

**TOWN OF HARVARD
PLANNING BOARD AGENDA
MONDAY APRIL 4, 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 February 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.

Hildreth Pro is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/83825980540?pwd=Y2hGODM1N3dPSHh0TjVhWTBDenBRUT09>

Meeting ID: 838 2598 0540

Passcode: 606558

One tap mobile

+19294362866,,83825980540# US (New York)

+13017158592,,83825980540# US (Washington DC)

Dial by your location

+1 929 436 2866 US (New York)

+1 301 715 8592 US (Washington DC)

Meeting ID: 838 2598 0540

Find your local number: <https://us02web.zoom.us/j/83825980540>

Public Comment

Standard Business: a) Board Member Reports

- Representatives & Liaisons Update
 - Community Matters
- b) Director's Report
c) Erosion Control Minor Permit – 32 Finn Road
d) Approve Minutes

New Business: None

Public Hearings:

7:30pm **Modification of Special Permit & Site Plan Approval – Scott Patterson, 256 Ayer Road, to expand the facility known as "The Barn" to properly space existing equipment**

8:00pm **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**

8:30pm **Special Permit & Site Plan Review – Kennedy & Company, 295 Ayer Road, for Landscape Services**

Old Business: a) Zoning Board of Appeals Request for Comments

- 247 Littleton County Road
- b) Erosion Control Application – 336 Still River Road
c) Ayer Road Visioning Plan Update
d) Discuss the State's Multi-Family District Requirements
- Select Board Draft Compliance Guidance Briefing– April 19, 2022
 - MBTA Community Information Form - Due May 2, 2022

**NEXT SCHEDULED MEETING:
APRIL 25, 2022**

OFFICE OF THE
PLANNING BOARD

13 AYER ROAD HARVARD, MA 01451

RECEIVED
TOWN CLERK
978-456-4100
2022 MAR 30 PM 3:23
www.harvard-ma.gov



NOTICE OF DECISION

32 Finn Road, Harvard

MINOR EROSION CONTROL PERMIT

MARCH 30, 2022

I. Petition

This document is the **DECISION** from the Harvard Planning Board's Designee, the Conservation Agent, on the **Petition of Edmund Frost (the Petitioner)** for property located at 32 Finn Road, Harvard.

This decision is in response to an application filed by Petitioner for an Erosion Control Minor Permit submitted on March 22, 2022, pursuant to Sections 125-58E(3)(a) of the Harvard Protective Bylaw and the Planning Board Rules and Regulations, Chapter 133 of the Code of the Town of Harvard. The Petitioner seeks permission to construct a 40' x 26' barn as a personal hobby shop with storage for yard equipment and furniture.

II. Petitioner

Edmund C. Frost
32 Finn Road
Harvard, MA 01451

III. Property Owner

Edmund C Frost
32 Finn Road
Harvard, MA 01451

IV. Designee Action

After a review of the Application and based upon the findings set forth below, the Designee **Granted** the requested Erosion Control Minor Permit.

V. Application

A. An Application for Erosion Control Permit signed by the applicant and received by the Designee on March 22, 2022, with accompanying documents as required, including corresponding filing fees paid and the following:

1. Narrative prepared by the Petitioner, dated 03/22/20
2. Certified Plot Plan, 32 Finn Road, Harvard, Mass., prepared David E. Ross Associates, Inc. dated 3/30/2022
3. Architectural Drawings, Frost Barn Harvard, MA, prepared by Durrant Design, dated 11-12-

2021, including:

- a. Foundation Plan
- b. Lower Floor Plan
- c. First Floor Plan
- d. First Floor Framing with Car Load
- e. Second Floor Plan
- f. Second Floor Framing
- g. Roof Framing
- h. Building Sections
- i. Sections C-C
- j. Exterior Elevations
- k. Interior foundation Wall Section D
- l. Foundation Details
- m. Project Specifications

VI. FINDINGS

- A.** The proposed work requires an Erosion Control Minor Permit under the Protective Bylaw Section 125-58E(3)(a) Erosion Control Permit Thresholds – Minor Permit, as well as the Planning Board Rules and Regulations, Chapter 133 of the Code of the Town of Harvard.
- B.** The proposed work includes the construction of a 1,040 square foot barn with a seven (7) foot grade change from east to west, with a stone retaining wall on the north and south side of the proposed structure, which shall be no more than three (3) feet in height, and tapered down to finished grade nine (9) to ten (10) feet.
- C.** A Harvard Siltation Barrier, as detailed in Section 147-16A of the Wetland Protection Bylaw Regulations, is proposed to be installed fifteen (15) feet off the proposed barn to encompass the north, east and south sides of the proposed structure.
- D.** A recharge trench is proposed to be constructed on the north and south sides of the proposed barn to capture stormwater runoff from the roof.
- E.** The disturbed areas around the proposed barn will be loamed and seeded after construction is complete.

