

**TOWN OF HARVARD
PLANNING BOARD AGENDA
MONDAY, APRIL 1, 2024 @ 7:00PM HYBRID MEETING
In-Person: UPPER TOWN HALL – 13 Ayer Road & Virtually Via Zoom**

Pursuant to Chapter 2 of the Acts of 2023, An Act Making Appropriations for the Fiscal Year 2023 to Provide for Supplementing Certain Existing Appropriations and for Certain Other Activities and Projects, and signed into law on March 29, 2023, this meeting will be conducted via in person & remote participation. Interested individuals can listen in and participate by phone and/or online by following the link and phone number below.

THVolGovt Pro is inviting you to a scheduled Zoom meeting.

Topic: Planning Board

Time: Apr 1, 2024 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84230476474?pwd=SmpTNjE4QWcyUlhGVTR2RDI5SEdiUT09>

Meeting ID: 842 3047 6474

Passcode: 149739

One tap mobile

+13092053325,,84230476474# US

+13126266799,,84230476474# US (Chicago)

Dial by your location

• +1 309 205 3325 US

• +1 312 626 6799 US (Chicago)

• +1 646 931 3860 US

Meeting ID: 842 3047 6474

Find your local number: <https://us02web.zoom.us/u/kcF0a64qOC>

Public Comment

Old Business: a) Proposed Town Center Overlay District and Town Center Action Plan
b) 2016 Master Plan progress report
c) 2026 Master Planning steering committee & funding request
d) Discussion of Ayer Road Vision Plan & Form Based Code

New Business: **Application by Luciano Manganello at 175 Littleton County Road** requesting Erosion Control Permit for compliance with §125-58 for proposed barn.

Discussion of Draft 2024 Open Space & Recreation Plan

Discussion of Warrant Article 4 for \$24,950.00 for 2026 Master Plan.

Public Hearings:

7:15pm **Public Hearing pursuant to Massachusetts General Laws Chapter 40A, Section 3A**, to consider and receive comments from interested parties concerning proposed addition to Chapter 125 of the Code of the Town of Harvard the Protective Bylaw for a Multi-family overlay district. Potential updates to Draft Bylaw MBTA-3A Multi-family overlay district.

Standard Business: a) Review Metrics
b) Board Member Reports

The listing of matters are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may be brought up for discussion to the extent permitted by law, also.

- Representatives & Liaisons Update
 - Community Matters
- c) Master Planning for 2026
d) Approve Minutes: Oct. 16, 2023; Nov. 20, 2023; Jan. 22 & 29, 2024; Mar. 18, 2024
e) Approve Invoice: UTILE invoices #10375 for \$28,737.97 & #10565 for \$31,981.08

**NEXT SCHEDULED MEETINGS:
MONDAY, APRIL 22, 2024**

AS/bny

The listing of matters are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may be brought up for discussion to the extent permitted by law, also.

EROSION CONTROL APPLICATION

Applicants should review the Harvard Protective (Zoning) Bylaw, Chapter 125-58 of the Code of the Town of Harvard, the Planning Board's Rules and Regulations, Chapter 133 of the Code of the Town of Harvard. Copies of the Bylaw may be purchased from the Town Clerk and copies of the Rules and Regulations may be purchased from the Land Use Office. Information is also available online at www.harvard-ma.gov. The Rules and Regulations specify the documents that are required as a part of the application.

Applicant's Name: Goldsmith, Prest & Ringwall, Inc.

Address: 39 Main St, Ayer, MA 01432 Phone: 978-772-1590 Email: kiek@gpr-inc.com

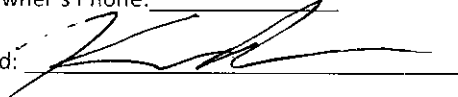
Applicant is (check one): Owner _____ Agent X _____ Prospective Buyer _____

Location of Property: 175 Littleton County Road Zoning District: Agriculture-Residential

Harvard Assessors' Map 14 Parcel 44

Owner's Name: Luciano Manganella Email: LManganella@yahoo.com

Owner's Address: 175 Littleton County Road, Harvard, MA 01451 Owner's Phone: 617-538-0816

Signed: 

APPLICATION CHECK LIST

Minor Permit

- Sketch plan showing limits, scope of work and proposed Best Management Practices (BMPs)
- Project narrative that includes a description of the proposed project and a description of how and where stormwater will be controlled and erosion and sediment controls to be used
- \$25.00 filing fee

Major Permit

- Applicants shall file one (1) original completed application packet and seven (7) copies
- Project narrative that includes a description of the proposed project and a description of how and where stormwater will be controlled and erosion and sediment controls to be used, plus a description of any specimen trees within the project area.
- Engineered plan set, signed and stamped by a professional engineer or a professional land surveyor registered in the Commonwealth of Massachusetts, and drawn at a legible scale and including:

- **Existing and proposed conditions plans**, which shall identify significant natural features and native trees greater than a diameter of (6) inches within the project area.

- **Erosion control plan**, which shall include the following related specifically to the disturbance area:
 - Location of all structural and non-structural erosion and sediment control measures and BMPs;
 - Locations where stabilization practices are expected to occur;
 - Locations for storage of materials, waste, vehicles, equipment, soil, snow, and other potential contaminants;
 - Operations and Maintenance Plan for BMP's including inspections and maintenance activities as noted in §133-41 below;
 - Areas where previous stabilization has been accomplished and no further construction-phase permit requirements apply; and
 - Any other information deemed necessary by the Planning Board.

\$200.00 filing fee

NARRATIVE
to accompany
Erosion Control Plan
175 Littleton County Road

GENERAL

The property located at 175 Littleton County Road is formerly known as Lot 2A. The lot is roughly 37.07 acres and is known as Harvard Assessor Map 14 parcel 44.4. The existing single-family dwelling (recently completed) required a modification to the shared driveway permit by the Harvard planning board and approvals from the Harvard Conservation Commission. The wetland delineation and associated buffers shown is from said permitting.

The applicant intends to construct a 50.0' x 28.2' garage/barn (1,410± SF). The garage/barn will be constructed on a slab on grade. There will be no plumbing connected to the garage/barn. An existing gravel driveway will be used to reach the proposed site. The surrounding area of the proposed garage/barn will be used to stockpile any equipment/material needed for construction on the lawn area.

EROSION CONTROL/STORMWATER

The surrounding area of the proposed garage/barn slopes slightly east away from any driveway. A silt fence/straw wattle barrier will be used from the southern part of the proposed garage/barn around eastward to the northern part of the garage/barn. The total impervious being added to the site is 1,410± SF. The BMPs being used for the additional impervious will be infiltrated by stone drip edge on both sides of the structure.

November 12, 2018

**Subject: 175 Littleton County Road, Harvard, MA, 01451
Tax Map 14, Parcel 44.4**

To Whom It May Concern:

I hereby authorize Goldsmith, Prest & Ringwall, Inc., 39 Main Street, Suite 301, Ayer, MA, 978.772.1590, to act as my agent in administrative and civil engineering matters pertaining to the proposed activities at the subject site. This authorization covers the execution of application forms, presentation of plans and designs, and communication with involved parties.

Respectfully,

A handwritten signature in black ink, appearing to read "Luciano Manganella", with a long horizontal flourish extending to the right.

Luciano Manganella
135 Commonwealth Ave., Apt 8
Boston, MA 02116

Copy: Goldsmith, Prest & Ringwall, Inc.
GPR file 181080

EROSION AND SEDIMENT CONTROL REQUIREMENTS

PART 1 - GENERAL

- 1.01 SUMMARY
- A. FURNISH, INSTALL, AND MAINTAIN TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES, SUCH AS, BUT NOT NECESSARILY LIMITED TO, HAY BALE AND SILT FENCE BARRIERS, RIPRAP, DIVERSION CHANNELS AND BERMS, VEHICLE TRACKING PAD, EROSION CONTROL BLANKETS, INLET PROTECTION DEVICES, CHECK DAMS, STRATEGICALLY LOCATED AND PROTECTED STOCKPILES, SEDIMENT BASINS, MULCH, AND SEED MIX (HEREINAFTER "CONTROL MEASURES") ADEQUATE TO PREVENT THE CONVEYANCE OF SEDIMENT LADEN RUNOFF FROM SITE, OR INTO ENVIRONMENTALLY SENSITIVE AREAS, OR INTO AREAS WHERE WORK WILL BE ADVERSELY IMPACTED. ENVIRONMENTALLY SENSITIVE AREAS INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, WETLANDS, TRIBUTARIES TO WETLANDS, WETLAND BUFFER ZONES, INTERMITTENT AND PERENNIAL STREAMS / RIVERS, AND THEIR ATTENDANT BUFFER ZONES.
1. REFER TO DRAWINGS FOR LOCATION AND DETAILS OF CONTROL MEASURES REQUIRED TO COMMENCE WORK. THESE CONTROL MEASURES WILL BE ADEQUATE ONLY FOR VEGETATION CLEARING. THE DRAWINGS ARE NOT INTENDED TO GRAPHICALLY DEPICT ALL CONTROL MEASURES THAT WILL BE REQUIRED TO MEET THE REQUIREMENTS OF SECTION 1.01.A ABOVE.
2. DEVISE AND EMPLOY CONTROL MEASURES THROUGHOUT THE DURATION OF PROJECT, OVER ALL AREAS DISTURBED OR UNDISTURBED BY CONSTRUCTION, AS NECESSARY TO MEET THE REQUIREMENTS OF SECTION 1.01.A ABOVE.
3. DEVISE AND EMPLOY TEMPORARY CONTROL MEASURES AS NECESSARY TO MEET THE REQUIREMENTS DESCRIBED IN SECTION 1.01.A ABOVE, WHILE ALLOWING WORK TO PROCEED IN AN EFFICIENT, COST EFFECTIVE MANNER.
4. DEVISE, EMPLOY AND MAINTAIN CONTROL MEASURES UNTIL SUCH TIME AS THE ENTIRE SITE IS PERMANENTLY STABILIZED BY ESTABLISHED VEGETATION, FINISH LANDSCAPE MATERIALS, PAVED SURFACES, AND/OR ROOF AREA.
5. ONCE THE SITE IS PERMANENTLY STABILIZED AND CERTIFIED AS SUCH BY ENGINEER, REMOVE TEMPORARY CONTROL MEASURES WHILE PROTECTING STABILIZED SURFACES.

