



Posted 9.1.2022 at 3:00pm by JAD

SELECT BOARD

AGENDA

Tuesday, September 6, 2022

7:00pm

Rich Maiore, Erin McBee, Kara McGuire Minar, Don Ludwig, Charles Oliver

The Select Board Regular Meeting is being held virtually in accordance with legislation S. 2475, an act relative to extending certain COVID-19 measures adopted during the Covid Pandemic state of emergency. Interested individuals can listen in and participate by phone and/or online by following the link and phone # below.

UpperTH ProWebinar is inviting you to a scheduled Zoom meeting.

Topic: Select Board

Time: Sep 6, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88575376688?pwd=dU9xTURRVVdTMESvZ055cVRYQVNHZz09>

Meeting ID: 885 7537 6688

Passcode: 767813

Find your local number: <https://us02web.zoom.us/j/88575376688?pwd=dU9xTURRVVdTMESvZ055cVRYQVNHZz09>

+1 253 215 8782 US

One tap mobile

+1 301 715 8592 US

+13126266799,,123906012# US (Chicago)

+19294362866,,12390012# US (New York)

AGENDA ITEMS

- 1) Call meeting to order – Chair Rich Maiore
- 2) Meet with Julia Kimball to discuss her special event request – Bella Butterflies Run (7:00)
- 3) Update from the Energy Advisory Committee (7:05)
- 4) Meet with the Cable Committee to discuss shared initiatives moving forward (7:25)
- 5) Public Communication (7:40)
- 6) Action/Discussion items: (7:45)
 - a) Act on Entertainment License for the Fall Festival
 - b) Discuss changing Columbus Day to Indigenous Peoples Day
 - c) Update on Innholders license request from the new owners of Friendly Crossways
 - d) Finalize questions/comments on the Mill Pond Estates 40B project
 - e) Review draft Town Meeting Warrant
- 7) Select Board Reports

Next Regular Select Board Meeting

Tuesday, September 20, 2022

7:00pm



TOWN OF HARVARD Special Event Permit Application

Applicant and Sponsoring Organization Information

Name of Organization / Sponsor: Bella Butterflies Non-Profit Profit

Applicant name: Julia Kimball Tax ID #: NA

Address: 16 Ayer Road City: Harvard State: MA Zip: 01451

Daytime Phone: 978-944-3721 Evening Phone: 978-944-3721 Cell Phone: 978-944-3721

E Mail: juliakimball21@gmail.com Web Site: N/A

Event Site Manager: Miranda Miller Cell Phone: 5088684318

Other Contact person/s: Alexander Myles Cell Phone: 978-660-8550

Sandra Femino: 978 - 456 - 3114

Special Event Information - Complete all data as required for event of any size.

Type of Event: Run/Walk Rally Parade School Fair Concert Carnival Filming
 Street Fair Street Fair Other

Event Title: Mental Health Run

Event Date & Time(s): Preferable Date: October 10 or Oct 22nd Estimated Attendance: # 200?

Open to the Public: Yes No Admission Fee: \$ 20

Location: The Bromfield School

Set Up Date/Time & Description: Set up starts at 8 am. This would include setting up tables at the chairs.

Breakdown Date/Time & Description: Estimated time: 12:45. This would include taking down the tables

Set Up Date Time Description

Set up starts at 8 am. This would include setting up tables at the water stations, at the check-in area, and outside for information about mental health.

Breakdown Date Time Description

stimated time: 12:45. This would include taking down the tables that were previously set up and picking up any trash from water bottles or other things.

Event Details

Please indicate whether the following items pertain to your event.