VII. CONDITIONS AND LIMITATIONS

The following conditions and limitations shall run with the land and shall take precedence where they may conflict with the plans or the application. They may be altered only by approval of the Designee or the Planning Board.

- A.** The siltation barrier shall be inspected by the Designee prior to any activity associated with the construction of the proposed barn. The siltation barrier shall be securely double-staked (using 1" X 1" wooden stakes) with their ends butted one against another without leaving appreciable space for sediment to travel through the barrier.
- B.** Erosion Control barrier is the limit of work area.

- C. The Designee may require additional erosion control in areas where it deems necessary.
- D. No work will take place during or immediately after rain events.
- E. Upon completion of the project all disturbed areas shall be permanently stabilized with rapidly growing cover with sufficient topsoil to assure long term stabilization of disturbed areas.
- F. Erosion controls will be in place until a ground cover is established, or until permission to remove erosion controls is given by the Designee.

VIII. APPEAL

This decision shall be appealed in accordance with Section 17 of Massachusetts General Laws, Chapter 40A and shall be filed within twenty (20) days after the issuance of this decision with the Town Clerk.

For the Planning Board


Liz Allard, Conservation Agent

TO WHOM IT MAY CONCERN:

I hereby certify the twenty (20) day appeal period on this decision has expired, and no appeals have been filed with this office.

Lynn Kelly, Town Clerk

Date

**HARVARD PLANNING BOARD
MEETING MINUTES
MARCH 21, 2022**

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4
5 Chair Justin Brown called the meeting to order at 7:02pm virtually, pursuant to Chapter 22 of the Acts of
6 2022, An Act Relative to Extending Certain COVID-19 Measures Adopted during the State of Emergency,
7 and signed into law on February 15, 2022, and under M.G.L. Chapter 40A and Code of the Town of
8 Harvard Chapter 125
9

10 **Members Present:** Justin Brown, Richard Cabelus, Stacia Donahue, Brian Cook and Doug Thornton

11
12 **Others Present:** Christopher Ryan (Director of Community & Economic Development), Liz Allard (Land Use
13 Administrator), James Basile (GPR, Inc.) and Valerie Hurley (Harvard Press)
14

15 **Public Comment**

16 There were no comments from the public this evening
17

18 **Appoint Conservation Agent as the Planning Board Designee under 125-58 Erosion Control Bylaw**

19 Donahue made a motion to approve the Town's Conservation Agent as the designee, along with allowing
20 the designee the ability to issue Minor Permits, under 125-58E(3)(a) and Chapter 133-38 of the Code of
21 the Town of Harvard. Thornton seconded the motion. The vote was unanimously in favor of the motion
22 by roll call, Cabelus, aye; Donahue, aye; Cook, aye; Thornton, aye; and Brown; aye.
23

24 **Zoning Board of Appeals Request for Comments**

- 25 • 198 Prospect Hill Road – Recommend the issuance of the Special Permit as requested
- 26 • 247 Littleton County Road – To be discussed at the April 4, 2022 meeting
27

28 **Board Member Reports**

- 29 • Community Matters
 - 30 ○ *Lighting Bylaw* – The Harvard Press had an article recently pertaining to lighting in which Donahue,
31 Brown and Ryan had spoken with the Press about. Police Chief has also been involved, along with
32 the Building Commissioner, regarding a lighting issue on Stow Road. The resident has reached out
33 to Brown as well to explain the issue. The sentiment of the Board is that it is hard to justify a
34 change to the lighting bylaw for one resident, but if that resident could find others that feel the
35 same way a citizen petition could be submitted to the Town Clerk. The materials associated with
36 this matter have been transmitted to the staff by Brown and will be shared with the entire Board.
37 Cook stated the issue at hand is not one of what is known as "Dark Sky Compliant", which is very
38 restrictive, but rather one of light trespass, which does not allow for light from one's property to
39 spill over onto another property.
40

