

**TOWN OF HARVARD  
PLANNING BOARD AGENDA  
MONDAY, APRIL 24, 2023 @ 7:00PM**

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Pursuant to Chapter 2 of the Acts of 2023, An Act Making Appropriations for the Fiscal Year 2023 to Provide for Supplementing Certain Existing Appropriations and for Certain Other Activities and Projects, and signed into law on March 29, 2023, this meeting will be conducted via remote participation. Interested individuals can listen in and participate by phone and/or online by following the link and phone number below.

THVolGovt Pro is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/86356044599?pwd=MXUva0graCtScnQreWlpeHBObm42dz09>

Meeting ID: 863 5604 4599

Passcode: 571981

One tap mobile

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+13092053325,,86356044599# US

Dial by your location

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

Meeting ID: 863 5604 4599

Find your local number: <https://us02web.zoom.us/u/kYaiNAva0>

**Public Comment**

- Old Business:**
- a) Prospective MBTA Multi-family zoned district  
(Preliminary review of DHCD model by-law guidelines)
  - b) Ayer Road: pursue Phases II & III (vision plan & zoning to facilitate vision) RFP with funds from Rural & Small-Town Grant award
  - c) Open Space Residential Development Bylaw Amendment (\$125-35)

- New Business:**
- a) Request from Climate Initiative Committee for Letter of Support for MVP application.
  - b) Discuss alleged violations at 320 Ayer Road and provide info to Zoning Enforcement Officer.

**Public Hearings:**

**7:30pm Continuation of Special Permit - Ayer Road Village-Special Permit and Site Plan Review Hearing - Yvonne Chern & Wheeler Realty Trust, 203 Ayer Road,** for the updates on proposed development of three commercial use buildings, including a Commercial Entertainment and Recreation use.

**8:00pm Continuation of Proposed Bylaw Amendment Hearing – Wheeler Realty Trust and 12 Lancaster County Road LLC, 185-189 Ayer Road,** for proposed Overlay District

- Standard Business:**
- a) Board Member Reports
    - Representatives & Liaisons Update
    - Community Matters
  - b) Approve Minutes
  - c) Invoices
    - Beals + Thomas #3241.02-5 for Professional Services, 203 Ayer Rd. \$2,166.25

**NEXT SCHEDULED MEETING: MONDAY, MAY 1, 2023**

AS