TOWN OF HARVARD PLANNING BOARD AGENDA

MONDAY, FEBRUARY 26, 2024 @ 7:00PM

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.

Topic: Planning Board

Time: Feb 26, 2024 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

https://us02web.zoom.us/j/83517303716?pwd=bzdJZHhLRGtLbVF3OUsvK3o3bUxpdz09

Meeting ID: 835 1730 3716

Passcode: 838784 One tap mobile

+16469313860,,83517303716# US

+19294362866,,83517303716# US (New York)

Dial by your location
• +1 646 931 3860 US

• +1 929 436 2866 US (New York)

• +1 301 715 8592 US (Washington DC)

• +1 305 224 1968 US Meeting ID: 835 1730 3716

Find your local number: https://us02web.zoom.us/u/kwbMHuMU4

Public Comment

Old Business: a) Proposed Town Center Overlay District and Town Center Action Plan

b) 2016 Master Plan progress report

c) 2026 Master Planning steering committee & funding request d) Discussion of Ayer Road Vision Plan & Form Based Code

New Business:

Public Hearings:

7:15pm

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 Multi-family overlay district. Potential updates to Draft Bylaw MBTA-3A Multi-family overlay district.

Standard Business: a) Review Metrics

- b) Board Member Reports
 - Representatives & Liaisons Update
 - Community Matters
- c) Master Planning for 2026
- d) Approve Minutes: Feb. 5, 2024
- e) Approve Invoices:

Beals + Thomas invoice #3241.05-2 Site Plan review 184 Ayer Rd \$2,372.50 UTILE invoice #10453 Phase II Ayer Rd. Vision Plan \$19,908.75

NEXT SCHEDULED MEETINGS: MONDAY, MARCH 4, 2024

AS

The listing of matters are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may be brought up for discussion to the extent permitted by law, also.



Org code: Object code: Project code:	250110	AGENCY FUNDS PB - SITE PL	S LAN REVIEW		Type: Status: Budgeta	
Fund Function Department Budget Ctrl Location DESE Functn Program Fiscal Year	0 000 000 00 0000 0000	AGENCY FUNDS UNDEFINED UNDEFINED UNDEFINED UNDEFINED UNDEFINED UNASSIGNED UNDEFINED				
Full descript	ion: PB	- SITE PLAN RE	EVIEW	Short o	desc: PB-	-SPR
01 02 03 04 05 06 07 08 09 10 11 12	ACTUAL 4,371.20 3,720.00 .00 .00 .00 3,888.80 .00 1,400.00 .00 .00 .00	- CURRENT YEAR ENCUMBRA	MONTHLY AMOUNT 1.00 .00 .00 .00 .00 .00 .00 .00 .00 .0	ITS RANSFER .00 .00 .00 .00 .00 .00 .00 .00 .00 .0		BUDGET .00 .00 .00 .00 .00 .00 .00 .00 .00 .0
Actual (Memo) Encumbrances Requisitions Total Available Budg Percent Used		-3,140.00 .00 .00	R TOTAL AMOUNT Original Budg Budget Tranfr Budget Tranfr Carry Fwd Bud Carry Fwd Bud Revised Budge	et In Out get Tfr		.00 .00 .00 .00
Inceptn to SO	Y	.00	Inceptn Orig Inceptn Revsd	Bud Bud		.00
Encumb-Last Yi Actual-Last Yi Estim-Actual		.00 .00 .00	REQUEST REVIEW FINAL			.00 .00 .00 .00



PER	LAST YEAR MONTHLY AMOUNTS ENCUMBRANCE BUDGET .00	
2023 Actual 2023 Closed @ YE 2023 Encumbrance 2023 Memo Bal 2022 Actual 2021 Actual 2020 Actual 2019 Actual 2018 Actual 2017 Actual 2016 Actual 2015 Actual 2014 Actual	PRIOR YEARS TOTAL AMOUNTS4,371.20 2023 Orig Budget -4,371.20 2023 Bud Tfr In .00 2023 Bud Tfr Out -4,371.20 2023 C Fwd Budget -17,740.00 2023 Revsd Budget .00 -180.00 2022 Orig Budget .00 2022 Revsd Budget -5,040.00 2021 Orig Budget .00 2021 Revsd Budget .00 2021 Revsd Budget .00 .00 .00	.00
PER 2025 BUDGET 00 .00 01 .00 02 .00 03 .00 04 .00 05 .00 06 .00 07 .00 08 .00 09 .00 10 .00 11 .00 11 .00 12 .00 13 .00 Tot: .00	### PROPERT #### PROPERT ####################################	.00



Obje	code: ct code: ect code:	250120	AGENCY FUNI PB - DRIVE	OS WAY INSP D	DEPOSITS		Type: Status: Budgetar	B L A ry: N
Fu De Bu Lo DE Pr	nd nction partment dget Ctrl cation SE Functn ogram scal Year	000 00 0000 0000	AGENCY FUNDS UNDEFINED UNDEFINED UNDEFINED UNDEFINED UNDEFINED UNASSIGNED UNDEFINED)				
Full	descript	ion: PB	- DRIVEWAY IN	NSP DEPOSI	ITS	Short de	sc: PB-	
PER 00 01 02 03 04 05 06 07 08 09 10 11 12 13 Tot:		ACTUAL 2,954.53 1,999.90111007 .00 .00 .00 .00 .00 .00 .00 .00			AMOUNTS BUD TRAN			BUDGET .000 .000 .000 .000 .000 .000 .000 .0
Encui Requi To Avai	al (Memo) mbrances isitions tal lable Budg ent Used		.00 00. 955.01	L Origina Budget Budget Carry F Carry F		t		.00 .00 .00 .00
Ince	ptn to SO	Y	.00		n Orig Bud n Revsd Bu			.00
Actu	mb-Last Yı al-Last Yı m-Actual		.00 .00) REV	JEST /IEW INAL			.00 .00 .00 .00