41 **Amendments to Chapter 133 Planning Board Procedural Regulations and Application Hearing.** Opened
42 at 7:30pm (see page 5 for complete details)
43

44 **Erosion Control Application – 336 Still River Road**

45 James Basile, of GPR, Inc., presented the application for a Major Erosion Control Permit for the installation
46 of a subsurface sewage disposal system. Basile explained the area of disturbance will be 60 feet from the
47 edges of the 100' wetland buffer zone, with the Harvard erosion control barrier proposed at 50' from the
48 edge of the 100' wetland buffer zone. Basile detailed the requirements under Chapter 133-39C(3). After
49 a brief discussion the Board agree to continue the discussion of this application to the April 4, 2022, at
50 which time they will review a draft decision with the intent of making a decision that evening. Allard will
51 share the draft decision with Basile prior to that meeting.
52

53 **Board Member Reports, continued**

54 • **Representatives & Liaisons Updates**

- 55 ○ *Design Review Board (DRB)* – Brown stated the pending Ayer Road Village-Special Permit
56 submitted for 203 Ayer Road will be the first application for the DRB. The proposed construction
57 is for badminton and pickle ball facility, with two other buildings that will be dealt with at a later
58 date. The DRB is meeting Friday March 18th. The DRB consists of Brown as the chair, an
59 architect, a realtor, a landscape architect and an individual with information technology
60 background.

61
62 **Harvard Climate Initiative Committee (HCIC) Goals & Action Plans**

63 Ryan had provided a revised goal and actions within his Director's Update. After discussing, the Board
64 agreed to the following:

65 *Goal:* The Town's plans, policies, bylaws, and regulations encourage sustainable land use and
66 development.

67 *Actions:*

- 68 1. In the process of rewriting the Protective (Zoning) Bylaw, the Planning Board will ensure that the
69 revised Bylaw includes a full range of provisions to develop local resilience and mitigation (carbon
70 reduction) in line with local and state goals.
71 2. Include more zoning districts and development types that are sustainable and resilient smart growth
72 models, and remove or replace provisions that are not in line with this framework.
73 3. Educate and inform the public about sustainable land use patterns and planning practices and why they
74 have better environmental, social, and fiscal outcomes.
75 4. Pass an updated Open Space Residential Development Bylaw that promotes open space and natural
76 resource protection and also meets resilience needs by providing housing options to increase diversity of
77 housing stock.
78 5. Include climate change and sustainability as a consideration in all future Planning Board decisions and
79 bylaw proposals.
80 6. Ensure land use and transportation planning are coordinated as their consequent impacts are
81 interlinked.

82
83 **Ayer Road Visioning Plan Update**

84 The Chesapeake Group (TCG) has opted not to charge the Town for the services they had provide prior to
85 the termination of the contract, and will not be sharing any material generated to date. Weitzman has
86 agreed to provide the necessary consulting services for Phase 1 of the Ayer Road Visioning Plan. Ryan and
87 Cabelus have been working on the proposal, which had been sent to Weitzman last week; awaiting to
88 hear from them. The hope is Weitzman will be able to move quickly once the proposal is accepted. Ryan
89 will connect with Capital Planning and Investment Committee to provide an update. An update was
90 provided the Select Board last week, who were shocked to hear TCG had been terminated. The discussion
91 of funding from Rantoul Fund was pushed out to a future date with Select Board, as they want to see how
92 Phase 1 turns out.

93
94 The Board discussed the field trip of the Ayer Road corridor planned with Senator Jamie Eldridge and
95 Representative Dan Sena. This event is scheduled for Friday April 8th at 1:00pm starting in the upper
96 Town Hall. Ryan suggested members of the Board attend and speak if they would like to do so. Ryan
97 suggested a scribe and photos be taken throughout the process. Cabelus suggested inviting a
98 representative from the 495 MetroWest Partnership. Brown suggested inviting Chris Tracey, Chair of the
99 ZBA. Ryan suggested Rich Maiore from the Select Board be invited as well. Allard is coordinating lunch for
100 the group. Along with Brown, Cabelus, Donahue and Thornton plan to attend.

