

**HARVARD PLANNING BOARD
MEETING MINUTES
SEPTEMBER 28, 2020
APPROVED: FEBRUARY 1, 2021**

Chair Brown called the meeting to order at 7:00pm virtually in accordance with the Governor's Executive Order Suspending Certain Provisions of the Open Meeting Law, under M.G.L. Chapter 40A and Code of the Town of Harvard Chapter 125

Members Present: Justin Brown, Fran Nickerson, Stacia Donahue, Gwen Leonard, Jane Biering and Rebecca Kelley (Associate Member)

Others Present: Christopher Ryan (Director of Community and Economic Development), Matt Flokos (Harvard Press), Michelle Catalina, Rich Maiore, Rick Ward, Erin McBee, Kara Minar

Continuation of the Protective Bylaw Amendments for Special Town Meeting 2020. Opened at 7:03pm. (see page 2 for complete details)

Adjournment

At 8:30pm Nickerson made a motion to adjourn the meeting. Biering seconded the motion. The vote was unanimously in favor of the motion by a roll call, Donahue, aye; Nickerson, aye; Leonard, aye; Biering, Aye; and Brown, aye.

Signed: _____

Liz Allard,
Land Use Administrator/
Conservation Agent

EXHIBITS & OTHER DOCUMENTS

- Planning Board Agenda September 21, 2020
- Director of Community and Economic Development Update, September 21, 2020
- DRAFT 125-57 Senior Residential Development, undated

Harvard Planning Board

Continuation of the Protective Bylaw Amendments for Special Town Meeting 2020

September 28, 2020

The public hearing was opened at 7:03pm by Chair Justin Brown under MGL Chapter 40A the Zoning Act and the Code of the Town of Harvard Chapter 125 the Protective Bylaw virtually in accordance with the Governor's Executive Order Suspending Certain Provisions of the Open Meeting Law, MGL Chapter 30A §20.

Members Present: Justin Brown, Fran Nickerson, Stacia Donahue, Gwen Leonard, Jane Biering and Rebecca Kelley (Associate Member)

Others Present: Christopher Ryan (Director of Community and Economic Development), Matt Flokos (Harvard Press), Liz Allard (Land Use Administrator) and Erin McBee

This hearing was continued from September 21, 2020 to Amend Chapter 125 of the Code of the Town of Harvard, the Protective Bylaw by inserting **new Section 125-57 Senior Residential Development**.

Nickerson made a motion the Planning Board reconsider presenting the 125-57 Senior Residential Development bylaw at the fall Town Meeting. Biering seconded the motion. Leonard made a friendly amendment to the motion by replacing "recommend" with "table". Nickerson agreed to and seconded the amended motion. Before taking a vote on the amended motion each Board member explained their position on the matter.

Nickerson stated although she is in favor of senior housing, she is concerned the bylaw, as drafted, is not connected to a piece of land, similar to the Hildreth Housing Overlay District. In addition, Nickerson feels the bylaw is too open ended and would like to see it ties to a specific project.

Biering stated she has two reasons for wanting to withdraw the bylaw from the upcoming Town Meeting. First, she feels the bylaw is not ready for presentation at Town Meeting as there are issues to be resolved, even amongst the Board itself. Secondly, as drafted the bylaw is unlikely to pass as it has not received enough input from the general public. However, Biering does feel that the Board can salvage some of the bylaw moving forward. She also has a questionnaire, with key questions, that she would like to have answered to make the bylaw better.

Leonard appreciates all of the hard work that has gone into this bylaw to date. She wants it tabled because of the loop holes, density issues, and lack of community input and outreach. Leonard wants to know what types of housing the seniors of Harvard really want; where will this housing be located; and at what cost to the character of the Town. Leonard is for moving this bylaw forward, but feels gaining citizens input will assist in getting passed easier.

Kelley would prefer the bylaw be presented this fall, but is okay with waiting until spring, adding the flood of emails and comments were overwhelming.

Donahue would like to go forward to get it out there and work with the feedback received from those at Town Meeting.

Brown is concerned about the single minded development in Harvard of 1.5 acre lots with single family homes. Brown noted there are three types of feedback: Not In My Back Yard, which he finds disappointing; Stylistic, not content; and Wow, bold move and good attempt. Brown feels

taking the bylaw to the floor of Town Meeting and having it fail still moves the conversation forward. However, Brown appreciates moving forward in a thoughtful way. Brown asked Nickerson in regards to the Hildreth Housing Overlay District not being suitable for senior housing, why would she think designating a specific parcel of land would work now.

With a motion made and seconded to table the presentation of 125-57 Senior Residential Development bylaw at the fall Town Meeting, the vote was unanimously in favor of the motion by roll call Donahue, aye; Nickerson, aye; Leonard, aye; Biering, Aye; and Brown, aye.

Brown opened the conversation up to the public.

Michelle Catalina noted a typo within the bylaw in regards to the Multi-Residential District. Catalina asked why smaller development types in smaller districts had smaller setbacks than most other bylaws. Catalina would support having the same setbacks as other bylaws within Chapter 125. Catalina suggested not having commercial uses allowed in the Agricultural Residential district. Catalina suggests the Board proceed with this bylaw at a much slower pace. Catalina liked the infill and the small cluster section within the bylaw. Additionally, she appreciates the hard work and is cheering the Board on as they move forward with this bylaw.

Rich Maiore, the Select Board liaison to the Planning Board, stated he is thankful for the effort of the Board and suggested bringing in the detractors and challenging them to bring real solutions.

Erin McBee asked if the Planning Board would be willing to give a brief report at the Fall Town Meeting.

The Board discussed ways to tackle this bylaw moving forward which included focus groups, social media posts, questionnaires and surveys. A short narrative will be drafted to present at part of the request to table the article at Fall Town Meeting that will be targeted on the public comments and feedback received by the Board and the desire to develop a bylaw that takes that input into thoughtful consideration.

Donahue made a motion to close the hearing. Nickerson seconded. The vote was unanimously in favor by roll call Donahue, aye; Nickerson, aye; Leonard, aye; Biering, Aye; and Brown, aye.

Signed: _____

Liz Allard,
Land Use Administrator/
Conservation Agent