

Posted 1/24/2022-12:30PM-MK

**TOWN OF HARVARD
ZONING BOARD OF APPEALS REVISED AGENDA
WEDNESDAY JANUARY 26, 2022 @ 7:00pm**

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency and signed into law on June 16, 2021, this meeting will be conducted via remote participation. Interested individuals can listen in and participate by phone and/or online by following the link and phone number below.

Topic: UpperTH ProWebinar's Zoning Board of Appeals Zoom Meeting
Time: Jan 26, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82613232152?pwd=ZUhaWWZhYjFIRUprelhCT2pYaUhLQT09>

Meeting ID: 826 1323 2152

Passcode: 508647

One tap mobile

+13126266799,,82613232152# US (Chicago)

+19294362866,,82613232152# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 436 2866 US (New York)

Meeting ID: 826 1323 2152

Find your local number: <https://us02web.zoom.us/j/82613232152?pwd=ZUhaWWZhYjFIRUprelhCT2pYaUhLQT09>

7:00pm Continuation of a Special Permit Hearing – Patrick & Helen Wind, 37 Peninsula Road, for the conversion of a seasonal residence to year-round residence

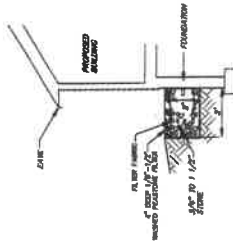
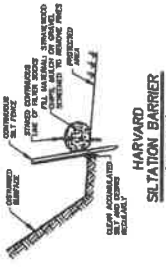
New Business: a) Approve Minutes

b) Craftsman Village Harvard - Request for De Minimus change to Approved Site Plan to relocate mailboxes

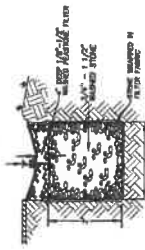
Old Business: None

**NEXT SCHEDULED MEETING:
MARCH 9, 2022**

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 also be brought up for discussion to the extent permitted by law.



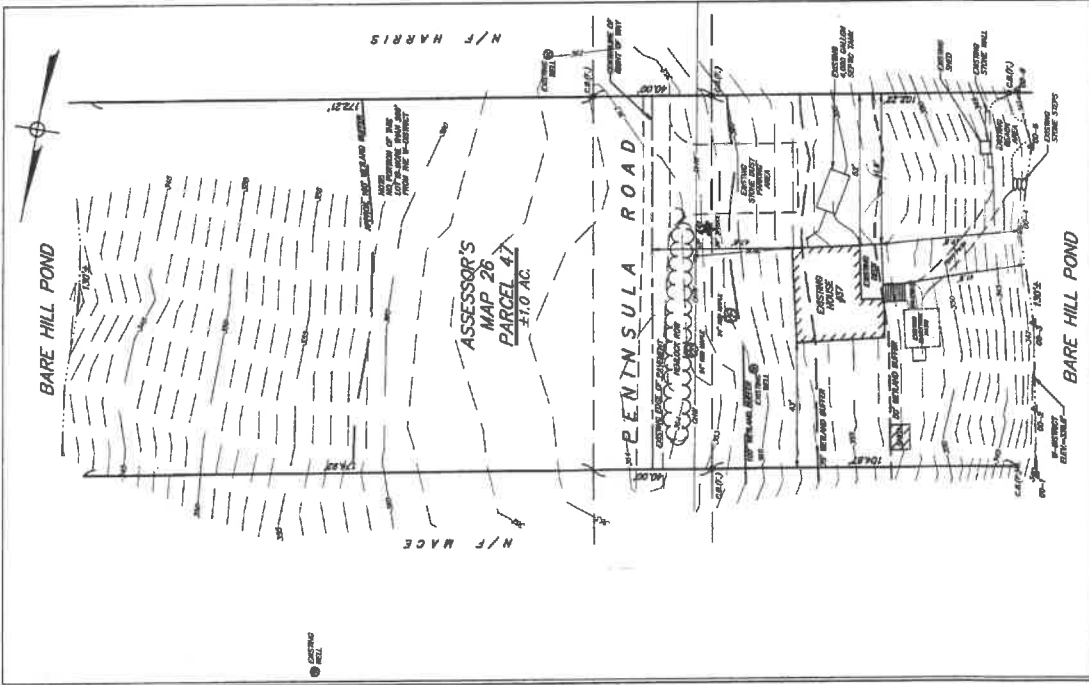
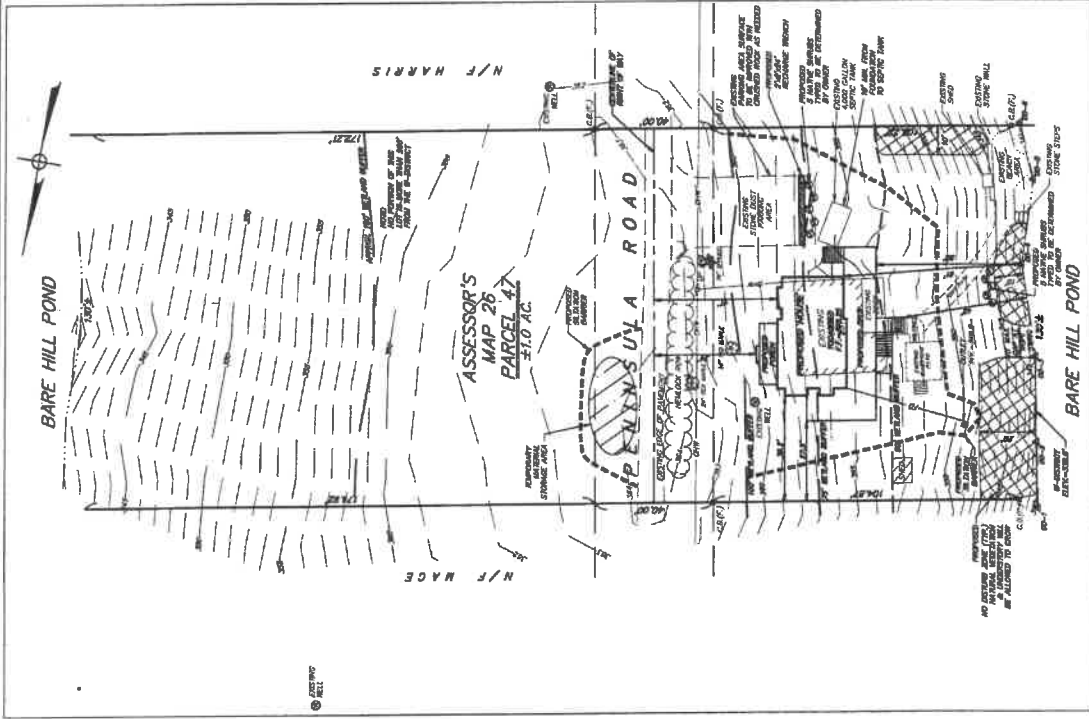
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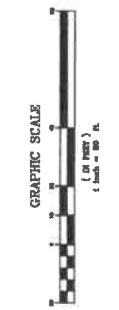
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PROPOSED

