

**HARVARD PLANNING BOARD
MEETING MINUTES
MARCH 11, 2021
APPROVED: JUNE 21, 2021**

Chair Justin Brown called the meeting to order at 7:01pm 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, Gwen Leonard and Becca Kelley (Associate Member)

Others Present: Christopher Ryan (Director of Community and Economic Development), Liz Allard (Land Use Administrator), Matthew Flokos (Harvard Press) and Beth Williams (Council on Aging)

Board Member Reports

- Ayer Road Revitalization Summary Sheet
 - Important to get this out there to get the votes at Town meeting
 - Take out wording people won't understand
 - Take out depressing photos
 - Elevator pitch – it's this or raise taxes and continue building McMansions
- Climate Resiliency Working Group (CRWG)
 - So much to be done that nothing is getting done
 - Three sub-groups: Apple Country, Planning and Outreach
 - Asking to pause on the planning and out reach until the Apple Country is completed to not burn out the volunteers
 - CRWG would like to discuss with the Planning Board as to where to go from there – need to determine a date to do this

Approve Minutes

Donahue made a motion to approve the minutes of October 19, November 2 and November 16, 2020 as amended. Biering seconded the vote. The vote was unanimously in favor of the motion by roll call, Brown, aye; Donahue, aye; Nickerson, aye; Biering, aye; and Leonard; aye.

Discuss Annual Town Meeting Bylaw Amendments

- **Section 125-18.1 - Accessory Apartments**
 - 125-18.1B(2)(a): Donahue made a motion to limit the maximum square footage to 1,500 or 50% of primary residence. Leonard seconded the motion. The vote was unanimously in favor of the motion by roll call, Brown, aye; Donahue, aye; Nickerson, aye; Biering, aye; and Leonard; aye
 - 125-18.1C(1): Leonard made a motion to retain the owner occupied language. Nickerson seconded the motion. The vote was unanimously in favor of the motion by roll call, Brown, aye; Donahue, aye; Nickerson, aye; Biering, aye; and Leonard; aye
 - 125-18.1B91): Biering made a motion to retain the one Accessory Dwelling Unit (ADU) per residential dwelling. Donahue seconded the motion. The vote was unanimously in favor of the motion by roll call, Brown, aye; Donahue, aye; Nickerson, aye; Biering, aye; and Leonard; aye
 - Need assurance from the Building Commissioner he will be comfortable with regulating the age-appropriate design.
 - Ryan and Biering will be attending the April 14th meeting of the Zoning Board of Appeals to get their support
 - How will the ADU be restricted to senior? Not looking to regulate the units, but to remove roadblocks, to increase the stock of senior-type housing

- **Section 125-18.2 - Affordable Accessory Apartments** – will not be amending
- **New Section 125-57 - Senior Residential Development**
 - 125-57A(7): Donahue made a motion to remove. Nickerson seconded the motion. The vote was unanimously in favor of the motion by roll call, Brown, aye; Donahue, aye; Nickerson, aye; Biering, aye; and Leonard; aye
 - 125-57E Age-Appropriate Design – should get some experts to hone this better; the term “visitable” has been seen in other provisions researched.
 - 125-57D(2) Pace of Development: Donahue made a motion to revise the language in this section by removing the second sentence, eliminate (a) and (b) and remove infill from (c). Biering seconded the motion. The vote was unanimously in favor of the motion by roll call, Brown, aye; Donahue, aye; Nickerson, aye; Biering, aye; and Leonard; aye
 - 125-57D(1) Discuss the ability for the Planning Board to waive the maximum number of permitted housing units.
 - 125-57C(2): Local Preference: Leonard made a motion to remove local preference. Biering seconded the motion. The vote was unanimously in favor of the motion by roll call, Brown, aye; Donahue, aye; Nickerson, aye; Biering, aye; and Leonard; aye

Adjournment

Donahue made a motion to adjourn the meeting at 10:20pm. Nickerson seconded the motion. The vote was unanimously in favor of the motion by roll call, Brown, aye; Donahue, aye; Nickerson, aye; Biering, aye; and Leonard; aye.

Signed: _____ Liz Allard, Clerk

EXHIBITS & OTHER DOCUMENTS

- Planning Board Agenda March 1, 2020
- DRAFT HARVARD PLANNING BOARD MEETING MINUTES OCTOBER 19, 2020, prepared by Liz Allard
- DRAFT HARVARD PLANNING BOARD MEETING MINUTES NOVEMBER 2, 2020, prepared by Liz Allard
- DRAFT HARVARD PLANNING BOARD MEETING MINUTES NOVEMBER 16, 2020, prepared by Liz Allard
- §125-18.1 Accessory dwelling units, undated
- §125-57, Senior Residential Development, undated