PER	LAST YEAR MONTHLY AMOUNTS ENCUMBRANCE .00 .00 .00 .00 .00 .00 .00 .00 .00 .0	BUDGET .00 .00 .00 .00 .00 .00 .00 .00 .00 .0
2023 Actual 2023 Closed @ YE 2023 Encumbrance 2023 Memo Bal 2022 Actual 2021 Actual 2020 Actual 2019 Actual 2018 Actual 2017 Actual 2016 Actual 2015 Actual 2014 Actual	- PRIOR YEARS TOTAL AMOUNT: -2,954.53 2023 Orig Bud -2,954.53 2023 Bud Tfr .00 2023 Bud Tfr -2,954.53 2023 C Fwd Bud -1,253.74 2023 Revsd Bud -1,253.49 2022 Orig Bud -952.42 2022 Revsd Bud -952.42 2022 Revsd Bud 798.59 2021 Orig Bud 798.59 2021 Revsd Bud -501.41 -81.41 498.59	dget .00 In .00 Out .00 udget .00 udget .00 udget .00 dget .00 dget .00
PER 2025 BUDGET 00 .00 01 .00 02 .00 03 .00 04 .00 05 .00 06 .00 07 .00 08 .00 09 .00 10 .00 11 .00 12 .00 13 .00 Tot: .00	2025 REQUEST 2025 REVIEW 2025 FINAL 2025 2025 2025 2025 2025 Revised 2026 Estimate 2027 Estimate 2028 Estimate 2029 Estimate 2029 Estimate 2025 Remo Bal 2025 Encumbrance 2025 Requisition	BUDGET .00



Org code: Object code: Project code:	8900 250121	AGENCY FUNDS PB - CELL TO	S DWER CONSULTIN	IG	Type: B L Status: A Budgetary: N
Fund Function Department Budget Ctrl Location DESE Functn Program Fiscal Year	0 000 000 00 0000 0000	AGENCY FUNDS UNDEFINED UNDEFINED UNDEFINED UNDEFINED UNDEFINED UNASSIGNED UNDEFINED			
Full descripti	ion: PB	- CELL TOWER (CONSULTING	Short d	esc: PB-
PER 00 01 02 03 04 05 06 07 08 09 10 11 12 13 Tot:	ACTUAL42 .00 .00 .00 .00 .00 .00 .00 .00 .00 .0		R MONTHLY AMOUNTE BUD .00 .00 .00 .00 .00 .00 .00 .00 .00 .0	NTS TRANSFER .00 .00 .00 .00 .00 .00 .00 .00 .00 .0	BUDGET .00 .00 .00 .00 .00 .00 .00 .00 .00 .0
Actual (Memo) Encumbrances Requisitions Total Available Budg Percent Used		.00 .00 42	Original Bud Budget Tranf Budget Tranf Carry Fwd Bu Carry Fwd Bu	lget Tr In Tr Out Idget Id Tfr	.00 .00 .00 .00 .00
Inceptn to SON	(.00	Inceptn Orig Inceptn Revs		.00
Encumb-Last Yr Actual-Last Yr Estim-Actual		.00 .00 .00	REQUEST REVIEW FINAL		.00 .00 .00 .00



01 02 03 04 05 06 07 08 09 10 11 12	LAST YEAR MONTHLY JAL ENCUMBRANCE .42 .00	AMOUNTS BUDGET .00 .00 .00 .00 .00 .00 .00 .00 .00 .0
2023 Actual 2023 Closed @ YE 2023 Encumbrance 2023 Memo Bal 2022 Actual 2021 Actual 2020 Actual 2019 Actual 2018 Actual 2017 Actual 2016 Actual 2015 Actual 2014 Actual	42 2023 .00 2023 42 2023 42 2023 42 .00 2022 .00 2022 .00 2021	AMOUNTS Orig Budget .00 Bud Tfr In .00 Bud Tfr Out .00 C Fwd Budget .00 Revsd Budget .00 Orig Budget .00 Revsd Budget .00 Orig Budget .00 Orig Budget .00 Revsd Budget .00 Revsd Budget .00
01 02 03 04 05 06 07 08 09 10 11 12 13	FUTURE YEAR AM GET .00	BUDGET .00



Org code: Object code: Project code:		AGENCY FUNDS ESCROW - PB 256	S AYER	RD	Type: Status: Budgetary:	L A
rioject code.				•	buugetaiy.	IN.

Fund	8900	AGENCY FUNDS
	0900	AGENCY FUNDS
Function	0	UNDEFINED
Department	000	UNDEFINED
Budget Ctrl	000	UNDEFINED
Locătion	00	UNDEFINED
DESE Functn	0000	UNDEFINED
Program	0000	UNASSIGNED
Fiscal Year	0000	UNDEFINED

Full description: ESCROW - PB 256 AYER RD Short desc: 256 AYER

		CURRENT YEAR MONTHLY	AMOUNTS	
PER	ACTUAL	ENCUMBRANCE	BUD TRANSFER	BUDGET
00	8.70	.00	.00	.00
01	-8.70	.00	.00	.00
02	.00	.00	.00	.00
03	.00	.00	,00	.00
04	.00	.00	,00	.00
05	.00	.00	.00	.00
06	.00	.00	.00	.00
07	.00	.00	.00	100
08	.00	.00	.00	.00
09	.00	.00	.00	.00
10	.00	.00	.00	.00
$\bar{1}\dot{1}$.00	.00	.00	.00
12	.00	.00	.00	.00
$\bar{13}$.00	,00	.00	.00
Tot:	.00	,00	.00	.00
Actual	(Mama)	· CURRENT YEAR TOTAL		00