EXISTING CONDITIONS

HARVARD LAND-STRUCTURE RELATIONSHIPS			
ZONE DESIGNATION	CURRENT REQUIREMENT	EXISTING STRUCTURE	PROPOSED STRUCTURE
LOT BOUNDARY SETBACK	21.0'	43.0'	21.0'
CENTRELINE OF HIGHWAY SETBACK	75'	92.0'	34'
BARE HILL POND IN-DISTRICT SETBACK	80'	91.0'	42'



REVISIONS
 2/12/13 - 01
 2/12/13 - 02
 2/12/13 - 03



WETLAND PROTECTION ACT (303A SIB) FROM TO BE MAINTAINED AS AN OPEN SPACE. THE WETLAND PROTECTION ACT (303A SIB) FROM TO BE MAINTAINED AS AN OPEN SPACE. THE WETLAND PROTECTION ACT (303A SIB) FROM TO BE MAINTAINED AS AN OPEN SPACE.

NOTE: PROPOSED HERE TO BE MAINTAINED TO THE REMAINING OPEN SPACE. THE WETLAND PROTECTION ACT (303A SIB) FROM TO BE MAINTAINED AS AN OPEN SPACE. THE WETLAND PROTECTION ACT (303A SIB) FROM TO BE MAINTAINED AS AN OPEN SPACE.

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DATE: PROJECT CASE NUMBER

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WIND RESIDENCE

plan 1b

Cover drawing is an artistic rendering that may not accurately represent the design. Landscaping, site work, driveway and site grading details to be used for reference only.

SQUARE FOOTAGE SUMMARY

First Floor	1057 sq-ft
Second Floor	182 sq-ft
TOTAL FINISHED	1239 sq-ft
Future Finished Basement	721 sq-ft
Deck	692 sq-ft
Screened Porch	195 sq-ft
Covered Porch	156 sq-ft