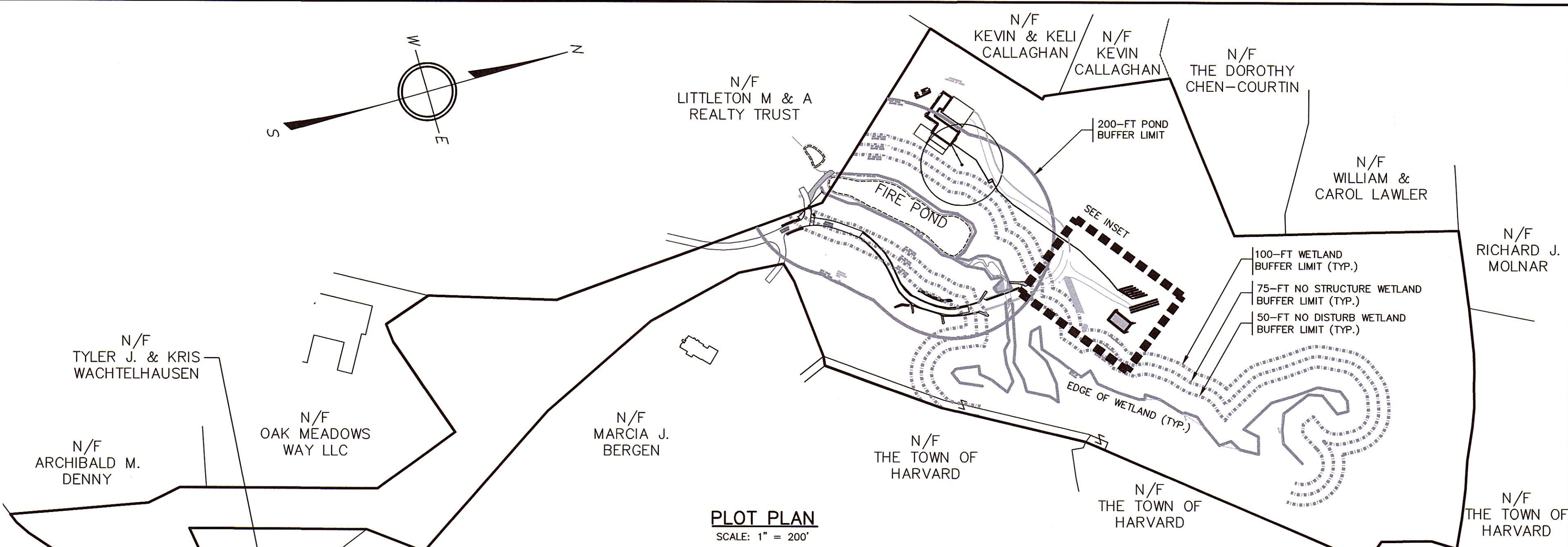
PART 2 - PRODUCTS

- 1.02 SUBMITTALS
- A. SUBMIT PRODUCT DATA, WARRANTY, AND TEST REPORTS FOR PRODUCTS AS INDICATED ON THE DRAWINGS.
- 1.03 QUALITY ASSURANCE
- A. COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS FROM ACCEPTABLE MANUFACTURERS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE, AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- B. CONFORM TO CONDITIONS OF APPROVAL ISSUED BY REGULATORY AGENCIES INCLUDING, BUT NOT NECESSARILY LIMITED TO, LOCAL PLANNING BOARD, CONSERVATION COMMISSION, BOARD OF SELECTMEN, BOARD OF HEALTH, PUBLIC WORKS / HIGHWAY DEPARTMENT, STATE ENVIRONMENTAL PROTECTION DEPARTMENT, AND U.S. GOVERNMENT, ENVIRONMENTAL PROTECTION AGENCY. WHERE CONDITIONS OF REGULATORY APPROVAL DIFFER FROM REQUIREMENTS CONTAINED HEREIN OR ON THE DRAWINGS, COMPLY WITH THE MORE STRINGENT REQUIREMENT.
- 2.01 MATERIALS
- A. HAY/STRAW BALES: WEED AND SEED FREE DRY GRASS OR STRAW, MACHINE BOUND WITH JUTE OR WIRE, APPROXIMATE SIZE EACH BALE 42" X 16" X 16".
- B. PRE-FABRICATED SEDIMENT FENCE: WOVEN OR MONOFILAMENT GEOTEXTILE; UV-RESISTANT; POLYPROPYLENE OR POLYESTER; MINIMUM GRAB TENSILE OF 124 LBS; WATER PERMITIVITY BETWEEN 0.1 SEC⁻¹ AND 0.15 SEC⁻¹; SLURRY FLOW RATE OF 0.3 GAL/SF/MIN; MINIMUM 1"x1" HARDWOOD STAKES WITH INTEGRAL STAKE LOOPS AND STAPLED; APPROVED MANUFACTURERS: NILEX, PROPEX AND MIRAFI OR APPROVED EQUAL.
- C. MULCH: ORGANICS INCLUDING STRAW, PROCESSED PINE / HEMLOCK TWIGS, NEEDLES, AND STUMP GRINDING.
- D. SEED MIXES: PERENNIAL RYEGRASS, KENTUCKY BLUEGRASS, AND / OR FINE FESCUE, DISEASE RESISTANT. NON-MAINTAINED AREA OPTION - ANNUAL RYEGRASS COMBINED WITH MEDIUM RED CLOVER. CONFIRM USE WITH ENGINEER.
- E. EROSION CONTROL EXCELISOR BLANKET: CURLED WOOD FIBER ON PHOTODEGRADABLE EXTRUDED PLASTIC MATRIX, 80% OF FIBERS 6-INCHES LONG OR LONGER, WEIGHT 0.975 POUNDS / SY, CONTAINING NO CHEMICAL ADDITIVES. APPROVED MANUFACTURERS: NORTH AMERICAN GREEN, AND PROPEX OR APPROVED EQUAL.
- F. ROCK RIPRAP: SOUND, ANGULAR, 6-INCH MINUS PROCESSED ROCK, BLAST ROCK, OR TAILINGS.
- G. CRUSHED STONE: SOUND, ANGULAR, 2-INCH MINUS PROCESSED CRUSHED STONE.

