

**HARVARD PLANNING BOARD
MEETING MINUTES
March 6th, 2023
APPROVED JUNE 5, 2023**

Chair Richard Cabelus called the open meeting to order remotely at 7:00pm, pursuant to Chapter 2 of the Acts of 2023, An Act Making Appropriations for the Fiscal Year 2023, which has suspended the requirement of the Open Meeting Law to have all meetings at publicly accessible locations and allowing all public bodies to meet entirely remotely so long as reasonable public access is afforded so that the public can follow along with the deliberations of the meeting.

Members Present: Richard Cabelus, John McCormack, Stacia Donahue, Doug Thornton, Ryan Cook

Others Present:

Frank O'Connor (Town Planner) (GPR Engineering), Bruce Springwell (GPR Engineering), Lou Rousseau (Wheeler Realty Trust), Steve Moeser

Topics of Discussion:

- A. Public Commentary (New Bylaw 12560)
- B. District Local Technical Assistance Augmentation funds (Transportation & Climate Initiatives)
- C. Perspective MBTA multi-family zoned district map
- D. Continued public hearing of 203 Ayer Rd Village special permit site plan review.
- E. Update on Revised Draft Ayer Road Phases II & III (vision plan & zoning to facilitate vision) Invitation for Bid
- F. §125-35 Open Space: OSC-PRD Residential Development Bylaw Amendment

Discussion Overviews:

A. Public commentary: New bylaw 125-60

Steven Moeser started with a concern about the need for accuracy in the documented description the rezoning. Richard Cabelus assured actions required would be taken.

B. District Local Technical Assistance Augmentation funds:

Grant for technical assistance is still moving forward.

C. Perspective MBTA multi-family zoned district map:

- Mapping – The planned maps currently cover all requirements in compliance with the bylaw, but the board is continuing to have backup plans and revisions.
- Stacia Donahue shared screen showing the two t-stations focusing on the north and east part of town.
- Specific sections looked at and considered: Craftsman Village, Littleton Road, Old Littleton Road, Littleton County Road, Trail Ridge
- Note: 15 units per acre needed to be considered a multifamily under new bylaw

Questions/Concerns:

John McCormack: notes that board should avoid cutting into our commercial zone.

Stacia Donahue noted that she will add to the current list of possible sections to re-zone for future discussions.

D. Continued public hearing of 203 Ayer Rd Village special permit site plan review.

MA Zoning Act MA General Law Chapter 48 Protective bylaw Chapter 125:

Bruce Springwell and Lou Rousseau presented to the board:

Bruce Springwell started this topic by presenting changes to architectural plans. Changes such as:

- Pedestrian path
- Refuge Area
- Shadowbox fencing around HVAC.
- Modified planting
- Modified detention basin shape and size
- Landscape changes to be more conducive to pollinators.
- Bollards added to modify nighttime lighting/security without too much light pollution.
- Badminton – no windows/natural light to allow badminton to be played.

Richard Cabelus suggested all participants look for any possible concerns until the next scheduled meeting.

Next meeting: March 20th 2023 with a possibility of a continuance for April 3rd 2023

Questions/Concerns:

Brian Cook: Likes some of the changes but does not agree with some of the designs; potential sightline issue towards men's' urinals.

Stacia Donahue: Asking on behalf of Parks and Recreation - Will there be any community membership opportunities?

Motion: Stacia Donahue made a motion for a continuance for March 20th 2023 at 7:05

Seconded by Brian Cook

Voted yes by: Doug Thornton, Brian Cook, Stacia Donahue, Richard Cabelus

Passed unanimously.

E. Update on Revised Draft Ayer Road Phases II & III vision plan

May 30th 2023 is the deadline for the application, but Frank O'Connor is hoping the invitation to bid will be sent out soon (the earlier the better) so all contracts and parties can be signed on

Questions/Concerns:

John McCormack – would the planned \$20,000 be adequate? Brian Cook also believes this money would not cover and that there should be time taken to re-examine how much it will really cost.

F. §125-35 Open Space: OSC-PRD Residential Development Bylaw Amendment

Starting at Page 5 – The board accepted or struck multiple sections of the drafted wording.

Some of the main topics covered: Landscaping, Cut Off Shields, Signage use, Base Development density, development incentive and preserving open space (7 units per acre), Affordable housing, dimensional requirements, Common open space.

Motion: Brian Cook made a motion to approve the January 9th 2023 minutes

Seconded by Doug Thornton

Voted yes by: Doug Thornton, Brian Cook, Stacia Donahue, Richard Cabelus

Passed unanimously.

Adjournment:

Motion: Brian Cook made the motion to adjourn at 9:30PM

Seconded by Stacia Donahue

Voted yes by: Doug Thornton, Brian Cook, Stacia Donahue, Richard Cabelus