Actual (Memo) Encumbrances Requisitions Total Available Budget Percent Used	CURRENT YEA .00 .00 .00 .00 .00		.00 .00 .00 .00
Inceptn to SOY	.00	Inceptn Orig Bud Inceptn Revsd Bud	.00
Encumb-Last Yr Actual-Last Yr Estim-Actual	.00	REQUEST REVIEW FINAL	.00 .00 .00 .00

Report generated: 02/22/2024 15:49
User: 851frank.oconnor
Program ID: glactinq



PER ACTUAL 00 -4,000.00 01 .00 02 .00 03 .00 04 .00 05 .00 06 4,008.70 07 .00 08 .00 09 .00 10 .00 11 .00 12 .00 13 .00 Tot: 8.70	LAST YEAR MONTHLY AMOUNT ENCUMBRANCE .00 .00 .00 .00 .00 .00 .00 .00 .00 .0	TS BUDGET .00 .00 .00 .00 .00 .00 .00 .00 .00 .	
2023 Actual 2023 Closed @ YE 2023 Encumbrance 2023 Memo Bal 2022 Actual 2021 Actual 2020 Actual 2019 Actual 2018 Actual 2017 Actual 2016 Actual 2015 Actual 2014 Actual	PRIOR YEARS TOTAL AMOU 8.70 2023 Orig 8.70 2023 Bud T .00 2023 Bud T 8.70 2023 C Fwd -4,000.00 2023 Revsd -4,000.00 .00 2022 Orig .00 2022 Revsd .00 2021 Orig .00 2021 Revsd .00 .00 .00	Budget fr In fr Out Budget Budget Budget Budget Budget	.00
PER 2025 BUDGET	FUTURE YEAR AMOUNTS	BUDGET	
00 .00 01 .00 02 .00 03 .00 04 .00 05 .00 06 .00 07 .00 08 .00 09 .00 10 .00 11 .00 12 .00 13 .00 Tot: .00	2025 REQUEST 2025 REVIEW 2025 FINAL 2025 2025 2025 2025 Revised 2026 Estimate 2027 Estimate 2028 Estimate 2029 Estimate 2029 Estimate 2025 Memo Bal 2025 Encumbrance 2025 Requisition	.00 .00 .00 .00 .00 .00 .00 .00	.00
	ACCOUNT NOTES		



Org code: 01013100 REV-FINANCE COMMITTEE Type: R
Object code: 437100 OTHER DEPT REV - A Status: A
Project code: Budgetary: Y

100 Fund GENERAL FUND Function 1 GENERAL GOVERNMENT $\bar{1}31$ Department FINANCE COMMITTEE Budget Ctrl 000 UNDEFINED 00 Location UNDEFINED 0000 UNDEFINED DESE Functn Program 0000 UNASSIGNED Fiscal Year 0000 UNDEFINED

.00

Full description: FEE - FINCOM BOOKLET ADVERTISE Short desc: ADVERTIS Reference Acct:

PER 00 01 02 03 04 05 06 07 08 09 10 11 12 13 Tot:	ACTUAL .00 .00 .00 .00 .00 .00 .00 .00 .00 .0	JRRENT YEAR ENCUMBRA		AMOUNTS BUD TRANSFER .00 .00 .00 .00 .00 .00 .00 .00 .00 .0	BUDGET .00 .00 .00 .00 .00 .00 .00 .00 .00 .0
Actual (Memo) Encumbrances Requisitions Total Available Budge Percent Used		CURRENT YEA .00 .00 .00 .00 .00	Original Budget T Budget T Carry Fw	Budget ranfr In ranfr Out d Budget d Bud Tfr	.00 .00 .00 .00 .00
Inceptn to SOY		.00	Inceptn Inceptn	Orig Bud Revsd Bud	.00
Encumb-Last Yr Actual-Last Yr Estim-Actual	^	.00	REQUE REVI FIN	EW	.00

.00



PER ACTUAL 00 .00 01 .00 02 .00 03 .00 04 .00 05 .00 06 .00 07 .00 08 .00 09 .00 10 .00 11 .00 12 .00 13 .00 Tot: .00	LAST YEAR MONTHLY AMOUNTS ENCUMBRANCE .00 .00 .00 .00 .00 .00 .00 .00 .00 .0	BUDGET
2023 Actual 2023 Closed @ YE 2023 Encumbrance 2023 Memo Bal 2022 Actual 2021 Actual 2020 Actual 2019 Actual 2018 Actual 2017 Actual 2016 Actual 2015 Actual 2014 Actual	PRIOR YEARS TOTAL AMOUNT	adget .00 In .00 Out .00 Budget .00 Budget .00 adget .00 Budget .00 Budget .00
PER 2025 BUDGET 00 .00 01 .00 02 .00 03 .00 04 .00 05 .00 06 .00 07 .00 08 .00 09 .00 10 .00 11 .00 12 .00 13 .00 Tot: .00	2025 REQUEST 2025 REVIEW 2025 FINAL 2025 2025 2025 2025 2025 Revised 2026 Estimate 2027 Estimate 2028 Estimate 2029 Estimate 2029 Estimate 2025 Remo Bal 2025 Encumbrance 2025 Requisition	BUDGET .00

Fiscal Year



G/L ACCOUNT - MASTER INQUIRY

Org code: 01122800 SELECT BD - ENCUMBRANCES Type: E
Object code: 520000 PURCHASE OF SERVICES Status: A
Project code: Budgetary: Y