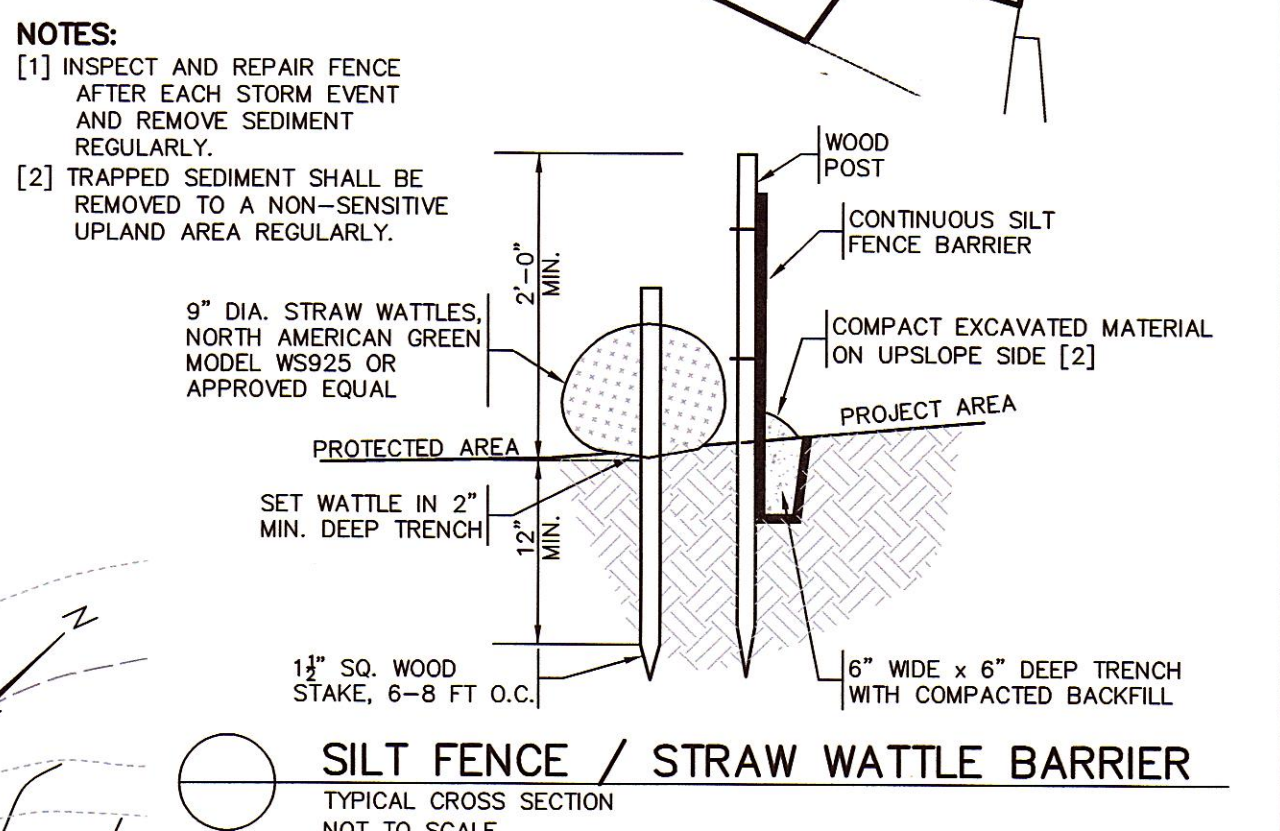
PART 3 - EXECUTION

- 3.01 THROUGHOUT CONSTRUCTION
- A. DEVISE WORK SEQUENCE SO AS TO LIMIT DRAINAGE AREA THAT IS TRIBUTARY TO DISTURBED AREAS. DEVISE, EMPLOY, AND MAINTAIN CONTROL MEASURES SUCH AS DIVERSION CHANNELS AND BERMS, STRATEGICALLY LOCATED STOCKPILES, AND SEDIMENT BASINS TO SUBDIVIDE DRAINAGE AREAS INTO SMALL, MANAGEABLE SUBAREAS, THEREBY MINIMIZING RUNOFF AND THE POTENTIAL FOR EROSION.
- B. MAINTAIN BARRIER AT LIMIT OF WORK AND PROTECT EXISTING VEGETATION / FACILITIES OUTSIDE OF LIMIT OF WORK.
- C. MAINTAIN SPARE MATERIAL STOCKPILES FOR IMMEDIATE EMPLOYMENT / REPAIR / EXPANSION OF CONTROL MEASURES. AT A MINIMUM, SUCH MATERIALS SHALL INCLUDE HAY BALES, SILT FENCE AND STAKES, AND CRUSHED STONE.
- D. INSPECT AND MAINTAIN EFFECTIVENESS OF CONTROL MEASURES BY REPAIRING AS NECESSARY TO ENSURE INTENDED FUNCTION; BY SUPPLEMENTING AS NECESSARY TO MAINTAIN EFFECTIVE TRAP VOLUME.
- E. LIMIT EXTENT OF WORK AREA SO THAT ALL DISTURBED AREAS CAN BE STABILIZED WITH CONTROL MEASURES WITHIN A 24-HOUR PERIOD.
- F. INSTALL CONTROL MEASURES AS SOON AS PRACTICABLE AFTER EACH MANAGEABLE PORTION OF EARTHWORK IS COMPLETE. EMPLOY TEMPORARY MEASURES AS NECESSARY TO STABILIZE DISTURBED AREAS, EVEN WHERE SUBSEQUENT CONSTRUCTION OPERATIONS MAY REQUIRE RE-DISTURBANCE.
- G. WHEN INTENSE RAINFALL IS EXPECTED, CONSIDER, DEVISE, AND EMPLOY REINFORCING CONTROL MEASURES PRIOR TO THE RAINFALL EVENT TO MEET THE REQUIREMENTS DESCRIBED IN SECTION 1.01.A ABOVE. IF NECESSARY, EMPLOY TEMPORARY CONTROL MEASURES ON MATERIAL STOCKPILES TO COUNTERACT POTENTIAL SEDIMENT TRANSPORT DURING INTENSE RAINFALL.

- H. WHEN VEHICLE REFUELING IS REQUIRED ON SITE, CONDUCT REFUELING OPERATIONS OUTSIDE OF ENVIRONMENTALLY SENSITIVE AREAS AND WITHIN AN AREA THAT IS CONTAINED BY A BEST MANAGEMENT PRACTICE. A PORTABLE SPILL KIT SHALL BE KEPT ON SITE AT ALL TIMES.
- I. PROPERLY DISPOSE OF DEBRIS, SOLID WASTE, TRASH, AND CONSTRUCTION WASTE / BYPRODUCTS OFF SITE. KEEP TRASH BINS/DUMPSTERS COVERED AT ALL TIMES.
- J. SWEEP ON-SITE PAVED AREAS AND OFF-SITE STREETS AS NECESSARY TO PREVENT SILT AND DEBRIS ORIGINATING ON SITE FROM ENTERING CLOSED DRAINAGE SYSTEMS AND / OR ENVIRONMENTALLY SENSITIVE AREAS.
- 3.02 SITE PREPARATION AND ACCESS
- A. WALK SITE AND IDENTIFY LOCATIONS OF LIMIT OF WORK AND ENVIRONMENTALLY SENSITIVE AREAS. ESTABLISH CONSTRUCTION STAGING AREA, LOCATED BEYOND ENVIRONMENTALLY SENSITIVE AREAS.
- B. INSTALL CONTROL MEASURES AS SHOWN ON THE DRAWINGS, INCLUDING THOSE DEFINING THE LIMIT OF WORK.
- C. LIMIT VEHICULAR TRAFFIC TO AND FROM SITE TO MINIMIZE TRANSPORT OF SEDIMENTATION.
- 3.03 CLEARING, GRUBBING, AND STRIPPING
- A. SCHEDULE GRUBBING AND STRIPPING TO OCCUR IMMEDIATELY PRIOR TO EARTH DISTURBANCE. DEPENDING ON SITE AREA, CONSIDER MULTIPLE GRUBBING PHASES, SEQUENCED TO TAKE ADVANTAGE OF THE EROSION PREVENTION POTENTIAL OF EXISTING VEGETATIVE COVER.
- B. MINIMIZE THE AREA OF EXISTING VEGETATION REMOVED WHEREVER POSSIBLE.
- C. LOCATE AND SIZE STOCKPILES TO MINIMIZE EROSION POTENTIAL, TAKING ADVANTAGE OF TERRAIN SLOPE AND ASPECT, WHERE APPROPRIATE.
- D. PROTECT VEGETATION, INCLUDING ROOT SYSTEMS, BEYOND LIMIT OF CLEARING.
- E. PROCESS TIMBER, STUMPS, SLASH, AND BRUSH SO AS TO PROTECT ENVIRONMENTALLY SENSITIVE AREAS AND INSTALLED CONTROL MEASURES. PROPERLY DISPOSE OF EXCESS OFF SITE. BURIAL OF STUMPS ON SITE IS PROHIBITED.
- 3.04 EXCAVATION FOR BUILDING FOUNDATIONS AND UTILITIES
- A. DEVISE AND INSTALL CONTROL MEASURES ADEQUATE TO HANDLE DISCHARGES AND TRAP SEDIMENT FROM FOOTING SUMP AND WELL POINT PUMPS PRIOR TO EXCAVATION.
- B. ARMOR SUMP PUMP DISCHARGE LOCATIONS TO PREVENT EROSION AT POINT OF DISCHARGE AND AREAS DOWNSTREAM.
- C. IF FOUNDATION EXCAVATIONS GRADE TO DAYLIGHT ON THE LOW SIDE, DEVISE AND INSTALL CONTROL MEASURES TO HANDLE SURFACE AND GROUNDWATER FLOW FROM EXCAVATION LOW POINT.
- D. STOCKPILE EXCAVATED MATERIALS TO BAFFLE OVERLAND RUNOFF, AVOIDING THE CREATION OF LENGTHY PATHS OF CONCENTRATED RUNOFF.
- E. BACKFILL UTILITY TRENCHES AS SOON AS PRACTICABLE TO PREVENT FLOODING, SLOUGHING, POTENTIAL OVERFLOW, AND REPETITIVE EARTH DISTURBANCE.
- 3.05 SITE GRADING
- A. WHERE APPLICABLE, FOLLOW EXCAVATION AND FILL PRACTICES SHOWN ON DRAWINGS TO LOCALIZE AND MINIMIZE SEDIMENT TRANSPORT.
- B. MONITOR SEDIMENTATION VOLUME IN TEMPORARY SEDIMENT BASINS AND AT DIVERSION BERMS AND CHECK DAMS. IN ALL AREAS EXCEPT THOSE THAT DO NOT PRESENT POTENTIAL PROBLEMS WITH REGARD TO FUTURE SOIL STABILIZATION, DRAINAGE, OR BEARING CAPACITY, REMOVE AND PROPERLY DISPOSE OF TRAPPED SEDIMENTATION BEFORE BRINGING SITE TO FINAL SUBGRADE.
- C. IF SEDIMENTATION IS DISPOSED ON SITE, IT SHALL BE DEPOSITED IN AREAS WHERE RUNOFF CANNOT RE-TRANSPORT DOWNSTREAM.
- 3.06 STORMWATER MANAGEMENT SYSTEM
- A. THE STORMWATER MANAGEMENT SYSTEM INCLUDES, BUT IS NOT NECESSARILY LIMITED TO, ALL PERMANENT DETENTION / RETENTION BASINS, DISCHARGE STRUCTURES / WEIRS, CULVERTS, OPEN CHANNELS, CURBS, GUTTERS, PAVED SWALES, CATCH BASINS, DRAIN MANHOLES, DRAINAGE PIPES, ROOF DRAIN MANIFOLDS, WATER QUALITY SWALES, SEPARATORS, AND SIMILAR STORMWATER RUNOFF CONVEYANCE, TREATMENT, AND STORAGE FACILITIES.
- B. INSTALL STORMWATER MANAGEMENT SYSTEM COMPONENTS STARTING AT THE DOWNSTREAM END AND PROCEED UPSTREAM, WHERE POSSIBLE, COMPLETE INSTALLATION OF PERMANENT DETENTION / RETENTION BASINS PRIOR TO BEGINNING WORK ON UPSTREAM SYSTEM COMPONENTS.
- C. INSTALL CONTROL MEASURES AT FINISHED UPSTREAM AND DOWNSTREAM PIPE ENDS AS SOON AS POSSIBLE AFTER COMPLETION OF PIPE RUN. SUCH MEASURES INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, RIPRAP, CHECK DAMS, HAY BALE / SILT FENCE BARRIERS, AND VELOCITY DISSIPATORS.
- D. AT THE END OF EACH DAY OR WHEN RAINFALL IS EXPECTED, PLUG UPSTREAM END OF PIPES / DAM OPEN CHANNELS OR OTHERWISE REDIRECT POTENTIAL RUNOFF AND PREVENT FLOW FROM ENTERING PARTIALLY COMPLETED SYSTEM / SYSTEM COMPONENTS.
- E. WHERE PORTIONS OF A NEW SYSTEM ARE TO BE ACTIVATED PRIOR TO COMPLETION OF THE ENTIRE SYSTEM, EMPLOY CONTROL MEASURES TO PREVENT SEDIMENT LADEN RUNOFF AND DEBRIS FROM ENTERING THE SYSTEM. EMPLOY SILT SACKS OR FABRIC ON CATCH BASIN INLETS, AND PIPE AND CULVERT OPENINGS. EMPLOY CHECK DAMS AND TEMPORARY SEDIMENT BASINS UPSTREAM OF AND ALONG OPEN CHANNELS, SWALES, AND DITCHES TO TRAP SEDIMENT UPGRADIENT OF ENVIRONMENTALLY SENSITIVE AREAS.
- F. REMOVE TRAPPED SEDIMENTATION AND DEBRIS FROM ALL SYSTEM COMPONENTS AFTER COMPLETION OF INSTALLATION, AND AGAIN AFTER THE ENTIRE SITE IS PERMANENTLY STABILIZED BY ESTABLISHED VEGETATION, FINISH LANDSCAPE MATERIALS, PAVED SURFACES, AND/OR ROOF AREA. REMOVE TRAPPED SEDIMENTATION AND DEBRIS FROM DETENTION / RETENTION BASIN BOTTOMS SO THAT FINISH BOTTOM MATERIALS / INFILTRATION FUNCTION CONFORM TO DESIGN.
- 3.07 LANDSCAPING
- A. COMPLETE LANDSCAPING AS SOON AS POSSIBLE AFTER COMPLETION OF FINAL SUBGRADE.
- B. IMMEDIATELY AFTER PLACEMENT OF TOPSOIL, STABILIZE WITH CONTROL MEASURES INCLUDING, BUT NOT NECESSARILY LIMITED TO, SEED MIX, MULCH, AND / OR BLANKET.



