

**TOWN OF HARVARD
PLANNING BOARD AGENDA
MONDAY NOVEMBER 21, 2022 @ 7:00PM**

Pursuant to Chapter 22 of the Acts of 2022, An Act Relative to Extending Certain COVID-19 Measures Adopted during the State of Emergency, and signed into law on July 15, 2022, 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.

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Public Comment

Standard Business: a) Board Member Reports

- Representatives & Liaisons Update
- Community Matter

b) Approve Minutes

c) Approve Invoices – Mark Piermarini, PE - \$500 (Driveway inspection 6 NOV. 2022)

Aucoin's Press - \$120.04 (Invoice #16896 for PB Envelopes)

New Business: a) Update on the Land Use Administrative Assistant Position

b) Discuss Proposed Bylaw

- §125-7 Agricultural Uses
- §125-59 Town Center Overlay District

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

Old Business: a) Ayer Road Market Analysis & Fiscal Impact update

b) Open Space Residential Development Bylaw Amendment (§125-35 C, H & I)

c) Multi-Family update on MBTA adjacent small town housing mandate action plan

**NEXT SCHEDULED MEETING:
MONDAY, NOVEMBER 28, 2022**

REVENUE IDEATION COMMITTEE FINDINGS

November 10, 2022

The Revenue Ideation Committee (RIC) was formed to investigate ways the Town of Harvard could increase and diversify its municipal revenue streams without raising residential property taxes. As the committee's charge notes, Harvard is facing long term financial challenges primarily because residential property taxes account for 93% of the town's revenues. Given the town's increasing financial obligations to deliver basic level services to its residents, this strategy is not sustainable.

The Committee was tasked with looking into several "buckets" for potential revenue enhancement. These included:

- The sale of town land
- The sale of surplus buildings and equipment
- Leasing of town property for use of solar or wind power
- Leasing of cell towers on town land
- Securing corporate sponsorship of Town assets—ballfields, trails, etc.
- Work with State representatives to improve state aid and to develop a home rule petition (preferably with other communities) to not assign the commercial tax rate to farms
- Other opportunities as identified by the committee

The committee was made up of seven residents with representatives from the Finance Committee (FinCom), the School Committee, Energy Advisory Committee (HEAC), Select Board and has two resident-at large members.

The Committee surveyed similar communities, research studies, state legislation and engaged in blue sky thinking in trying to find ways to meet the charge. According to a New Hampshire Municipal Association Report entitled "The Secrets of Successful Small Communities," there are commonalities that underly a community's success.

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Prospering small communities “capitalize on their distinctive assets – their architecture, history, natural surroundings, and home-grown businesses – rather than trying to adopt a new and different identity.” Harvard is fortunate to have a rich history, abundant natural resources, distinctive architecture, and a bucolic town center. It also has a variety of home-grown businesses, family farms, and a small commercial district that could all be strengthened and better supported through town policies and incentives. The Committee found that there was not one particular strategy that would completely balance the town’s revenue sources between commercial and residential. It did discover, however, there were ways to capitalize on existing assets to increase municipal revenue streams, without fundamentally changing the character of the community.

The top priorities to diversify and create more sustainable income for the town included:

- Boosting agritourism,
- Increasing solar energy on municipal buildings and land,
- Establishing a film commission,
- Soliciting more grant funding,
- Advocating for legislation that would support town initiatives and
- Adopting form-based code as outlined in the Ayer Road Visioning Plan and conducting a cost/benefit analysis of water and sewer infrastructure for the Commercial District.

There were also a number of “one-offs” that could significantly augment municipal coffers such as:

- The potential sale of some town buildings or land,
- Bringing outstanding property taxes into compliance through liens and tax takings, as well as
- Selling naming rights to fields, for example.

This report focused solely on what could be done to bolster revenues under present conditions. The Harvard-Devens Jurisdiction Committee and the Devens Jurisdiction Framework Committee are both tasked with investigating potential disposition outcomes for Harvard. If it were to take back its historic lands on Devens, income from commercial entities would be much higher than within its current boundaries.

1. SALE OF TOWN LAND

The Town holds hundreds of acres of undeveloped land, including many parcels that were given in bequests. The Committee felt a thorough review of the parcels should be conducted with representatives from the Open Space Committee, the Conservation Commission, the Planning Board, the Agricultural Commission, the Harvard Energy Advisory Committee (HEAC) and the Select Board to better understand if the parcels should continue to be held by the town for recreational purposes, solar array installations, carbon sequestration credits, conservation, or sold outright. Many of the parcels are land-locked, have extensive wetlands, or have other features making them unsuitable for development. Additionally, properties that are acquired by the town through tax takings for non-payment of taxes, for example, may also be evaluated for sale outright or for use by the town for recreation or other purposes. Overall, the committee felt that the “Sale of Town Land” bucket deserved a thorough analysis of the value and utility of each of the parcels and needed broader community input on determining which parcels could be reasonably declared as surplus or repurposed for municipal use.

2. SALE OF SURPLUS BUILDINGS AND EQUIPMENT

Still River Fire Station

The Still River Fire station, built in 1948, is approximately 1,800 square feet and sits on 0.6 acres, which under current bylaws is a non-conforming lot. At present, the property is appraised at \$270,900. The building is primarily used as a storage area for trucks and equipment and if a new fire station is constructed as planned, the Still River Fire Station would be declared a surplus building and be sold.

In consultation with local realtors, the committee found there are several factors that will determine the potential sale value of the Still River Fire Station. The status of the septic system, the condition of the well, and other factors will need to be evaluated to determine if it can support future potential uses of the building.

The building will need to be inspected to determine if there are any structural or other environmental issues, such as the presence of asbestos. All of these elements will impact the sale value of the property.

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Currently, the Still River Fire station is zoned in an A/R district. Any potential change in use, such as being converted into a business, would require a zoning review. The building's current footprint legally defines its "pre-existing non-conforming" status so razing the building would not be advantageous because it would no longer be a viable building lot under current bylaws, which it would be subject to if demolished.

The timetable for building the new fire station will determine the future of the Still River Fire Station.

Hildreth House

As part of its due diligence, the Committee also looked into the potential sale of the Hildreth House, now that it is no longer to be used as the Council on Aging building. There are plans to utilize the building by locating the town's land use offices at Hildreth House, but the committee felt it was necessary to review all potential surplus buildings and their land as part of its charge. The current assessed value of the Hildreth House and land is \$894,000. It sits on a parcel that is just under 6 acres. In 2016, Town Meeting approved the "Hildreth Housing Overlay District" which would permit senior multifamily dwelling units and the parcel had preliminary approvals for town water and sewer. The town may consider selling the Hildreth House property to be used for the development of much needed senior housing, but there is a competing alternative to this potential sale.