Fund 100 GENERAL FUND 1 Function GENERAL GOVERNMENT 122 Department SELECT BOARD Budget Ctrl 800 **ENCUMBRANCES** Location 00 **UNDEFINED** 0000 DESE Functn **UNDEFINED** 0000 Program **UNASSIGNED**

UNDEFINED

.00

0000

Full description: PURCHASE OF SERVICES

Reference Acct:

Short desc: PURCH SRVS

Auto-encumber? (Y/N) N

PER 00 01 02 03 04 05 06 07 08 09 10 11 12 13 Tot:	ACTUAL .00 .00 .00 .00 .00 .00 .00 .00 .00	CURRENT YEAR ENCUMBRA		OUNTS D TRANSFER .00 .00 .00 .00 .00 .00 .00 .00 .00 .0	BUDGET .00 .00 .00 .00 .00 .00 .00 .00 .00
Actual (Memo) Encumbrances Requisitions Total Available Budge	et	.00 .00 .00	R TOTAL AMOU Original Bu Budget Tran Budget Tran Carry Fwd E Carry Fwd E Revised Bud	udget nfr In nfr Out Budget Bud Tfr	.00 .00 .00 .00 .00
Inceptn to SOY		.00	Inceptn Or		.00
Encumb-Last Yr Actual-Last Yr Estim-Actual		.00	REQUEST REVIEW FINAL		.00 .00 .00

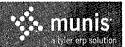
.00



PER	LAST YEAR MONTHLY AMOUNTS ENCUMBRANCE BUDGET .00	
2023 Actual 2023 Closed @ YE 2023 Encumbrance 2023 Memo Bal 2022 Actual 2021 Actual 2020 Actual 2019 Actual 2018 Actual 2017 Actual 2016 Actual 2015 Actual 2014 Actual	PRIOR YEARS TOTAL AMOUNTS	0
PER 00 .00 01 .00 02 .00 03 .00 04 .00 05 .00 06 .00 07 .00 08 .00 09 .00 10 .00 11 .00 12 .00 13 .00 Tot: .00	### BUDGET 2025 REQUEST .00 2025 REVIEW .00 2025 FINAL .00 2025 .00 2025 .00 2025 .00 2025 .00 2025 Revised .00 2026 Estimate .00 2027 Estimate .00 2028 Estimate .00 2029 Estimate .00 2029 Estimate .00 2029 Estimate .00 2027 Revised .00 2028 Estimate .00 2029 Estimate .00 2029 Estimate .00 2029 Estimate .00 2020 Estimate .00 2021 Memo Bal .00 2022 Requisition .00	.00 .00 .00 .00 .00



Org code: Object code: Project code:	01122200 531200	SELECT BD - TRAINING/EDU	EXPENSES CATION PROGRAM	S	Type: E Status: Budgetary:	A Y
Fund Function Department Budget Ctrl Location DESE Functn Program Fiscal Year	1 122 200 00 0000 0000	ENERAL FUND GENERAL GOV SELECT BOAR EXPENSES UNDEFINED UNDEFINED UNASSIGNED UNDEFINED				
Full descripti Reference Acct		TRAINING			esc: SB TRAI umber? (Y/N)	
PER 00 01 02 03 04 05 06 07 08 09 10 11 12 13 Tot:	ACTUAL .00 .00 .00 .00 .00 .00 .00 .00 .00 .0	ENCUMBRA	MONTHLY AMOUNT NCE BUD TO .00 .00 .00 .00 .00 .00 .00 .00 .00 .0	TS RANSFER .00 .00 .00 .00 .00 .00 .00 .00 .00 .0	вир 1,000	.00
Actual (Memo) Encumbrances Requisitions Total Available Budo Percent Used		611.60 .00 .00 611.60	Budget Tranfr Carry Fwd Bud Carry Fwd Bud	et In Out get Tfr	1,000.	00 00 00 00
Inceptn to SON	'	.00	Inceptn Orig Inceptn Revsd			00 00
Encumb-Last Yr Actual-Last Yr Estim-Actual		.00 .00 1,000.00	REQUEST REVIEW FINAL		1,000	00 00 00 00 00



PRIOR YEARS TOTAL AMOUNTS	PER ACTUAL 00 .00 01 .00 02 .00 03 .00 04 611.60 05 .00 06 .00 07 .00 08 .00 09 .00 10 90.00 11 4,158.00 12 .00 13 .00 Tot: 4,859.60	LAST YEAR MONTHLY AMOUN ENCUMBRANCE .00 .00 .00 .00 .00 .00 .00 .00 .00 .0	BUDGET .00 1,000.00 .00 .00 .00 .00 .00 .00 .00 .00	
PER 2025 BUDGET BUDGET 00 .00 2025 REQUEST .00 .00 01 .00 2025 REVIEW .00 .00 02 .00 2025 FINAL .00 .00 03 .00 2025 .00 .00 04 .00 2025 .00 .00	2023 Closed @ YE 2023 Encumbrance 2023 Memo Bal 2022 Actual 2021 Actual 2020 Actual 2019 Actual 2018 Actual 2017 Actual 2016 Actual 2015 Actual	4,859.60 2023 Orig 4,859.60 2023 Bud 1 .00 2023 Bud 1 4,859.60 2023 C Fwd 287.40 2023 Revso .00 469.90 2022 Orig 844.15 2022 Revso 95.70 2021 Orig 487.89 2021 Revso 1,869.35 495.00 2023 .00 2022	Budget 1 Tfr In Tfr Out d Budget d Budget 1 O.00 O.00	.00 .00 .00 ,000.00
05 .00 2025 Revised .00 06 .00 2026 Estimate .00 .00 07 .00 2027 Estimate .00 .00 08 .00 2028 Estimate .00 .00 09 .00 2029 Estimate .00 .00 10 .00 .00 .00 11 .00 2025 Memo Bal .00 12 .00 2025 Encumbrance .00 13 .00 2025 Requisition .00 Tot: .00	PER 2025 BUDGET 00 .00 01 .00 02 .00 03 .00 04 .00 05 .00 06 .00 07 .00 08 .00 09 .00 10 .00 11 .00 12 .00 13 .00	2025 REQUEST 2025 REVIEW 2025 FINAL 2025 2025 2025 2025 Revised 2026 Estimate 2027 Estimate 2028 Estimate 2029 Estimate 2025 Memo Bal 2025 Encumbrance 2025 Requisition	BUDGET .00 .00 .00 .00 .00 .00 .00 .00 .00 .0	.00 .00 .00 .00



