

**HARVARD PLANNING BOARD
MEETING MINUTES
FEBRUARY 18, 2021
APPROVED: MAY 26, 2021**

Chair Justin Brown called the meeting to order at 7:04pm 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, Jane Biering and Rebecca Kelley (Associate Member)

Others Present: Christopher Ryan (Director of Community and Economic Development), Beth Williams (Council on Aging) and Matt Flokos (Harvard Press)

Board Member Reports - Update from Community Preservation Committee (CPC)

Donahue updated the Board on the CPC vote and the following Parks & Recreation (P&R) meeting on the athletic fields study. The studies failed to gain support at CPC. P&R strategy going forward is to rent land from Devens, which will likely not go well with the schools; however, it is P&R only option. Leonard noted that Open Space Committee is also looking for available land for playing fields. Donahue noted that the Planning Board and the Town at large need to keep looking, as the problem is not going away and could get worse as Middle School sports re-start and the pandemic ends. Ryan noted that he hopes all Land Use Board continue to look at land swaps as an option to solve the need.

Chapter 125-57 Senior Residential Development Bylaw

- **Review Schedule**
 - Ryan noted schedule is holding with our approach on the bylaw changes.
- **Final Synthesis of all Outreach results**
 - Seniors liked independent cottages and villages. However, they want to still be integrated into the community and not isolated into senior only areas.
 - The overall comment was that the community is in favor of housing diversity, but they don't want it to detract from Harvard's feel or be noticeable
 - Main dislike were stairs, followed by high taxes and need for car to get to everything.
- **Bylaw Strategy for Annual Town Meeting 2021**
 - 3-phase approach moving forward
 - Phase 1 – 'Senior Housing General Bylaw' 125-57
 - Would be the guiding document for senior housing and would cross reference sections where other senior housing options exist (125-52 Ayer Road Village-Special Permit and 125-18.1 and 18.2 accessory apartments)
 - In the original Senior Housing bylaw there were eight types of residential dwellings: senior detached, 2-family detached, 3-4 family, townhouse, independent multi-family, small home cluster, assisted living, and Continuing Care Retirement Communities. The new version will eliminate townhouses and apartments
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 - Amendment to 125-18.1 (Accessory Apartments) and 125-18.2 (affordable apartment)
 - Option to waive the Special Permit if the apartment is built to the senior standard/guidelines.
 - Possibility to allow more than one accessory apartment
 - Review square footage limitations.
 - Keep assisted living where it is (125-52), but with possible modifications.
 - Phase 2 and Phase 3 options to consider for Fall 2021 and Spring 2022.

- The multi-faceted approach will allow for individual items to fall short of passing while some items might still move forward.
- An important aspect of this approach is communicating that this is a multi-Town Meeting planning; feedback we had from last summer that Planning Board was going too big and too fast.
- Reviewed next steps for drafting the bylaws and outreach for Spring 2021

- **Next Steps**

- Start writing articles for the Harvard Press and conduct outreach.

Biering moved that the Planning Board endorse the 'midpoint approach' for senior housing, which will include introducing Senior Housing General Bylaw, amending Section 125-18.1 and deleting Section 125-18.2. Nickerson seconded the motion. The vote was unanimously in favor of the motion by roll call vote, Donahue, aye; Nickerson, aye; Leonard, aye; Biering, aye; Brown, aye.

Adjournment

At 9:26pm Donahue moved to adjourn the meeting. Biering seconded the motion. The vote was unanimously in favor of the motion by roll call vote, Donahue, aye; Nickerson, aye; Leonard, aye; Biering, aye; Brown, aye.

Signed: _____
Liz Allard, Clerk

EXHIBITS & OTHER DOCUMENTS

- Planning Board Agenda February 18, 2021
- Survey Results: Data Behind Housing Preferences
- Town of Harvard Planning Board Senior Housing Bylaw Strategy Proposal
- Planning Board Bylaw Strategy Proposal, February 16, 2021