The area behind Hildreth House has also been identified as the most promising location to site a cell tower that would provide service to underserved areas of town, particularly around Bare Hill Pond, but the potential Bolton Road location would also provide coverage to the pond. As noted in an upcoming section of the report, the leasing of land for a cell tower will bring in approximately \$40,000 per year in fees to the town, but because of safety regulations, such as "fall zone" setbacks, the tower would impact the town's ability to sell a sizable parcel that would be financially viable for a builder to develop senior housing. The town could still decide to divide the lot and sell the house separately.

The town could also examine if the sale of Hildreth House, including the one-time proceeds, in addition to the ongoing property tax revenues the development of senior housing would generate, might be more financially positive in the long run than a cell tower alone. There are also ancillary benefits because a senior housing development

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would provide more housing diversity without impacting school budgets. The RIC believes the ultimate use of Hildreth House deserves further review, including a cost/benefit analysis, to determine if its use for Town Hall offices is financially prudent.

3. LEASING OF TOWN PROPERTY for USE OF SOLAR OR WIND POWER GENERATION

Per its charge, the Committee explored the feasibility of using municipal sites for renewable energy installations. In consulting with HEAC members, the Committee found that wind power is not particularly well-suited for Harvard. As a result, the primary focus pivoted to integrating solar power generation into existing buildings to offset costs and to finding opportunities for the town to potentially buy or lease solar arrays for placement on municipal parcels.

Solar Energy Resources

Through our investigation, we have found that Harvard has a substantial potential for revenue and municipal cost reduction by installing solar PV (photovoltaic) systems on town-owned buildings and land. This can be achieved in 3 ways:

- Purchasing and installing solar PV systems on town buildings
- Contracting with a company for a Power Purchase Agreement (PPA) for solar PV systems on town buildings
- Leasing town land to solar companies for the construction of commercial size solar arrays

Installing Solar PV Systems on Town Buildings and Parking Areas

The first two ways of taking advantage of solar PV installations are straightforward. There are several town building sites that are appropriate for solar PV installation including the Public Safety Building, the new COA building and the DPW complex. What needs to be determined is which approach will yield the most value to the Town—i.e. a purchased array or power purchase agreement (PPA).

Public Safety Building

The town has received one estimate of cost and revenue of purchasing a solar PV for the public safety building and needs to obtain at least one more proposal. The initial vendor

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estimated that fifty-percent of the public safety building's electricity could be generated by roof mounted solar panels, despite its East-West orientation. The town also would need to get a PPA proposal for the public safety building for comparison. Town Meeting agreed to lease the public safety building roof to a solar company for a PPA if that is determined to be the best option.

COA Building

As of this writing, estimates for both PPA agreements and a purchased array need to be solicited by the Permanent Building Committee, but fortunately the COA's steel construction support the addition of solar panels on the building.

DPW Complex

Because of the plans for the DPW complex are not definite, estimates for this site will have to wait until the status of the DPW buildings have been decided.

Solar Canopies

Another opportunity for solar energy production could be installing solar canopies over existing municipal parking lots, as many communities in Massachusetts have done. The solar contractors would determine the feasibility of any particular site and then the town would determine if the canopy is appropriate for the locale.

Moving forward, it is recommended that the Permanent Building Committee (PBC), in collaboration with HEAC, continue to solicit proposals for solar array installations on existing municipal buildings, where feasible, and for all future municipal building construction, such as the DPW and Fire Station. HEAC is encouraged to look into the feasibility of solar canopy installations on some of the larger town parking lots. Armed with additional data, the Capital Planning and Investment Committee (CPIC) can hopefully plan for the phasing in of solar projects on municipal buildings and lots.

Leasing Town Land for Commercial-Sized PV Installations

There are two promising municipal parcels could be used for siting for commercial-sized solar arrays namely the Stow Road gravel pit and the Warilla parcel further down on Stow Road that abuts Interstate 495. The gravel pit is more than 30 acres and

according to HEAC's preliminary reviews, the parcel would be a viable site for a solar array. The second parcel's viability will be more thoroughly reviewed by HEAC.

Typically, solar land leases are 20-25 years and payments are made on a per acre basis, not necessarily on megawatts produced. Rent escalation during the lease period is generally between 1.5-2.5%. The town could also investigate whether building its own solar array makes economic sense or not, but either scenario represents guaranteed municipal income and helps Harvard to meet its climate initiative goals.

The Town Administration suggested another way for the town to structure the buildout of solar array projects where the land could be sold outright to a solar company to install and manage the arrays. The Committee's investigation found that selling land to a commercial entity in an AR district may pose other problems, not least of which would be what development could happen to the parcel if the solar company decided to cease operations on the site. The town bylaw, 125-53 "Large Scale Ground Mounted Solar Photovoltaic Facilities Overlay District" would need to be expanded by ATM vote to include these two parcels on Stow Road. Current bylaws, however, exempt ground-mounted solar arrays from being counted as improvements to the lot, therefore selling the parcels for this use would generate a one-time revenue boost but would not generate substantial annual income to the assessor's tax rolls on an ongoing basis.

The Committee believes the best path forward would be for the town to lease the land to a solar company as part of a PPA agreement. The town would continue to control the use of the land but would not incur staff time to manage it incur costs to remove it. The PPA also allows the town reap the revenue benefits with the least impact and risk to the town. The Committee believes the Harvard Energy Advisory Committee, should take the lead evaluating various proposals for these sites.

The Committee highly recommends increasing solar installations on municipal buildings to reduce long term costs and meet renewable energy goals. It also highly recommends that larger existing municipal parcels, such as those on Stow Road, be fully investigated by HEAC for solar power generation to bring in new municipal revenues.

4. LEASING OF CELL TOWERS ON TOWN LAND

In 2021, the Select Board engaged Isotrope Consultants to identify potential municipal sites for a new cell tower that would provide improved cellular service to the southwest

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area of town, where coverage has been spotty at best. The Isotrope report projected that the town would earn approximately \$40,000 per year by leasing a portion of the Hildreth House property to a cell tower company. A request for information (RFI) is being drafted to understand the requirements a cell tower company has in order to place a tower at that location. The construction of a tower at this location will impact the potential ability to sell or utilize other portions of the Hildreth parcel.

5. SECURING CORPORATE SPONSORSHIP OF TOWN ASSETS –BALLFIELDS, TRAILS, and Other Ways to Monetize Town Resources

The Committee investigated whether securing corporate sponsorship of town-owned recreation fields and trails, selling carbon offsets, licensing or leasing agricultural lands and timber harvesting would yield enough substantial income to offset the costs of administration.

The RIC looked into the possibility of corporate sponsorship and naming rights for town recreation fields. The Depot Road baseball fields do have a few advertisements hung along the outfield fence that are currently administered by Harvard Youth Baseball Association (HYBSA), which accounts for only a few hundred dollars per year. The Committee was reluctant to pursue field banner advertisements, not only since HYBSA has managed that for so long, but primarily because the revenue generated by field advertisements would be insignificant and not worth the effort to pursue.

