

**MINUTES  
SELECTMEN'S MEETING  
GRIFFIN ROOM, TOWN HALL  
MONDAY, MARCH 3, 2014  
7:00 P.M.**

**SELECTMEN PRESENT:** Ballantine, Cebula, Hughes, LaMantia, McManus

**OTHERS PRESENT:** Town Administrator Christopher Clark, Superintendent Carpenter, Geoff Larsen, David Spitz, Lou Urbano, Hugh Drummond, Richard Gunderson, and others.

**MEETING CALLED TO ORDER** at 7:00 p.m. by Chairman LaMantia.

Chairman LaMantia reported that the Board had just come out of Executive Session where they discussed union negotiations and real estate issues.

**CONSENT AGENDA**

- A. Approve Minutes
  - 1. February 18, 2014 Executive Session
  - 2. February 24, 2014 Executive Session
- B. Vote to approve the Lease Agreement between the Town and Boy Scout Troop 76 for the use of the Bank Street Harbor Building
- C. Vote to approve the Lease Agreement between the Town and the Pleasant Bay Community Boating for use of the Bank Street Harbor Building
- D. Vote to approve the Town Administrator's appointment of the new *Video and Communication Information Specialist*

Mr. Hughes moved approval of the Consent Agenda. Mr. Ballantine seconded the motion and the motion carried by a unanimous vote.

**PUBLIC HEARINGS/PRESENTATIONS** *(Not earlier than 7:00 P.M.)*

A. Monomoy Budget – *Superintendent Scott Carpenter*

Superintendent Carpenter provided the attached Power Point presentation on the Monomoy Regional School District recommended FY 15 budget. Superintendent Carpenter took questions and comments from the Board, Mr. Gunderson, Mr. Urbano and Mr. Drummond.

B. Presentation by Town Planner – Build-out Analysis

Town Planner David Spitz provided the attached Power Point presentation on Harwich build-out information and took questions and comments from the Board.

**OLD BUSINESS**

- A. Warrant Article Review – *discussion & possible vote*
  - 1. # 50 - Create Albrow House Annual Authorization Revolving Fund



Ms. Cebula and Mr. Hughes stressed the need for a plan for the building's use including a maintenance plan. Mr. McManus noted that there hasn't been anyone responsible for the building since the Council on Aging moved out. He stated that the custody and care of the building was transferred from the Council on Aging to the Board of Selectmen at last year's Town Meeting. Ms. Cebula stated that she asked the Highways & Maintenance Director if the new Facilities Manager could assess the building as one of his projects and she asked that Mr. Clark follow up on it. Mr. Clark responded that he would follow up with the Facilities Manager as well as with the Youth Counselor in regard to marketing the building as a counseling center. Mr. Ballantine moved to hold this article until we get some feedback from the Town Administrator. Mr. McManus seconded the motion. Mr. Hughes moved to include Article # 50 - Create Albrow House Annual Authorization Revolving Fund in the warrant. Mr. McManus seconded the motion and the motion carried by a unanimous vote. Mr. Ballantine's motion was not voted on. The Board agreed to hold this article.

## 2. # 67 - Transfer Fire Department Funds

Mr. Ballantine moved to include Article #67 - Transfer Fire Department Funds in the Town Meeting warrant. Mr. McManus seconded the motion. Mr. Hughes asked that the Fire Chief write up an explanation. The motion carried by a unanimous vote.

## 3. # 78 - Adopt Ch. 143, Section 3Z of the Mass General Laws

Building Commissioner Geoff Larsen outlined the article. Mr. Ballantine moved to include this article and support it. Mr. McManus seconded the motion. Ms. Cebula asked to amend the motion to include that the explanation be beefed up. Mr. Ballantine and Mr. McManus accepted the amendment. Mr. Hughes said that Town Counsel should review it. The motion carried by a unanimous vote.

## B. Vote Final Format for Annual Articles – *discussion & possible vote*

Ms. Cebula moved that this be the final article order as presented in our packet. Mr. Ballantine seconded the motion and the motion carried by a unanimous vote.

## **SELECTMEN'S REPORT**

Mr. McManus noted that the committee to save the Milton Welt mural at the High School is continuing to meet and will be sending out a fundraising mailing shortly.

## **ADJOURNMENT**

Mr. Ballantine moved to adjourn at 9:45 p.m. Ms. Cebula seconded the motion and the motion carried by a unanimous vote.