PLOT PLAN
SCALE: 1" = 200'



DRAWING ISSUED FOR:

CONCEPT CONSTRUCTION

PERMIT CONSTRUCTION RECORD

THIS DRAWING MAY NOT SHOW CONSTRUCTION DETAILS AND SPECIFICATIONS FOR ALL PROPOSED IMPROVEMENTS, AND MAY NOT IDENTIFY ALL CONSTRUCTION WORK ITEMS/AREAS OF CONTRACTOR JURISDICTION.

PER 250 CMR 5.03(13), THE FOLLOWING ARE EXCLUDED FROM THE PROFESSIONAL ENGINEER'S RESPONSIBILITY: ALL BOUNDARY INFORMATION, LOCATION OF EXISTING STRUCTURES, TREES, UTILITIES, TOPOGRAPHY OR SIMILAR FEATURES; DESIGN OF RETAINING WALLS, PROPRIETARY EQUIPMENT. SEE EXISTING CONDITION NOTES.

NO.	DATE	BY	APP.	REVISION DESCRIPTION

GPR Engineering Solutions for Land & Structures

GOLDSMITH, PREST & RINGWALL, INC.
39 MAIN STREET, SUITE 301, AYER, MA 01432
CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING
VOICE: 978.772.1590 FAX: 978.772.1591
www.gpr-inc.com