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Food Concession and/or Food Preparation Area (s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	First Aid Facility (ies) and Ambulance (s).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will you set up table(s) and/or chair(s)? <i>How many?</i> <u>Estimation: 4</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fencing, Barrier(s) and/or Barricade(s), Traffic Cones.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does your event require electricity? <i>Source:</i> _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will you be holding a raffle at your event? <i>Describe:</i> _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Booth(s), Exhibit(s), Display(s) and/or Enclosure(s).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Canopy (ies) and or Tent(s). <i>Please describe dimensions:</i> <u>If there is a tent, it would be a 10 x 10</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scaffolding, Bleacher(s), Platform(s), Grandstand(s) or related structure(s).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Vehicle(s) and/or Trailer(s).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sleeping Trailer(s) and/or other accommodations.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trash Container(s) and/or Dumpster(s).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Portable Toilet(s). <i>If yes, please indicate the company providing units:</i> _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Entertainment. <i>Please describe:</i> _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Amusement Rides. <i>Please List and describe:</i> _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Banner(s) and/or Sign(s).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Street Closure(s) <i>Please list:</i> <u>From the entrance to Bromfield, down Mass Ave, to pond road</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the event be advertised? <i>How?</i> <u>Through signs, social media, and hopefully a small</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Please note you cannot advertise your event before approval.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sponsorship/Vending or Promotional Activity? <i>Please Describe:</i> _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will your event have animals? <i>If yes, specify:</i> _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will your event require lights? <i>If so, specify hours:</i> _____

From the entrance to Bromfield, down Mass Ave, to pond road and onto Warren Ave. Then, a left onto Tahanto Trail, which would be the second intersection between Tahanto Trail and Warren Ave. From there, the rest of Tahanto Trail to the back entrance of The Bromfield School would need to be closed off.

Other Permits

Please note that all components of the event are subject to approval by the Town Administrator's Office and may also require approval by and/or permit(s) from other Town agencies and departments. It is the responsibility of the applicant to secure all necessary Town of Harvard permits, and to submit and payment required for permits.

Insurance Requirements

Evidence of Insurance will be required before final permit approval. Please provide a Certificate of insurance, which shows a minimum of \$1,000,000.00 in Commercial General Liability Insurance and a Policy Endorsement, which indemnifies and holds harmless the Town of Harvard, and all of its agencies and departments. Some events may require a higher limit of insurance. Applicant must list the aforementioned parties as additional insured on their Certificate of Insurance. Each event is evaluated on its risk exposure. Any and all damages resulting from the event are the responsibility of the applicant and the applicant will work through designated staff to determine the most appropriate means for repair. The Town of Harvard is not responsible for any accidents or damages to persons or property resulting from the issuance of this permit.

Affidavit of Applicant

My signature below indicates that everything I have stated in this application is correct to the best of my knowledge. I have read, understand and agree to abide by the policies, rules and regulations of the Town of Harvard as they pertain to the requested usage. The permit, if granted is not transferable and is revocable at any time at the absolute discretion of the Town of Harvard's Town Administrator (or designee). All programs and facilities of the Town of Harvard are open to all citizens regardless of race, sex, age, color, religion, national origin or disability.

Julia Kimball

Name of Applicant: _____ (Please print)

Julia Kimball
Key: 820a817e0fb29a11ee9e08d3abec9e22

Signature of Applicant: _____ Date: 07/18/2022

THIS SECTION FOR TOWN USE ONLY

***The following is required by your organization to insure the safety and health of all participating in this event:**
Note: You do not need to contact the departments below if it is not required.

YES

NO

Police Detail - estimated cost - \$tbd per/day. Days Required 1 (Contact Police)
 Comments: I am unsure if police are needed for this job, but I would need to block off

Fire / Ambulance Detail – estimated cost - \$tbd per/day. Days Required 1 (Contact Fire)
 Comments: I would need the Harvard Ambulance to be on standby in case of an
In addition, an EMT on site would be preferable as well.

Trash removal - \$_____ per/day. Days required _____ (Contact DPW -Parks)

Portable toilets - Number required _____ Fees paid directly to company of your choice. All toilets must be serviced each evening. Placement and servicing coordinated in cooperation with the Park & Recreation Commission or DPW.