Org code:	01122200	SELECT BD - EXPENSES	Type: E	
Object code:	542000	OFFICE SUPPLIES	Status:	Α
Project code:			Budgetary:	Υ

Fund	100	GENERAL FUND
Function	1	GENERAL GOVERNMENT
Department	122	SELECT BOARD
Budget Ctrl	200	EXPENSES
Locătion	00	UNDEFINED
DESE Functn	0000	UNDEFINED
Program	0000	UNASSIGNED
Fiscal Year	0000	UNDEFINED

Full description: SB - OFFICE SUPPLIES Short desc: SB OFF SUP Auto-encumber? (Y/N) N

		CURRENT YEAR MONTHLY	AMOUNTS	
PER	ACTUAL	ENCUMBRANCE	BUD TRANSFER	BUDGET
00	.00	.00	.00	.00
01	167.95	.00	.00	.00
02	372.16	.00	.00	.00
03	580.56	.00	.00	.00
04	579.35	.00	.00	.00
05	268.48	.00	.00	.00
06	885.20	.00	.00	.00
07	388.16	.00	.00	.00
08	605.36	.00	.00	.00
09	.00	.00	.00	.00
10	.00	.00	.00	.00
11	.00	.00	.00	.00
12	.00	.00	.00	.00
1 3	.00	,00	.00	.00
Tot:	3,847.22	.00	.00	.00
		CURRENT VEAR TOTAL	MOUNTS	

	' CURRENI TEA	R TOTAL AMOUNTS	
Actual (Memo)	3,847.22	Original Budget	.00
Encumbrances	.00	Budget Tranfr In	.00
Requisitions	.00	Budget Tranfr Out	.00
Total		Carry Fwd Budget	.00
Available Budget		Carry Fwd Bud Tfr	.00
Percent Used	.00	Revised Budget	.00
Inceptn to SOY	.00	Inceptn Orig Bud	.00
		Inceptn Revsd Bud	.00
	00	DE OUTET	
Encumb-Last Yr	.00	REQUEST	.00
Actual-Last Yr	.00	REVIEW	.00
Estim-Actual	.00	FINAL	.00
	.00		100
			.00



PER	LAST YEAR MONTHLY AMOUNTS ENCUMBRANCE .00 .00 .00 .00 .00 .00 .00 .00 .00 .	
2023 Actual 2023 Closed @ YE 2023 Encumbrance 2023 Memo Bal 2022 Actual 2021 Actual 2020 Actual 2019 Actual 2018 Actual 2017 Actual 2016 Actual 2015 Actual 2014 Actual	PRIOR YEARS TOTAL AMOUNTS	.00 .00 .00 .00 .00
PER 2025 BUDGET 00 .00 01 .00 02 .00 03 .00 04 .00 05 .00 06 .00 07 .00 08 .00 09 .00 10 .00 11 .00 11 .00 12 .00 13 .00 Tot: .00	### PACE PROVIDE ST ### PA	.00 .00 .00 .00 .00



Org code: Object code: Project code:	01173200 569500	LAND USE - E REGIONAL SER			Type: Status: Budgetary:	E A Y
Fund Function Department Budget Ctrl Location DESE Functn Program Fiscal Year	1 173 200 00 0000 0000	ENERAL FUND GENERAL GOV LAND USE EXPENSES UNDEFINED UNDEFINED UNASSIGNED UNDEFINED	/ERNMENT			
Full descript Reference Acc		USE - MONT R	REG PLAN ASSES		esc: MONTRE umber? (Y/N)	
05 06 07 08 09 10 11 12	ACTUAL .00 .00 .00 .00 .00 .00 .00 .00 .00 .0	ENCUMBRA	R MONTHLY AMOUNT NOE BUD T .00 .00 .00 .00 .00 .00 .00 .00 .00 .0	TS RANSFER .00 .00 .00 .00 .00 .00 .00 .00 .00 .0		.00
Actual (Memo) Encumbrances Requisitions Total Available Budg Percent Used	get	2,079.46 .00 .00 2,079.46 20.54 99.02	Budget Tranfr Carry Fwd Bud Carry Fwd Bud Revised Budge	et In Out get Tfr	2,100	.00 .00 .00 .00
Inceptn to SO	Y	.00	Inceptn Orig Inceptn Revsd			.00 .00
Encumb-Last YI Actual-Last YI Estim-Actual		.00 .00 2,100.00	REQUEST REVIEW FINAL		2,100	.00 .00 .00 .00