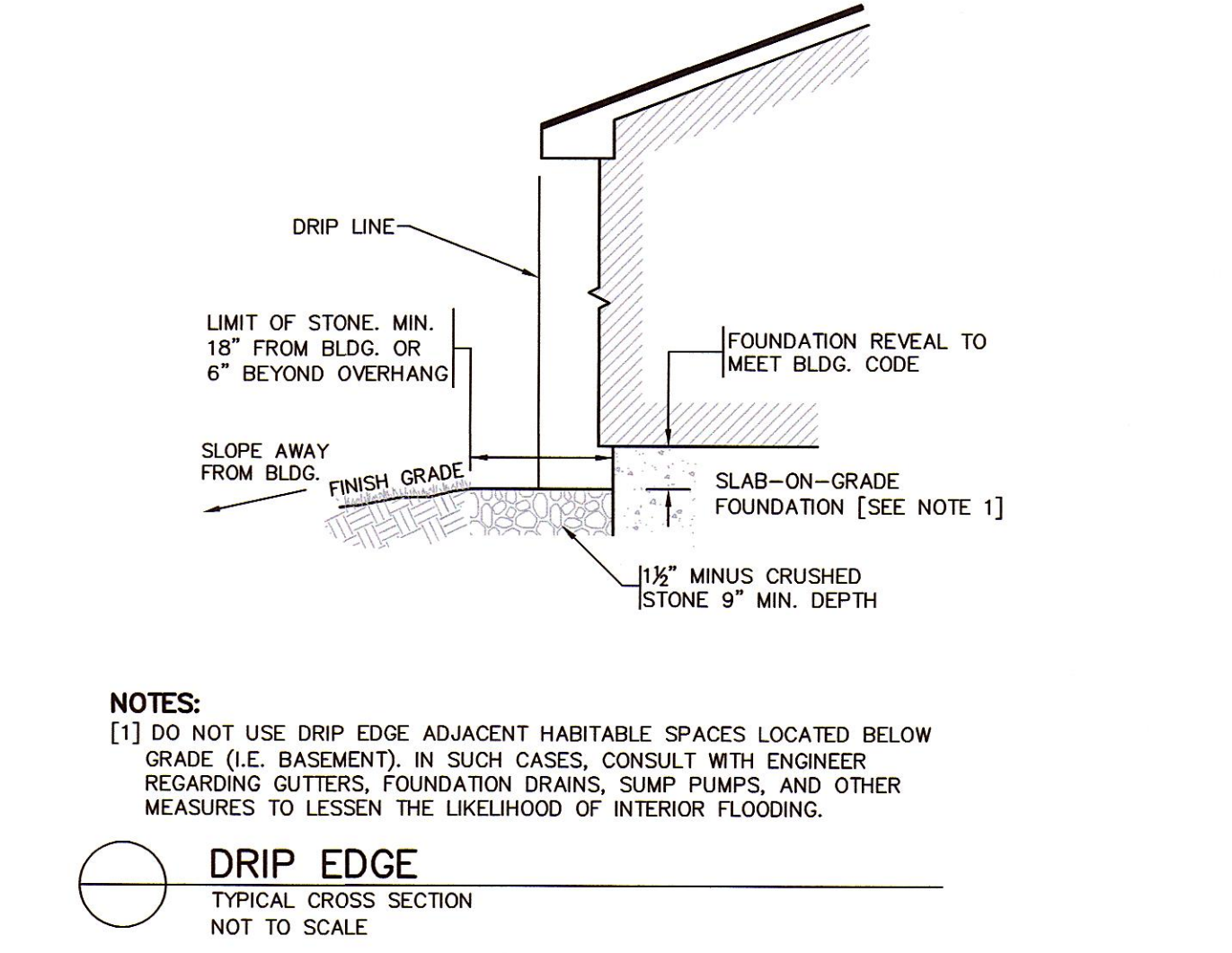
RESIDENTIAL DEVELOPMENT

EROSION CONTROL PLAN

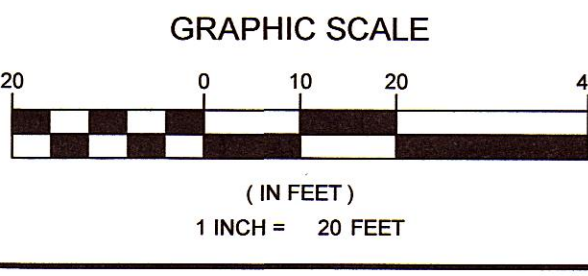
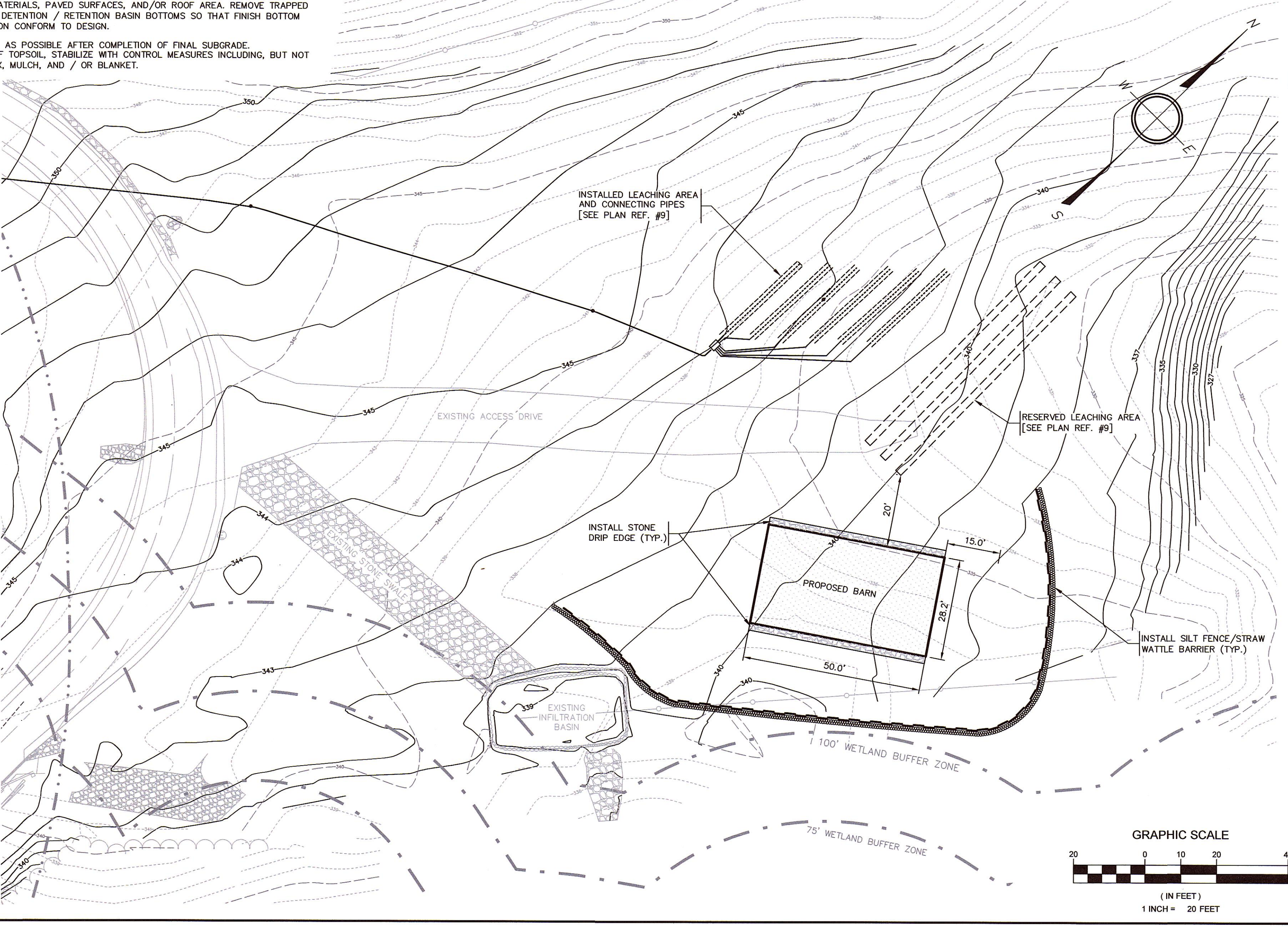
175 LITTLETON COUNTY ROAD
HARVARD, MA

PREPARED FOR:
LUCIANO MANGANELLA
175 LITTLETON COUNTY ROAD
HARVARD, MA

DES. BY: KI	DATE: MARCH 2024	JOB 181080	1 OF 1
CHK. BY: NMP			



- PLAN REFERENCES**
- "MANGANELLA BARN - LITTLETON COUNTY ROAD, HARVARD, MA" PREPARED FOR LUCIANO MANGANELLA BY EVOLUTIONS DESIGNS ARCHITECTURE AND INTERIORS DATED 11-16-2023. PROJECT NO. 092523.
 - "BUILDING PERMIT PLAN (GARAGE/BARN) LOT-2A AT #175 LITTLETON COUNTY ROAD, HARVARD MASS." PREPARED FOR LUCIANO MANGANELLA BY GOLDSMITH, PREST AND RINGWALL, INC. DATED JULY 25, 2023.
 - "RESIDENTIAL DEVELOPMENT NOTICE OF INTENT (ENFORCEMENT ORDER) - CONSTRUCTION RECORD DRAWING - 175 LITTLETON COUNTY ROAD, HARVARD, MA" PREPARED FOR LUCIANO MANGANELLA BY GOLDSMITH, PREST AND RINGWALL, INC. DATED MARCH 2024.
 - "SUBSURFACE SEWAGE DISPOSAL SYSTEM - NEW CONSTRUCTION - CONSTRUCTION RECORD DRAWING - 175 LITTLETON COUNTY ROAD, HARVARD, MA" PREPARED FOR LUCIANO MANGANELLA BY GOLDSMITH, PREST AND RINGWALL, INC. DATED NOVEMBER 2022.
 - "RESIDENTIAL DEVELOPMENT - 175 LITTLETON COUNTY ROAD, HARVARD, MA" PREPARED FOR LUCIANO MANGANELLA BY GOLDSMITH, PREST AND RINGWALL, INC. DATED AUGUST 2020, REVISED THROUGH 11/13/20.
 - "WPA FORM 5 - ORDER OF CONDITIONS - MASSDEP FILE #177-0694" ISSUED TO LUCIANO MANGANELLA BY THE HARVARD CONSERVATION COMMISSION ON 11/30/2020, RECORDED AT WORCESTER REGISTRY OF DEEDS, BOOK 64053 PAGE 244.
 - "WPA FORM 9 - ENFORCEMENT ORDER - MASSDEP FILE #177-0694, HARVARD #0820-04" ISSUED TO LUCIANO MANGANELLA BY TOWN OF HARVARD, DATED MAY 17, 2022.



P:\18-...-1\181080\DWG\FERMIT\EROSION CONTROL PLAN (MARCH 2024).DWG 03-21-24 4:29:20 PM - LAYOUT CRD

© COPYRIGHT GOLDSMITH, PREST & RINGWALL, INC.

OFFICE OF THE
CONSERVATION COMMISSION

15 ELM STREET HARVARD, MA 01451

978-456-4100 EXT.421

www.harvard-ma.gov



MEMORANDUM

DATE: March 28, 2024

TO: Planning Board

FROM: Liz Allard, Conservation Agent 

RE: Erosion Control Application – 175 Littleton County Road

The above-mentioned application was reviewed for compliance with §125- 58 Erosion Control Bylaw and §§133-40 Review Standard, as presented I have no comment.

As allows under §§133-41, it is my recommendations the following conditions be included within the decision made by the Planning Board:

- 1) No activities shall commence without receiving and complying with an Erosion Control Permit issued pursuant to §125-58;
- 2) Erosion Control Permit and approved plans shall be posted at the work site over the duration of site disturbance, construction, and post-construction cleanup;
- 3) Protection of the site during construction through adequate erosion and sedimentation controls shall be constructed in accordance with §§147-16A(1) Code of the Town of Harvard;
- 4) Erosion control measures shall include the use of silt fencing, silt sacks or mulches. Erosion control measures damaged from heavy rainfalls, severe storms, and construction activity shall be repaired immediately;
- 5) Siltation barrier shall be inspected by the Conservation Agent prior to the commencement of activity; and
- 6) The siltation barrier shall not be removed until approval is provided by the Conservation Agent.