Committee members, including Park and Rec Chair Bob O’Shea, did speculate that there may be some greater value in selling the naming rights of playing fields, trails or benches for a defined term and sponsorship fee. Research has shown small towns in other rural communities have been successful in raising small donor donations by selling bricks for walkways near fields, for example, as well as soliciting larger donations from corporate sponsors. Admittedly, this would generate a relatively modest amount of one-time revenue per sponsorship, but it could help offset some field and trail maintenance costs. There was also the question of who would oversee the of selling and managing sponsorships on the municipal side and the Committee thought the new Recreation Director could potentially be tasked with this assignment.

The committee finds that that ball field advertisements are not a high priority for consistent revenue generation, but it does recommend that higher value corporate sponsorships and the naming rights of fields and trails be pursued.

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Selectively Harvesting Timber

Harvard is rich in natural resources and the committee discussed ways to monetize those resources in a way that also actively protects them too. Selective timber harvesting was discussed as potential approach to generate income through the sale of the timber from municipal lands. Every 4-5 acres of selective timber harvesting generates roughly \$3k in income but there was significant concern about overall environmental impact. RIC did not think this would appreciably move the needle on revenues, but it may be worth taking on to reduce fire risk and provide some revenues. The Warilla land, which is close to Interstate 495 and has been mentioned as a possible site for a solar farm, may be an appropriate parcel for selective timber harvesting. Overall, the committee found that this was a lower priority for revenues because of the level of management needed to administer such a program, but under the right conditions may generate some income.

Carbon Sequestration Credits

Another way to harness Harvard's natural resources to generate income would be to investigate earning revenue through the sale of carbon sequestration credits. At the state level, Massachusetts is planning to further incentivize local decarbonization initiatives. The minimum acreage needed may be as high as 3,000 acres for a carbon offset program, but that is likely to change over time to allow for a smaller minimum. David Fay of HEAC shared the draft of the town's decarbonization plan and it reports that "Harvard could either sell the carbon credits to offset the cost of the forest management plan and sequestration forest management tasks, or not. Selling the carbon credits would allow a buyer the opportunity to continue emitting but offset the emission with Harvard's carbon sequestration efforts." At the going rate, selling carbon credits could yield anywhere from \$8 to \$80 per acre per year—a very wide range—but as this type of enterprise becomes more commonplace, the rates will likely become more predictable. The Committee encourages the work of HEAC and HCIC to develop a plan for the town to sell its carbon sequestration credits as a way to generate an ongoing income stream and to meet the town's climate goals.

The Licensing of Conservation Lands for Agricultural Use

Harvard's Conservation Commission provides licenses (similar to a lease) for approximately 113 acres to be used for agricultural uses. The Finance Committee in

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years past expressed interest in an accounting of the revenues earned by the land that ConCom licenses. The fees collected for the licenses vary from year to year as they are based on yield (such as orchards), acreage or conditions. Town conservation agent, Liz Allard, has clarified that any revenues generated by the licenses are not deposited in the General Fund but are directed to the Conservation Commission fund solely for its use. There may be an opportunity to employ more best practices to increase revenues from the licenses for the ConCom's use and the conservation agent has noted that she intends to do that when she becomes a full-time conservation agent in the near future.

The Establishment of a Film and Media Commission

RIC members recommend that Harvard capitalize on its historic New England character and bucolic surroundings by establishing a film and media commission which could help promote the town not only for films and television, but for print advertising, video and multi-media production.

By all accounts, the filming of the movie "Little Women" in 2016 was a financial boon to municipal coffers and local businesses, although it did require the use of some municipal staff time. It created jobs for local residents and the movie continued to spur commercial revenues by increasing tourism in Harvard. Actively soliciting productions could yield significant revenue--as "Little Women" brought in \$100,000 in for municipal fees, and a considerable income surge for local businesses. Even as some television productions here have been on private property, they have still brought in additional income for the town through business receipts. The hope is that Harvard can capitalize on the proximity of the New England Film Studios at Devens for local filming. The Committee highly recommends that the town explore the establishment of a film and media commission to promote Harvard as a welcoming place for multimedia productions.

6. WORK WITH STATE REPRESENTATIVES TO IMPROVE STATE AID AND TO DEVELOP A HOME RULE PETITION (PREFERABLY WITH OTHER COMMUNITIES) TO EXCLUDE THE COMMERCIAL TAX RATE TO FARMS

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Moving to a Split Tax Rate and Helping to Protecting Harvard's Agricultural Lands

Many communities in Massachusetts use a “split rate tax system” where commercial properties are taxed at a rate higher than residential properties. Harvard has studiously avoided moving to a split tax rate system because of the detrimental impact it would place on the commercial farms that have been quintessential to the town’s economic fabric, history and character. Harvard could realize higher commercial tax revenues if it moved to a split tax system, but in order to keep farms thriving in the future, more measures will be needed to ensure their viability. Supporting the sustainability of farms does help secure our local agricultural industry, but it also reduces overall costs to the town. If farms were lost to new housing, educational costs would rise precipitously and markedly. The Revenue Ideation Committee believes helping to keep farms running is sound policy to avert the irrevocable and lasting educational costs associated with large tracts of new housing.

At the State level, Senate bill 1883, “an Act relative to exemptions from taxation of structures and buildings essential to the operation of agricultural and horticultural lands” has been moving through the legislature. While this bill would help offset some of the impact of moving the town over to a split rate tax, our committee felt that the bill did not go far enough in the exemptions it would provide for it to meaningfully assist our agricultural community. Local farmers have stated that in its current form, S.1833 would have a very limited impact and would not materially help them enough to warrant the town moving to a split rate tax—i.e. agricultural building taxes would not be reduced enough to offset the financial impact of a higher commercial tax rate in the town.

The RIC recommends that the town continue to press our state senator and representative to work with other communities that support this bill and to help strengthen it to provide more relief for agricultural businesses. If that cannot be achieved through this bill, the RIC would advocate that Harvard consider presenting a Home Rule Petition to more broadly define agricultural-use buildings that could be exempted to provide greater tax relief to farms.

Although there would be decreased revenues coming in from property taxes on farm buildings, there would be increased revenues coming from commercial businesses because of the higher split rate tax. More analysis would be needed to completely

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understand the impact of adopting a split rate tax, but the hope would be that as the C-District develops over time, the increased commercial revenues will help protect Harvard's historic farmlands. As a further benefit, the preservation of working farms would also serve as a bulwark to the higher municipal costs and impact associated with the dissolution of farms for extensive residential development.