Extra waste containers - \$20.00 per day (10). Days Required _____ (Contact DPW -Parks)

Temporary Food Permit – (Contact Board of Health)

Raffle Permit/License - (Contact Town Clerk's Office)

Fire Dept. - 977 -456-3648* Police Dept. – 978-456-8276 * Health Dept. – 978-456-4100 ext. 328 *
 Town Clerks Office – 978-456-4100 ext. 316 * DPW Dept. – 978-456-4130
 Park & Recreation Commission – visit website for contact information – harvardparkandrec.org

Town Department Use Only Approvals and Notifications

Insurance Certificate Received: YES – Date: _____ NO

Park & Rec Commission: Approved _____ Town Clerk's Office: Approved _____

Town Administrator's Office: Approved _____ Police Department: Approved _____

Fire Department: Approved _____ Health Division: Approved _____

Re: Run Update

Julia Kimball <juliakimball21@gmail.com>

Tue 8/30/2022 12:16 PM

To: Julie Doucet jdoucet@harvard ma.gov

Hi Julie!

It's the same route as the Jessie 5k. It starts at the Bromfield school and then goes directly onto Warren Avenue. At the fork between Warren Avenue and Tahanto trail, you take a right and continue until you reach the next intersection. At this point you take a left onto Tahanto trail and run back to the school. Below is a picture of the route. Thank you so much for your help!!!



On Tue, Aug 30, 2022 at 10:16 AM Julie Doucet <jdoucet@harvard-ma.gov> wrote:

It would be around 7pm. I can share your application form with the Police Chief.

Can you confirm gain the run route for me? I think I saw it on the form but it may have gotten cut off a bit.

Julie Doucet
Executive Assistant
Town of Harvard
[13 Ayer Road, Harvard, Ma 01451](https://www.harvard.ma.us)
978-456-4100x312
www.harvard.ma.gov

From: Julia Kimball juliakimball21@gmail.com

Sent: Tuesday, August 30, 2022 10 02 AM



INNOLDERS LICENSE APPLICATION

Applicant Name Bill Ference Date 8/18/2022

Property Address 247 Littleton County Rd, Harvard MA 01451

Owner d/b/a Friendly Crossways

Address of Owner 1 Bolton Rd, Harvard MA 01451

Federal ID #: _____ *if none*, Social Security #: ██████████

Telephone 267-566-2637 FAX _____ E-Mail bill.ference@gmail.com


Manager Bill Ference

Description of Premises: Private event facility with overnight lodging

Number of Rooms 16 Number of Occupants 50

Licensed previously in Harvard? Yes No *See page 6*

New License or Transfer? New Transfer

Signature of Applicant 

Building Department _____
Date

Board of Health _____
Date

Treasurer _____
Date

Police _____
Date

Fire _____
Date

DPW _____
Date

INNHOLDER APPLICATION INSTRUCTIONS
(LICENSE AMENDMENTS – NEW LICENSES /LICENSE TRANSFERS)

Application Submittal Checklist

- Completed and signed application
- Bill of Sale for Business (if a license transfer)
- Lease Agreement (Intent to lease signed by both parties, if no signed agreement) or Deed
- Articles of Organization (if corporation)

Once application is complete and recommendations are provided by relevant departments, a hearing of the Select Board will be scheduled. Attendance of owner or owner's representative is required.

If approved, the following are required before the license can be issued.

- Proof of Workers Compensation Insurance
- Completed and Signed Workers Compensation Affidavit
- Policy Information for Insurer Providing Workers' Compensation Coverage
- License Fee \$50

Licenses expire December 31. Renewal notices will be emailed in October to email address provided on application. Provide Licensing Office with change to email address provided to ensure receipt of renewal notification.

Submittal of renewal applications are due by November 30. Late renewal fee is \$100.

Any changes in application information such as ownership or changes or number of rooms, may require a building permit and Innholder Application.

Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	: 76317
Document Type	: DEED
Recorded Date	: July 13, 2022
Recorded Time	: 10:59:16 AM
Recorded Book and Page	: 67898 / 271
Number of Pages(including cover sheet)	: 3
Receipt Number	: 1456828
Recording Fee (including excise)	: \$8,636.60

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 07/13/2022 10:59 AM
Ctrl# 239875 31579 Doc# 00076317
Fee: \$8,481.60 Cons: \$1,860,000.00

Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

Quitclaim Deed

For Registry Use

We, Keith Turner and Mary Helan Vesenka Turner, being married to each other, of Harvard, Worcester County, Massachusetts

for consideration paid and in full consideration of **ONE MILLION EIGHT HUNDRED SIXTY THOUSAND AND 00/100 (\$1,860,000.00) DOLLARS**

grant to 247 Littleton County Road LLC, a Massachusetts limited liability company with a usual place of business at 1 Bolton Road, Harvard, Worcester County, Massachusetts 01451

with *Quitclaim covenants*

The land with the buildings thereon known and numbered 247 Littleton County Road, Harvard, Massachusetts 01451 and shown as Lot 1 on a plan entitled "Plan of Land in Harvard, Massachusetts, prepared for Anne Vesenka" dated February 1999 by Dillis & Mische, Inc. and recorded with Worcester District Registry of Deeds at Book 747, Plan 87.

Said Lot 1 containing 14.71 acres of land, more or less, according to said Plan.

Subject to easements, rights, restrictions and covenants of record if they affect the locus and are in full force and effect, expressly not intending nor meaning to extend the same in the event that they have expired by operation of law or otherwise.

Grantor hereby revokes, rescind and terminates any and all homestead rights in the herein property and we do under oath depose and say that there are no other individuals entitled to claim the benefit of the existing estate of homestead in and to the property.

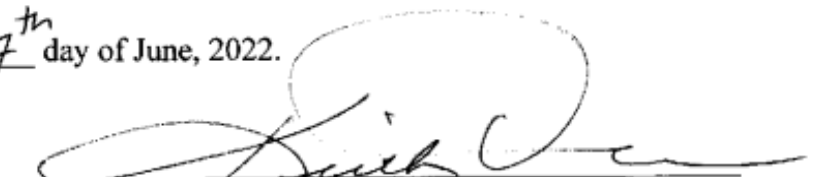
Meaning and intending to convey a portion of the premises as conveyed by virtue of deed of E. Anne Vesenka to Keith Turner and Mary Helan Vesenka Turner dated June 30, 1999, and recorded with the Worcester South District Registry of Deeds at Book 21955, Page 5.

[SIGNATURE PAGE TO FOLLOW]

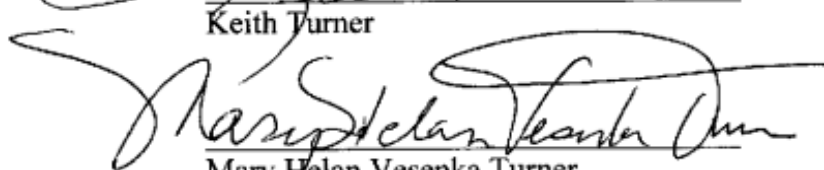
PROPERTY LOCATION: 247 LITTLETON COUNTY ROAD, HARVARD, MA 01451

P. I. QCD *AT*

Witness our hands and seals this 27th day of June, 2022.



