

Housing @ Hildreth House Committee (H@HHC)
Meeting Minutes – May 10, 2018
Small Meeting Room, Town Hall
13 Ayer Road, Harvard, MA

Members Present: Bill Barton, Hank Fitek, Rick Maiore, Fran Nickerson, Carl Sciple, Lucy Wallace
Guest Present: Paul Green

The meeting was convened by chair Rick Maiore at 8:05 AM.

Regrouping:

Rick proposed setting a schedule for going to the October 2018 Special Town Meeting (STM) with an article seeking authorization for the Board of Selectmen to sell land for housing adjacent to the Hildreth House. An article passed at the recent Annual Town Meeting authorized a study of the space needs of the Fire Department, suitability of the current building for expansion, and traffic flow and safety in this complex of Town Hall, Fire Station and Hildreth House. Given that, it was agreed to exclude the Fire Station land as its future status is uncertain.

Rick outlined the issues to be addressed before the STM.

1. Traffic flow: A possible new configuration for access would be for a one-way road turning right at the parking area behind the Town Hall, paralleling Ayer Rd before turning up to the Hildreth House near the Lees' property line. Exiting would follow the current access to the Hildreth House. The study being undertaken by the Fire Department will provide alternatives as well. Bill Barton will work with Marie Sobalvarro to have the Fire Department's RFQ ready to go so that a contract can be awarded and work begun on July 1.
2. Water & Sewer: The Sewer Commissioners are updating their information on surplus capacity in the system. Rick feels it will still accommodate 3,000 gal/day for housing at the Hildreth House. He suggests we meet with the Commissioners to discuss options for seeking a permit: a flat 3,000 gal/day (similar to the permit given to the General Store) or tied to the number of units. Carl Sciple offered to take the lead on this item. As it would be best to go to the STM with a permit, we should be applying in August.
3. Housing: The Committee still believes a 1200 sq ft house is adequate. Rick felt we might be able to build in some level of flexibility (a 2nd floor) to allow up to 1500 sq ft unit. The original plan was for 17 units. Lucy Wallace noted that with exclusion of the Fire Department land we had lost 3 units. Rick felt we might be able to site 1 to 3 units elsewhere on the Hildreth property.
4. Bid package/RFP: That should be prepared ahead of the STM. Lucy wondered if Jon Avery would be able to provide a revised appraisal at some minimal fee. Do we want to pursue another preliminary site plan approval from the Planning Board as well? Lucy noted the Selectmen do have some (very limited) fund for consultant services and perhaps we could retain Ben Osgood again to update our plan. Rick wondered if the Selectmen would have to give 30 days notice to town departments ahead of the vote to approve sale of the land. As Victor Normand was instrumental in developing the first bid package, the Committee agreed it would be useful if he took the lead in this one.

Rick noted this will be a very aggressive timeline to follow in order to be ready for an October STM. And much of our work depends on the findings and recommendations of the Fire Department study. If we are not ready by the fall, we will target the 2019 ATM.

Rick asked the guest, Paul Green, if he had any comments. Paul noted he will be going to the Planning Board on May 21st to discuss his citizen's petition, as directed by the ATM.

Administrative:

The minutes of the May 3, 2018 meeting were approved as presented.

The meeting was adjourned at 8:45 AM.

Next meeting: TBD