Please note, GPR, Inc. has their own Silt Fence/Straw Wattle Barrier detail. This detail is in compliance with §§147-16A(1) Code of the Town of Harvard, noted above under item 3.

OFFICE OF THE
PLANNING BOARD

13 AYER ROAD HARVARD, MA 01451

978-456-4100

www.harvard.ma.us



To: Marlene Kenney, Town Clerk
Harvard Town Hall
13 Ayer Road
Harvard, MA 01451

DECEMBER 7, 2020

HARVARD PLANNING BOARD NOTICE OF DECISION ON APPLICATION OF

LUCIANO MANGANELLA

FOR DRIVEWAY SITE PLAN APPROVAL

175 LITTLETON COUNTY ROAD

HARVARD, MA 01451

ASSESSORS MAP 14 PARCEL 44.4

WORCESTER REGISTRY OF DEEDS BOOK 59354, PAGE 10

RECEIVED
HARVARD TOWN CLERK
2021 JAN -4 PM 1:21

The Applicant proposes the construction of a driveway to serve a single-family residence off Bolton Road under the following Sections of the "Code of the Town of Harvard. The driveway as proposed is approximately 586 feet long.

- Section 125-31, Driveways:
- Section 125-31D, Driveway Site Plan Approval;
- Section 125-39B, Standards for Driveways.
- Section 125-46, Special Permits

PLANS AND DOCUMENTS SUBMITTED IN SUPPORT OF THE APPLICATION

I. Applications:

- a. Application (17 copies) for a Driveway Site Plan Approval, received by the Harvard Town Clerk on August 24, 2020 with accompanying documents as required, including a certified abutters list, corresponding fees paid, and the following:

- a. Site plan set entitled Residential Development: 175 Littleton County Road, Harvard, MA dated August 2020, prepared by Goldsmith, Prest, & Ringwall, Inc., 39 Main Street, Suite 301, Ayer, Massachusetts 01432.

- b. Revised (Final) site plan set entitled Residential Development: 175 Littleton County Road, Harvard, MA with revisions based on peer review comments dated November 13, 2020, prepared by Goldsmith, Prest, & Ringwall, Inc., 39 Main Street, Suite 301, Ayer, Massachusetts 01432.
- c. Cover and narrative letter dated August 18, 2020 from Goldsmith, Prest, & Ringwall, Inc., 39 Main Street, Suite 301, Ayer, Massachusetts 01432 as an agent for the applicant.
- d. Owners Authorization from Luciano Manganella, 135 Commonwealth Avenue, Apartment 8, Boston, MA 02116 dated November 12, 2018 regarding Goldsmith, Prest, & Ringwall, Inc., 39 Main Street Ayer, MA, 01432 authorized for 175 Littleton County Road project.
- e. Abutters List Report dated April 16, 2020 for 175 Littleton County Road signed by Carol Dearborn, Assistant Assessor.
- f. Notice of Decision and accompanying materials, Harvard Planning Board decision on application of Green Hut Investments, LLC, 35 Oak Hill Road, Harvard, MA dated March 21, 2000 for a Special permit for One Hammerhead Lot and a Shared (Common) Driveway.

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

- a. A copy of an email from Timothy B. Kilhart, Harvard Department of Public Works Director, sent on August 25, 2020 to Liz Allard.
- b. A copy of an email from Lieutenant Andrew Perry, Fire Prevention/Training Officer, Harvard Fire Department, sent on September 11, 2020 to Liz Allard.
- c. Copy of memorandum from the Harvard Board of Health to the Harvard Planning Board and Harvard Conservation Commission, dated September 29, 2020.
- d. Planning Board members Brown, Donahue, Leonard, and Biering attended a site walk led Kyle Burchard, P.E. of Goldsmith, Prest, & Ringwall, Inc. on September 26, 2020.

III. Consultant Communications and Reviews:

- a. Memorandum from the Harvard Planning Board and Harvard Conservation Commission to peer review consultants Beals + Thomas, Inc. dated September 24, 2020; Comprehensive Environmental, Inc. dated September 21, 2020; BSC Group dated September 21, 2020; and Nitsch Engineering dated September 21, 2020, providing the scope of review required for the application.
- b. Copy of email from Matthew Brassard of Nitsch Engineering dated September 22, 2020 declining to bid on the peer review project.

- c. Letter from Stacy H. Minihane, PWS of Beals + Thomas, Inc. dated September 28, 2020 containing scope and estimated budget for the project.
- d. Letter from Robert L. Hartzel, Principal, Comprehensive Environmental Incorporated dated September 25, 2020 containing scope and estimated budget for the project.
- e. Letter from Susan McArthur of BSC Group, Inc. dated September 29, 2020 containing agreed to scope and estimated budget for the project.
- f. Letter from Stacey H. Minihane, PWS; Matthew Cote, P.E.; and Andrew M. Gorman, CESSWI of Beals + Thomas, Inc. dated October 27, 2020 regarding review of Notice of Intent (NOI) and Special Permit Modification (10 pages).
- g. Letter from Kyle Burchard, P.E. of Goldsmith, Prest, & Ringwall, Inc. dated November 13, 2020 in response to peer review comments in October 27, 2020 letter from Beals + Thomas, Inc.
- h. Letter from Kyle Burchard, P.E. of Goldsmith, Prest, & Ringwall, Inc. dated November 13, 2020 in response to 2nd peer review comments in October 27, 2020 letter from Beals + Thomas, Inc.

V. Supplemental Materials from Applicant:

- a. Revised Operations & Maintenance Manual for 175 Littleton County Road dated November 13, 2020 submitted by Goldsmith, Prest, & Ringwall, Inc.
- b. Stormwater Management Report for 175 Littleton County Road dated November 13, 2020 submitted by Goldsmith, Prest, & Ringwall, Inc., 39 Main Street, Suite 301, Ayer, Massachusetts 01432.

VI. Public input as reflected in the minutes of the hearings held regarding this application

- a. None

VII. Legal Notices, Advertised and to Abutters:

- a. A copy of the Legal Notice dated August 24, 2020, advertising the Public Hearings to be held on the Modification of an Existing Special Permit and Driveway Site Plan Approval to be held on September 14, 2020, such advertisement appeared in the Harvard Press on August 28, 2020 and September 4, 2020.
- b. An Affidavit of Mailing to Abutters dated August 26, 2020 and endorsed by Assistant Town Clerk.

VIII. The application was presented by Kyle Burchard, P.E. of Goldsmith, Prest, & Ringwall, Inc. dated November 13, 2020 as agent for the applicant; "Luciano Manganello", at a public meeting of the Planning Board on November 16, 2020.

IX. Peer Review and Applicant Responses

- a. Noted that Article VIII, Section 147-25 requires specific technical data be included with the submission including the requirement of a stormwater management plan and calculations, and Section 147-25 B(5) requires hydrographs that illustrate runoff characteristics. Beals + Thomas requested that the Applicant provide the modeling of the basins for typical storm events to document water levels within the basins and the volumes reported in the calculations and that the Applicant establish the seasonal high groundwater table in the area of the basins.

***Comment:** A Stormwater Management Report in accordance with Article VIII, Section 147-25 has been completed and provided, now included as part of this NOI and Driveway Special Permit Modification. Minor changes to the basins were made to improve functionality of the infiltration basins, to simplify maintenance, and still meet the other provisions of Harvard Bylaws. Nearby test pit data is also provided in the Stormwater Management Report, those test pits being generally down-gradient of the proposed basin. The test pits indicate depth to groundwater is no less than 24" and the bottom of the proposed basin remains above existing grade. The location and numbering of the test pits are shown on the site plans.*

- b. Beals + Thomas noted that site plans contain the proposed lowest elevations of cellars or floors and they were uncertain if the top of foundation (TOF) elevation of 380-ft provided on the plans represents the lowest elevation of the structure. They requested that the Applicant document the lowest elevation for clarity of the Administrative Record.

***RESPONSE:** The lowest floor elevation of the proposed dwelling will be a cast in place concrete basement with a slab elevation at 371.00.*

- c. Beals + Thomas requested the Applicant to clarify the electric and telephone conduit installation at the culvert crossing to ensure that conduits are properly supported and to prevent potential differential settlement in this area.

***RESPONSE:** As discussed on 11/5/20, an appropriate section and detail have been added to Sheet C3.1 that include material and compaction specification notes.*

- d. Beals + Thomas requested that the Applicant detail how vertical granite curbing will transition at either end of the crossing.

***RESPONSE:** As discussed on 11/5/20, notation has been added to Sheet C4.1 to clarify the end points and transitions of the proposed VGC.*

- e. Beals + Thomas recommended that satisfactory fire protection provisions have been

made as per the Fire Department.