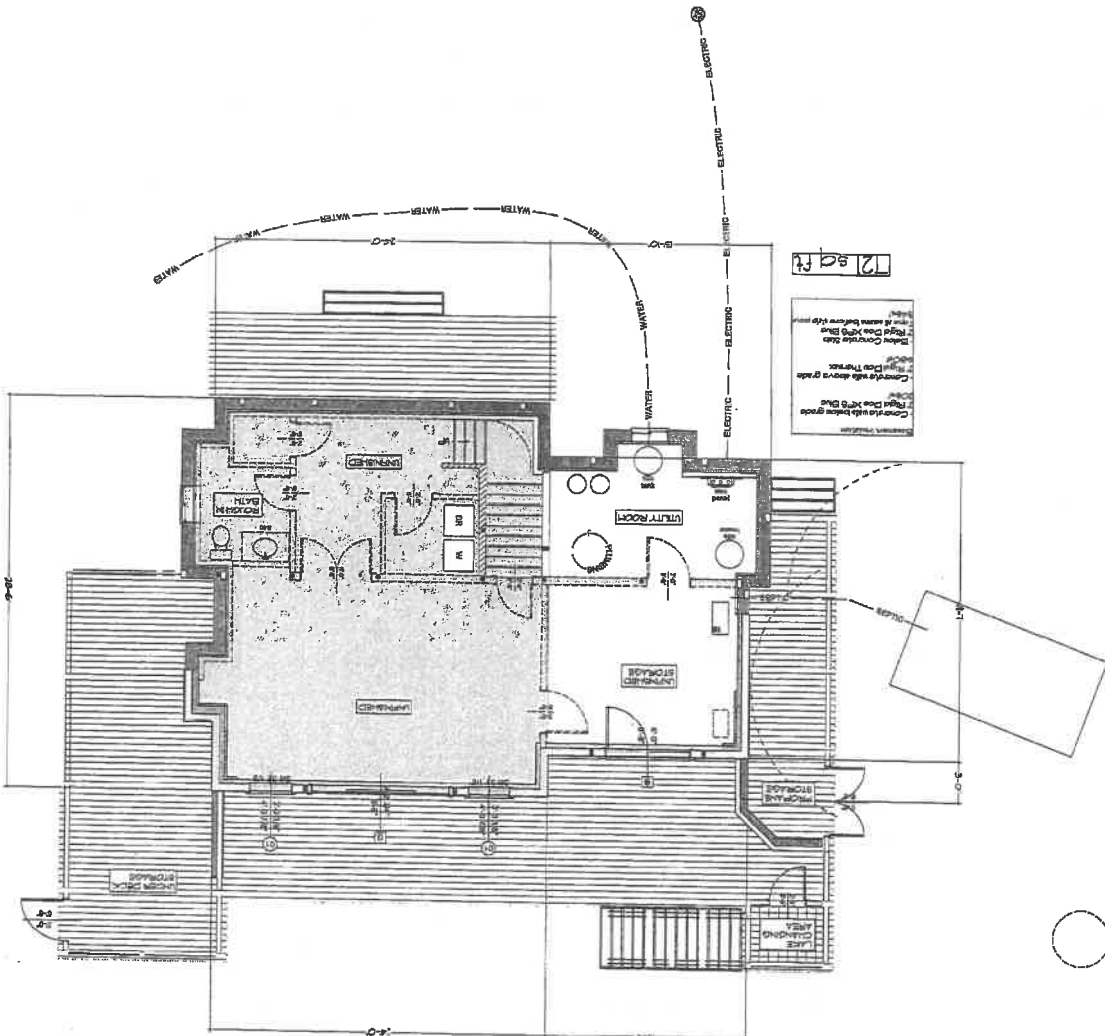
BUILDER / OWNER INFORMATION

Owner
Patrick & Tracy Wind
1 Fox Hill Lane
Danvers, CT 06820

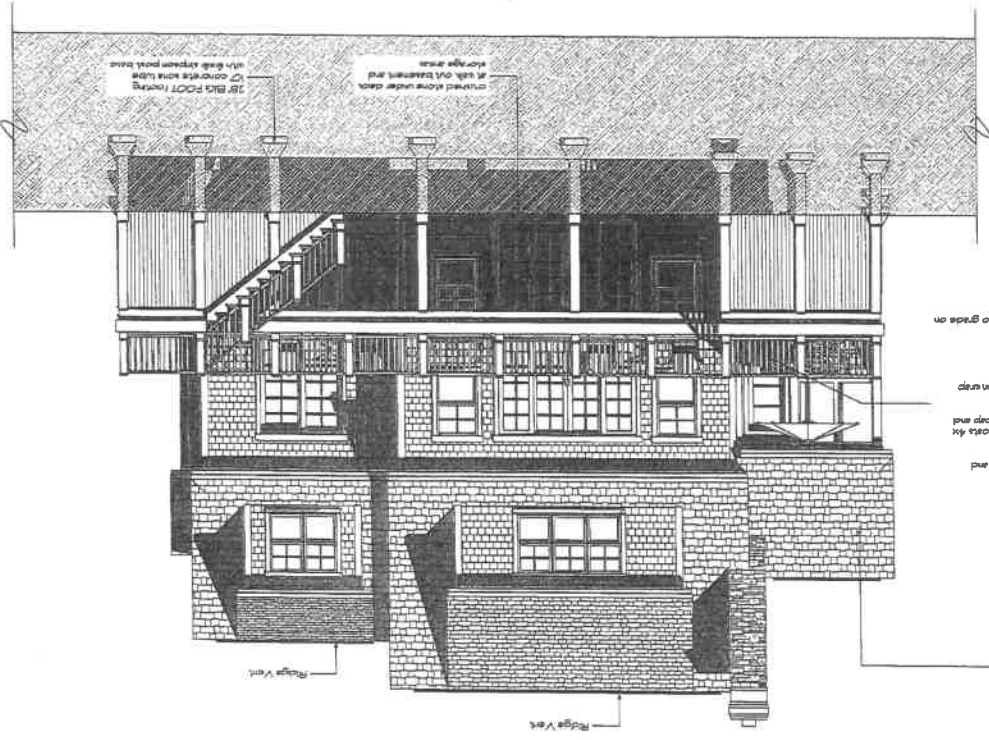
Builder
Envision Homes Inc.
44 Moore Lane
Northboro, MA
508-555-5551

MASS DESIGN CRITERIA

Bedrooms	Two
Location	Harvard, MA
Ground Snow Load	50 psf
Wind Speed	90 mph
Wind Exposure	C
Seismic category	B
Frost Line depth	4ft
Design Temp. heat	10 in - 2 out
Design Temp. cooling	15 in - 81 out
Avg. yearly temp.	46.1F

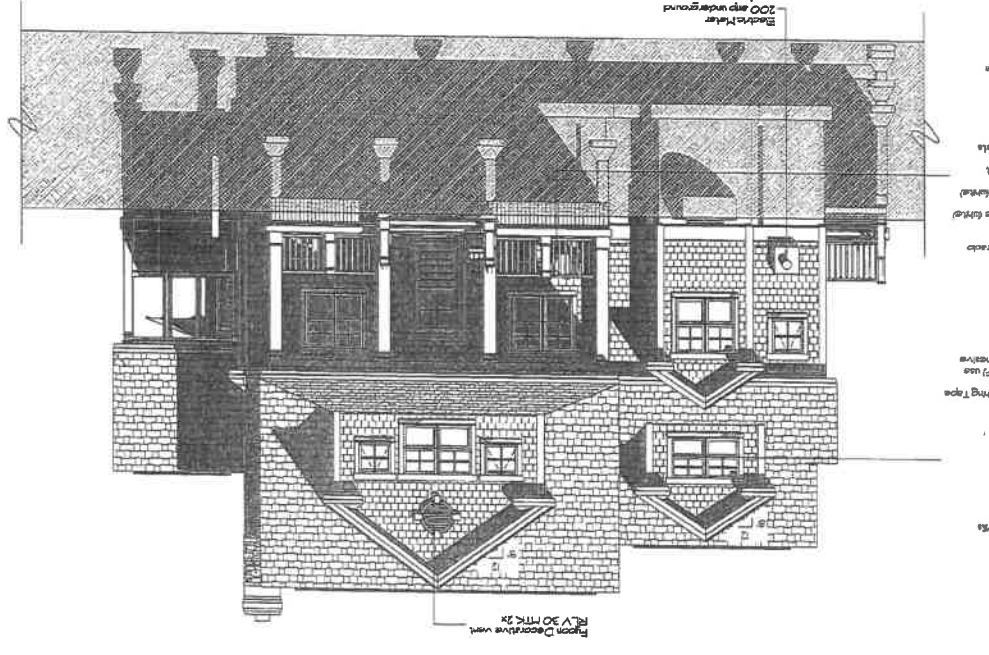


B ELEVATION BACK
 SCALE: 1/4" = 1'-0"



