



OFFICE OF THE
TOWN CLERK

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The following is a copy of the final vote taken under Article 41 at the Annual Town Meeting of the qualified voters of the Town of Harvard on May 3, 2025:

ARTICLE 39: AMEND THE PROTECTIVE BYLAW 125-23 PERMITTED USES IN C DISTRICT

(Two-Thirds Majority Vote Required)

To see if the Town will vote to amend Chapter 125, the Protective Bylaw, of the Code of the Town of Harvard, by making the following revisions to Section 125-23, Making Section A (permitted uses) and Section B (uses by special permit) consistent with regards to Medium Scale commercial uses, and add mixed-use to Section B, or take any vote or votes in relation thereto.

(Inserted by Planning Board)

The intent of the C District is to permit shopping and business services type land uses that meet the needs of the local community rather than the region, and to encourage uses that, when established, result in a traditional New England village form of development of appropriate scale, character, vernacular architecture, design, and detail. It is also the intent of the C District to provide for an array of uses consistent with the Master Plan adopted by the Planning Board, as may be amended, including opportunities for mixed use development, pedestrian interaction, and a vibrant village atmosphere.

[key to revisions: underline = additions; strikethrough = deletions]

A. Permitted uses are:

- (1) As provided in § 125-12, Small-scale commercial uses.
- (2) As provided in § 125-7, Agricultural uses, § 125-10, Conversion for multiple residence, § 125-15, Earthmoving, § 125-16, Institutional uses, and § 125-41J, Other offsite signs.
- (3) As provided in § 125-8, Single residence use, on lots as they existed February 1, 1972.
- (4) As provided in § 125-13, Medium-scale commercial uses, with the exception of Subsections M, S, T, U and V (laboratory for engineering, research, experimental, or testing activities; shops and sales of supplies for plumbing, electrical, carpentry and other building trades; landscaping services involving equipment parking; kennel and/or veterinary services; mortuary), however, for § 125-13, Medium-scale commercial uses, Subsection Y permitted uses, only in building(s) existing on October 16, 1998.

(5) As provided in § 125-53, Large-Scale Ground Mounted Solar Photovoltaic Facilities Overlay District.

B. Uses by special permit (see § 125-46, Special permits) issued by the Planning Board as follows:

(1) As provided in § 125-13, Medium-scale commercial uses, Subsections M, S, T, U, V, Z (inn or bed-and-breakfast establishment, eating establishments with live musical entertainment; laboratory for engineering, research, experimental, or testing activities; shops and sales of supplies for plumbing, electrical, carpentry and other building trades; landscaping services involving equipment parking; kennel and/or veterinary services; mortuary; mixed use village development).

(2) As provided in § 125-14, Large-scale commercial uses, except that no special permit shall be issued pursuant to Subsection F thereof for an automobile body shop.

(3) For buildings with more than one story, Mixed-Use, with residential units on second and/or third story, providing the density does not exceed four (4) residential units per acre.

On a MOTION by Kara Minar, 204 Still River Road, Select Board, and Seconded:

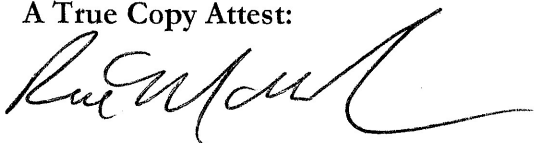
I move that the Town amend Chapter 125, Code of the Town of Harvard, the Protective Bylaw, by making Section 125-23 A (Permitted Uses) and Section 125-23 B (Uses by special permit) thereof consistent with regards to Medium Scale Commercial Uses, and by adding Mixed-Use to said Section 125-23 B as printed in the Warrant and Finance Committee Report for the 2025 Annual Town Meeting.

Abigail Besse, 9 Westcott Road, made a point of order regarding the length of the meeting. Moderator Barton put up a vote to see if Town Meeting wanted to continue through the remaining articles.

Vote on continuing Town Meeting past Article 39: PASSED by Majority (87 Yes - 65 No)

Vote on Article 39, Main Motion: PASSED by Two-Thirds Majority (106 Yes - 24 No)

A True Copy Attest:



Rose M. Miranda,
Town Clerk