 Keith Turner

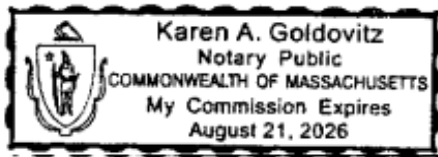


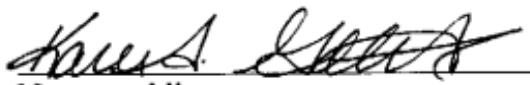
 Mary Helan Vesenka Turner

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss:

On this 27th day of June, 2022, before me, the undersigned notary public, personally appeared Keith Turner, proved to me through satisfactory evidence of identification, which was [driver's license, [] passport, [] personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



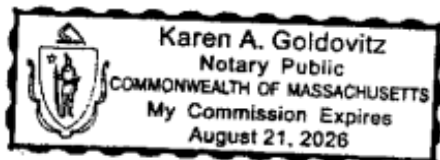



 Notary public:
 My commission expires:

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss:

On this 27th day of June, 2022, before me, the undersigned notary public, personally appeared Mary Helan Vesenka Turner, proved to me through satisfactory evidence of identification, which was [driver's license, [] passport, [] personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.





 Notary public:
 My commission expires:

Number IH01/21

The Commonwealth of Massachusetts

Number IH01/22

The Commonwealth of Massachusetts

Town of Harvard

This is to Certify that an Innholder's License

is hereby granted to Mary Vesenka Turner - Friendly Crossways at 247 Littleton County Rd in said Harvard and at that place only and expires December 31, 2022 unless sooner suspended or revoked for violation of the laws of the Commonwealth respecting the licensing of innholders. This license is issued in conformity with the authority granted to the licensing authorities by General Laws, (Ter. Ed.), Chapter 140, and amendments thereto and is subject to sections twenty - two to thirty - two, inclusive, of said chapter and sections twenty - five to twenty - seven, inclusive, of Chapter 272.

EXTRACTS FROM GENERAL LAWS, (TER. ED.), CHAPTER 140

- Section 7. An innholder who, upon request, refuses to receive and make suitable provisions for a stranger or traveler, and also for his horses and cattle, when he may under the provisions of this chapter be legally required so to do, shall be punished by a fine of not more than fifty dollars.
Section 9. If, in the opinion of the licensing authorities, a licensee as an innholder or common victualler ceases to be engaged in the business he is licensed to pursue, or fails to maintain upon his premises the implements or facilities required by this chapter, they shall immediately revoke his license. If a licensee at any time conducts his licensed business in an improper manner, the licensing authorities, after notice to the licensee and reasonable opportunity for a hearing, may upon satisfactory proof thereof suspend or revoke his license. An innholder who violates section seven shall forfeit his license. * * * A licensee who is convicted a second time of the violation of any of the provisions of sections six to eighteen, inclusive, shall forfeit his license.
Section 18. Every innholder and common victualler shall at all times have a board or sign affixed to his house, shop, cellar or store, or in a conspicuous place near the same, with his name legibly inscribed thereon, in large letters and the business for which he is licensed inscribed thereon, upon neglect thereof shall forfeit twenty dollars.
Section 20. Whoever assumes to be an innholder or common victualler without being licensed as such under this chapter shall forfeit one hundred dollars.
Section 21. Whoever is convicted a third time of a violation of any provision of the preceding sections, except those contained in sections seven and eight, shall in addition to the penalties before provided, be punished by imprisonment for not more than three months.

In Testimony Whereof, the undersigned have hereunto affixed their official signatures.

Issued: January 1, 2022

[Handwritten signatures]

Licensing Authorities

Ryan McMillon, Clerk

1800 | 791 Corporate Drive, North

6. The purchase includes the conveyance by Friendly Crossways LLC of all future events scheduled to occur after the closing date including: any business-related documents/documentation/contracts related to these events; the balance on all accounts receivables generated by the events; and all responsibilities as described in the existing contracts (except for catering services, unless contracted specifically with buyer, as described in Addendum #5 above). After the closing date, the buyer will be solely responsible for any and all communication with the customers and for the execution of future events and will hold Friendly Crossways LLC harmless and defend and indemnify Friendly Crossways LLC on account of any such events. The Friendly Crossways LLC website, domain name, marketing and social media accounts will also be conveyed to the buyer with the sale of the property and will be the buyer's responsibility to pay for and maintain. No other assets of any nature or description of Friendly Crossways LLC are to convey with the exception of the items listed in the paragraph below. The above items will be conveyed to Buyer for no additional consideration.