101
102 Outreach for this project should be more robust; great idea to have a booth at Town Meeting with
103 handouts, full report for sharing, and a Quick Read (QR) code to that report. Ryan has a Facebook page
104 for economic development that he can go public with, along with his blog. Ryan will have this project as a
105 consistent item within his Director's Update. Donahue has already volunteered to be at a table for the

106 Earth Day event with the Harvard Climate Initiative Committee; she could have some handouts and QR
107 code as well. Brown thinks Town Meeting is a good idea, not jazzed about the social media outlets. Cook
108 stated the problem with social media is the unsolicited comments, best to avoid these venues.
109

110 **Discuss the State's Multi-Family District Requirements**

- 111 • Finalize Comment Letter – Due March 31st
 - 112 ○ Board of Health (BOH) was extensive with their comments; Brown suggested not including, but
113 keep it as internal document. Cook and Donahue disagreed as it brings to light the real-world
114 issues as to why this type of development is not feasible in Harvard. Cabelus also agreed to include
115 BOH comments in the letter. Ryan explained that the Department of Housing and Community
116 Development (DHCD) is not going to care about the difficulty of developing multi-family districts
117 and leave it to the Town to figure it out as to how things such as water and sewer will be
118 accommodated. Cabelus wanted to clarify that the BOH's comments should be scaled-down to
119 reflect not only Harvard's shortcomings but other communities as well. Donahue, who was fresh
120 off a workshop on this subject, stated Ryan is correct about DHCD do not care about the limitations
121 a community may have. Cook would advise to be careful in reducing the comments of BOH as you
122 may remove important details. Cook feels the Board should be thinking about Harvard and not
123 other communities. Thornton agreed with Cook and has read through the BOH's comments and
124 can't figure out how to condense them, therefore, he likes it the way it is.
125

126 Cook made a motion to include the BOH comments as written. Thornton seconded the motion.
127 Cabelus stated he sees the merits on both sides of the argument here; thinks if DHCD is going to
128 amend the guidelines its going to be something that affects more than one community, and the
129 BOH comments may distract from what is up front in the letter. Cabelus stated the BOH comments
130 are fact driven; disregard or amend, at the end of day BOH is a stakeholder in this process and their
131 comments should remain as-is. The vote was 4-1 in favor of the motion by roll call, Cabelus, aye;
132 Donahue, aye; Cook, aye; Thornton, aye; and Brown; nay.
133

- 134 • Review Schedule
 - 135 ○ Community briefing for the Select Board and the MBTA Information need to be completed by May
136 2nd. It was agreed to discuss more at April 4th meeting
137
- 138 • Potential Districting & Strategy
 - 139 ○ Donahue suggested starting with updating the existing bylaw and mapping those areas that already
140 exist. This has been something that has been on the strategic plan since Donahue has been on
141 the Board. Donahue suggested these first steps be presented at the fall 2022 Town Meeting.
142 Ryan thinks there is a lot that needs to be done to the existing bylaw to bring it to Town Meeting.
143 Donahue disagreed.
 - 144 ○ Brown asked about the using the Ayer Road Village-Special Permit to meet the compliance of a
145 multi-family bylaw. Ryan stated it would be a different way to achieve a short-term compliance
146 with the regulations, however, it needs to by-right, therefore it will need to be amended to have
147 very specific details to allow for the by-right option. This would only be the for the interim until
148 the bylaw is codified.
 - 149 ○ Members were encouraged to stop into the office to check out the map for suggested locations for
150 the multi-family districts.
151

152 **Director's Report**

153 Items in this report were discussed under other topics on the agenda this evening.
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Approve Minutes

Cabelus made a motion to approve the minutes of March 3, 2022 as amended. 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.

