

Worcester District Registry of Deeds - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 3/12/2024 4:10:53 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
17711	DECISION		70276/141	03/12/2024	
Property-Street Address and/or Description					
146 SHAKER RD					
Grantors					
SHAKER HILLS COUNTRY CLUB, HARVARD TOWN PLANNING					
Grantees					
References-Book/Pg Description Recorded Year					
49019/291 FD 2012					
Registered Land Certificate(s)-Cert# Book/Pg					

OFFICE OF THE
PLANNING BOARD

13 AYER ROAD HARVARD, MA 01451 978-458-4106 EXT.321 FAX: 978-458-4119

Bk: 70276 Pg: 141



2024 00017711

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To: Janet Vellante, Town Clerk
13 Ayer Road
Harvard, MA 01451

To: Shaker Hills Country Club
146 Shaker Road
Harvard, MA 01451

To: Fred Curtis,
Tefield Group LLC
31C Bullard Road
Princeton, MA 01541

True Copy

Handwritten signature
Attest

RECEIVED
HARVARD TOWN CLERK

12 OCT -2 AM 9:10

**September 17, 2012
HARVARD PLANNING BOARD**

**NOTICE ON APPLICATION OF
Shaker Hills Country Club**

for

**Site Plan Review for construction of the Far Point Pavilion
at**

**146 Shaker Road
Harvard, MA 01451
Assessor's Map 3 & 6
Assessors Parcels: 1.1 & 3.1
Registry of Deeds Book: 49019 Page: 291**

Shaker Hills Country Club requested Site Plan Approval for the construction of a pavilion on the southeast part of the golf course (referred to as Far Point Pavilion) provided the Plan meets the conditions of Chapter 125-38 Site Plans and 125-39 Site Standards.

**PLANS AND DOCUMENTS SUBMITTED IN SUPPORT OF THE APPLICATION FOR
SITE PLAN REVIEW**

- I. The Application for Site Plan Review was received by the Harvard Town Clerk on August 13, 2012 with the corresponding fees paid and also:
 - a. A Plan, from Whitman & Bingham Associates, 510 Mechanic Street, Leominster, MA 01453 dated August 10, 2012, titled "PROPOSED

PAVILION SITE PLAN FOR SHAKER HILLS COUNTRY CLUB".

- b. Four (4) pages of architectural renderings of the proposed building and decking for Far Point Pavilion, Shaker Hill Golf Course dated July 27, 2012 from Whitman & Bingham Associates titled, "A.101, First Floor Plan", "A.201, Exterior Elevation", "A.301, Building Sections" and S.101, Framing Plan".**
- c. One (1) page narrative from Whitman & Bingham describing the proposed pavilion project. Not dated, but received by the Harvard Planning Board in meeting on September 10, 2012.**
- d. A Plan, from Whitman & Bingham Associates dated August 10, 2012, received in meeting by the Harvard Planning Board on September 10, 2012 and titled, "Proposed Pavilion Site Plan for Shaker Hills Country Club in Harvard Massachusetts". Prepared for Shaker Hills Country Club, Timothy Valas 146 Shaker Road, Harvard, Massachusetts 978-772-3330. Job Number 12585, Plan Number 31-D-3.**

II. Materials from Other Town Boards and/or Interested Parties:

- a. Handwritten note dated August 20, 2012 from Gabe Vellante, Building Commissioner.**
- b. Letter addressed to Harvard Planning Board dated September 17, 2012 from Emergency Services Director, Chief Richard Sicard.**

III. Planning Board Review of the Shaker Hills Country Club Proposed Pavilion with Decking, Far Point Pavilion

- a. The Site Plan Review for the proposed Pavilion at Shaker Hills Country Club was discussed at regularly scheduled public meetings of the Harvard Planning Board on August 20, 2012, September 10, 2012 and September 17, 2012.**
- b. A formal site walk for the project took place at 7:30am on August 28, 2012 with Planning Board Members Tim Schmoyer, Rich Marcello, Joe Hutchinson and Michelle Catalina. Tim Valas, General Manager of Shaker Hills Country Club and Stephen Ballard, Project Surveyor from Whitman & Bingham Associates, LLC were present to answer questions.**

FINDINGS

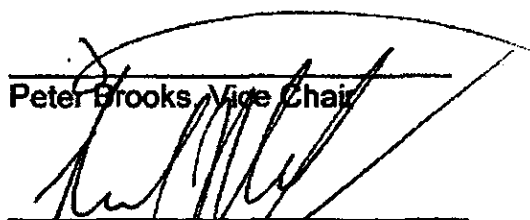
- I. The Applicant, Shaker Hills Country Club, would like to build a 160 square foot building and an approximately 2000 square foot deck which will accommodate seating for 102 people.
- II. The proposed building and decking are a modification to an existing Site Plan approved by the Harvard Board of Selectmen on April 3, 1990 with modifications on July 18, 1990.
- III. There is an existing building at the site of 183 square feet and the proposed building will be smaller, only 160 square feet.
- IV. The proposed structure is set back 381 feet from the nearest property line, meeting the set back condition of 125-30(3), land structure relations.
- V. The proposed structure is approximately 600 feet from the nearest residence and completely screened from the residence by dense woods. Planning Board members walked to the edge of the cleared area into the woods until reaching a private property sign of the nearest residence. The residence was well screened from the proposed pavilion.
- VI. No roads are being built and the pavilion will be accessed by walking or golf cart.
- VII. There will be no lighting on or at the pavilion (125-39D.(1)).
- VIII. The maximum height of the structure is around sixteen (16) feet above grade meeting the requirement of Chapter 125-30C. that the height of the structure be less than 35 feet.
- IX. The pavilion will open when the golf course opens and close 30 minutes after sunset.
- X. Fire protection as required by 125-39E. is provided by a pond approximately 600 feet from the pavilion.
- XI. Emergency Services Director, Chief Richard Sicard, met with the General Manager of the Shaker Hills Country Club, Timothy Valas, on two occasions to make certain the ambulance could safely reach a patron at the pavilion. The Fire Chief has suggested the cutting of trees to make the site more accessible for the ambulance.
- XII. In the original decision to allow Shaker Hills Golf Course, now Shaker Hills Country Club, it was the intent that any structure or building commonly found on a golf course should be allowed at this golf course. Mr. Ballard provided evidence of two local country clubs which both have buildings like the pavilion proposed for Shaker Hills Country Club.

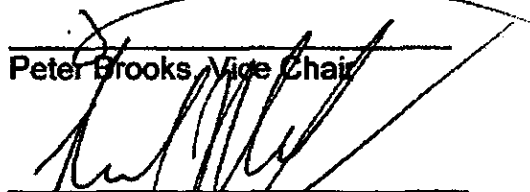
DECISION

On September 17, 2012, by a unanimous vote of the four (4) members eligible to vote, the Harvard Planning Board approves the site plan **subject to the following conditions:**

1. Trees will be cut as directed by Harvard's Emergency Services Director, Chief Richard Sicard, to make the pavilion more easily accessible by ambulance.
2. The pavilion will operate from business opening until 30 minutes after sunset.
3. An as built plan shall be filed with the Building Inspector at project completion.


Michelle Catalina, Chair


Peter Brooks, Vice Chair


Richard Marcello, Member


Joe Hutchinson, Member

Being four (4) Members of a five (5) Member Board

True Copy
Kathryn A. Toomey
Attest

3-12-24
I hereby certify the twenty (20)
day appeal period on this decision
has expired and no appeals have
been filed with this office.
Kathryn A. Toomey