

**HARVARD PLANNING BOARD
MEETING MINUTES
Saturday, April 6th, 2024
APRIL 22, 2024**

Chair Richard Cabelus called the special open meeting to order at 11:45am, which was held in person at the entrance to the gymnasium in the Bromfield School, Harvard, MA.

Members Present: Richard Cabelus, John McCormack, Doug Thornton, Stacia Donahue, Richard Abt (associate member)

Others Present: Frank O'Connor (Town Planner)

Public Hearing:

11:45am Continuation of a Public Hearing pursuant to Massachusetts General Laws Chapter 40A, Section 3A: To consider and receive comments from interested parties concerning proposed addition to Chapter 125 of the Code of the Town of Harvard the Protective Bylaw for a Multifamily overlay district. Potential updates to Draft Bylaw MBTA-3A Multi-family overlay district.

Chair Richard Cabelus reopened the Special Public Hearing. He and Staci Donahue asked about maps for the MBTA 3A overlay district. Frank O'Connor explained there is a copy of the proposed overlay district in the four-page handout. Donahue mentioned if the typos were scrivener's errors and needed to be changed on the floor of Town Meeting. Doug Thornton and O'Connor explained that because the article had been published in the Town Meeting Warrant, it could be changed on the floor.

Cabelus asked how the Planning Board members felt about the special permit section of the proposed bylaw. He said it promoted affordability. Arielle Jennings asked about removing the special permit section to make the bylaw easier to pass at the Spring Town Meeting and simply put forward the proposed bylaw to comply with the state mandate. Donahue mentioned that she and Doug Thornton had met with the Harvard Fire Department earlier in the week. She said there was a question from the firefighters if friendly amendments were to be accepted at Spring Town Meeting. Cabelus said any amendments must comply with the MBTA 3A mandate.

John McCormack mentioned if it were worth it to quadruple the charging stations in the bylaw. Donahue said if people were to dislike the proposed bylaw, it would be for one of three reasons: the parcel location, the language in the bylaw or the statute itself. Cabelus confirmed that the state's projections were 0.6 students per unit of housing but that the Harvard Press had recently cited a state official with a lower ratio of 0.5. McCormack reminded the Planning Board that the Superintendent of Harvard Public Schools recently said publicly that there were more students in the Harvard Public Schools in 2006. The members of the Planning Board stated they each supported the proposed bylaw.

Cabelus asked for a motion to close the public hearing and end the meeting. Doug Thornton made that motion to close the public hearing and adjourn the Planning Board meeting at 11:59am. It was seconded by Staci Donahue. Voted yes by: John McCormack, Doug Thornton, Stacia Donahue, Richard Cabelus. Motion passed unanimously.