Respectfully submitted,

Ann Steidel  
Recording Secretary  
Board of Selectmen minutes  
March 3, 2014



# Additional Harwich Build-out Information

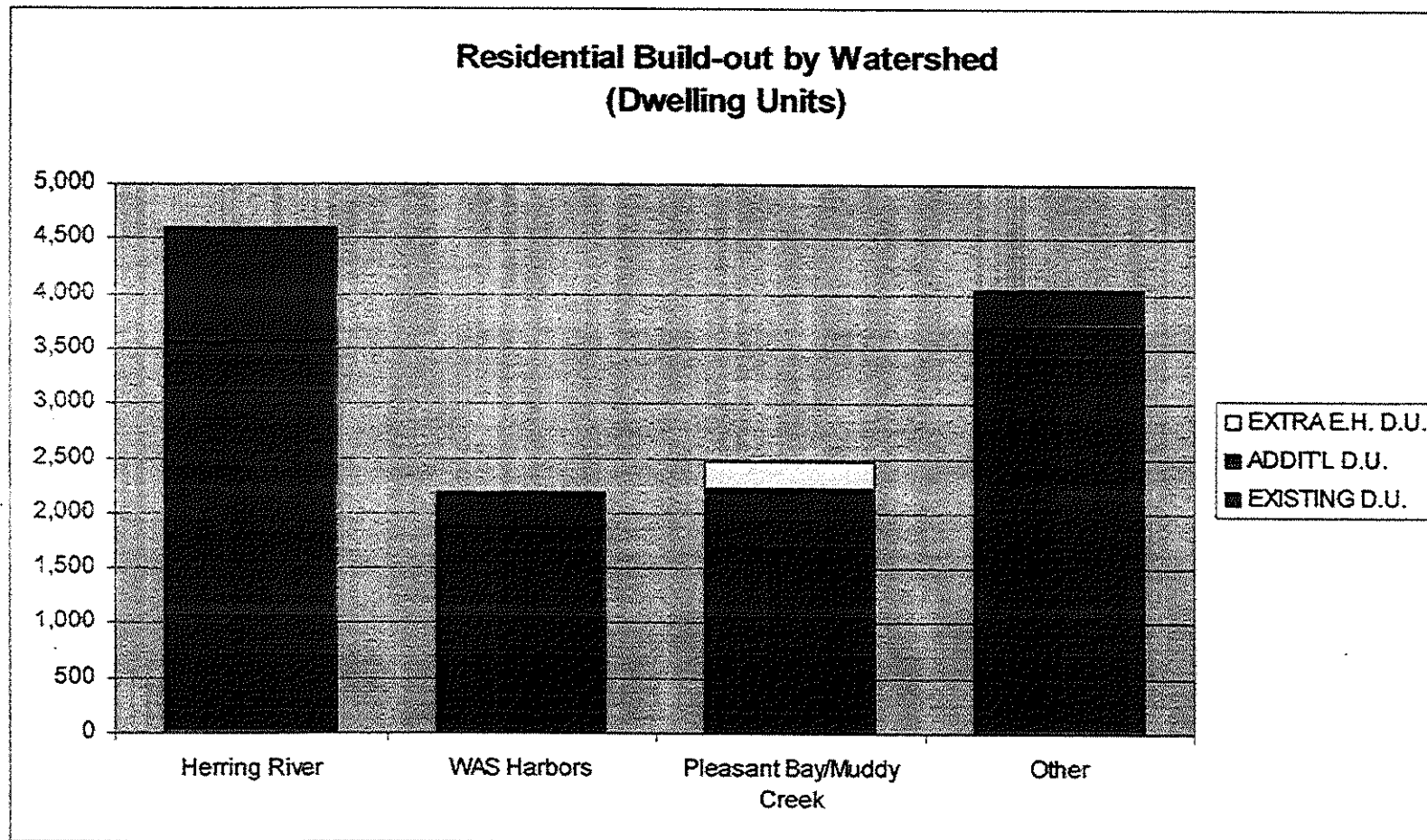
Town Planner  
March 3, 2013



# Build-out Results

- Residential – very consistent results among different sources
- Non-residential – much greater variation, further analysis needed
- Multi-use districts will add further complications for build-out analyses