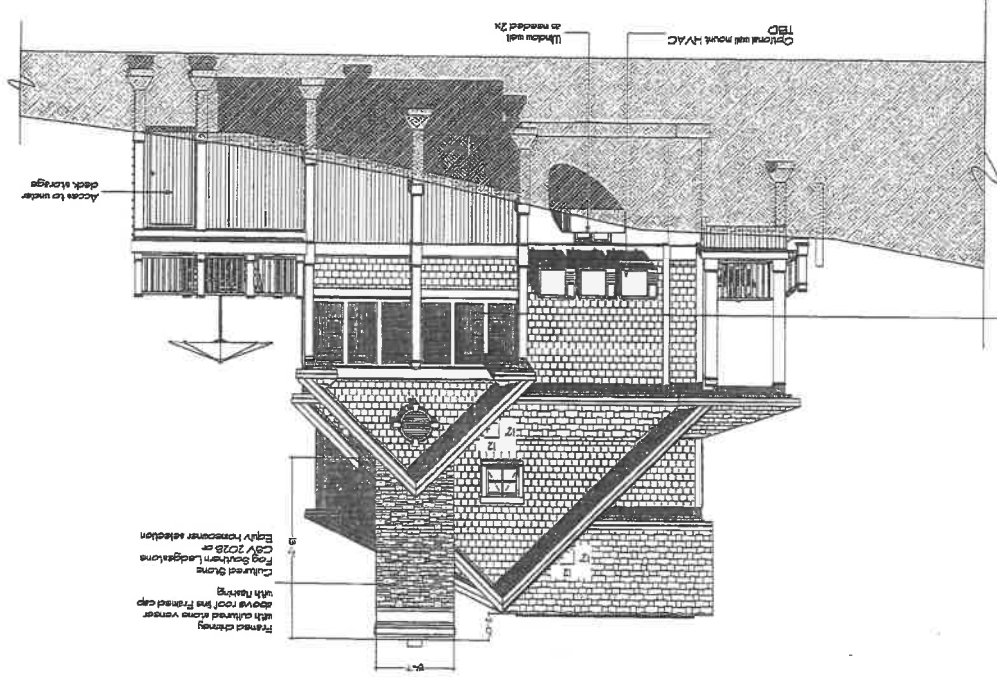
ROOMS
 5/8\"/>

F ELEVATION FRONT
 SCALE: 1/4" = 1'-0"



INDOORS
 Aztek wall supports
 Steel posts - Aztek wall face mount
 Riding - Central red Premier Aztek
 Columns - 6x6 PT with Aztek 6x6 column wrap base with kit
 6x6 PT Aztek wall face mount, steel cap and base with kit
 Steel posts - Aztek wall face mount, steel cap and base with kit
 Riding - Aztek, Premier Red metal cap and OPTIONAL Color - Aztek, Terra
 Color - Aztek, Slate Grey
 Decking - Aztek, 5/4\"/>

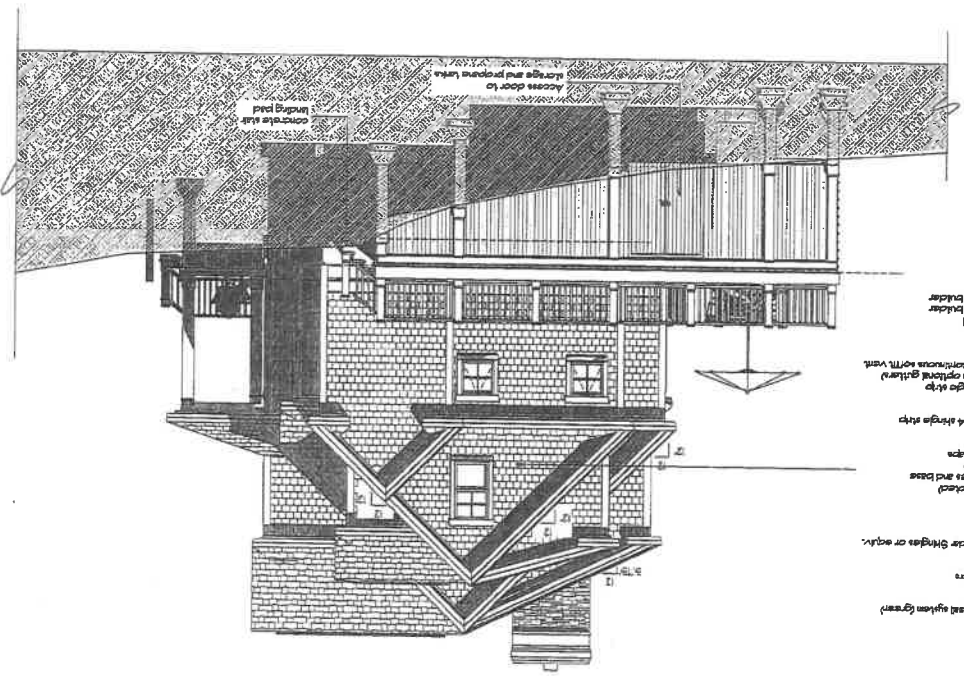
R ELEVATION RIGHT SCALE: 1/4" = 1'-0"



- SCREEN PORCH
- Decking - Asak Park Park
- 5/8" x 3 1/8" decking
- Color - Asak Slate Gray
- OPTIONAL Color - Asak Verde
- OPTIONAL Material - Ice
- Fronted half wall
- Frame being on outside
- Vertical board board on inside
- Asak oak boards
- Asak oak or poplar columns 6x6
- Asak board board ceiling
- Downward panel per plan
- OPTIONAL
- Flashing blind glass after panels
- PVC trim to be Asak or White

Fronted ceiling with cultured stone veneer above roof line
 with flashing
 Cultured Stone
 Ledger Ledges on
 2x4 joists on
 Equal hanger selection

L ELEVATION LEFT SCALE: 1/4" = 1'-0"