Agritourism

According to the Massachusetts Agritourism Study Commission, "agritourism merges the enterprise of travel with the experience of farming and agriculture" and in 2017, Massachusetts was the 8th highest state in the U.S. for agritourism value per farm. Massachusetts Senate bill S.2643 is proceeding through the legislature and if enacted, would provide greater regulatory relief to agricultural entities in order to support the viability and success of agritourism.

The RIC fully supports agritourism in Harvard as way to bolster municipal revenues, support local businesses and preserve farmland. The RIC recognizes that the Planning Board has been working on a local agritourism bylaw to support the agricultural community. The RIC applauds those efforts and recommends that Planning Board, the Select Board, the Agricultural Commission and the town planner collaborate on drafting a comprehensive agritourism bylaw that will help local farms succeed.

Real Estate Transfer Tax

Massachusetts Senate Bill 868 is the statewide version of a bill that Concord introduced as a Home Rule petition. The Concord plan, for example, would implement a local 1% tax on real estate transfer fees on homes that are sold for \$600k and above--exempting properties sold below \$600k. It may seem counter-intuitive for a Revenue Ideation Committee to support a real estate transfer tax, but the burden of the tax would be borne by the buyer and not the existing homeowner. SB.868 would allow each town to tailor its real estate tax transfer program whereby the percentage of the tax could be set at a lower percentage rate, exempt first-time home buyers up to a certain price threshold and/or set the minimum threshold on which the tax could be applied. This would provide Harvard with much more flexibility in administering the tax while still providing funds to support more affordable and diverse housing options.

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The revenues collected from the fee would be used to fund Harvard's Municipal Affordable Housing Trust (MAHT), enabling it to purchase additional affordable units in new 40B developments in town. The purchase of affordable units would also enable the town to reach the State's required 10% affordable housing stock requirement at a much faster rate. As a result, there would not only be more affordable units available, but it could also provide Harvard with greater leverage to shape future 40B development because it would be actively meeting its State affordable housing production numbers.

If SB. 868 is not enacted, the RIC recommends that the town look into a Home Rule Petition to adopt a real estate transfer tax to increase its ability to provide more affordable, diverse housing. In 2021, there were \$65m in home sales. Without exemptions and minimum thresholds, a 1% real estate transfer fee would yield \$650k for the MAHT but the MAHT, in collaboration with the Select Board and FinCom, could recommend that the town consider certain exemptions for first-time home buyers and a minimum threshold before the transfer fee kicked in. In running conservative hypothetical models, the RIC found that at a minimum, the town would earn \$200k per year, but of course, this would be market dependent from year to year.

Adoption of a Local Short-Term Lodging Tax

An increasing number of Harvard properties are listed on Airbnb and VRBO type sites. In 2018, the State passed a short-term rental tax, permitting towns and cities to impose "community impact fee" of up to 3 percent — of which at least 35 percent of that amount must be dedicated to affordable housing or local infrastructure projects.

The Committee recommends that the town adopt "the community impact fee" of 3% to be paid by occupants of short-term rentals.

Land Bank Commission

The RIC looked into the possibility of creating a Land Bank Commission that would charge a certain percentage fee to buyers in order to support the purchase of conservation land and possibly recreation land. As it turns out, the State legislature no longer supports the creation of Land Bank Commissions so this potential avenue for revenue was a dead end.

7. OTHER OPPORTUNITIES AS IDENTIFIED BY THE COMMITTEE

Property Tax Compliance

A 2021 property tax report showed that the Town had \$1.1m in outstanding taxes. The RIC urges the Town work to ensure comprehensive property tax compliance and it recommends making a concerted effort to use best practices regarding the use tax of liens and tax takings to bring those outstanding revenues onto municipal balance sheets. Through tax takings, the Harvard may be able to sell properties to recoup income that was lost from non-tax compliance. The town should also analyze if there is a possibility of installing solar arrays on those parcels obtained through a tax taking to generate revenue and help meet our climate initiative goals. This is particularly applicable for parcels that are land-locked, do not meet minimum lot requirements or have other issues affecting resale. The parcels could also be used to sell carbon sequestration credits.

Hiring a Grant Writer to Obtain Greater Grant Funding

One of the areas that Harvard has been increasingly successful in is winning grant money to offset the costs for municipal projects such as the roof at the Old Library, town center sidewalks and DPW roadwork. The Select Board in its strategic meeting discussed hiring a part-time grant writer in order to apply and win more selective grant funding awards.

The RIC strongly recommends the Select Board pursue the hiring of a grant writer.

Form-Based Code and Infrastructure Improvements to Support the Ayer Road Visioning Plan

The Committee reviewed the possible commercial buildout of parcels (comprising approximately 400+ acres) in the C-District, as many committees before have done, to see what might enable the highest and best outcome for the corridor. The Ayer Road Visioning Plan, developed by the Planning Board at the direction of the Select Board, calls for the adoption of form-based code. This type of land regulation helps drive high quality, predictable commercial development that reflects community values and character. It is a critical factor in the town being able to shape the development it wants to see on Ayer Road. It is inevitable that change will happen along Ayer Rd; in fact, it has already begun. The Planning Board has been advocating for form-based code and

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the RIC supports the adoption of the ARVP blueprint for development as soon as possible.

The other critical factor is the buildout of water and sewer infrastructure in the C-District, which may actually help Harvard see the type of smaller scale, quality commercial development along Ayer Road that it has said it would prefer because the point of entry costs for more suitable businesses would be lower. Ideally, the commercial development of the district would provide needed conveniences to residents while diversifying the tax base to an acceptable extent. Form-based code helps residents determine the scale and type of commercial development they would like to see rather than being subject to unexpected development projects that would not be favored by residents.

The RIC encourages the adoption of form-based codes to ensure the kind of successful commercial development the Harvard wants and needs to diversify its tax base. Subsequent to the code adoption, the RIC urges the town to do a cost/benefit analysis of building water and sewer infrastructure in the C-District to better understand the impact it would have on attracting suitable businesses to the corridor.

Streamlining Costs and Sharing Resources

Although not revenue generating per se, the committee was interested in identifying more ways to streamline costs and reduce waste in municipal government by sharing resources, continuing to automate payments and processes, improving efficiency in building HVAC systems and outsourcing municipal functions, such as field mowing, to the private sector wherever possible. One area the committee believed was worth investigating was the possibility of partnering with another nearby town to purchase and share specialized equipment, such as some specific fire or DPW department trucks, if deemed feasible.

Fees

Town Administration noted that there are other, smaller opportunities to increase revenues such as implementing new fees (charging for school parking passes) or raising existing ones (such as field use fees) but the Committee felt that its charge was primarily to investigate ways to raise revenues without impacting the pocketbooks of

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existing residents. The Committee felt that decisions regarding fee structures would be better left for the Town Administration and the Select Board to determine.