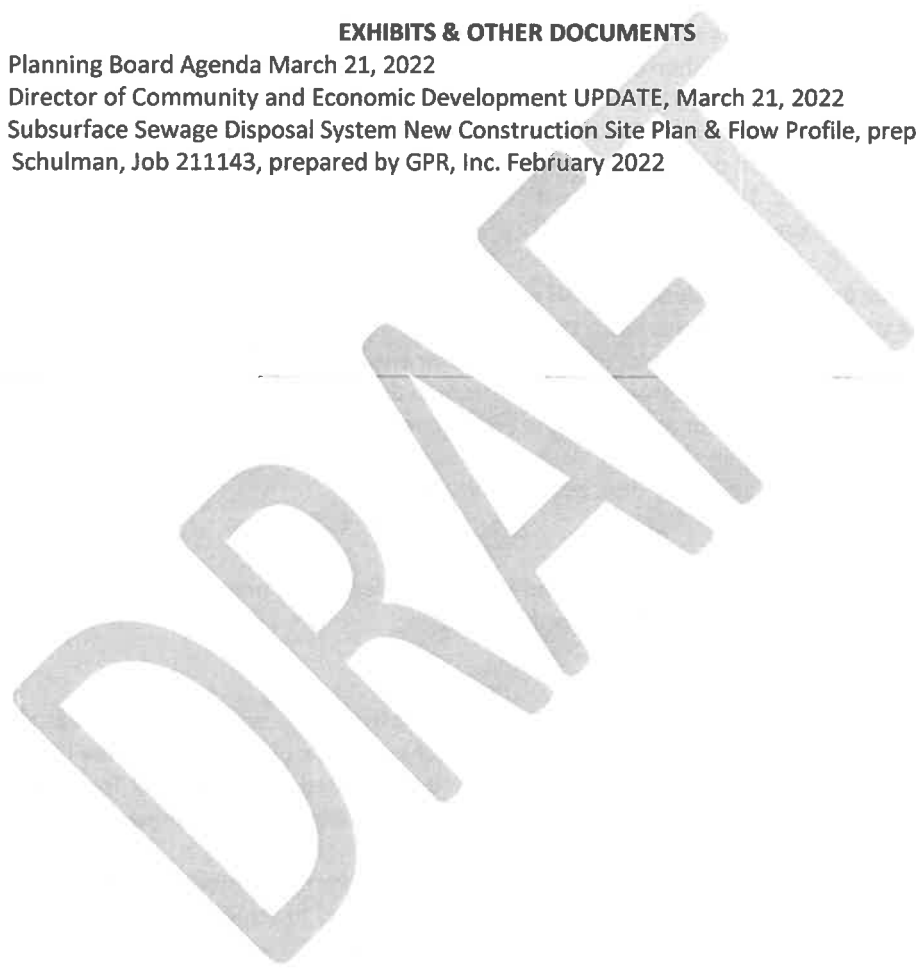
Adjournment

Cook made a motion to adjourn the meeting at 9:37pm. 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.

Signed: _____ Liz Allard, Clerk

EXHIBITS & OTHER DOCUMENTS

- Planning Board Agenda March 21, 2022
- Director of Community and Economic Development UPDATE, March 21, 2022
- Subsurface Sewage Disposal System New Construction Site Plan & Flow Profile, prepared for Colby Schulman, Job 211143, prepared by GPR, Inc. February 2022



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Harvard Planning Board

Amendments to Chapter 133 Planning Board Procedural Regulations and Application Hearing

March 21, 2022

The public hearing was opened at 7:30pm 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 and Doug Thornton

Others Present: Christopher Ryan (Director of Community & Economic Development), Liz Allard (Land Use Administrator) and Valerie Hurley (Harvard Press)

This hearing is for Amendments to Chapter 133 Planning Board Procedural Regulations and Application.

Allard detailed the revisions made to Chapter 133, which includes:

- Revising the website link to reflect the new link - www.harvard-ma.gov;
- Added 133-16 Tree Removal Fund, as required by the Attorney General;
- Added Article VII Erosion Control to provide guidance on the process under the new Erosion Control Bylaw, Chapter 125-58 of the Code of the Town of Harvard; and
- Formatting edits

After brief discussion, Donahue made a motion to accept the revisions to Chapter 133 and the new Erosion Control Application. Cabelus 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.

Donahue made a motion to close the hearing. Thornton 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



OFFICE OF THE
PLANNING BOARD

13 AYER ROAD HARVARD, MA 01451

978-456-4100

www.harvard-ma.gov

NOTICE OF DECISION

336 Still River Road, Harvard

MAJOR EROSION CONTROL PERMIT

APRIL 4, 2022

I. Petition

This document is the DECISION from the Harvard Planning Board, on the Petition of Goldsmith, Prest & Ringwall, Inc. (the Petitioner) for property located at 336 Still River Road, Harvard.

This decision is in response to an application filed by Petitioner for an Erosion Control Major Permit submitted on March 14, 2022, pursuant to Sections 125-58E(3)(b) of the Harvard Protective Bylaw and the Planning Board Rules and Regulations, Chapter 133 of the Code of the Town of Harvard. The Petitioner seeks permission to expand an existing subsurface sewage disposal system that will require the addition or onsite distribution of more than 5,000 cubic yards of earth materials.