- EXTERIOR STONE
- Use
- The side with Advantech Zip wall system (green)
- Top and water shield with Zip
- Zip and water shield at seams
- Flashing at all porch ledgers
- Blind
- Flashed Knauftech Ultra Cedar Shingles or eqval.
- Chimney Flashing Kit
- 3" Exposure
- Trim
- Chimney Flashed F (knauf notched)
- Unions
- 5/8" x 6" nails and caps
- Use 2x4's
- Cover Boards 1/2 x 6
- Ember Ridge 1x2 - 1x2 - 1x2 stringer 4x4
- Great Return For Deck
- 1x2 - 1x2 stringer 4x4
- Face
- 1x2 - 1x2 (with optional gable)
- Bottom
- 1x2 - 1x2 w/ continuous 4x4's
- Upper Deck
- 1x2 - 1x2
- OPTIONAL EXTERIOR TRIM
- Board Trim Exterior
- concrete builder
- PVC Trim

Access door to storage and program table

concrete slab landing pad

GENERAL NOTES: WIND FINISHED BASEMENT

PROJECT INFORMATION

1. OWNER: PATRICK & TRACY WIND
108 HILL LANE
DARLEN CT 06820

BUILDING CODES

1. INTERNATIONAL RESIDENTIAL CODE BOOK WITH AMENDMENTS
2. INTERNATIONAL ENERGY CONSERVATION CODE EICC 2015 OR STRONG
CODE WHERE IN EFFECT

PERMITS AND APPROVALS

1. CONSERVATION APPROVAL: NA
2. DOMING APPROVAL: NA
3. BOARD OF HEALTH APPROVAL: NA
NO ADDITIONAL BEDROOMS
TWO BEDROOM DEED RESTRICTION
4. BUILDING PERMIT: YES

UTILITIES

1. SEWER: PUBLIC PRIVATE
2. WATER: PUBLIC PRIVATE
3. GAS: NATURAL PROPANE
4. ELECTRIC: OVERHEAD UNDERGROUND

SHEET INDEX

ID	COVER EXISTING FLOOR PLAN	NUMBER
01	BASEMENT FLOOR PLAN	
02	BASEMENT FLOOR PLAN	
03	BASEMENT FLOOR PLAN	
04	BASEMENT FLOOR PLAN	
05	BASEMENT FLOOR PLAN	
06	DETAILS BASEMENT	

FINISHES

1. EXISTING TWO BEDROOM ENERGY STAR HOME BASED UPON TO HAVE UNFINISHED BASEMENT CONVERTED TO PARTIALLY FINISHED LIVING WITH MECHANICAL AND ELECTRICAL SYSTEMS. MECHANICAL AND ELECTRICAL SYSTEMS WILL BE RELOCATED TO THE BASEMENT. MECHANICAL AND ELECTRICAL SYSTEMS WILL BE RELOCATED TO THE BASEMENT. MECHANICAL AND ELECTRICAL SYSTEMS WILL BE RELOCATED TO THE BASEMENT.

THE CONSTRUCTION

1. HIGHWAY TO REMOVE ALL PERSONAL BELONGINGS FROM THE INTERIOR PRIOR TO START OF CONSTRUCTION.
2. MECHANICAL AND ELECTRICAL SYSTEMS WILL BE RELOCATED TO THE BASEMENT. MECHANICAL AND ELECTRICAL SYSTEMS WILL BE RELOCATED TO THE BASEMENT.
3. MECHANICAL AND ELECTRICAL SYSTEMS WILL BE RELOCATED TO THE BASEMENT. MECHANICAL AND ELECTRICAL SYSTEMS WILL BE RELOCATED TO THE BASEMENT.

DESIGN

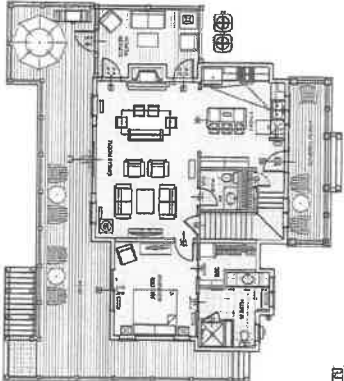
1. SAW CUT CONCRETE FLOOR TO ACCOMMODATE NEW UNDER SLAB PLUMBING.
2. UNDER SLAB PLUMBING INSTALLATION AND INSPECTION.
3. REPLACE SHAG AND SLAB INSULATION.

ROUGH CONSTRUCTION

1. ROUGH FRAME (NEW INTERIOR PARTITION WALLS)
2. ROUGH IN CEILING DUCT WORK AND DROP CEILING
3. MECHANICAL AND ELECTRICAL SYSTEMS
4. PLUMBING
5. HVAC

MECHANICAL INSPECTIONS

1. MECHANICAL INSPECTION
2. BOARD AND PLASTER WALLS AND CEILING
3. FINISH CONSTRUCTION
4. INSTALL INTERIOR DOORS, CEILING, BASE
5. INSTALL FLOOR TILE
6. INSTALL CABINETS AND COUNTER TOPS
7. FINISH WALLS AND CEILING
8. INSTALL PLUMBING FIXTURES
9. FINISH PAINT ON INTERIOR WALLS
10. INSTALL LIGHT FIXTURES
11. INSTALL HVAC TRAIL
12. MECHANICAL INSPECTIONS
13. OCCUPANCY INSPECTION



EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

WIND BASEMENT

plan 2C

COVER DRAWING IS A MILLER RENDERING UNIT. ONLY NOT ACCURATELY REPRESENT UNDERLAYS PLAN HIGH. MEASUREMENTS TAKEN FROM EXISTING ARCHITECTURAL DRAWINGS. DRAWING IS TO BE USED FOR REFERENCE ONLY.