PER ACT 00 01 2,028 02 03 04 05 06 07 08 09 10 11 12 13 Tot: 2,028	.00 .00 .00 .00 .00 .00 .00				.00 .00 .00 .00 .00 .00 .00 .00	
2023 Actual 2023 Closed @ YE 2023 Encumbrance 2023 Memo Bal 2022 Actual 2021 Actual 2020 Actual 2019 Actual 2018 Actual 2017 Actual 2016 Actual 2015 Actual 2014 Actual		PRIOR YEARS 2,028.74 2,028.74 .00 2,028.74 1,923.75 1,942.98 1,831.05 1,786.39 1,742.82 1,700.32 1,658.85 1,618.39 1,578.91	2023 2023 2023 2023 2023 2023 2022 2022	AMOUNTS - Orig Budger Bud Tfr In Bud Tfr Our C Fwd Budger Revsd Budger Revsd Budger Revsd Budger Orig Budger Revsd Budger	t t et et t)
PER 2025 BUD 00 01 02 03 04 05 06 07 08 09 10 11 12 13 Tot:	.00 .00 .00 .00 .00 .00 .00 .00 .00 .00	2025 RE	UEST VIEW INAL d te te te al rance ition		BUDGET .00 .00 .00 .00 .00 .00 .00 .00 .00 .0	.00 .00 .00 .00 .00



Org code: 22121823	FY23 RURAL/SMLL TWN GRANT	Type: R
Object code: 468000	STATE GRANT REVENUE	Status: A
Project code:		Budgetary: Y

Fund	2200	TOWN STATE GRANTS FUND
Function	1	GENERAL GOVERNMENT
Department	175	PLANNING BOARD
Budget Ctrl	700	SPECIAL PURPOSE
Location	00	UNDEFINED
DESE Functn	0000	UNDEFINED
Program	2218	RURAL/SMALL TOWN DEVEL

Fiscal Year 2023 RURAL/SMALL TOWN DEVELOPMENT Fiscal Year 2023

Full description: FY23 RST-STATE GRANT REVENUE Short desc: STA GRANT Reference Acct:

		CURRENT YEAR MONTHLY	AMOUNTS	
PER	ACTUAL	ENCUMBRANCE	BUD TRANSFER	BUDGET
00	.00	.00	.00	.00
01	.00	.00	.00	.00
02	.00	.00	.00	.00
03	.00	.00	.00	.00
04	.00	.00	.00	.00
05	.00	.00	.00	.00
06	.00	.00	.00	.00
07	.00	.00	.00	.00
08	.00	.00	.00	.00
09	.00	.00	.00	.00
10	.00	.00	.00	.00
11	.00	.00	.00	.00
12	.00	.00	.00	.00
13	.00	.00	.00	.00
Tot:	.00	.00	.00	.00
		- CURRENT YEAR TOTAL A		
Actual (Memo)			l Budget	.00
Encumbrances		.00 Budget	Tranfr In	.00

Actual (Memo) Encumbrances Requisitions Total Available Budget	.00 .00 .00 .00	Budget Tranfr Out Carry Fwd Budget Carry Fwd Bud Tfr	.00 .00 .00 .00
Percent Used Inceptn to SOY	.00	Revised Budget Inceptn Orig Bud Inceptn Revsd Bud	.00
Encumb-Last Yr Actual-Last Yr Estim-Actual	.00 .00 .00	REQUEST REVIEW FINAL	.00 .00 .00

.00 .00 .00



PER 00 .00 .00 .00 .00 .00 .00 .00 .00 .00	LAST YEAR MONTHLY AMOU ENCUMBRANCE .00 .00 .00 .00 .00 .00 .00 .0	BUDGET .00 .00 .00 .00 .00 .00 .00 .00 .00	
13 .00 Tot: .00	.00	.00	
2023 Actual 2023 Closed @ YE	PRIOR YEARS TOTAL AMO .00 2023 Orig .00 2023 Bud .00 2023 Bud .00 2023 C FV .00 2023 Revs .00	OUNTS g Budget Tfr In Tfr Out wd Budget sd Budget	.00
PER 2025 BUDGET 00 .00 01 .00 02 .00 03 .00 04 .00 05 .00 06 .00 07 .00 08 .00 09 .00 10 .00 11 .00 11 .00 12 .00 13 .00 Tot: .00	2025 REQUEST 2025 REVIEW 2025 FINAL 2025 2025 2025 2025 Revised 2026 Estimate 2027 Estimate 2028 Estimate 2029 Estimate 2029 Estimate 2029 Estimate 2025 Revised 2026 Estimate 2027 Estimate 2027 Estimate 2028 Estimate 2029 Estimate 2029 Estimate	BUDGET .00 .00 .00 .00 .00 .00 .00 .00 .00 .0	.00



Org code: (22221020 FY24 MVP) (LAND USE) Type: Object code: 468000 STATE GRANT REVENUE Status: Project code: Budgetary:

Fund 2200 TOWN STATE GRANTS FUND 1 173 Function GENERAL GOVERNMENT Department LAND USE 700 Budget Ctrl SPECIAL PURPOSE

00 Location UNDEFINED 0000 DESE Functn UNDEFINED

Program 2210 MUNICIPAL VULNERABILITY 2024

Fiscal Year Fiscal Year 2024

Full description: FY24 MVP-STATE REVENUE Short desc: STA GRANT

Reference Acct:

