the motion.

Signed: _____
Liz Allard, Clerk

ATTACHEMNT A

Date: October 1, 2012
To: Town of Harvard Planning Board
From: Joe Hutchinson, Harvard Planning Board Member
Subject: Request to Insert Comments in Record of Harvard Planning Board

As discussed at the September 10, 2012, meeting of the Planning Board, I have some level of misunderstanding about the minutes for August 13, 2012. Since other Board members did not have such misunderstandings, and rather than take their time in discussion of minutes, I'd like to enter the following comments into the record of the Planning Board.

On the Topic of the MPSC as a "Balanced Committee"

The second paragraph of the August 13, 2012, minutes states "MPSC agreed they should not ignore Devens again, but could not agree with balancing the members of the MPSC." I do not know what Michelle meant by "balancing the members" of the MPSC.

The third paragraph states "Marcello believes in a balanced approach and looking at the issue in a way that allows for different perspectives." That paragraph also states "there was some that felt that the MPSC was not balanced in the Phase I." It's unclear to me that Rich means the same thing as Michelle by "balance."

Also, the statement that "MPSC was not balanced in Phase I" casts ambiguity and doubt on the work done by the MPSC during Phase I and seems to me to be, at best, an unnecessary statement. The entire committee stood before the town and asked for funding for Phase II, which specifically included a financial, cultural, and social analysis of the impact of Harvard resuming or not resuming jurisdiction of Devens.

Respectfully,

JH

DOCUMENTS & OTHER EXHIBITS

Review & Approve Shaker Hills Country Club Site Plan Approval

- ❖ NOTICE ON APPLICATION OF Shaker Hills Country Club for Site Plan Review for construction of the Far Point Pavilion at 146 Shaker Road Harvard, MA 01451

Planner Update

- ❖ Letter to boards & committees re: hiring a planner, undated

Revised Five-Year Strategies and Objectives FY13 –17

- ❖ Harvard Planning Board Five-Year Strategies and Objectives, undated.