SQUARE FOOTAGE SUMMARY

BASEMENT INSIDE FOUNDATION: 692 sq-ft
FINISHED UNFINISHED: 293 sq-ft

BUILDER / OWNER INFORMATION

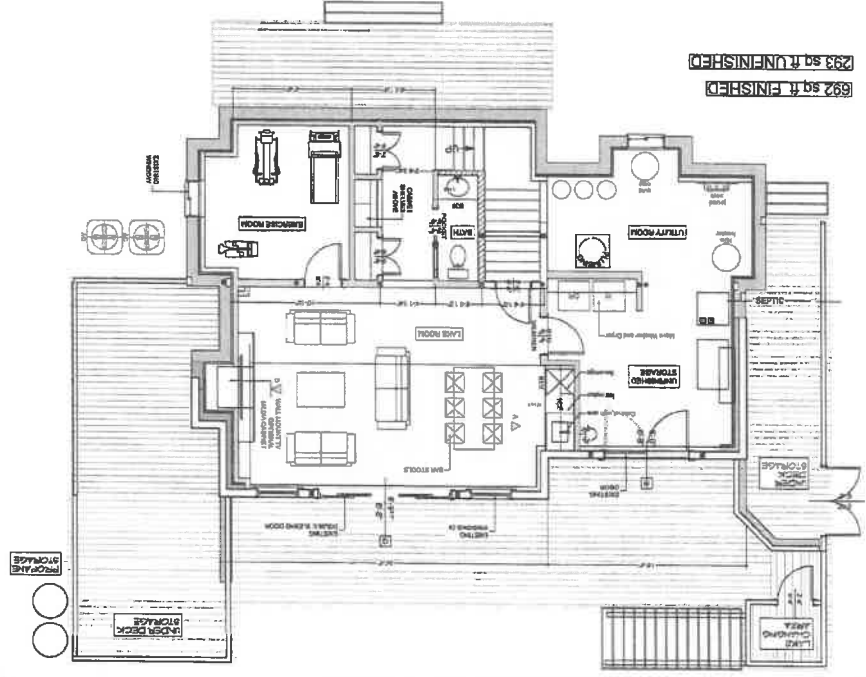
Owner: Patrick & Tracy Wind
Address: 1 Fox Hill Lane, Darlen CT 06820

Builder: Envision Homes Inc.
Address: 44 Moore Lane, Northboro MA 01561
Phone: 508-393-5551

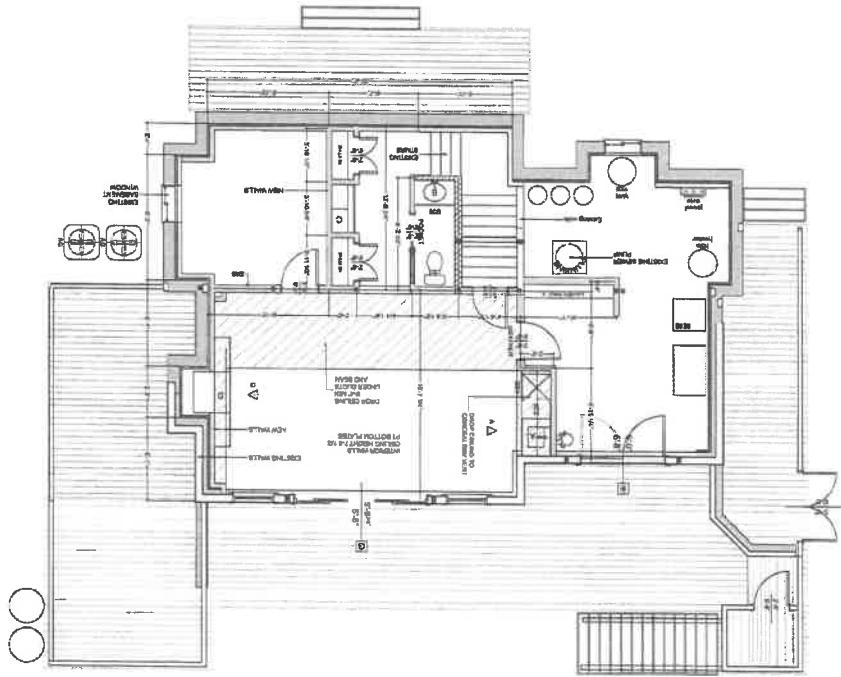
MASS DESIGN CRITERIA

Bedrooms: Two
Location: Harvard MA
Ground Snow Load: 50 psf
Wind Speed: 90 mph
Wind Exposure: C
Seismic category: B
Front Line category: 4N
Design temp. heat: 10 in - 2 out
Design Temp. cooling: 15 in - 81 out
Avg. yearly temp.: 46.1F

FINISHED BASEMENT - FURNITURE PLAN
SCALE: 1/4" = 1'-0"



FINISHED BASEMENT PLAN
SCALE: 1/4" = 1'-0"



**HARVARD ZONING BOARD OF APPEALS
MEETING MINUTES
JANUARY 12, 2022**

Chair Christopher Tracey called the meeting to order at 7:02pm, virtually pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures adopted during the State of Emergency and signed into law on June 16, 2021, and under M.G.L. Chapter 40A and Code of the Town of Harvard Chapter 125

Members Present: Chris Tracey, Michael Lawton, Theodore Maxant (departed at 7:35pm) and Steve Moeser

Others Present: Liz Allard (Land Use Boards Administrator), Dan Wolfe (Ross Associates), Barbara Romero and Tim Rueter

Special Permit Hearing – Patrick & Helen Wind, 37 Peninsula Road. Opened at 7:02pm (for complete details see page 2)

Review & Approve 2021 Annual Report

Steve Moeser made a motion to approve the 2021 Annual Report as drafted. Michael Lawton seconded the motion. The vote was unanimously in favor of the motion by a roll call vote, Michael Lawton, aye; Steve Moeser, aye and Chris Tracey, aye.

Annual State Ethics Receipt & Online Training

Liz Allard reminded members of their responsibility to confirm receipt of the Conflict-of-Interest Law and/or complete the online ethic trainings as required by Mass General Law.

Approve Minutes

Michael Lawton made a motion to approve the minutes of December 8, 2021. Steve Moeser seconded the motion. The vote was unanimously in favor of the motion by a roll call vote, Michael Lawton, aye; Steve Moeser, aye; and Chris Tracey*, aye. *Did not approve the minutes associated with 204 Bolton Road, as he was not present at the time of that discussion.