^{DS}
WF

^{DS} MHT ^{DS} KT

FW: Lodging at 247 Littleton County Rd

Jeff Hayes <jhayes@harvard-ma.gov>

Fri 8/19/2022 10:12 AM

To: Tim Bragan <tbragan@harvard-ma.gov>; Julie Doucet <jdoucet@harvard-ma.gov>

Cc: Harvard BOH <boh@harvard-ma.gov>; Ira Grossman <igrossman@nashoba.org>; Richard Sicard <rsicard@harvard-ma.gov>; Andrew Perry <aperry@harvard-ma.gov>; Liz Allard <lallard@harvard-ma.gov>

Please see response from Mr. Ference below.

MA general law/MA state building code requires a preliminary inspection of a structure prior to the issuance of a Inn Keepers license and subsequent annual inspections to maintain such license. This includes board of health regulations being satisfied as well.

MA GENERAL LAW CHAPTER 140

Section 6: Conditions precedent; proposed plans; cost estimates; license as victualler or innholder

Section 6. A common victualler's or innholder's license may be issued to an applicant therefor if at the time of his application he has upon his premises the necessary implements and facilities for cooking, preparing and serving food for strangers and travelers, and, in the case of an applicant for an innholder's license, also has the rooms, beds and bedding required by law. An applicant for a license as a common victualler or as an innholder, proposed to be exercised upon premises which have not been equipped with fixtures or supplied with necessary implements and facilities for cooking, preparing and serving food and upon which, in the case of an applicant for an innholder's license, there are not also provided suitable rooms, beds and bedding for the lodging of his guests, shall file with the licensing authorities a plan showing the location of counters, tables, ranges, toilets and in general the proposed set up of the premises, which shall include, in the case of an applicant for an innholder's license, a plan of the proposed suitable rooms for the lodging of his guests and a list of the beds and bedding, which he proposes to have upon said premises if and when the license may issue, together with an itemized estimate of the cost of said proposed set-up and of such fixtures, and of the implements and facilities necessary for cooking, preparing and serving food and of such beds and bedding; and thereupon the licensing authorities may grant a common victualler's or an innholder's license, as the case may be, upon the condition that such license shall issue upon the completion of the premises according to the plans and estimate submitted, and the decision of the licensing authorities as to whether or not said premises are so completed shall be final. For the purposes of section twelve of chapter one hundred and thirty eight, a person to whom a license has been granted under this section shall be deemed to be a common victualler duly licensed under this chapter to conduct a restaurant or an innholder duly licensed thereunder to conduct a hotel, at the case may be

Jeffrey Hayes
Building Commissioner
Town of Harvard
13 Ayer Road
Harvard, MA 01451
978-456-4100 x325

From: Bill Ference <bill.ference@gmail.com>
Sent: Friday, August 19, 2022 2:29 AM
To: Jeff Hayes <jhayes@harvard-ma.gov>
Subject: Re: Lodging at 247 Littleton County Rd

Hi Jeff,

Thanks for your email. My Innholder's License application is currently in process with the town.

Bill

On Thu, Aug 18, 2022 at 9:05 AM Jeff Hayes <jhayes@harvard-ma.gov> wrote:

Dear Mr. Ference,

Please find attached a notice regarding lodging at the above address. A letter was sent out as well. Any questions or information regarding steps to move forward, please feel free to reach out. Should you be opting to not board guests moving forward, please indicate so.