Increasing Marijuana Licenses

At the suggestion of Town Administration, the Select Board could increase the number of marijuana licenses granted to collect additional municipal revenues. Per State law, a local 3% sales tax could be imposed on a retail cannabis establishment but if it is a dispensary for medical marijuana, it is exempt from local taxes. The Revenue Ideation Committee believed this merited further discussion at the Select Board level, which would be responsible for expanding the number of licenses and granting them for this type of operation. The Committee believed that more input was needed from residents to better understand if they supported this type of development, which would provide revenue, but may have other consequences or concerns that the public should consider fully.

MOVING FORWARD

In the search to boost and diversify municipal revenues, Harvard should capitalize on its existing agricultural, natural, historical and cultural resources.

Primary Recommendations of the Revenue Ideation Committee:

1. **Agritourism:** In the long term, increasing and supporting agritourism--and tourism in general--seems to have the best prospect for success in increasing revenues in Harvard. Bringing people into the community to pick apples, visit Fruitlands, stop by the General Store, or participate in a road race helps to strengthen our municipal revenues without raising residential property taxes. Regional developments such as the new Groton Hill Music Center will attract more tourists to the area from which Harvard businesses and farms can benefit and an effort should be made to put Harvard on the map for visitors to the region through publications, chamber of commerce channels and other free media resources. Of course, there will be a need to balance resident concerns about traffic and other issues but it is hoped the positives can outweigh potential negative impacts. Proper planning and policies can help mitigate or manage potential areas of concern.

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As a follow-on to supporting more agri-tourism, the town should adopt a 3% Community Impact fee to realize income from short-term rentals, such as Airbnb properties.

2. **Solar Energy:** Utilizing suitable parcels for solar energy production helps earn municipal revenues without impacting traffic, schools or personnel. It will ensure a steady stream of income and help Harvard meet its climate goals.
3. **Tax Compliance:** In the short term, the committee recommends that the town bring parcels into tax compliance through tax liens and tax takings. The outstanding balance--over \$1m--is significant and worthy of recouping. The properties that fail to come into compliance through the lien process could also be sold, which may yield revenue above the level of outstanding taxes. If unsuitable for development, the parcels could be used for conservation or recreation purposes. Adding some of the unbuildable lots to conservation may help the town reach the minimum threshold of acreage it needs to garner carbon sequestration credit income.
4. **State Legislation to Support Affordable Housing and Local Farms:** Engaging with state leaders to support proposed legislation or to create Home Rule Petitions that would help Harvard strengthen its agricultural community or meet its critical affordable housing needs are worthy of pursuing. Reducing the tax burden of farmers to enable the town to move to a split rate tax will be net positive to the town over time, while also supporting the long-term viability of our farms. Enacting a real estate transfer tax protocol at either the state level or through a Home Rule Petition will help support the availability more affordable housing in the town without burdening existing residents with additional taxes.
5. **Grant Writer:** A critical element for meeting longer-term goals such as those outlined by HCIC, HEAC, ConCom or the Master Plan for example, is the hiring of a grant writer. There are numerous grants to available to fund climate change, clean water, trails and other public initiatives that are being left untapped because town staff do not have the bandwidth to apply for them. This has been discussed by the Select Board and other committees and the RIC supports the hiring of grant writer to help offset the costs of achieving those important long-range planning efforts. The town can

Revenue Ideation Committee

be selective and strategic in applying for project grants that will provide the most benefit to the town.

6. Ayer Road Commercial District: Lastly, the Revenue Ideation Committee supports the Ayer Road Visioning Project, including the adoption of a form-based code for the Ayer Road commercial corridor to help residents shape the types of business development they would like to see in the district. Without form-based code, the town will continue to be vulnerable to commercial or residential development that does not support their needs, bring needed high-quality revenue or enhance the character of the community. With form-based code in place, the Select Board could consider forming a committee, in collaboration with the Planning Board and the town planner, to do a specific cost/benefit analysis of bringing water and sewer infrastructure from Devens to the Commercial District along Ayer Road to understand the impact such a buildout would have on commercial development to meet the goals of the form-based code.

Summary

These are the primary recommendations that the Revenue Ideation Committee recommends the Select Board pursue or investigate further to increase municipal revenue sources for the Town. They were found to be the most promising areas where the Town could increase revenues without increasing residential taxes. Unfortunately, under present conditions and boundaries, there is no singular policy or plan of action that would increase revenues to such an extent as to substantially lower taxes. Through a sustained combination of efforts, Harvard could potentially increase streams of revenue that could bolster municipal finances to some extent, while meeting other goals like supporting more affordable housing, strengthening our agricultural community and achieving renewable energy and climate goals.

Committee Members

As the Select Board representative to the RIC, I would like to express my profound thanks to the members of this committee who have worked diligently in their attempt to run down every opportunity in the search for new ways to raise revenues for the town per the Committee's charge. The Town is fortunate to have the breadth and depth of expertise that it has in its volunteers.

Revenue Ideation Committee

JANE E BIERING	CITIZEN AT LARGE
CHARLES OLIVER	FINANCE COMMITTEE REP.
SUSANMARY REDINGER	SCHOOL COMMITTEE REP.
ROBERT O'SHEA	PARK & RECREATION REP.
DAN DALY	CITIZEN AT LARGE
PAUL GREEN	ENERGY ADVISORY COMMITTEE REP.
KARA MCGUIRE MINAR	SELECT BOARD REP.

**HARVARD PLANNING BOARD
MEETING MINUTES
JUNE 6, 2022**

Chair Justin Brown called the meeting to order at 7:01pm virtually, pursuant to Chapter 22 of the Acts of 2022, An Act Relative to Extending Certain COVID-19 Measures Adopted during the State of Emergency, and signed into law on February 15, 2022, and under M.G.L. Chapter 40A and Code of the Town of Harvard Chapter 125

Members Present: Justin Brown, Richard Cabelus, Stacia Donahue, Brian Cook, Doug Thornton and Jefferson Burson (Associate Member)

Others Present: Christopher Ryan (Director of Community & Economic Development), Liz Allard (Land Use Administrator), John McCormack, Pam Marston (Harvard Historic Commission), Michael Hood, Brandon Ducharme (Ross Associates, Inc), Arielle Jennings, Mate Cote (Beals + Thomas), Bruce Ringwall (GPR, Inc.), Mike Kennedy Sr. & Jr (Kennedy & Company), Valerie Hurley (Harvard Press) and Lou Russo (Wheeler Realty Trust)

Public Comment

There were no comments from the public this evening

Interview Potential Planning Board Member – John McCormack

John McCormack stated he has been in Harvard coming up on two years; as an U.S. Air Force Veteran he has lived all over the country; he was an engineering manager for Boeing; and is now retired. McCormack now has the time and interest in volunteering in the community. Moved to the area as his daughter lives in Littleton. McCormack is not planning on running the government, but helping get things done. Brown asked if he was familiar with the Ayer Road visioning plan. McCormack stated he has looked at the one-page handout on the website. His thoughts are the Planning Board needs to be looking ahead, 10 ,15 years as that is their role. If we don't have a plan nothing will get done, and/or things we don't want will appear. McCormack stated you have to have a plan, but don't fool yourself that the plan as developed will end up happening. McCormack said he had no preference on being a full member or associate member of Planning Board. McCormack explained that his career work in the Air Force and at Boeing was to develop, review and implement plans and measuring performance along the way. He said he was interested in doing this at the municipal level.