Enforcement Options at Pine Hill Village

After briefly discussing the Boards ability to impose enforcement separate from that of the Zoning Enforcement Officer or other Boards and Commissions, the members agreed should the matter of enforcement arise again during the remaining construction of this development they will need to seriously consider their enforcement options.

Trail Ridge Update

There was no update this evening.

Adjournment

At 7:51pm Steve Moeser made a motion to adjourn the meeting. Michael Lawton seconded the motion. The vote was unanimously in favor of the motion by a roll call vote, Michael Lawton, aye; Steve Moeser, aye and Chris Tracey, aye.

Signed: _____ Liz Allard, Clerk

DOCUMENTS & OTHER EXHIBITS

- Town of Harvard, Zoning Board of Appeals Agenda, dated January 12, 2022

Harvard Zoning Board of Appeals

Special Permit Hearing Minutes

Patrick & Helen Wind, 37 Peninsula Road

January 12, 2022

The hearing was opened by Chair Christopher Tracey at 7:03pm virtually, pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures adopted during the State of Emergency and signed into law on June 16, 2021, and under M.G.L. Chapter 40A and Code of the Town of Harvard Chapter 125

Members Present: Christopher Tracey, Theodore Maxant, Michael Lawton and Steve Moeser

Others Present: Liz Allard (Land Use Boards Administrator), Dan Wolfe (Ross Associates)

This hearing is for a Special Permit filed on behalf of Patrick & Helen Wind for the conversion of a seasonal residence to year-round residence at 37 Peninsula Road, Harvard.

Dan Wolfe, of Ross Associates, explained Ross Associates had not originally submit the application, but has since been retained to represent the applicants. Mr. Wolfe detailed the previous Special Permit for the re-construction of the single-family dwelling. Comments from Board of Health (BOH) state they are not in support of this application. Mr. Wolfe explained there has been some confusion on the number of bedrooms within the dwelling due to the marketing of this property. Mr. Wolfe stated the realtor staged the property to detail the ability to use different spaces as bedrooms; there was no intent to imply that there are in fact four-bedrooms within this dwelling, which has a two-bedroom deed restriction. Although this matter was before the BOH on Monday, they have chosen to think about the matter, along with an additional issue, before making a decision.

Steve Moeser was disappointed the applicant was not present this evening as he has questions pertaining to the restrictions for a tight-tank. Mr. Wolfe stated the pumping records have been updated as required by the BOH, which indicate the system has been pumped routinely and at a pace consistent with a seasonal dwelling. Mr. Moeser asked if the existing floor plan was the same as the one approved by the Board during the Special Permit process. Mr. Wolfe stated, with the permission of the BOH, the lower-level had been converted into two additional rooms, but not bedrooms. Chris Tracey would like confirmation that the approved floor plans are what is existing and requested floor plans be submitted. Mr. Moeser further requested a site plan to determine no additional runoff is occurring on the site as required by Chapter 125-46 of the Protective Bylaw. Mr. Tracey suggested a walk-thru of the house and the site; members agreed to review the site on January 20, 2022 at 8:30am

With additional information required, Steve Moeser made a motion to continue the hearing to January 26, 2022 at 7:00pm. Michael Lawton seconded the motion. The vote was unanimously in favor of the motion by roll call vote, Michael Lawton, aye; Steve Moeser, aye; and Chris Tracey, aye.

Signed: _____ Liz Allard, Clerk



WESTON DEVELOPMENT GROUP, INC

To: Harvard Zoning Board of Appeals

From: Weston Development Group, Inc.

Date: January 24, 2022

RE: Request Non Substantial Change to Relocate Mail Station

As you may have noticed we are approaching the completion of the first group of ten homes at the Craftsman Village site. The roadway has been installed and we hope to start conveying homes next month.

Since completing the roadway and evaluating the speed at which people enter and exit the property, we respectfully request a non-substantial change to relocate the site of the mail station. Specifically, we would like to shift its location from its approved spot close to the property access from Ayer Road, to the cul-de-sac island more to the rear of the property.

In its current location we feel residents may enter the property and stop & park too close to Ayer Road to pick up their mail. This parking along the entrance side of the road may create safety issues for others who may enter the property at the same/similar time. The parallel parking spaces adjacent to the mail station are on the opposite side of the roadway and better suited for parking prior to exiting the property.

By moving the mail station to the cul de sac location traffic will primarily resident traveling at low speeds, it allows ample room for a car to stop and resident get mail while leaving sufficient room for another car to pass. It is a more central location within the property and there is already proposed lighting in the area.

The attached plan shows the approved location as well as the proposed re-located position for the mail station. We greatly appreciate your consideration of this non-substantial change.

- NOTES:**
1. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DELINEATED BY THE CONSTRUCTION PERMITS SHALL BE CONSIDERED TO BE UNDER THE CONTROL OF THE ORIGINAL CONTRACTOR AT THE CONTRACTOR'S EXPENSE. TO THE EXTENT OF THE CONTRACTOR'S OBLIGATION TO THE TOWN OF AYER, THE CONTRACTOR SHALL MAINTAIN THE EXISTING CONSTRUCTION PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF AYER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF AYER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF AYER.
 2. SEE LANDSCAPING PLAN FOR PLANTING DETAILS AND LOCATIONS.
 3. AVYER ROAD IS POSTED AS 35 MPH.

