



**Select Board
Minutes
Tuesday, September 3, 2019 at 7:00pm
Town Hall Meeting Room, Harvard, MA**

The meeting was called to order at 7:00pm by Chair Alice von Loesecke in the Town Hall Meeting Room. Select Board members Lucy Wallace, Stu Sklar, Kara Minar and Rich Maiore were in attendance as well as Town Administrator Tim Bragan and Executive Assistant Julie Doucet.

Ayer Road Corridor Development Plan

Community & Economic Development Director Chris Ryan gave a presentation for development of the commercial district on Ayer Road. Ryan spoke about the problems with the area and previous attempts at planning efforts. He described the proposed project in three phases: market analysis & fiscal impact assessment, Ayer Road corridor vision plan and development of appropriate zoning tools. Ryan proposed a form-based code zoning tool as a far more robust means to establish and ensure that development will conform to desires and expectations of the community. He also offered funding options and approaches to achieve the development. Ryan reviewed his next steps and vision for the future. Von Loesecke asked her fellow board members to send any comments they may have to Ryan.

Public Communication

Gwen Leonard, 53 Woodchuck Hill Road, is a big supporter of new businesses understanding how much work it can be. She believes Carlson Orchards is entering a very competitive market. Her concern for Harvard is how can we do it better, smarter and safer? She mentioned the need for speed and no passing signs in the area surrounding Carlson's.

Carlson Orchards – Request to transfer one-day licenses from July & August to September & October

Mr. Carlson withdrew his request. He will await approval for his Farmer Series Pouring Permit to avoid any conflict.

Devens Enterprise Commission (DEC) liquor licensing

Bragan explained the gas station in Devens is interested in attaining an off premise license however they are currently only able to grant on premise licenses. Special legislation is required to acquire this type of license.

All Boards Meeting

Bragan distributed the FY21 budget request memo and asked for input from the board members. Von Loesecke volunteered to work on the document so they can finalize it at their next meeting.

Special Town Meeting

On a Minar/Maiore motion, the board voted unanimously to set October 28th, 2019 for fall special town meeting.

Announcements

Bragan informed the board of the pricing for Community Choice Aggregation was lower than estimated.

Bragan said the required easement for the school project will be on the next agenda.

Bragan announced the Fellowship Hall has events scheduled for 9/8, 9/13 and 9/14

The meeting was adjourned at 8:22pm.

Documents referenced:

Ayer Road Corridor Development Plan – dated 9.3.2019

Carlson License request – dated 8.29.2019

All Boards – Fiscal 20 budget request memo – dated Oct 15,2019