

Action Items	Member/Staff Responsible
Update Bylaw Amendments as detailed below	Ryan

**HARVARD PLANNING BOARD
MEETING MINUTES
AUGUST 19, 2019
APPROVED: SEPTEMBER 30, 2019**

Vice Chair Justin Brown called the meeting to order at 7:03pm in the Town Hall Meeting Room, 13 Ayer Road, under M.G.L. Chapter 40A and Code of the Town of Harvard Chapter 125

Members Present: Justin Brown, Stacia Donahue and Jarrett Rushmore

Others Present: Liz Allard (LUB Admin), Chris Ryan (DCED) and Matt Flokos (Harvard Press)

Fall Town Meeting Bylaw Amendments

- Chapter 125-2 Definitions
 - Definitions from 125-56 Ayer Road Village-Special Permit will be incorporated into this section
 - Symbols will be used to easily indentify definitions that correspond to specific section of the bylaw
 - Clarify all acronyms
 - A definition for museum already exists within this section
 - Add “micro-distillery” along with micro-brewery, micro-cidery, micro-winery and micro-meadery
- Chapter 125-12 -14 Small, Medium and Large-Scale Commercial Uses
 - Add micro-distillery to 125-13AC
- Chapter 125-39E Fire Protection
 - No comments
- Chapter 125-52 Ayer Road Village - Special Permit
 - Amendments will provide an opportunity for quality development
 - Increases the allowed Floor Area Ratio (FAR) under section 125-30B (10%) up to 40%, except in the case of density bonuses, which could increase the max FAR to 50%
 - Compare FAR with other communities
 - Returned 125-52E(1) to its original language and added a new section 125-52E(2)
 - Smart Growth/New Urbanism are people familiar with these aspects; Ryan hopes pre-application conferences will flush out the good developers from the bad; Rushmore feels a little bit of clarification may be helpful
 - Encourage feedback from developers/engineers

The FAR limits the gross floor area that can be developed on site, therefore the allowance under 125-52G(3) is not limitless
- Chapter 125-58 Rural Life Preservation Special Permit
 - Created fourth category to include uses in the Town Center
 - There had been resistance from previous attempts to create an overlay district in the Town Center

- Check what is available for sewage
- May want to pull back on Type D depending on public input
- Assessor does not know if there is any tax benefits for the Town; not that this was the aim of the Planning Board
- How does the Accessory Apartments under 125-28D, Type C (10) differ from Section 125-18.1
- Owner-occupancy portion of the property can be assessed as residential whereas the remainder of the site is assessed at a commercial rate
- Members agreed to not remove owner-occupied requirement for the time being, but will take into consideration a caretaker of the site in exchange for the owner-occupied
- Type C (10) does not seem to fit with the other 9 uses listed in this section
- Merge cells together in Table 1
- Pros & cons to removing development standards and design requirements

Ryan will draft a “Consider This” article on the above amendments.

Approve Minutes

Donahue made a motion to approve the minutes of July 1, July 15, and August 5, 2019 as amended. Rushmore seconded the motion. The vote was unanimously in favor of the motion.

Board Members Reports – Committee Activities

None

Adjournment

Donahue made a motion to adjourn the meeting at 8:25pm. Rushmore seconded the motion. The vote was unanimously in favor of the motion.

Signed: _____ Liz Allard, Clerk

DOCUMENTS & OTHER EXHIBITS

Planning Board Agenda, dated Monday August 19, 2019

Director of Community and Economic Development UPDATE, August 5, 2019

Article III Use Groups, 125-12, 125-13, and 125-14, undated

Article IV Permitted Uses by District, 125-23, undated

§125-39 Site standards, E. Fire Protection, undated

§125-52 Ayer Road Village Special Permit (ARV-SP), undated

125-58, Rural Life Preservation Bylaw Special Permit v 3.0, undated

DRAFT HARVARD PLANNING BOARD MEETING MINUTES, JULY 1, 2019, prepared by Liz Allard

DRAFT HARVARD PLANNING BOARD MEETING MINUTES, JULY 15, 2019, prepared by Liz Allard

DRAFT HARVARD PLANNING BOARD MEETING MINUTES, AUGUST 5, 2019, prepared by Liz Allard