PROJECT AREA TABLE:

EXISTING AREAS (UNITS, PAVED)	0.83 ± ACRES	78
PAVED AREA (DRIVEWAY, SIDEWALK)	1.01 ± ACRES	84
REMAINING OPEN AREAS	10.72 ± ACRES	834
TOTAL AREA	12.56 ACRES	1006

FLOOR AREA RATIO:
 ZONING SECTION 152-309 - TOTAL BUILDING FLOOR AREA (ALL LEVELS, ALL BUILDINGS) SHALL NOT EXCEED 10% OF THE LAND AREA OF THE LOT, OR 6000 SQ. FT. (WHICHEVER IS LARGER).
 BASE LOT AREA = 10,000 SQ. FT.
 FIRST FLOOR AREA = 1,000 SQ. FT.
 SECOND FLOOR AREA = 1,000 SQ. FT.
 TOTAL FLOOR AREA PER UNIT = 4,000 SQ. FT.
 20 UNITS X 4,000 = 80,000 SQ. FT.
 LAND AREA OF THE LOT = 834 ACRES (AREA OUTSIDE W-DISTRICT)
 10% OF LAND AREA OF THE LOT = 83,400 SQ. FT.
 THEREFORE TO SECTION 152-309-FLOOR AREA RATIO, REQUESTED AS PART OF 408

ZONING OFFSETS:
 BASE LOT: 100' WIDE
 MINIMUM SIDE YARD: 40'
 MINIMUM REAR YARD: 45'
 MINIMUM BUILDING HEIGHT: 20'
 THEREFORE TO SECTION 152-309-SETBACKS, REQUESTED AS PART OF 408

PARKING TABLE:
 2 GARAGE SPACES PER UNIT = 40 SPACES
 MINIMUM GARAGE DIMENSION = 13' SPACES
 TOTAL PROPOSED = 53 SPACES

PERMIT SET
 NOT FOR CONSTRUCTION
 REVISED 10-30-19
 LAYOUT AND MATERIALS
 PLAN

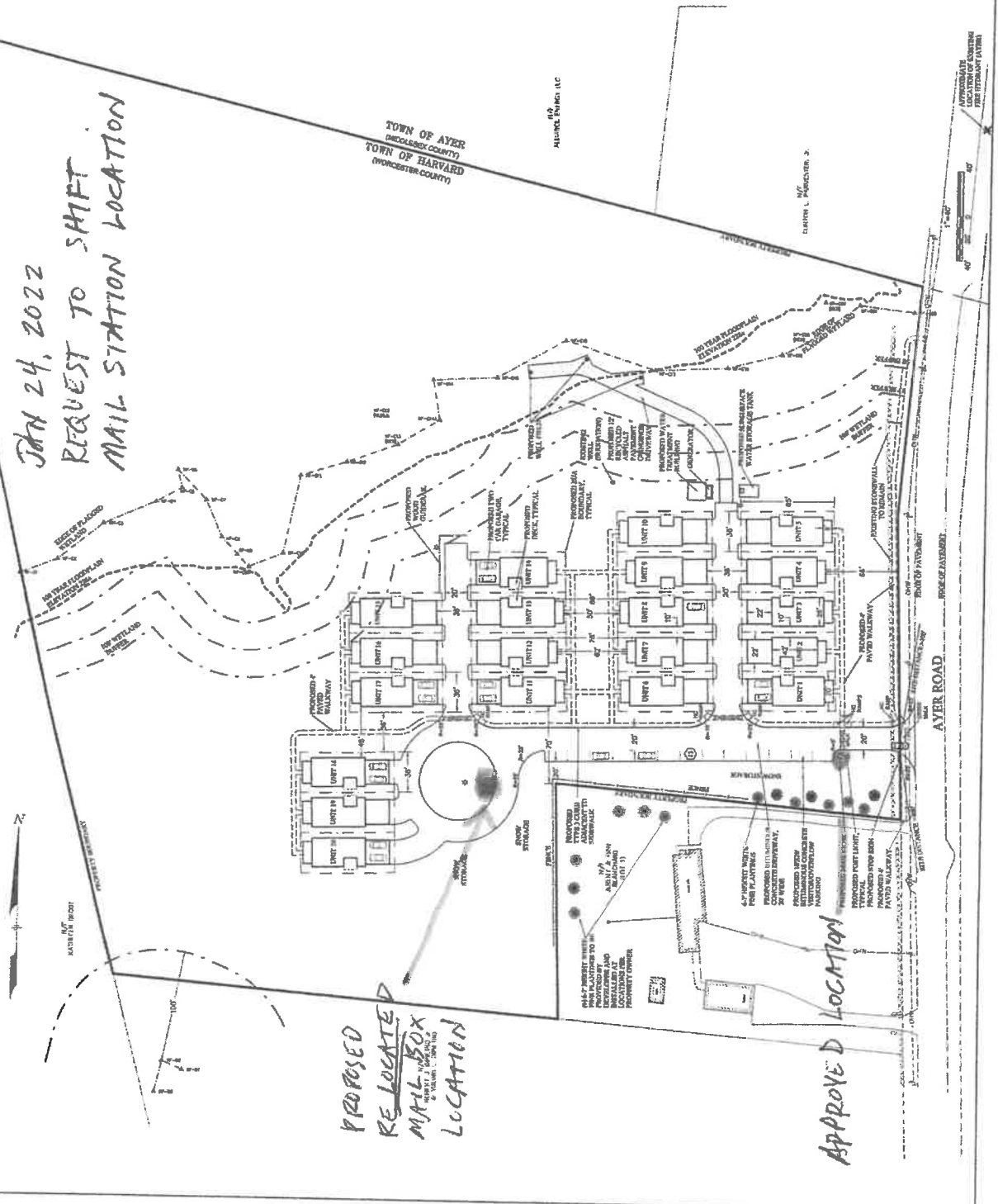
LOCATION: AYER ROAD (ROUTE 108H11)
 TOWN: HARVARD, MASSACHUSETTS
 PREPARED FOR:
CRAFTSMAN VILLAGE HARVARD, LLC
 DATE: NOVEMBER 8, 2017
 SCALE: 1"=40'

Places Associates, Inc.
 300 GREAT ROAD, SUITE 4
 LITTLETON, CO 80120
 303.468.8447
 www.placesassociates.com



REVISED:
 4-30-19 FOR PERMITS
 6-12-19 FOR PERMITS
 10-30-19 FOR PERMITS

JUN 24, 2022
 REQUEST TO SHIFT
 MAIL STATION LOCATION



PROPOSED
 RELOCATE
 MAIL BOX
 LOCATION

APPROVED LOCATION