RESPONSE: *On the afternoon of 11/5/20, after the morning peer review call, Chief Sicard of the Harvard Fire Department communicated to GPR that a successful flow test was conducted at the fire pond, indicating that the hydrant and draw pipe were properly functioning. The drawdown for maintenance by the Harvard Fire Department will be conducted under separate permitting by the Harvard Fire Department, not under this Notice of Intent.*

X. Planner Review

The review noted that the Applicant submitted an application for approval of a Special Permit for modification of the original Common Driveway Special Permit at 175 Littleton County Road which was issued by the Planning Board in 2000. The applicant is proposing a 1,172-foot driveway extension to serve a new single-family home and also an existing barn with a bathroom and separate septic system.

The proposed driveway extension begins at the end of pavement of the existing shred driveway and traverses a dry creek and extend a total distance of 1,172 feet ending at a proposed single-family home building site. The original 2000 Special Permit sought to create a hammerhead lot and the construction of a shared driveway serving four (4) lots. At that time, the Planning Board made 22 findings in the decision and 13 conditions which are made part of the record of the current application and will not be duplicated here although they were discussed in the meeting of the Planning Board. They validate the adherence to the relevant Bylaw sections, note details of the proposed work, and also generally clarify how the proposed work must be defined and in compliance with Town bylaws.

FINDINGS

Based upon the documents submitted to the Planning Board, the Planning Board makes the following findings with respect to the Application:

Special Permit Amendment

- I. The location of the driveway shall be per plans approved dated August 2020 and last revised on November 13, 2020 and stamped as "Final".
- II. Planner recommended that all applicable conditions from the original 2000 Special Permit be incorporated.
- III. Applicant has provided revised Operating & Maintenance documentation related to the shared driveway subject of this application.

Driveway Site Plan Approval

- I. The revised Driveway plan (Item V[c] above) was found to be in accord with the provisions set forth in Section 125-31, Driveways, Section 125-31D, Driveway Site Plan

Approval, and Section 125-39B, Standards for Driveways.

- II. Applicant responded satisfactorily in writing and in-meeting discussion to peer review comments and revisions were made to plans accordingly.

ACTION OF THE PLANNING BOARD - DECISION

Therefore, on December 7, 2020, by a VOTE of five (5) to zero (0) of the Planning Board eligible to vote, the application for a Special Permit Amendment and Driveway Site Plan Approval is **APPROVED** subject to the Conditions and Limitations contained herein as follows:

CONDITIONS AND LIMITATIONS OF APPROVAL OF DRIVEWAY SITE PLAN

Special Conditions

- I. Contingent on Conservation Commission approval of Notice of Intent for Harvard #0820-04 and DEP #177-694.
- II. Consistent and in adherence with the original 2000 Special Permit, as applicable.

Standard Conditions

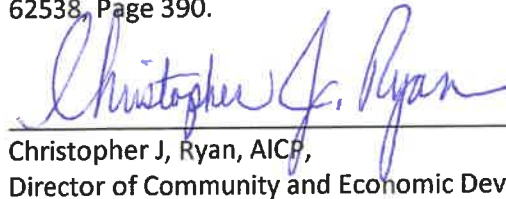
- I. This Special Permit shall lapse no later than December 7, 2022, but shall not include such time required to pursue or await the determination of an appeal referenced to in M.G.L. Chapter 40A, §17, if substantial use of the Special Permit has not sooner commenced except for good cause or, in the case of a permit for construction, if construction has not begun by such date except for good cause.
- II. The site plan accompanying this Special Permit application shall be incorporated into this decision and shall be a standard condition of this approval.
- III. The granting of this Special Permit and site plan approval, and the project which is the subject of the Special Permit and accompanying site plan, including all construction and subsequent operations, is predicated on the applicant complying fully with all provisions of the Town of Harvard Protective Bylaw, the Town of Harvard Codified Bylaws, and Massachusetts General Law, as applicable.
- IV. The applicant shall be responsible for acquiring and complying with all other local, state, or federal permits and approvals as necessary to construct and operate the project as approved by the Board.
- V. This Decision shall be recorded by the applicant at the Worcester County Registry of Deeds. A copy of the recorded Decision shall be submitted to the Planning Board prior to commencing construction.
- VI. The applicant shall provide to the Planning Board, Building Commissioner, Conservation Agent, and Fire Chief, a detailed construction schedule identifying the sequence and

timetable of all key components of the proposed construction activity, as applicable.

- VII. Duly authorized agents of the Town shall have the right to enter upon the Property to ensure continued compliance with the terms and conditions of this Special Permit.
- VIII. This decision allows the proposed improvements and activities in the location shown on the approved site plan. No alterations or changes to the approved improvements shall be allowed without further review and approval by the Planning Board in the form of a modification to the Special Permit.

The Harvard Planning Board, on May 18, 2020, voted to authorize the Director of Community and Economic Development, to electronically sign Harvard Planning Board documents during the Covid-19 State of Emergency as per the provisions of M.G.L. Chapter 110G, which the Planning Board recognizes and accepts heretofore throughout the duration of the emergency.

Recorded at the Worcester South District Registry of Deeds as an Electronically Recorded Document Book 62538, Page 390.



Christopher J, Ryan, AICP,
Director of Community and Economic Development

This decision is not valid until after it has been certified with respect to an Appeal by the Harvard Town Clerk, as provided in MGL, Chapter 40A Section 11, and a copy as certified has been recorded in the Worcester Registry of Deeds.

An Appeal of this decision may be made pursuant to MGL Chapter 40A Section 17 within twenty (20) days after the decision is filed with the Town Clerk.

This is to certify that as of _____ no notice of appeal has been filed with this office in regard to this decision.

utile

March 1, 2024

Frank O'Connor
 Director of Planning
 13 Ayer R.
 Harvard, MA 01451

Invoice # 10565

Harvard Ayer Ph2 Vision Plan

Project #2368.1

Design Consulting
 February 1 - February 29, 2024

<u>Terms</u>	<u>Project Fees</u>	<u>Expenses</u>	<u>Total Project</u>
Project Not to Exceed	\$150,305.00	\$4,650.00	\$154,955.00
Expenses to Fee Reallocation	\$3,545.00	(\$3,545.00)	\$0.00
Terms: Total Project	\$153,850.00	\$1,105.00	\$154,955.00

Consulting hours and fee

	<i>Rate (\$/HR)</i>	<i>Hrs</i>	<i>Fee/staff (\$)</i>	
Utile				
Matthew Littell	\$260	7.00	\$1,820.00	
Taskina Tareen	\$160	32.00	\$5,120.00	
Kevin Chong	\$130	15.00	\$1,950.00	
Carlos Sainz Caccia	\$130	20.50	\$2,665.00	
Courtney McCracken	\$105	49.00	\$5,145.00	
Jillian Graham	\$85	7.00	\$595.00	
				\$17,295.00

Consultants	<i>Invoice</i>	<i>Date</i>	<i>Amount</i>	
Code Studio	4066	12-Feb-24	\$2,051.55	
Landwise	2309_123124	31-Dec-23	\$4,675.00	
Landwise	2209_022924	29-Feb-24	\$7,869.53	
				\$14,596.08

Subtotal **\$31,891.08**

Total Invoice Amount \$31,891.08

<i>Outstanding Invoices</i>	<i>Invoice</i>	<i>Date</i>	<i>Amount</i>
	10267	1-Dec-23	\$4,205.00
	10375	1-Jan-24	\$28,737.97

Total Balance Due \$64,834.05

<i>Billed To Date:</i>	<i>Invoice</i>	<i>Date</i>	<i>Fee Amount</i>	<i>Expenses</i>	<i>Total Invoice</i>
	10071	1-Oct-23	\$21,115.00	\$0.00	\$21,115.00
	10178	1-Nov-23	\$23,497.50	\$0.00	\$23,497.50
	10267	1-Dec-23	\$4,205.00	\$0.00	\$4,205.00
	10375	1-Jan-24	\$28,700.50	\$37.47	\$28,737.97
	10453	1-Feb-24	\$19,908.75	\$0.00	\$19,908.75
	10565	1-Mar-24	\$31,891.08	\$0.00	\$31,891.08
			\$129,317.83	\$37.47	\$129,355.30
	<i>Balance Remaining:</i>		\$24,532.17	\$1,067.53	\$25,599.70

CODE STUDIO

1800 East 4th Street, Unit 125
Austin, TX 78702
(512) 478-2200

Invoice

BILL TO:
Taskina Tareen
Utile
tareen@utiledesign.com
(617) 423-7200

DATE: 2/12/24
INVOICE # 4066
PROJECT: Harvard Ayer
#2368.1.
SERVICE DATES: Sept 1, 2023 to Jan 31,

Description	Contract Amount	Prior Bills	% Complete	This Invoice
Phase 1: Vision Plan	\$14,390.00	\$0.00	14%	\$2,051.55
Phase 2: Form-Based Code	\$64,750.00	\$0.00	0%	\$ -
Total Fee	\$79,140.00	\$0.00	3%	\$2,051.55