II. Petitioner

Goldsmith, Prest & Ringwall, Inc.
39 Main Street
Ayer, MA 01432

III. Property Owner

Colby Schulman
336 Still River Road
Harvard, MA 01451

IV. Board Action

After due consideration of the Application and based upon the findings set forth below, the Board, on April 4, 2022, by a vote of X members present at the public meeting, voted to **Grant** the requested Erosion Control Major Permit.

V. Application

- A.** An Application for Erosion Control Permit signed by the Petitioner and received by the Board on March 14, 2022, with accompanying documents as required, including corresponding filing fee and

the following:

1. Narrative prepared by the Petitioner, dated March 11, 2022
2. Subsurface Sewage Disposal System New Construction Site Plan & Flow Profile, prepared for Colby Schulman, Job 211143, prepared by GPR, Inc. February 2022
3. Subsurface Sewage Disposal System New Construction, Construction Details & Specifications, prepared for Colby Schulman, Job 211143, prepared by GPR, Inc. February 2022

VI. FINDINGS

- A. The proposed work requires an Erosion Control Major Permit under the Protective Bylaw Section 125-58E(3)(b) Erosion Control Permit Thresholds – Major Permit, as well as the Planning Board Rules and Regulations, Chapter 133 of the Code of the Town of Harvard.
- B. The proposed work includes the expand an existing subsurface sewage disposal system.
- C. The site plan details the location of all structural and non-structural erosion and sediment control measures pursuant to Section 133-39C(3)(a) of the Code of the Town of Harvard.
- D. All disturbed areas are to be stabilized and receive 4-inch depth loam, fine grade and seed (perennial mix) pursuant to Section 133-39C(3)(b).
- E. The erosion control measures proposed down gradient, will extend along the limits of proposed work and will provide sufficient protection to the surrounding areas. Storage of materials, waste, vehicles, equipment, soil, snow, and other potential contaminants will be located upgradient from both the project area and the erosion control to ensure the maximum amount of protection for the surrounding areas pursuant to Section 133-39C(3)(c)
- F. The contractor shall conduct weekly inspections of the erosion and sedimentation control measures on the site during the period of construction pursuant to Section 133-39C(3)(d).
- G. The existing septic system for the dwelling at the subject property was installed in October of 1996, and the associated areas disturbed have been stabilized pursuant to Section 133-39C(3)(e).
- H. No additional information has been deemed necessary by the Planning Board pursuant to Section 133-39C(3)(f).
- I. A Harvard Siltation Barrier, as detailed in Section 147-16A(1) of the Wetland Protection Bylaw Regulations, is proposed to be installed no closer than fifty (50) feet from the edge of the existing 100' wetland buffer zone, located west of the proposed subsurface sewage disposal system, pursuant to Section 133-41H(2).

VII. CONDITIONS AND LIMITATIONS

The following conditions and limitations shall run with the land and shall take precedence where they may conflict with the plans or the application. They may be altered only by approval of the Planning Board or its Designee.

- A. The siltation barrier shall be inspected by the Planning Board Designee prior to any activity

associated with the construction of the proposed barn. The siltation barrier shall be securely double-staked (using 1" X 1" wooden stakes) with their ends butted one against another without leaving appreciable space for sediment to travel through the barrier.

- B. Erosion Control barrier is the limit of work area.
- C. The Designee may require additional erosion control in areas where it deems necessary.
- D. No work will take place during or immediately after rain events.
- E. Upon completion of the project all disturbed areas shall be permanently stabilized with rapidly growing cover with sufficient topsoil to assure long term stabilization of disturbed areas.
- F. Erosion controls will be in place until a ground cover is established, or until permission to remove erosion controls is given by the Designee.

VIII. APPEAL

This decision shall be appealed in accordance with Section 17 of Massachusetts General Laws, Chapter 40A and shall be filed within twenty (20) days after the issuance of this decision with the Town Clerk.

Justin Brown, Chair

Richard Cabelus, Vice-Chair

Stacia Donahue, Member

Brian Cook, Member

Doug Thornton, Member

TO WHOM IT MAY CONCERN:

I hereby certify the twenty (20) day appeal period on this decision has expired, and no appeals have been filed with this office.