Thank you,

Jeffrey Hayes
Building Commissioner
Town of Harvard
13 Ayer Road
Harvard, MA 01451
978-456-4100 x325



BOARD OF HEALTH

13 Ayer Road

Harvard, MA 01451

Phone: (978) 456-4100, ext. 328

Email: boh@harvard-ma.gov

Website: www.harvard-ma.gov

MEMO

To: Harvard Select Board

CC: William Ference

From: Harvard Board of Health

Date: August 31, 2022

Re: 247 Littleton County Road

The Harvard Board of Health (BOH) has reviewed the August 18th application of Mr. Ference for an Innkeeper's License for 247 Littleton County Road. As of this date, the BOH has not received responses to its e-mails to Mr. Ference of August 8th and August 18th requesting an updated business plan to include details of his anticipated use. If the Select Board received a detailed plan from Mr. Ference, as required by MGL 140, Sec. 6, the BOH would appreciate a chance to review and comment on the same.

Based solely on the Board's review of Mr. Ference's application for an Innkeeper's License, Business Plan submitted to the BOH in October of 2021, and application to the Zoning Board of Appeals, the BOH reiterates the comments previously expressed. Our comments were included in our e-mailed correspondences to Mr. Ference of October 21, 2021 and August 18, 2022, and in a Memorandum to the Zoning Board of Appeals dated April 12, 2022:

- The two subsurface sewage disposal systems (SDS) have been certified to be in failure pursuant to the MA Sanitary Code, Title 5, and are inadequate for the proposed use as a private event facility with overnight lodging. Mr. Ference has been asked to submit SDS plans, applications, and fees as soon as possible.
- A food service permit or has not been issued by the Nashoba Associated Boards of Health. A food service application, along with a full set of design plans reflecting food service equipment and kitchen designed in accordance with the MA Department of Public Health and Food Service Code, or notification of catered events is required (when applicable).

- Without a food service permit, the establishment cannot be considered as an Inn nor a “Bed and Breakfast”. Without the additional detailed information which the BOH has requested, it is the BOH’s understanding that a Motel License is required for lodging guests. An application to the Board of Health and public hearing for the licensure of a motel (as defined in MGL 140 sect. 32A) is required. The facility may also be considered a Rooming House requiring specific compliance with the State Sanitary Code, Chapter II: Minimum Standards of Fitness for Human Habitation.

It is requested that the applicant provide answers to the BOH’s questions concerning his lodging plans, e-mailed on August 8th and August 18th.

Thank you. Please do not hesitate to reach out to us with further questions.



Bill Ference <bill.ference@gmail.com>

to Bridgette, Tim, Jeff, Ira, Harvard

Hi Ira,

A new septic system is being designed with Bruce Ringwall of GPR Inc. We are not preparing any food on the property.

Bill



Aug 29, 2022, 10:14 AM (2 days ago)



Harvard BOH

to JGarreffi@nashoba.org, me, Bridgette, igrossman@nashoba.org

Mr. Ference:

Attached please find the Board of Health's Memo. submitted today to the Select Board in response to their request for comments concerning your application for an Innholder's License. Thank you.

Best,
Alison

Alison Flynn, Clerk
Board of Health

6:06 PM (2 hours ago)





[General Laws](#) » [Part I](#) » [Title XX](#) » [Chapter 140](#) »

Search the Legislature...



SECTION 32A



GENERAL LAWS

Chapter Section [GO >](#)

Part I

- ▶ [Title I](#)
- ▶ [Title II](#)
- ▶ [Title III](#)
- ▶ [Title IV](#)
- ▶ [Title V](#)
- ▶ [Title VI](#)
- ▶ [Title VII](#)
- ▶ [Title VIII](#)
- ▶ [Title IX](#)

Section 32A: Necessity of license; motel defined

[Print Page](#)

[< Prev](#)

[Next >](#)

Section 32A. No person shall conduct, control, manage or operate, directly or indirectly, any recreational camp, overnight camp or cabin, motel or manufactured housing community unless he is the holder of a license granted under the following section. The term "motel", as used in section twenty-seven, in this section, and in sections thirty-two B to thirty-two E, inclusive, shall be construed to mean any building or group of buildings which provide sleeping accommodations for transient motorists and which is not licensed as an inn.