PER 00 01 02 03 04 05 06 07 08 09 10 11 12 13 Tot:		ENT YEAR MONTHL ENCUMBRANCE .00 .00 .00 .00 .00 .00 .00 .00 .00 .0	Y AMOUNTSBUD TRANSFER .00 .00 .00 .00 .00 .00 .00 .00 .00 .0	BUDGET .00 .00 .00 .00 .00 .00 .00 .00 .00 .0
Actual (Memo) Encumbrances Requisitions Total Available Budget Percent Used		.00 Budget .00 Carry .00 Carry .00 Revise	al Budget Tranfr In Tranfr Out Fwd Budget Fwd Bud Tfr d Budget	.00 .00 .00 .00 .00
Inceptn to SOY			n Orig Bud n Revsd Bud	.00 .00
Encumb-Last Yr Actual-Last Yr Estim-Actual	.00	.00 RE	UEST VIEW INAL	.00 .00 .00 .00



PER 00 .00 .00 .00 .00 .00 .00 .00 .00 .00	.00 .00 .00 .00 .00 .00 .00 .00 .00	00 00 00 00 00 00 00	
2023 Actual 2023 Closed @ YE 2023 Encumbrance 2023 Memo Bal 2022 Actual 2021 Actual 2020 Actual 2019 Actual 2018 Actual 2017 Actual 2016 Actual 2015 Actual 2015 Actual 2014 Actual	PRIOR YEARS TOTAL AMOUNTS00 2023 Orig Budget .00 2023 Bud Tfr In .00 2023 Bud Tfr Out .00 2023 C Fwd Budget .00 2023 Revsd Budget .00 2022 Orig Budget .00 2022 Revsd Budget .00 2021 Orig Budget .00 2021 Revsd Budget .00 2021 Revsd Budget .00 2021 Revsd Budget .00 2021 Revsd Budget .00 2023 .00 2023 .00 2022		.00
PER 2025 BUDGET 00 .00 .00 .00 .00 .00 .00 .00 .00 .00	2025 REQUEST 2025 REVIEW 2025 FINAL 2025 2025 2025 2025 2025 Revised 2026 Estimate 2027 Estimate 2028 Estimate 2029 Estimate 2029 Estimate 2029 Estimate 2025 Requisition	BUDGET .00 .00 .00 .00 .00 .00 .00 .00 .00 .0	.00 .00 .00 .00 .00



Org code: 29173213 FY23 CISMA SMALL GRANT PROG Type: R
Object code: 480000 OTHER REVENUE Status: A
Project code: Budgetary: Y

2900 TOWN OTHER SRF Fund Function GENERAL GOVERNMENT 173 Department LAND USE 700 SPECIAL PURPOSE Budget Ctrl Location 00 **UNDEFINED** DESE Functn 0000 UNDEFINED 2213 CISMA SMALL GRANTS Program

2023

Full description: FY23 CISMA - OTHER REVENUE Short desc: OTHER REV

Fiscal Year 2023

Reference Acct:

Fiscal Year

PER 00 01 02 03 04 05 06 07 08 09 10 11 12 13 Tot:	ACTUAL .00 .00 .00 .00 .00 .00 .00 .00 .00 .0	CURRENT YEAR ENCUMBRA		BUD TRANS	FER .00 .00 .00 .00 .00 .00 .00 .00 .00 .0	BUDGET .00 .00 .00 .00 .00 .00 .00 .00 .00
Actual (Mem Encumbrance Requisition Total Available B Percent Use	ss sudget	- CURRENT YEA -1,650.00 .00 .00 -1,650.00 1,650.00	Origina Budget Budget Carry Fi Carry Fi	l Budget Tranfr In Tranfr Out wd Budget wd Bud Tfr		.00 .00 .00 .00 .00
Inceptn to	SOY	.00		Orig Bud Revsd Bud		.00
Encumb-Last Actual-Last Estim-Actua	: Yr	.00	REQUI REV: FII			.00 .00 .00 .00



PER ACTUAL 00 .00 .00 .00 .00 .00 .00 .00 .00 .00	LAST YEAR MONTHLY AMOUNTS ENCUMBRANCE BUDGET .00	
2023 Actual 2023 Closed @ YE 2023 Encumbrance 2023 Memo Bal 2022 Actual 2021 Actual 2020 Actual 2019 Actual 2018 Actual 2017 Actual 2016 Actual 2015 Actual 2014 Actual	PRIOR YEARS TOTAL AMOUNTS00 2023 Orig Budget .00 2023 Bud Tfr In .00 2023 Bud Tfr Out .00 2023 C Fwd Budget .00 2023 Revsd Budget .00 .00 2022 Orig Budget .00 2022 Revsd Budget .00 2021 Orig Budget .00 2021 Revsd Budget .00 .00 2021 Revsd Budget .00 .00 2021 Revsd Budget .00 .00 2023 .00 2023 .00 2022	.00 .00 .00 .00 .00 .00 .00 .00
PER 2025 BUDGET 00 .00 01 .00 02 .00 03 .00 04 .00 05 .00 06 .00 07 .00 08 .00 09 .00 10 .00 11 .00 11 .00 12 .00 13 .00 Tot: .00	2025 REQUEST 2025 REVIEW	OGET .00

T 508.366.0560 F 508.366.4391 www.bealsandthomas.com Regional Office: Plymouth, MA

Town of Harvard Planning Board 13 Ayer Road Harvard, MA 01451 Frank O'Connor, Jr. Invoice number 3241.05-2 Date 01/31/2024

Project 3241.05

Site Plan Review 184 Ayer Road Harvard, MA

FOR PROFESSIONAL SERVICES RENDERED: this period through January 31, 2024

Stormwater Review and Report

We finalized our review of the project documents and issued a review letter on January 2, 2024.

Supplemental Review

We reviewed supplemental documents provided by the Applicant and issued an updated review letter on January 11, 2024.