Lynn Kelly, Town Clerk

Date

MBTA Multifamily Guidelines

Community Information Form - Harvard

Due May 2, 2022

1. What is your Municipality*

Harvard

Choose from the drop down list

2. Name of person filling out this form *

Christopher

First Name

Ryan

Last Name

3. Title of person filling out this form*

Director of Community and Economic Development

4. Email of the person filling out this form*

cryan@harvard-ma.gov

5. Phone number of the person filling out this form*

(978) 456-4100 ext. 323

5.a Will the person filling out this form ALSO be responsible to ensure compliance with section 3A of c40A and/or lead a committee that will undertake compliance with section 3A of c.40A?? *

Yes

No

[Save and Resume Later](#)

Section 2 - Community Information

6. Does your municipality have any land area within 0.5 miles of a public transit station, defined as a Subway station, Commuter rail station, Ferry terminal or Bus station. Note: the definition of "Bus Station" in the Draft Guidelines: "Bus station" means a building located at the intersection of two or more public bus lines, within which services are available to bus passengers; provided that a bus station does not include a shelter or other structure without walls and a foundation. *

Yes

No

Note: See Section 9 of the Draft Guidelines for details on measuring 0.5 miles from a transit station. Find Draft Guidelines here: www.mass.gov/mbta/communities

6.a. Does your municipality have areas of concentrated development, village center, mixed use or commercial district(s), especially areas served by public transit where future multifamily development would be consistent with any of these smart growth principles: Mix land uses; Take advantage of compact building design; Create a range of housing opportunities and choices; Create walkable neighborhoods; Foster distinctive, attractive communities with a strong sense of place; Preserve open space, farmland, natural beauty, and critical environmental areas; Strengthen and direct development towards existing communities; Provide a variety of transportation choices; Make development decisions predictable, fair, and cost effective; Encourage community and stakeholder collaboration in development decisions. *

Yes

No

For a more information about these smart growth principles, see <http://smartgrowth.org/smart-growth-principles>

6.a.1. Please describe the area(s) in your municipality that best meets the smart growth principles*

Ayer Road Commercial District

For a more information about these smart growth principles, see <http://smartgrowth.org/smart-growth-principles/>

7. Does your municipality have any zoning district(s) where multifamily development of 15 units/gross acre is allowed as of right without age restrictions and without restrictions on the number of bedrooms?*

- Yes, one district
- Yes, more than one district
- No
- Unsure

8. In accordance with the How to Comply in 2022 requirements for MBTA Communities issued on December 15, 2021, MBTA Communities are required to hold a briefing about the Draft Guidelines at a meeting of the Select Board, City Council or Town Council prior to May 2, 2022. Have you held such a meeting?*

- Yes
- No

Note: How to Comply in 2022 requirements can be found here: www.mass.gov/mbtacommunities

Please note that non-compliance with the public meeting requirement in the **Interim Compliance Requirements for MBTA Communities** means that your community will not be eligible to apply for FY 23 MassWorks grants, FY 23 Housing Choice Community Grants, and Local Projects Funding established in MGL c. 29, §2EEEE. Find the How to Comply in 2022 requirements at this [link](#).

[Save and Resume Later](#)

Section 3 Technical Assistance and Next Steps

9. Please tell us what, if any, technical assistance you might need in order to comply with section 3A of c40A based on the Draft Guidelines issued on December 15, 2021.*

- We can draft multifamily zoning without technical assistance
- We can calculate multifamily capacity without technical assistance
- We need technical assistance to draft multifamily zoning
- We need technical assistance to calculate multifamily capacity
- Unsure whether we need technical assistance to draft multifamily zoning
- Unsure whether we need technical assistance to calculate multifamily capacity

Select as many as apply

10. If your municipality needs Technical Assistance, please indicate which resources you prefer.*

- Support from your Regional Planning Agency
- Funding from a state agency
- Consultant procured by a state agency
- Model bylaw or ordinance
- Other:

Choose as many as you would like, if you chose Other, please give us information about that source of Technical Assistance

11. Use the space below to provide other information that you were unable to answer in the questions above. Please do not provide comments on Draft Guidelines here. (optional)

One potential solution for Harvard is to be able to incorporate these standards in our Ayer Road Vision Plan project that is currently in Phase 1, Market Analysis. We lack funding for the Vision Plan process in Phase 2 but would want to be able to address these MBTA guidelines at that time, if feasible.

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Further Action

- The following link accesses the form and allows editing:

<https://massgov.formstack.com/forms/?i-10390360-cSPp6gcmw>