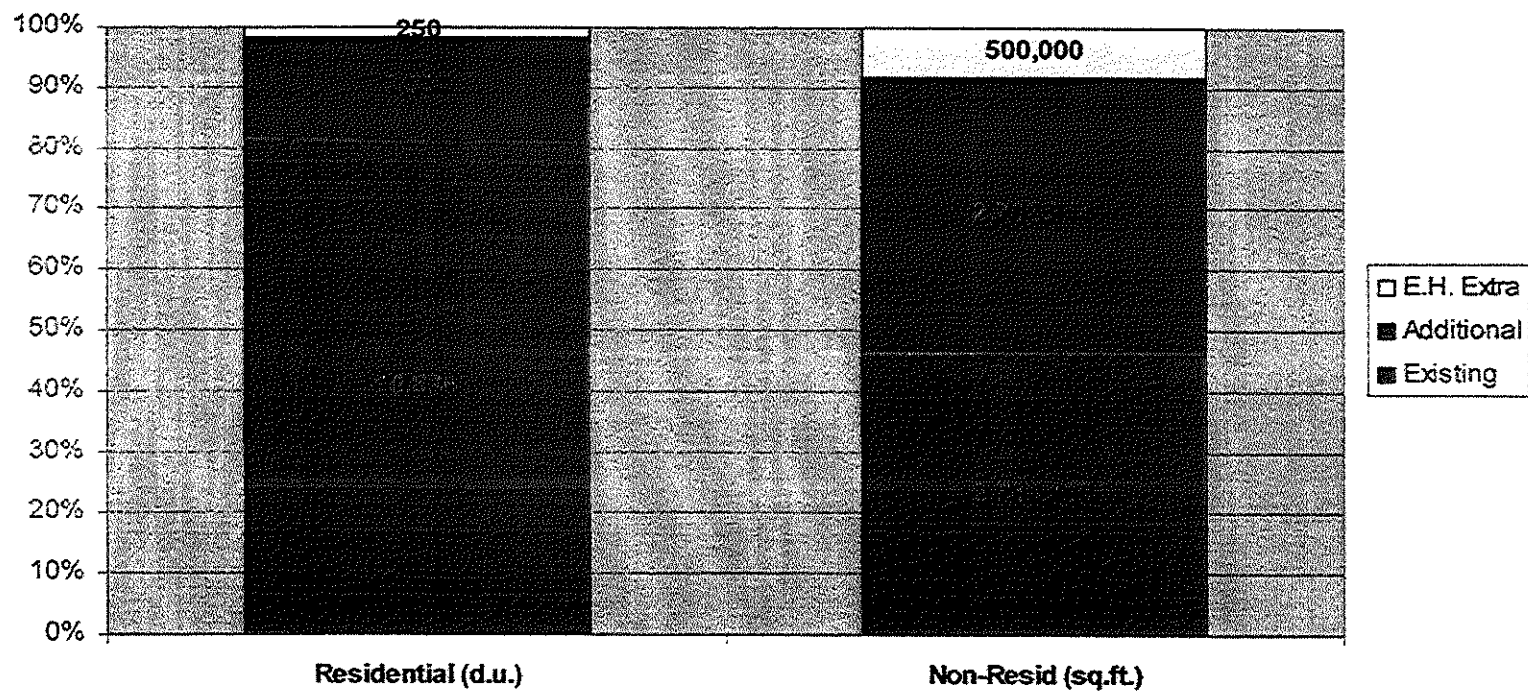




Source: watershedMVP



## Percentages - Existing Development and Additional Build-out Town-wide



Source: watershedMVP



# HARWICH BUILDOUT

USING SAME SOURCES AS 9/2013 PRESENTATION TO BOARD OF SELECTMEN

WATERSHED or DISTRICT	Residential (Dwelling Units)			Commercial (Square Footage)		
	Existing	Buildout From Current Zoning	% Increase	Existing	Buildout From Current Zoning	% Increase
East Harwich Village Center	0	0	0%	312,424	640,000	105%
Balance of Muddy Creek/ Pleasant Bay	1,689	2,224	32%	198,185	212,170	7%
Herring River	3,561	4,600	29%	1,285,912	2,785,972	117%
Allen Harbor	422	488	16%	73,921	154,481	109%
Wychemere Harbor	157	168	7%	35,714	65,688	84%
Saquatucket Harbor	1,296	1,537	19%	328,384	474,557	44%
Red River	1,372	1,573	15%	216,291	432,103	100%
Harwich Port and Other	2,339	2,479	6%	287,772	678,046	136%
TOTAL	10,836	13,069	21%	2,739,103	5,443,017	99%
Primary Source: Watershed Multi-Variant Planner (WMVP) from Cape Cod Commission						
Source for East Harwich Commercial: Town Planner Calculations						
WMVP Buildout Projections For Commercial Square Footage Are Not Considered Reliable						



## HARWICH "30-YEAR" GROWTH

### PREFERRED SOURCE FOR WASTEWATER AND GROWTH PLANNING

	Residential (Dwelling Units)			Commercial (Square Footage)		
WATERSHED or DISTRICT	Existing	"30-Year" Growth - Proposed Zoning	% Increase	Existing	"30 Year" Growth - Proposed Zoning	% Increase
East Harwich Village Center	0	250	na	312,424	640,000	105%
Balance of Muddy Creek/ Pleasant Bay	1,689	tbd	tbd	198,185	2,910,000	20%
Herring River	3,561	tbd	tbd	1,285,912		
Allen Harbor	422	488	16%	73,921		
Wychmere Harbor	157	168	7%	35,714		
Saquatucket Harbor	1,296	1,537	19%	328,884		
Red River	1,372	1,573	15%	216,291		
Harwich Port and Other	2,339	tbd	tbd	287,772		
TOTAL	10,836	13,569	25%	2,739,103	3,550,000	30%
Sources: Harwich Town Planner and Comprehensive Wastewater Management Plan						
Detailed Projections Have Been Done For East Harwich						
Preliminary Projections Are Used Elsewhere Until More Detailed Planning Is Done – Need to Coordinate with CWMP						