Virtual Hearing

Stormwater Review and Report		Hours	Amount
Senior Professional Staff I		1.25	331.25
Senior Professional Staff V		2.25	405.00
	Stormwater Review and Report subtotal		736.25
Supplemental Review		Hours	Amount
Senior Professional Staff I		1.00	265.00
Senior Professional Staff V		5.50	990.00
Administrative Staff I		0.25	21.25
	Supplemental Review subtotal		1,276.25
Virtual Hearing		Hours	Amount
Senior Professional Staff V		2.00	360.00
		Invoice total	2,372.50

Rv.

Daniel M. Feeney

Principal

utile

February 1, 2024

Frank O'Connor Director of Planning 13 Ayer R. Harvard, MA 01451

Invoice # 10453

Harvard Ayer Ph2 Visi	ion Plan				Project #2368.1
Design Consulting	2024				
January 1 - January 31,	, 2024				
Terms		Project Fees	Expenses	Total Project	
Project Not to Exceed		\$150,305.00	\$4,650.00	\$154,955.00	
Consulting hours and	fee				
		Rate (\$/HR)	Hrs	Fee/staff (\$)	
Utile		ተጋርር	7.05	¢4 005 00	
Matthew Littell Taskina Tareen		\$260 \$160	7.25 26.00	\$1,885.00 \$4,160.00	
Kevin Chong		\$130 \$130	45.75	\$5,947.50	
Carlos Sainz Caccia		\$130 \$130	11.50	\$1,495.00	
Kyle Jonasen		\$130 \$130	2.00	\$260.00	
Courtney McCracken		\$105	2.25	\$236.25	
Jillian Graham		\$85	7.50	\$637.50	
oman Granam		ΨΟΟ	7.00	Ψ007.00	\$14,621.25
					* : :,==:==
Consultants		Invoice	Date	Amount	
Nitsch		84934	1-Feb-24	\$5,287.50	
MIGON		04304	1-1 00-2-	ψ0,207.00	\$5,287.50
					ψο,207.00
Subtotal					\$19,908.75
Reimbursable Expens	es				
Nonnbaroabio Expono		Invoice	Date	Amount	
			2 3.10	\$0.00	
Subtotal - Reimbursable	e Expenses				\$0.00
Total Invoice Amount					\$19,908.75
Outstanding Invoices		Invoice	Date	Amount	
Outstanding invoices		10267	1-Dec-23	\$4,205.00	
		10375	1-Jan-24	\$28,737.97	
				, ,, ,	
Total Balance Due					\$52,851.72
Billed To Date:	Invoice	Date	Fee Amount	Expenses	Total Invoice
Binou 70 Buto.	10071	1-Oct-23	\$21,115.00	\$0.00	\$21,115.00
	10178	1-Nov-23	\$23,497.50	\$0.00	\$23,497.50
	10267	1-Dec-23	\$4,205.00	\$0.00	\$4,205.00
	10375	1-Jan-24	\$28,700.50	\$37.47	\$28,737.97
	10453	1-Feb-24	\$19,908.75	\$0.00	\$19,908.75
					·
			\$97,426.75	\$37.47	\$97,464.22
	Bala	nce Remaining:	\$52,878.25	\$4,612.53	\$57,490.78



2 Center Plaza, Suite 430 Boston, MA 02108-1928 T: 617-338-0063 F: 617-338-6472

www.nitscheng.com

Matthew Littell February 1, 2024

Utile, Inc. 115 Kingston Street

115 Kingston Street
Boston MA 02111

Project No: 15585. Invoice No: 84934

Boston, N	MA 02111					
Project	15585.	Ayer Road				
Professional S	Services from Dec	ember 31, 2023 to January	27, 2024			
гаsk	020	Background Review & Co	omm Visionir	 ng		
Sub-Task	01	Reference Review				
Professional F	Personnel					
			Hours	Rate	Amount	
GIS Speci						
Peters	son, Nicolas		2.00	120.00	240.00	
	Totals Total Labo	r	2.00		240.00	240.00
	TOTAL LABO	I				
				Total this Su	b-Task	\$240.00
				Total th	is Task	\$240.00
- - Гаѕк	030	Building & Parcel Study				
Sub-Task	01	Prototypical/Soft Site Sel	ection			
Professional F	Personnel					
			Hours	Rate	Amount	
Planner						
Picard	I, Sydnie		7.00	170.00	1,190.00	
	Totals Total Labo	r	7.00		1,190.00	1,190.00
	Total Labo	•				·
				Total this Su	b-Task	\$1,190.00
				Total th	is Task	\$1,190.00
Гask	040	Architectural & Landscap	e Scenarios			
Sub-Task	01	Draft Redevelopment Sc	enarios			
Professional F	Personnel					
			Hours	Rate	Amount	
Project Ma						
	ner, Brian		6.00	225.00	1,350.00	
	oject Designer stine, Madeline		5.00	165.00	825.00	
, tagus	inio, madonilo		0.00	100.00	020.00	

Project	15585.	Ayer Road			Invoice	84934
Plannir	ng Analyst					
Piasecki, Kathryn			8.50	145.00	1,232.50	
	Totals		19.50		3,407.50	
	Total Labor					3,407.50
				Total this Sub-Task		\$3,407.50
Sub-Task	03	Refined Redevelopm	ent Scenarios			
² rofession	nal Personnel					
			Hours	Rate	Amount	
Project	t Manager					
Creamer, Brian			2.00	225.00	450.00	
	Totals		2.00		450.00	
	Total Labor					450.00
				Total this Sub-Task		\$450.00
				Total this Task		\$3,857.50
				Total this Invoice		\$5,287.50
Outstandir	ng Invoices					
	Number	Date	Balance			
	84052	12/1/2023	985.00			
	84501	1/1/2024	1,310.00			
	Total		2,295.00			