Update to the Housing Production Plan with Arielle Jennings

Arielle Jennings stated she has been on the Municipal Affordable Housing Trust (MAHT) for two years and just took over as chair. Jennings first goal is to recertify the Housing Production Plan (HPP) with a launch meeting this Thursday. MAHT is working with Metro West on certifying the HPP. Jennings was interested in know how the previous update of the HPP went. Jennings wants to hear from key stakeholders involved during in the process. Donahue is the only Board member that was around when the HPP was last updated. Liz Allard stated Bill Scanlan, the previous contracted Town Planner revised the HPP on his own. Jennings said a housing survey is being crafted. Jennings further explained this update will be a multi-stage process to include not only the stakeholders, but the residents as well. Donahue happy to see MAHT is up and running and she asked if Jennings were still looking for new members? Jennings said yes, three members currently, need a member from the Select Board and the Planning Board. Jennings is hoping to join the Planning Board (PB) and be that representative. Jefferson said the Climate Committee would be very interested in working together on this as well as Harvard Energy Advisory Committee. Jennings would like to work together with the Board on an inclusionary bylaw and open space residential design bylaw. Brown explained in July the Board will decide on the fall amendments. Brown offered to have a PB member attend an upcoming HPP meeting. Thornton can attend that first meeting. Donahue mentioned the looming multi-family housing mandate from the State.

54 **Discuss Support of the Expansion Historic District**

55 Brown introduced Pam Marston of the Harvard Historical Commission. Marston told the Planning Board
56 that one of the Harvard Historical Commission's (HHC) missions is to save Bromfield House and the land
57 around it by putting it into the Historic District. The State's Historical Commission will be reviewing the
58 proposal this week. Marston said that in order to save the house, HHC thought they needed to include it
59 in the historic district. Marston stated it is a unique place, that was originally built to house the first
60 principal of the Bromfield School. It also served as the first secondary school in Town. HHC feels it is
61 important to keep the Bromfield House in its current location. However, the Town has voted to sell the
62 property. In the interim it is to be used for housing for the Afghan refugees. The Bromfield House is
63 important in Harvard's history of education.

64
65 Cabelus said lots of good work has been put in by the HHC and he supports the expansion of the district
66 and feels the building is an important part of Harvard's history. HHC will hold a public hearing in
67 September prior to the Fall Town Meeting in October. Marston requested an endorsement from the
68 Planning Board for this action. Brown asked if this were unanimously supported by the HHC? Marston
69 stated it has. Brown asked if there were any members of the HCC that expressed any reservations about
70 making this change. Marston stated there have not. Burson asked if the HHC plan were to get into the
71 historic district before the sale goes through? Marston stated it is. Brown asked if a change in the
72 Historic District were required to go through Town Meeting. Marston stated yes, it would be voted on at
73 the October 2022 town meeting.

74
75 **Modification of Special Permit– Michael Hood – Three Seasons Landscape, 264 Ayer Road.** Opened at
76 7:40pm. (See page 4 for complete details)

77
78 **Continuation of a Special Permit & Site Plan Review – Kennedy & Company, 295 Ayer Road.** Opened at
79 8:00pm (see page 5 for complete details)

80
81 **Continuation of a Special Permit, Ayer Road Village-Special Permit and Site Plan Review - Yvonne Chern**
82 **& Wheeler Realty Trust, 203 Ayer Road.** Opened at 8:51pm (see page 6 for complete details)

83
84 **Status Report on the State's MBTA Communities Multi-Family District Requirements**

85 After some confusion over the proposed maps, Ryan stated he will share the evaluation process for
86 determining appropriate locations for this type of development. Donahue reminded the Board that the
87 areas need to be near major highways, including I-495. Cook reminded the Board that not all 50 acres
88 need to be on one site. Ryan noted that 25-acres does. Ryan has included a timeline within his update.
89 Ryan reminded the Planning Board that he had shared 7 or 8 other points for them to keep in mind when
90 considering where to site the MBTA community multi-family housing. By August the state is expected to
91 provide the final version of the guidelines. Ryan mentioned that deadline dates might be further revised.
92 Next meeting the Board will discuss the map by Cook as Ryan will not be in attendance.

93
94 **Board Member Reports**

95 **• Representatives & Liaisons Updates**

- 96 ○ *Open Space Committee* – Cook asked members to please fill out the survey for the Open Space &
97 Recreation Plan Update
98 ○ *Harvard Climate Initiative Committee* – Burson stated the Natural Resources goal and action are to be
99 reviewed at a June 15th meeting of all of the stakeholders under this section. Allard asked for the
100 document and time for review by the Boards/Committees. This comment was noted by Burson.
101 ○ *Parks & Recreation (P&R) Commission* – Donahue stated P&R was trying to share a position with the
102 school, however that did not work out, therefore P&R is now without a director. P&R is going to ask
103 for a full-time Director for FY2024. Donahue noted P&R is really at the point where they need
104 professional support staff.

- 105 **• Community Matters** – none this evening

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Director's Report

Chris Ryan mentioned a variety of next steps for the MBTA Communities multi-family housing mandate, including target dates. Ryan said there is a target date of 31 DEC. 2022 for the Town to tell DHCD if it were going to be in compliance with the multi-family mandate. Obviously, Harvard will not be in compliance by that date, which will trigger an action plan that Harvard will prepare and submit to DHCD.

As for Phase 1 of the Ayer Road Visioning Plan, interviews were recently conducted by the consultants with summary document to be submitted by the end of this week or the start of next week.

Approve Minutes

Cook made a motion to approve the minutes of April 25, 2022 as amended. Donahue seconded the motion. The vote was unanimously in favor of the motion by roll call, Cabelus, aye; Donahue, aye; Cook, aye; Thornton, aye; and Brown; aye.

Before adjourning the meeting Brown read prepared remarks thanking Chris Ryan for his willingness and interest to help the Planning Board to be successful. Brown thanked Ryan for his professionalism and expertise, also. Ryan thanked the Planning Board for their help and said he enjoyed working with them.

Adjournment

Donahue made a motion to adjourn the meeting at 9:47pm. Cook seconded the motion. The vote was unanimously in favor of the motion by roll call, Cabelus, aye; Donahue, aye; Cook, aye; Thornton, aye; and Brown; aye.