Date	Employee	Professional Services - Description	Time
9/20/23	Johnson	Harvard kickoff	1.05
9/20/23	Scarff	Internal kickoff meeting	1.00
12/7/23	Johnson	Presentation review - October and November meetings	0.52
12/7/23	Johnson	Check-in meeting with Utile	0.65
12/7/23	Scarff	Project catch-up with Utile to discuss the coding framework	0.50
12/15/23	Johnson	Review, prep for project memo	0.73
12/18/23	Johnson	Internal discussion re: memo	0.68
12/18/23	Scarff	Framework convo with Ryan	1.00
12/19/23	Johnson	Progress report memo drafting	0.53
12/20/23	Johnson	Memo writing	1.18
12/20/23	Johnson	Memo writing	0.87
12/21/23	Johnson	Internal discussion re: interim report edits	0.50
12/21/23	Johnson	Interim report edits	1.23
12/21/23	Scarff	edits to Code Framework	0.50
12/21/23	Scarff	convo with Ryan re: changes	0.50
1/24/24	Johnson	Meeting with Utile	0.77
1/24/24	Scarff	call with Utile - FBC next steps	0.67
Total Hours			12.88

Amount due this invoice

\$2,051.55



Landwise LLC
101 Walnut St
Watertown, MA 02472-4026
(617) 852-3581

INVOICE

BILL TO
Taskina Tareen
Utile
115 Kingston Street
Boston, MA 02111

INVOICE # 2309_123124
DATE 12/31/2023
DUE DATE 02/29/2024
TERMS Net 60

ACTIVITY	AMOUNT
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Professional Services December Services for Harvard Economic Impact Analysis - 60% complete	4,675.00
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Below are wiring instructions for your convenience: **BALANCE DUE** **\$4,675.00**

Name: Landwise LLC
Bank Name: Bank Of America .
Bank Address: 1065 Lexington St. Waltham, MA 02452
Bank Account: 004644662826
Bank Routing: 011000138 (paper + electronic)
026009593 (wires)

OR
Mail Check to:
Landwise LLC
101 Walnut Street
Watertown, MA 02472
[Please enter Invoice Number]



Landwise LLC
101 Walnut St
Watertown, MA 02472-4026
(617) 852-3581

INVOICE

BILL TO

Taskina Tareen
Utile
115 Kingston Street
Boston, MA 02111

INVOICE # 2209_022924

DATE 02/29/2024

DUE DATE 03/30/2024

TERMS Net 30

ACTIVITY	AMOUNT
Professional Services January and February Services for Harvard Economic Impact Analysis - 100% complete	7,869.53

Below are wiring instructions for your convenience:

Name: Landwise LLC
Bank Name: Bank Of America .
Bank Address: 1065 Lexington St. Waltham, MA 02452
Bank Account: 004644662826
Bank Routing: 011000138 (paper + electronic)
026009593 (wires)

BALANCE DUE

\$7,869.53

OR

Mail Check to:
Landwise LLC
101 Walnut Street
Watertown, MA 02472
[Please enter Invoice Number]

utile

January 1, 2024

Frank O'Connor
 Director of Planning
 13 Ayer R.
 Harvard, MA 01451

Invoice # 10365

Harvard Ayer Ph2 Vision Plan

Project #2368.1

Design Consulting
 December 1 - December 31, 2023

<u>Terms</u>	<u>Project Fees</u>	<u>Expenses</u>	<u>Total Project</u>
Project Not to Exceed	\$150,305.00	\$4,650.00	\$154,955.00

Consulting hours and fee

	<i>Rate (\$/HR)</i>	<i>Hrs</i>	<i>Fee/staff (\$)</i>	
Utile				
Matthew Littell	\$260	5.75	\$1,495.00	
Taskina Tareen	\$160	41.50	\$6,640.00	
Kevin Chong	\$130	72.00	\$9,360.00	
Jocelyn Chiou	\$115	11.50	\$1,322.50	
				\$18,817.50

Consultants	<i>Invoice</i>	<i>Date</i>	<i>Amount</i>	
Landwise	2309_113023	30-Nov-23	\$7,588.00	
Nitsch	84052	1-Dec-23	\$985.00	
Nitsch	84501	1-Jan-24	\$1,310.00	
				\$9,883.00

Subtotal **\$28,700.50**

Reimbursable Expenses

	<i>Invoice</i>	<i>Date</i>	<i>Amount</i>
Sub-Consultant Exp: <i>Landwise</i>	2309_113023	30-Nov-23	\$37.47

Subtotal - Reimbursable Expenses **\$37.47**

Total Invoice Amount \$28,737.97

<i>Outstanding Invoices</i>	<i>Invoice</i>	<i>Date</i>	<i>Amount</i>
	10267	1-Dec-23	\$4,205.00

Total Balance Due \$32,942.97

<i>Billed To Date:</i>	<i>Invoice</i>	<i>Date</i>	<i>Fee Amount</i>	<i>Expenses</i>	<i>Total Invoice</i>
	10071	1-Oct-23	\$21,115.00	\$0.00	\$21,115.00
	10178	1-Nov-23	\$23,497.50	\$0.00	\$23,497.50
	10267	1-Dec-23	\$4,205.00	\$0.00	\$4,205.00
	10375	1-Jan-24	\$28,700.50	\$37.47	\$28,737.97
			<u>\$77,518.00</u>	<u>\$37.47</u>	<u>\$77,555.47</u>

Balance Remaining: \$72,787.00 \$4,612.53 \$77,399.53



Landwise LLC
101 Walnut St
Watertown, MA 02472-4026
(617) 852-3581

INVOICE

BILL TO

Taskina Tareen
Utile
115 Kingston Street
Boston, MA 02111

INVOICE # 2309_113023

DATE 11/30/2023

DUE DATE 01/29/2024

TERMS Net 60

ACTIVITY	AMOUNT
Professional Services	7,588.00
September, October, November Services for Harvard Economic Impact Analysis - 37% complete	
Harvard Ayer Site Visit Mileage	37.47

Below are wiring instructions for your convenience:

Name: Landwise LLC

Bank Name: Bank Of America .

Bank Address: 1065 Lexington St. Waltham, MA 02452

Bank Account: 004644662826

Bank Routing: 011000138 (paper + electronic)
026009593 (wires)

BALANCE DUE

\$7,625.47

OR

Mail Check to:

Landwise LLC

101 Walnut Street

Watertown, MA 02472

[Please enter Invoice Number]



2 Center Plaza, Suite 430
 Boston, MA 02108-1928
 T: 617-338-0063
 F: 617-338-6472
www.nitscheng.com

Matthew Littell
 Utile, Inc.
 115 Kingston Street
 Boston, MA 02111

December 1, 2023
 Project No: 15585.
 Invoice No: 84052

Project 15585. Ayer Road

Professional Services from October 29, 2023 to November 25, 2023

Task 020 Background Review & Comm Visioning

Sub-Task 01 Reference Review

Professional Personnel

	Hours	Rate	Amount	
Project Manager				
Creamer, Brian	4.00	225.00	900.00	
Totals	4.00		900.00	
Total Labor				900.00
				Total this Sub-Task
				\$900.00
				Total this Task
				\$900.00

Task 030 Building & Parcel Study

Sub-Task 01 Prototypical/Soft Site Selection

Professional Personnel

	Hours	Rate	Amount	
Planner				
Picard, Sydnie	.50	170.00	85.00	
Totals	.50		85.00	
Total Labor				85.00
				Total this Sub-Task
				\$85.00
				Total this Task
				\$85.00

Billing Limits	Current	Prior	To-Date	
Total Billings	985.00	9,327.50	10,312.50	
Limit			15,425.00	
Remaining			5,112.50	
				Total this Invoice
				\$985.00

Outstanding Invoices

Number	Date	Balance
83347	10/12/2023	2,027.50
83659R	11/1/2023	7,300.00
Total		9,327.50



2 Center Plaza, Suite 430
 Boston, MA 02108-1928
 T: 617-338-0063
 F: 617-338-6472
www.nitscheng.com

Matthew Littell
 Utile, Inc.
 115 Kingston Street
 Boston, MA 02111

January 1, 2024
 Project No: 15585.
 Invoice No: 84501

Project 15585. Ayer Road

Professional Services from November 26, 2023 to December 30, 2023

Task 020 Background Review & Comm Visioning

Sub-Task 01 Reference Review

Professional Personnel

	Hours	Rate	Amount	
GIS Specialist				
Peterson, Nicolas	2.00	120.00	240.00	
Totals	2.00		240.00	
Total Labor				240.00
				Total this Sub-Task
				\$240.00
				Total this Task
				\$240.00

Task 030 Building & Parcel Study

Sub-Task 01 Prototypical/Soft Site Selection

Professional Personnel

	Hours	Rate	Amount	
Project Manager				
Creamer, Brian	4.00	225.00	900.00	
Planner				
Picard, Sydney	1.00	170.00	170.00	
Totals	5.00		1,070.00	
Total Labor				1,070.00
				Total this Sub-Task
				\$1,070.00
				Total this Task
				\$1,070.00

Billing Limits

	Current	Prior	To-Date	
Total Billings	1,310.00	10,312.50	11,622.50	
Limit			15,425.00	
Remaining			3,802.50	
				Total this Invoice
				\$1,310.00

Project	15585.	Ayer Road	Invoice	84501
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Outstanding Invoices

Number	Date	Balance
84052	12/1/2023	985.00
Total		985.00