Signed: _____ Liz Allard, Clerk

EXHIBITS & OTHER DOCUMENTS

- Planning Board Agenda June 6, 2022
- Director of Community and Economic Development UPDATE, June 6, 2022

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Harvard Planning Board

Modification of Special Permit

Michael Hood – Three Seasons Landscape, 264 Ayer Road

June 6, 2022

The public hearing was opened at 7:40pm by Chair Justin Brown under MGL Chapter 40A the Zoning Act and the Code of the Town of Harvard Chapter 125 the Protective Bylaw virtually pursuant to Chapter 22 of the Acts of 2022, An Act Relative to Extending Certain COVID-19 Measures Adopted during the State of Emergency, and signed into law on February 15, 2022

Members Present: Justin Brown, Richard Cabelus, Stacia Donahue, Brian Cook, Doug Thornton and Jefferson Burson (Associate Member)

Others Present: Christopher Ryan (Director of Community & Economic Development), Liz Allard (Land Use Administrator), Brandon Ducharme (Ross Associates, Inc.) and Michael Hood

This hearing was continued from May 16, 2022 for a Modification of Special Permit, filed on behalf of Michael Hood – Three Seasons Landscape, to identify additional areas to be used to exhibits various seasonal products and other activities not previously approved at 264 Ayer Road, Harvard.

Brandon Ducharme, of Ross Associates, Inc., was present to represented the applicant, Michael Hood. Ducharme mentioned there had been modifications to the original plan as previously requested. Brown asked if Ducharme had seen the language drafted by Chis Ryan as part of the modification to the special permit. Ducharme said he had. Ducharme highlighted the proposed modifications to the plan. Brown asked about signage and possible distractions due to those signs. Ducharme stated that signage in question would face in towards the site. Ducharme said overhead lighting on the north side of Building A would be shielded. Ryan asked about a light on a telephone pole near the visitor parking area and if signage on the site to direct traffic had been installed. Ducharme said the light would be shielded. Ryan said a condition would be for all light to be in compliance with lighting bylaws. Cabelus asked about applicant completing all work within one year. Ryan asked the language be sent to him so he could add it to the decision. Ducharme told Brown he is comfortable with the changes the Planning Board is suggesting. Donahue moved to close the hearing, seconded by Cook. The vote was unanimously in favor by roll call vote, Cabelus, aye; Donahue, aye; Thornton, aye; Cook; aye and Brown; aye. Donahue made a motion to approve the special permit as amended. Seconded again by Cook. The vote was unanimously in favor by roll call vote, Cabelus, aye; Donahue, aye; Thornton, aye; Cook; aye; and Brown, aye..

Signed: _____ Liz Allard, Clerk

212 **Harvard Planning Board**

213

214 **Continuation of a Special Permit & Site Plan Review**

215

216 **Kennedy & Company, 295 Ayer Road**

217

218 **June 6, 2022**

219

220 The public hearing was opened at 8:00pm by Chair Justin Brown under MGL Chapter 40A the Zoning Act
221 and the Code of the Town of Harvard Chapter 125 the Protective Bylaw virtually pursuant to Chapter 22 of
222 the Acts of 2022, An Act Relative to Extending Certain COVID-19 Measures Adopted during the State of
223 Emergency, and signed into law on February 15, 2022

224

225 **Members Present:** Justin Brown, Richard Cabelus, Stacia Donahue, Brian Cook, Doug Thornton and
226 Jefferson Burson (Associate Member)

227

228 **Others Present:** Christopher Ryan (Director of Community & Economic Development), Liz Allard (Land Use
229 Administrator), Bruce Ringwall (GPR, Inc.), Mike Kennedy Sr. & Jr (Kennedy & Company)

230

231 This hearing was continued from May 16, 2022 for a Special Permit & Site Plan Review filed on behalf of
232 Kennedy & Company, 295 Ayer Road, for Landscape Services at 295 Ayer Road, Harvard.

233

234 Brown explained the proposal had been sent out for peer review and came back with extensive
235 comments, which were read into the record. The applicant was represented by Bruce Ringwall, of GPR,
236 Inc. Matt Cody, of Beals & Thomas, provided the peer review, including addressing issues with
237 stormwater, where the applicant is creating an impervious site where it was once pervious. Cody's
238 comments mentioned the applicant's proposed creation of a new lot by way of an Approval Not Required
239 (ANR) endorsement. Landscaping, parking, car stops, handicap accessibility, screening, fire department
240 input, sidewalk creation and turning radius were other items on the check list that need to be addressed
241 by applicant. Brown allowed Ringwall to speak on behalf of Kennedy & Company. Ringwall said he
242 submitted plans to the Board of Health for a septic plan that meet the requirements of Title V. Ringwall
243 said there are no wetlands within 100 feet of the plan and he said a professional land surveyor (PLS) will
244 stamp the site plan. Ringwall said he will propose a one-foot-wide rumble concrete driveway split. Brown
245 asked Ringwall to confirm that with the Department of Public Works (DPW) Director. Ringwall said the
246 state will be putting in a sidewalk. Ringwall elaborated on surface water drainage and the discrepancy
247 between the Town's bylaw §125-39(F) and the MA Department of Environmental Protection regulations.
248 Ringwall said those items will be addressed in writing. Ryan added that comments on the proposal had
249 been received from Fire, Building, DPW and Board of Health. Cabelus asked about having an ANR
250 prepared to accurately define the limits of the project. Ringwall said an ANR will be submitted along with
251 written responses. Ryan suggested Ringwall work with Cody to rectify most of the issues before the next
252 meeting. Cabelus asked if any easements were needed. Ringwall said there are a series of easements
253 that have been recorded at the Registry of Deeds. Brown invited the Kennedys to address the Planning
254 Board. Mike Kennedy Sr. said much of the lot would be gravel, woodchips or grass. Kennedy Sr.
255 expressed his surprise on time constraints. Brown mentioned the ten-minute limit on presentations is
256 new.

257

258 Motion was made by Donahue to have the continuation of the public hearing to Monday, 27th June 2022
259 at 7:30pm. It was seconded by Thornton. The vote was unanimously in favor by roll call vote, Cabelus,
260 aye; Donahue, aye; Thornton, aye; Cook; aye and Brown; aye.

261

262 Signed: _____ Liz Allard, Clerk

263

264

265 **Harvard Planning Board**

266

267 **Continuation of a Special Permit, Ayer Road Village-Special Permit and Site Plan Review**

268

269 **Yvonne Chern & Wheeler Realty Trust, 203 Ayer Road**

270

271 **June 6, 2022**

272

273 The public hearing was opened at 8:51pm by Chair Justin Brown under MGL Chapter 40A the Zoning Act
274 and the Code of the Town of Harvard Chapter 125 the Protective Bylaw virtually pursuant to Chapter 22 of
275 the Acts of 2022, An Act Relative to Extending Certain COVID-19 Measures Adopted during the State of
276 Emergency, and signed into law on February 15, 2022

277

278 **Members Present:** Justin Brown, Richard Cabelus, Stacia Donahue, Brian Cook, Doug Thornton and
279 Jefferson Burson (Associate Member)

280 **Others Present:** Christopher Ryan (Director of Community & Economic Development), Liz Allard (Land Use
281 Administrator), Bruce Ringwall (GPR, Inc.) and Lou Russo (Wheeler Realty Trust)

282

283 This hearing was continued from May 16, 2022 for a Special Permit, an Ayer Road Village-Special Permit
284 and Site Plan Review filed on behalf of Yvonne Chern & Wheeler Realty Trust for the development of
285 three commercial use buildings, including a Commercial Entertainment and Recreation use at 203 Ayer
286 Road, Harvard.

287

288 The Chair said the peer review comments from Beals & Thomas were received today along with
289 comments from the Board of Health. Bruce Ringwall was representing the applicant and said he had
290 spoken with the Board of Health. Brown said the Design Review Board was looking for further input to
291 schedule its next meeting. Ringwall said he was looking to get that right into them. Brown mentioned
292 correspondence from the Town Counsel. Cabelus explained that Attorney Lanza said it was important the
293 Planning Board needed to interpret bylaws consistently, that it is a mix of residential and non-residential
294 uses. Donahue asked if the Design Review Board (DRB) has examined the proposal. Brown said the DRB
295 has not met recently and that the DRB would focus on the architectural guidelines and leave the bylaw
296 interpretation to the Planning Board. Ryan requested that Ringwall submit his analysis of the Ayer Road
297 Special permit, §§125-37 and 125-52(G)2 in writing so the Planning Board and staff can research it.
298 Donahue asked on behalf of the Parks and Recreation Committee if the parking lot were available at the
299 Charlie Wait field and if there were going to be pickle ball courts at the badminton facility.

300

301 Brown requested a motion to continue the public hearing until June 27, 2022 at 8pm. Motion made by
302 Donahue and seconded by Thornton. The vote was unanimously in favor of the motion by roll call,
303 Cabelus, aye; Donahue, aye; Cook, aye; Thornton, aye; and Brown; aye.

304

305 Signed: _____ Liz Allard, Clerk

Mark F. Piermarini, P.E.
443 Mt. Elam Road
Fitchburg, MA 01420

INVOICE NO. H-21001-02

November 7, 2022

H-21001
168 Bolton Road
Harvard, MA

Harvard Planning Board
Town Hall
13 Ayer Road
Harvard, MA 01451

Professional Services:

Driveway Inspection – 11/6/22
Includes travel to site, inspection of driveway, coordination with contractor,
compilation of inspection notes and preparation of report.

(4 hours x \$125/hour) \$ 500.00

Total \$ 500.00

Billing Period: 11/1/22 – 11/7/22

Aucoin's Press, Inc.

108 MAIN STREET
SPENCER, MASSACHUSETTS 01562

Tel. 508-885-0800 • Fax 508-885-0900

BILL TO:

Town of Harvard
Planning Board
13 Ayer Road
Harvard, Massachusetts 01451-1458

Invoice

DATE

INVOICE #

10/26/2022

16896

Please Remit To:

Aucoin's Press, Inc.
P. O. Box 643
Spencer, MA 01562

Purchase Order No. _____

DESCRIPTION	AMOUNT
1,000 - # 10 regular envelopes, white stock printed with black ink. Copy provided.	96.00
Shipping to Harvard	24.04
Thank You For Your Order.	TOTAL \$120.04

Terms: Net 30 Days. A finance charge of 1.5% per month or 18% per year will be charged on all overdue accounts.

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Aucoin's Press, Inc.

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Tel. 508-885-0800 • Fax 508-885-0900

BILL TO:

Town of Harvard
Planning Board
13 Ayer Road
Harvard, Massachusetts 01451-1458

Invoice

DATE	INVOICE #
10/26/2022	16896

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Thank You For Your Order.	TOTAL \$120.04

Terms: Net 30 Days. A finance charge of 1.5% per month or 18% per year will be charged on all overdue accounts.

WARRANT ARTICLE

Article __. Amend the Protective Bylaw to Allow
Accessory Entertainment on Farms

To see if the Town will vote to amend Section 125-7, Paragraph A of the Code of the Town of Harvard relative to general agricultural uses and uses accessory thereto by making the following revision thereto, or take any vote or votes in relation thereto.

[Key to revision: underlining denotes added text]

§125-7 Agricultural uses.

Amended 3-5-1966 ATM by Art. 44; 3-6-1971 ATM by Arts. 33 and 34; 3-4-1972 ATM by Art. 44; 3-25-1978 ATM by Art. 23; 3-31-1990 ATM by Art. 18; 4-5-1997 ATM by Art. 46]

A. General agriculture. Agriculture (see § 125-2, Definitions) conducted on a parcel of five or more acres in area shall not be subject to the provisions of § 125-20 of this Zoning Bylaw, provided that the otherwise prohibited activity constitutes or is accessory to a principal agricultural use, as set forth in G.L. c. 40A, § 3. Accessory uses may include:

(1) An accessory camp for seasonal farm labor, approved by the Board of Health. A mobile home unit may be used for such a camp provided a permit issued by the Building Commissioner^u is in effect. A permit shall be for a sixty-day period. A permit may be renewed for additional periods up to a total additional time of 50 days. Setbacks for structures shall apply to the extent permitted by law.

(2) An accessory farm stand for sales of natural produce principally from the premises or from other premises that are part of the same principal agricultural use including premises constituting a "farming use" pursuant to § 125-35D(2)(a)[4].

(3) Accessory entertainment activities and events, provided that a license for such entertainment is obtained from the Select Board.

WARRANT ARTICLE

Article __. Amend the Protective Bylaw to Allow
Accessory Entertainment in Town Center
Overlay District.

To see if the Town will vote to amend Chapter 125 of the Code of the Town of Harvard, the Town's Protective Bylaw, by adding thereto the following new Section 125-59 relative to the Town Center Overlay District, or take any vote or votes in relation thereto.

A. Purpose. The purpose of the Town Center Overlay District (TCOD) is to allow entertainment as an accessory use on certain properties which are primarily used for business, institutional and cultural purposes.

B. Establishment of overlay district. The TCOd is established as an overlay district. The TCOd consists of certain parcels of land on Still River Road, and Fairbank Street as shown on the Town Center Overlay District Map on file with the Town Clerk. Within the TCOd, all regulations of the underlying district remain in effect.

C. Permitted Accessory Uses in the Town Center Overlay District.

(1) All uses that are clearly subordinate to, and customarily incidental to, and located on the same premises with the main use or structure to which it is accessory.

(2) Accessory entertainment, provided that a license for such entertainment is obtained from the Select Board, except on properties in the TCOd which are use primarily for residential purposes.